

# ANOTHER BLOOMIN' PLAN TO HELP OUR COMMUNITY FLOURISH



A Joint Comprehensive Plan for Candler County and  
Town of Pulaski, Georgia



July, 2017

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A Joint Comprehensive Plan for Candler County and the Town of Pulaski, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of March 1, 2014



Prepared By:

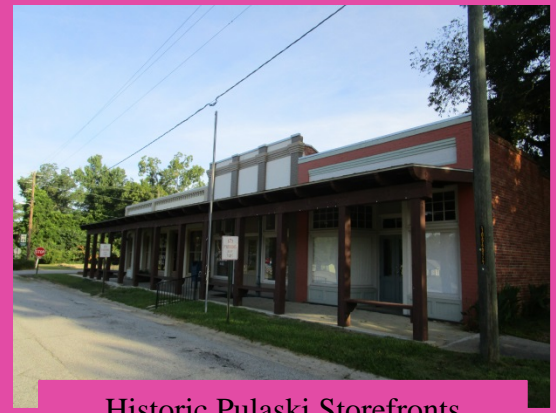
The Candler County Joint Comprehensive Plan Coordination Committee  
The Candler County and Pulaski Local Governments

Heart of Georgia Altamaha Regional Commission

July, 2017



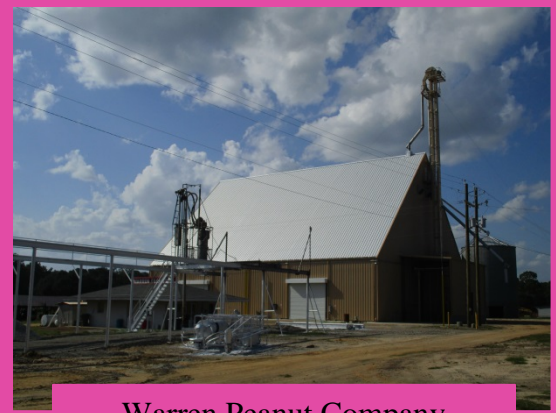
Candler County Historical Society Museum



Historic Pulaski Storefronts



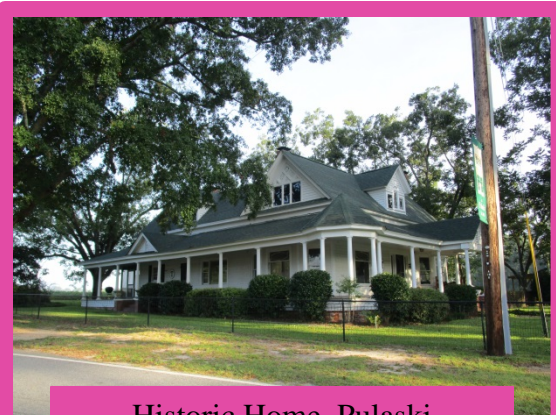
Historic Candler County Farm Scene



Warren Peanut Company



Pulaski Baptist Church



Historic Home, Pulaski



Interstate 16



Metter-Candler County I-16 Industrial Park Entrance

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## INTRODUCTION AND EXECUTIVE SUMMARY

**Another Bloomin' Plan to Help Our Community Flourish -- The Candler County-Pulaski Joint Comprehensive Plan** is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Candler County and the Town of Pulaski. The City of Metter chose to develop its own separate comprehensive plan.

Candler County is a small, rural county in Southeast Georgia of about 11,000 persons with an excellent location along I-16 about 75 miles west of the Savannah port. While the county is one of Georgia's relatively new counties having been established in 1914, the community has a rich history steeped in agrarian traditions and associated with transportation, community leadership, and civic involvement. The community has always been known for its family-friendly, small-town atmosphere, its openness to progress and economic development, its attention to education, and its overall high quality of life. These attributes continue to serve the community well as its schools are top-notch with graduation rates higher than the state average; its local telephone company deploys high-speed broadband internet service countywide to both businesses and households; there are nationally recognized historic districts; and the citizenry remains caring and involved. Although the county's municipalities trace their beginnings to the advent of the Central of Georgia Railway, today the impetus for growth lies with the location along I-16, and particularly the Georgia 121 and I-16 interchange which is within the city limits of Metter; the existing high quality of rural life; and the resulting attractiveness of the community for both residents and businesses. The Town of Pulaski is a very small town of about 300 persons full of beauty, charm, and history located near Bulloch County and east of Metter along Georgia Highway 46. Its close-knit community atmosphere functions as an extended family, which holds much residential appeal. The town, full of historic homes and pastoral open spaces, is quaint, quiet, and soul-soothing. Access to modern amenities; supportive economic

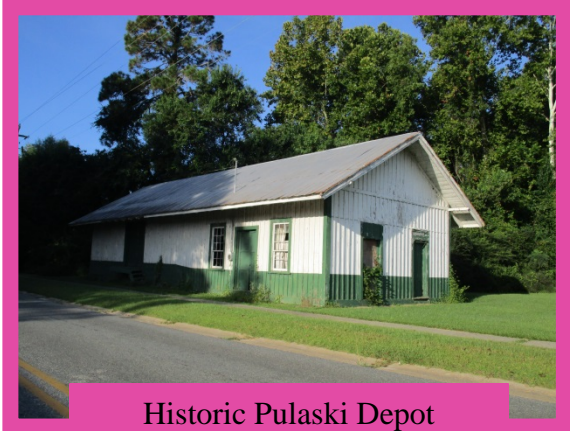
development and entrepreneurship; leadership and a citizenry which continue a long heritage of caring, involvement, and civic responsibility; and a surrounding, scenic countryside tapestry of ongoing and high agriculture and forestry function are all superlative community descriptors. They enable the community to remain a compelling and attractive place to live, work, visit, or play.

Candler County was an early leader in the Primitive Baptist Church movement and contains one of the oldest, Lake Church, in the country. The county contains an early community created to serve as the location of a school, the Excelsior Academy. Its first newspaper in the area, *The Excelsior News*, was established to advance civic interests of religion, education, and the general community. The community's current newspaper, *The Metter Advertiser*, was first established by the municipality of Metter, to solicit support for the establishment of Candler County itself. Metter itself is known for its tree-lined avenues planned and laid out by one of its visionary leaders. The community enjoys one of the most beautiful golf courses in Southeast Georgia for a community of any size, Willow Lake Golf Club, as a result of civic leadership. The local telephone company, Pineland Telephone, is a regional leader in broadband telecommunications, and has deployed high speed internet service, not only throughout Candler County, but to surrounding communities as well. The community is home to the world renowned Guido Gardens, Guido Bible Institute, and the "Seed from the Sower" broadcasts. There is much natural beauty and several ecological sanctuaries and nature preserves within the county, including the first in Georgia, the Charles Harrold Nature Preserve, now owned by The Nature Conservancy.

Candler County and Pulaski offer much appeal on many levels, from its beautiful environments, peaceful countryside scenes, stately homes, caring neighbors, and family-friendly atmosphere to its location, outstanding schools, and modern amenities. The community has new, modern schools functioning at a high level as evidenced by its low drop-out and extraordinary high graduation rates. There is a local hospital and general aviation airport with a 5,000 foot runway. Recreation facilities and other infrastructure continue to be upgraded and improved. The fire department, including the Pulaski station, enjoy Class 4 and 4Y ratings, exceptional for a small community. The Candler County community truly is an impressive community regardless



Historic Lake Church



Historic Pulaski Depot



Candler County Agricultural Scene



Nature Trail, Candler County Recreation Complex



Candler County Hospital



Metter High School Entrance Sign

of size with outstanding character, much family-friendly and entrepreneurship appeal, and rarely equaled community spirit and civic consciousness. The community does strive for excellence in quality, caring, and overall quality of life. The community desires its comprehensive plan to continue to guide and move forward its noted and long-standing traditions for involved leadership and excellence in civic life and responsibility. Candler County will continue to exhibit a quality of life and development almost unheard of for such a small community. Candler County will welcome new business and industry and new residents and visitors while maintaining its innate traditions, outstanding character, and small town atmosphere. It will be an impressive outlier for a small, rural community, a much desired address for business and residents alike, and the envy of much larger communities. The community will continue to bloom and flourish as this plan takes the name of its long-running festival in a heartfelt manner.

While there is much to celebrate and be optimistic about both existing and future growth and development within the community, there are issues requiring attention. Over seventeen (17) percent of Candler Countians are 65 or older, compared to about 13 percent in Georgia. More than a fourth (28.1 percent) of the population lives in poverty, compared to 17 percent in Georgia. Incomes overall are low. Per capita money income in the county, as measured by the Census Bureau from 2011-2015, (\$16,897) is only about two-thirds (66 percent) that of Georgia (\$25,737). The county median household income for the same period (\$30,185) is about 61 percent that of Georgia (\$49,620), even more of a discrepancy. Unemployment in the county was 4.9 percent, as an annual average in 2016, relatively low compared to the surrounding area, and actually lower than Georgia's 5.4 percent, but employment within the county has been relatively flat since 2012. Such statistics have resulted in Georgia still ranking Candler County as a 2017 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Candler County, and thus a big incentive for business job creator entities and further economic improvement. Candler County's economic issues are somewhat hidden in statistics because of its proximity to the much larger regional economic center of Statesboro/Bulloch County.



The future Candler County will continue to take advantage of its assets and opportunities, and address its issues. It will continue to be at the forefront of rural family-centric living and a high quality of life with progressive leadership, and an involved and caring citizenry. The community will be a desired address for both business and residential growth, and an outstanding place to live, work, recreate, or visit. Growth will be well managed and guided to locate near the existing infrastructure and services of Metter, and will be respectful and protective of existing character, and the community's fields, forests, open spaces, and its unique and special natural and cultural resources. The community will truly be recognized as a unique and special place of rural development and life known for its enviable and coveted quality of life, its urban-like amenities, its progressive leadership and civic consciousness, and its growing economy which respects and maintains its outstanding character and small town atmosphere. Many more will enjoy living, working, playing, and doing business in Candler County as it continues to bloom and flourish.

The current DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Candler County-Pulaski Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. "Another Bloomin' Plan to Help Our Community Flourish" widely captures reference to Candler County's long-running festival and to further capitalize on the community's rich history and heritage, natural and historic resources, its advantageous location, its superior transportation resources, and to its future aspirations. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland "The Joint Candler County-Pulaski Comprehensive Plan." The Candler County community, including Pulaski, wants to protect its heritage and rural character; enhance its growing and diversifying economy, conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a

recognized address of exceptional rural life, overall quality-of-life, and progressive leadership welcoming of both business and residents alike.

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1991, and the second in 2007. Both of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan does contain some local information which may not easily be found elsewhere and may remain of use. These last plans should remain, at least in hard copy, available from the Candler County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2007 plan is available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Candler County and its municipalities, including Pulaski. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The current DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Candler County, its municipalities, or any other jurisdiction is quickly accessed at [census.gov/quickfacts](http://census.gov/quickfacts) which provides a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://www.statsamerica.org), which provides a compilation of primarily government data on many items for any county, city, or town in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, [georgiadata.org](http://georgiadata.org), where county snapshots, detailed county profiles, and county level data

for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, transportation, crime and more can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from a variety of sources, including *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested. The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at [explorer.gdol.ga.gov](http://explorer.gdol.ga.gov). Additional state sponsored economic data is available at [www.georgia.org](http://www.georgia.org). Excellent overall private data sources include [www.city-data.com](http://www.city-data.com), [www.usa.com](http://www.usa.com), and [datausa.io](http://datausa.io); while [headwaterseconomics.org](http://headwaterseconomics.org) is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

Population Projections. The official 2010 Census population of Candler County was 10,998, up by almost 15 (14.8) percent from 2000's 9,577. This growth was less than that of Georgia's 18.3%, but more than 50 percent greater than that of the national U.S. rate of 9.7%. This growth rate meant Candler exhibited the fourth greatest population percent change from 2000-2010 of counties in the Heart of Georgia Altamaha Region, and when prison population growth is discounted, had the second highest Region percent change. Candler County's location, its proximity to I-16, Statesboro, and the Savannah port; its current economic base; its outstanding natural and historic resources; its family-friendly atmosphere; its progressive and adaptive leadership; and its high overall quality of life portend well for the future. The U.S. Census Bureau estimate for 2016 Candler County population is 10,910, down by 88 persons from 2010. This suggests stability and very little current growth, but in some sense less of a local devastation by the great recession of the late 2000s than many rural places. The high mark of population in Candler County is now, having grown significantly since 1970 (and I-16). Before 1970, there was a long period of decline from 1920 to 1970 in county history. Candler County's location, its rich history, progressive leadership, community spirit, abundant historic and natural resources, strong agricultural economy, existing businesses and entrepreneurship, high quality of

life, and easy access to Statesboro, larger metro areas, and Georgia’s ports are positive factors and influences for continued future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Candler County from 2015 are 11,710 persons in 2030 and 11,864 persons in 2040, showing little growth. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC’s population projections for Candler County, as noted in the 2013 Regional Assessment of its Regional Plan, show significantly higher projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2016 Census estimates, still project greater growth, even at reduced levels, than the OPB projections. These latest Regional Commission projections include 13,379 in 2030 and 15,094 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

### **Population Projections, Candler County**

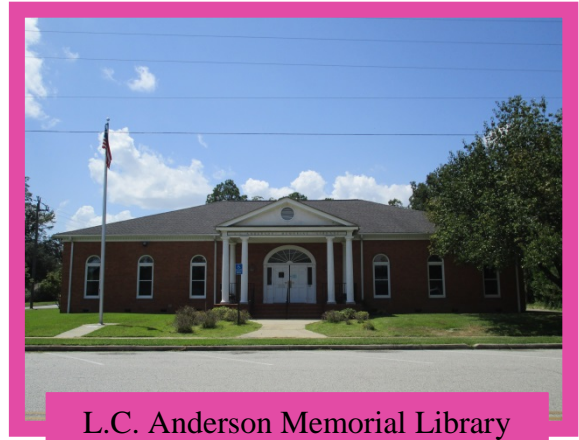
	<b>2010</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>OPB, 2015</b>	10,998	N/A	11,290	11,525	11,710	11,816	11,864
<b>HOGARC Regional Plan</b>	10,998	N/A	13,269	14,486	15,813	17,263	18,845
<b>Regional Commission</b>	10,998	10,910	11,859	12,596	13,379	14,210	15,094

Sources: State Office of Planning and Budget, 2015, Meaghan Ryan email, 2017; Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013; Heart of Georgia Altamaha Regional Commission staff projection, 2017.

