

RESOLUTION

WHEREAS, the Heart of Georgia Altamaha Regional Commission (as HOGARDC) previously prepared and adopted a Regional Plan as required by the Georgia Planning Act of 1989 in 2001 with a required Regional Plan Update in 2005, and a Major Plan Amendment in 2010/2011; and

WHEREAS, the Heart of Georgia Altamaha Regional Commission updated the adopted Regional Plan with a new Regional Plan Update 2013/2014, and with required RC Region Work Program Updates each year; and

WHEREAS, this Regional Plan was designed as a guide to action for all concerned with the improvement and future well being of the Heart of Georgia Altamaha Region (State Service Delivery Region 9), and needs to remain current; and

WHEREAS, the Georgia Department of Community Affairs (DCA) adopted new Regional Planning Requirements, effective in 2017, which require a new Regional Commission Regional Plan with modified components; and

WHEREAS, the Heart of Georgia Altamaha Regional Commission has now prepared the required new Regional Plan in accordance with DCA Regional Planning Requirements, and previously submitted the Regional Plan titled *Regional Plan 2040* to DCA for review and approval; and

WHEREAS, the *Regional Plan 2040* has now been certified by this review as adequately addressing the requirements of the Minimum Standards and Procedures for Regional Planning; and

WHEREAS, the Heart of Georgia Altamaha Regional Commission is now desirous of adopting the new Regional Plan, *Regional Plan 2040*, as its official Regional Plan under the Georgia Planning Act of 1989 and DCA Standards.

NOW THEREFORE BE IT RESOLVED that the Regional Council of the Heart of Georgia Altamaha Regional Commission hereby adopts the new Regional Plan, *Regional Plan 2040*.

SO RESOLVED at the Heart of Georgia Altamaha Regional Commission Council Meeting this 27th day of June, 2019.


Raymond Mullis, Chair

Attest:


Brett Manning, Executive Director

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION

Regional Plan

2040



**Appling • Bleckley • Candler • Dodge • Emanuel • Evans • Jeff Davis •
Laurens • Montgomery • Tattnall • Telfair • Toombs • Treutlen •
Wayne • Wheeler • Wilcox**

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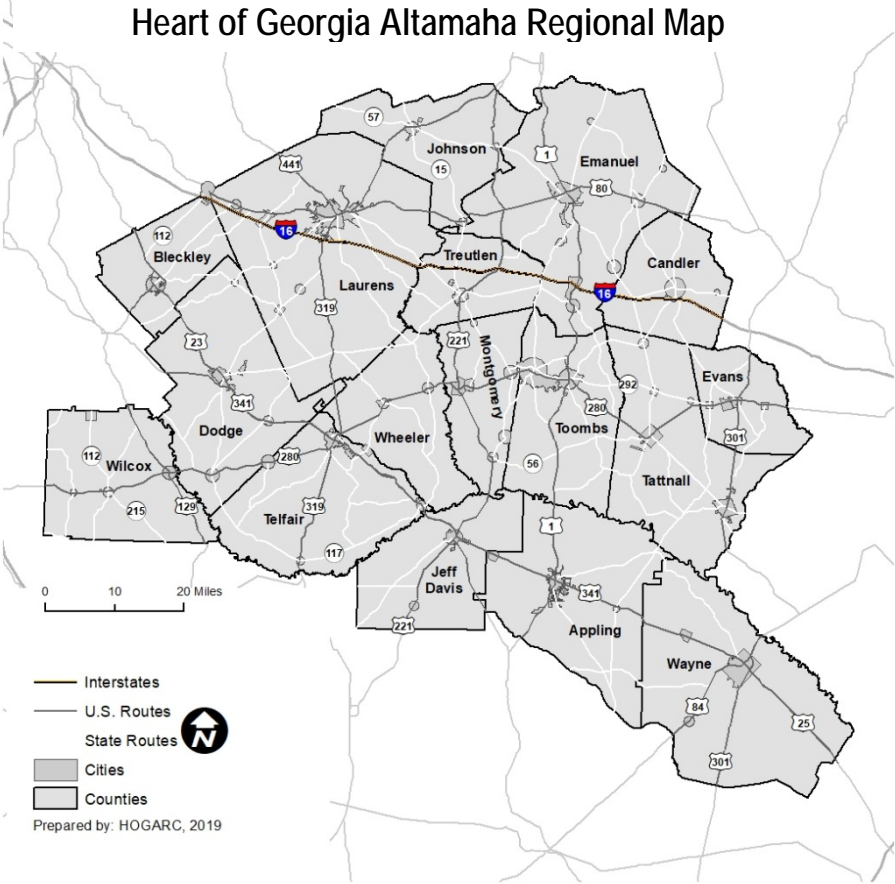
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EXECUTIVE SUMMARY

The Heart of Georgia Altamaha Region is a large rural region spanning the Upper and Lower Coastal Plains of south central and southeast Georgia. The heavily forested Region is comprised of approximately 6,904 square miles with an official estimated 2017 Census population of nearly 299,000, encompassing 17 counties and 62 municipalities. The Region is primarily included in the Altamaha River Basin of Georgia, which is steeped in much natural beauty, biological import, and long history. Its counties include: Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox. The Region contains no metropolitan statistical areas, but does include the micropolitan statistical areas of Dublin (Laurens and Johnson counties), Jesup (Wayne County), and Vidalia (Toombs and Montgomery counties).



Population density remains low in the large rural Region as its most dense county, Toombs, is lower than the U.S. average, and only about half of Georgia’s average. The rural Region’s abundant fields and forests

were important to its history and development and remain so today. Yet the Georgia Department of Economic Development has described the Region as one of the state's most economically diverse regions. The Heart of Georgia Altamaha Regional Commission is the state authorized regional planning agency for the Heart of Georgia Altamaha Region. The Georgia Department of Community Affairs (DCA), under authority of the Georgia Planning Act of 1989, requires each regional commission to develop, adopt, and implement a regional plan. This document is a full update of the previous regional plan for the Heart of Georgia Altamaha Regional Commission first adopted in 2001, and last updated in 2014. The plan is an attempt to answer three crucial questions about the Region and our future. Where are we now? Where are we going? How do we get there?

The 2017 Standards and Procedures for Regional Planning established by DCA emphasizes that a Regional Plan should generate a vision that fosters pride and enthusiasm about the future of a region. The Heart of Georgia Altamaha Region is a unique rural region which continues to exhibit slow and steady quality growth and diversification. The Region has many assets for continued future growth and development amidst a backdrop of exquisite natural and scenic beauty.

A regional data analysis was prepared as an evaluation and analysis of existing conditions, issues, and opportunities within the Region, and serves as a foundation and focal point for further analysis and delineation of a regional vision and implementation steps for its achievement in various aspects of the Regional Plan. Assessed data documented for the Heart of Georgia Altamaha Region shows much green potential which goes far beyond its important river corridors.

The Region is heavily forested with an important forest industry which leads the state in several categories. Agriculture also remains an integral component of the Region's economy, and the Region is home to Georgia's official state vegetable, the Vidalia Sweet Onion. Forestry and agriculture offer more future potential as well. The Region is well positioned to take advantage of emerging trends in agrobiosciences, biofuels, and other advanced use of nanocellulose and wood lignins. The Region's climate also

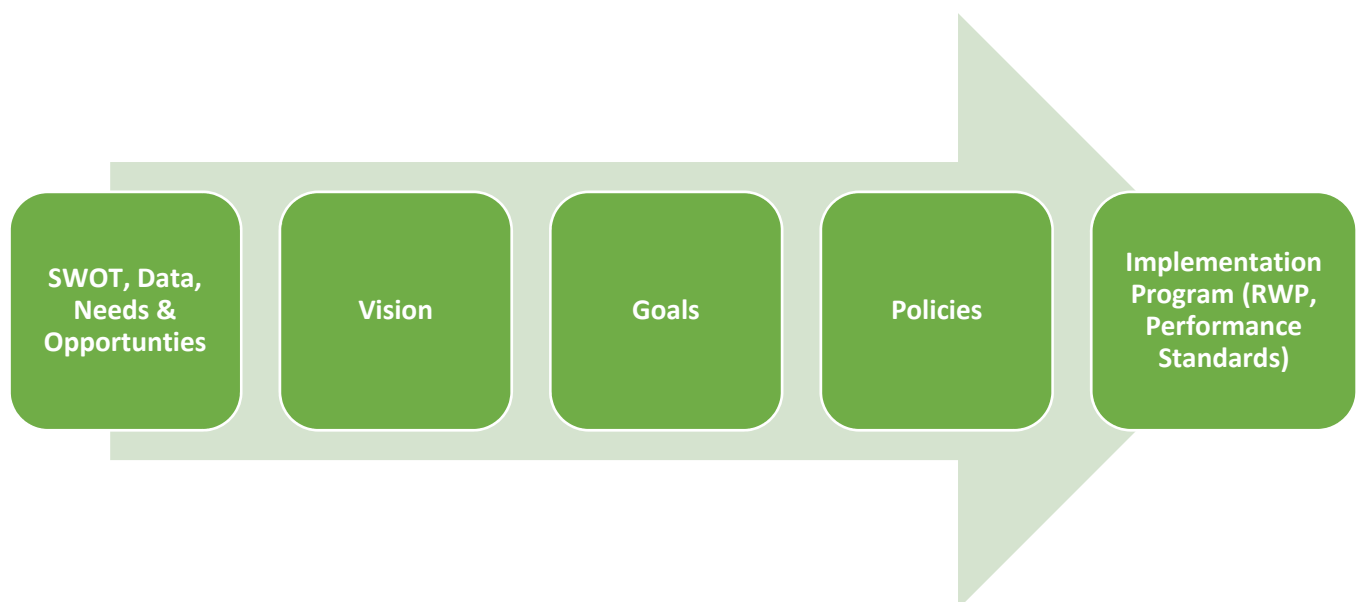


holds much potential for alternative technologies, including solar. In addition to its natural resources, other important assets for Regional growth and development include current economic diversity; highway, rail,

and other transportation infrastructure and access; and location just inland from Georgia's Coast and its expanding ports.

This document is a blueprint for the Region's future, and serves as a guide to its development. Information and suggested actions contained in this plan have been developed through a well-designed planning process with careful consideration of the public. The planning standards require three principal components: the Regional Goals; the identified Regional Needs and Opportunities; and the Implementation Program. Data gathered and analyzed for the plan foundation is no longer required as a separate Regional Assessment document; however, the data is included in the appendices.

Each of these principal components has specific required subcomponents as well. The Regional Goals contains a general vision statement, a list of regional goals and policies, and a regional development map identifying desired and expected development patterns and areas requiring special attention, accompanied by appropriate defining narratives. It is a concise summary and graphic picture of how the Region views itself and its future growth. The list of Regional Needs and Opportunities includes those the Region deems worthy of attention and addressing. The Implementation Program contains Performance Standards for evaluation and guidance for local governments to consider actions, programs, and other steps to be consistent with, and otherwise help achieve and accomplish, the desired Regional Goals and its guiding development principles. Further sections of the Implementation Program include a Report of Accomplishments of the actions listed in the previous Regional Work Program and a new Regional Work Program of implementation activities and programs for the Regional Commission.



This Implementation Program is designed to facilitate and foster consistency and coordination between all parties within the Region and elsewhere striving to assist the Region in achieving its vision, and making it a better place to live, work, recreate, or visit. The Regional Commission's Regional Work Program is required to be updated annually, along with plan evaluation and monitoring. The Regional Plan itself requires full reconsideration and plan update at least every five years, or as DCA requires.

Stakeholder Involvement Summary

Our mission when creating the Regional Plan was to develop a concise, usable document which regional stakeholders can support and use to become advocates for regionalism and economic development. To effectively develop our Region in the manner desired and to insure the information presented by our planning efforts is accurate and true, we employed several strategies and techniques to obtain broad input from citizens and stakeholders.

1. An initial public hearing was held at the beginning of the planning process on June 28, 2018 at 6:00 P.M. at the Montgomery County Senior Center in Mount Vernon. This kick-off to the planning process was held prior to a regularly scheduled Regional Council meeting.
2. Steering Committee Meetings were held prior to regularly scheduled Regional Council meetings. Updates were also given periodically during Regional Council meetings. The Steering Committee consisted of the Regional Council members as well as other interested stakeholders. According to the by-laws of the Regional Commission, each county is represented by three (3) representatives, both elected and appointed officials, as well as five (5) state appointed officials. Draft documents and comments were reviewed in each Steering Committee meeting.
3. Technical Advisory Committee Meetings were held on a nearly monthly basis to review plan material and develop working drafts of the plan. This committee was comprised of one (1) member from each of the 17 counties and was instrumental for their local knowledge and oversight.

4. Dedicated space was given to the Regional Plan on the HOGARC website homepage, hogarc.org. Page visitors were able to review previous Regional Plan documents as well as were directed to a Regional Plan specific website.
5. Email Notifications were utilized to contact stakeholders with meeting dates, reminders and links to various items. Questions and comments by stakeholders were encouraged to be submitted via email to the planning staff.
6. A Regional Survey was made available to the general public and all plan participants/stakeholders via hard copy and digital/online.

7. Regional Plan Specific Website- A Regional Plan website was developed at the beginning of the process. The website, bit.ly/hogarc2019regionalplan, includes links to various regional plan documents, a meeting timetable for the process, links to Steering Committee and Technical Advisory Committee meeting documents, and a regional survey. The website address was distributed on all emails sent to stakeholders and included with any public correspondence regarding the plan.



The Heart of Georgia Altamaha Regional Commission (HOGARC) is a quasi-governmental agency comprised of 17 counties and 62 municipalities. Our mission is to provide professional advice and assistance to our member governments and the State of Georgia in the areas of planning, community and economic development, local government administration and management, historic preservation, aging services, geographic information system services, workforce investment, and coordinated transportation. Our goal is to assist the planning and provision of efficient and effective services to improve the quality of life for citizens in the region's counties, the region, and for all of Georgia.

WWW.HOGARC.ORG

Appling - Bleckley - Candler - Dodge - Emanuel - Evans - Jeff Davis - Johnson - Laurens -
Montgomery - Tattnall - Teifair - Toombs - Treutlen - Wayne - Wheeler - Wilcox

8. Business Cards were utilized to drive traffic to the Regional Plan website to garner awareness of the planning process and to seek input from the regional input survey.
9. Four (4) Listening Sessions were held throughout the Region and were designed to be within a one hour or less drive for Region citizens and stakeholders.
 - Session 1 – Dublin, 10/30/2018 – This session focused on conducting a regional SWOT analysis and reviewing plan requirements.

- Session 2 – Baxley, 11/27/2018 – This session focused on conducting a regional SWOT analysis and vision input. Documents from the first Technical Advisory Committee were discussed.
- Session 3 – Vidalia, 1/10/2019 – This session focused on conducting a regional SWOT analysis and vision input. Draft documents from the Technical Advisory Committee and Steering Committee meetings were discussed.
- Session 4 – Eastman, 2/12/2019 – This session focused on conducting a regional SWOT analysis and vision input. Draft documents from the Technical Advisory Committee and Steering Committee meetings were discussed.

10. A final public hearing to conclude gathering public input was held at the Regional Commission office in Baxley on April 12, 2019.



Regional Plan Community Participation Plan

HOGARC Draft Regional Plan review announced

A public hearing will be held at 2:00 p.m. on April 12, at the Heart of Georgia Altamaha Regional Commission office, 331 West Parker Street, Baxley, Georgia 31513 to present the draft Regional Plan for review. The purpose of this hearing is to brief the Region on the contents of the plan, provide an opportunity for stakeholders/interested parties to make final suggestions, additions, or revisions, and notify the Region of when the plan will be submitted to the Georgia Department of Community Affairs for review.

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

All persons are invited to attend the public hearing. If you would like more information, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hogarc.org.

Topband Access, Rural Health Care Top Issues in Regional Listening Sessions

(TSPLOST) allows a region to implement a one percent regional sales tax over a ten-year period for transportation improvements. TSPLOST can only be used for roads, bridges, airports, safety improvements, transit, maintenance and operations. The three regions that passed TSPLOST will pay only 40 percent of the cost of a maintenance program undertaken with the state Department of Transportation. Regions that did not pass referendums must cover up with 10 percent of the cost. Pope also pointed to another bright prospect for the region's rural hospitals. "In the most recent survey, there was a reference to the Glenside Hospital closing if the Georgia Heart program didn't come through," Pope said. "It's a real concern for the region. It's a real concern for the region. It's a real concern for the region."

State Rep. CUD '18, which went into effect in 2017, would increase the state's funding for health care. Pope said that the Georgia Heart program is limited to Georgia and that that would be a real concern for the region. "It's a real concern for the region. It's a real concern for the region."

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Regional Goal Summary

The goals of the Region are designed to lay out a map for the Region's future and have been developed throughout the planning process involving regional leaders and stakeholders. Future decisions should be consistent with achieving these goals and advancing the Regional Vision.

The goals are as follows:

- Economic Development- Encourage economic competitiveness and job creation through skilled workforce development, upgrades to infrastructure, transit, broadband, and leadership development.



- Natural and Cultural Resources- Preserve and protect the Region's historically significant resources and environmentally sensitive areas while encouraging growth complementary with the existing sense of place.

- Community Facilities and Services- Utilize existing infrastructure to encourage infill development and further make investment in facilities and services.
- Housing- Provide safe, affordable housing opportunities in rural and urban areas for all income levels.
- Land Use- Encourage growth through planned actions and services by steering development near sites adjacent to or served by existing infrastructure.
- Intergovernmental Coordination- Work to create a regional approach to leadership, developing growth strategies, and solving common issues through regional partnerships.



Priority Needs and Opportunities

A list of needs and opportunities was developed in consultation with the Technical Advisory Committee, Steering Committee, SWOT analysis, online survey, listening sessions with Regional Stakeholders, and interpretation of Regional data. From the discussions, it was determined that the Heart of Georgia Altamaha Region faces many challenges as a predominantly rural region. The HOGA Region does have much to be proud of as well and should attempt to further develop the priority opportunities identified during this planning process. Topics of concern involve categories of economic development, natural and cultural resources, community facilities and services, housing, land use, and intergovernmental coordination. Our Regional Priorities include:

- Modernize Region's transportation network.
- Preserve environmentally sensitive areas.
- Increase downtown revitalization efforts.
- Increase Regional tourism cooperation/marketing.
- Increase connectivity and adequate access to alternative forms of transportation.
- Expand public transit throughout the Region.
- Maintain/upgrade/expand public infrastructure.
- Ensure the population has the skills and training necessary to attract and retain businesses and industries.
- Broadband internet technology infrastructure/access Regionwide.
- Establish a Regional economic development organization(s).
- Revitalize declining neighborhoods.
- Safe and affordable housing for all income levels.
- Increase building codes inspection programs in Region.
- Provide resources to residents for aging in place.

Key Strategies and Specific Items to be Pursued

Actions items to be completed over the course of the next five years may be found in detail in the Regional Work Program. The work program contains actionable projects to be measured per year and address the needs and opportunities identified in this plan. When developing Regional Commission projects, RC staff, members of the Technical Advisory Committee and Steering Committee were conscious of the capabilities of the Regional Commission and sought to define the mission of the Regional Commission. Our action items cover topics and issues identified in this plan and depend on our local governments, state and federal partner agencies, economic development organizations, non-profit organizations, and the private sector. (Selected actions are presented below; further action items are found in the Regional Work Program)

Strategy: Provide planning and technical assistance to local governments and economic developers to improve community facilities and amenities

Action: Encourage Complete Streets policies to be adopted by 4 local governments

Strategy: Develop tourism opportunities centered around the rural character of the Region

Action: Facilitate quarterly tourism meetings with local officials and Chamber of Commerce directors

Strategy: Provide planning and technical assistance to local governments which are improving and developing the built environment in favor of alternative modes of travel

Action: Survey and develop a Regional GIS database of all sidewalks, trails, and pedestrian crossings

Strategy: Provide technical assistance and planning to identify infrastructure needs of each local government

Action: Facilitate public works trainings in Region



Regional Goals

A large, octagonal concrete sign for Rayonier Advanced Materials. The sign is set on a circular base with some landscaping. The background shows trees and a clear sky.

RAYONIER
Advanced Materials.
Performance Fibers Business

REGIONAL VISION

The Region desires to continue to grow, thrive, and prosper in a healthy, sustainable manner. The Region would foster a business-friendly climate which grows the economy; encourages business concerns to expand, locate, or start-up; and increases employment with well-paying jobs, while maintaining a family-friendly atmosphere and attractive natural and cultural environment. It desires to do so while protecting and enhancing its scenic and natural amenities and significant historic resources; maintaining productivity of its prolific agricultural and forest resources; diversifying and solidifying a globally competitive economy; attracting retirees, lifestyle in-migrants, entrepreneurs, and other residents; retaining its youth and bringing home natives who have left; and preserving its rural, small town character.

The future Heart of Georgia Altamaha Region will be a thriving, mecca of rural renaissance with a strong sense of regional identity, and envious examples of collaboration and cooperation. The Region will continue to invest in its people and their education, workforce, and leadership skills; to invest in infrastructure, with special emphasis on access to state-of-the-art broadband and telecommunications, to prepare for and accommodate quality growth and development; to seek growth and development which links to, utilizes, and builds on its local natural and historic resources; to diversify, innovate, and maintain productivity in its agricultural and forest products and uses; to further improve its excellent transportation access and connection to nearby urban areas and the Georgia ports; to attract new residents, such as young families and retirees, with readily available healthcare services, increased public transit availability, education and recreation opportunities, arts enrichment, and other desired quality services and amenities; and otherwise, to diversify and expand its economy in a supportive, sustainable manner. Agri-tourism, heritage tourism, and nature-based tourism will be actively promoted, key components of the Region's economy which attract visitors and provide local employment. The Heart of Georgia Altamaha Region truly will be a coveted address to live, work, recreate, and in which to conduct business. Its unique history, culture, and quality of life will be widely recognized.



REGIONAL GOALS AND POLICIES

Economic Development

Encourage economic competitiveness and job creation through skilled workforce development, upgrades to infrastructure, transit, broadband, and leadership development.

- Utilize existing programs and support efforts to enhance workforce development and job skills improvements and to further educational attainment within the Region.
- Facilitate and support strong, active local chambers of commerce and economic development entities.
- Promote and encourage cooperation and collaboration between economic development entities within the Region.
- Establish and support regional economic development organization(s) focused on the Heart of Georgia Altamaha Region, with special emphasis on rural needs.
- Develop, promote, and support efforts and strategies to improve regional identity, regional collaboration, and regional marketing.
- Create Regional leadership development program, and support existing local leadership programs and their development Regionwide.
- Support all efforts to maintain and expand the agriculture, forestry, and related agribusiness sectors within the Region and keep them vital and viable.
- Encourage economic development initiatives and strategies which support and complement the Region's existing economic development activities and which capitalize on the Region's natural resources, location, and other assets.
- Support, enhance, and promote local and regional tourism efforts and opportunities, especially those capitalizing on the Region's heritage, agriculture, and natural and cultural resources.
- Promote use of regional bicycle and pedestrian website, gohoga.org, to increase tourism.
- Facilitate and support the continuing expansion and improvement of infrastructure, including that of water/sewer, the transportation network, and broadband availability and capability, to accommodate and allow desired economic development and growth.

- Provide continued support for Region's Transportation SPLOST and passage of TIA-2.
- Support Broadband Ready designation Region wide to enhance efforts to expand and improve broadband service.
- Encourage and support downtown and small town revitalization efforts, including GDCA Rural Zone designation, as appropriate.
- Encourage and support efforts to further small business development and assist entrepreneurs.

Natural and Cultural Resources

Preserve and protect the region's historically significant resources and environmentally sensitive areas while encouraging growth complementary with the existing sense of place.

- Expand awareness, understanding, and education of importance of Region's heritage, its outstanding natural/cultural resources, and their need for documentation/conservation/protection.
- Seek continued utilization of conservation land uses in the identified Green Infrastructure Network of the Heart of Georgia Altamaha Regional Commission Regional Resource Plan.
- Support The Nature Conservancy goal of a continuous, permanently protected Altamaha River Bioreserve corridor in conservation use.
- Support public and private efforts to protect and connect existing conservation lands of all the Region's river corridors with protected conservation uses.
- Support and seek to develop multi-use trails, other outdoor recreation facilities, and usage along the Region's river corridors, especially those with multi-county linkages.
- Encourage and support the development of local advocacy groups in each county concerned with protection, utilization, and management of river corridors, wildlife recreation and conservation, other local conservation efforts, and historic and cultural resources, as well as environmental awareness, stewardship, and clean-up efforts.
- Encourage and support the utilization of the Region's heritage, river corridors, and other natural and cultural resources through compatible economic utilization and tourism efforts.

- Promote and support regional cooperation, marketing, and partnership in river corridor protection, development, economic utilization, and enhanced recreational and tourist attraction of the Region's river corridors and other natural and cultural resources.
- Promote, support, and advocate use of best management practices by the public, developers, and agricultural, forest, and other interests.
- Encourage enforcement of the model Environmental Conservation, On-Site Sewage Management and Permit Ordinance prepared by HOGARC.
- Encourage and support the adoption of floodplain management ordinances and other land development ordinances which preserve and protect sensitive natural and cultural features of the landscape, support proper natural functioning, respect existing rural and natural character, and minimize intrusions, run-off, or other pollution.
- Advocate for the continued protection of water flows in the Region's rivers and for protection of water quality and availability from the Floridan and other Region aquifers, as well as the Region's rivers and wetlands.

Community Facilities and Services

Utilize existing infrastructure to encourage infill development and further make investment in facilities and services.

- Advocate for expedited completion of the Governor's Road Improvement Program (GRIP) multi-laning on designated routes within the Region.
- Cooperatively promote and advocate the use of major regional transportation routes as interstate alternatives and/or tourism/economic development opportunities.
- Support the efficient implementation of local and regional T-SPLOST projects and the supportive utilization of local T-SPLOST funds for further enhancement of the Region's transportation network, as well as approval of T-SPLOST's continuation.
- Support the continued expansion and improvement of the Region's rail network, both for freight and passenger service.
- Support the continuing efforts to upgrade/improve the Region's airports.
- Support the continuation and expansion of the DHS Coordinated Transportation System, as well as development of additional rural public transit systems within the Region.

- Advocate and support improved access, within communities and to important recreational, natural, and cultural amenities, through enhanced development of alternative forms of transportation and adoption of Complete Streets policies, including sidewalk improvements, development of local bicycle routes/trails/events, and the establishment of greenways, multi-use or other trails.
- Advocate for, and support expansion of, telecommunications/technology infrastructure and broadband capability and service within the Region, including designation of Broadband Ready communities Region wide.
- Support community efforts to receive GDCA's PlanFirst designation.
- Continue to maintain/upgrade/expand public water and sewer systems and other public infrastructure and services to serve existing residents and to accommodate, provide, and guide future growth and development.
- Protect existing infrastructure investment by encouraging infill development and other intense development location within or close to municipal areas already served by infrastructure.
- Promote and support the use of Geographic Information Systems (GIS) and other innovative technologies in the provision of local, regional, and state services.
- Support the update of comprehensive hazard mitigation plans and other enhancements to public safety services/facilities within the Region.
- Support the development of solid waste management plans, which support desired development patterns and economic development, while maintaining adequate access to solid waste services/facilities and promoting feasible and sustainable recycling programs.
- Support and advocate for provision of access to quality health care, needed improvements/upgrades to facilities, retention of local hospitals and emergency care access, provision of appropriate health care professionals, and improved access to Level I or II trauma centers throughout the Region.
- Support/advocate for continuing improvements to educational facilities, services, and programs at all education levels, including post-secondary, throughout the Region.
- Support community gardens and other programs/facilities to reduce food deserts.
- Increase provision of bed space and other resources to serve the Region's homeless population.

- Support and seek the development of, and improved access to, local and state parks and recreational facilities which create greater outdoor recreation opportunities and promote an improved quality of life.
- Support the enhancement and expansion of cultural facilities, services, and programs within the Region.
- Provide resources to Region residents which support aging in place, including senior centers and their programs.

Housing

Provide safe, affordable housing opportunities in rural and urban areas for all income levels.

- Support federal, state, and local programs and funding seeking to rehabilitate substandard housing, eliminate or reduce dilapidated housing or blight, or otherwise upgrade housing quality and aesthetics within the Region.
- Support the provision of quality housing construction and appropriate variety of housing choices, including construction of more single-family dwellings on smaller lots, such as “tiny houses,” through enforcement of Georgia’s Uniform Construction Codes and other appropriate land development/growth management regulations.
- Support appropriate local regulation of manufactured housing to allow affordable housing choices, but also to address quality, appearance, safety, and location issues.
- Encourage and support provision of special needs, workplace, and migrant housing to assist in housing options and facilitate economic development.
- Encourage and support the provision of infill housing in areas already served by municipal infrastructure through regulation and/or special incentives.

Land Use

Encourage growth through planned actions and services by steering development near sites adjacent to or served by existing infrastructure.

- Support and assist the development of local comprehensive plans and growth management regulations which are consistent with the Regional Plan and appropriately support local community visions and desired growth patterns.
- Support/encourage local policies and regulations which encourage and promote development compatible with conservation and sensitive utilization of the Region's natural and cultural resources and agricultural and forestry lands, as well as retention of the Region's rural and small town character.
- Encourage local policies which locate intense developments in or near the Region's municipalities in areas already served by water, sewer, and other infrastructure.
- Support all efforts to maintain agricultural and forestry land uses within the Region and keep them vital and viable.
- Support and encourage public and private efforts to protect, connect, and expand conservation lands and uses within the Region, particularly in the Region's river corridors.
- Support development and utilization of local policies and programs which encourage downtown revitalization, preservation and adaptive use of community landmarks, and otherwise contribute to the retention of unique community character.
- Support local policies and U.S. Army/conservation organization efforts to facilitate conservation uses within the Ft. Stewart Army Compatible Use Buffer Area to minimize encroachment and protect the mission of the Ft. Stewart military installation.
- Support for the Georgia Sentinel Landscape Partnership collaborative effort to conserve natural resources, benefit working lands, and support military readiness within the Landscape's boundary.

Intergovernmental Coordination

Work to create a regional approach to leadership, developing growth strategies, and solving common issues through regional partnerships.

- Encourage and support continuing coordination and collaboration between local jurisdictions in growth management planning and delivery of services.
- Encourage the development, support of, and utilization/participation in regional partnerships/organizations which further regional coordination/cooperation, particularly in economic development and tourism.
- Utilize the Regional Commission as a forum and liaison to address/develop solutions for shared regional issues.
- Encourage more hands-on technical assistance to smaller, rural counties from state agencies.
- Seek Regional participation in an annual Regional leadership development program.