Coordination with Other Plans. Candler County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Candler County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The



Downtown Metter Park



L.C. Anderson Memorial Library



Walking Track, I-16 Industrial Park



Candler County Agricultural Scene



Metter-Candler Airport



Linzer Products Corporation

comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

The Candler County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission's Comprehensive Economic Development Strategy. The Strategy's goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Candler County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Candler County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011), and its 2017 update was considered by the Candler County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conserve natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The continuing vision of the regional water plan, "to wisely manage, develop and protect the region's water resources...to enhance quality of life..., protect natural systems..., and support the basin's economy," is inherent in this comprehensive plan's community vision and goals. In the Regional Water Planning Council's 2014 implementation report, Metter's GEFA loan for sewer line extension was specifically cited as a supportive implementation activity. Other water/sewer improvements in the county's municipalities would also be supportive implementation.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Candler County, including Candler

County, the City of Metter and the Town of Pulaski, are not currently in compliance with the Environmental Planning Criteria, as they have not yet adopted implementing, consistent ordinances. The local governments, with the assistance of the Heart of Georgia Altamaha Regional Commission, have plans to adopt the Region's model "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance to gain compliance and to comply with the Regional Commission's Minimum Local Government Performance Standards.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Candler County-Pulaski Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Candler County and the Town of Pulaski, which is consistent with a quality community and the DCA Quality Community Objectives. The Candler County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement. As noted earlier, the Candler County Board of Commissioners and the Town of Pulaski clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Candler County and Pulaski. To accomplish this, they created a steering committee, the Candler County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the communities better places to live, work, recreate, and learn. This committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as many others concerned with community and economic development and other issues within the entire community, including the City of Metter. This Coordination Committee had notable

participation; was actively involved in the development of all facets of this comprehensive plan; and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. In addition to the required public hearings, the community and general public were provided the opportunity to participate in a community drop-in session held at the County Commission office from 2 p.m. to 7 p.m., and a town hall meeting held at Pulaski Town Hall from 6 p.m. to 8 p.m. These meetings were both public posted and announced in the local newspaper. A more detailed summary of community involvement is included in an appendix.

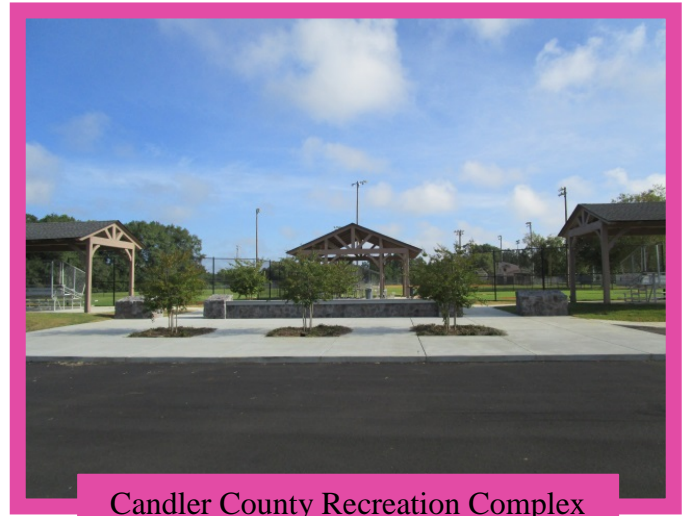
*Another Bloomin' Plan to Help Our Community Flourish* is truly a locally developed guide to, and framework for, future growth and development of Candler County and the Town of Pulaski designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Candler County community, including Pulaski, improved places to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and considered effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and an overall Community Vision which essentially and succinctly summarizes the



community's aspirations and plan's objectives, and also includes a separate description, vision, and needs and opportunities section for the Town of Pulaski, among other sections.



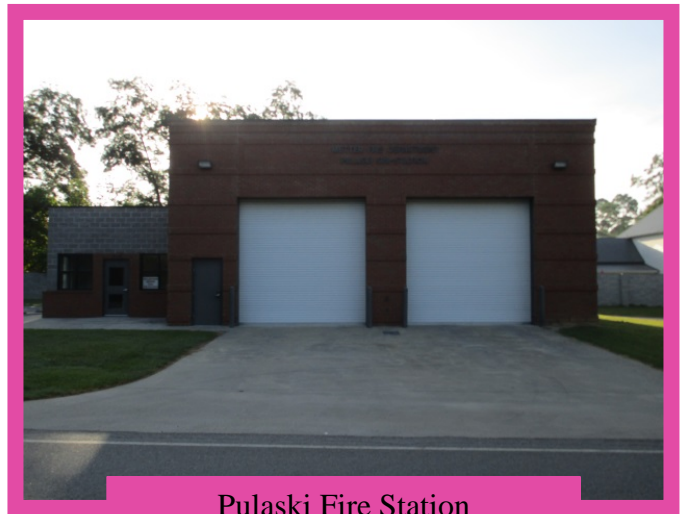
Candler County Agricultural Scene



Candler County Recreation Complex



Candler County Board of Education Office



Pulaski Fire Station

# COMMUNITY GOALS

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Candler County-Pulaski Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, a separate Pulaski municipal description/vision, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

## COMMUNITY VISION

### **“Another Bloomin’ Plan to Help Our Community Flourish”**

Candler County is a small, rural county in southeast Georgia of about 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. The scenic community is well-known for its community spirit, consciousness, and civic involvement. It desires to continue to be a quality community and progressive and impressive center for rural development, while not disrupting its outstanding character and family-friendly appeal. Candler County boasts modern schools and progressive health care and other community facilities, including a local hospital, impressive airport, and abundant recreation facilities and opportunities. Candler County is dedicated to being pro-business, and operating as a business-friendly community for all new and expanding commerce and industry. The community enjoys the Willow Lake Golf Club, a semi-private 18-hole golf course, known as one of the most beautiful in South Georgia and home to seven major yearly tournaments. These tournaments include a Georgia PGA Senior Tour Event. This unequalled-for-a-smalltown golf club came about because of action by a dedicated group of civic-minded individuals in the mid-1960s. The pervasive drive and civic involvement exhibited by the community to showcase excellence and quality contributes greatly to community appeal and quality of life. The community’s local telecommunications provider, Pineland Telephone, is a regional leader in broadband internet service provision. High speed service is available to all households and businesses in the county, and free Wi-Fi has been deployed in downtown Metter’s park. In addition to modern school facilities, its programs are top-notch as well. Candler County schools have some of the lowest drop-out rates in Georgia. Its 2014 graduation rates were the highest in the Region and a full nine points higher than that of Georgia as a whole. Candler County has much to offer business, resident, or visitor alike.

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 Railway 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 became even stronger in the early 2000s because of location, commercial growth at the Georgia 121/I-16 interchange in Metter, and resident in-migration, but has slowed somewhat in the 2010s after the Great Recession. The trends do remain positive.

Candler County was only created in 1914 but has a long history and a long-standing heritage of community pride, citizen involvement and leadership, and civic consciousness which continues today. The community is a shining example of the many benefits of rural living, and testament to the fact living and working in the compelling tapestry of a scenic countryside does not limit access to quality of life, modern amenities, entrepreneurship and economic development, or innovative thinking. Candler County today offers new, modern schools, first-rate facilities, county-wide high-speed internet access, a local hospital, airport, a state-certified industrial park, and various cultural outlets. The community offers quaint, stately homes, world renowned gardens and Bible institute, a number of access outlets for fresh farm produce, and celebrated homage to tradition and heritage. There are also the peace, contentment and serenity, a slower pace of life, and the abounding sights and sounds of nature, inherent in the community atmosphere. Maybe most importantly, Candler Countians genuinely share the friendliness, neighborly concern, human caring, and civic responsibility for the welfare of others which truly makes for a shared sense of community that advances and supports all. This supportive, comforting, all encompassing community creates a more safe, family-oriented environment conducive to a high quality of life, and all at a lower cost of living. Not only is the community soothing to the mind and soul, it provides an excellent place to live, work, play, or do business. It exhibits many attributes and qualities uncommon for a rural, smalltown community.

Candler County was created in 1914 by a constitutional amendment, Georgia's 150<sup>th</sup> county (there are now 159 counties). It was carved from parts of Bulloch, Emanuel, and Tattnall counties, but it took most of its value from Bulloch County, and had to fight almost a decade for its establishment. The residents of Statesboro strongly opposed the creation of the new county,

which first was to be called either Georgia or Dixie. This was because Metter was the only town of significant size in the area, and represented nearly 20 percent of the taxable value in the Bulloch County area at the time. Much local leadership and persistence was shown by those in the proposed county, primarily those in Metter. This included the establishment of *The Metter Advertiser* newspaper in 1912 to promote the cause. It is alleged that *The Metter Advertiser* was the only weekly newspaper owned and published by a municipality in the United States. The county creation effort was carried to the Georgia legislature in 1905 and 1908 before achieving success in 1914. The geographic isolation of Metter being about 20 miles from Reidsville, Statesboro, and Swainsboro; the lack of bridges; and the economic fact that Metter was serving as the capital and market center for area farmers finally carried the day. The creation of the county was noted for the leadership shown by W.D. Kennedy, the first mayor of Metter; J.T. Trapnell who had provided the land, founded Metter and laid out its streets; F.H. Sills, who was instrumental in the creation of the newspaper; and a number of others. They were aided by Eugenia Candler, wife of former Governor Allen Daniel Candler, for whom the county is named.

Such leadership and civic involvement have been exhibited for a long time in the county area. Although the area which became Candler County was ceded by the Creek Indians in the 1733 Treaty of Augusta, it was largely undeveloped and unsettled until the 1790s and the layout of roads, particularly the Sunbury Road. The area was first settled by those from the Carolinas, Virginia, and older Georgia settlements, but was the particular bastion of Baptists, especially those who clung to simplicity and tradition, the Primitive Baptists. Lake Church, just east of Metter along Fifteen Mile Creek, was organized in 1823 and built in 1839, making it the oldest church in the county, and one of the oldest Primitive Baptist churches anywhere. It is believed that the Warren family originally gave the land for Lake Church. It is known for certain that Madison Warren donated an additional 5.75 acres to the church and 4 acres to the adjacent cemetery in 1889.

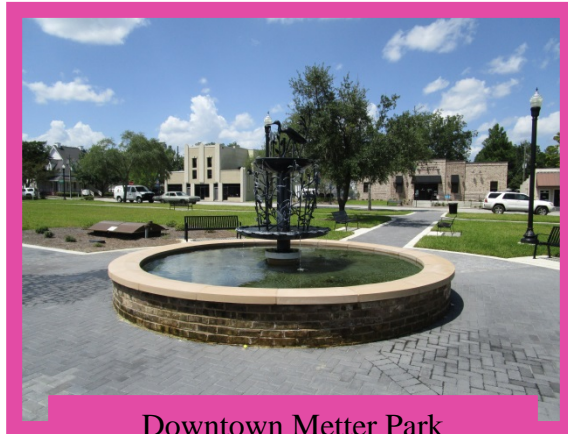
The Warrens were not the only benefactors important to Candler County's creation and development. The first village in Bulloch County, Excelsior, which is now an unincorporated community in Candler County, was created not for commerce, but for education. The village, located on Ten Mile Creek near Pulaski, was purposely created by the efforts of the Jimerson Kennedy and the Dr. Jeff G. Williams families who purchased the land, laid out the village with



Metter-Candler Airport Terminal



CPE America



Downtown Metter Park



Metter-Candler County Welcome Center



Guido Gardens



Charles Harrold Nature Preserve

an Academy as the center of the town square, backed a loan to build the school and then paid off its debt. The founders also gave land for a public cemetery. The first newspaper in Bulloch County, *The Excelsior News*, was established in the community in 1877. The paper's purpose was to be "devoted to religion, education, and general interests of the country." One of the founders of the village, W.W. Olliff, established a general merchandise store a couple of miles from the village near his home which became the center of commerce for a large area. Excelsior was widely known as the "Queen of Culture" for Bulloch County in the 1880s and 1890s. Pulaski itself was created through the entrepreneurial and civic efforts of Leonard Franklin who founded the town, built the first home and a majority of its store buildings, and donated land for civic purposes, including an African-American school building and Masonic Lodge. James Terrell Trapnell, who laid out Metter, had a vision for a special place and created divided streets designed to be landscaped boulevards as well as a downtown with ample, landscaped public space. Mr. Trapnell was also responsible for planting many of Metter's numerous treasured oaks in the medians and downtown, which remain a pride of the community today. Such leadership and civic responsibility continues within Candler County today as significant improvements to the Candler County Recreation Complex are being made in 2017 entirely through the efforts of a private donor.

Candler County today continues to exhibit the community spirit and civic consciousness which led to its development, founding, and advancement. Leaders continue to enhance schools, facilities, and amenities to meet modern needs and provide the best for its citizens while remembering and paying homage to its outstanding civic heritage. Candler County is one of Georgia's few counties which retains both its original boundaries and its original courthouse. The Neoclassical courthouse, built in 1921, has been maintained and renovated by the community, retains its original functions, and is listed in the National Register of Historic Places. Metter's former Central of Georgia railroad depot was constructed in 1902, was renovated in period style in the 1990s, and remains in use for community events. The Candler County Historical Society has renovated the 1921 Metter High School as a regional museum highlighting the agricultural, architectural, and cultural lifestyles of the County's residents. Both the Metter Depot and the former Metter High School are also listed in the National Register. The community and its Chamber of Commerce operate a restored 1928 lumber commissary as a welcome center at the Georgia Highway 121 exit off I-16 which leads into downtown Metter.