Regional Development Maps

Regional Land Use Map

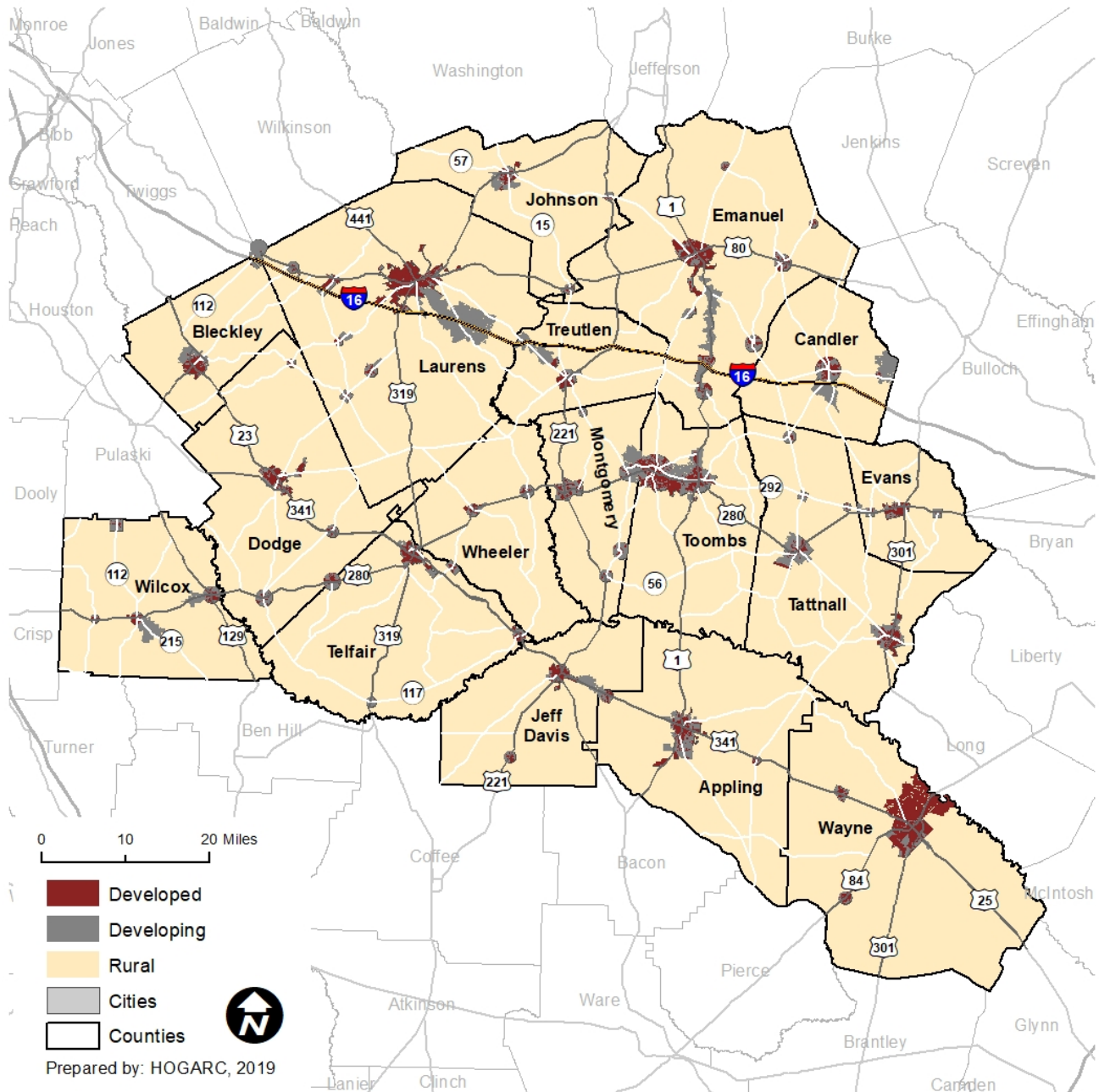
The Regional Development for the Heart of Georgia Altamaha Region illustrates desired future land use patterns of the region. Regional Commission staff developed the map primarily based on existing and future land use compiled from local comprehensive plans, water/sewer service areas, and knowledge of local trends, facilities, regulations, and other circumstance. The Regional Land Use Map consists of three distinct general land use categories:

- 1) Developed: Areas that exhibit urban-type development patterns (i.e., medium to high density residential, commercial development and industrial development, etc.) and where urban services (i.e., public services of water, sewer, etc.) are provided at the time of plan preparation.
- 2) Developing: Areas that are expected to become urbanized and will require the provision of new urban services (i.e., public services of water, sewer, etc.) during the planning period.
- 3) Rural: Areas not expected to become urbanized or require the provision of urban services during the planning period (i.e., public services of water and sewer), during the planning period. These areas are characterized by sparsely developed nonurban areas where the land is primarily used for farming, forestry, very low-density residential or open space uses.

As shown, most of the Region is expected to remain in low density, rural uses. While such rural uses will have some residential and other uses, these will remain of relatively low density with surrounding prominent agricultural/forest/conservation uses, and will not significantly impact the rural character.

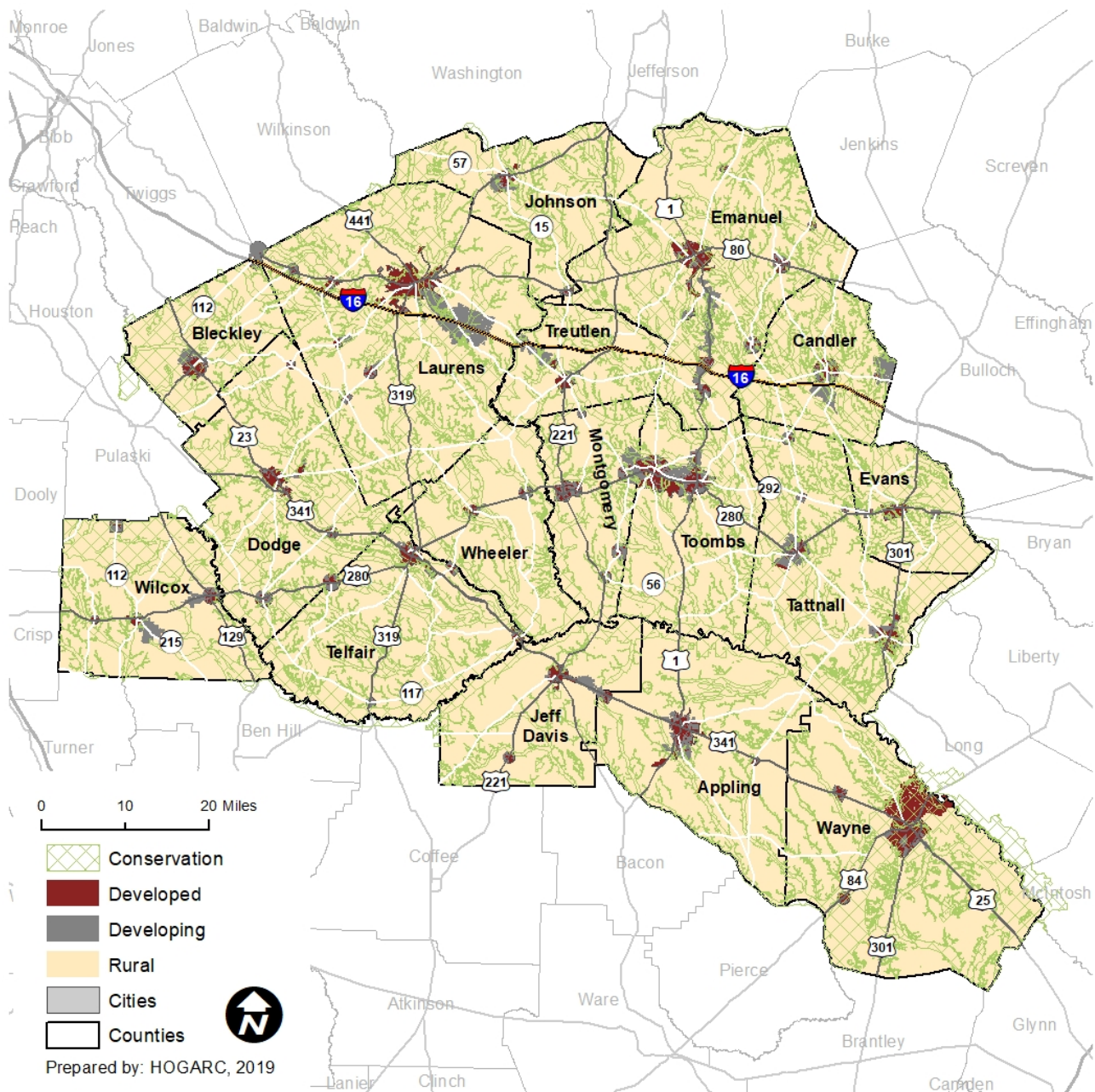
All of the Region's municipalities are shown as "Developed" simply because of their "urban" nature and municipal infrastructure, especially given the scale of the map. Many of these "Developed" areas, especially the smaller populated ones, will have land uses and open spaces of a more rural nature. Many have significant infill development opportunities.

The “Developing” areas are known areas of growth and potential growth, primarily around the Region’s larger municipalities and the established transportation network. In recent years, local governments located near Interstate 16 interchanges have made investments to improve or develop infrastructure for potential industry location. The long term impact of the planned Savannah Port deepening will likely mean development at improved interchanges and spur further growth along the corridor. Other growth areas for the region were identified primarily because of infrastructure service areas, school locations, or adjacent growth influences. Please note the map depicted below can be found in greater scale in the Appendices on page 200.



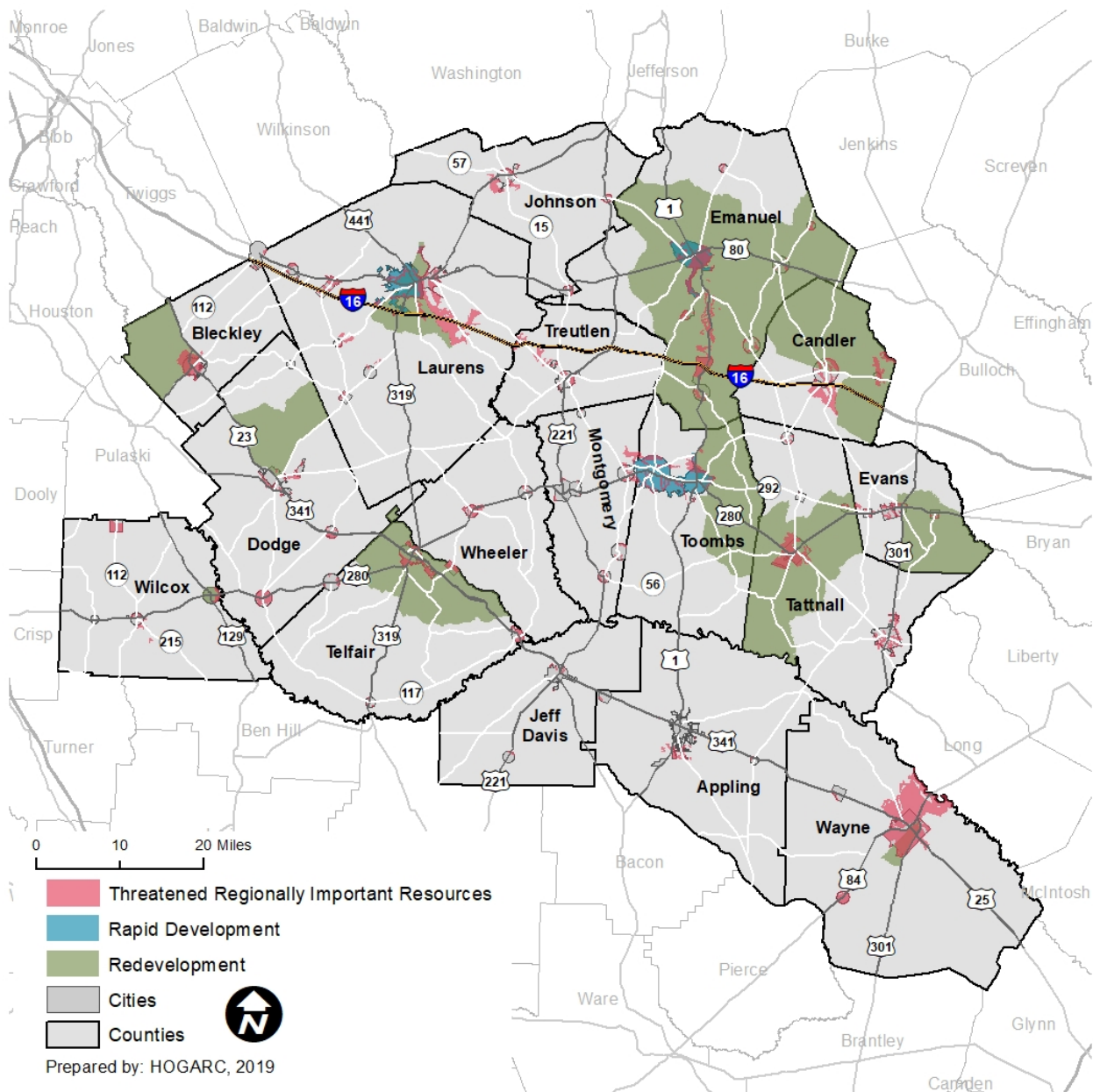
Conservation and Development Map

Using the categories from the Regional Land use map as a base, the Conservation and Development map identifies areas to be preserved in order to protect important regional resources and environmentally sensitive areas. Conservation includes Regionally Important Resources, wetlands, protected rivers, significant groundwater recharge areas, conservation lands, and areas of interest to the Georgia Sentinel Landscape program. Areas where Conservation overlaps the Developed or Developing land use categories are identified as Threatened Regionally Important Resources on the Areas Requiring Special Attention Map. These are areas likely to be impacted by development. Please note the map depicted below can be found in greater scale in the Appendices on page 201.



Areas Requiring Special Attention (ARSA) Map

The Areas Requiring Special Attention (ARSA) map is an illustration of land use trends within the region and the areas which exhibit conditions for close monitoring when considering factors such as: natural and cultural resources are likely to be impacted by development, rapid development or change in land use is likely to occur and may outpace community facilities and services, and areas primed for redevelopment and/or economic growth. Strategies for managing each area identified are presented in the defining narrative in the following section. Please note the map depicted below can be found in greater scale in the Appendices on page 202.



Defining Narrative of Areas Requiring Special Attention

The following defining narrative provides a general definition of the types of areas requiring special attention, specific management strategies for each area including recommended development patterns; compatible land use; DCA's Quality Community Objectives to be pursued; and possible implementation measures to achieve the desired development patterns. A description of DCA's Quality Community Objectives is provided to allow for more concise narrative descriptions of each Area Requiring Special Attention.

To cause less confusion and avoid repetition, the Quality Community Objectives developed by DCA are defined here and are identified in name only throughout the following text.

The Quality Community Objectives

The 10 objectives outlined below are adapted from generally accepted community development principles to fit the unique qualities of Georgia's communities. Although these are only recommendations, we at DCA are convinced that if a community implements these principles, it will result in greater efficiency, cost savings, and a higher quality of life for Georgia citizens. These objectives are intentionally crafted with significant areas of overlap, such that, by addressing one or more of the objectives, a community will also end up addressing aspects of others. DCA stands ready to partner with communities to assist with any of these objectives to help create a climate of success for Georgia's families and businesses.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management

techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio- economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Threatened Regionally Important Resources

These are areas where significant natural or cultural resources are likely to be impacted by development. Identified resources include the conservation areas as identified on the Conservation and Development Map, adopted Regionally Important Resources from the 2012 Regional Resource Plan, and growth areas of the region to include Developed and Developing categories of the Regional Land Use Map.

Desired Development Patterns

The Heart of Georgia Altamaha RC's Regional Resource Plan (2012) provides guidance for appropriate development practices and patterns for designated Regionally Important Resources, which consist of significant natural and cultural resources. Additional recommendations include the following:

- Clustering development to preserve open space within the development site
- Enlisting significant site features (view corridors, water features, farmland, wetlands, historic structures, etc.) as amenities that shape identity and character of development
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views
- Preserving environmentally sensitive areas by setting them aside as public parks, trail corridors, or greenbelts
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Facilities for bicycles, including bikeways or bike lanes, parking racks, etc.
- Restrictions on the number and size of signs and billboards
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transportation is available



Sensitive Natural Habitat



Altamaha River, Wayne County



Little Ocmulgee Sandhill,
Wheeler County

- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements
- Preserving significant historic or cultural features, structures, or character, and adaptively reusing or incorporating them in modern uses

Land Uses

- Natural, Cultural, and Historic areas
- Parks and Nature Preserves
- Passive Recreation
- Trails, Greenways, Blueways
- Wildlife Management Areas
- Agriculture and Forestry
- Conservation



Stubbs Park/Stonewall Historic District

Quality Community Objectives

- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Transportation Options
- Community Health



Downtown Metter Historic District

Implementation Measures

- Consult Regional Resource Plan: Regionally Important Resources for the Heart of Georgia Altamaha Region (2012) and implement recommendations contained therein, as appropriate
- Utilize recommendations included in Multi-Region River Corridor Feasibility Study (2012), as appropriate/feasible
- Maintain agriculture/forestry/conservation uses
- Support increased nature-based, heritage, and agri-tourism efforts
- Adopt and enforce supportive ordinances, as needed

- Land and Water Conservation - easements, acquisition, land trusts, farm land protection, purchase/transfer of development rights
- Low-Impact Development - protect natural systems and reduce infrastructure costs
- Planning for Smart Growth - compact development, efficient infrastructure investment, design guidelines, infill development, cluster development, etc.
- Sign Regulation - control the aesthetic impact of signage

Rapid Development

There are no areas within the Heart of Georgia Altamaha Region where truly rapid development is expected; however, there are developing areas adjacent to several cities. In some cases, this development could outpace the availability of community facilities and services.

Desired Development Patterns

- Clustering development to preserve open space within development site
- Enlisting significant site features (view corridors, water features, farmland, wetlands, historic structures, etc.) as amenities that shape the identity and character of the development
- Distribution of affordably-priced homes throughout locality/region
- Encouraging development on appropriate infill sites
- Encouraging development in existing or planned infrastructure service areas
- Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily
- Sign regulation - control the aesthetic impact of signage
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks)
- Brownfield redevelopment that converts formerly industrial/commercial sites to mixed-use



Downtown Dublin Historic District

Land Uses

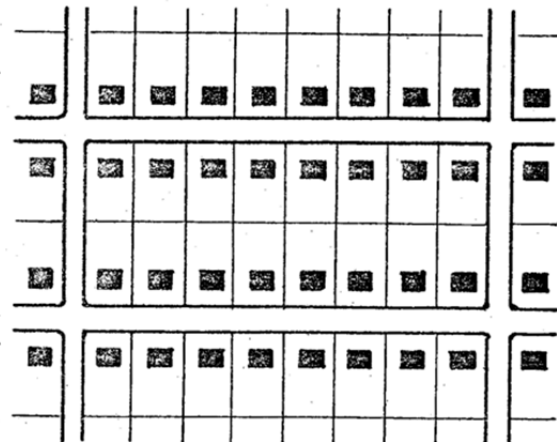
- Residential
- Commercial (office and retail)
- Mixed-Use
- Light industrial/warehouses
- Public/Institutional
- Natural, Cultural, and Historic areas
- Parks
- Trails, Greenways, Blueways
- Agriculture (small-scale)



Subdivision Regulations, Vegetative Design Standards

Quality Community Objectives

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



Cluster Development Pattern

Implementation Measures

- Low-Impact Development - protect natural systems and reduce infrastructure costs
- Planning for Smart Growth - compact development, efficient infrastructure investment, infill development, cluster development
- Subdivisions and Land Development regulations
- Quality, diverse housing stock
- Land and Water Conservation - easements, farmland protection, land trusts
- Plan for and implement multi-modal transportation - bike and pedestrian plans

- Intergovernmental Coordination - intergovernmental service agreements to increase efficiency and cost savings

Areas Needing or Currently Experiencing Redevelopment

There is a need for redevelopment throughout the Heart of Georgia Altamaha Region in most municipalities' existing developed areas, primarily in downtowns, historic areas and other older neighborhoods, and early commercial areas. In addition, there are also some former industrial areas needing redevelopment for new industrial or other use, such as passive recreation. The region has also experience multiple golf course closings. This presents excellent opportunities for park creation or other redevelopment possibilities. Significant infill development opportunities are found scattered throughout the Region in currently developed areas, especially in the smaller towns and where public water/sewer are available. There include vacant lots/properties in both residential and commercial areas, most of which have water access and sometimes available sewer infrastructure.

Areas with persistent or high rates of poverty are found throughout the Heart of Georgia Altamaha Region. Most of the residential redevelopment areas, which are often eligible CDBG target areas, are characterized by significant levels of disinvestment. Portions of some or even entire older downtown commercial areas, especially those in the Region's smaller communities, are also plagued by significant disinvestment. Other indicators of significant disinvestment include Opportunity Zones (State and Federal), Enterprise Zones, Urban Redevelopment Areas, Revitalization Area Strategies, and Rural Zones. Due to sixteen of our seventeen counties being categorized as Tier 1 counties by DCA, the benefits offered by a state designated Opportunity Zone are already in place (i.e. job creation incentives) and are not present in the region. Federal opportunity zones represent some of the most concentrated poverty in the state and will be designated for a ten year period. The region has three Urban Redevelopment Target Areas located in Cochran, Dublin, and Abbeville. The City of Jesup downtown was designated as a Rural Zone in 2018. This designation is designed by the state to provide incentives for job creation and investment in the historic city centers of Georgia.

Desired Development Patterns

- Traditional downtown areas maintained as community focal point (attractive, mixed-use, pedestrian-friendly)
- Improvement of sidewalk and street appearance and amenities of commercial centers
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities
- Infill development on vacant sites closer to the center of the community; these sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood rather than more development on greenfield sites
- New housing opportunities created out of former, underused commercial, warehouse, or industrial spaces
- New residential development that matches mix of housing types and styles of older neighborhoods
- New development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Residential development that offers a mix of housing types (single family, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood
- Residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- On-street parking
- Rehabilitation of deteriorated housing utilizing Community Development Block Grant or other funding programs



Stubbs Park Redevelopment



Potential Redevelopment Area

- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points
- Brownfield redevelopment that converts formerly industrial/commercial sites to mixed-use developments or passive recreation
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets
- Sign regulation - control aesthetic impact of signage
- Clustering development to preserve open space within development site
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas
- Preserving significant historic or cultural features, structures, or character, and adaptively reusing or incorporating them in modern uses

Compatible infill development on vacant or under-utilized sites and of vacant properties already served by infrastructure

- New development matching typical densities of older community center
- Well-designed development that blends into existing neighborhoods, disguising its density, if appropriate
- New residential development that matches the mix of housing types and styles of older, closer-in community neighborhoods

Land Uses

- Residential
- Commercial (office and retail)
- Public/Institutional
- Parks
- Passive Recreation
- Mixed-Use
- Light industrial/warehouses
- Public/Institutional

Quality Community Objectives

- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options



The Stage at City Park, Vidalia



Municipal Annex, Vidalia

- Economic Prosperity
- Resource Management
- Local Preparedness
- Regional Cooperation
- Community Health



Downtown Furniture Store Reused as Swainsboro's Main Street Market

Implementation Measures

- Infill Development Program - comprehensive strategy for encouraging infill in particular areas
- Quality, diverse housing stock
- Overlay Districts - mapped areas where special regulations on development are applied, such as design guidelines in historic district
- Infrastructure improvement/upgrade
- Brownfield Site Remediation - clean-up of contaminated properties
- Strategies for Reuse of Greyfields – reusing sites such as abandoned shopping centers for mixed-use development
- Business Improvement District (BID)/Community Improvement District (CID) - self-taxing entity formed by property owners and/or businesses within specific geographic area to increase attractiveness and safety, provide additional services, etc.
- Rehabilitation Codes - reuse older buildings, resulting in reinvestment in blighted areas
- Historic Preservation Rehabilitation Tax Incentives
- Targeted Corridor Redevelopment – using public incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers/areas or abandoned businesses
- Adaptive Use of existing buildings for new uses
- Public Nuisance Ordinance - control nuisances, such as tall weeds/grass, accumulated junk, abandoned vehicles, loud noises, etc.
- Sign Regulations - control aesthetic impact of signage
- Plan for and implement multi-modal transportation - bike/pedestrian plans, corridor studies, etc.
- Infill development ordinances
- Utilize Community Development Block Grant and/or other funding programs to rehabilitate deteriorated housing
- Provide incentives for developers

REGIONAL NEEDS AND OPPORTUNITIES



Needs and Opportunities

The Regional Needs and Opportunities Section presents areas of concern as well as excellence within the Region. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired Region future. The opportunities are strengths and assets which can be utilized as a starting point and foundation to build upon to move the Region forward on its desired future path. The Needs and Opportunities Section 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 Needs and Opportunities noted in green are considered a priority item and have an appropriate strategy and action item(s) in the Regional Work Program Section.

Economic Development

Needs	Opportunities
<ul style="list-style-type: none"> • Ensure that the population has the skills and training necessary to allow the Region to better attract and retain businesses and industries. • Modernize Region's transportation network. • Increase Regional tourism cooperation/marketing. • Increase downtown revitalization efforts. • Establish Regional economic development organization(s). • Regional leadership development program. • Increase levels of educational attainment. • Increase income levels as compared to state as a whole. • Enhance affordability of technical college training for immigrant population. • Public/private partnerships to develop open access "middle mile" for broadband deployment. • Develop a marketing strategy to promote a regional identity. • Professional development staff and local marketing strategies. • More active local leadership development training/programs. • More childcare facilities and youth activity programs to enable more people to work. 	<ul style="list-style-type: none"> • Passage of the Transportation SPLOST in the HOGARC Region and ongoing transportation improvements (e.g. four-laning of U.S. 1, airport upgrades, etc.) to increase connectivity. • Georgia's new Broadband Ready designation and related incentives for carriers. • Majority of Region's historic city centers eligible communities to apply for GDCA's Rural Zone designation. • Improving high school graduation rates, high number of dual enrolled students, and the presence of technical colleges and post-secondary institutions, as well as additional programs. • Stable local industries and growth of advanced manufacturing. • Regional partnerships supportive of economic development efforts. • New markets/uses and alternative agricultural and forestry crops/resources. • Rayonier's production of specialized chemical cellulose, as well as other existing regional industries' products. • Capitalization of Region's advantages in logistics/location, including proximity to Georgia ports. • Location of Fort Stewart within Region. • Attraction of new residents. • Presence of Plant Hatch Nuclear Power.

Natural and Cultural Resources

Needs	Opportunities
<ul style="list-style-type: none"> ● Preserve environmentally sensitive areas. ● Greater focus on water supply efficiency planning in conjunction with regional and statewide water management plans. ● Increased public education concerning conservation/protection of the Region's significant natural/cultural resources. ● Compatible utilization of the Region's natural/cultural resources. ● Growth management/regulation/enforcement to preserve the Region's rural character. ● Increased utilization/promotion of historic preservation in downtown development efforts. ● Promotion of the Region's history/historic sites/museums. ● Greater focus on aesthetics/beautification improvements. 	<ul style="list-style-type: none"> ● Outdoor recreation opportunities promotion and enhancement. ● Significant number of protected river corridors. ● Capitalize on the Region's history and numerous historic sites to promote heritage tourism. ● HOGARC Regional Resource Plan and Multi-Region River Corridor Feasibility Study. ● Certified Local Government (CLG) status for Dublin. ● Existing and new local advocacy/support organizations. ● New Georgia Sentinel Landscape Partnership to promote continuation/protection of compatible land uses near Fort Stewart and Townsend Bombing Range.

Community Facilities and Services

Needs	Opportunities
<ul style="list-style-type: none"> • Maintain/upgrade/expand public infrastructure. • Limited broadband internet technology infrastructure/access Regionwide. • Passage of Regional TIA-2 (Transportation SPLOST). • Increase connectivity/access to alternative forms of transportation. • Expand public transit throughout the Region. • Increased adoption of “Complete Streets” policies by local governments. • Increased funding to maintain/improve parks/recreational facilities. • Regional development of bicycle trails, events, and cooperative marketing. • Provide resources for aging in place. • Modernize Region’s transportation network. • Public safety services/facilities enhancements. • Affordable solid waste services/facilities. • Access to quality health care. • Ensure availability of public services for migrant/seasonal population. • Educational facilities/services improvements. • Cultural facilities/services enhancement. • Adequate local government facilities/services and professional management. • HOGA governments to achieve state Broadband Ready designation. • Broadband education for local government officials. 	<ul style="list-style-type: none"> • Existing DHR and GDOT 5311 public transit programs in the Region. • Current HOGARC Region T-SPLOST and state-designated developmental highways and their planned upgrades. • Major regional transportation routes as interstate alternatives. • Ongoing airport upgrades. • Region’s existing rail network and continuing expansion. • Amtrak passenger rail hub in Jesup. • Middle Georgia State University Aviation Campus in Eastman. • Abundant groundwater supply. • Georgia HEART Hospital Program and Georgia Community Paramedicine Program Strategic and Rural Emergency Hospital initiatives. • Telehealth programs in Region schools and new healthcare clinics. • Improved access to parks/recreational facilities. • Region’s technical colleges. • Ongoing cultural facilities/services enhancements.

Housing

Needs	Opportunities
<ul style="list-style-type: none"> ● Revitalize declining neighborhoods. ● Increase building codes inspection programs. ● Safe and affordable housing for all income levels. ● Manufactured home park regulations to include mandatory storm shelters. ● Inclusion of mandatory safe room provision for new homes in building codes. ● Improved regulation of manufactured housing. ● Code enforcement to address prevalence of substandard housing. ● Land use/growth management regulations to guide future housing growth to desired areas. ● Provision of adequate housing options for migrants and seasonal population. ● Increase special needs housing, including senior, disabled, assisted living, and shared residences. ● Increased resources to assist homeless population. 	<ul style="list-style-type: none"> ● Construction of more single-family dwellings on smaller lots, including “tiny houses.” ● Availability of ample land. ● Increased utilization of available state/federal/private assistance programs. ● Infill development within Region municipalities or their current service areas.

Land Use

Needs	Opportunities
<ul style="list-style-type: none"> • Provision of a land use management planner or contract for services with the Regional Commission to direct zoning changes. • Development of coordinated land use management planning regulations. • Adoption/enforcement of Georgia's Uniform Construction Codes. • Manage/guide infrastructure expansion to desired areas/limit sprawl. • Community aesthetics/beautification improvements. • Solar farm industry regulations. 	<ul style="list-style-type: none"> • Usage of alternative zoning/land use regulations. • Attractive rural character/abundant, outstanding natural and cultural resources. • Available/affordable land. • Underutilized significant regionally important natural and cultural resources. • No major existing land use conflicts in the Region/room for growth. • Ft. Stewart Army Compatible Land Use Buffer Area. • The Georgia Sentinel Landscape Partnership's collaborative conservation, economic, and military readiness efforts within its boundary near military installations.

Intergovernmental Coordination

Needs	Opportunities
<ul style="list-style-type: none"> • Annual Regional leadership development program. • Services sharing, joint delivery of services, and/or consolidation among local governments. • Improved coordination among jurisdictions in establishing/enforcing growth management regulations. 	<ul style="list-style-type: none"> • Regional partnership participation. • Tri-county ownership of Sweetwater Industrial Park in Appling County (Appling, Bacon, and Jeff Davis). • Significant cooperation among HOGA cities and counties and with state agencies. • The Region's river corridors/other natural/cultural resources' potential for enhanced/coordinated protection, resource utilization, and expanded tourism/economic development.



IMPLEMENTATION PROGRAM

Implementation Program

The Implementation Program is the overall framework of activities and strategies for achieving the Regional Vision and for addressing each of the Regional Issues and Opportunities. It is the roadmap for realizing the desired future Region, for accentuating the strengths, assets, and advantages of the Region, and for mitigating and overcoming the Region's weaknesses and problems. It provides guidance not only to the Regional Commission, but also to local governments, the State of Georgia, and other public and private agencies or parties which desire to make the Heart of Georgia Altamaha Region an improved place to live, work, recreate, and visit, and to be all it has the potential to be. Components of the Implementation Program include Local Government Performance Standards and a Regional Commission Regional Work Program. Each component is designed to provide guidance and direction to decisions affecting growth and development in the Heart of Georgia Altamaha Region, and to foster achievement and consistency with the Regional Plan and its identified Regional Vision.

Local Government Performance Standards

Local Government Performance Standards are a DCA required subcomponent of the Regional Plan's Implementation Program. They are designed to provide guidance for local leaders in making decisions and taking actions which are consistent with the identified Regional Goals and Policies and help address the identified Regional Needs and Opportunities. The Performance Standards can also assist a local government with measuring its state of development and the quality of its growth. The Minimum Standards are considered essential activities for local governments to undertake for consistency with the Regional Plan. The intent is to ensure a consistent and predictable basic level of local requirements across the Region.

The items included in the Excellence Planning Standards are desirable activities for local governments to work toward implementing to achieve an enhanced quality of growth and improved consistency with the Regional Plan. Each item should be considered a recommended best practice for local government emulation. To be labelled as a "Local Government of Planning Excellence" in the Heart of Georgia Altamaha Regional Commission, it has been determined that a local government must have met all six of the Minimum Standards, and also be credited with having achieved a total of 40 of the 96 Excellence Planning Standards. This total of 40 excellence items achieved must include a minimum of at least two from each category (Economic Development, Natural and Cultural Resources, Community Facilities and Services, Housing, Land Use, and Intergovernmental Coordination). Local governments will self report how they have achieved the "Local Government of Planning Excellence" threshold, but this reporting will be subject to Regional Commission verification and concurrence.