Candler County's status as a quality community with a long history of civic involvement and pursuit of excellence and as a community with much honored heritage is not limited to the built environment. Candler County is home to some wonderful creeks, pastoral countryside farms and forests, and scenic natural areas providing open spaces, wildlife habitat, and many different natural leisure and outdoor fun opportunities. The Charles Harrold Preserve is owned by The Nature Conservancy, contains ecologically significant land of two distinct habitats, and is home to a number of rare and beautiful plants, including the Georgia Plume (*Elliottia racemosa*), and a variety of animal life, including the state-threatened gopher tortoise. The Harrold Preserve was the first ecological sanctuary in Georgia, having been purchased by a local benefactor in the 1930s and donated to The Nature Conservancy in 1964. The Nature Conservancy also holds conservation easement to 250 acres along Fifteen Mile Creek (R.G. Daniell property). The U.S. Fish and Wildlife Service holds conservation easements to about 100 acres in two parcels near the Canoochee River, primarily for indigo snake protection. There are other known areas of natural importance within the county. The natural beauty of the county has been long acclaimed. Georgia Sibbald, a very early landowner in the area, published an 1801 treatise on the beauty and potential of the "pine barrens." Basil Hall, an English soldier visiting the area in 1827-1828, observed in writings that although the endless forest was monotonous scenery, there was something appealing and "very graceful in the millions upon millions of tall, slender columns growing up in solitude."

Candler County today remains a special place, not only because of its natural and historic beauty, but also for its caring people who continue to exhibit a desire to improve and better themselves and their community. The long-standing ethic and heritage of community pride and civic involvement continues without abatement. The community has built a modern school campus in Metter; continues to invest in a general aviation airport with a 5,000 foot runway and a local hospital; has upgraded its fire department and Pulaski station to dramatically lower insurance premiums and receive "4Y" ISO ratings within five miles; continues to upgrade other infrastructure; has renovated and expanded its library and other cultural amenities; and offers a state-certified and promoted GRAD (shovel-ready) industrial park at I-16. The locally owned Pineland Telephone Company has become a regional leader in the provision of broadband access, and has made high-speed internet access available countywide, including free public Wi-



Fi in downtown Metter. The community is home to Guido Gardens, a spectacular and highly landscaped respite; the adjacent Sower Studio, home of the world-wide “Seeds from the Sower” broadcasts; and the associated and well-respected Guido Bible Institute. These spectacular Guido Gardens, founded by Michael Guido (“The Sower”) and his wife, Audrey, are highlighted by sparkling waterfalls, shimmering fountains, babbling brooks, lovely gazebos, and an intimate, inspiring Prayer Chapel. Guido Gardens, is open to the public with guided tours and available for weddings and special events. During December, the Guido Gardens are decorated with nearly 2 million Christmas Lights during Nights of Lights. The Guido Gardens are very worthy of family-friendly tourist visits and are open year-round free of charge. For nearly a quarter century, the community has held Another Bloomin’ Festival in downtown Metter during the Easter weekend. There are many opportunities for family fun, a healthy lifestyle, and special local outlets for fresh farm produce, including Berry Good Farms, Hendrix Produce, Metter Farm Market, and Parrish’s Ole Time Premium Sugar Cane Syrup. The quality of life within the community truly is outstanding for many reasons, and in many ways, is exceptional for a rural smalltown.

Candler County was created for civic and transportation improvements to support an agrarian economy and a better quality of life. Although Candler County’s economy is now more diversified, and continues to diversify, agriculture and forestry do remain important. To a large extent, the principal community vision remains the same. Candler County will continue to make civic and transportation improvements which advance the economy and quality of life, and which continue the concept of an improving and caring community which betters the lives of all, and invites even more people to enjoy the excellent lifestyle. The growth and development which results will support and enhance the existing, rural, smalltown atmosphere and character, and the many natural and historic assets and envious heritage 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 and bicycle friendly. Residential growth of all types, as appropriate, will be encouraged to infill vacant land in Metter and Pulaski. Subdivision and other residential growth



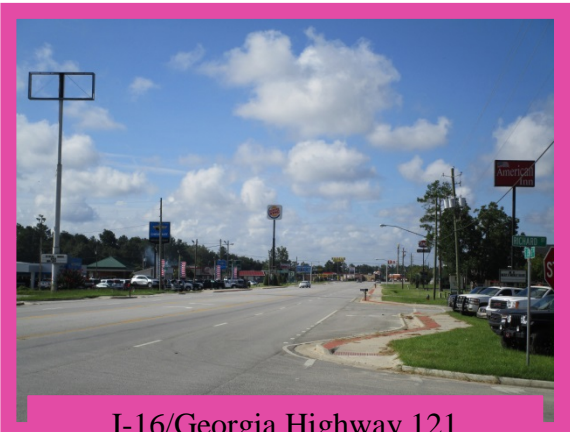
Candler County Historical Society Museum



Candler County School Complex



Hendrix Produce Sign



I-16/Georgia Highway 121 Interchange



Candler County Agricultural Scene



Pulaski Residence

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 scenic open space.

Future Candler County will be a growing, progressive community which retains its unique heritage of community pride, citizen involvement and leadership, and civic consciousness. There will be planned, managed, and encouraged growth and development, but it will be respectful 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, appropriate land use regulation, and measured, careful community investment in improving community facilities and infrastructure. The resulting outstanding community facilities and infrastructure will direct further growth respectful of the environment and the community vision. The uniqueness of community landscaping and appearance, the attractive aesthetics of clean roadsides and a well kept, maintained community generally, will be nurtured and expanded. Downtown Metter will be a thriving commercial and social center full of bustling retail and service concerns, and a place for regular community events and gatherings. The community will be known as a beautiful, relaxing, and welcoming community for visitors, residents, and retirees alike. They will be attracted through the inherent beauty, quality of life, and community spirit 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. The outstanding graduation rates and low drop-out rates exhibited by the local school system will continue to be exceptional. 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

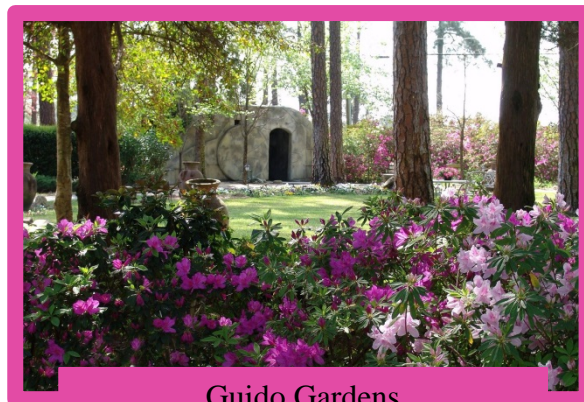
other professionals will be available. The community will boast more paved roads and streets with more attractive and affordable housing for all economic levels. The tax base will be continuously expanding, including more clean, supportive businesses and industries with better paying jobs and an environment of entrepreneurial spirit that wants to contribute to and be a part of the community vision and high quality of life. The community 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, work, play, or do business in Southeast Georgia. As a community that values industrial and economic development, the county will continue to support new and expanding business and industry and its growth. The community will be a shining example of the benefits of rural living, and a much acclaimed testament of how a smalltown can be a modern success while retaining important and valued character and identity. Candler County will continue to flourish and be recognized as a caring, family-friendly community of exceptional excellence and civic consciousness not often seen in a rural smalltown.



East Georgia Healthcare Center



Jack Strickland Community Center,  
Candler County Recreation Complex



Guido Gardens

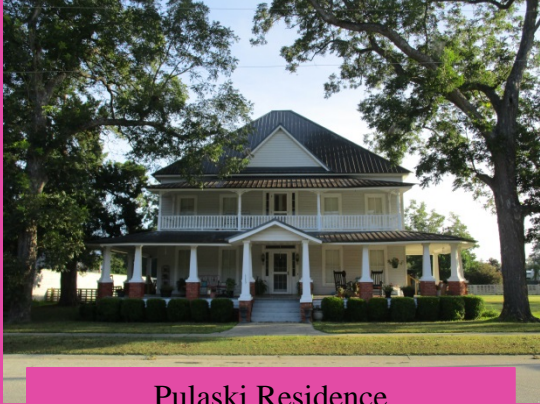
# Pulaski

## Description

The Town of Pulaski is located near the eastern edge of Candler County along Georgia Highway 46 about six miles east of Metter. Exit 111 of I-16 is about four miles south of Pulaski via Excelsior Church Road. Pulaski is a quiet, nicely kempt, family-friendly small town of about 260 persons. While today Pulaski is a bedroom residential community with attractive rural location for Statesboro and Metter, it was once a thriving railroad community established at the turn of the 20<sup>th</sup> Century in Bulloch County.

Until the Brewton and Pineora Railroad was extended through Pulaski to Register through the assistance of the Central of Georgia Railway in 1900, Pulaski was essentially the cotton farm and home of H.L. (Leonard) and Nancy Franklin. The Franklins had built the first home in the Pulaski area on the north side of his father's large farm in the 1880s. With the coming of the railroad, Franklin established the town, building a cotton gin, and the Pulaski Hotel, constructed a block from his own home. Franklin also built five brick commercial buildings, just west of the hotel. Four of these buildings remain today, with one being the current location of Pulaski Town Hall. The old Pulaski Hotel is the existing large wood frame residence to the right of the row of old brick stores.

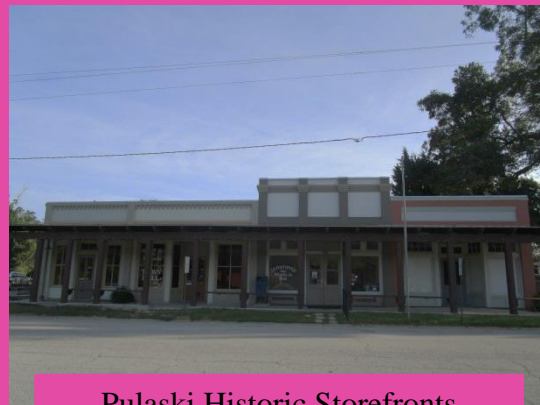
The town and post office were established in 1900, and Pulaski was included in passenger train service in 1901 from Savannah to Dublin. The U.S. Postal Service first named the post office "Strahl." Residents attempted to have the name changed to Franklin in honor of the town's founder, but since that name was already taken by another Georgia town, settled on Pulaski to honor Revolutionary War hero, General Casimir Pulaski. The Town of Pulaski was formally incorporated by the Georgia General Assembly in August, 1905 as a one-half mile circle radiating from the Central of Georgia Railway depot. The town's first mayor was founder H.L. Franklin. The first councilmen were George O. Franklin, W.B. Lee, H.R. Williams, J.W. Donaldson, and G.B. Johnson. In the 1906 "Georgia Sketches...", Pulaski was described as a town located on the Dover & Brewton Division of the Central of Georgia



Pulaski Residence  
(Old Pulaski Hotel)



Pulaski Depot



Pulaski Historic Storefronts



Pulaski Water Tower



Orchard Manor Nursing Home



Pulaski Baptist Church

Railroad, five miles west of Register. It was further described as having “mercantile and shipping interests, schools, churches, and a money order post office.” The Bulloch County Historical Society’s Pulaski historic marker notes the community supported warehouses, general mercantile, a cotton gin, drug store, shoe store, barber shop, and a turpentine factory. In 1924, the turpentine distillery was noted as the largest employer. Two banks, the Citizens Bank of Pulaski (1907-1911) and the Farmer’s Bank (1912-1929), operated in the town. One of the town’s first citizens was Dr. J.Z. Patrick, who served the community as the town physician from its beginnings until his death in 1953. The first public school and gymnasium were built in 1920, and electricity came in 1929-1930. The town water system was not established until 1965, and was modernized in 1997. At its heyday, Pulaski was a thriving agricultural center, and its residents even attempted to form their own county. This effort failed and was quickly absorbed into the efforts of Metter to establish a new county. With Candler County’s creation in 1914, Pulaski became a part of the new county established through the persistent efforts of the City of Metter.

Although one source notes a Pulaski population of 500 to 600 in the early decades of the 20<sup>th</sup> Century soon after its incorporation, the official Census population of 1910 enumerated only 207 residents. The next available Census population showed 241 residents in 1940. As a matter of fact, the Census recorded population zenith for the Town of Pulaski is the current 2010’s 266 persons. The town population reached 257 in 1980 and has been relatively stable since that time. Although most agree that the demise of the railroads, the growth of Metter and Statesboro, the collapse of cotton, and the Great Depression caused decline and time to pass Pulaski by, which is true from a commercial sense, it is not true as concerning resident population. With the closing of Pulaski High School and the consolidation of county schools to Metter in the 1960s, the old school became a nursing home which continues to be an ongoing business today.

Today, Pulaski shines as a quaint bastion of family-friendly small town life where its residents enjoy a more peaceful, close-knit caring lifestyle away from the hustle and bustle. Pulaski enjoys some note of political history as its current mayor has served for about two decades without ever being elected, as no one has ever opposed him since he first qualified for office. It remains an agricultural and rural residential community, with the transportation

access of Georgia Highway 46 and its location close by to Statesboro, Metter, and I-16 serving as inviting assets. Its modernized water system, its downtown park with tennis courts, and the location of the Metter Fire-Rescue Department Fire Station #2 all are amenities which further contribute to the town's appeal for residential living. The community enjoys an ISO rating of 4 within town limits and a 4Y within five miles. Residential attractiveness is being further enhanced by the location of a Dollar General to town in 2017. The Town of Pulaski truly is a serene, attractive small town with much appeal and room for growth.

## **Vision**

The Town of Pulaski wishes to continue to be a peaceful oasis of small town and Southern charm in a pastoral setting of celebrated history, picturesque homes, and well-kempt appearance. The community desires to attract additional retirees and families to take advantage of its location, close-knit and caring community atmosphere, and cohesive, cooperative community spirit. There is a desire to continue to celebrate community history and heritage, and to develop more amenities and outlets for business and community growth.

## **Needs**

- Street improvements
- Sidewalks
- Street signage
- Continuing water system upgrades/improvements
- Drainage improvements
- Park improvements
- Aesthetics/blight mitigation
- Festival
- Restaurant
- Historic buildings rehabilitation

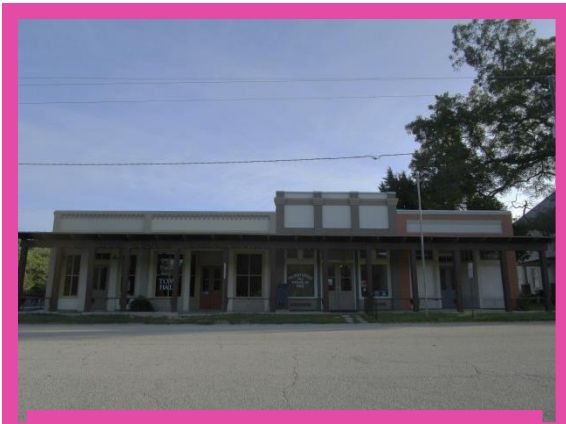


## Opportunities

- City-owned space downtown
- Original railroad depot
- Existing historic buildings
- Location
- Railroad
- Quality of Life
- Zoning
- Class 4 ISO rating



Pulaski Fire Station



Pulaski Town Hall and Post Office



Pulaski Residence

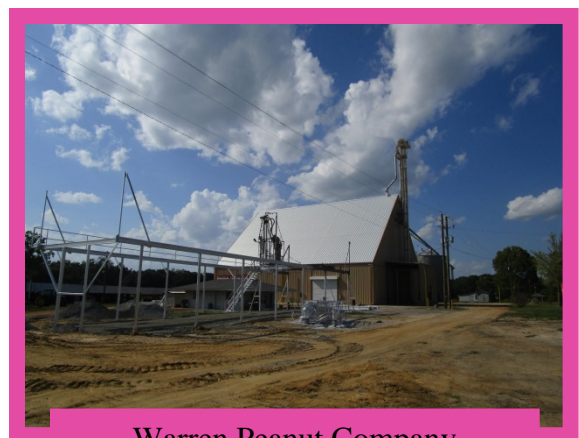
## Community Goals

### Economic Development

- Continued local/regional/state agency coordination/cooperation
- Promotion of outstanding school system/educational opportunities
- Retention of local graduates
- Ongoing continuing education/job skills improvements
- Retention/expansion of existing businesses/industries
- Attraction of new business/industry/jobs
- Maintenance and proactive development/enhancement of existing and needed infrastructure/improvements at industrial sites and throughout the community to accommodate desired economic growth
- Improved access to and quality of transportation of all kinds
- Attraction of new residents/retirees
- Preservation/utilization/adaptive use of historic resources/heritage of Candler County/Pulaski
- Continued support of youth/adult leadership programs
- Increased local/regional tourism development/promotion
- Compatible development supportive of community's rural character/quality of life
- Continued economic viability of agricultural/forestry land uses



Peterbilt Store



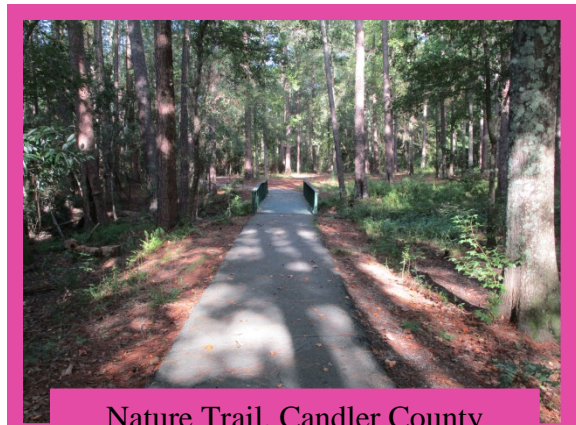
Warren Peanut Company

## Natural and Cultural Resources

- Compatible, supportive development of existing rural character/quality of life
- Conservation/protection of Candler County/Pulaski's significant natural resources, including Canoochee and Ohoopsee rivers
- Wildlife management area/outdoor recreation development
- Compatible economic utilization of natural and cultural resources
- Utilization/preservation/adaptive use of historic resources/heritage of Candler County/Pulaski
- Promotion and celebration of nature-based and heritage tourism
- Growth management/natural and cultural resources protection
- Community aesthetics/appearance improvements
- Continued economic viability of agricultural/forestry/open space land uses



Walking Track, I-16 Industrial Park



Nature Trail, Candler County Recreation Complex



Historic Caboose, Metter



Candler County Agricultural Scene

## Housing

- Improved quality of existing and new housing
- Rehabilitation/preservation of historic residences
- Diverse housing mixture
- Substandard housing upgrades and blight removal
- Utilization of available state/federal programs
- Guided/planned residential development
- Community aesthetics/appearance improvements



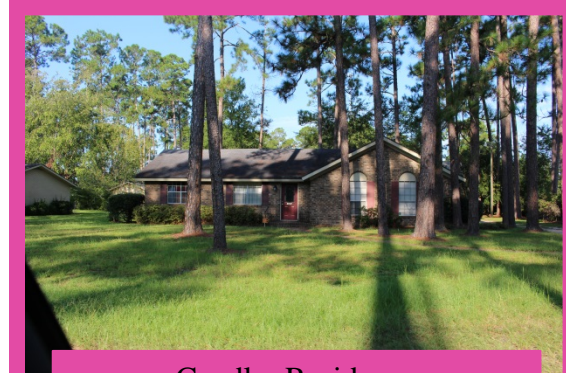
Historic Residence



Historic Residence



Candler Residence



Candler Residence

## Land Use

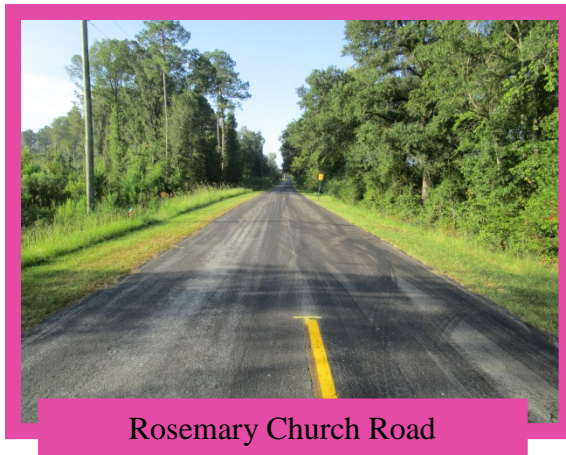
- Planned/managed compatible growth and development
- Encouragement of infill development/guided location
- Rural character/quality of life preservation
- Utilization of existing and new infrastructure to guide desired growth/development
- Implementation of countywide land use planning regulations and code enforcement
- Community aesthetics/appearance improvements
- Protection of local property values and existing agricultural/forestry/open space land uses



Candler County Agricultural Scene



Candler County Agricultural Scene



Rosemary Church Road



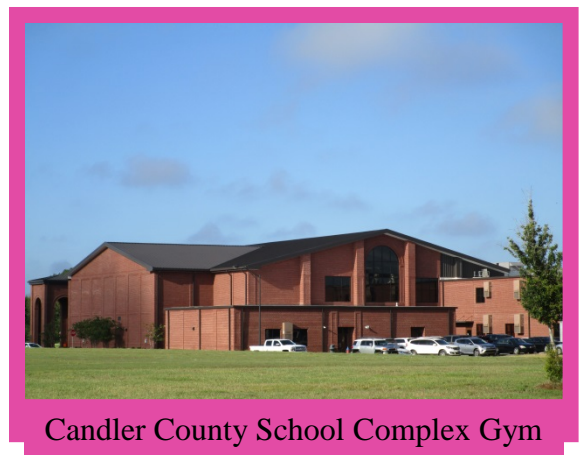
Linzer Products Corporation

## Community Facilities and Services

- Infrastructure and services expansion/maintenance/upgrades, as needed
- Utilization of infrastructure to guide desired growth
- Transportation access/quality improvements of all types and their promotion
- Continued educational facilities/services/technology maintenance and enhancements, as needed, to maintain educational leadership and advancement
- Provision/maintenance of adequate local governmental facilities/services
- Park/recreational facilities/activities maintenance/improvement/development, as needed
- Enhancement of local solid waste/recycling facilities/programs/initiatives in conjunction with community appearance improvements
- Retention of local Candler County Hospital and critical healthcare services
- Continued support for and enhancement of cultural facilities/opportunities, including library and museums
- Continued upgrades to public safety/fire/emergency medical facilities/services, as needed



Candler County Hospital



Candler County School Complex Gym

## Intergovernmental Coordination

- Maintenance/enhancement of local, regional, and state cooperation
- Services sharing/cooperation/consolidation where appropriate and feasible
- Coordinated land use growth management planning/regulation/code enforcement
- Development of local/state tax structure/policies which encourage continued viability of agriculture, forestry, and open space land uses



I-16 Industrial Park Entrance Sign



Pulaski Fire Station



Metter-Candler Airport



Candler County School Complex  
Entrance Sign

## **Long Term Community 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 through existing programs such as Quick Start and access to post-secondary education to ensure a better qualified workforce for existing and future employers

The community will collaboratively support Candler County's excellent local school system and otherwise continue cooperative efforts, through Communities in Schools and other means, to further reduce the already low local drop-out rate by engaging 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, small business/entrepreneurs, and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county

The community will seek more well-paying/head of household jobs and strive to reverse the current net outflow of workers to other counties

The community will work to maintain and proactively develop/enhance the necessary infrastructure and industrial park improvements, such as a spec building and water/sewer provision within the GRAD site and park, to facilitate and accommodate desired commercial and industrial growth

The community will utilize and support the Metter-Candler County Chamber of Commerce, the Candler County Industrial Authority, and other agency programs/resources to further develop/grow the local economy

The community will continue to seek transportation improvements (highway, paving of dirt roads and resurfacing existing paved roads, airport, rail, bicycle, pedestrian, and transit) to enhance and support economic development efforts



The community will pursue development of the Metter 121/129 connector and study the feasibility of possible truck/school bus routes

The community will continue to investigate its options for provision of public transportation, including establishing a 5311 transit program

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, heritage and nature-based tourism

The community will continue to support and grow the long-running annual Another Bloomin' Festival, and pursue the feasibility of possible festival development in Pulaski

The community will continue to support and promote the Guido Gardens and Guido Bible Institute's continuing presence in Metter/Candler County

The community will continue hosting the BRAG bicycling event whenever the route passes through Candler County, and seek to retain its status as the unofficial BRAG capital for its local hospitality shown to cyclists

The community will improve local bicycle facilities and routes to implement the local bicycle improvement plan, or otherwise improve local bicycle access, so as to increase bicycling safety and bicycle tourism

The community will cooperate to promote appropriate infill development, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of Candler County and Pulaski

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

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

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

The community will support/market its diverse agricultural production and access to locally grown products, including produce available year-round at venues such as Hendrix Produce and Metter Farm Market

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 climate, location, quality of life, recreation opportunities, active civic organizations, caring people, and other amenities

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 support Pulaski in efforts to utilize its historic railroad depot, develop a festival, and otherwise enhance tourism

The community will continue to support youth and adult 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 and Wi-Fi in downtown Metter through the local Pineland Telephone Company

The community will continue to promote the Woodpecker and Wiregrass trails as interstate alternatives and cultural heritage, nature-based, and agri-tourism routes

The community will encourage and promote nature-based, heritage, and agri-tourism

The community will continue to utilize UGA's Archway Partnership for technical assistance with community and economic development needs

### 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 seek State development of a wildlife management area, and will work to pursue additional public and private outdoor recreation or nature venues

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 seek to protect, support, and promote the Charles Harrold Preserve owned by The Nature Conservancy and the indigo snake preserve and Fifteen Mile Creek conservation easements

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 Town of Pulaski will explore acquisition, relocation, and rehabilitation of the historic Pulaski Depot for public use

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

### Housing

The community will work toward improving the quality of existing and new housing

The community will seek to encourage a diverse mix of safe, quality housing, including additional affordable, rental, elderly, retiree, and compatible workforce housing, as well as housing of all types in Pulaski

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 Candler County and Pulaski 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 land use and nuisance ordinance(s)

The community will encourage and support the development of infill housing of appropriate types, particularly in 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 land use and nuisance ordinances to implement its community vision and protect its rural character and quality of life

The community will continue to support and enforce the existing zoning ordinance in Pulaski

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

The community will invest in further extension of access to water/sewer south of I-16, as needed to facilitate economic and/or residential development

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

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

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 pursue development of the Metter 121/129 connector and study the feasibility of possible truck/school bus routes

The community will support exploring the feasibility of annexation into Pulaski, and the expansion of its public infrastructure system to address the limited availability of usable land within the current town limits

## 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 further extension of access to water/sewer south of I-16, as needed to facilitate economic and/or residential development

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

The community will seek to address the safety concern of students walking across the GA 129 bridge to and from school through improved pedestrian safety measures, such as sidewalks and HAWK signals

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

The community will provide and maintain adequate government facilities and services, including town and county administrative facilities/services

The community will support continued maintenance and local government use of the National Register-listed Candler County Courthouse

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 seek to develop a downtown park in Pulaski, and otherwise improve recreational and park facilities within the Town

The community will continue its support for the local Candler County Boys and Girls Club

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 retain its local hospital facility and critical healthcare services, while working to attract and increase local healthcare providers and services conducive to economic development and a high quality of life

The community will continue to support the L.C. Anderson Memorial Library through facility, equipment, staffing, program, and other improvements/expansion, as needed

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, such as the Candler County Historical Society Museum and the Welcome Center, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

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

The community will work to retain its Class 4/4Y ISO rating and improve fire service countywide, as needed to include location of new fire stations

The community will support the continued maintenance/improvement of the Town of Pulaski's water system and its service capabilities

#### Intergovernmental Coordination

The community will continue to cooperate locally, regionally, and on the state level 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 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

# **NEEDS AND OPPORTUNITIES**

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Candler County-Pulaski Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