Minimum Standards

- Have an approved and adopted comprehensive plan under the Georgia Planning Act of 1989, as amended
- Maintain current Qualified Local Government Status by the Georgia Department of Community Affairs
- Be a part of an approved countywide Service Delivery Strategy in compliance with Georgia Department of Community Affairs rules
- Maintain a current solid waste management plan in compliance with the Georgia Solid Waste Management Act of 1990, as amended
- Be a part of an approved Pre-Disaster Mitigation Plan in compliance with Federal Emergency Management Agency (FEMA) standards
- Participate in Regional Commission's Local Plan Implementation Assessment Meetings held in each county, or otherwise cooperate with the Regional Commission to implement the Regional Plan and be informed about other Regional initiatives

Excellence Planning Standards

Economic Development

- Have and support an active Chamber of Commerce and/or Economic Development Authority
- Employ a community economic development professional
- Participate in a statewide certification program for community economic development (e.g. Certified Literate Community, Entrepreneur Friendly Community, etc.)
- Maintain state certification for local development authorities
- Have an existing business retention program and/or strategy
- Have a formal business recruitment strategy appropriate to local/regional assets and workforce skills
- Regularly host a local leadership training program and/or participate in the Regional Georgia Academy of Economic Development

- Be an officially designated Broadband Ready community
- Have an active local tourism board and/or convention and visitors bureau
- Hold an annual festival or special event celebrating local heritage, culture, and/or natural and historic resources
- Have an active Downtown Development Authority
- Participate in the Georgia Main Street Program
- Have at least one formally designated scenic byway, bike trail, multi-use trail, greenway, or similar linear recreation/tourism venue
- Host an official community farmers market
- Celebrate a farm day, farm tour, or other recognition/education events for local agriculture, forestry, and agri-business interests
- Actively participate in the Georgia Sentinel Landscape Partnership
- Participate in multi-county economic development efforts/entities
- Participate in multi-region economic development/tourism efforts/entities
- Participate in regional organizations/efforts designed to promote economic development/tourism/recreation solely within the Heart of Georgia Altamaha Region
- Participate in Georgia's PlanFirst Program with official designation
- Be or have been an officially designated Rural Zone city through GDCA

Natural and Cultural Resources

- Actively utilize community natural and cultural resources in compatible tourism/economic development efforts
- Regionally Important Resources identified in the HOGARC Regional Resource Plan are recognized as important conservation areas in the local comprehensive plan, especially the Land Use Element
- Support local advocacy groups for existing historic resources, natural resources, conservation areas, state parks, or wildlife within the county
- Support and encourage continued viable conservation, agricultural, and forestry uses within the county (e.g. encouraged/promoted landowner use of Conservation Use, Forest Land Protection Act, or Agricultural Preferential Assessment programs, local right-to-farm/farmland protection ordinances, comprehensive plan strategies, or other identified means)
- Host local natural or historic resource clean-up or improvement efforts/programs
- Adopt ordinances to encourage protection of important natural resources, habitats, and landscapes
- Participate in Georgia's WaterFirst Program with designation
- Support a local heritage center, museum, or environmental awareness/education center or park
- Have an organized community walking or driving tour of local historic resources
- Have one or more properties listed in the National Register of Historic Places
- Have an active local historic preservation commission established by local ordinance
- Be a designated Georgia Certified Local Government
- Support an active local historical society
- Support a local heritage education program within the local school system

Community Facilities and Services

- Have the local water and/or sewer system mapped in a digital format
- Have a written maintenance and replacement plan for utility infrastructure
- Have a written utility expansion plan
- Have a formal Capital Improvements Plan/Program or similar document
- Support a community effort which seeks to improve telecommunications infrastructure and broadband capability and service
- Have, or participate in, an Enhanced-911 system capable of determining location of wireless or mobile telephone calls
- Employ a professional local government administrator or manager
- Have a well-maintained community website
- Have a community Geographic Information System (GIS)
- Have a digitized property tax system available to public
- Participate in a community-sponsored recycling program
- Support programs/facilities which improve local community access to health care
- Provide and maintain a local community park or recreation facility
- Have a current written recreation plan
- Support a local youth program or facility, such as a Boys and Girls Club or other similar programs
- Have a community-sponsored local community center available to the general public
- Have a community-sponsored civic center/auditorium or similar facility for cultural and special events
- Have a written transportation improvement plan

- Have a written airport master plan
- Have a sidewalk/pedestrian master plan
- Have a local bicycle facilities plan
- Have a formally designated local path(s) for bicyclists, joggers, or pedestrians
- Participate in a community-sponsored public transit program
- Utilize local TIA (T-SPLOST) funds for local transportation facilities improvements
- Utilize local SPLOST funds for local transportation facilities improvements
- Have one or more schools participate in the Safe Routes to School Partnership with GDOT
- Have formally adopted a Complete Streets ordinance/policy

Housing

- Have, or participate in, a housing authority
- Have a formal program or plan addressing blight and/or substandard housing
- Have specific neighborhood revitalization/redevelopment plans, housing needs analyses, or urban redevelopment plans
- Support, or participate in, public/private partnerships, such as Habitat for Humanity or Christmas in April, to improve/upgrade/develop local housing
- Support developers/applications seeking to utilize tax credit or other programs to increase/provide low/moderate income housing
- Utilize the Community Development Block Grant Program (CDBG), Comprehensive Housing Improvement Program (CHIP), or similar program to address local housing needs
- Participate in the Georgia Initiative for Community Housing (GICH)
- Have a specific infill development ordinance
- Allow residential development in downtown commercial areas

Land Use

- Implement at least 50 percent of the items included in the community's Short Term or Community Work Program
- Have, or participate in, an active local planning commission
- Enforce Georgia's Minimum Standard Uniform Construction Codes locally
- Require local development/building permits
- Have a certified building codes enforcement officer
- Have an environmental codes enforcement officer authorized to issue citations
- Have and enforce community appearance and/or nuisance control/abatement ordinance(s)
- Have a manufactured housing ordinance
- Have subdivision regulations
- Have a zoning ordinance or alternative land use regulation ordinance
- Enforce the Georgia Erosion and Sedimentation Control Act locally
- Participate in the National Flood Insurance Program
- Utilize the Transportation Enhancement Program or other means to improve downtown streetscapes
- Have a legal sign ordinance
- Have a stormwater management ordinance
- Participate actively in the Keep Georgia Beautiful Program
- Formally participate in a community sponsored and Georgia Department of Transportation permitted Adopt-A-Highway Program

Intergovernmental Coordination

- Share at least one service with another jurisdiction
- Have formal agreements with other governments for sharing services or mutual aid
- Actively participate in multi-county authorities, partnerships, or organizations
- Develop our comprehensive plan jointly with all local governments in our county
- Participate in an active joint planning commission
- Participate in at least an annual community-wide retreat to discuss local issues of mutual concern
- Participate in regular, formal meetings with other local governments within the county
- Have a written joint-use agreement with the local school system, and/or post-secondary institution, for community use of recreational or other facilities

Local Government Performance Standards Update

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

Local Government	Minimum Performance Standards Not Met	Specific Action Steps taken to Assist Government
Appling	All Minimum Performance Standards met	
Baxley	All Minimum Performance Standards met	
Graham	All Minimum Performance Standards met	
Surrency	All Minimum Performance Standards met	
Bleckley	All Minimum Performance Standards met	
Cochran	All Minimum Performance Standards met	
Candler	All Minimum Performance Standards met	
Metter	All Minimum Performance Standards met	
Pulaski	All Minimum Performance Standards met	
Dodge	All Minimum Performance Standards met	
Chauncey	All Minimum Performance Standards met	
Chester	All Minimum Performance Standards met	
Eastman	All Minimum Performance Standards met	
Milan	All Minimum Performance Standards met	
Rhine	All Minimum Performance Standards met	
Emanuel	All Minimum Performance Standards met	
Adrian	All Minimum Performance Standards met	
Garfield	All Minimum Performance Standards met	
Nunez	All Minimum Performance Standards met	
Oak Park	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Stillmore	All Minimum Performance Standards met	

Local Government	Minimum Performance Standards Not Met	Specific Action Steps taken to Assist Government
Summertown	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Swainsboro	All Minimum Performance Standards met	
Twin City	All Minimum Performance Standards met	
Evans	All Minimum Performance Standards met	
Bellville	All Minimum Performance Standards met	
Claxton	All Minimum Performance Standards met	
Daisy	All Minimum Performance Standards met	
Hagan	All Minimum Performance Standards met	
Jeff Davis	All Minimum Performance Standards met	
Denton	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Hazlehurst	All Minimum Performance Standards met	
Johnson	All Minimum Performance Standards met	
Kite	All Minimum Performance Standards met	
Wrightsville	All Minimum Performance Standards met	
Laurens	All Minimum Performance Standards met	
Cadwell	All Minimum Performance Standards met	
Dexter	All Minimum Performance Standards met	
Dublin	All Minimum Performance Standards met	
Dudley	All Minimum Performance Standards met	
East Dublin	All Minimum Performance Standards met	
Montrose	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Rentz	All Minimum Performance Standards met	
Montgomery	All Minimum Performance Standards met	

Local Government	Minimum Performance Standards Not Met	Specific Action Steps taken to Assist Government
Ailey	All Minimum Performance Standards met	
Alston	All Minimum Performance Standards met	
Higgston	All Minimum Performance Standards met	
Mount Vernon	All Minimum Performance Standards met	
Tarrytown	All Minimum Performance Standards met	
Uvalda	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Tattnall	All Minimum Performance Standards met	
Cobbtown	All Minimum Performance Standards met	
Collins	All Minimum Performance Standards met	
Glennville	All Minimum Performance Standards met	
Manassas	All Minimum Performance Standards met	
Reidsville	All Minimum Performance Standards met	
Telfair	All Minimum Performance Standards met	
Jacksonville	All Minimum Performance Standards met	
Lumber City	All Minimum Performance Standards met	
McRae-Helena	All Minimum Performance Standards met	
Scotland	All Minimum Performance Standards met	
Toombs	All Minimum Performance Standards met	
Lyons	All Minimum Performance Standards met	
Santa Claus	Maintain Current Qualified Local Government Status by the Georgia Department of Community Affairs	Local government was notified of non-compliance status through the Plan Implementation Assessment meeting process and follow-up correspondence. RC staff offered guidance and procedures to reinstate QLG status.
Vidalia	All Minimum Performance Standards met	
Treutlen	All Minimum Performance Standards met	
Soperton	All Minimum Performance Standards met	
Wayne	All Minimum Performance Standards met	
Jesup	All Minimum Performance Standards met	

Local Government	Minimum Performance Standards Not Met	Specific Action Steps taken to Assist Government
Odum	All Minimum Performance Standards met	
Screven	All Minimum Performance Standards met	
Wheeler	All Minimum Performance Standards met	
Alamo	All Minimum Performance Standards met	
Glenwood	All Minimum Performance Standards met	
Wilcox	All Minimum Performance Standards met	
Abbeville	All Minimum Performance Standards met	
Pineview	All Minimum Performance Standards met	
Pitts	All Minimum Performance Standards met	
Rochelle	All Minimum Performance Standards met	

Report of Accomplishments and Regional Work Program

This portion of the Implementation Program lays out the specific actions the Regional Commission plans to undertake during the next five years to address the Commission's Priority Needs and Opportunities. First, a Report of Accomplishments (ROA) provides status updates for the Regional Work Program Annual Update for the Fiscal Year 2017. Following the ROA, the new Regional Work Program contains specific details regarding actions the Regional Commission will pursue in order to meet our Regional Goals. Each Priority Need and Priority Opportunity identified in the Regional Needs and Opportunities section has been addressed in the Regional Work Program. Details include the related Priority Need/Opportunity, Strategies, Actions, Timeframe of Projects, Potential Partners, and Costs.

Report of Accomplishments

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Economic Development				
Maintain/update a Comprehensive Economic Development Strategy (CEDS) Plan to meet federal Economic Development Administration requirements and otherwise advocate for Regional economic development	PC	FY 2017-FY 2021	Ongoing	Addressed in Action Items on new RWP
Implement administration of WIOA Program and otherwise advance Regional workforce development	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Provide data/technical assistance/support to Chambers of Commerce/Development Authorities/Technical Colleges/Others in promotional strategies, project evaluation and development, and program access and funding, or otherwise so as to support and advance economic and community development	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Partnership/support with GDEcD/DCA and other state/regional agencies/organizations/alliances to further regional priorities and advance economic/community development	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Facilitate/promote regional/local efforts to enhance tourism through organizations, events, planning, or facility/park development/expansion	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Provide project development and grant writing assistance to further infrastructure development, enhance services, or otherwise advance Regional economic and community development	PC	FY 2017-FY 2021	Ongoing (2021+)	Assist as requested; Advocated in comp plans; Submitted USDA Revolving Loan Fund App.; Redevelopment Fund App.; Assisted with 11 CDBG applications; Prepared OneGeorgia applications for Claxton and Soperton (\$1 million Total); Prepared 2 Immediate Threat & Danger applications; Prepared 1 EDA Public Assistance Grant
Provide technical assistance and project development services to local downtown revitalization and historic rehabilitation efforts	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Support/facilitate entrepreneurship and small business development with technical assistance, referral, and other efforts	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Assist/facilitate/promote local efforts and needs for rural hospitals/improved Regional health care access	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Assist/facilitate/promote improved Regional broadband/high-speed internet access	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Provide technical assistance/support to 2010 TIA (T-SPLOST) implementation	PC	FY 2017-FY 2021	Completed (ends in 2023)	Provided technical assistance to local governments and GDOT with project band changes and to Regional Advisory Committee Citizens Review Panel
Natural and Cultural Resources				
Provide Regional historic preservation technical assistance and implement contract with DNR Historic Preservation Division	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Promote/support efforts to enhance access, utilization, and protection of Region's rivers and other identified and important Regional natural and cultural resources, especially those identified in the Regional Resources Plan	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Provide T/A to local governments with adopting/implementing the RC model Environmental Conservation or other ordinances which meet DNR's Minimum Environmental Planning Criteria	PC	FY 2017-FY 2021	Complete	Completed in 2018

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Community Facilities				
Provide local/Regional transportation planning assistance through GDOT Safety and Rural Transit contracts or other means	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Provide transportation technical assistance/support in advocating general improvements/needs, or developing specific projects of all types of transportation facilities, including traditional and alternative	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Update/promote Regional Bicycle/Pedestrian Plan	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Implement DHS Coordinated Transportation Contract and otherwise advocate for improved Regional transit access	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Provide technical assistance to local governments in infrastructure needs analysis/planning and project development/funding support	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Assist local governments in local recreation/park planning and facility development, including grant writing assistance	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Provide technical assistance to local governments in planning/funding public safety and general government facility improvements	PC	FY 2017-FY 2021	Complete	Addressed in Action Items on new RWP
Provide technical assistance to local governments in hazard mitigation planning	PC	FY 2017-FY 2021	Due 2018 and 2019/2021	Addressed in Action Items on new RWP
Provide technical assistance to local governments in general governmental administration, survey response, or similar needs to enhance local management and efficiency	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Implement Area Agency on Aging contract with DHR Division of Aging Services, and otherwise carry-out activities to improve lives and provide services to Region's senior and disadvantaged citizens	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Housing				
Advocate/support efforts to improve the quality and quantity of housing within the Region, including technical assistance, data provision, planning, and grant support to local governments/authorities	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Land Use				
Provide comprehensive planning assistance to Region's local governments	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Provide solid waste management planning assistance to Region's local governments	PC	FY 2017-FY 2021	Ongoing (2021+)	Addressed in Action Items on new RWP
Implement annual planning contract with DCA, including providing plan implementation meetings and assistance to locals/Region, facilitating DRI reviews, and RIR promulgation	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Assist local governments in maintaining QLG designation	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Develop/maintain/improve a Regional GIS database and otherwise improve/support local government mapping and GIS development	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Maintain/update Regional Plan which meets state standards and advances/advocates Regional advancement and coordinated economic and community development	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP

Heart of Georgia Altamaha Regional Commission Report of Accomplishments (ROA)

Activity	Planning and Coordination or Review	Timeframe	Status	Comments
Provide local/regional planning and other assistance to implement local/Regional plans and otherwise address issues of community and economic development	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Evaluate local government plan implementation success and encourage local governments to seek RC designation of "Planning Excellence" in accordance with Regional Plan	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Intergovernmental Coordination				
Support and assist with preparation of countywide Service Delivery Strategies in compliance with state law	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Act as a forum/liaison/advocate to address/develop solutions for shared regional issues and items of mutual concern and to partner with state and federal agencies	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP
Participate in GARC to better serve constituency and coordinate activities/RC performance	PC	FY 2017-FY 2021	Ongoing (2021+)	Long-Term Measure not included in 5 Year RWP

Regional Work Program

Heart of Georgia Altamaha Regional Commission Regional Work Program (RWP)

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Modernize Region's transportation network	Provide planning and technical assistance to local governments and economic developers to increase safety, community appeal, and provide access to all users	Complete Streets policies adopted by 4 local governments	GDOT, Georgia BIKES			\$4,000				
		Draft model design guidelines to increase infrastructure requirements in new developments	GDOT				\$5,000			
		Complete Land & Water Conservation fund applications for 5 local governments to create pedestrian facilities	GA DNR		\$5,000					
		Facilitate zoning ordinance trainings for local governments to emphasize sidewalk development requirements of new subdivisions	DCA, Carl Vinson Institute			\$2,000		\$2,000		

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Preserve environmentally sensitive areas	Identify and reduce the number of impaired streams in the HOGARC Region	Develop watershed management plans for two(2) impaired streams of the region	GDNR		\$20,000		\$20,000			
		Host a water quality monitoring workshop for area volunteers	GDNR-EPD, Altamaha Riverkeeper		\$1,000		\$1,000			
	Ensure each county is aware of their capacity needs for solid waste and have a plan in place for disposal	Update 6 solid waste management plans	Local Governments	\$20,000	\$20,000			\$20,000		
Increase downtown revitalization efforts	Utilize historic city centers for a rural renaissance and infill development	Draft or otherwise assist with 3 Rural Zone program applications for eligible local governments	GDCA	\$5,000	\$5,000	\$5,000				

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Increase Regional tourism cooperation/ marketing	Develop tourism opportunities centered around the rural character of the region	Facilitate quarterly tourism meetings with local officials and chamber of commerce directors	Chamber of Commerce, Georgia Tourism	Staff Time	Staff Time	Staff Time	Staff Time	Staff Time		
		Conduct quarterly updates to the gohoga.org regional bicycle and pedestrian website	Local governments, Georgia Tourism, GDOT	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	X
		Provide technical assistance (graphic design, website promotion, etc.) for regional tourism partnerships	GA Tourism							

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Increase connectivity and adequate access to alternative forms of transportation	Provide planning and technical assistance to local governments which are improving and developing the built environment in favor of alternative modes of travel	Update the Regional Bicycle and Pedestrian Plan					\$15,000			
		Provide two training opportunities to local governments on Complete Streets topics each year	GDOT, Georgia BIKES	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
		Conduct a safety Walk Audit for one school system each year	GA Safe Routes to School, GDOT	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		
		Survey and develop a regional GIS database of all sidewalks, trails, and pedestrian crossings				\$15,000				
		Develop local level Bicycle and Pedestrian Plans	GDOT	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000		

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Expand public transit throughout the Region	Promote and provide planning/technical assistance to local governments operating or considering to operate a rural transit program	Develop a Transit Development Plan for one County per year	GDOT, Local governments	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000		
		Develop promotional material for existing 5311 (Rural Transit) Programs	GDOT, Local governments	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000		
		Improve access to critical services for clients of human service provider organizations	DHS				\$10,000			
Maintain/upgrade/expand public infrastructure	Provide technical assistance and planning to identify infrastructure needs of each local government	Facilitate regional discussions of a TSPLOST 2 referendum	GDOT	\$5,000	\$5,000	\$5,000	\$5,000			
		Complete Community Development Block Grant applications for 6 local governments each year	Local governments	Staff Time	Staff Time	Staff Time	Staff Time	Staff Time		
		Facilitate public works trainings in Region	GDOT, Contractors, Public works officials		Staff Time		Staff Time			

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Ensure the population has the skills and training necessary to attract and retain businesses and industries	Ensure each member of the Region's workforce is provided an opportunity to achieve advanced training and skills to be a successful employee	Implement WIOA Program(s) and maintain one-stops in each county	JTU, GTCS, WIOA Board	\$6.3 mil	\$6.3 mil	\$6.3 mil	\$6.3 mil	\$6.3 mil	\$6.3 mil	X
		Facilitate at minimum 12 job fairs each year	JTU	Staff Time	Staff Time	Staff Time	Staff Time	Staff Time		
		Update the comprehensive Economic Development Strategy (CEDs) to advance regional economic development	EDA				\$5,000			
Broadband internet technology infrastructure/ access Regionwide	Provide planning, coordinating and technical assistance to member local governments, development authorities, electrical cooperatives, telephone cooperatives, and other broadband/ISP providers to develop viable, local projects	Host a Broadband summit to explain need for adopting DCA's Broadband model ordinance	GDCA, GTA, EMCs, Telephone companies	Staff Time						
		Assist local governments with meeting state requirements for Broadband Ready designation	GDCA	Staff Time	Staff Time	Staff Time				
		Compile a regional list of Community Anchor Institutions	Local governments, Development Authorities	Staff Time	Staff Time					
		Facilitate elected officials training to increase awareness of Broadband	GTA, DCA	Staff Time	Staff Time	Staff Time				

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Establish a Regional economic development organization(s)	Increase exposure to regional leadership programming and support of HOGA Region	Create an annual Regional Leadership Development Program	DCA, Carl Vinson Institute	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000		X
		Create a regional development organization comprised of the Region's economic development professionals or otherwise facilitate quarterly meetings of Region's development authorities	Local development authorities, GDECD	Staff Time	Staff Time	Staff Time	Staff Time	Staff Time		
Revitalize declining neighborhoods	Develop, implement, and sustain viable neighborhood revitalization projects to reduce blighted areas	Host Zoning 101 trainings in Region for local government staff and planning board members	Carl Vinson Institute		\$2,000		\$2,000			
		Present contract for zoning administration services to 6 local governments	Carl Vinson Institute		\$15,000	\$15,000	\$15,000			
		Develop one Urban Redevelopment Plan each year	Local Governments	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000		

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Safe and affordable housing for all income levels	Facilitate community housing discussions to increase housing options	Provide technical assistance to local governments applying for housing grants								\$10,000
		Draft model design standards for mobile home parks to include mandatory storm shelters	DCA, GEMA			\$5,000				
		Draft model building standard for mandatory safe room provision in single family dwellings	DCA, GEMA			\$5,000				
		Provide technical assistance to local governments adopting "Tiny House" ordinances	DCA, Local governments	Staff Time	Staff Time					

Priority	Strategy	Action	Partners	2019	2020	2021	2022	2023	Long-Term (6-10 yrs)	Ongoing
Increase building codes inspection programs in Region	Develop a regional network of building inspectors and code enforcement officers	Compile a list of the Region's building inspectors/ departments	Local governments		Staff Time					
		Facilitate a building inspections conference to identify service area gaps and develop a report of findings for review by RC council	Local governments			\$5,000				
Provide resources to residents for aging in place	Promote senior centers as a focal point of the community and involve members of the public in center activities	Conduct a sustainable Tai Chi program in 90% (15) of the Region's senior centers	HOGARC AAA, Local Governments	\$5,000	\$5,000					
		Develop community gardens at three senior centers	HOGARC AAA, Local Governments, UGA Extension Service	Staff Time	Staff Time	Staff Time				
	Advocate for gleaning to alleviate senior hunger	Create a gleaning group to pick produce and distribute to seniors	HOGARC AAA, Local Governments, UGA Extension Service	Staff Time	Staff Time	Staff Time				



APPENDICES

Strengths

Weaknesses

Opportunities

Threats

SWOT Analysis

Stakeholders were engaged throughout the planning process which involved two public hearings, four drop-in listening sessions, and online survey responses. Regional strengths, weaknesses, opportunities, and threats were developed based on stakeholders sharing their knowledge of the Region, as well as through surveys and interpretation of regional data. Priority needs and opportunities for each segment were chosen based on need and the Regional Commission's ability to conduct activities which directly impact the issue.

Strengths

- Diverse, stable industries
- Growing industries using advanced manufacturing techniques
- Nearby military installations
- Agritourism
- Outdoor/natural resource attraction
- Annual Peaches to Beaches event
- Available land, relatively affordable compared to other areas of Georgia
- Natural Resources, including Altamaha, Ocmulgee, Oconee, Ohoopsee, and Canoochee rivers
- Region tourism partnerships and highway designations
- Cost of living as compared to rest of Georgia
- Proximity to the Savannah Port, Interstate 16 and planned improvements of interchanges
- Regional TSPLOST funding and over 750 projects delivered to communities
- Education opportunities, including 10 post-secondary education institutions
- Agriculture industry and service industry to support operations
- Camera Ready communities willing to accommodate film industry

Weaknesses

- Lack of regional leadership programs
- Aging infrastructure
- Lack of broadband connectivity
- Few public transit options
- Workforce availability

Lack of entertainment and amenities

Rural healthcare challenges, hospital closure and deficit spending for some hospitals

Blighted properties

Absence of land use regulations in unincorporated areas

Lack of recycling and litter clean up by local governments

Opportunities

Many historic city centers qualify for DCA's Rural Zone designation

Multiple Urban Redevelopment Planning Target areas

Multiple Plan First Communities

Active industry recruitment by local, full-time economic development staff

River corridor development and river paddles

Regional bicycle and pedestrian website, gohoga.org

Planned Regional TSPLOST renewal

Recent filming of "Gemini Man" and the accommodating experience for set builders in Glennville

Sustained energy sector (i.e. Plant Hatch, solar farms)

Workforce development funding (WIOA)

Georgia Tier 1 status for 16 counties

Senior Centers operated in each county

Threats

Lack of broadband infrastructure

Less interest in historic preservation and public art programs

Closure of large industries and potential population loss

Lack of resources to repair current infrastructure

Reliance on state and federal aid for economic development projects/capacity building

Aging housing stock and lack of incentives and/or resources for maintenance

Affordability and distances of commuting to work

Analysis of Consistency with Quality Community Objectives

1. Economic Prosperity - Economic development for the Region begins with the strengths of the Region. The Heart of Georgia Altamaha Region is predominantly rural and has a strong agriculture and natural resource driven economy. Many businesses have developed in the Region to capitalize on the availability of raw materials and labor force. Unemployment has trended lower in coordination with the overall state and national economic recovery, although the Region's unemployment rate remains higher. Members of the local workforce have opportunities to become trained within the Region with WIOA funds and multiple post-secondary institutions. Small business development is encouraged through WIOA, economic development partnerships, grant services for capacity building, and tourism coordination.
2. Resource Management - Natural Resource preservation/conservation is a major concern for the Heart of Georgia Altamaha Region because of the Region's rural nature and the large volume of significant resources. Conservation of lands is encouraged although conservation covenants may reduce the property tax base of a county. Inclusion of the Georgia Sentinel Landscape program's identified lands for protection into the conservation layer of the regional land use map has identified areas to focus on for preservation, as well as action directly related to maintaining national defense training missions and keeping regional economic engines viable. Each local government within the Region has adopted an environmental conservation ordinance to protect environmentally sensitive areas (protected river corridors, significant groundwater recharge areas, and wetlands). Further monitoring and enforcement of the ordinance has been identified.
3. Efficient Land Use - Infill development is encouraged by local governments and in several instances, local governments have modified zoning ordinances to allow loft apartments and variations of size to accommodate development. Public infrastructure development has greatly focused on proactively replacing existing systems and limiting sprawl by restricting development locations outside of existing service areas. Adaptive reuse is popular within the Region as many local governments have converted surplus state or federal properties into local government use, such as police stations. Several cities with downtown development authorities have invested in greyfields located in the

downtowns to keep the core business areas active. All Heart of Georgia Altamaha Region counties support maintaining open space in agricultural, forestry, and conservation uses.

4. Local Preparedness - Each local government has adopted an updated comprehensive plan since 2013 in which their vision and future projects are discussed and approved prior to carrying out the action. Growth is guided within the municipalities with zoning approvals and modifications. The Region lacks consistency of design standards within zoning ordinances and may be confusing for developers investing in multiple communities. No county within the Region has adopted a zoning ordinance and few track construction or have a permit process in place. This lack of regulation inherently allows room for error and a heavy reliance on licensed contractors for proper construction. While each county has an updated pre-disaster mitigation plan in place, the ability to carry out action items has been limited to grant funding for select projects.

5. Sense of Place - Throughout the Region, each community has its own distinctive characteristics that help define their sense of place, both locally and regionally. Many communities are known for their distinctive downtown areas and residential areas, and even in smaller communities lacking a traditional downtown, the desire exists to encourage development appropriate and compatible with their historic architectural character so as to preserve as much of that character as possible. The Region has a rich history and heritage, and although there are only a small number of National Register-listed historic districts at present (7), many others are eligible. Several communities have expressed interest in pursuing the designation of historic districts, whether locally or through the National Register of Historic Places. There is also an abundance of natural resources that help give the Region its character and which played a vital role in U.S., Georgia, Native American, and European history and geography, among them four major rivers (Altamaha, Ocmulgee, Oconee, and Ohoopsee).

6. Regional Cooperation - Throughout the Heart of Georgia Altamaha Region, each county and its municipalities work closely together in a number of areas, including economic development, education, service provision, and comprehensive planning. All local governments are presently generally satisfied with their Service Delivery Strategy. The counties and cities work well with neighboring jurisdictions, often partnering together to seek solutions on such regional issues as

economic development, education, tourism, and workforce training. A majority of local governments also have mutual aid agreements for public safety services. They also participate as active members of the Heart of Georgia Altamaha RC, which has a Regional Council with all 17 Region counties and their cities represented at regular monthly meetings; joint development authorities, and water planning councils. The Regional Commission has been identified as the source for Region local governments to advance regional projects and resources going forward.

7. Housing Options - Housing of various types is available throughout the Region at relatively affordable cost, thus allowing people who work in the Region's communities to also live there, although some price ranges may be limited. In many parts of the Region, there has been a heavy reliance on manufactured housing to meet the needs of the workforce. Several communities have identified the need for additional low/moderate income housing and have participated in the GICH program to develop solutions for this need.

8. Transportation Options - This is not truly applicable to the Region as large scale alternatives to the automobile in such a rural area are not realistic. All counties are served by DHR's Coordinated Transit Program, while less than half of the Region's counties support a 5311 rural transit program. Many counties have expressed a need for transit options and have addressed the issue in their local comprehensive plans. Most of the municipalities have a good network of well-maintained sidewalks in their downtown areas and some in historic neighborhoods, but only the City of Glennville has a sidewalk development ordinance in place. Older sidewalks are often inaccessible to disabled persons and should be further investigated for repair. Airports are generally up to standard for the purposes served as no airport within the Region has commercial service available. Amtrak passenger rail service is available in Jesup, which is an intermediate stop for the Silver Service route between Miami and New York City. Although there are few local bike plans, several communities do sponsor annual bike rides, in recognition of a growing interest in venture cycling activities. The HOGA Region is one of four Georgia Regions to enact a regional TSPLOST as allowed by the Transportation Investment Act, 2010. The TSPLOST has been a tremendous success for the Region and has gained support since the ballot measure officially passed in 2012. The Region anticipates the continuation of the TSPLOST after 2022 and will place the reauthorization for a public vote in 2020.

9. Educational Opportunities - The Heart of Georgia Altamaha WIOA Program provides workforce training opportunities for the entire 17-county Region, with local One-Stop Centers located in each county. When appropriate, local governments also utilize other statewide workforce training programs such as Quick Start. There are ample post-secondary education opportunities available, as the Region is home to three technical colleges (Coastal Pines, Oconee Fall Line, and Southeastern) and two others having a satellite facility (Ogeechee, Wiregrass). East Georgia State College, located in Swainsboro, offers two year degrees. Georgia Military College has recently located campuses in Dublin and Eastman and offers bachelor degree programs. Middle Georgia State University, which has recently transitioned to university status upon the merger of Middle Georgia College with Macon State College, is located in Cochran, Dublin, and Eastman. MGSU's Aviation Campus in Eastman, the only one of its kind in the state, is quickly becoming a leader in aviation education and instruction in Georgia and the Southeast. Brewton-Parker College in Mount Vernon is a private, Christian four-year institution of higher learning. While not located within the Heart of Georgia Altamaha Region, other nearby options include South Georgia College (Douglas and Waycross), and Georgia Southern University (Statesboro).

10. Community Health - Healthcare for the Region is a major concern due to multiple community hospitals closing in recent years. Several other smaller hospitals are operating in a deficit from year to year and/or otherwise consuming SPLOST and general funds from the counties where they are located. Meadows Regional Medical Center in Vidalia is located in a relatively new building and has expanded services in recent years to include a cancer treatment center. Hospitals in Dublin and Jesup are vital regional institutions with health and wellness impacts within the greater community. Dublin is also home to the Carl Vinson Veterans Administration Medical Center which serves many counties beyond the Heart of Georgia Altamaha Region. The Region would be well served with increased telemedicine access; however, broadband capabilities are lacking and do not allow for the required technology connections regionwide. HOGARC Area Agency on Aging (AAA) offers wellness programs such as Tai Chi for Health, senior farmers markets, and others to help seniors live healthily and independently. The Area Agency on Aging is able to provide workshops to all local community organizations, businesses, hospitals, senior centers, churches and the general public, which could be utilized to a greater extent through the Region's 17 counties.