## Needs and Opportunities

### Needs:

- Continuing local, state, and regional cooperation/coordination (Economic Development (ED), Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Retention of local graduates (ED)
- Continuing education/job skills improvements (ED)
- Promotion/enhancement of educational opportunities/services (ED)
- Support of Southeastern Technical College and its local Adult Education Center and other nearby post-secondary education resources, such as Georgia Southern University, East Georgia College (Statesboro campus), and Ogeechee Technical College (ED, CFS, IC)
- Existing business/industry support (ED, NCR, CFS, IC)
- New business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Additional well-paying/head of household jobs creation to help reverse current net outflow of workers to other counties (ED)
- Effective allocation of SPLOST funds for industrial development (ED, LU, CFS, IC)
- Proactive I-16 Industrial Park maintenance/enhancements, such as spec building and water/sewer infrastructure provision (ED, CFS, IC)
- Water/sewer/drainage infrastructure maintenance/upgrades and service extension south of I-16 and elsewhere in county and Pulaski, as needed (ED, NCR, HO, CFS, IC)
- More proactive infrastructure/investment improvements for economic development (ED, CFS, IC)
- Continuing upgrades to Metter-Candler County Airport, including new hangars, terminal building expansion, new control tower, jet fueling infrastructure, and others as needed (ED, CFS, IC)
- Continued utilization/support of Metter-Candler County Chamber of Commerce, Candler County Industrial Authority and others (ED, NCR, HO, CFS, LU, IC)



- Development of an active website and other materials to promote Pulaski (ED, CFS, IC)
- Continued promotion and marketing of community for economic development and tourism (ED, CFS, IC)
- Continued improvements/promotion of transportation access/quality (ED, CFS, IC)
- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)
- Improvements to street signage and sidewalks in Pulaski (CFS, IC)
- Provision of county-wide public transportation available to all local citizens (ED, CFS, IC)
- Development of Metter 121/129 connector, and study feasibility of possible truck/school bus routes and GA Hwy. 46 connectors (ED, NCR, LU, CFS, IC)
- Improved bicycle/pedestrian facilities (ED, CFS, IC)
- Improved pedestrian safety measures for students walking across GA 129 bridge to/from school, such as sidewalks and HAWK signals (CFS, IC)
- Location on I-16/proximity to Savannah and Brunswick ports promotion/marketing (ED, IC)
- Facilitation of desired development at I-16 interchanges in Candler County (ED, LU, CFS, IC)
- Promotion of county-wide access to DSL/fiber optic communications and Wi-Fi in downtown Metter through local Pineland Telephone Company (ED, CFS, IC)
- Agricultural/forestry land uses viability support and increased marketing (ED, NCR, LU, IC)
- New resident/retiree attraction through increased quality of life promotion and provision of housing options (ED, NCR, HO, LU, CFS, IC)
- Continued downtown Metter revitalization support (ED, NCR, HO, LU, CFS, IC)
- Local/regional tourism enhancement/growth through festivals, such as Another Bloomin' Festival in Metter and possible development of festival in Pulaski; recreation/leisure activities; heritage tourism; agri-tourism; nature-based tourism; BRAG routing; and other means (ED, NCR)

- Increased promotion/marketing of local/regional tourist attractions, including Guido Gardens; Guido Bible Institute; Candler County Museum; Metter/Candler Welcome Center; Charles Harrold Preserve owned by The Nature Conservancy; local produce and farm markets/businesses; historic Pulaski; Woodpecker and Wiregrass trails, and others (ED, NCR, CFS, IC)
- Historic resources preservation/reuse/promotion, such as Chamber/Welcome Center in historic commissary and former Metter High School as museum (ED, NCR, HO, CFS, IC)
- Continued stewardship of National Register-listed historic Candler County Courthouse (ED, NCR, CFS)
- Possible public acquisition, relocation, renovation, and reuse of historic Pulaski Depot (ED, NCR, CFS)
- Compatible development supportive of community's rural character/quality of life (ED, NCR, LU, CFS)
- Continued support for youth and adult leadership programs, such as Youth Leadership Candler (ED, CFS, IC)
- Continued utilization of UGA's Archway Partnership for community and economic development assistance (ED, CFS, IC)
- Continuing protection of Candler County's/Pulaski's significant natural resources (ED, NCR, LU, IC)
- Canoochee and Ohoopsee rivers conservation/protection, including water level (ED, NCR, IC)
- State development of a wildlife management area in Candler County (ED, NCR, LU, IC)
- Additional public/private outdoor recreation/nature venues in Candler County (ED, NCR, LU, IC)
- Compatible development/utilization of natural and cultural resources (ED, NCR, LU, CFS, IC)
- Protection and support for Charles Harrold Preserve, indigo snake preserve, and Fifteen Mile Creek conservation easements (ED, NCR, LU, IC)

- Growth management/natural and cultural resources protection (ED, NCR, HO, LU, CFS, IC)
- Adoption/enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors (NCR, LU, IC)
- Housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Support for diverse housing mix, including additional affordable, rental, elderly, and compatible workforce housing (ED, NCR, HO, LU, CFS, IC)
- Support for housing of all types in Pulaski, including appropriate infill housing (ED, NCR, HO, LU, CFS, IC)
- State/federal programs utilization (ED, NCR, HO, LU, CFS, IC)
- Coordinated countywide land use planning/subdivision/manufactured housing regulations/nuisance ordinances/growth management implementation and enforcement (ED, NCR, HO, LU, CFS, IC)
- Utilization of existing and new infrastructure location to guide desired/compatible growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Countywide building/development permits establishment (ED, NCR, HO, LU, CFS, IC)
- Consistent countywide code enforcement implementation, including development of coordinated/unified housing/codes enforcement program with City of Metter (ED, NCR, HO, LU, CFS, IC)
- Establishment of program to remove dilapidated manufactured homes/housing units countywide (ED, HO, LU, CFS, IC)
- Continued support for and enforcement of Pulaski's existing zoning ordinance (ED, HO, LU, CFS, IC)
- Enhancement of existing recreation/leisure facilities, including park in Pulaski, and development of new facilities/programs as needed (ED, NCR, LU, CFS, IC)
- Utilization of compatible infill development whenever possible (ED, NCR, HO, LU, CFS, IC)

- Beautification/appearance improvements, such as enhancing gateways/entranceways (ED, NCR, HO, LU, CFS, IC)
- Promotion of available land for economic development/residential/retiree attraction (ED, NCR, HO, LU, CFS, IC)
- Protection of property values and existing open space uses through local and state level efforts (ED, NCR, HO, LU, CFS, IC)
- Development of access/frontage road to serve industrial park expansion and other appropriate areas (ED, NCR, LU, CFS, IC)
- Study feasibility of annexation into Pulaski and infrastructure expansion to provide more usable land within town limits (ED, NCR, HO, LU, CFS, IC)
- Continued maintenance/upgrades to retain excellent quality educational facilities/services/technology (ED, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services (ED, CFS, IC)
- Continued maintenance and local government use of historic National Register-listed Candler County Courthouse (ED, NCR, CFS, IC)
- Construction of new storage building for Candler County Courthouse (CFS)
- Construction of new Candler County public works facility (LU, CFS, IC)
- Location and clearance of vegetation on rights-of-way in Pulaski (CFS, IC)
- Replacement of water meters with radio read meters citywide in Pulaski (CFS, IC)
- New office equipment for Pulaski Town Hall (CFS)
- Repairs to Pulaski Town Hall interior, such as painting and new sealer for brick wall, as needed (CFS)
- Parks/recreation facilities/activities maintenance/improvements/development (ED, NCR, LU, CFS, IC)
- Renovation of the Strickland Community Center at the Candler County Recreation Complex (CFS)
- Downtown park development in Pulaski and other recreation/park facilities improvements (LU, CFS, IC)
- Continued support for local Candler County Boys and Girls Club (CFS, IC)

- Local solid waste/recycling facilities/programs/initiatives enhancement in conjunction with community appearance improvements (ED, NCR, CFS, IC)
- Funding to further develop recycling activities countywide (ED, NCR, CFS, IC)
- Continued efforts to retain local Candler County Hospital facility and critical healthcare services (ED, CFS, IC)
- Additional local healthcare providers and services (ED, CFS, IC)
- Continued support for local L.C. Anderson Memorial Public Library through facility, equipment, staffing, program, and other improvements/expansions, as needed (ED, CFS)
- Continued support for and enhancement of cultural facilities/programs/events (NCR, CFS, IC)
- Continued improvements to excellent local public safety services equipment, facilities, and emergency/disaster coordination, as needed (CFS, IC)
- Retention of local Class 4/4Y ISO rating and improved fire service countywide, including location of new fire stations, as needed (CFS, IC)
- Purchase of new breathing apparatus (BA) and uniform for each firefighter at Pulaski Fire Station (CFS, IC)
- Acquisition of new generator for Pulaski Fire Station (CFS, IC)
- Aerial ladder truck acquisition (CFS, IC)
- Completion of 2010 TIA Band 2 and implementation of Band 3 Local Projects (ED, CFS, IC)
- More local entertainment/restaurant/shopping options (ED, CFS, IC)
- Continued maintenance/enhancement of local, regional, state cooperation (ED, NCR, HO, LU, CFS, IC)
- Utilization of regional collaboration/efforts as principal strategy in economic development and infrastructure/services development, as applicable (ED, LU, CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Development of local/state tax structure/policies which encourage continued viability of agriculture, forestry, and open space land uses (ED, NCR, LU, CFS, IC)

## Opportunities:

- Continuing existing local, state, and regional cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Excellent local schools, including Communities in Schools and other programs, facilities, and technology (ED, CFS, IC)
- High local graduation rate (ED)
- Southeastern Technical College Adult Education Center (ED, CFS, IC)
- Post-secondary education access nearby at Georgia Southern University, East Georgia College (Statesboro campus), and Ogeechee Technical College in Statesboro and other institutions (ED, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Access to Georgia Quick Start Program (ED, IC)
- Existing businesses/industries, such as Pineland Telephone Company, Azalea Health and Rehabilitation, Flint Industries, CPE America, and Linzer Products (ED, NCR, CFS, IC)
- Existing agricultural/forestry uses, such as Hendrix Produce, Berry Good Farms, and Parrish's Ole Time Premium Sugar Cane Syrup, with diverse, year-round produce/products (ED, NCR, LU, IC)
- Dollar General store coming to Pulaski (ED, LU, CFS, IC)
- Infrastructure in place for growth/development (ED, CFS, IC)
- Updated water system in Pulaski (ED, HO, CFS, IC)
- Existing I-16 Industrial Park with GRAD site (ED, CFS, IC)
- Existing Metter-Candler County Chamber of Commerce and Candler County Industrial Authority (ED, NCR, HO, LU, CFS, IC)
- Transportation improvements, including TIA-funded projects (resurfacing, paving) (ED, CFS, IC)
- Ongoing Metter-Candler County Airport upgrades (ED, CFS, IC)

- Georgia Southern Railway (shortline) presence in the County and Pulaski (ED, CFS, IC)
- Location on I-16/proximity to Georgia ports (ED, CFS, IC)
- County-wide access to DSL/fiber optic communications and Wi-Fi in downtown Metter through local Pineland Telephone Company (ED, CFS, IC)
- Downtown Metter revitalization (ED, NCR, HO, LU, CFS, IC)
- Local tourism events/venues, such as Another Bloomin' Festival in Metter, BRAG routing, Nights of Lights Christmas lights display at Guido Gardens, and possible festival in Pulaski (ED, NCR, CFS, IC)
- Nature-based, agri-tourism, recreation, and other tourism venues, including The Nature Conservancy's Charles Harrold Preserve; Guido Gardens and Bible Institute; local produce and farm markets/businesses; and Woodpecker and Wiregrass trails (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Candler County Courthouse, Candler County Museum, and historic Pulaski and Metter depots (ED, NCR, CFS, IC)
- Community's rural character/quality of life/vision (ED, NCR, HO, LU, CFS, IC)
- Strong local governments/leadership/partnerships, such as Metter-Candler County Chamber of Commerce; Candler County Industrial Authority; and others (ED, NCR, HO, LU, CFS, IC)
- Existing youth and adult leadership programs such as Youth Leadership Candler (ED, CFS, IC)
- Current utilization of UGA's Archway Partnership for community and economic development assistance, including completion of local business recruitment study/marketing plan and materials and active website development (ED, CFS, IC)
- Significant natural resources, including Canoochee and Ohoopie rivers (ED, NCR, LU, IC)
- Protected properties, including The Nature Conservancy's Charles Harrold Preserve, indigo snake conservation easements, and Fifteen Mile Creek conservation easements (ED, NCR, LU, IC)
- Retiree attraction through quality of life/amenities promotion and development of attractive housing options (ED, NCR, HO, LU, CFS, IC)

- County-required permits for construction of all new dwellings (ED, HO, LU, CFS, IC)
- Existence of five (5) nursing home/retirement facilities currently in community (ED, HO, LU, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)
- Existing zoning in Pulaski (ED, HO, LU, CFS, IC)
- Increased land availability for sale and value (ED, NCR, HO, LU, CFS, IC)
- Water/sewer access available south of I-16 with possibilities of expansion (ED, NCR, HO, LU, CFS, IC)
- Continued use of historic Candler County Courthouse (NCR, CFS)
- Historic Pulaski Depot with possible adaptive use potential (NCR, CFS, IC)
- Candler County Hospital and other medical facilities, including local dialysis and wellness centers (ED, CFS, IC)
- Existing Candler County Recreation Department/parks/recreation facilities/programs, including recent County complex upgrades (ED, CFS, IC)
- Willow Lake Golf Club (ED, CFS, IC)
- Boys and Girls Club of Candler County (CFS, IC)
- Active civic organizations, such as Rotary (ED, CFS, IC)
- Strong local public safety/enforcement (CFS, IC)
- Fire service improvements, including Class 4/4Y ISO rating (CFS, IC)
- L.C. Anderson Memorial Library (ED, CFS, IC)
- Existing cultural facilities/services, including the Candler County Historical Society Museum (ED, NCR, CFS, IC)
- 2010 TIA funded improvements, including completion of Band 1 and some Band 2 Local Projects (ED, CFS, IC)
- Existing local, regional, and state partnerships, including Heart of Georgia Altamaha Regional Commission, others (ED, NCR, CFS, IC)



## ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Candler County and has been throughout its history. The Canoochee and Ohoopie rivers and its creeks rivers and the forested lands of Candler provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county's formal establishment. The area's settlement in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives, fortunes, and religious expression. The first county development related to the opening of stagecoach routes and early public roads, and general stores to serve the surrounding countryside. The completion of the Brewton and Pineora (Central of Georgia) Railroad in the late 1800s led to the establishment and growth of Metter, Pulaski, and the establishment of Candler County itself. The railroad also opened up markets and fierce competition over the county's abundant yellow pine forests, lumber resources, and agricultural products. Significant economic influence ensued for Metter, Pulaski, and Candler County, particularly as service and processing centers for area agriculture. The resulting economic influence and prosperity led to more market availability and local development. Similarly, the decline of the railroads as highways and the flourishing of larger regional service centers led to local stagnation or decline, particularly in Pulaski. Economic attributes and transportation continue to impact the Candler County community's future. Metter's location on the Woodpecker Trail (Georgia 121) and its intersection with Georgia 46 had much positive impact on Metter. The location of I-16 through the county, and particularly Exit 104 at Georgia 121, turned around a long period of decline for Candler County in the 1970s. Location; transportation resources; local entrepreneurship and leadership; agriculture; proximity to Statesboro; abundant and outstanding cultural and natural resources; the continuing civic consciousness of the county; the continuing importance and local attention to education; and the overall family-friendly

quality of life within the county remain key factors and attractors in future growth and development. Because of its economic history and successes, its progressive leadership, its cooperative spirit, its significant cultural and natural resources, and its overall quality of life, Candler will continue to bloom and flourish. As a result, the community continues to enjoy slow, but steady growth and development.