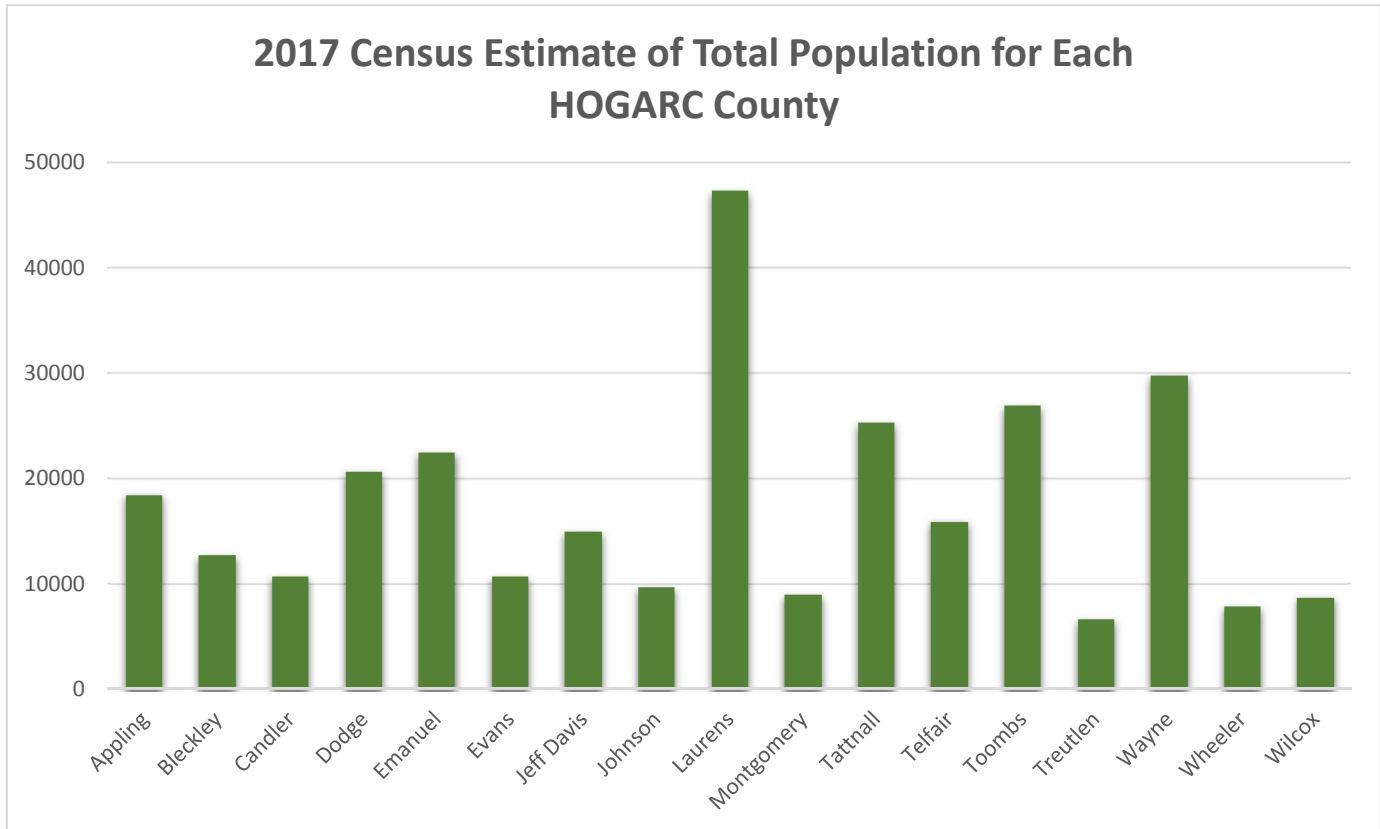
Data and Mapping

POPULATION

Total Population

Over the last two decades, the Heart of Georgia Altamaha Region has continued to grow at a steady, consistent pace. According to the U.S. Census Bureau, total population within the 17-county region increased by 30,305 between 2000 and 2010, an 11 percent increase. With a current estimated total population of 298,988, the population of the Heart of Georgia Altamaha Region is fairly evenly distributed. This total population, derived from the sum of each region county's 2017 American Community Survey total, reflects a projected population loss of 5,333 or -1.4%. The State of Georgia for the same period (2011-2017) increased in population by 6.2%. According to HOGARC staff projections and the Governor's Office of Planning and Budget (Figures 1.2, 1.3), the region will experience a growth rate in the range of 1.9 – 8.5 percent during the period of 2020-2030, and a growth ranging from 2.9 – 8.6 percent between 2030 and 2040. Expected growth for the Heart of Georgia Altamaha Region will bring near 75,000 additional residents to the region (Figure 1.5). The growth rate for the region (54.5%) from 1990-2040 is below the OPB's projected state rate of 98.8%, however the region's more liberal projection outpaces the national rate of 50.0%.

Figure 1.1



Source: Official U.S. Census Decennial Census, 2017 ACS Estimates.

Figure 1.2 Historical and Projected Regional, State, and National Population

	1990	2000	2010	2017	2020	2030	2040
HOGARC Projections	241,578	272,894	303,199	298,988	316,723	343,779	373,340
OPB, 2015	241,578	272,894	303,199	307,788	311,858	318,031	327,240
Georgia	6,748,216	8,186,453	9,687,653	10,201,635	10,895,213	12,173,406	13,413,400
U.S	248,709,873	281,421,906	308,745,538	321,004,407	322,555,000	354,840,000	373,121,000

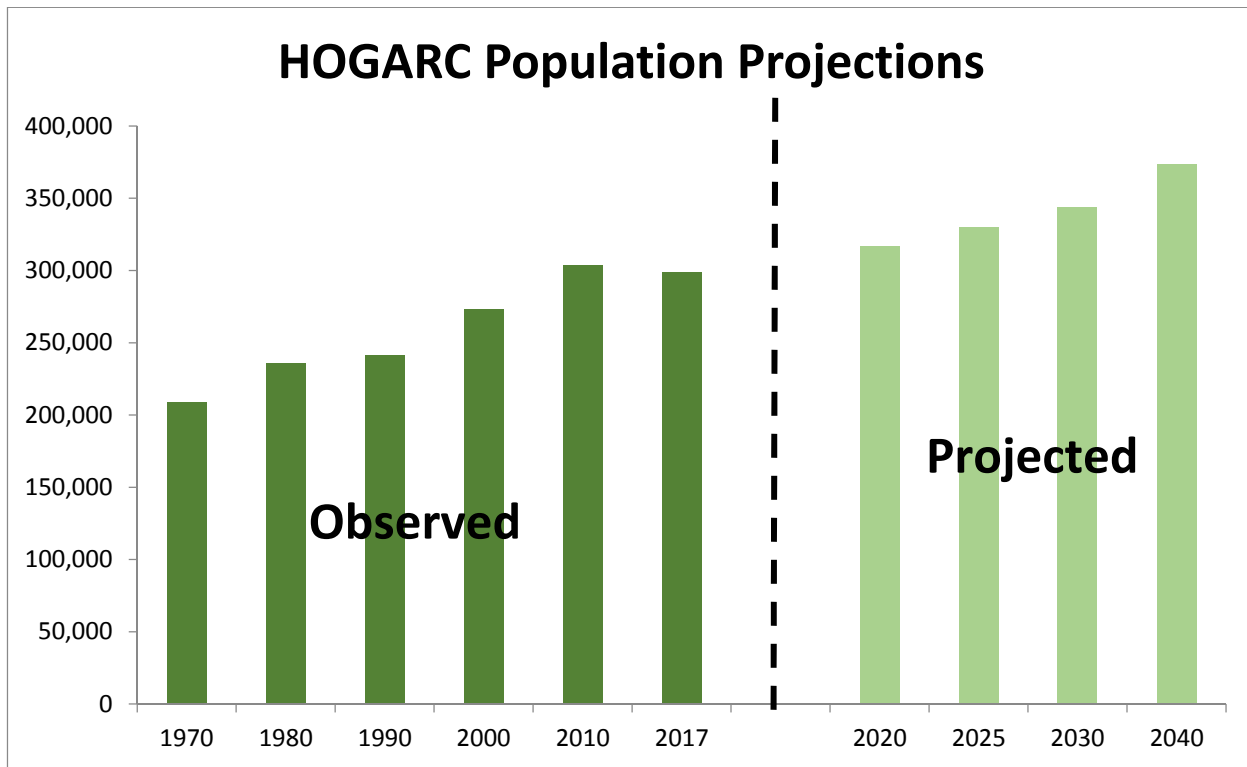
Source: Official US Census Decennial Census, 2017 ACS Estimates, Governor's Office of Planning and Budget, 2015 Series. Email Correspondence 7/10/2018, HOGARC Staff Projections, 2019.

Figure 1.3 Historical and Projected Regional, State, and National Population Growth Rate

	1990-2000	2000-2010	2010-2020	2020-2030	2030-2040	1999-2040
HOGARC Projections	13.0%	11.1%	4.5%	8.5%	8.6%	54.5%
OPB, 2015	13.0%	11.1%	2.9%	2.0%	2.9%	35.5%
Georgia	21.3%	18.3%	12.5%	11.7%	10.2%	98.8%
U.S	13.2%	9.7%	4.5%	10.0%	5.2%	50.0%

Source: Official US Decennial Census, ACS Estimates, Governor’s Office of Planning and Budget, 2015 Series. Email Correspondence 7/10/2018.

Figure 1.4 Staff Projection of Regional Population 1970-2040



Source: U.S. Decennial Census, ACS Estimates; HOGARC Staff Projections, 2019.

Figure 1.5 Staff Projection of Regional Population by County 2017-2040

County	2017	2020	2025	2030	2040	Difference (2017-2040)	% Increase (2017-2040)
Appling	18,521	19,605	20,342	21,107	22,724	4,203	22.7%
Bleckley	12,830	13,136	13,494	13,861	14,626	1,796	14.0%
Candler	10,797	11,744	12,465	13,229	14,902	4,105	38.0%
Dodge	20,730	22,047	22,815	23,610	25,284	4,554	22.0%
Emanuel	22,530	23,382	23,874	24,376	25,413	2,883	12.8%
Evans	10,775	11,719	12,251	12,807	13,995	3,220	29.9%
Jeff Davis	15,025	15,916	16,700	17,522	19,289	4,264	28.4%
Johnson	9,788	9,974	10,221	10,474	10,999	1,211	12.4%
Laurens	47,330	51,137	53,318	55,592	60,435	13,105	27.7%
Montgomery	9,031	9,645	10,070	10,514	11,461	2,430	26.9%
Tattnall	25,334	26,692	28,080	29,539	32,690	7,356	29.0%
Telfair	15,989	15,937	16,629	17,352	18,892	2,903	18.2%
Toombs	26,999	28,988	30,039	31,128	33,426	6,427	23.8%
Treutlen	6,740	7,069	7,219	7,372	7,689	949	14.1%
Wayne	29,817	32,426	34,360	36,409	40,881	11,064	37.1%
Wheeler	7,952	8,036	8,537	9,069	10,234	2,282	28.7%
Wilcox	8,800	9,270	9,541	9,819	10,401	1,601	18.2%
Total HOGA Region	298,988	316,723	329,952	343,779	373,340	74,352	24.9%

Source: U.S. Census, ACS Estimates; HOGARC Staff Projections, 2019.

Age Distribution

The Region's population has been somewhat older than that of the state for some time, and this is likely to continue. The percentage of the population in the younger age groups (under 18 and 18-24) has declined since 2000, while all other categories increased as a percentage. The largest change has occurred among the 55-64 age group, the "Baby Boom" generation, which is rapidly approaching retirement age. Project distributions for the Region shows a much greater percentage of people over 65 while age groups under 24 continue to decrease in percentage. As of 2017, one-fourth of the Region's population is age 55 or older, a higher percentage than those under 18. This growing retiree and elderly population will continue to present significant challenges to local governments in terms of health care services, transportation, recreation, housing, and the labor force.

Figure 1.6 Historical and Projected Age Distribution and Percent of Total Population

Age	2000	2010	2017	2020	2030	2040
0-4	18,564	20,682	18,738	18,289	18,726	19,604
	6.8%	6.8%	6.2%	5.9%	5.8%	5.9%
5-9	19,222	20,343	19,971	19,497	19,073	20,136
	7.0%	6.7%	6.7%	6.3%	5.9%	6.1%
10-14	20,491	20,039	19,980	21,103	20,209	20,887
	7.5%	6.6%	6.7%	6.8%	6.3%	6.3%
15-19	21,583	21,398	19,620	20,798	21,272	21,286
	7.9%	7.1%	6.5%	6.7%	6.6%	6.4%
20-24	18,371	19,603	18,634	17,620	19,377	19,029
	6.7%	6.5%	6.2%	5.7%	6.0%	5.8%
25-34	37,465	39,764	39,703	37,640	34,390	36,571
	13.7%	13.1%	13.2%	12.1%	10.6%	11.1%
35-44	41,342	40,564	38,432	39,154	38,164	35,293
	15.1%	13.4%	12.8%	12.6%	11.8%	10.7%
45-54	35,837	43,412	40,260	40,691	40,003	39,792
	13.1%	14.3%	13.4%	13.0%	12.4%	12.0%
55-64	25,149	36,412	37,687	41,183	40,767	40,141
	9.2%	12.0%	12.6%	13.2%	12.6%	12.1%
65	34,870	40,982	46,987	55,883	71,208	77,982
	12.8%	13.5%	15.7%	17.9%	22.0%	23.6%

Source: Official U.S. Decennial Census, ACS Estimates, Governor’s Office of Planning and Budget, 2015.

Race and Ethnicity

There remains much similarity between the Heart of Georgia Altamaha Region and the state in terms of racial and ethnic makeup. The Region does have a slightly higher percentage of whites than the rest of Georgia, but that percentage is on the decline, albeit at a slower rate.

The most dynamic shift in the Region’s ethnic makeup, as with the state, is the rapid rise in the Hispanic population. Since 2000, Hispanic residents in the Region have nearly doubled, from 10,786 to 20,643, an increase of 91 percent. There is seven (7) times the number of Hispanic residents in the Region in 2016 than was the case in 1990. (Figure 1.8) Hispanics in Georgia increased by 112 percent since 2000. In five (5) Region counties (Candler, Evans, Jeff Davis, Telfair, and Toombs), Hispanics now comprise more than 10

percent of the total population. Given the large presence of agriculture in the Region's economic base, the Heart of Georgia Altamaha Region will likely remain fertile ground for attracting greater numbers of Hispanics, many of whom look to take advantage of seasonal or service-related opportunities.

Figure 1.7
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Appling						
1990	12,356	3,268	41	17	62	
2000	13,376	3,412	54	36	434	107
2010	13,385	3,392	149	68	1,047	195
2016	14,194	3,357	149	89	416	205
Bleckley						
1990	8,000	2,332	79	6	13	
2000	8,544	2,869	112	11	56	74
2010	9,151	3,564	113	13	94	128
2016	8,914	3,563	16	9	162	171
Candler						
1990	5,238	2,405	9	7	85	
2000	6,268	2,593	30	18	590	78
2010	7,253	2,683	62	9	877	114
2016	7,408	2,631	257	66	501	99

Figure 1.7 (Cont'd)
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Dodge						
1990	12,620	4,864	35	16	72	
2000	13,219	5,637	46	35	146	88
2010	14,549	6,504	115	55	358	215
2016	14,019	5,851	118	3	338	666
Emanuel						
1990	13,772	6,681	44	20	29	
2000	13,909	7,267	54	30	465	112
2010	13,928	7,562	157	58	681	212
2016	13,871	7,730	77	7	622	416
Evans						
1990	5,654	2,963	19	2	86	
2000	6,474	3,461	36	19	444	61
2010	6,471	3,205	91	19	1,097	117
2016	6,388	3,163	80	1	978	123

Figure 1.7 (Cont'd)
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Jeff Davis						
1990	10,084	1,834	24	10	80	
2000	10,300	1,920	61	30	303	70
2010	11,463	2,224	70	34	1,097	180
2016	11,663	2,463	0	10	650	167
Johnson						
1990	5,474	2,839	8	3	5	
2000	5,345	3,164	11	11	6	23
2010	6,301	3,489	25	19	65	81
2016	6,267	3,272	59	0	2	94
Laurens						
1990	26,485	13,304	137	37	25	
2000	28,469	15,494	374	89	178	270
2010	29,355	17,324	487	100	591	577
2016	29,096	17,500	527	28	253	398
Montgomery						
1990	4,998	2,026	14	5	120	
2000	5,766	2,253	18	6	176	51
2010	6,291	2,397	27	6	303	99
2016	6,222	2,368	31	33	276	75

Figure 1.7 (Cont'd)
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Tattnall						
1990	12,087	5,177	51	23	384	
2000	13,496	7,010	82	31	1,481	205
2010	15,991	7,466	116	87	1,527	334
2016	15,347	7,365	53	94	1,729	672
Telfair						
1990	7,202	3,773	6	9	10	
2000	7,042	4,534	23	3	137	55
2010	9,398	6,017	100	26	674	285
2016	9,482	6,623	2	4	237	57
Toombs						
1990	17,596	5,637	148	37	654	
2000	18,029	6,296	124	54	1,392	172
2010	17,728	6,767	214	74	2,019	421
2016	17,466	6,860	257	0	1,937	640
Treutlen						
1990	4,001	1,984	0	2	7	
2000	4,501	2,269	18	4	22	40
2010	4,488	2,247	13	14	55	68
2016	4,590	2,085	0	0	16	20

Figure 1.7 (Cont'd)
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Wayne						
1990	17,884	4,358	44	41	29	
2000	20,382	5,398	123	60	349	253
2010	22,558	5,996	167	127	649	602
2016	22,401	6,155	60	30	557	803
Wheeler						
1990	3,352	1,474	5	4	68	
2000	3,989	2,050	6	8	77	49
2010	4,552	2,614	18	6	174	57
2016	4,579	3,333	0	9	0	11
Wilcox						
1990	4,757	2,225	2	9	15	
2000	5,370	3,106	15	8	41	37
2010	5,706	3,252	43	16	149	89
2016	5,517	3,179	21	20	83	64
Region						
1990	171,560	67,144	666	248	1,744	
2000	184,479	78,733	1,187	453	6,297	1,745
2010	198,568	86,703	1,967	731	11,457	3,774
2016	197,424	87,500	1,707	403	8,757	4,681

Figure 1.7 (Cont'd)
Racial Composition
Heart of Georgia Altamaha Region and Georgia
1990-2016

	White alone	Black alone	Asian or Pacific Islander alone	American Indian or Alaska Native alone	Other	Two or More
Georgia						
1990	4,600,000	1,747,000	76,000	13,000	42,149	
2000	5,327,281	2,349,542	177,416	21,737	196,289	114,188
2010	5,787,440	2,950,435	321,266	32,151	388,872	207,489
2016	6,039,389	3,148,134	378,899	28,950	281,491	222,457

Source: U.S. Census Bureau, 2016 ACS.

Figure 1.8
Hispanic Population
Heart of Georgia Altamaha Region and Georgia
1990-2016

	1990	2000	2010	2016
Appling	138	792	1,704	1,722
Bleckley	43	107	301	333
Candler	138	882	1,227	1,212
Dodge	148	248	732	731
Emanuel	82	745	921	1,015
Evans	109	625	1,441	1,250
Jeff Davis	144	651	1,577	1,708
Johnson	35	78	186	224
Laurens	180	529	1,143	1,204
Montgomery	142	271	480	574
Tattnall	547	1,883	2,502	2,746
Telfair	41	215	2,026	2,378
Toombs	824	2,310	3,055	3,089
Treutlen	16	79	103	116
Wayne	177	1,013	1,719	1,819
Wheeler	101	219	356	160
Wilcox	30	139	338	362
REGION	2,895	10,786	19,811	20,643
GEORGIA	108,922	435,227	853,689	926,990

Source: U.S. Census Bureau, 2016 ACS.

Figure 1.9
Hispanic Population as a Percentage of Total Population
Heart of Georgia Altamaha Region and Georgia
1990-2016

	1990	2000	2010	2016
Appling	0.9%	4.5%	9.3%	9.3%
Bleckley	0.4%	0.9%	2.3%	2.6%
Candler	1.8%	9.2%	11.2%	11.2%
Dodge	0.8%	1.3%	3.4%	3.5%
Emanuel	0.4%	3.4%	4.1%	4.5%
Evans	1.2%	6.0%	13.1%	11.6%
Jeff Davis	1.2%	5.1%	10.5%	11.4%
Johnson	0.4%	0.9%	1.9%	2.3%
Laurens	0.5%	1.2%	2.4%	2.5%
Montgomery	2.0%	3.3%	5.3%	6.4%
Tattnall	3.1%	8.4%	9.8%	10.8%
Telfair	0.4%	1.8%	12.3%	14.9%
Toombs	3.4%	8.9%	11.2%	11.4%
Treutlen	0.3%	1.2%	1.5%	1.7%
Wayne	0.8%	3.8%	5.7%	6.1%
Wheeler	2.1%	3.5%	4.8%	2.0%
Wilcox	0.4%	1.6%	3.7%	4.1%
REGION	1.2%	4.0%	6.5%	6.9%
GEORGIA	1.7%	5.3%	8.8%	9.1%

Source: U.S. Census Bureau, American Community Survey, 2016.

Income

Median household incomes in the Region are almost two-thirds of the state and national average. Although incomes have increased over the last two decades, the pace of growth locally has failed to keep pace with the rest of the state and nation. Five counties (Candler, Evans, Laurens, Tattnall, and Wheeler) actually experienced a decrease in median household income since 2010. The highest median household incomes are currently found in Evans (\$40,594), Treutlen (\$40,204), and Wayne (\$39,908) counties, while the lowest median household incomes are found in Telfair (\$27,657), Wheeler (\$27,779), and Candler (\$28,200) counties. It is likely that incomes will continue to rise in the Region, although not at the same pace as elsewhere.

Poverty rates in the Region have consistently been significantly higher than the state and the U.S. Constantly between one in four and one in five residents live in poverty. Eight (8) counties are considered to be areas of persistent poverty, meaning that more than 20 percent of a county's population has lived below the poverty threshold for the past three decades. Even more striking than the overall poverty rate is the fact that one-third of the population below 18 years of age lives in poverty. Improvements have occurred for the population over the age of 65 with most counties recording several point drops in percentage in this category. Many counties with an increase in poverty percentage are also counties where median rent values have risen and median household incomes have either remained stationary or declined since 2010.

Figure 1.10
Median Household Income
Heart of Georgia Altamaha Region, Georgia, and U.S.
1980-2016

	1980	1990	2000	2010	2016
Appling	\$10,675	\$22,271	\$30,266	\$36,155	\$37,388
Bleckley	\$13,655	\$22,690	\$33,448	\$35,661	\$37,060
Candler	\$9,892	\$19,375	\$25,022	\$35,828	\$28,200
Dodge	\$10,483	\$18,244	\$27,607	\$33,580	\$35,544
Emanuel	\$10,600	\$17,891	\$24,383	\$30,205	\$31,522
Evans	\$10,863	\$19,972	\$25,447	\$40,796	\$40,594
Jeff Davis	\$13,137	\$21,470	\$27,310	\$32,928	\$36,566
Johnson	\$10,574	\$18,064	\$23,846	\$27,607	\$32,685
Laurens	\$12,378	\$21,788	\$32,010	\$38,280	\$33,632
Montgomery	\$10,156	\$20,054	\$30,240	\$35,182	\$38,111
Tattall	\$9,482	\$20,293	\$28,664	\$38,522	\$35,578
Telfair	\$10,003	\$16,573	\$26,097	\$23,876	\$27,657
Toombs	\$10,812	\$19,473	\$26,811	\$31,635	\$33,081
Treutlen	\$10,274	\$17,391	\$24,644	\$36,467	\$40,204
Wayne	\$12,120	\$23,311	\$32,766	\$37,340	\$39,908
Wheeler	\$8,511	\$16,585	\$24,053	\$35,422	\$27,779
Wilcox	\$10,680	\$16,333	\$27,483	\$30,784	\$34,071
Region	\$10,840	\$19,516	\$27,652	\$32,116	\$36,213
Georgia	\$16,533	\$29,021	\$42,433	\$49,347	\$51,037
U.S.	\$19,661	\$35,353	\$41,994	\$51,914	\$55,322

Source: U.S. Census Bureau, 2016.

Figure 1.11
Percent of Population Below the Poverty Level
Heart of Georgia Altamaha Region, Georgia, and U.S.
2000-2016

	2000			2010			2016		
	Total	Below Age 18	Above Age 65	Total	Below Age 18	Above Age 65	Total	Below Age 18	Above Age 65
Appling	18.6%	23.9%	24.4%	23.2%	39.5%	13.5%	20.6%	24.4%	17.7%
Bleckley	15.9%	24.1%	17.8%	20.2%	28.1%	16.2%	23.0%	34.7%	12.4%
Candler	26.1%	36.9%	22.0%	19.0%	20.2%	14.8%	29.7%	43.5%	13.6%
Dodge	17.4%	19.4%	21.3%	21.9%	28.3%	17.4%	22.2%	32.0%	10.4%
Emanuel	27.4%	36.7%	27.5%	24.5%	37.1%	14.7%	29.5%	41.3%	18.0%
Evans	27.0%	36.2%	23.6%	22.0%	31.8%	12.5%	26.2%	39.6%	15.5%
Jeff Davis	19.4%	21.7%	22.1%	23.7%	33.5%	18.7%	20.7%	26.7%	18.6%
Johnson	22.6%	29.6%	30.9%	25.5%	35.1%	26.2%	25.2%	40.8%	16.4%
Laurens	18.4%	26.3%	18.9%	21.4%	30.4%	17.0%	27.7%	38.8%	15.7%
Montgomery	19.9%	24.7%	23.9%	21.6%	25.7%	23.8%	22.8%	33.0%	17.3%
Tattnall	23.9%	32.9%	20.2%	25.1%	32.8%	14.0%	27.7%	44.1%	11.1%
Telfair	21.2%	26.4%	23.7%	32.9%	43.0%	21.6%	28.7%	46.2%	16.2%
Toombs	23.9%	33.8%	18.3%	24.7%	33.2%	16.0%	26.6%	36.2%	18.7%
Treutlen	26.3%	31.8%	33.0%	23.3%	32.2%	11.4%	18.7%	29.5%	11.1%
Wayne	22.7%	22.7%	14.4%	18.6%	24.6%	14.3%	20.6%	24.6%	11.0%
Wheeler	30.2%	30.2%	26.7%	27.7%	38.1%	28.8%	27.4%	39.7%	15.2%
Wilcox	29.8%	29.8%	21.3%	27.4%	42.2%	18.4%	20.9%	27.9%	12.6%
REGION	19.7%	27.3%	19.9%	23.3%	32.0%	16.8%	23.7%	33.8%	13.8%
GEORGIA	13.0%	16.7%	13.5%	16.5%	22.6%	11.5%	17.8%	25.4%	10.4%
U.S.	12.4%	16.1%	9.9%	14.3%	20.0%	9.4%	15.1%	21.2%	9.3%

Source: U.S. Census Bureau, 2012, ACS 2016.

Economic Development

Economic Base

The industry mix for the region remains highly dependent on service providing jobs however an increase in public sector jobs by percent of total employment was recorded in 2018. The increase in percentage of this sector is due to the widespread presence of state, federal, and private correctional facilities throughout the Region. As a result, this sector has become a much needed stable and reliable source for jobs locally. As the national and state economies have now become heavily service-oriented, those jobs are now also a leading source of employment in the Region compared to total employment.

Agriculture related jobs decreased by a percentage of the total employment since 2013. However, the economic impact of agriculture remains high, with many service jobs being centered on agriculture production. The region's total 2017 Farm Gate value was \$1,202,424,124 with many counties ranking on top 5 lists of producers for various commodities. As farming practices become increasingly automated and farms consolidate acreage into larger operations, anticipated trends for this sector are for actual employment numbers to remain at current levels or decline slightly.

The manufacturing sector remains strong in the region with the addition of multiple employers since 2013. With the likely closure of the Husqvarna plant in McRae-Helena, up to 1,000 goods producing jobs will be lost. The continued trend towards greater diversity of a community's industrial base, as opposed to relying on a single large employer, will likely be key to keeping manufacturing employment in the Region at a slightly higher level than elsewhere. New uses for the Region's abundant forest resources, such as wood pellets, will also likely boost manufacturing in the Region.

Labor Force

As of January 2019, the labor force in the Region totaled 119,889. This is slightly less than the 126,838 reported in 2013. Of the current total, 112,736 were employed and 7,153 were unemployed, for an unemployment rate of 6 percent. The long term national economic recovery since 2008 has been a contributing factor of the current low unemployment rate. Unemployment rates have also decreased for the state and nation. The Heart of Georgia Altamaha Region has consistently maintained a higher unemployment rate than both Georgia and the U.S.

The Region's economy is primarily driven by service producing jobs, which make up two-thirds of all current jobs locally. Another one-quarter are goods producing jobs, such as manufacturing and construction. The remaining jobs include agriculture and public administration. The fastest growing occupations in the Region are in service occupations, such as health care, and in specialized technology-oriented and computer-related jobs.

The labor force of the Region generally records a 5-30 minute commute for work. Travel times to work for the 30 to 34 minute range are recorded at a higher percentage in the counties without a major city center or major regional employer present within the county. Without adequate public transportation in the Region, employees rely on automobiles for travel, which negatively impacts affordability.