Candler County today is a growing, progressive rural community of about 11,000 persons, located on the increasingly important I-16, as well as on Georgia highways 23, 46, 121, and 129. The community has easy access to the Georgia Coast, Savannah Port and other major metro areas in Georgia and beyond. The county enjoys a beautiful pastoral location with much scenic beauty related to the Canoochee and Ohoopsee rivers, other blackwater creeks, important natural areas, agricultural landscape, and many historic resources. The history and economy of Candler County is tied to the surrounding fields and forests. Even today, agriculture and transportation are greater parts of the local economy than the average U.S. or Georgia county, and the community is home to a number of important agriculture concerns. Despite this continuing major agrarian presence and influence, the community has been successful in diversifying its economy, the nurturing of local entrepreneurship, and the development of a strong service industry. With this supportive and continuing attention to diversification, the community has enjoyed, and continues to enjoy, significant success. The community was successful in 2015 in having Linzer Products Corporation, manufacturer of painting accessories, announce the location of a \$4 million distribution center expected to employ 200 persons in Candler County/Metter. Agrarian interests and heritage are not neglected either. The Metter railroad depot has been renovated in period style for community events. The 1921 Metter High School has been rehabilitated and is used as a regional museum. A restored 1928 lumber commissary serves as a welcome center at the Georgia 121/I-16 interchange in Metter. Pulaski's City Hall is located in one of its original railroad storefronts. There are large commercial and residential districts in Metter which are listed in the National Register of Historic Places. There are also a number of businesses offering local fresh farm produce and products.

As a result, the Candler community enjoys a functioning balance and a family-oriented high quality of life as well as relative economic success. The community's persistence,

adaptability, and economic rebound success is recognized in that after rapid population growth and economic influence from 1890 to 1920 associated with the railroad development, a long period of decline until 1970 has been reversed. Since the 1970s (and the opening of I-16), the county has realized relatively steady growth, although this growth may have slowed here in the 2010s. Location, transportation, natural and cultural resources, and community leadership and spirit are key to this growth as they have been since the community's inception, although the specific avenues have changed with the times. The availability of countywide broadband service is an especially attractive and positive asset for both business and residential attraction.

For all of Candler County's relative economic successes, it remains in Georgia Job Tax Credit Tier 1, meaning it remains in the bottom 40 percent of counties based on factors including unemployment rate, per capita income, and percentage of residents below the poverty level. This is primarily a function of being a rural county in Southeast Georgia, and such status does allow a business creating new jobs to claim Georgia's highest job creation tax credit (~\$4,000/job). It also conceals the fact that Candler County has suffered less, and is statistically better off, than many of the surrounding regional counties.

There are certainly continuing needs for Candler County's economic development. The per capita money income in Candler County as reported by the Census Bureau for 2011-2015 is \$16,897, only about two-thirds that of Georgia as a whole (\$25,737). Median household income is \$30,185, only about 61% that of Georgia (\$49,620). More than one-fourth of Candler County citizens are in poverty (28.1%), compared to only 17.0% in Georgia as a whole. This high poverty has persisted for a number of decades. There are needs for more jobs, and higher paying jobs. Unemployment in the county was 4.9% in 2016, compared to 5.4% in the state, and this is below the Candler Area average of 5.8%, but the county average weekly wage is only \$523 compared to a regional average of \$664, and a state average of \$970. Another alarming statistic is that almost half (46.4%) of county workers have to travel outside Candler County for work according to the American Community Survey (2011-2015). Job skills of local residents are also a concern; about 26% of local residents are without a high school diploma compared to 15% statewide. Transfer payments represent more than 35% of total personal income compared to about 18% statewide. There is also less home ownership in the county (60.6%) than Georgia

(63.3%), but housing costs are cheaper within the county. The median value of owner-occupied housing units, 2011-2015, was \$89,000 in Candler County as compared to \$148,100 in Georgia, and median gross rents, 2011-2015, were \$541 in the County as compared to \$879 in Georgia. Compared to the rest of the country, Candler County's cost of living is 14.8% lower than the U.S. average.

There are opportunities and cause for optimism for future economic development in Candler County as well. Employment within the county is concentrated within the government, agriculture, and retail trade/services sectors, and there is relative employment stability. As noted earlier, the recent location of Linzer Products Corporation shows the potential for the future given the county's location and other assets. There remain many unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Candler County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially given the appealing quality of life. Continuing population growth is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location are contributing to attraction success. The county's location, its pastoral landscapes punctuated by outstanding natural and cultural resources, the abundant outdoor recreation opportunities, the low cost of living, the family-friendly atmosphere, and the adaptive and progressive community spirit and leadership present locally provides even more opportunity for success.

The Candler County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Candler County.

### Address Low Educational Levels/Improve Jobs Skills

Candler County has a long history of educational leadership, and will continue to support its outstanding school system and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, Southeastern Technical College, civic groups, and continuing intergovernmental cooperation.

### Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The support of existing agricultural operations such as Berry Good Farms, Hendrix Produce, Parrish's Ole Time Premium Sugar Cane Syrup, Metter Farm Market, Warren Peanut and others are tremendous assets and opportunities.

### Address/Improve Infrastructure

The Candler County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer, drainage and other needs, particularly for fire protection. The availability of countywide broadband is a definite asset and will be useful in all marketing.

### Nurture Existing Businesses/Entrepreneurs/Industries

This ongoing effort has been critical to past successes, and will continue with passion. The Candler County community will work through its Industrial Authority and Chamber of Commerce, and in cooperation with Southeastern Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests.

### Attract New Businesses/Jobs

The Candler County community, through its Industrial Authority, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will cooperate in providing appropriate funds in making full-time economic development efforts more efficient and effective. State tax credits and local tax incentives for job creation will be marketed. The GRAD certification of the I-16 industrial park is another important and valuable tool in community marketing. Further enhancing existing industrial sites will assist. The I-16/Georgia Highway 121 crossroads location and the rail and airport facilities are major assets and calling cards. The location, family-friendly atmosphere, many cultural and natural amenities, and overall high quality of life will attract more than people.

### Develop/Enhance Tourism

Candler County's extraordinary historic resources, outdoor amenities and splendor; unique existing and potential festivals; its location along I-16 and Georgia 121 (The Woodpecker Trail); the Guido Gardens and Bible Institute; as well as its farms and scenic countryside offer much more potential to increase visitors.

### Improve Transportation Access/Quality

The Regional T-SPLOST, which will result in many needed local resurfacing and other road improvements, will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. These and other improvements could enhance local travel and make business markets more accessible. They will also make it easier to live in Candler County or Pulaski, but work in nearby urban growth centers. Promotion of trails and bicycling and other nature-based or heritage tourism would also help quality of life and economic development. The expansion of Georgia's ports will make the county location even

more attractive. The local airport and its continued improvement is also important. Development of a public transit system would also be of much benefit.

#### Revitalize Downtown

The historic fabric and available buildings in Metter, as well as more limited ones in Pulaski, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment.

#### Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The existing industrial park needs further improvement, and there is further need to continue and build on recent successful efforts in industrial expansion and location. The GRAD certification of the I-16 Industrial Park is an especially appealing calling card.

#### Promote Quality of Life/Civic and Community Pride/Location

Candler County has additional opportunities to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; the top-notch local schools; low crime rate; low cost of living; the historic districts; the natural areas; the local festival; the charm of Pulaski itself; local museums, and other cultural outlets; the many, active churches and civic clubs; local recreation facilities and the exceptional Willow Lake Golf Club; the general outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and easy access to larger urban areas further contribute and facilitate promotion of the county as an excellent place to live, visit, or do business.

### Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. This will build on, and take advantage of, the strong tradition of local cooperation and adaptive and progressive leadership. An active chamber of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

### Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed limited individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. Existing zoning in Pulaski is of benefit. The community can also utilize infrastructure location and civic organizations and programs to assist.

### Enhance Economic Development Marketing

Candler County has been noted in the past for its local leadership and community cooperation. Reenergized efforts supported by the local governments, local chamber, and local civic groups can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help. State job tax credits and recently developed local tax incentives can be highlighted.

### Continue Support of Adult/Youth Leadership Programs

Progressive leadership with a strong civic consciousness and concern for the greater good has long been a hallmark of Candler County (even the impetus for its creation). There is always a



need to nurture new leadership and continue the tradition as times does not stop for anyone. Youth Leadership Candler is an excellent platform on which to build and expand.

#### Attract New Residents/Retirees

Candler County has much to offer both business and residents alike from location, to built and natural environment, to family-friendly atmosphere, to extraordinary schools, low cost of living, an extraordinary quality of life and much opportunity. To grow the economy and tax base which allows better incomes and the ability to afford improved services, there is a need for more people. Marketing the community and allowing others to realize how truly unique and special the community is can help accomplish this.

## LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Candler County and Pulaski are united in their vision and desires for growth. It is a rural county with abundant natural and cultural resources, great pastoral and natural beauty, envious location, excellent transportation access, progressive schools and infrastructure, and many assets for growth. The community has a long history of balancing agriculture and industry, preserving and celebrating past heritage while advancing the new, utilizing and conserving natural and cultural resources, and exhibiting civic consciousness and community leadership for the general good. For these reasons, particularly with the impetus of I-16, the community has enjoyed and continues to enjoy steady growth somewhat unusual in its consistency for a rural area since 1970. The community's vision for its future growth and development is one that maintains this growth while protecting the existing character and atmosphere. This growth would protect and utilize the community's outstanding natural and cultural resources and scenic landscapes, while continuing to grow and develop in a manner conducive and compatible with such beauty, family fun, outdoor adventure, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural character and atmosphere would be maintained. Infrastructure and amenities would be further expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The outstanding natural and cultural resources

would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the quality of life.

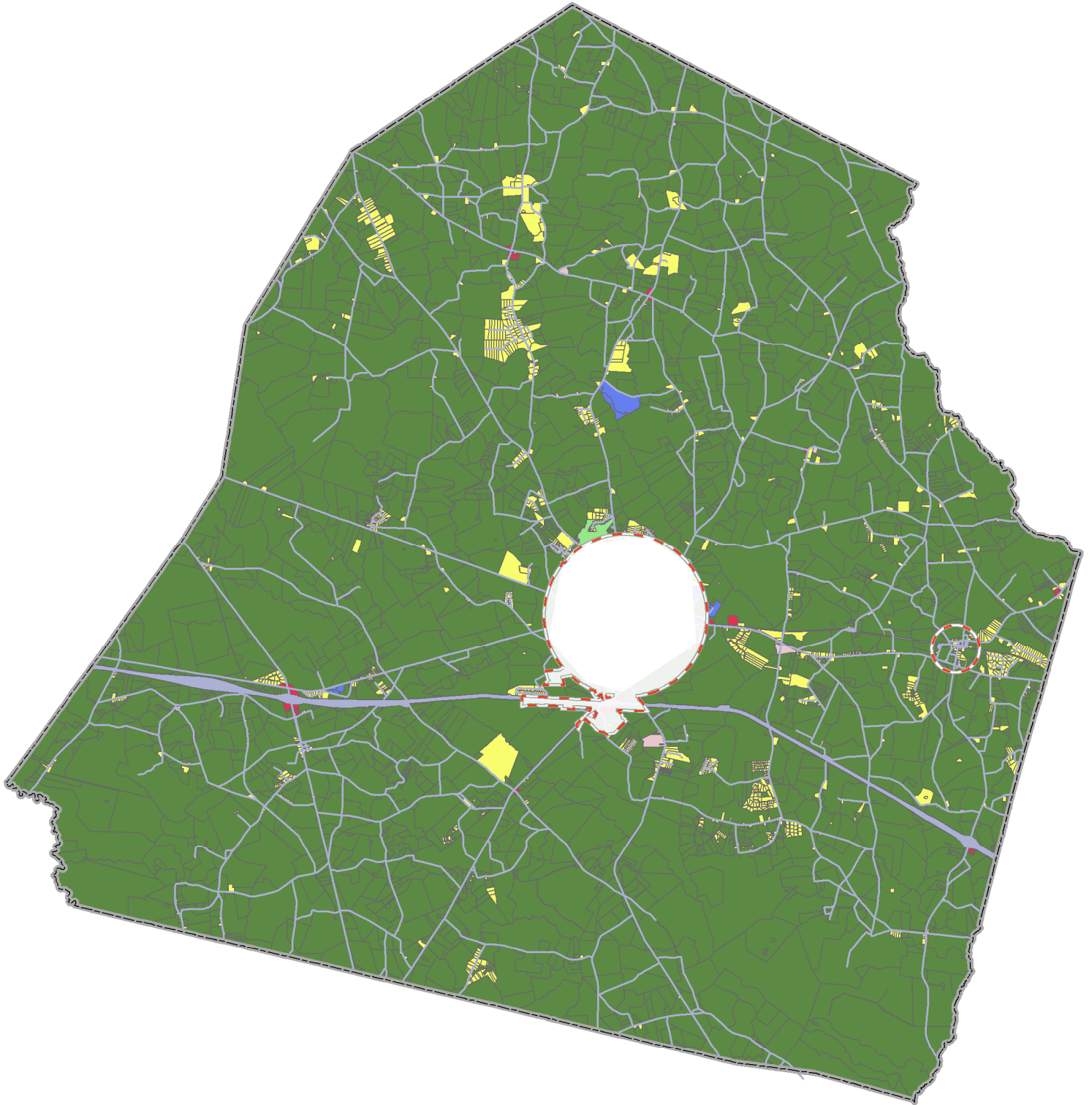
While technically only the Town of Pulaski is required, because of its zoning ordinance, to have a Land Use element in its comprehensive plan under the current DCA planning standards, both Pulaski and Candler County have chosen to include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.