Figure 2.1
Regional Employment by Occupation (Percent of Persons Employed 16 Years and Older)
Heart of Georgia Altamaha Region and Georgia
2010-2017

Occupation	Appling		Bleckley		Candler		Dodge		Emanuel	
	2010	2017	2010	2017	2010	2017	2010	2017	2010	2017
Executive, Administrative, and Managerial	12.45	9.42	4.01	11.54	9.49	9.09	4.56	10.71	11.83	9.23
Professional and Technical Specialty	12.11	10.13	17.89	10.81	11.37	11.29	20.84	15.17	14.08	9.41
Technicians and Related Support	NA	6.47	NA	7.76	NA	5.4	NA	7.72	NA	7.08
Sales	5.60	8.42	14.84	9.34	7.69	15.8	7.48	7.87	9.69	8.19
Clerical and Administrative Support	13.72	10.32	8.54	13.51	13.37	10.94	15.27	14.51	11.82	12.27
Private Household Services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Protective Services	1.61	1.52	3.53	5.91	1.51	1.54	5.12	6.34	2.28	3.5
Service Occupations (not protective or household)	11.10	10.82	18.27	11.85	18.45	12.9	15.00	8.54	15.67	12.05
Farming, Fishing, and Forestry	9.10	7.12	4.43	0.52	3.20	4.02	1.79	0.82	3.53	2.62
Precision Production, Craft, and Repair	12.78	10.36	10.17	7.48	15.29	6.45	10.59	9.53	10.50	13.99
Machine Operators, Assemblers, and Inspectors	9.21	8.07	5.76	4.73	7.15	7.57	7.89	5.27	7.75	5.39
Transportation and Material Moving	7.52	8.20	7.98	6.36	10.31	9.63	7.14	7.91	9.24	6.16
Handlers, Equipment Cleaners, Helpers, and Laborers	4.81	7.62	4.59	7.69	2.17	3.01	4.32	4.76	3.60	5.15
Total Persons Employed 16 Years and Older	7,864	6,951	5,014	4,227	4,434	4,279	7,552	7,684	8,494	8,291

Figure 2.1 (Cont'd)
Regional Employment by Occupation (Percent of Persons Employed 16 Years and Older)
Heart of Georgia Altamaha Region and Georgia
2010-2017

Occupation	Evans		Jeff Davis		Johnson		Laurens		Montgomery	
	2010	2017	2010	2017	2010	2017	2010	2017	2010	2017
Executive, Administrative, and Managerial	13.25	15.85	6.66	8.92	9.16	8.85	9.31	10.6	8.23	8.8
Professional and Technical Specialty	14.25	10.45	15.40	11.99	12.49	7.74	17.85	11.83	20.32	14.75
Technicians and Related Support	NA	2.97	NA	5.48	NA	6.49	NA	8.75	NA	5.5
Sales	12.61	10.58	9.64	8.46	4.51	7.69	11.44	10.03	5.62	8.17
Clerical and Administrative Support	12.32	12.28	9.95	15.15	15.87	11.65	13.12	12.78	11.65	11.54
Private Household Services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Protective Services	2.50	3.11	6.25	4.7	2.81	4.28	3.67	2.6	5.92	3.93
Service Occupations (not protective or household)	9.25	9.82	7.39	8.75	15.24	11.26	13.59	13.44	11.16	14.07
Farming, Fishing, and Forestry	4.65	2.21	5.01	1.72	1.84	1.65	0.67	0.21	7.02	1.91
Precision Production, Craft, and Repair	9.18	8.4	16.27	5.96	13.43	12.48	12.05	7.09	7.76	8.49
Machine Operators, Assemblers, and Inspectors	5.75	5.29	6.00	7.82	8.70	6.69	6.76	5.57	11.00	5.95
Transportation and Material Moving	11.28	10.54	9.88	11.68	9.79	14.77	7.31	9.98	8.06	7.95
Handlers, Equipment Cleaners, Helpers, and Laborers	4.96	5.97	7.56	7.80	6.17	5.04	4.23	2.37	3.26	7.06
Total Persons Employed 16 Years and Older	4,520	4,308	5,871	5,472	3,484	4,111	19,608	17,192	3,647	3,511

Figure 2.1 (Cont'd)
Regional Employment by Occupation (Percent of Persons Employed 16 Years and Older)
Heart of Georgia Altamaha Region and Georgia
2010-2017

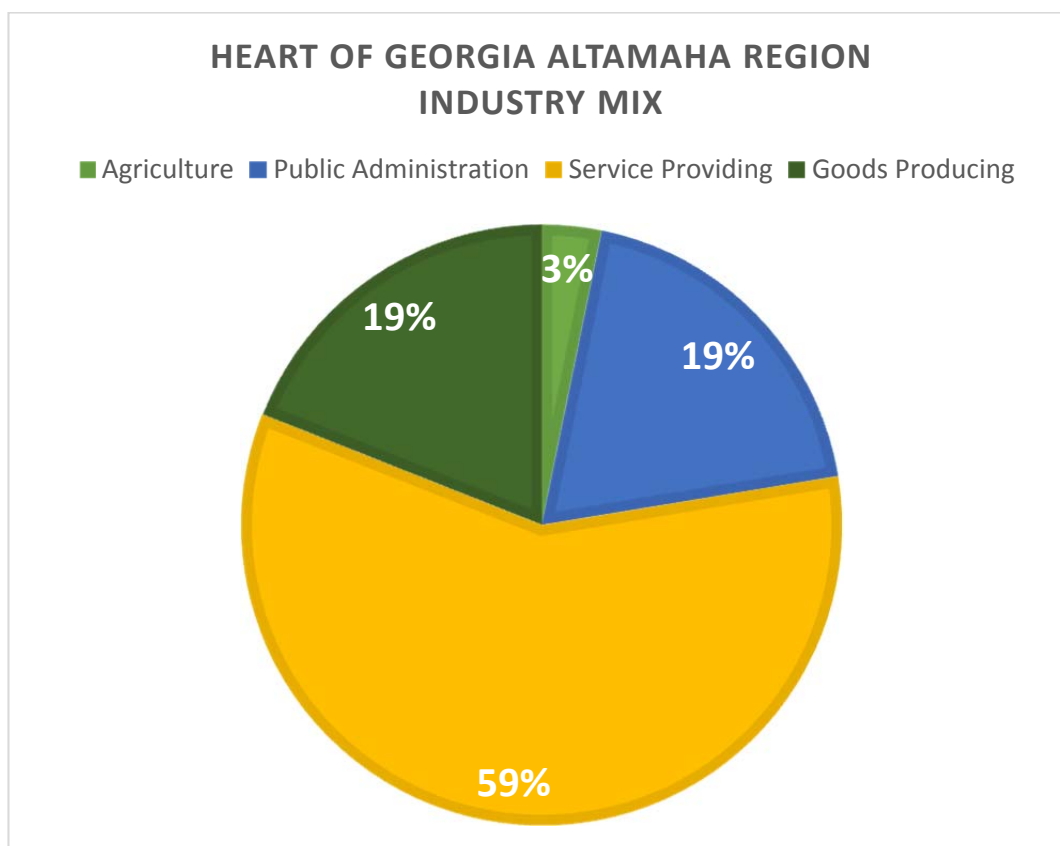
Occupation	Tattnall		Telfair		Toombs		Treutlen		Wayne	
	2010	2017	2010	2017	2010	2017	2010	2017	2010	2017
Executive, Administrative, and Managerial	11.45	13.46	5.25	9.91	10.91	9.92	11.55	6.98	8.99	8.95
Professional and Technical Specialty	14.68	12.49	19.00	10.5	17.39	11.17	19.95	12.35	16.53	13.65
Technicians and Related Support	NA	3.64	NA	4.44	NA	5.25	NA	5.78	NA	8.25
Sales	9.39	9.39	8.53	7.82	8.99	8.58	9.64	7.4	9.51	11.57
Clerical and Administrative Support	9.12	11.57	5.57	10.16	14.96	14.11	14.70	8.97	10.39	9.12
Private Household Services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Protective Services	7.16	5.68	12.91	6.61	4.80	4.58	1.71	4.24	2.85	3.23
Service Occupations (not protective or household)	10.66	11.26	10.94	10.06	12.31	11.5	12.07	17.76	13.79	10.34
Farming, Fishing, and Forestry	5.13	5.26	5.23	3.19	5.25	5.54	0.00	1.84	1.45	1.44
Precision Production, Craft, and Repair	8.11	4.22	11.95	12.83	5.47	8.09	11.07	12.35	8.64	6.81
Machine Operators, Assemblers, and Inspectors	12.29	7.94	5.92	3.34	6.10	6.43	8.16	10.36	11.67	8.58
Transportation and Material Moving	8.28	7.09	10.39	13.39	7.78	7.51	7.53	9.65	9.26	9.53
Handlers, Equipment Cleaners, Helpers, and Laborers	3.70	5.47	4.32	5.56	6.04	5.17	3.62	2.07	6.92	6.11
Total Persons Employed 16 Years and Older	9,080	7,655	5,121	4,823	10,962	10,574	2,511	2,663	11,410	10,402

Figure 2.1 (Cont'd)
Regional Employment by Occupation (Percent of Persons Employed 16 Years and Older)
Heart of Georgia Altamaha Region and Georgia
2010-2017

Occupation	Wheeler		Wilcox	
	2010	2017	2010	2017
Executive, Administrative, and Managerial	10.48	5.42	12.99	10.79
Professional and Technical Specialty	15.58	7.59	16.28	11.16
Technicians and Related Support	NA	1.25	NA	6.73
Sales	8.13	4.66	5.35	8.49
Clerical and Administrative Support	8.82	12.9	7.75	7.98
Private Household Services	NA	NA	NA	NA
Protective Services	2.86	4.77	9.99	7.07
Service Occupations (not protective or household)	11.34	13.39	14.75	14.26
Farming, Fishing, and Forestry	3.15	3.04	5.13	4.18
Precision Production, Craft, and Repair	8.36	10.73	6.32	8.07
Machine Operators, Assemblers, and Inspectors	14.03	7.59	8.23	7.19
Transportation and Material Moving	8.36	17.4	7.86	6.94
Handlers, Equipment Cleaners, Helpers, and Laborers	8.88	8.89	5.35	4.64
Total Persons Employed 16 Years and Older	1,746	1,845	2,672	2,392

Source: U.S. Census Bureau, 2012; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Figure 2.2



Source: Georgia Department of Labor, Labor Market Explorer Labor Profiles, 2018.

Figure 2.3 Top 10 Industries Ranked by Highest Number of Employees

Rank	Heart of Georgia Altamaha	Georgia
1	Health Care and Social Assistance	Health Care and Social Assistance
2	Manufacturing	Retail Trade
3	Retail Trade	Accommodation and Food Services
4	Educational Services	Manufacturing
5	Public Administration	Educational Services
6	Accommodation and Food Services	Administrative and Support and Waste Management
7	Administrative and Support and Waste Management	Professional, Scientific, and Technical Services
8	Construction	Public Administration
9	Transportation and Warehousing	Transportation and Warehousing
10	Wholesale Trade	Wholesale Trade

Source: Georgia Department of Labor, Labor Market Explorer, 2018

Figure 2.4 2017 Georgia Farm Gate Value (Agriculture Productivity Value)

County	Total
Tattnall	185,235,185
Appling	142,956,643
Toombs	124,276,650
Wilcox	87,772,812
Dodge	78,789,707
Wayne	78,179,090
Emanuel	69,659,251
Jeff Davis	64,347,880
Laurens	58,759,972
Telfair	57,835,881
Evans	52,159,027
Candler	47,629,599
Wheeler	40,501,954
Bleckley	37,073,626
Montgomery	33,949,821
Johnson	29,812,284
Treutlen	13,484,742
Region	1,202,424,124
Georgia	13,794,522,725

Source: Georgia Farm Gate Value Report 2017, University of Georgia.

Figure 2.5 Unemployment Rate

Statistical Area	2013	2019	Percent Change
Heart of Georgia Altamaha Region	12.0	6.0	-6.0
Georgia	8.2	4.5	-3.7
United States	8.0	4.4	-3.6

Source: Georgia Department of Labor, Labor Market Explorer, Bureau of Labor Statistics 2018.

Figure 2.6 Travel Time to Work

	Less than 5 minutes	5 to 9 minutes	10 to 14 minutes	15 to 19 minutes	20 to 24 minutes	25 to 29 minutes	30 to 34 minutes	35 to 39 minutes	40 to 44 minutes	45 to 59 minutes	60 to 89 minutes	90 or more minutes
Appling	3.8%	14.9%	22.4%	17.8%	13.5%	4.7%	7.9%	1.1%	0.7%	6.2%	3.3%	3.6%
Bleckley	2.6%	16.6%	13.2%	12.9%	6.9%	4.3%	11.6%	8.3%	4.2%	17.2%	1.9%	0.2%
Candler	9.6%	17.3%	16.0%	11.5%	7.9%	3.5%	17.0%	2.6%	1.9%	4.7%	6.0%	2.0%
Dodge	3.2%	15.5%	13.9%	16.6%	12.1%	3.9%	12.3%	1.7%	1.9%	8.4%	7.5%	3.1%
Emanuel	4.5%	11.3%	17.0%	18.2%	9.0%	2.3%	11.4%	1.7%	2.1%	11.2%	6.9%	4.4%
Evans	5.9%	20.0%	16.1%	12.0%	9.9%	2.9%	11.3%	4.3%	2.4%	6.4%	6.3%	2.6%
Jeff Davis	7.4%	17.2%	16.3%	13.7%	10.4%	2.0%	15.5%	0.0%	3.6%	5.2%	5.9%	2.8%
Johnson	2.4%	8.3%	16.5%	9.6%	9.3%	7.6%	19.2%	3.7%	6.0%	6.7%	7.1%	3.4%
Laurens	3.3%	12.4%	25.8%	19.5%	11.3%	3.1%	8.1%	1.7%	0.8%	7.0%	4.0%	3.0%
Montgomery	8.2%	12.4%	13.6%	18.9%	12.8%	6.2%	12.0%	2.9%	2.9%	4.9%	3.5%	1.6%
Tattnall	9.1%	12.3%	12.7%	13.0%	13.6%	3.2%	13.6%	2.2%	2.7%	9.0%	4.7%	3.6%
Telfair	0.6%	4.9%	23.4%	25.5%	15.4%	3.9%	8.1%	3.6%	1.8%	7.9%	2.9%	2.1%
Toombs	4.8%	14.6%	24.3%	20.7%	11.4%	3.5%	10.2%	0.3%	1.7%	3.3%	2.9%	2.2%
Treutlen	2.4%	16.0%	16.8%	11.0%	4.8%	9.5%	17.4%	6.8%	2.7%	5.2%	3.3%	4.2%
Wayne	4.1%	13.3%	22.9%	16.5%	12.6%	4.8%	8.0%	1.7%	2.4%	5.4%	4.6%	3.6%
Wheeler	1.0%	4.8%	15.5%	22.2%	16.4%	1.8%	23.3%	0.1%	1.2%	8.3%	5.1%	0.3%
Wilcox	3.2%	7.5%	16.9%	16.8%	11.0%	4.9%	19.3%	0.9%	1.0%	7.3%	7.4%	3.6%

Source: U.S. Census Bureau, ACS 2017.

Economic Resources

Development Organizations

There are numerous multi-county and multi-jurisdictional organizations and development authorities that serve the Region well. Among these are the Greater Savannah Regional Alliance; the I-16 Corridor Alliance; the Vidalia Area Convention and Visitors Bureau; the Southeast Georgia Alliance; the Ocmulgee Regional Joint Development Authority; the Sweetwater Creek Industrial Park (Appling, Bacon, and Jeff Davis Counties), the Emanuel-Johnson County Development Authority; the Laurens-Treutlen Joint Development Authority; the Toombs-Montgomery Chamber of Commerce; and the Golden Isles Parkway Association.

Colleges and Universities

The Region is well-positioned for enhanced workforce development through the presence of eight (8) post-secondary institutions. These include East Georgia State College, Middle Georgia State University (MGSU), Brewton-Parker College, Coastal Pines Technical College, Southeastern Technical College, Oconee Fall Line Technical College, Wiregrass Technical College, and Georgia Military College (offers courses in Eastman and Dublin). MGSU's Aviation Campus in Eastman is the only public one of its kind in the state.

State and Federal Programming

There are a plethora of state and federal programs and resources available to assist the Region with community development projects and activities. The Georgia Quick Start Program through the Technical College System of Georgia provides start-up or expanding businesses and industries with customized training services at no cost. Needed infrastructure projects are offered support through assistance programs provided by the Georgia Department of Community Affairs, the Georgia Environmental Facilities Authority, and the U.S. Department of Agriculture's Rural Development program. Many Region communities have received designation from various state programs, such as Entrepreneur Friendly Communities (GDEcD) and Camera Ready (Georgia Office of Film, Music, and Digital Entertainment).

Tax Credits

The statewide job tax credit program for the State of Georgia applies to any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail

businesses. If other requirements are met, job tax credits are available to businesses of any nature, including retail businesses, in counties recognized and designated as the 40 least developed counties. Counties and certain census tracts in the state are ranked and placed in four economic tiers using the following factors:

1. highest unemployment rate;
2. lowest per capita income; and
3. highest percentage of residents whose incomes are below the poverty level.

Tier 1 counties offer businesses a \$3,500 credit per job created with a minimum of two new jobs, Tier 2 counties offer businesses a \$2,500 credit per job created with a minimum of ten new jobs, Tier 3 counties offer a \$1,250 job tax credit with a minimum of 15 new jobs, Tier 4 counties offer a \$750 job tax credit with a minimum of 25 job created. If a county is a member of a joint development authority, an additional \$500 job tax credit may be applied in addition to the amounts offered per tier.

2019 Georgia Department of Community Affairs Job Tax Credit Tiers

Tier 1 Counties: Appling, Bleckley, Candler, Dodge, Emanuel, Jeff Davis, Johnson,

Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox

Tier 2 Counties: Evans

Tiers 3 & 4: No counties included in the HOGA region were identified as a tier 3 or tier 4 county

Federal Opportunity Zones

The U.S. Department of the Treasury and the Internal Revenue Service (IRS) have designated Opportunity Zones in 18 States, including 260 census tracts in the State of Georgia. Economic investment in these areas, which are some of the most distressed communities in the country, are now be eligible for preferential tax treatment. These new Federal Opportunity Zones are intended to facilitate investment in areas where poverty rates are greater than 20 percent. Designations are in place for 10 years. 18 census tracts in the HOGA region are designated as Federal Opportunity Zones.

Figure 2.7 Census Tracts Designated as Federal Opportunity Zones

Bleckley	Census Tract 7902
Candler	Census Tract 9503
Candler	Census Tract 9501
Dodge	Census Tract 9602
Emanuel	Census Tract 9701
Emanuel	Census Tract 9706
Emanuel	Census Tract 9704
Emanuel	Census Tract 9703
Evans	Census Tract 9703
Laurens	Census Tract 9504
Laurens	Census Tract 9509
Laurens	Census Tract 9508
Laurens	Census Tract 9503
Tattnall	Census Tract 9502.01
Tattnall	Census Tract 9502.02
Telfair	Census Tract 9501
Toombs	Census Tract 9701
Wayne	Census Tract 9705

Source: GDCA Announcement April 18, 2018.

Economic Trends

Major Employers

The top ten largest employers (alphabetically) for the Heart of Georgia Altamaha region in 2018 were:

- Claxton Poultry Co
- Crider, Inc.
- Fairview Park Hospital
- Georgia Department of Corrections
- Meadows Regional Medical Center, Inc.
- Rayonier Performance Fibers, LLC
- Southern Home Care Services, Inc.
- Southern Nuclear Operating Co.
- Trane U.S., Inc.
- Walmart

Developments of Regional Impact

Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located. The HOGARC has only reviewed one DRI since 2012. The completed DRI review was completed in 2016 for the Heart of Georgia Mega Site. The Heart of Georgia Mega Site is a 2,000 acre industrial/commercial park designed for development of a broad range of facilities, from large scale warehouse, manufacturing and distribution centers to smaller retail and commercial uses. The site is anticipated to have a major effect on the region at full development in 20 years.

Summary of Trends

The Heart of Georgia Altamaha Region relies heavily on small and medium sized businesses. With a total employment (jobs covered by unemployment insurance) of 85,305 in the third quarter of 2018, establishments with total employees ranging between 50 and 249 accounted for 37.1 percent of employment totals. Large businesses of 500 or more employees accounted for 9 percent of employment totals. Employment in the region has leveled to a labor force of 116,496 since total employment began to decline from a high of over 120,000 in 2007. The unemployment rate for the region reached a high of over 12 percent in 2010 and continued into early 2011. Since 2011 the unemployment rate has continued to drop to region lows, however has remained higher than the state and national averages. The recent announcement of the Husquavarna plant closure in the City of McRae-Helena will further drive the trend of smaller and medium sized businesses leading employment for the region and will likely cause the regional unemployment rate to increase. The economy of the region is dominated by service providing industries

(53%), and near equal reliance on government organizations (24.6%) and goods producing (22.2%) industries. Average weekly wages are highest for the goods producing industries with a wage of \$801.

Housing

Housing Types & Mix

Since 2010, the Region has an expected net gain of 1,504 housing units. Of these units, manufactured housing units comprised the bulk of the increase with an additional 1,863 units within the region. Manufactured homes now comprise 30.3% of the total housing units. This trend suggests as single family units age, manufactured homes may be replacing the stick-built structures. The vast majority of housing units remains single-family housing, or 61.4% of the total. However, single-family units only grew by a rate of .03% since 2010.

For low-and moderate-income households, manufactured homes provide an affordable and expedient source of housing. Given that many manufactured homes constructed in recent years now are comparable, and even similar to, stick-built homes, they are likely to continue to remain an increasingly popular choice for consumers. As a result, the Region's housing stock is likely to remain not very diverse. In 2017, only one county (Toombs) had more than 10 percent of their housing stock classified as multi-family. Three counties (Emanuel, Johnson, and Laurens) were near the 10 percent mark. Emanuel County is home to the East Georgia State College, while Toombs and Laurens are home to major growth centers. Also, manufactured homes present significant challenges to the Region's local governments in terms of tax revenue and maintenance/upkeep. While manufactured homes are more affordable in the short-term, they tend to lower a community's tax base due to their typical classification as personal property instead of real property. This reduces revenue for local governments. Manufactured housing tends to become unoccupied much sooner than stick-built homes, leading to increased costs for local governments that are often left responsible for demolishing them in order to prevent the presence of a community eyesore, among other potential problems. Without the availability of codes to ensure the structural integrity of manufactured homes, as there are for stick-built homes, it becomes difficult for a community to prevent them from in time becoming substandard. Without adequate planning and subdivision regulations, it is commonplace for manufactured homes to develop in clusters or areas that eventually can become unsightly.

Figure 3.1
Housing Stock by Type
Heart of Georgia Altamaha Region and Georgia
2017

	Single Family		Multi-Family		Mobile Homes		Other		Total
	Percent	Number	Percent	Number	Percent	Number	Percent	Number	
Appling	58.9%	5,031	5.4%	450	35.6%	3,040	0.2%	15	8,536
Bleckley	68.1%	3,618	7.9%	420	23.9%	1,270	0.1%	7	5,315
Candler	57.1%	2,716	6.5%	305	36.4%	1,731	0	0	4,752
Dodge	60.4%	5,933	8.2%	814	31.2%	3,066	0.1%	9	9,822
Emanuel	67%	6,655	9.3%	918	23.8%	2,366	0	0	9,939
Evans	55.6%	2,622	8.4%	399	36%	1,697	0	0	4,718
Jeff Davis	62.5%	4,059	5.7%	370	31.5%	2,047	0.4%	23	6,499
Johnson	63.2%	2,605	9.4%	387	27%	1,111	0.4%	17	4,120
Laurens	63.4%	13,614	9.5%	2,008	27.1%	5,819	0.1%	29	21,470
Montgomery	60.9%	2,408	5.1%	208	33.8%	1,337	0	0	3,773
Tattnall	57.2%	5,717	5.5%	541	37.3%	3,721	0	0	9,979
Telfair	59.7%	4,335	7.7%	564	32.5%	2,355	0	0	7,254
Toombs	61.8%	7,532	15.2%	1,837	22.8%	2,771	0.3%	38	12,178
Treutlen	59.6%	1,989	3.9%	132	36.5%	1,219	0	0	3,340
Wayne	60.1%	7,360	7.9%	971	31.8%	3,891	0.1%	7	12,229
Wheeler	56.8%	1,488	5.4%	143	37.4%	980	0.3%	8	2,619
Wilcox	64.9%	2,285	3.5%	124	31.4%	1,104	0.2%	7	3,520
REGION	61.4%	79,967	8.1%	10,591	30.3%	39,525	0.01%	160	130,063
Georgia	70.3%	2,952,106	20.3%	864,437	9.1%	383,793	0.1%	2,952	4,203,288

Source: U.S. Census Bureau American Community Survey 2013-2017 Estimates.

Condition and Occupancy

Based on 2017 Census data, nearly four in 10 homes (37 percent) in the Region were constructed during the decades of the 1980s and 1990s. The Region, as well as Georgia, experienced a downturn in home building since 2010, likely due to the 2008 economic recession. Housing units built since 2010 are only one percent of the Region total. Approximately another one-third (26.5 percent) were built during the 1960s and 1970s. Combined some two-thirds (63.5 percent) of homes in the Region are between 30-50 years of age. There is much potential, as well as likely a growing need in the future, for housing rehabilitation and revitalization throughout the Region. Although these percentages fall in line similarly to the state as a whole, twice as many homes in Georgia were built in just the last decade than in the Region. Much higher percentages of homes locally are greater than 50 years or older than the rest of the state. The slower rate of population growth and higher levels of poverty and lower incomes in the Region, compared to the state as a whole, tend to generally lead to an older housing stock.

The overall rate of vacant housing in the Region is slightly lower than is the case statewide, which indicates a potential for new housing capacity. Many communities are taxed with getting a handle on the issues of substandard and dilapidated housing. Increased code enforcement is needed in many areas to adequately address the issue. Several communities have utilized Urban Redevelopment Plans in an attempt to revitalize areas of blight. These plans help identify areas of substandard units and develop solutions to provide for needed housing rehabilitation and removal of dilapidated housing where necessary.

Figure 3.2
Proportion of Existing Housing Units Constructed by Decade
Heart of Georgia Altamaha Region and Georgia

	2010 or later	2000-2010	1980-1999	1960-1979	1940-1959	1920-1939
Appling	127	1,346	3,144	1,090	989	707
Bleckley	91	773	1,927	1,551	570	399
Candler	12	1,107	1,818	1,236	283	296
Dodge	168	1,174	3,549	2,865	1,506	560
Emanuel	209	1,324	3,283	3,328	972	823
Evans	110	925	1,815	1,091	334	443
Jeff Davis	113	1,110	2,435	1,848	740	253
Johnson	173	393	1,448	1,146	489	471
Laurens	274	3,285	9,132	5,243	2,381	1,155
Montgomery	87	844	1,429	1,038	256	299
Tattnall	206	1,903	3,905	2,150	1,119	696
Telfair	77	547	2,150	2,432	1,375	673
Toombs	302	1,509	4,856	3,553	1,394	564
Treutlen	94	517	1,093	889	365	382
Wayne	276	2,315	4,453	2,950	1,438	797
Wheeler	15	229	881	819	457	218
Wilcox	96	342	1,161	1,013	498	410
REGION	2,430	19,643	48,479	34,242	15,166	9,146
Georgia	140,532	944,048	1,605,837	956,528	374,566	181,777

Source: U.S. Census Bureau American Community Survey 2013-2017 Estimates.

Figure 3.3
Vacancy Rates
2017
Heart of Georgia Altamaha Region and Georgia

	Overall Rate	For Sale	For Rent	Occasional	Others	Total Vacant Units	Total Units	Homeowner Vacancy Rate	Rental Vacancy Rate
Appling	21.5	23	90	326	1,069	1,834	8,536	0.5%	4.3%
Bleckley	21.8	94	106	126	814	1,160	5,315	3.1%	8.2%
Candler	14.5	0	62	219	359	691	4,752	0	3.4%
Dodge	20.0	68	140	273	1,483	1,964	9,822	1.3%	5.0%
Emanuel	15.6	7	150	609	762	1,552	9,939	0.1%	5.3%
Evans	14.7	0	87	68	487	695	4,718	0	5.7%
Jeff Davis	19.8	47	174	117	866	1,289	6,499	1.2%	11.1%
Johnson	20.5	84	38	341	355	843	4,120	3.5%	3.7%
Laurens	18.8	149	287	810	2,741	4,033	21,470	1.3%	4.2%
Montgomery	22.2	60	56	263	426	876	3,953	2.5%	6.2%
Tattnall	19.4	108	319	479	904	1,935	9,979	1.9%	11.1%
Telfair	28.8	38	301	375	1,320	2,087	7,254	1.2%	13.2%
Toombs	13.6	198	331	378	669	1,657	12,178	3.0%	7.4%
Treutlen	21.2	87	44	235	327	707	3,340	4.4%	5.5%
Wayne	15.3	172	83	293	1,206	1,867	12,229	2.6%	2.1%
Wheeler	24.7	0	51	144	440	647	2,619	0	6.6%
Wilcox	24.0	0	37	271	505	844	3,520	0	4.7%
REGION	19.0	1,135	2,356	5,327	14,733	24,681	130,243	1.5%	6.1%
Georgia	13.0	50,815	109,640	103,146	234,577	540,184	4,203,288	2.1%	7.4%

Source: U.S. Census Bureau, American Community Survey (ACS), 2017.

Cost of Housing

The median value of homes in the Region (\$70,696) is only one-half that of the state (\$158,400), as of 2017 (Figure 3.3). Values have declined for the region and state since 2010 likely due to the lingering effects of the 2008 great recession. The highest median home values in the Region are located in two of the Region's main growth centers (Toombs and Wayne) and in close proximity to outside the Region economic attractions (Bleckley) due to their larger availability of jobs. In the more rural counties, a larger percentage of the housing stock is comprised of manufactured homes, which carry a significantly lower value than site-built homes.

Median rent in the Region (\$383) is only 40 percent that of Georgia (\$927). However, since 2010, median rent in the region decreased by 27 percent compared to the rest of the state (increased by 11 percent), indicating a relatively lower demand for the significant number of rental units that are available. As is the case with median home values, median rent is higher in the Region's growth centers, although the highest median rent can be found in Evans County (\$630). This figure is near other high median rent counties including Wayne (\$609), and Laurens (\$608), and is likely due to a lower number of multi-family housing combined with a top 10 employer located within the county.

Figure 3.4
Cost of Housing
Heart of Georgia Altamaha Region and Georgia 2010 and 2017

	Median Value of Owner-Occupied Units			Median Rent for Renter-Occupied Units		
	2010	2017	Percent Increase 2010-2017	2010	2017	Percent Increase 2010-2017
Appling	\$82,300	\$72,100	-12.4	\$470	\$534	13.6
Bleckley	\$81,200	\$98,800	21.7	\$642	\$580	-9.7
Candler	\$79,400	\$88,600	11.6	\$523	\$577	10.3
Dodge	\$70,400	\$73,400	4.3	\$525	\$538	2.5
Emanuel	\$80,200	\$78,500	-2.1	\$523	\$569	8.8
Evans	\$89,800	\$83,600	-6.9	\$536	\$630	17.5
Jeff Davis	\$83,800	\$77,900	-7.0	\$428	\$535	25.0
Johnson	\$66,000	\$64,200	-2.7	\$481	\$525	9.1
Laurens	\$89,600	\$85,000	-5.1	\$580	\$608	4.8
Montgomery	\$76,600	\$76,500	-0.1	\$547	\$573	4.8
Tattnall	\$78,900	\$88,100	11.7	\$482	\$543	12.7
Telfair	\$56,700	\$55,600	-1.9	\$481	\$540	12.3
Toombs	\$92,200	\$97,500	5.7	\$566	\$567	0.2
Treutlen	\$66,000	\$71,000	7.6	\$479	\$573	19.6
Wayne	\$86,400	\$107,300	24.2	\$553	\$609	10.1
Wheeler	\$62,300	\$46,800	-24.9	\$488	\$477	-2.3
Wilcox	\$65,800	\$69,800	6.1	\$469	\$525	11.9
REGION	\$80,202	\$70,696	-11.9	\$527	\$383	-27.4
Georgia	\$160,200	158,400	-1.1	\$835	\$927	11.0

Source: U.S. Census Bureau, 2012; ACS 2013-2017, Tables B25075, B25056.

Cost-Burdened Households

The percentage of owner-occupied households (both housing units with a mortgage and those without) that is either cost-burdened or severely cost-burdened is on par with the state average. In the Region, some 28 percent of housing units with a mortgage spend at least 30 percent or more of their income in housing costs, almost equal to the 27.9 percent statewide. In two (2) Region counties (Treutlen and Wheeler), however, more than 40 percent of housing units with a mortgage spend at least one-third of their household income on housing costs. For those housing units without a mortgage, some 16 percent both regionally and statewide are considered to be either cost-burdened or severely cost-burdened. Households that are cost-burdened must grapple daily with issues going beyond simply affordability, but also with how much income should remain to devote to other critical needs such as food, clothing, and health care, in addition to regular maintenance of the home and periodic upgrades or improvements that may arise. Cost-burdened households also may not necessarily reflect the number of households where overcrowding may be present, while affordability may not be an issue. Other socioeconomic factors that may be present concern such things as income, public assistance, household type, household size, age of householder, employment, and race.

Some 37.2 percent of renter-occupied households in the Region are considered either cost-burdened or severely cost-burdened. While that is substantially high and somewhat higher than that of owner-occupied households, it is still much lower than that of the rest of the state, which is 50.4 percent. However, in four (4) Region counties (Candler, Emanuel, Johnson, and Wheeler) it exceeds 50 percent, and in Treutlen County, it is almost an alarming 60 percent. The primary concern is that many of these households typically have incomes below the median. Housing options for renters can also be more restricted for those households, particularly those in smaller communities where housing choices are limited. The struggling economy of the last several years and the decrease in jobs availability exacerbates the problem.

Figure 3.5
Cost of Housing
Heart of Georgia Altamaha Region and Georgia 2010 and 2017

	Median Value of Owner-Occupied Units			Median Rent for Renter-Occupied Units		
	2010	2017	Percent Increase 2010-2017	2010	2017	Percent Increase 2010-2017
Appling	\$82,300	\$72,100	-12.4	\$470	\$534	13.6
Bleckley	\$81,200	\$98,800	21.7	\$642	\$580	-9.7
Candler	\$79,400	\$88,600	11.6	\$523	\$577	10.3
Dodge	\$70,400	\$73,400	4.3	\$525	\$538	2.5
Emanuel	\$80,200	\$78,500	-2.1	\$523	\$569	8.8
Evans	\$89,800	\$83,600	-6.9	\$536	\$630	17.5
Jeff Davis	\$83,800	\$77,900	-7.0	\$428	\$535	25.0
Johnson	\$66,000	\$64,200	-2.7	\$481	\$525	9.1
Laurens	\$89,600	\$85,000	-5.1	\$580	\$608	4.8
Montgomery	\$76,600	\$76,500	-0.1	\$547	\$573	4.8
Tattnall	\$78,900	\$88,100	11.7	\$482	\$543	12.7
Telfair	\$56,700	\$55,600	-1.9	\$481	\$540	12.3
Toombs	\$92,200	\$97,500	5.7	\$566	\$567	0.2
Treutlen	\$66,000	\$71,000	7.6	\$479	\$573	19.6
Wayne	\$86,400	\$107,300	24.2	\$553	\$609	10.1
Wheeler	\$62,300	\$46,800	-24.9	\$488	\$477	-2.3
Wilcox	\$65,800	\$69,800	6.1	\$469	\$525	11.9
REGION	\$80,202	\$70,696	-11.9	\$527	\$383	-27.4
Georgia	\$160,200	158,400	-1.1	\$835	927	11.0

Source: Official U.S. Decennial Census; ACS 2013-2017, Tables B25075, B25056.