The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

**Existing Land Uses.** Existing land use patterns for Candler County and Pulaski are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.








- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communications/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas,



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





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

national forests, other wild lands, golf courses, recreation centers or similar uses.

- **Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.
- **Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

**Existing Land Use Distribution, 2017  
(Acres)**

**Candler County<sup>1/</sup>**

<b>Land Use Category</b>	<b>Acreage</b>	<b>Percent of Total</b>
<b>Agriculture</b>	70,151	45.51
<b>Commercial</b>	134	0.09
<b>Forestry</b>	73,869	47.92
<b>Industrial</b>	216	0.14
<b>Park/Recreation/Conservation</b>	106	0.07
<b>Public/Institutional</b>	121	0.08
<b>Residential</b>	5,339	3.46
<b>Transportation/Communications/Utilities</b>	4,224	2.74
<b>Total</b>	154,160	100.01

<sup>1/</sup>Please note that this only includes acreage totals for unincorporated Candler County and the Town of Pulaski. It does not include acreages for the City of Metter (about 5,060 acres).

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2017.

Candler County is a small, rural county in Southeast Georgia, and although created as one of Georgia's youngest counties in the early 20<sup>th</sup> century (1914), it has a long history of growth and development because of its fertile fields, abundant Southern pine forests, compelling landscape, and outstanding natural resources. The county is located along I-16 and Georgia highways 46, 121, and 129 between the rural growth centers of Statesboro, Vidalia, Swainsboro, and Dublin. It is also convenient to Savannah and Georgia's ports. As a result of this location; its



outstanding facilities, attributes, and amenities; and its resulting high quality of life, there are many positive factors for continuing growth. Candler County is a unique blend of agriculture, industry, environment and civic consciousness nestled upon unparalleled and tranquil natural and cultural beauty.

The Candler County area was first settled, primarily by those from the Carolinas and Virginia, because of its forests and fertile lands near the Canoochee River and Ten Mile and Lotts creeks, and its location near historic roads, such as the Burkhalter and Dublin roads. The area was primarily a collection of substantial farms, especially those of the Primitive Baptist faith until after the Civil War and the development of railroads. These settlers within Candler County were particularly civic minded establishing Lake Church and others, and Excelsior town with an educational academy at its core. Both Metter and Pulaski remained a collection of scattered farms until the Brewton and Pineora (soon reorganized as part of the Central of Georgia) Railroad came through in 1898. J.T. Trapnell then laid out Metter and Leonard Franklin established Pulaski as railroad towns. This led to incorporation, rapid growth, and civic spirit which eventually resulted in the establishment of Candler County being established as a new county after nearly a decade of persistence and committed leadership. Metter's population went from 213 in 1900 to 908 by 1920, while the county population soared to over 9,200 at its first Census in 1920.

Although the railroad quickly became a short line spur, the growth of state highways such as GA 121, which was promoted as The Woodpecker Trail, GA 46, and GA 129 lessened the economic blows. Still railroad decline, the Great Recession, WWII, and the mechanization of agriculture all combined to cause a long period of slow decline in the county from 1920 to the 1970s, when the location of I-16 and the growth of Statesboro/Georgia Southern College/University gave new impetus for renewed growth. The Exit 104 (Georgia Highway 23/121) I-16 interchange within Metter has been the biggest growth influence. The economy has diversified greatly from strictly agriculture to a more balanced one with strong agriculture, manufacturing, and service sectors. While Pulaski's population has been relatively stable, its business interests quickly dissipated with the decline of the railroads and growth of the

highways. It is primarily a bedroom residential community at present, although a Dollar General is planning to be built there in 2017.

Since the 1970s much of the force behind the county's development can be attributed to its location on I-16 and its proximity to Statesboro/Bulloch County. The old Central of Georgia railroad remains open from Metter to Pulaski to Dover as the shortline Georgia Southern Railway, but is not currently a major economic stimulus. Other critical factors have been committed leadership, a cooperative entrepreneurial spirit, the adaptive use of its natural assets, and the continuing display of civic spirit and involvement which helped establish the county in the first place.

These assets and adaptive traits have allowed Candler County to continue with remarkably steady growth despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural communities. The community still has many assets for growth, including location, transportation facilities, broadband service, schools, cooperative leadership, unwavering community spirit, and outstanding natural and cultural resources. The community continues to invest in its infrastructure, public facilities, and other amenities to encourage, support, and attract compatible future growth and development.

Similar growth and development trends are expected to continue as a result. There continues to be much potential for additional residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating community resources, impressive heritage, abundant cultural and natural resources, and overall quality of life. The community truly should continue to enjoy success and expanding growth and development by utilizing its many assets to continue to bloom and flourish.

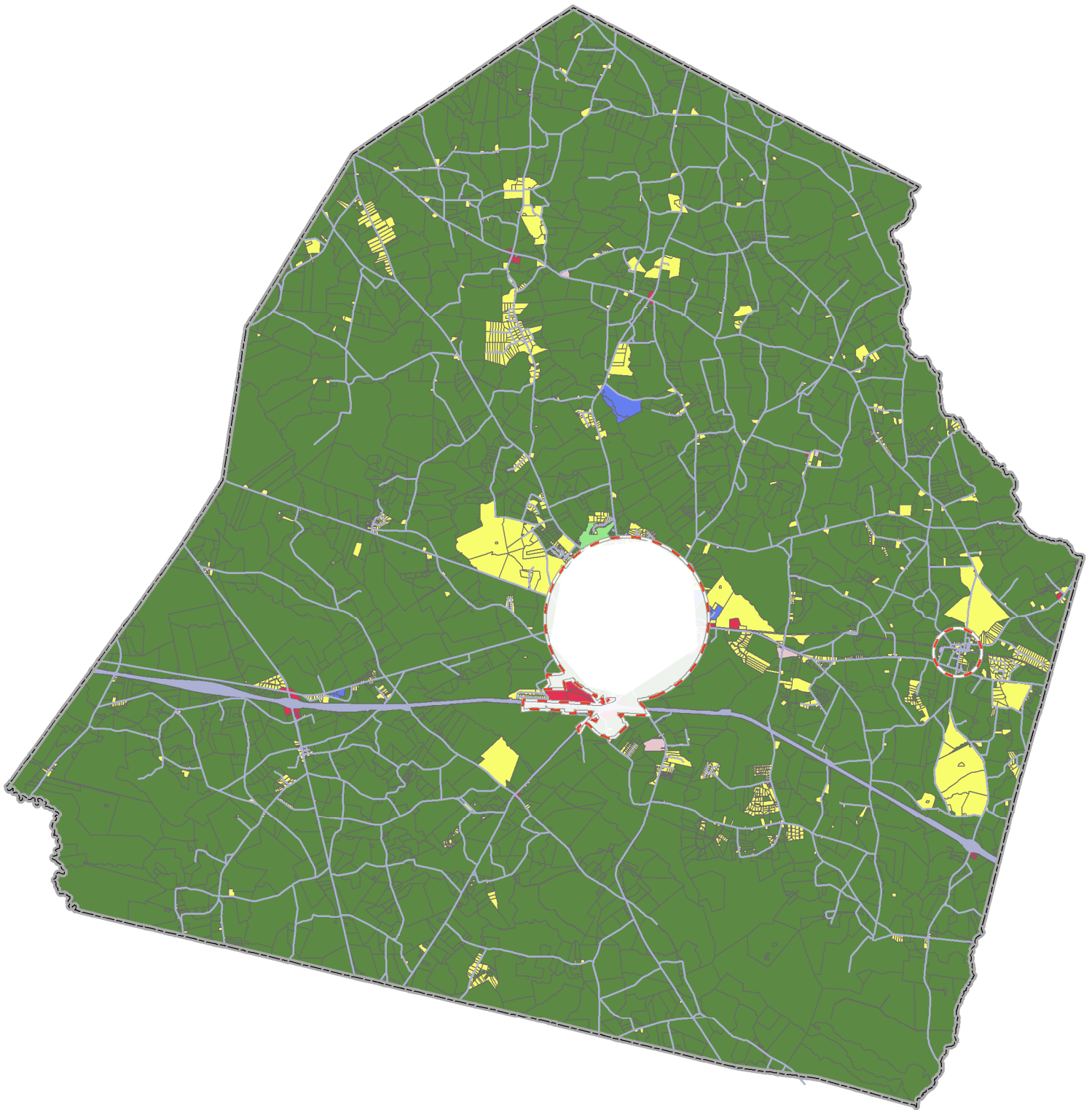
Most current growth is concentrated in or near Metter, including residential, commercial, and industrial. Commercial development has concentrated near the Georgia 23/121 I-16 interchange, along Georgia 46 in downtown and to the east. The industrial park area near I-16 in Metter has been, and will likely be, the home of most industrial development. There will also be








reuse of existing industrial buildings in Metter, and there are potential industrial sites east of Metter along Georgia 46 East adjacent to the railroad. Pulaski could also see some limited commercial growth, such as the planned 2017 location of Dollar General. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered single-family housing, predominantly manufactured housing, within existing agricultural/forest uses, but again more generally near or north of Metter in the Ollifftown area between Georgia 121 and Georgia 23, particularly along Rosemary Church Road. There has also been some growth north and east of Pulaski towards the Bulloch County line. There has been only limited growth in Pulaski, although it has some land available for development. There may also be potential for Pulaski annexation.

These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the outstanding existing small-town and rural character and appealing high quality of life.

Future land use maps for Candler County and Pulaski are included following this description.








**Land Use Goals.** Candler County and the Town of Pulaski seek future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and the existing high quality of life. It desires balanced growth patterns which maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.




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





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



230 115 0 230 460 690 920 Feet

### Address Growth Management/Guide Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist. Pulaski can update and modernize its zoning ordinance, and possibly contract code enforcement, to further these goals.

### Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. Support and facilitation of existing local outlets, like Hendrix Produce, Metter Farm Market and others, and creation of new avenues and outlets will also help. Developing and supporting outdoor events/facilities/festivals, promoting Guido Gardens, the National Register districts and encouraging more tourism will also help.

### Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings located in downtown Metter and Pulaski or elsewhere are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served

areas. Attractive and relatively low-cost historic homes are a potential attraction for retirees and families alike.

#### Improve Community Appearance/Aesthetics

Candler County and Pulaski have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism.

Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this.

#### Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired.

#### Utilize Infrastructure to Guide Growth/Development

It only makes investment sense to utilize infrastructure and areas where the community has already invested tax dollars to the extent possible to realize greater returns and avoid disruption of agriculture/forest or other lands important to the economy or character of the community. If necessary, the extension of new infrastructure and facilities can steer development to areas desired by the community for new growth to occur.

#### Protection of Local Property Values/Existing Open Space Land Uses

The location of non-compatible land uses out of character and scale to existing uses can become uncontrollable cancers which destroy the desired character and change the surrounding current land use by making them economically infeasible, impossible to continue, or degrading their resale value. Guiding growth and protecting and encouraging the viability of existing uses

can mitigate such impacts. The rural character and small town atmosphere is a critical community feature to retain and maintain.



# COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Candler County-Pulaski Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

# **CANDLER COUNTY**

**CANDLER COUNTY**  
**Comprehensive Plan Community 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, CFS, LU, IC	2013	Continue to pursue upgrades to Metter-Candler County's airport, including constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate						Y	2020		Action has been postponed until funds become available.
ED, CFS	2017	Seek funding as needed to further develop recycling activities countywide						Y	2021		Action item will be revisited in 2021 according to recycling market and financial ability to recycle in a cost effective manner.
ED, NCR, HO, LU, IC	2018	Pursue the development of zoning and other supportive countywide land use regulation								Y	Action item has been dropped due to lack of community interest.
ED, IC	2013	Seek funding for a formal study by the University of Georgia (through the Archway program) or other appropriate agency to determine a niche or focus for local business recruitment	Y	2015							Action item was completed in 2015.
ED, IC	2013	Seek to develop a marketing plan and appropriate marketing materials	Y	2015							Action item was completed in 2015.
ED, IC	2013	Utilize appropriate advertising venues for marketing materials, including print media and development of an active website	Y	2015							Action item was completed in 2015.
NCR	2014	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						Y	2018		The County anticipates adoption of an environmental ordinance based on DNR's Part V planning criteria in late 2017 or early 2018.
NCR	2015	Pursue requiring permits/site plans for all new dwellings	Y	2015							As of 2015, the County requires permits for all new dwellings.