Figure 3.6
Percentage of Cost Burdened Households
Heart of Georgia Altamaha Region and Georgia
2017

Selected Monthly Owner Costs as a Percentage of Household Income										
	Housing Units with a Mortgage					Housing Units without a Mortgage				
	Less Than 20 Percent	20.0-24.9 Percent	25.0-29.9 Percent	30.0-34.9 Percent	35 Percent or More	Less Than 20 Percent	20.0-24.9 Percent	25.0-29.9 Percent	30.0-34.9 Percent	35 Percent or More
Appling	57.5	15.1	10	7.8	9.6	80.7	3.5	12.8	2.8	10.3
Bleckley	52.3	14.5	10.2	3.4	19.6	71.4	8.6	2.8	4.9	12.3
Candler	41.3	14	10.4	6.1	28.2	78.9	4.6	2.6	1.5	12.3
Dodge	47.4	13.9	8.4	6.4	23.9	76.3	7.9	5.5	3.3	7
Emanuel	42.5	21	7.1	7.3	22.2	74.3	7	3.3	5.3	10.1
Evans	50.7	17.7	6.0	4.8	20.8	71.5	8	6	2.2	12.2
Jeff Davis	56.6	12.2	11.8	5.1	14.3	78.7	11.8	0.4	1.5	7.6
Johnson	44.6	13.2	15.6	5.4	21.2	66.9	6.5	8.1	2.6	5.9
Laurens	40.6	17.8	10.9	5.6	25.1	77.1	6.1	7.1	1.9	7.8
Montgomery	46.9	12.9	13.2	3.6	23.4	75.9	5.8	3.9	3.1	11.2
Tattnall	46.8	9.2	11.9	6.2	25.9	68.7	9.4	6.6	1.6	13.7
Telfair	35.1	6.9	17.6	17	23.4	77.9	8.2	2.8	3.4	7.6
Toombs	46.4	13.2	8.2	10.2	22.1	72.2	9.4	2.7	3.1	12.6
Treutlen	36	8.4	12.1	16.8	26.7	79	7.2	1.2	2.3	10.3
Wayne	49.7	16.2	11	6.2	16.9	77.1	9.6	4.1	2.3	7
Wheeler	35.8	15.8	0.8	20.8	26.8	81.1	5.7	3.0	0.4	9.7
Wilcox	58.1	9.6	3.8	6.2	22.3	79.2	6.9	2.4	2.6	8.9
REGION	47.5	14.2	10.0	7.1	21.1	80.3	10.0	5.8	3.6	12.6
Georgia	46.8	15.2	10	6.4	21.5	77.3	6.4	4	2.7	9.5

Source: U.S. Census Bureau, ACS 2013-2017.

Figure 3.6 (Cont'd)
 Percentage of Cost Burdened Households
 Heart of Georgia Altamaha Region and Georgia
 2017

Gross Rent as a Percentage of Household Income						
	Less Than 15 Percent	15.0-19.9 Percent	20.0-24.9 Percent	25.0-29.9 Percent	30.0-34.9 Percent	35.0 Percent or More
Appling	28.5	16.7	3	7.2	6.8	27.7
Bleckley	12.9	14.1	7.9	18.3	5.4	41.5
Candler	10	14.2	3.9	11.4	6.0	54.5
Dodge	12.9	19.6	17.9	8.8	7.3	33.5
Emanuel	12.4	14.4	13.1	9.4	11.1	39.6
Evans	22.9	13	12.8	7.3	8.5	35.4
Jeff Davis	22.7	10.7	13.3	7.6	6.9	38.9
Johnson	17.8	8.4	5.9	8.5	9	50.5
Laurens	20.2	9.4	10.6	8.2	7.4	44.2
Montgomery	21.6	10.5	5.6	13.1	19.2	30
Tattnall	24.9	16.8	14.6	6.1	8.5	29.1
Telfair	11	15.5	13.5	16.7	8.3	35.2
Toombs	17.9	10.1	16.5	7.5	11.7	36.1
Treutlen	14.4	17	4.9	2.3	1.6	29.8
Wayne	22.3	15.2	12.4	6.4	4.8	38.9
Wheeler	6.8	5	18.2	13	14.2	42.9
Wilcox	14.4	12	7.5	9.3	5.8	51
REGION	15.1	10.4	9.7	7.0	6.5	30.7
Georgia	12.5	13.1	12.6	11.4	9	41.4

Source: U.S. Bureau of the Census, www.census.gov, 2017.

Special Housing Needs

With some 14-15 percent of the total population in many Region counties consisting of persons age 65 and older, there is an increasing need for further development of senior citizen housing and the increased availability of affordable, quality housing options. The Region's population is increasingly getting older, with nearly one-half of the counties seeing an increase in the percentage of those residents age 65 and older since 1990, and all but four (4) counties experiencing a percentage increase in the last decade. Many local governments are recognizing the need for a wider range of options for senior living, including independent living, congregate assisted living, and acute-care facilities. According to the 2019 Heart of Georgia Altamaha Area Agency on Aging (AAA) Area Plan, the top 5 concerns for those in need of aging services are energy assistance, congregate meals, financial assistance, weatherization, and transportation.

In some counties, such as Tattnall and Toombs, there is a continuing need for additional seasonal/migrant farm worker housing. Migrant labor is essential in these areas, where a substantial portion of agricultural acreage is utilized for such labor intensive crops as Vidalia sweet onions, tobacco, sweet corn, and greens. While there are a few limited areas where housing is provided, many laborers must find a place to live wherever they can. Often they live in manufactured homes or site-built homes that are overcrowded and likely substandard.

Homelessness throughout the HOGA region was determined using the Georgia Department of Community Affairs's 2017 Continuum of Care Housing inventories. DCA's COCs work to collect data of the sheltered and unsheltered homeless population. Figures for the region predict a homeless population of 144 and a total of 70 designated homeless beds. The total number of beds includes those in emergency and transitional shelters, including shelters providing services for domestic violence. Victims of domestic violence are offered shelter through non-profit facilities in Dublin, Jesup, and Vidalia. The gap of unsheltered homeless suggests a need for increased service by 50 percent.

Figure 3.7
Heart of Georgia Altamaha Region and Georgia
2017 Homeless Persons and Bed Inventories

	Total Homeless	Sheltered Homeless	Unsheltered Homeless	Total Beds
Appling	7	0	7	0
Bleckley	5	0	5	0
Candler	4	0	4	0
Dodge	8	0	8	0
Emanuel	8	0	8	0
Evans	4	0	4	0
Jeff Davis	6	0	6	0
Johnson	4	0	4	0
Laurens	40	23	17	32
Montgomery	3	0	3	0
Tattnall	10	0	10	0
Telfair	3	0	3	0
Toombs	13	8	5	26
Treutlen	3	0	3	0
Wayne	19	12	7	12
Wheeler	3	0	3	0
Wilcox	4	0	4	0
Region	144	43	101	70
GEORGIA	3,716	1,843	1,873	2,422

Source: 2017 Continuum of Care Point in Time Homeless Count Report.

Jobs-Housing Balance

Across the Region there is a greater supply of housing for the workforce than there are jobs available. With not enough jobs for the available workforce, some residents must commute to other areas outside of their county of residence to find work. Typically they commute to larger growth areas adjacent to their place of residence or relatively nearby. More than a few communities serve as “bedroom communities” for nearby larger growth centers. For those smaller communities, the challenge is to find ways to greater diversify their economic base so as to make it easier for residents to better find gainful employment at home.

The Center of Neighborhood Technology (CNT) Housing and Transportation Affordability Index is an online tool to measure affordability when combining the two most common household expenditures. Figure 3.8 exhibits the challenge of living in a rural region and the need to commute outside of the community for work. According to the index, households in 5 counties (Candler, Johnson, Montgomery, Telfair, and Wilcox) pay at least 66 percent of their income in housing and transportation costs combined. Regionally, a majority of households spend over 45 percent of their income on housing and transportation.

Figure 3.8
Housing and Transportation Costs as Percentage of Household Income

	H + T costs less than 45%	H + T 45-66%	H + T cost more than 66%
Appling	3.8%	78.8%	17.4%
Bleckley	0%	69.4%	30.6%
Candler	0%	0%	100%
Dodge	0%	50%	50%
Emanuel	0%	20%	50%
Evans	0%	60.6%	39.4%
Jeff Davis	0%	67.2%	32.8%
Johnson	0%	0%	100%
Laurens	5.4%	20%	74.6%
Montgomery	0%	0%	100%
Tattnall	0%	60.5%	39.4%
Telfair	0%	0%	100%
Toombs	2.7%	51.5%	45.8%
Treutlen	0%	100%	0%
Wayne	0%	84.9%	15%
Wheeler	0%	28.9%	71.1%
Wilcox	0%	0%	100%
Region	0.7%	40.7%	56.8%

Source: U.S. Census ACS 2015 and Center for Neighborhood Technology (<https://htaindex.cnt.org/>).

Community Facilities and Services

Water Supply and Treatment

The Heart of Georgia Altamaha Region has an abundant supply of groundwater, which serves as the source of water supply for most municipalities in the Region. The Floridan Aquifer, one of the world's largest groundwater systems, provides the Region with an excellent source of quality groundwater that requires only minimal treatment. According to Georgia Environmental Protection Division data, there is an adequate supply of groundwater from the Floridan Aquifer to serve the Region for at least the next 50 years without any issue of potential saltwater intrusion. With the exception of the City of Higgston, all of the Region's municipalities provide public water. The City of Tarrytown purchases water from the City of Soperton and resells it to residents. In addition to utilizing groundwater, the City of Dublin has one intake from the Oconee River. Some municipalities provide water service to adjacent residential and commercial areas and industrial parks outside of the municipal boundaries. Otherwise, no public service is provided in the unincorporated areas of the Region, leaving those residents to rely on the use of private wells.

Existing public water facilities and levels of service appear to be adequate to meet the current water supply needs of the Region, barring the development of extraordinary growth that is not anticipated at this time. Local governments continue to maintain, upgrade, and expand their treatment facilities and service lines on an ongoing basis as needed. These needs continue to be addressed by all of the Region's local governments in both their Five-Year Community Work Programs, as part of their comprehensive plans.

There are no known inconsistencies or competing priorities concerning water supply within the Region. Opportunities for coordination do exist, especially between nearby water systems, and these have the potential to support growth corridors as well as advocate protection of the Floridan Aquifer. The ongoing issues of future development, protecting against stormwater run-off from urban areas and non-point source pollution from agricultural operations, as well as periodic episodes of drought, continue to enhance the importance of water resource protection throughout the Region.

Sewerage System and Wastewater Treatment

Approximately two-thirds of the Region's municipalities are served by public sewer systems. All of the cities in Bleckley, Toombs, Treutlen, Wayne, and Wheeler counties provide municipal sewer service, while at least one city in each of the 17 counties has a public sewer system. There are approximately 20 cities that offer public water service, but sewer service is unavailable. No county-wide public sewer systems exist in the Region. Individual septic tanks are utilized in the unincorporated areas and cities where sewer service is not available.

Most municipalities have adequate sewer service to meet both current and expected future demand, although public sewer systems have much more limited service areas than do public water systems. Most local governments have addressed the need to improve and upgrade their sewer systems in their Community Work Programs of their comprehensive plans. Several communities currently not offering public sewer service have expressed an interest in doing so. However, many often find it simply not feasible, largely due to very limited financial resources and a small customer base.

The Region has a number of soils with limitations for development. Given this and a heavy reliance on individual septic tanks in the unincorporated areas, the possibility of more failing septic tanks in the future likely could become an issue. This would present an even greater need for upgrades and extensions to existing systems in the future. By doing so, it would encourage development to locate near existing service areas, help protect the environment, and further economic development. No known conflicts, inconsistencies, or competing priorities exist in the Region at this time. Possible multi-jurisdictional or regional benefits could come from improved coordination between nearby systems, particularly ones located in growth corridors.

Other Facilities and Services

Public safety service, both fire protection and law enforcement, is provided in all areas of the Region. However, the additional establishment of volunteer fire departments to serve all unincorporated areas of the Region and police departments for those smaller municipalities still lacking them would enhance fire and police protection. Some existing police and sheriff's departments in the Region are understaffed for the area they serve. In regards to fire protection, improved response times and assistance with needed equipment and facilities upgrades to improve service levels and lower ISO ratings is a primary concern. Continuing to upgrade and enhance E-911 and other forms of communication in times of emergency is

another major focal point throughout the Region. Local governments continue to address the need for further improvements and upgrades to public safety facilities, services, and infrastructure in the Community Work Programs of their comprehensive plans. Many communities actively pursue financial assistance for needed improvements through such avenues as Local Law Enforcement Block Grants through the U.S. Department of Justice and the Assistance to Firefighters Grant Program through the U.S. Department of Homeland Security.

Existing regional recreation facilities and services do not meet current and projected future needs, and many local recreation facilities and services are in need of upgrades and improvements. In the entire 17-county Region, there are only three (3) state parks and four (4) public fishing areas. Although the Region does have 12 wildlife management areas, three (3) alone are located in Wayne County. The lack of public ownership of all these areas does make some of them vulnerable to loss. Ball's Ferry Park, a new state park along the Oconee River in Wilkinson County has direct impacts on the Region counties of Johnson and Laurens. The Region's rivers, particularly the Altamaha, Ocmulgee, and Oconee, provide an abundance of recreation opportunities, but are currently underutilized. The increased promotion of nature-based tourism, along with needed improvements to boat landings and other facilities along the rivers to improve access, should help to increase usage. All counties have addressed current and future recreation needs in their local comprehensive plans.

Existing stormwater management is generally adequate within municipal boundaries. Multiple pre-disaster hazard mitigation plans have identified areas of need concerning dirt roads in unincorporated county areas.

Existing solid waste facilities and service levels are adequate to meet the needs of the Region, although recycling opportunities vary significantly between different jurisdictions. Access to recycling from one community to another often depends on the amount of resources available, along with the level of community outreach efforts and support. Greater recycling would be encouraged by the increased availability and stability of markets for recyclables. While landfills in the Region are likely to accommodate future growth, periodic improvements will be needed (expansion, increased recycling, new facilities development, etc.) to continue to assure adequate capacity for solid waste disposal in the future. The continued elimination of utilizing green boxes for solid waste collection in many communities, especially in unincorporated areas, remains an issue. As resources allow, some communities are finding it more feasible to move towards a system of either curbside pickup or convenience centers.

Existing telecommunications infrastructure and service levels are not adequate to meet current and projected future needs of the Region. Access to quality broadband and other high-speed telecommunications service varies throughout the Region, often depending on the amount of resources and capacity of service providers in a particular area. The Region is noted by the Georgia Technology Authority as having the most underserved and unserved households by broadband service in the state. While access to high-speed internet is available in most of the larger communities in the Region, access in the unincorporated areas and smaller communities is minimal, and in many cases is still nonexistent. According to the Federal Communications Commission in 2018 (Figure 4.1) seven (7) Region counties are drastically underserved, and less than 50% of their population have access to a fixed broadband technology. Future upgrades and improvements to services and infrastructure capacity will be needed to accommodate future growth and ensure adequate communications capability across all parts of the Region. Greater access to, and availability of, high-speed internet and other forms of telecommunication would help to further economic development and recruitment efforts.

Figure 4.1 – Broadband Availability Identified by FCC, 2018

State, County or County Equivalent	Population Evaluated	% of Pop. with Fixed 25 Mbps/3 Mbps	% of Pop. with Mobile 5 Mbps /1 Mbps	% of Pop. with Fixed & Mobile	Population Density
Georgia	10,284,202	90.80%	99.80%	90.80%	178.814
Appling	18,338	46.50%	96.60%	46.50%	36.164
Bleckley	12,992	43.10%	100.00%	43.10%	60.184
Candler	10,893	100.00%	100.00%	100.00%	44.819
Dodge	20,590	51.10%	99.80%	51.10%	41.521
Emanuel	22,624	92.60%	98.80%	91.50%	33.241
Evans	10,661	58.40%	100.00%	58.40%	58.304
Jeff Davis	14,852	57.40%	99.50%	57.40%	44.905
Johnson	9,505	29.30%	91.90%	21.90%	31.369
Laurens	47,549	59.50%	99.50%	59.50%	58.899
Montgomery	9,038	25.40%	100.00%	25.40%	37.733
Tattnall	25,122	68.50%	100.00%	68.50%	52.403
Telfair	15,976	64.60%	98.50%	64.40%	36.533
Toombs	27,165	43.70%	99.70%	43.60%	74.628
Treutlen	6,638	12.50%	99.40%	12.40%	33.284
Wayne	30,103	79.50%	99.90%	79.50%	46.906
Wheeler	7,645	38.80%	99.60%	38.80%	25.873
Wilcox	8,740	57.30%	99.60%	57.30%	23.14

Source: FCC 2018 Broadband Deployment Report.

TRANSPORTATION SYSTEM

Road Network

The Region is well-served by a road network of over 12,700 miles, including nearly 2,100 in state routes. The Region, which remains rural without a metropolitan area, is serviced by I-16, a rural Interstate prime arterial originally constructed to improve access to the Port of Savannah. Other “rural principal arterials” serving the Region include U.S. Highways US 1, US 280, US 341, and US 441. Other state or federal highways within the Region (including US 23, US 80, US 129, US 129A, US 221, US 301, US 319 and Ga. Highways SR 15, SR 26, SR 29, SR 56, SR 57, SR 117, SR 121, SR 130, SR 135, SR 144, SR 152, SR 169, SR 215, SR 257, and SR 292) are classified as “rural minor arterials,” with the remaining others simply as “rural collectors.” These classifications result from general low traffic volumes (many less than 2,000 Annual Average Daily Traffic) outside of municipalities within the Region. Most of these arterials were designed by the Georgia Department of Transportation for Level of Service B (Reasonable Free-Flow Operations), and maintain at least this level of service. The only traffic congestion within the Region is usually limited to peak times around school/workday hours in the municipalities of Baxley, Claxton, Cochran, Dublin, Eastman, Hazlehurst, Jesup, Lyons/Vidalia, McRae, and Swainsboro.

The Heart of Georgia Altamaha Region was one of only three (3) regions statewide to initially approve the penny sales and use tax (T-SPLOST) under the Georgia 2010 Transportation Improvement Act for regionwide transportation improvements. This funding has improved transportation infrastructure and spurred economic growth within the Region. Major regional projects have been completed since the inception of the program, including a new Oconee River Bridge in Laurens County, a new bridge over the Altamaha River at U.S. 1, and a railroad overpass in the City of Jesup. Other regional projects are scheduled to be complete by the end of 2022. By the end of the first quarter of 2019, 486 TIA projects have been completed across the Region.

Figure 5.1
Heart of Georgia Altamaha Regional Commission Mileage of Public Roads by
County and Paving Status

	Total Mileage	Unpaved Mileage	Paved Mileage	Percent Unpaved
Appling				
State Routes	117.487	0.000	117.487	0.0%
County Roads	850.501	598.860	251.641	70.4%
City Streets	96.950	21.213	75.737	21.9%
Total Roads	1,064.938	620.073	444.865	58.2%
Bleckley				
State Routes	72.380	1.000	72.38	1.4%
County Roads	317.915	137.357	180.558	43.2%
City Streets	52.801	3.067	49.734	5.8%
Total Roads	443.096	140.424	302.672	31.7%
Candler				
State Routes	81.809	0.000	64.413	0.0%
County Roads	368.997	238.552	130.445	64.6%
City Streets	46.978	5.207	41.771	11.1%
Total Roads	497.784	243.759	236.629	49.0%
Dodge				
State Routes	151.670	0.000	151.670	0.0%
County Roads	720.522	444.768	275.754	61.7%
City Streets	76.560	5.359	71.201	7.0%
Total Roads	948.752	450.127	498.625	47.4%
Emanuel				
State Routes	224.733	0.000	224.733	0.0%
County Roads	890.349	578.940	311.409	65.0%
City Streets	145.241	18.823	126.418	13.0%
Total Roads	1,260.323	597.763	662.56	47.4%
Evans				
State Routes	60.878	0.000	60.878	0.0%
County Roads	257.264	125.319	131.945	48.7%
City Streets	44.724	3.336	41.388	7.5%
Total Roads	362.866	128.655	234.211	35.5%
Jeff Davis				
State Routes	64.439	0.000	64.439	0.0%
County Roads	521.866	325.867	196.019	62.4%
City Streets	53.433	6.096	47.337	11.4%
Total Roads	639.758	331.963	307.795	51.9%

Figure 5.1 - Continued
Heart of Georgia Altamaha Regional Commission Mileage of Public Roads by
County and Paving Status

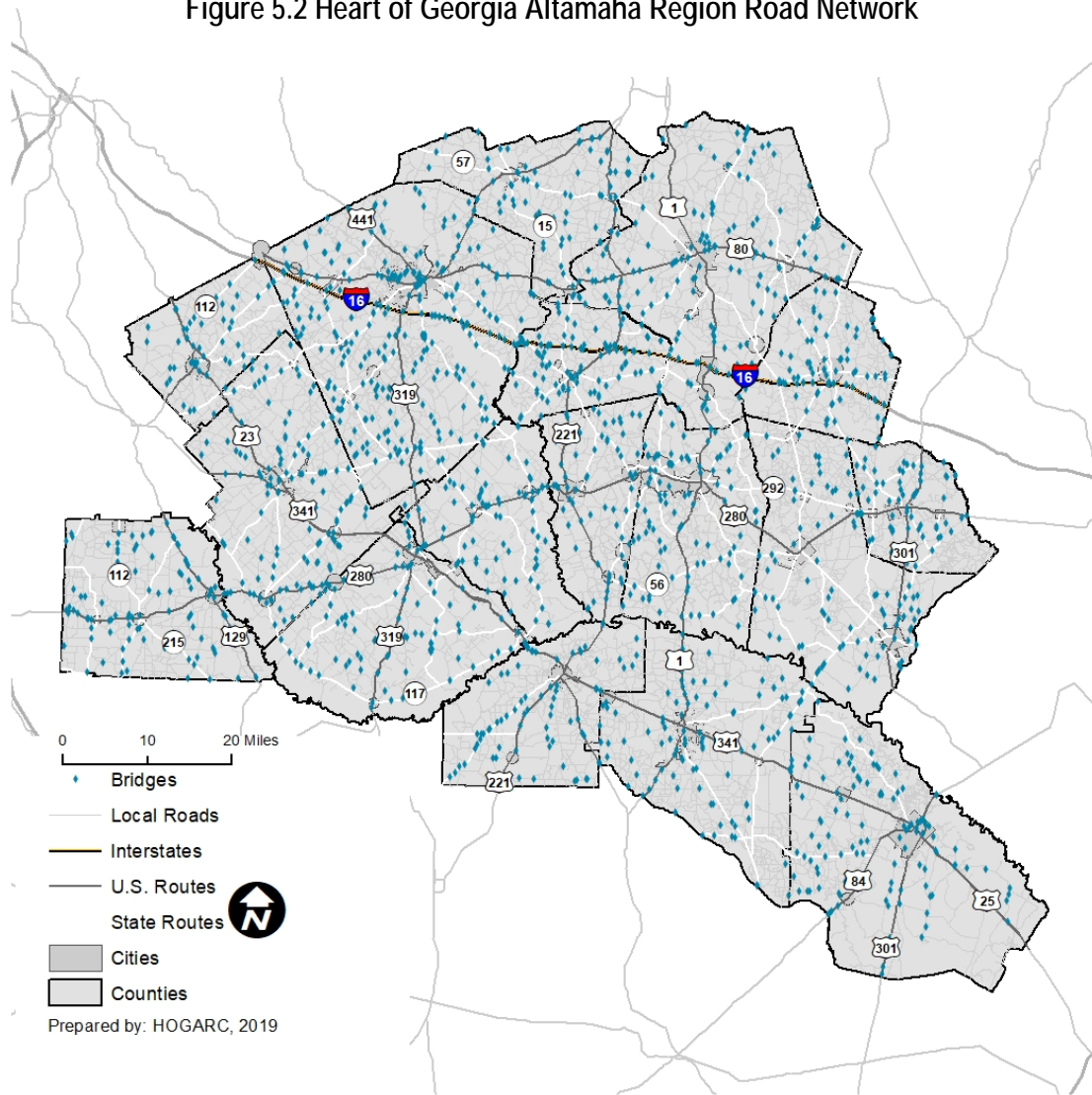
	Total Mileage	Unpaved Mileage	Paved Mileage	Percent Unpaved
Johnson				
State Routes	90.331	0.000	90.331	0.0%
County Roads	418.444	253.337	165.107	60.5%
City Streets	29.454	1.638	27.907	5.6%
Total Roads	538.320	254.975	283.345	47.4%
Laurens				
State Routes	271.879	0.000	271.879	0.0%
County Roads	1,159.812	625.270	534.542	53.9%
City Streets	207.897	11.959	195.938	5.8%
Total Roads	1,639.588	637.229	1,002.359	38.9%
Montgomery				
State Routes	74.726	0.000	74.726	0.0%
County Roads	334.573	190.582	143.991	57.0%
City Streets	73.586	12.842	60.744	17.5%
Total Roads	482.885	203.424	279.461	42.1%
Tattnall				
State Routes	144.641	0.000	144.641	0.0%
County Roads	735.499	494.600	240.899	67.2%
City Streets	95.729	14.327	81.402	15.0%
Total Roads	975.869	508.927	466.942	52.2%
Telfair				
State Routes	137.570	0.000	137.570	0.0%
County Roads	403.807	262.786	141.021	65.1%
City Streets	85.315	9.514	75.801	11.2%
Total Roads	626.692	272.300	354.392	43.5%
Toombs				
State Routes	150.203	0.000	150.203	0.0%
County Roads	514.052	362.344	151.718	70.5%
City Streets	164.456	7.745	156.711	4.7%
Total Roads	828.711	370.079	458.632	44.7%
Treutlen				
State Routes	117.702	0.000	117.702	0.0%
County Roads	270.654	158.631	112.023	58.6%
City Streets	30.137	4.629	25.508	15.4%
Total Roads	418.493	163.260	255.233	39.0%

Figure 5.1 - Continued
Heart of Georgia Altamaha Regional Commission Mileage of Public Roads by
County and Paving Status

	Total Mileage	Unpaved Mileage	Paved Mileage	Percent Unpaved
Wayne				
State Routes	117.050	0.000	117.050	0.0%
County Roads	771.074	512.549	258.525	66.5%
City Streets	128.979	18.261	110.718	14.2%
Total Roads	1,017.103	530.810	486.293	52.2%
Wheeler				
State Routes	79.067	0.000	79.067	0.0%
County Roads	307.677	181.127	126.550	58.9%
City Streets	27.957	8.072	19.885	28.9%
Total Roads	414.701	189.199	225.502	45.6%
Wilcox				
State Routes	113.362	0.000	113.362	0.0%
County Roads	471.320	317.416	153.904	67.3%
City Streets	41.092	8.116	32.976	19.8%
Total Roads	625.774	325.532	300.242	52.0%
Region Total	12,785.65	5,968.50	6,799.76	46.7%
Georgia Total				
State Routes	17,958.76	0.028	17,176.11	0.0%
County Roads	84,851.88	27,140.08	57,628.81	32.0%
City Streets	22,617.69	1,093.86	31,316.65	4.8%
Total Roads	125,428.32	28,233.97	96,121.57	22.5%

Source: GDOT County Mileage of Public Roads by Surface Type, 441 Report, 2017.

Figure 5.2 Heart of Georgia Altamaha Region Road Network



Alternative Modes

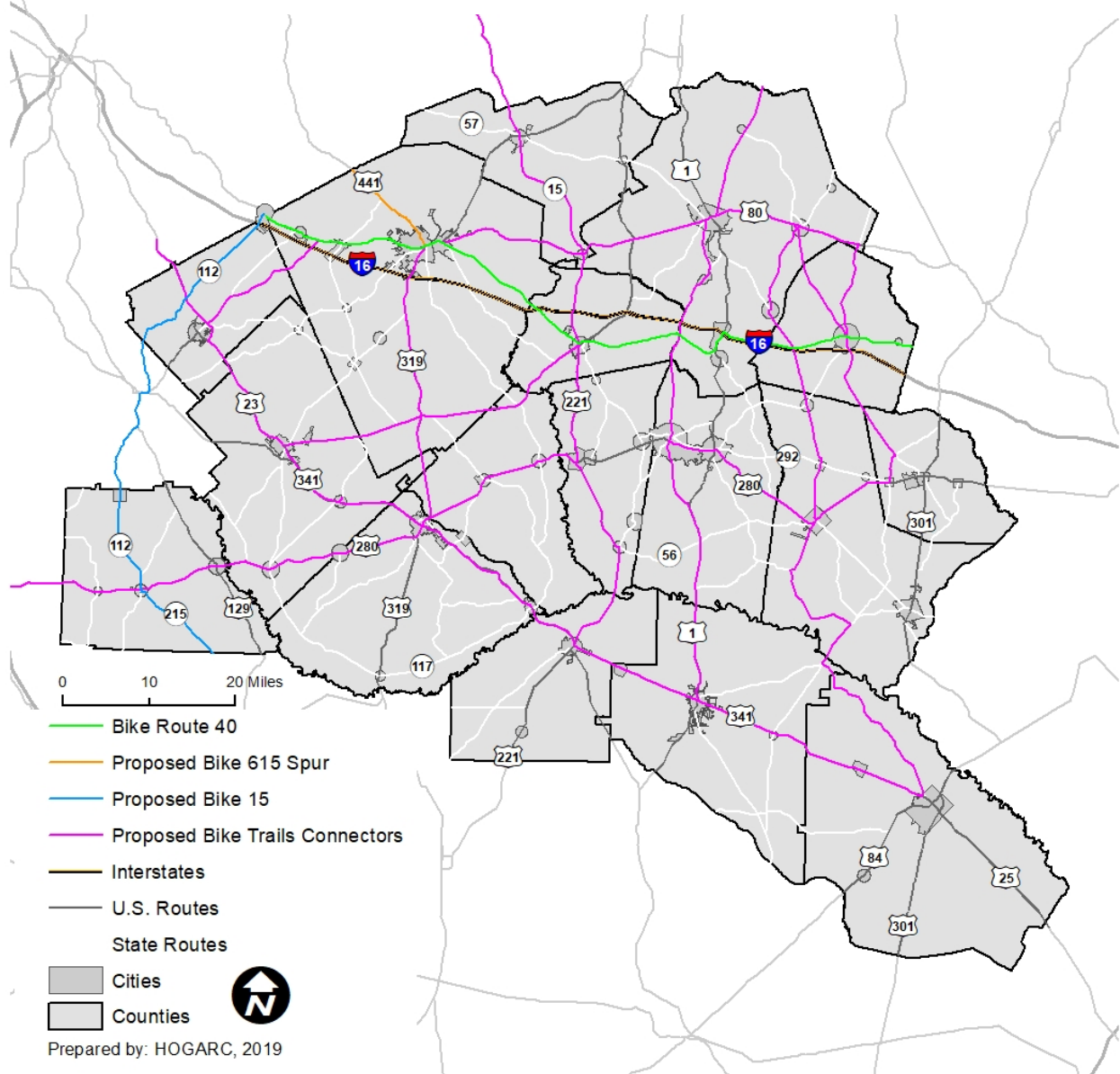
The rural Heart of Georgia Altamaha Region has no fixed-route public transit systems, although on-demand response Section 5311 systems operate in 6 of 17 counties, a net loss of 3 programs since 2013. The Heart of Georgia Altamaha Regional Commission does manage a Section 5310 Coordinated Transportation Program for the Georgia Department of Human Services and its clients in all 17 counties. Low-incomes, a large percentage of elderly and disadvantaged population, the low density of population, limited tax bases within the Region, and overall limitations on funding make transportation access for all, particularly the disadvantaged, a continuing issue within the Region.

Alternative transportation avenues in general remain scarce within the Region. Sidewalks are primarily limited to central business and residential areas in or near the historic downtown core of municipalities with little connection to newer commercial or residential developments. Only one state bicycle route, State Bicycle Route 40 (The Trans-Georgia Route between Columbus and Savannah) traverses the Region, and then only in Laurens, Treutlen, Emanuel, and Candler counties. The 2005 and 2016 Regional Bicycle and Pedestrian Plans for the Heart of Georgia Altamaha Region identified possible regional bike routes and connectivity needs. It has led to ongoing improvements within the Region, principally paved shoulders, for bicycle use along such routes as US 341 and US 1 as they are widened. A new U.S. Bicycle Route spanning from Florida to North Carolina has recently been submitted for approval by the national biking organization, Adventure Cycling Association. This new route to be known as United States Bicycling Route (USBR) 15, will travel in a North-South direction along existing highways in Wilcox, Bleckley, and Laurens counties. There is also only one formally designated bike trail, the Yamassee Bike Trail in Montgomery County, within the Region. Bike rides are expanding events within the Region at present.

Opportunities and benefits for multi-use trail connectivity along and connecting to the Region's river corridors within the Region have been identified in multiple regional planning documents. There is much untapped potential for transportation alternatives, recreation, and resulting economic development. Municipalities and population centers of the Region could be given connection to outstanding natural and cultural resources through such transportation alternatives, opening more avenues for tourism and economic development. The Region has much potential as a biking destination and a bicycle touring/riding venue.

The Heart of Georgia Altamaha Region has only one currently formally designated scenic byway in the Region, the Enduring Farmlands Scenic Byway in Wilcox County. The Multi-Region River Corridor Feasibility Study also identified potential additional scenic byway routes within the Region.

Figure 5.3 Heart of Georgia Altamaha Region Bike Routes



Railroads, Trucking, Port Facilities, and Airports

As with highway access, the Heart of Georgia Altamaha Region is well served by rail, and is in great position to take advantage of logistics and location. The Region is currently a net exporter of goods, primarily farm and forest products, but with an outstanding array of other manufactured goods from the Region. While the Region has no ports of its own because of its inland location, the Region is a major user and beneficiary of both of Georgia's ports. The Georgia Ports Authority's 2017 Economic Impact Report noted that the Heart of Georgia Altamaha Region exported 853,509 short tons of products, primarily wood/pulp, and 33,368 Twenty-foot Equivalent Units (TEU). Rayonier (located in Jesup) is consistently the top or second ranked exporter through Georgia's ports. Dublin has utilized its central location between

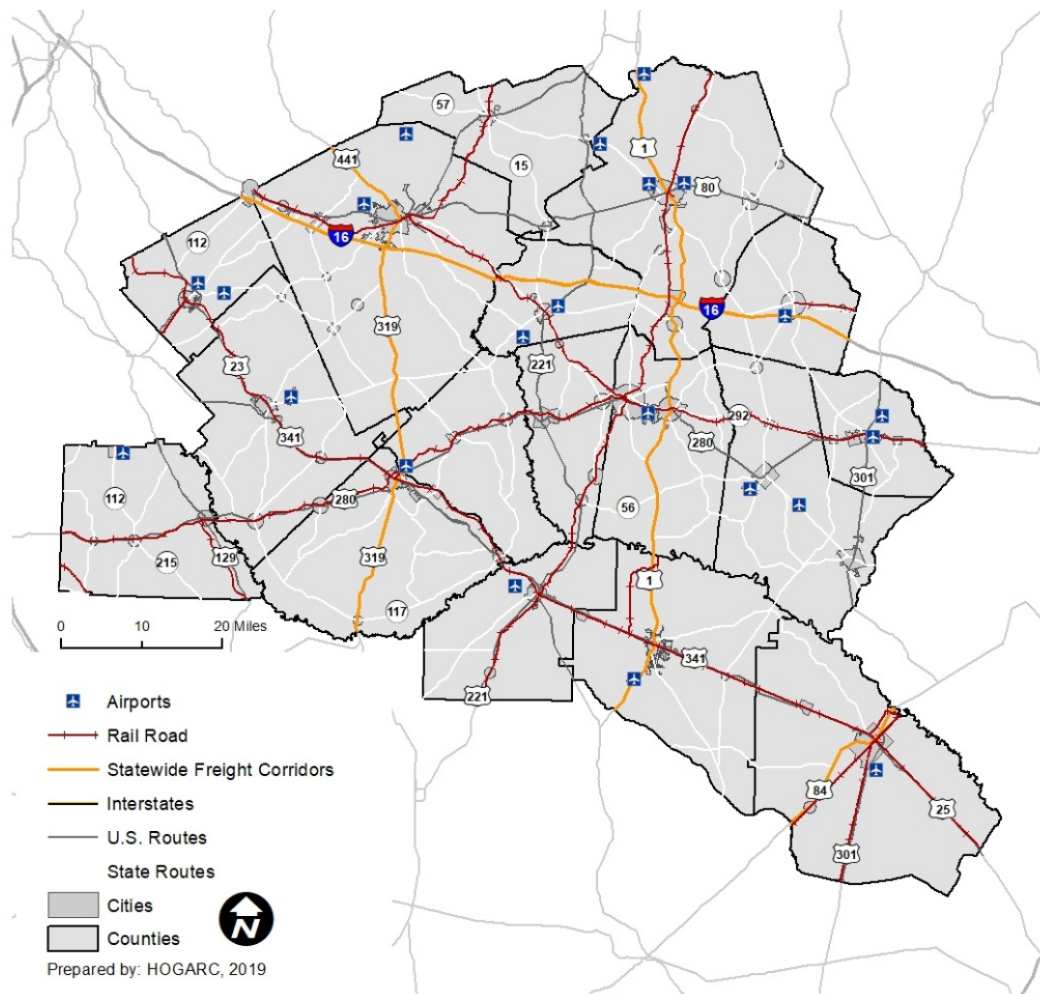
Atlanta and Savannah and its access to I-16 to become a major distribution center home. Both Fred's and Best Buy have located major distribution centers in Dublin in recent years. In the same 2017 report, 13,916 jobs in the Region are directly impacted by the Georgia Ports.

Railroads. The Region is served by both of Georgia's Class I Railroads (Norfolk Southern and CSX) as well as by the shortline railroads, Georgia Midland, Georgia Central, and Heart of Georgia. All 17 counties have access to rail service from at least one carrier, including eight (8) from at least one of the Class 1 railroads. This service connects to both of Georgia's ports, and Region rail capacity for shipping tonnage and service was more than doubled with construction of the 2.5 mile Perdue Siding rail spur along the Norfolk Southern rail line between Jesup and Odum in 2009. Rail service is continuing to expand in the Region as the Georgia Department of Transportation is in the process of upgrading and opening the currently inactive rail line between Vidalia and Kirby (Swainsboro) in Emanuel County.

Trucking. The Heart of Georgia Altamaha Region also continues to have available passenger rail service, a rarity in Georgia. Jesup is a scheduled stop for Amtrak's Silver Service along the East Coast from Florida to New York. Jesup's historic train depot, where Amtrak stops, has been completely rehabilitated, and is owned by Wayne County's local government. Jesup is located at an intersection of Georgia's two Class 1 railroads. The Region also figures prominently in future high speed rail plans as the federally designated Macon-to-Savannah-Jacksonville Southeast High Speed Corridor has two examined options, both through the Region, using existing rail rights-of way either Macon to Vidalia to Savannah or Macon to Jesup to Savannah. If the Jesup leg is chosen, it could become a multi-modal hub. Jesup already has the most rail freight tonnage within the Region passing through. A dedicated use option has also been studied which would develop rail along Interstate 16 for the Macon-Savannah leg. In any event, rail continues to be a positive factor and key to Region logistics and future economic development.

Another positive factor for Region logistics and economic development is trucking. To handle the Region's abundant forestry and farm products, wide variety of manufactured goods, significant exports, and service of Region retail and distribution centers, the Region has a significant presence and base of trucking firms and terminals. A number of these trucking firms, including several large ones, such as Atlantic Coast Carriers, Williams Brothers Trucking, and McKenzie Tank Lines, among others, are headquartered in the Region. The importance of trucking to the Region is manifested by all three of the Region's technical colleges (Coastal Pines, Oconee Fall Line, and Southeastern) having commercial truck driving programs.

Figure 5.4 Heart of Georgia Altamaha Region Transportation Network



Airports. The Heart of Georgia Altamaha Region is also well-positioned with its airport related transportation infrastructure. The Region has 13 of Georgia's 95 general aviation airports with only three Region counties not directly served. Even these three counties, Johnson, Montgomery, and Wilcox, are actually indirectly served through three major airports (Dublin, Vidalia, and Eastman, respectively) and report private airstrips for agriculture use. A 2011 Georgia Department of Transportation (GDOT) Study on statewide economic impact of airports, "Georgia Airports Mean Business" highlighted the significant impact of the airports to the Region. The Region's airports were estimated to provide almost 600 jobs and a total economic impact of almost \$65 million a year. These significant impacts are in addition to the airports' function as an important catalyst and facilitator of economic development and tourism. There are other qualitative benefits to the Region's health, welfare, safety, and quality-of-life provided by the airports.

GDOT classifies airports by three levels. Level I is a business airport of local significance, Level II is a business airport of regional and local significance, while Level III is an airport of national and regional significance. While the Region has no airports with commercial service, it does have four major Level III airports. These include W.H. "Bud" Barron in Dublin, the Heart of Georgia Regional in Eastman, East Georgia Regional in Swainsboro, and Vidalia Regional. All of these airports have runways of over 6,000 feet in length. W.H. "Bud" Barron and Vidalia Regional airports both have two runways with their second runways 5,000 feet in length. East Georgia Regional Airport is technically currently classified in written materials as only a Level II GDOT airport. Wayne County's William A. Zorn airport is currently classified by GDOT as a Level III airport, but only has one 5,500 foot runway at present. The airports in Baxley and Claxton are also classified as Level II airports of regional significance, and both have runway lengths of 5,000 feet. The remaining six (6) Region airports are classified as Level I, with runways from 3,000 to 5,000 feet in length. Continued maintenance of these Region airports and protection from navigation obstructions are important to both current and future Region economic development. Another airport related asset unique to the Region are the aviation programs of Middle Georgia State University campus at the Heart of Georgia Regional Airport in Eastman which are unique to Georgia and highly rated nationwide.

In recognition of the importance of these general aviation airports to the Region, local governments continue to invest in navigational and other improvements. Many have conducted navigation, runway improvements, perimeter fence installation and hangar expansion. Without question, the airports are an asset to the Region which should be vigilantly maintained and nurtured.

Figure 5.5
Heart of Georgia Altamaha Regional Commission Airports

Airport Name	Acreage	Runway Length/Width (Feet)	GDOT Classification	FAA Classification	Economic Impact	
					Jobs	Dollars
Baxley Municipal	303	5,003/75	Level II	Basic	12	\$1,498,900
Claxton-Evans County	105	5,002/75	Level II	Basic	6	\$392,900
Cochran	69	3,202/50	Level I	Local	34	\$3,668,100
W.H. "Bud" Barron (Dublin)	905	6,002/150 5,171/100	Level III	Local	28	\$1,918,500
Heart of Georgia Regional (Eastman)	89	6,506/100	Level III	Local	376	\$37,168,100
Hazlehurst	125	5,000/75	Level I	Local	20	\$1,816,400
William A. Zorn (Jesup-Wayne County)	139	5,500/100	Level III	Basic	14	\$851,200
Telfair-Wheeler	104	5,000/75	Level I	Basic	10	\$1,057,300
Metter Municipal	62	5,001/75	Level I	Basic	19	\$1,858,700
East Georgia Regional (Emanuel County)	157	6,021/100	Level II	Basic	49	\$6,815,800
Vidalia Regional	1,245	6,003/150 5,000/150	Level III	Local	51	\$6,131,000
Swinton Smith Field at Reidsville Municipal	298	5,000/75	Level 1	Not Classified	10	\$1,380,700
Treutlen County	32	3,000/50	Level 1	Unclassified	1	\$58,800

Sources: Georgia Department of Transportation, www.dot.ga.gov; and www.faa.gov, 2013, HOGARC GIS analysis, 2019.

Transportation and Land Use Connection

As noted earlier, transportation has been key to past growth and development of the Region and is important to its future. The Region's logistics and transportation infrastructure are facilitators and key to the Region taking advantage of its vast farm and forest resources, manufacturing and distribution opportunities, potential tourism and other economic development activities, and well-positioned location. There are few major current land use conflicts within the Region as existing infrastructure, including transportation, tends to focus intense development close to larger municipalities along major transportation routes where it is desired and most appropriate. Most traffic congestion issues of the Region are concentrated in a relatively small number of larger municipalities. This lack of land use conflicts allows for continued protection and compatible use of the Region's significant and extremely important natural and cultural resources within its river corridors. There is opportunity to continue to guide growth to desired locations with well-planned transportation improvements, including simple paving of roads in unincorporated areas, of counties. Bypasses in Dublin, Eastman, and Swainsboro remain largely undeveloped, and offer opportunity for proactive land use and growth management. The 2012 T-SPLOST has delivered a new bypass in Eastman to connect US 23 and the existing US 341 bypass. The municipalities of Baxley, Jesup, and McRae-Helena may need similar congestion relief. McRae-Helena actually has a bypass planned as part of the US 441 Governors Road Improvement Program widening. The Region has opportunity to plan, build, and promote transportation infrastructure improvements, both traditional and alternative, which will enhance and highlight the Region's assets and quality-of-life while providing needed economic development in a variety of ways.

Heart of Georgia Altamaha Regional Commission Transportation System

Reference Map

Highway Functional Classification

- Rural Interstate
- Rural Local
- Rural Major Collector
- Rural Minor Arterial
- Rural Minor Collector
- Rural Principal Arterial
- Urban Interstate
- Urban Local
- Urban Major Collector
- Urban Minor Arterial
- Urban Principal Arterial

Airports

- Level I General Aviation
- Level II General Aviation
- Level III General Aviation

Rail

- Class I Railroad
- Shortline Railroad
- Inactive Railroad

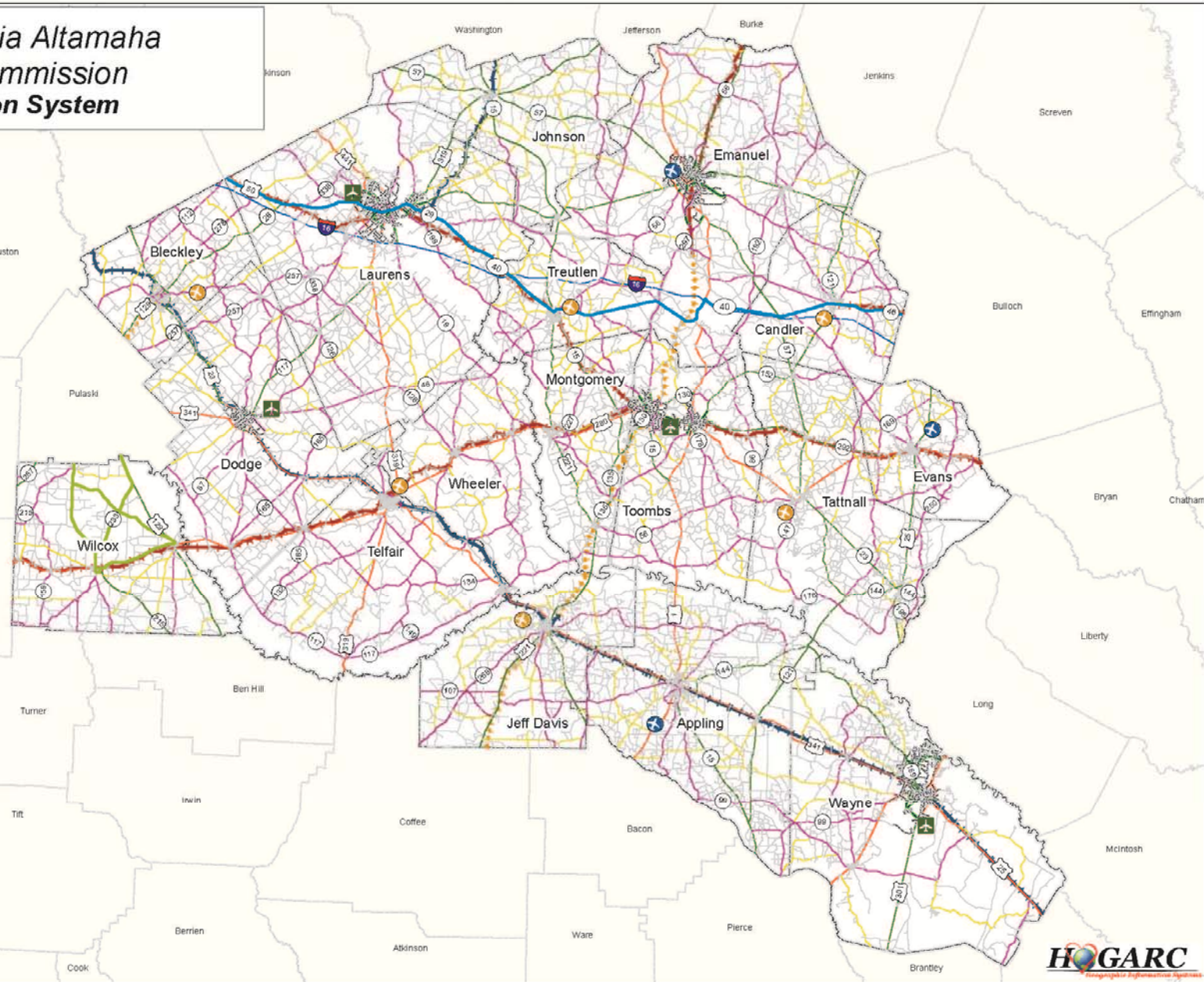
State Bike Route

- State Bike Route

State Scenic Byway

- State Scenic Byway

- HOGA Counties



STAKEHOLDER INVOLVEMENT REPORT

Identification of Heart of Georgia Altamaha Stakeholders

There are many organizations and other interested parties that have a vested interest in the successful growth and development of the Heart of Georgia Altamaha Region. These groups are not only essential for the formation of a purposeful plan, but also for assistance in the execution of some of the programs outlined in the plan.

Representatives from the following were invited to participate as Regional Stakeholders for developing the Heart of Georgia Altamaha Regional Plan:

Heart of Georgia Altamaha Local Governments (17 County and 62 Municipal Governments)

Appling County	Jeff Davis County	Telfair County
City of Baxley	City of Denton	City of Jacksonville
City of Graham	City of Hazlehurst	City of Lumber City
City of Surrency	Johnson County	City of McRae-Helena
Bleckley County	City of Kite	City of Scotland
City of Cochran	City of Wrightsville	Toombs County
Candler County	Laurens County	City of Lyons
City of Metter	Town of Cadwell	City of Santa Claus
Town of Pulaski	Town of Dexter	City of Vidalia
Dodge County	City of Dublin	Treutlen County
City of Chauncey	City of Dudley	City of Soperton
Town of Chester	City of East Dublin	Wayne County
City of Eastman	Town of Montrose	City of Jesup
City of Milan	Town of Rentz	City of Odum
City of Rhine	Montgomery County	City of Screven
Emanuel County	City of Ailey	Wheeler County
City of Adrian	Town of Alston	City of Alamo
City of Garfield	City of Higgston	City of Glenwood
City of Nunez	City of Mount Vernon	Wilcox County
City of Oak Park	City of Tarrytown	City of Abbeville
City of Stillmore	City of Uvalda	City of Pineview
City of Summertown	Tattnall County	City of Pitts
City of Swainsboro	City of Cobbtown	City of Rochelle
City of Twin City	City of Collins	
Evans County	City of Glennville	
City of Bellville	City of Manassas	
City of Claxton	City of Reidsville	
City of Daisy		
City of Hagan		

State/Federal/Private Partners

Georgia Department of Community Affairs
Georgia Department of Economic Development
Georgia Department of Transportation
Georgia Department of Natural Resources
Georgia Historic Preservation Division
Pine Country and Seven Rivers Resource Conservation and Development Councils (federal)
Georgia Soil and Water Conservation Commission
The Nature Conservancy
Georgia Department of Human Services
Fort Stewart Growth Management Partnership (federal)
Georgia-Alabama Land Trust
Southern Company
Georgia and Region EMCs

Local/Regional Partners

Heart of Georgia Altamaha Regional Commission Regional Council
Heart of Georgia Altamaha Regional Commission Regional Plan Technical Advisory Committee
Universities/Colleges/Technical Colleges
Local Boards of Education
Job Training Unlimited (WIOA)
Vidalia Onion and Vegetable Research Center
Vidalia Onion Committee
Heart of Georgia Altamaha Main Street Programs
Altamaha/Oconee/Ocmulgee Riverkeeper
Ogeechee Riverkeeper
Satilla Riverkeeper
UGA Cooperative Extension District and County offices
Local Tourism Boards
Vidalia Area Convention and Visitors Bureau
Chambers of Commerce
Development Authorities

Identification of Participation Techniques

The Heart of Georgia Altamaha Regional Commission utilized several strategies and techniques in an effort to obtain broad input from Region citizens and stakeholders. These included the following:

1. Initial Public Hearing – held June 28, 2018 at the centrally located Montgomery County Senior Center in Mount Vernon at 6:00 p.m. This kick-off to the Regional planning process was held prior to a regularly scheduled Heart of Georgia Altamaha Regional Commission Regional Council meeting and was advertised in Region newspapers and through email blasts to identified Regional stakeholders/partners.

2. Steering Committee Meetings – These were held prior to regularly scheduled Regional Council meetings. Updates were also given periodically during Regional Council meetings. The Steering Committee consisted of the Regional Council members as well as other interested stakeholders. According to the by-laws of the Regional Commission, each county is represented by three (3) representatives, both elected and appointed officials, as well as five (5) state appointed officials. Draft documents and comments were reviewed in each Steering Committee meeting. The members of the Heart of Georgia Altamaha RC Regional Council are as follows:

Appling County

Theodore Wilkerson
Dr. Esco Hall, Jr.
James Moore

Bleckley County

Robert Brockman
Billy Yeomans
Robert Little

Candler County

Brad Jones
Chyrileen Kilcrease
Virgil Monte Meridy

Dodge County

Spencer Barron
William T. Howell, Jr.
Raymond Mullis

Emanuel County

Desse E. Davis
Charles Schwabe
Guy Singletary

Evans County

Terry Branch
Terry McCorkle
Irene Burney

Jeff Davis County

Vann Wooten
Dywane Johnson
James Benjamin

Johnson County

Jack Foskey
Jeff Hall
Bill Lindsey

Laurens County

Jeff Davis
Ronald Harrington
Len Tanner

Montgomery County

Chad Kenney
John E. Roller
Charlie Williams

Tattnall County

Frank Murphy
Jackie Trim
Bernie Weaver

Telfair County

Annie Williams
Elud "June" Salazar
Susan Evans

Toombs County

John Jones
John Raymond Turner
David Sikes

Treutlen County

Cali Hollis
Izell Stephens
Cashaunda Smith

Wayne County

James Thomas
Jason Weaver
Mike Roberts

Wheeler County

Keith McNeal
G.M. Joiner, Jr.
Bobby Cox, Sr.

Wilcox County

Alfonza Hall
Michael Estes
Clay Reid

Lt. Governor's Office

Shaun O'Quinn

Governor's Office

Justin Franklin

Norma Nunez-Cortes

Office of the Speaker of the House

Janice O'Brien

3. Technical Advisory Committee Meetings – These were held on a nearly monthly basis to review plan material and develop working drafts of the plan. This committee was comprised of one (1) member from each of the 17 Region counties and was instrumental for their local knowledge and oversight. The members of the Heart of Georgia Altamaha Regional Commission Regional Plan Technical Advisory Committee are as follows:

Appling – Lee Lewis, County Manager	Montgomery – Joe Filippone, Executive Director, Montgomery County Development Authority
Bleckley – Bob Brockman, Sole County Commissioner	Tattnall – Amy Murray, Glennville City Manager
Candler – Molly Olson, Executive Director, Candler County Industrial Authority	Telfair – Liz McLean, McRae-Helena City Manager
Dodge – Lee Kirkland, Milan City Administrator	Toombs – Nick Overstreet, Vidalia City Manager
Emanuel – Guy Singletary, County Administrator	Treutlen – Lance Hooks, County Commission Chairman
Evans – Mary Kathryn Griffin, Director, Economic Development Authority of Claxton & Evans County	Wayne – Molly O’Hearon, Executive Director, Jesup Downtown Development Authority
Jeff Davis – Bayne Stone, Mayor of Hazlehurst	Wheeler – Keith McNeal, County Commission Chairman
Johnson – Bill Lindsey, County Administrator	Wilcox – Paula Jones Ball, County Administrator
Laurens – Deborah Stanley, City of Dublin Director of Grants and Community Development	

4. HOGARC Website Homepage – Dedicated space was given to the Regional Plan on the HOGARC website homepage, hogarc.org. Page visitors were able to review previous Regional Plan documents as well as were directed to a Regional Plan specific website.
5. Email Notifications – These were utilized to contact stakeholders with meeting dates, reminders and links to various items. Questions and comments by stakeholders were encouraged to be submitted via email to the planning staff.
6. Regional Survey – This Regional Survey was made available to the general public and all plan participants/stakeholders via hard copy and digital/online.
7. Regional Plan Specific Website – A Regional Plan website was developed at the beginning of the process. The website, bit.ly/hogarc2019regionalplan, includes links to various regional plan documents, a meeting timetable for the process, links to Steering Committee and Technical Advisory Committee meeting documents, and a regional survey. The website address was

distributed on all emails sent to stakeholders and included with any public correspondence regarding the plan.

8. Business Cards – These were utilized to drive traffic to the Regional Plan website to garner awareness of the planning process and to seek input from the regional input survey.
9. Listening Sessions – Four (4) Listening Sessions were held throughout the Region and were designed to be within a one hour or less drive for Region citizens and stakeholders. All were publicized via public service announcements to Region newspapers, radio stations, social media, and emails to all stakeholders.
 - Session 1 – Dublin, 10/30/2018 – This session focused on conducting a regional SWOT analysis and reviewing plan requirements.
 - Session 2 – Baxley, 11/27/2018 – This session focused on conducting a regional SWOT analysis and vision input. Documents from the first Technical Advisory Committee were discussed.
 - Session 3 – Vidalia, 1/10/2019 – This session focused on conducting a regional SWOT analysis and vision input. Draft documents from the Technical Advisory Committee and Steering Committee meetings were discussed.
 - Session 4 – Eastman, 2/12/2019 – This session focused on conducting a regional SWOT analysis and vision input. Draft documents from the Technical Advisory Committee and Steering Committee meetings were discussed.
10. A final public hearing to conclude gathering public input was held at the Regional Commission office in Baxley on April 12, 2019.

You forwarded this message on 6/21/2018 2:25 PM.
This message was sent with High Importance.

Sent: Thu 6/21/2018 1:50 PM

From: Michelle Brown <brown@hogarc.org>
To: James Pope (pope@hogarc.org)
Cc: Robin B. Nail; Brett Manning
Bcc: 'region9@dca.ga.gov'; 'RWaldrep@georgia.org'; 'rmilligan@pinecountryrcd.org'; 'eugene.dyal@bellsouth.net'; 'adyar@gaswcc.org'; 'k1david@ofc.edu'; 'psnell@coastalpines.edu'; 'sedhols@bpc.edu'; 'christopher.blake@mga.edu'; 'dyarbrough@southeasterntech.edu'; 'tharris@gmc.edu'; 'president@ega.edu'; 'Scarlett.Copeland@appling.k12.ga.us'; 'Steve.Smith@bleckley.k12.ga.us'; 'blongreart@metter.org'; 'tmhillard@dodge.k12.ga.us'; 'kjudy@manuel.k12.ga.us'; 'mwaters@evans.k12.ga.us'; 'stan.rentz@jeffdavis.k12.ga.us'; 'eddie_morris@johnson.k12.ga.us'; 'danbrigman@elboe.net'; 'hlight@montgomery.k12.ga.us'; 'gwilliams@fathall.k12.ga.us'; 'harrison@telairschools.org'; 'smithr@toombs.k12.ga.us'; 'cconley@treuten.k12.ga.us'; 'brinson@wayne.k12.ga.us'; 'suzanne.couey@wheeler.k12.ga.us'; 'childerj@wilcox.k12.ga.us'; 'amcgee@trc.org'; 'Amanda.davis@dhs.ga.gov'; 'eagle1109us@yahoo.com'; 'dublinhistory@yahoo.com'; 'stompson@nlamerica.com'; 'crhill@uga.edu'; 'info@vidaliaonion.org'; 'fricketson@thekpc.org'; 'williamson@galandtrust.org'; 'tara@dublirmainstreet.com'; 'lyonsmainstreet@gmail.com'; 'info@downtownvidaliaassociation.org'; 'hometown@wrightsville-johnsoncounty.com'; 'jslovett@southernco.com'; 'mgworley@southernco.com'; 'ppcherry@southernco.com'; 'joe.riley@georgiaemc.com'; 'susan.peacock@georgiaemc.com'; 'tammye.vaughn@altamahaemc.com'; 'jkenedy@canoocheemc.com';
Subject: HOGARC Regional Plan Kick-Off Meeting, June 28, 2018, Montgomery County Community Service and Senior Citizens Center

Good Afternoon:

This email is to inform you that the Heart of Georgia Altamaha Regional Commission (HOGARC) is formally kicking off our 2018 5-year update of the HOGARC Regional Plan. The initial kick-off public meeting will be held **Thursday, June 28, 2018 at 5:00 p.m., at the Montgomery County Community Service and Senior Citizens Center, 391 Morrison Street, Mount Vernon, Georgia 30445**. Please note this meeting will be held prior to the regular HOGARC Council meeting.

The purpose of this kick-off hearing is to brief stakeholders on the process to be used in developing, revising, and updating the current regional plan, opportunities for participation and to obtain input into the proposed planning process.

Below is a brief summary of the process:

1. The due date for adoption of the 2019 Update is June 2019, therefore we are aiming to submit a final draft of the update to DCA for review by April 2019.
2. We will be following the newly adopted, DCA Regional Planning Requirements and draft guidelines for the update.
3. The current Regional Plan: "*Green with Green Days Ahead*," is available for download from our website at www.hogarc.org. Subsequent updates to the plan during the process will also be made available on our website, through our email notifications and by request.
4. Currently there are four stakeholder/interested party workshops scheduled throughout the Region to provide opportunities for public participation and input. The workshops will be open to the public. Locations, dates, and times will be determined at a later date.
5. A steering committee of interested stakeholders will meet throughout the process to guide us in the development of plan drafts, and provide feedback throughout the process.
6. Please feel free to forward this email to any member of your community within the Region who you feel may be interested in participating in any of the workshops beginning in July to be held in Vidalia. You may also forward us their contact information so we may include them with our contact list.
7. All notifications and information will be distributed electronically, so please make sure we have your correct email contact.

Please don't hesitate to email or call me with any questions. We look forward to seeing you on the 28th.

Sincerely,

James Pope
Assistant Executive Director/Planning Director

Heart of Georgia Altamaha Regional Commission | Eastman & Baxley, Georgia

Regional Plan:

[Interactive Mapping Site](#)

[HOGARC Information](#)

[Public Hearing Notice 5pm](#)

www.hogarcmaps.org

[Regional Map](#)

[Grants Available & Request for Proposals](#)

[Public Hearing Notice](#)

Please see out [Opportunities](#) Section for More Information

[GIS Brochure](#)

[2016 RWP Report of Accomplishments](#)

[HOGA RC General Presentation](#)

[2016 Regional Work Program](#)

NEWSLETTER

[Regional Assessment](#)

[Stakeholder Involvement Program](#)

[Regional Agenda](#)

Mission Statement:

The Heart of Georgia Altamaha Regional Commission " HOGARC " strives to provide professional advice and assistance to our member governments in the areas of comprehensive planning aging services, workforce investment, and transportation.