**CANDLER COUNTY**  
**Comprehensive Plan Community 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	
NCR	2017	Prepare/prioritize list of possible rural National Register historic districts and begin research/nomination preparation							Y	County no longer aims to complete this process due to lack of interest and available resources.
NCR, IC	2014	Pursue funding to prepare brochure to market historic properties							Y	Action is not financially feasible.
CFS	2013	Resurface East Pulaski Highway	Y	2015						Project was completed on schedule in 2015.
CFS	2013	Pave Oak Tree Road	Y	2015						Project was completed on schedule in 2015.
CFS	2013	Resurface High Bluff Road	Y	2015						Project was completed on schedule in 2015.
CFS	2013	Resurface Rosemary Church Road (part of regional TIA project with Emanuel Co. – Lambs Bridge Road)	Y	2015						Project was completed on schedule in 2015.
HO, IC	2016	Seek to locally enforce Georgia’s Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program with the City of Metter							Y	Action item has been dropped due to lack of community interest.
HO, LU, IC	2013	Seek the further development of countywide subdivision regulations							Y	Action item has been dropped due to lack of community interest.
HO	2017	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide							Y	Action item has been dropped due to lack of community interest.
LU, IC	2016	Reactivate a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.

**CANDLER COUNTY**  
**Comprehensive Plan Community 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, IC	2017	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU, IC	2017	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							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

**CANDLER COUNTY**  
**Comprehensive Plan Community Work Program**  
**2018 – 2022**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Continue to pursue upgrades to Metter-Candler County's airport, including constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate			X					X	X	Airport Authority, GDOT, FAA	\$550,000 (total)	X	X	X	
Seek funding as needed to further develop recycling activities countywide				X				X		GEFA	\$200,000 (total)				
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		HOGARC	NA				
Renovate Strickland Building at the recreation complex	X							X			\$125,000	X			
Construct a new public works facility		X						X			\$400,000	X			
Construct new storage building for courthouse	X							X			\$50,000	X			
Construct jet fueling infrastructure at the Metter-Candler County Airport to increase capacity			X					X		USDA, SPLOST	\$250,000	X	X		
Complete TIA Band 2 Projects (Oak Tree Road, High Bluff Road)	X	X						X		TSPLOST	\$840,267	X			
Complete TIA Band 3 Projects (Eden Church Road, Windmill Road)			X	X	X			X		TSPLOST	\$735,000	X			

# **TOWN OF PULASKI**

**TOWN OF PULASKI**  
**Comprehensive Plan Community 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, IC	2013	Seek funding for a formal study by the University of Georgia (through the Archway program) or other appropriate agency to determine a niche or focus for local business recruitment							Y	Action item is no longer needed. Business recruitment efforts remain ongoing.
ED, IC	2013	Seek to develop a marketing plan and appropriate marketing materials	Y	2015						Action item was completed in 2015.
ED, IC	2013	Utilize appropriate advertising venues for marketing materials, including print media and development of an active website						Y	2019	Action was postponed due to lack of funding. The Town of Pulaski remains committed to creating a website. Action item appears in the new Community Work Program with a modified activity description to accurately reflect the planned action.
NCR, LU	2014	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands						Y	2018	The Town anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2013	Resurface Pulaski School Road			Y	2018				Project contract documents are being formulated. Town anticipates completion of project in late 2017 or early 2018.
CFS	2013	Resurface West Railroad Street (Segment 1)	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Brannen Street	Y	2015						Project was completed in 2015.
CFS	2016	Resurface East Railroad Street			Y	2018				Project bid documents are being finalized. Town anticipates project will be complete in late 2017 or early 2018.
CFS	2016	Resurface Back Street (Segment 1)						Y	2019	Project scheduled to begin in 2019 and delivered with regional T-SPLOST money.



**TOWN OF PULASKI**  
**Comprehensive Plan Community 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, IC	2016	Pursue the development of a coordinated and unified housing/codes enforcement program upon countywide adoption of Georgia's Uniform Construction Codes							Y	Action has been postponed due to lack of political feasibility.
HO	2017	Pursue the establishment of programs to remove dilapidated manufactured homes/housing units countywide							Y	Action has been postponed due to lack of political feasibility.
LU, IC	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU, IC	2017	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU, IC	2017	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							Y	Action item has been dropped due to lack of community interest.
LU, IC	2018	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

**TOWN OF PULASKI**  
**Comprehensive Plan Community Work Program**  
**2018 – 2022**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Development a Town of Pulaski website for marketing and public information		X							X	Chamber, CCIA, DDA, UGA (Archway)	\$5,000	X			
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands	X								X	HOGARC	NA				
Resurface Pulaski School Road	X								X	GDOT	\$14,000 (total, TIA)	X			
Resurface East Railroad Street	X								X	GDOT	\$28,000 (total, TIA)	X			
Resurface Back Street (Segment 1)		X							X	GDOT	\$14,000 (Total, TIA)	X			
Locate and clear rights-of-way of vegetation as appropriate	X								X		\$10,000	X			
Resurface Main Street	X								X		\$30,000	X			
Resurface Rosemary Church Road	X								X	GDOT	\$18,000	X	X		

**TOWN OF PULASKI**  
**Comprehensive Plan Community Work Program**  
**2018 – 2022**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Replace water meters citywide with radio read meters	X	X	X						X	SPLOST	\$40,000	X			
Purchase new breathing apparatus, and uniform for each firefighter		X							X	GEMA, FEMA	\$45,000	X	X	X	
Purchase new generator for fire station			X						X	GEMA, FEMA	\$30,000	X	X	X	
Purchase new office equipment for city hall			X						X		\$5,000	X			
Repair City Hall interior as needed (paint, new sealer for brick wall)				X					X		\$10,000	X			
Resurface Back Street Segment 2			X	X	X				X	TSPLOST	\$28,000	X			
Resurface Lee Street			X	X	X				X	TSPLOST	\$14,000	X			

# **APPENDIX**

## **APPENDIX**

### **COMMUNITY INVOLVEMENT**

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Candler County and Pulaski local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision, including the City of Metter even though they had chosen to prepare a separate plan. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in November, 2016, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 2:00 p.m. – 7:00 p.m. where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. In addition, a special town hall meeting was held in the Town of Pulaski one evening from 6:00 p.m. – 8:00 p.m. where specific issues of importance to town residents or the general public could be discussed and local input received. Notice of both of these extra efforts to invite community stakeholder involvement and participation were reported in the newspaper and officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session and town hall meeting notices, and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

## **Candler County-Pulaski Stakeholder Invitation**

The Candler County Board of Commissioners, in conjunction with the Town of Pulaski, is initiating a process to prepare a new joint comprehensive plan in accordance with Georgia law. While this plan is necessary to maintain local government eligibility for state grants, loans, and permits, it is also an important blueprint for addressing local concerns, and establishing a guide for community growth and development. We need the assistance and involvement of the entire community, both public and private.

You have been identified as someone involved and important to Candler County and its future. You are invited and encouraged to participate on the Candler County Joint Local Plan Coordination Committee which will help develop our new joint comprehensive plan. The first meeting of this Committee will be Wednesday, March 8, 2017 at 10:30 a.m. at the Jack Strickland Building at the Recreation Park. The plan development process will involve about five (5) meetings of the Committee over the next few months.

Please participate in this important process with us, or send someone else from your organization in your stead.

If you have any questions, please call County Administrator Doug Eaves or Glyn Thrift at 912-685-2835. Please RSVP to the County if you are willing to assist us in this important endeavor.

## **PUBLIC HEARING NOTICE**

### **Candler County and Town of Pulaski Joint Comprehensive Plan “Visioning a Blueprint for the Future”**

The Candler County Board of Commissioners and the Town of Pulaski local governments are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Candler County and the Town of Pulaski better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of Candler County and Pulaski?

Other topics to be covered will be the ongoing preparation of an update to the countywide joint solid waste management plan, also in compliance with state law.

**PUBLIC HEARING DATE AND TIME: Thursday, March 16, 2017 at 5:30 p.m.**

**LOCATION OF PUBLIC HEARING: Candler County Commissioners Office**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Candler County Board of Commissioners, 1075 East Hiawatha Street, Suite A, Metter, Georgia, or call (912) 685-2835.





**HEART OF GEORGIA ALTAMAHA  
REGIONAL COMMISSION**

## **NEWS RELEASE**

### **PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON CANDLER COUNTY AND PULASKI COMPREHENSIVE PLAN**

**DATE: Tuesday, March 21, 2017 2:00 – 7:00 PM**

**LOCATION: Candler County Commissioners Office**

Are you concerned about the future of Candler County and Pulaski? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The Candler County Board of Commissioners and the Town of Pulaski are in process of updating their joint comprehensive plan required by state law. The City of Metter is preparing a separate plan. The current joint comprehensive plan dates from 2008, and is the principal guide to the long-term growth and development of Candler County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process for Candler County and Pulaski. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Candler County Commissioners Office from 2:00 p.m. to 7:00 p.m. on Tuesday, March 21, 2017. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Candler County and the Town of Pulaski even better places to live, work, and play.

The Mayor and Town Council of  
Pulaski Cordially Invite You to  
Participate in a

## TOWN HALL MEETING

Monday, March 20, 2017  
6:00 PM – 8:00 PM at Town Hall

We are embarking on an update to our Comprehensive Plan which will be used to shape and guide the future of the Town of Pulaski. Please come and take part in an open forum to define priorities for our community.

- What do you love about Pulaski?
- What do you think are Pulaski's biggest opportunities?
- What do you think are Pulaski's biggest challenges?
- What should be done to make Pulaski better?

Open to all community members and interested individuals

*Please Come and Participate:*

## **PUBLIC HEARING NOTICE**

### **Candler County/Pulaski Joint Comprehensive Plan “Another Bloomin’ Plan to Help Our Community Flourish”**

The Candler County Board of Commissioners and the Town of Pulaski are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled “Another Bloomin’ Plan to Help Our Community Flourish” to generate interest and enthusiasm, and to summarize its aspirations. The plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Candler County and Pulaski, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

**PUBLIC HEARING DATE AND TIME: Monday, August 14, 2017 at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING: Candler County Commissioners’ Meeting Room**

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Candler County Board of Commissioners, 1075 East Hiawatha Street, Suite A, Metter, Georgia 30439, or call (912) 685-2835.

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Jack Strickland Building, Candler Recreation Department, Metter, GA**

**March 8, 2017**

**AGENDA**

**Introductions**

**Background/Committee's Purpose**

**Proposed Timetable of Plan Development**

**Community Strengths/Weaknesses Identification (SWOT)**

**Community Vision Input**

**Next Meeting**

**Draft Community Vision Review**

**Issues and Opportunities Input**

**CANDLER COUNTY-PULASKI JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Candler County Commissioners Meeting Room, Metter, GA**

**March 28, 2017**

**AGENDA**

**Introduction**

**Draft Community Vision Review**

**Possible Plan Title**

**Issues and Opportunities Input**

**Next Meeting – Wednesday, April 12, 2017, 10:30 a.m.**

**Revised Draft Community Vision Review**

**Draft Issues and Opportunities Review**

**Goals/Policies Input**

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Candler County Commissioners Office, Metter, GA**

**April 12, 2017**

**AGENDA**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Long Term Policies Input**

**Next Meeting – Wednesday, May 3, 2017 at 10:30 a.m.**

**Revised Community Vision Review**

**Revised Issues and Opportunities Review**

**Revised Draft Long Term Policies Review**

**Economic Development/Land Use/Plan Coordination**

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Candler County Commissioners Office, Metter, GA**

**May 3, 2017**

**AGENDA**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Revised Draft Long Term Policies Review**

**Economic Development Issues Discussion**

**Plan Coordination**

**Land Use Discussion**

**Next Meeting – Late June/July. Date to be determined. Draft Plan Review.**

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
County Commissioners Meeting Room, Metter, GA**

**July 26, 2017**

**AGENDA**

**Draft Plan Review**

**Submittal Discussion**

**Public Hearing – Monday, July 31, 2017, Candler County Commissioners Meeting Room, 5:00 p.m.**



## **Stakeholders Invited to Participate in Candler County-Pulaski Joint Comprehensive Plan Preparation Process**

Candler County Board of Commissioners  
Town of Pulaski  
City of Metter  
Candler County Board of Education  
Candler County Industrial Authority  
Metter-Candler County Chamber of Commerce  
Candler County Farm Bureau  
Candler County Cooperative Extension  
Georgia Power  
Excelsior EMC  
Georgia Forestry Commission  
Candler County Fire/Emergency Management Agency  
Local Fire Departments  
Pineland Telephone  
Candler County Sheriff's Department  
Candler County Public Works  
Local Banks  
Local Churches  
Local Civic Clubs  
Candler County Health Department  
Candler County Hospital  
*The Metter Advertiser*  
Candler County Board of Assessors  
L.C. Anderson Memorial Library  
Candler DFACS

Note: Both elected and appointed local government and local economic development officials participated.

**Active Participants in Candler County-Pulaski Local Plan  
Coordination Committee Meetings and Plan Preparation**

**Candler County Board of Commissioners**

Glyn Thrift, Chairman  
Brad Jones, County Commissioner  
F.W. Culbertson, County Commissioner  
David Robinson, County Commissioner  
Doug Eaves, County Administrator  
Kellie Lank, County Clerk  
Clara Frink, Deputy County Clerk

**Candler County Hospital Authority**

Larry Hadden, Board Chairman

**Pineland Telephone**

Jean Melton Furr, Board of Directors

*The Metter Advertiser*

Jerri Goodman, Editor

**Town of Pulaski**

Monte Tillman, Mayor  
Marty Franklin, Town Council  
Jamey Holland, Town Council  
Terry Franklin, Town Clerk

**Other**

Kathleen Daughtry, Daughtry Farms  
Catherine Muse, Archway Partnership

**City of Metter**

Mandi Cody, City Manager

**Candler County Board of Education**

Bubba Longgear, School Superintendent

**Candler County Industrial Authority**

Molly Olson, Executive Director

**Candler County EMA**

Jason Douglas, Director

**Metter Fire Department**

Jason Douglas, Fire Chief  
Joe Carter, Training Captain

**Candler County Cooperative Extension**

Chris Earls, County Extension Agent

**Queensborough Bank**

Dennis Allen, President