**HEART OF GEORGIA ALTAMAHA
REGIONAL COMMISSION**

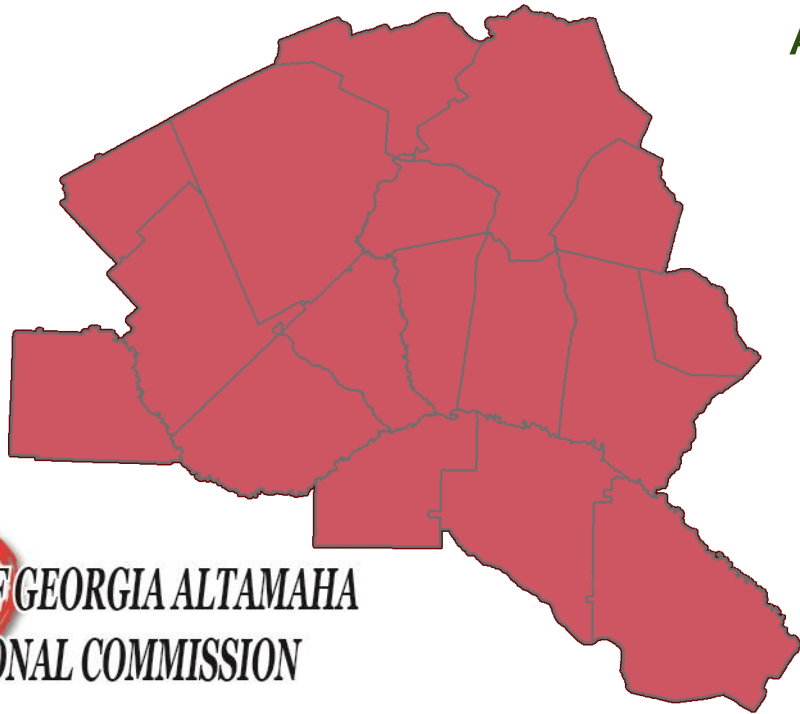
REGIONAL COUNCIL MEETING
AGENDA
JUNE 28, 2018
7:00 PM

1. CALL TO ORDER
2. INVOCATION
3. INTRODUCTION OF GUESTS
4. ROLL CALL
5. APPROVAL OF MINUTES OF THE MAY 24TH, 2018 HEART OF GEORGIA
ALTAMAHA REGIONAL COMMISSION COUNCIL MEETING
6. FINANCIAL REPORT – JANICE JONES, FINANCE DIRECTOR
7. APPROVAL OF THE REGIONAL COMMISSION FY19 BUDGET
8. APPROVAL OF THE EXECUTIVE DIRECTOR EVALUATION
9. APPROVAL OF THE REGIONAL WORK PROGRAM/REPORT OF
ACCOMPLISHMENTS AND REGIONAL PLAN FIVE YEAR UPDATE
INFORMATION – JAMES POPE, ASSISTANT DIRECTOR/PLANNING DIRECTOR
10. WORKFORCE INNOVATION AND OPPORTUNITIES ACT (WIOA) REPORT –
KEITH DIXON, WIOA DIRECTOR
11. EXECUTIVE DIRECTOR’S REPORT – BRETT MANNING, EXECUTIVE
DIRECTOR
12. OTHER BUSINESS
13. ADJOURN

Green with Greener Days Ahead

A Regional Plan for the Heart of Georgia
Altamaha Regional Commission

Update 2019



Regional Plan Update



- ▶ New Regional Planning Standards
 - ▶ Effective 2017
- ▶ Combined Document for Submittal to DCA
- ▶ Streamlined Process for Plan Creation
- ▶ HOGARC's Regional Plan Update Due June 2019

This message was sent with High importance.

Sent: Mon 10/22/2018 1:36 PM

From: Michelle Brown <brown@hogarc.org>

To:

Tyrn.ashcraft@dca.ga.gov; Elizabeth C. Smith; Justin.Kilgore@dca.ga.gov; James Pope (pope@hogarc.org); Robin B. Nail; mbritt@hogarc.org; Brett Manning

Cc:

Lee Lewis; Bob Brockman (bbrockman@bleckley.org); molly@selectcandler.com; City of Milan; Lee Kirkland; Guy Singletary (gsingletary@emanuelco-ga.gov); P.J. Johnson; mayor@hazlehurstga.gov; Bill Lindsey (wlindsey@johnsonco.org); stanleyd@dcga.com; Joe Filippone (jfmca@windstream.net); Amy Murray; Liz McLean (liz.mclean@mcrae-helena.org); Nick Overstreet (noverstreet@vidalia.ga.gov); lancehooks@yahoo.com; mohearon@jesupga.gov; Elaine T. Clark (wheelerco@windstream.net); pjonesball@wilcoxcountygeorgia.com

Subject: October 24, 2018 HOGARC Regional Planning Advisory Committee Meeting

Just a reminder. The first meeting of the Heart of Georgia Altamaha Regional Planning Advisory Committee will be held this Wednesday, October 24, 2018 at the Vidalia Municipal Annex in Vidalia (U.S. 280 One-Way East next to J&B Steakhouse) at 10:30 a.m. Following an overview of the Regional Plan and your role in updating it, we will discuss the main needs and opportunities facing the Region (SWOT analysis), as well as a vision for the future.

See you there. Please contact us if you have any questions.

Thanks,
James Pope
Assistant Executive Director/Planning Director

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

**HOGARC REGIONAL PLANNING ADVISORY COMMITTEE
WEDNESDAY, OCTOBER 24, 2018
10:30 A.M.
VIDALIA MUNICIPAL ANNEX
VIDALIA, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Role of Committee
Proposed Timetable**
- 3. Regional Plan Components**
 - Regional Goals**
 - Regional Vision**
 - Regional Policies**
 - Regional Needs and Opportunities**
 - Implementation Program**
 - Local Government Performance Standards (Minimum/Excellent)**
 - Regional Work Program (RC Activities)**
 - Data Appendices (Transportation System, Community Facilities/Services, Housing)**
 - Evaluation and Monitoring Program**
- 4. Needs and Opportunities Input/SWOT Analysis**
- 5. Regional Vision Input**
- 6. Next Meeting**
 - Tuesday, December 4, 2018, Vidalia Municipal Annex, 10:30 a.m.**

From: Michelle Brown <brown@hogarc.org>
To: info@wkkz927.com; production@wqzy.com
Cc: James Pope (pope@hogarc.org); Robin B. Nail; mbritt@hogarc.org; Brett Manning
Subject: Public Service News Release for Regional Plan Update Listening Session
Message News Release Regional Plan Public Input October 25, 2018.pdf (32 KB)

Sent: Thu 10/25/2018 12:06 PM

Attached is a Public Service News Release concerning the Regional Plan Update listening session. We would appreciate any publicity you would provide.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

Michelle Brown

To: region9@dca.ga.gov; RWaldrep@georgia.org; rmilligan@pinecountryrcd.org; eugene.dyal@bellsouth.net; dyar@gaswcc.org; k david@oftc.edu; psnell@coastalpines.edu; sechols@bpc.edu; christopher.blake@mga.edu; dyarbrough@southeasterntech.edu; lharris@gmc.edu; president@ega.edu; Scarlett.Copeland@appling.k12.ga.us; Steve.Smith@bleckley.k12.ga.us; blonggrear@metter.org; tmhilliard@dodge.k12.ga.us; kjudy@emanuel.k12.ga.us; mwaters@evans.k12.ga.us; stan.rentz@jeff-davis.k12.ga.us; eddie_morris@johnson.k12.ga.us; danbrigman@lcboe.net; hkight@montgomery.k12.ga.us; gwilliams@tattall.k12.ga.us; lharrelson@telfairschools.org; barrett.waller@toombs.k12.ga.us; cconley@treutlen.k12.ga.us; jbrinson@wayne.k12.ga.us; suzanne.couey@wheeler.k12.ga.us; childerj@wilcox.k12.ga.us; amcgee@tnc.org; Amanda.davis@dhs.ga.gov; eagle1109us@yahoo.com; dublinhistory@yahoo.com; sthompson@nlamerica.com; crhill@uga.edu; info@vidaliaonion.org; jricketson@thelcpc.org; jwilliamson@galandtrust.org; tara@dublinmainstreet.com; lyonsmainstreet@gmail.com; dvmainstreet@vidaliaga.gov; hometown@wrightsville-johnsoncounty.com; medaniel@southernco.com; mgworley@southernco.com; ppcherry@southernco.com; joe.riley@georgiaemc.com; susan.peacock@georgiaemc.com; tammye.vaughn@altamahaemc.com; jkennedy@canoocheeemc.com; support@excelsioremc.com; randy.crenshaw@irwinemc.com; ljohnson@jec.coop; lewiss@loemc.com; stevem@loemc.com; kyliejacobs@mgemc.com; consvc@ocmulgeeemc.com; oemc@oconeemc.com; okeemc@oremc.com; randy.hill@plantersemc.com; cmorris@satillaemc.com; wemc@washingtonemc.com; stewards@altamahariverkeeper.org; simona@ogeecheeriverkeeper.org; riverkeeper@satillariverkeeper.org; collinsb@uga.edu; mooncs@uga.edu; marnie@uga.edu; gslauch@uga.edu; pmc@uga.edu; satanner@uga.edu; jenthomp@uga.edu; sfortner@uga.edu; rjoyce@uga.edu; zackary.williams@uga.edu; jholling@uga.edu; tvarne@uga.edu; tysonc@uga.edu; restewar@uga.edu; lauras@uga.edu; cashburn@uga.edu; cearls@uga.edu; markfrye@uga.edu; brooke@uga.edu; agsawyer@uga.edu; hjdtour@bellsouth.net; areaves@eastman-georgia.com; heather@waynetourism.com; info@vidaliaarea.com; escohall@yahoo.com; daleatkins@bellsouth.net; chamberdirector@baxley.org; yeomans1313@comsouth.net; boblittle58@gmail.com; nward@cochran-bleckleyidachamber.com; dadselectric@pineland.net; cchairman@pineland.net; molly@selectcandler.com; metterchamber@gmail.com; ivelyn@cityofeastman.com; raymondmulissr@yahoo.com; jason@cityofeastman.com; cityofmilan@windstream.net; charles@eastman-georgia.com; ddavis1938@gmail.com; mayor@cityofswainsboro.org; kjcw@goemanuel.org; Iyburney@att.net; mattblocker@hotmail.com; abcvending.bc@gmail.com; info@claxtonevanschamber.com; thall@claxtonevanschamber.com; dywane52@gmail.com; gailhall321@yahoo.com; mayor@hazlehurstga.gov; hazjdcoc1@bellsouth.net; hjdtour@bellsouth.net; ataylor@jeffdavisjda.com; jrfs10@yahoo.com; geo.milligan@gmail.com; jeff.davis@alterranetworks.com; amity@progressivetel.com; len.tanner@cityofeastdublin.org; stanleyd@dlcga.com; jonesl@dlcga.com; rebecca@visitdublinga.com; blofton@dlcda.com; htaylor@dublin-georgia.com; jrroller01@windstream.net; mvcityclerk@windstream.net; jfilippone@montgomerycountyga.gov; jtrim@tattall.com; bernieweaver@yahoo.com; croessler@rotarycorp.com; brent.walker@dealeremail.com; davidavery61@yahoo.com; wiregras@windstream.net; acwilliams@windstream.net; junosalazar84@yahoo.com; arealtormom@gmail.com;

To: rogers@telfairco.org; hermana@windstream.net; johnturner41@att.net; dsikes.toombsco@gmail.com; bmittchell@toombschamber.com; abritton@vidaliaga.gov; lancehooks@yahoo.com; chollis@csbmg.com; izellestephensjr@yahoo.com; rob@tuckernetworking.com; agt_soperton@hotmail.com; jthomas@co.wayne.ga.us; stanleytodd@comcast.com; rahickox@yahoo.com; mohearon@jesupga.gov; fyeargan@waynechamber.com; dkeith@waynechamber.com; magnoliaplace0128@gmail.com; chamber@wheelercounty.org; Sherry.reid@wilcoxcountyga.com; Shaun.oquinn@countryfinancial.com; justin@carterfranklin.com; Norma.cortes@appling.k12.ga.us; jeogtc@gmail.com; City Email Contacts January 2018; County Administrators/Managers January 2018; County Clerks 2018

Cc: James Pope (pope@hogarc.org); Robin B. Nail; 'mbritt@hogarc.org'; Elizabeth C. Smith; Justin.Kilgore@dca.ga.gov

Subject: Upcoming Public Input Listening Session for HOGARC Regional Plan Update, Tuesday, October 30, 2018, City of Dublin Carnegie Library, 2-4 p.m.

Attachments: News Release Regional Plan Public Input October 25, 2018.pdf

The Heart of Georgia Altamaha Regional Commission (HOGARC) will be holding public input listening sessions to gather input for development of an updated Regional Plan. We are seeking your ideas on how to improve the Region, which will be incorporated into a vision for the HOGARC Region over the next 20 years. What are the HOGARC Region's priority needs and opportunities and how can the RC address them to enhance the Region's economy and quality of life for all citizens?

The first Public Input Listening Session will be held on Tuesday, October 30, 2018 at the City of Dublin Carnegie Library at 311 Academy Avenue in downtown Dublin from 2-4 p.m. Additional regional Public Input Listening Sessions are being planned for Baxley, Vidalia, and Eastman over the coming months.

Please invite anyone interested to attend the Dublin Listening Session. We would also appreciate it if you would help publicize it on your website or Facebook page, as appropriate. Please see the attached news release for more detailed information. Thanks for helping to spread the word!

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

October 25, 2018

FOR IMMEDIATE RELEASE:

**Regional Commission Preparing Regional Plan and Requests Public Input
October 30, 2018 from 2:00-4:00 p.m., City of Dublin Carnegie Library**

The Heart of Georgia Altamaha Regional Commission (HOGARC) is a regional planning agency organized by state law, but governed by its member counties, which include Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox. The HOGARC is currently preparing a regional plan update in compliance with state law and Georgia Department of Community Affairs (DCA) rules. HOGARC wants to hear from you at a regional listening session **October 30, 2018 from 2:00 – 4:00 p.m.** The session will be held at the **City of Dublin Carnegie Library, 311 Academy Avenue, Dublin, Georgia 31021**. Additional regional listening sessions are planned to be held in Baxley, Vidalia, and Eastman over the next several months. The current plan, *Green with Greener Days Ahead*, showed the Heart of Georgia Altamaha Region to be a growing rural region with a number of issues, but with much cause for optimism and great opportunities for future growth and development. Planning documents and the public events schedule may be viewed on the Regional Commission website, www.hogarc.org and the regional plan specific website bit.ly/hogarc2019regionalplan.

The HOGARC is now in preparation of an update to the regional plan, which is a guide to making the Heart of Georgia Altamaha Region an improved place to live, work, recreate, and do business for all concerned. This updated Regional Plan will include a Regional Vision, a list of regional priority needs and opportunities appropriate for action, and recommended implementation strategies for improvement and action. All concerned with the future improvement of the Heart of Georgia Altamaha Region and its growth and development are invited to submit their thoughts and ideas on the Region's future, its vision, needs and opportunities, or needed actions to the HOGARC. Those wishing to comment may complete a Regional Vision Survey online at bit.ly/hogarc2019regionalplan. You may also send comments to baxley@hogarc.org, or mail them to the Regional Commission at 331 West Parker Street, Baxley, Georgia 31513. Please submit comments by February 28, 2019.

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION
REGIONAL PLAN
COMMUNITY INPUT LISTENING SESSION
CARNEGIE LIBRARY, DUBLIN, GEORGIA
OCTOBER 30, 2018

<u>Name</u>	<u>Representing</u>	<u>E-mail</u>	<u>net</u>
1. Julie Driger	Lanterns City	jsdriger@bellsouth	

Michelle Brown

To: 'region9@dca.ga.gov'; 'RWaldrep@georgia.org'; 'rmilligan@pinecountryrcd.org'; 'eugene.dyal@bellsouth.net'; 'dyar@gaswcc.org'; 'k david@oftc.edu'; 'psnell@coastalpines.edu'; 'sechols@bpc.edu'; 'christopher.blake@mga.edu'; 'dyarbrough@southeasterntech.edu'; 'lharris@gmc.edu'; 'president@ega.edu'; 'Scarlett.Copeland@appling.k12.ga.us'; 'Steve.Smith@bleckley.k12.ga.us'; 'blonggrear@metter.org'; 'tmhilliard@dodge.k12.ga.us'; 'kjudy@emanuel.k12.ga.us'; 'mwaters@evans.k12.ga.us'; 'stan.rentz@jeff-davis.k12.ga.us'; 'eddie_morris@johnson.k12.ga.us'; 'danbrigman@lcooe.net'; 'hkight@montgomery.k12.ga.us'; 'gwilliams@tattall.k12.ga.us'; 'lharrelson@telfairschools.org'; 'barrett.waller@toombs.k12.ga.us'; 'cconley@treutlen.k12.ga.us'; 'jbrinson@wayne.k12.ga.us'; 'suzanne.couey@wheeler.k12.ga.us'; 'childerj@wilcox.k12.ga.us'; 'amcgee@tnc.org'; 'Amanda.davis@dhs.ga.gov'; 'eagle1109us@yahoo.com'; 'dublinhistory@yahoo.com'; 'sthompson@nlamerica.com'; 'crhill@uga.edu'; 'info@vidaliaonion.org'; 'jrocketson@thelcpc.org'; 'jwilliamson@galandtrust.org'; 'tara@dublinmainstreet.com'; 'lyonsmainstreet@gmail.com'; 'dvamainstreet@vidaliaga.gov'; 'hometown@wrightsville-johnsoncounty.com'; 'medaniel@southernco.com'; 'mgworley@southernco.com'; 'ppcherry@southernco.com'; 'joe.riley@georgiaemc.com'; 'susan.peacock@georgiaemc.com'; 'tammye.vaughn@altamahaemc.com'; 'jkennedy@canoocheemc.com'; 'support@excelsioremc.com'; 'randy.crenshaw@irwinemc.com'; 'ljohnson@jec.coop'; 'lewiss@loemc.com'; 'stevem@loemc.com'; 'kyliejacobs@mgemc.com'; 'consvc@ocmulgeeemc.com'; 'oemc@oconeemc.com'; 'okeemc@oremc.com'; 'randy.hill@plantersemc.com'; 'cmorris@satillaemc.com'; 'wemc@washingtonemc.com'; 'stewards@altamahariverkeeper.org'; 'simona@ogeecheeriverkeeper.org'; 'riverkeeper@satillariverkeeper.org'; 'collinsb@uga.edu'; 'mooncs@uga.edu'; 'marnie@uga.edu'; 'gslaugh@uga.edu'; 'pmc@uga.edu'; 'satanner@uga.edu'; 'jenthomp@uga.edu'; 'sfortner@uga.edu'; 'rjoyce@uga.edu'; 'zackary.williams@uga.edu'; 'jholling@uga.edu'; 'tvarne@uga.edu'; 'tysonc@uga.edu'; 'restewar@uga.edu'; 'lauras@uga.edu'; 'cashburn@uga.edu'; 'cearls@uga.edu'; 'markfrye@uga.edu'; 'brooke@uga.edu'; 'agsawyer@uga.edu'; 'hjdttour@bellsouth.net'; 'areaves@eastman-georgia.com'; 'heather@waynetourism.com'; 'info@vidaliaarea.com'; 'esohall@yahoo.com'; 'daleatkins@bellsouth.net'; 'chamberdirector@baxley.org'; 'yeomans1313@comsouth.net'; 'boblittle58@gmail.com'; 'nward@cochran-bleckleyidachamber.com'; 'dadselectric@pineland.net'; 'cchairman@pineland.net'; 'molly@selectcandler.com'; 'metterchamber@gmail.com'; 'ivelyn@cityofeastman.com'; 'raymondmulissr@yahoo.com'; 'jason@cityofeastman.com'; 'cityofmilan@windstream.net'; 'charles@eastman-georgia.com'; 'ddavis1938@gmail.com'; 'mayor@cityofswainsboro.org'; 'kjcw@goemanuel.org'; 'Iyburney@att.net'; 'mattblocker@hotmail.com'; 'abcvending.bc@gmail.com'; 'info@claxtonevanschamber.com'; 'thall@claxtonevanschamber.com'; 'dywane52@gmail.com'; 'gailhall321@yahoo.com'; 'mayor@hazlehurstga.gov'; 'hazjdcoc1@bellsouth.net'; 'hjdttour@bellsouth.net'; 'ataylor@jeffdavisjda.com'; 'jrfs10@yahoo.com'; 'geo.milligan@gmail.com'; 'jeff.davis@alterranetworks.com'; 'amity@progressivetel.com'; 'len.tanner@cityofeastdublin.org'; 'stanleyd@dlcga.com'; 'jonesl@dlcga.com'; 'rebecca@visitdublinga.com'; 'blofton@dlcda.com'; 'htaylor@dublin-georgia.com'; 'jroller01@windstream.net'; 'mvcityclerk@windstream.net'; 'jfilippone@montgomerycountyga.gov'; 'jtrim@tattall.com'; 'bernieweaver@yahoo.com'; 'croessler@rotarycorp.com'; 'brent.walker@dealeremail.com'; 'davidavery61@yahoo.com';

To: 'wiregras@windstream.net'; 'acwilliams@windstream.net'; 'junesalazar84@yahoo.com'; 'arealtormom@gmail.com'; 'rogers@telfairco.org'; 'hermana@windstream.net'; 'johnturner41@att.net'; 'dsikes.toombsco@gmail.com'; 'bmitchell@toombschamber.com'; 'abritton@vidaliaga.gov'; 'lancehooks@yahoo.com'; 'chollis@csbmg.com'; 'izellestephensjr@yahoo.com'; 'rob@tuckernetworking.com'; 'agt_soperton@hotmail.com'; 'jthomas@co.wayne.ga.us'; 'stanleytodd@comcast.com'; 'rahickox@yahoo.com'; 'mohearon@jesupga.gov'; 'fyeagan@waynechamber.com'; 'dkeith@waynechamber.com'; 'magnoliaplace0128@gmail.com'; 'chamber@wheelercounty.org'; 'Sherry.reid@wilcoxcountyga.com'; 'Shaun.oquinn@countryfinancial.com'; 'justin@carterfranklin.com'; 'Norma.cortes@appling.k12.ga.us'; 'jeogtc@gmail.com'; Amy Mimbs; Amy Murray; Angela Bloodworth (pineviewcity@windstream.net); Barbara Daniels; Beth Smith; Betty Carpenter (bettycarpenter@windstream.net); Betty Jo Adkinson; Brenda Conley; Britney Fountain; Brooke Fountain; Carolyn Brown (jrbrown123@bellsouth.net); Carter Crawford (craw@planters.net); chughes@twincityga.com; City of Abbeville (abbevillega@windstream.net); City of Alston (cityofalstonga@gmail.com); City of Cobbtown; City of Dudley (cityofdudley@progressivetel.com); City of East Dublin (eastdublin@bellsouth.net); City of Garfield; City of Graham; City of Hazlehurst; City of Higgston; City of Kite (kitecity@pineland.net); City of Lumber City; City of Manassas (manassas@windstream.net); City of Metter (metter@pineland.net); City of Nunez (cityofnunez@pineland.net); City of Oak Park (oakpark@pineland.net); City of Rhine (cityofrhine@windstream.net); City of Santa Claus; City of Soperton (sopcityhall@planttel.net); City of Stillmore (stillmorecityhall@yahoo.com); City of Surrency (surrency@bellsouth.net); City of Tarrytown; City of Wrightsville (city@wrightsville-johnsoncounty.com); 'cityofchauncey@windstream.net'; cityofcollins@windstream.net; cityofodum@windstream.net; cityofvalda@windstream.net; David Earl Keith (dkeith@jesupga.gov); Donnie Dixon; G.M. Joiner, Jr.; George Gornto; Glynn Pittman; Jason Hall (jhall@lyonsga.org); Jason Weaver; Joe M. Kinard, III; lawsonal@pineland.net; Linda Kirkland (lindack47@yahoo.com); Liz McLean (liz.mclean@mcrae-helena.org); Lori Ann Trammel; Lorie Hutson; Mandi Cody (mcody@cityofmetterga.gov); Maria Tucker; Marie Carrillo (maricityclerk@yahoo.com); Matt Donaldson; Mike Deal; Nick Overstreet (noverstreet@vidaliaga.gov); P.J. Johnson; Pam Will; Phil Best (phil@philbest.net); Reid Lovett; Richard Newbern (rnewbern@cityofcochran.com); Town of Cadwell (townofcadwell@progressivetel.com); Town of Chester; Town of Dexter; Town of Pulaski; Wilton King; bbraddy@montgomerycountyga.gov; Bill Lindsey (wflindsey@johnsonco.org); Bob Brockman (bbrockman@bleckley.org); Bobby Peacock; Bryan Aasheim; Bryan Rogers; Casey Burkhalter; Ed Jeffords; Elaine T. Clark (wheelerco@windstream.net); Frank Murphy (murphy@tattall.com); Guy Singletary (lgsingletary@emanuelco-ga.gov); John Jones (jjones.toombsco@bellsouth.net); Keith Carter; Lee Lewis; Lois Byrd; pjonesball@wilcoxcountygeorgia.com; telfairco@gmail.com; Amanda Hannah; Christy D. McCall; Diane Smith (dsmith@bleckley.org); Harriett Lawson; Helon Harris; Kellie Lank; Pam Rathbun; Renee Cason; Sherri Lytle (jdcbo1@bellsouth.net)

Cc: James Pope (pope@hogarc.org); Robin B. Nail; 'mbritt@hogarc.org'; Elizabeth C. Smith; Justin.Kilgore@dca.ga.gov

Subject: Upcoming Public Input Listening Session for HOGARC Regional Plan Update, Tuesday, November 27, 2018, Appling County Commissioners Meeting Room, Baxley

Attachments: News Release Regional Plan Public Input November 27, 2018.pdf

The Heart of Georgia Altamaha Regional Commission (HOGARC) will be holding public input listening sessions to gather input for development of an updated Regional Plan. We are seeking your ideas on how to improve the Region, which will

be incorporated into a vision for the HOGARC Region over the next 20 years. What are the HOGARC Region's priority needs and opportunities and how can the RC address them to enhance the Region's economy and quality of life for all citizens?

The second Public Input Listening Session will be held on Tuesday, November 27, 2018 at the Appling County Commissioners Meeting Room in the County Annex at 69 Tippins Street, in Baxley from 4-6 p.m. Additional regional Public Input Listening Sessions are being planned for Vidalia and Eastman over the coming months. The first one was held in Dublin in late October.

Please invite anyone interested to attend the Baxley Listening Session. We would also appreciate it if you would help publicize it on your website or Facebook page, as appropriate. Please see the attached news release for more detailed information. Thanks for helping to spread the word!

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

From: Michelle Brown <brown@hogarc.org>
To: Baxley News Banner; Claxton Enterprise (mpeace@daxtonenterprise.com); Cochran Journal; Dodge County News; Jeff Davis Ledger; Metter Advertiser (news@metteradvertiser.com); Press Sentinel (thepress@bellsouth.net); Tattnall Journal; Telfair Enterprise (telfairenterprise@windstream.net); The Advance (theadvance@bellsouth.net); The Cordele Dispatch (erica.o'neal@cordeledispatch.com); The Courier Herald (tcheditor@gmail.com); The Forest Blade (news@emanuelcountyive.com); The Johnson Journal; The Montgomery Monitor (mont.monitor@gmail.com); The Soperton News (soperton.news@gmail.com); Wheeler County Eagle (wheelercounty eagle@gmail.com); Wrightsville Headlight (wrightsvilleheadlight@gmail.com)
Cc: Brett Manning; James Pope (pope@hogarc.org); Robin B. Nail; mbritt@hogarc.org
Subject: Public Service News Release for Regional Plan Update Listening Session
Message News Release Regional Plan Public Input November 27, 2018.pdf (29 KB) News Release Regional Plan Public Input November 27, 2018.doc (150 KB)

Sent: Tue 11/13/2018 2:56 PM

Attached is a Public Service News Release concerning the Regional Plan Update listening session. We would appreciate any publicity you would provide.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

November 13, 2018

FOR IMMEDIATE RELEASE:

**Regional Commission Preparing Regional Plan and Requests Public Input
November 27, 2018 from 4:00-6:00 p.m., Appling County Commissioners
Meeting Room, Baxley**

The Heart of Georgia Altamaha Regional Commission (HOGARC) is a regional planning agency organized by state law, but governed by its member counties, which include Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox. The HOGARC is currently preparing a regional plan update in compliance with state law and Georgia Department of Community Affairs (DCA) rules. HOGARC wants to hear from you at a regional listening session **November 27, 2018 from 4:00 – 6:00 p.m.** The session will be held at the **Appling County Commissioners Meeting Room in the County Annex at 69 Tippins Street, Baxley, Georgia 31513**. Additional regional listening sessions are planned to be held in Vidalia and Eastman over the next several months. The first regional listening session was held in Dublin in late October. The current plan, *Green with Greener Days Ahead*, showed the Heart of Georgia Altamaha Region to be a growing rural region with a number of issues, but with much cause for optimism and great opportunities for future growth and development. Planning documents and the public events schedule may be viewed on the Regional Commission website, www.hogarc.org and the regional plan specific website bit.ly/hogarc2019regionalplan.

The HOGARC is now in preparation of an update to the regional plan, which is a guide to making the Heart of Georgia Altamaha Region an improved place to live, work, recreate, and do business for all concerned. This updated Regional Plan will include a Regional Vision, a list of regional priority needs and opportunities appropriate for action, and recommended implementation strategies for improvement and action. All concerned with the future improvement of the Heart of Georgia Altamaha Region and its growth and development are invited to submit their thoughts and ideas on the Region's future, its vision, needs and opportunities, or needed actions to the HOGARC. Those wishing to comment may complete a Regional Vision Survey online at bit.ly/hogarc2019regionalplan. You may also send comments to baxley@hogarc.org, or mail them to the Regional Commission at 331 West Parker Street, Baxley, Georgia 31513. Please submit comments by February 28, 2019.

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION
REGIONAL PLAN
COMMUNITY INPUT LISTENING SESSION
APPLING COUNTY COMMISSIONERS' MEETING ROOM,
BAXLEY, GEORGIA
NOVEMBER 27, 2018

<u>Name</u>	<u>Representing</u>	<u>E-mail</u>
LEE LEWIS	Appling Co.	manager@applingco.com
Yvonne Sellers	Appling Co-	ysellers@applingco.com
Cheryl Harris	Appling Co.	charris@gmail.com

From: Michelle Brown <brown@hogarc.org> Sent: Mon 12/3/2018 10:19 AM
To:
Cc: Tynn.ashcraft@dca.ga.gov; Elizabeth C. Smith; Justin.Kilgore@dca.ga.gov; James Pope (poppe@hogarc.org); Robin B. Nal; mbritt@hogarc.org; Brett Manning
Bcc: Lee Lewis; Bob Brodman (bbrodman@bleckley.org); molly@selectcandler.com; City of Milan; Lee Kirkland; Guy Singletary (gsingletary@emanuelco.ga.gov); mayor@hazehurstga.gov; Bill Lindsey (wlindsey@johnsonco.org); stanleyd@dcga.com; Joe Filippone (jfmca@windstream.net); Amy Murray; Liz McLean (liz.mclean@mcrae-helena.org); Nick Overstreet (noverstreet@vidalaga.gov); lancehooks@yahoo.com; mohearon@jesupga.gov; Elaine T. Clark (wheelerco@windstream.net); pjonesball@wilcoxcountygeorgia.com; director@daxtonevandeda.com
Subject: December 4, 2018 HOGARC Regional Planning Advisory Committee Meeting

Just a reminder. The second meeting of the Heart of Georgia Altamaha Regional Planning Advisory Committee will be held tomorrow, Tuesday, December 4, 2018 at the Vidalia Municipal Annex in Vidalia (U.S. 280 One-Way East next to J&B Steakhouse) at 10:30 a.m. We will review the main needs and opportunities facing the Region (SWOT analysis) discussed at the first meeting and modify as needed, as well as prioritize them. We will also discuss a vision for the Region's future and guiding principles.

See you there. Please contact us if you have any questions.

Thanks,
James Pope
Assistant Executive Director/Planning Director

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

**HOGARC REGIONAL PLANNING ADVISORY COMMITTEE
TUESDAY, DECEMBER 4, 2018
10:30 A.M.
VIDALIA MUNICIPAL ANNEX
VIDALIA, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Needs and Opportunities Review/Prioritization**
- 3. Regional Vision Input**
- 4. Guiding Principles Input**
- 5. Next Meeting**
Wednesday, January 23, 2018, Vidalia Municipal Annex, 10:30 a.m.

***Community Input Listening Session #3, Tuesday, January 10, 2019, Vidalia, TBD**

From: Michelle Brown <brown@hogarc.org>

Sent: Thu 12/20/2018 10:22 AM


To:

James Pope (pope@hogarc.org); Robin B. Nail; mbritt@hogarc.org; Elizabeth C. Smith; Justin.Klgore@dca.ga.gov; lynn.ashcraft@dca.ga.gov

Cc:

region9@dca.ga.gov; RWaldrep@georgia.org; milligan@pinecountrycd.org; eugene.dyal@bellsouth.net; dyar@gaswcc.org; kdavid@ofc.edu; psnell@coastalpines.edu; sechols@bpc.edu; christopher.blake@mga.edu; dyarbrough@southeasterntech.edu; tharris@gmc.edu; president@ega.edu; Scarlett.Copeland@appling.k12.ga.us; Steve.Smith@bledley.k12.ga.us; blongreear@metter.org; mhillard@dodge.k12.ga.us; kjudy@manuel.k12.ga.us; mwaters@evans.k12.ga.us; stan.rentz@jeff-davis.k12.ga.us; eddie.morris@johnson.k12.ga.us; danbrigman@cboc.net; hight@montgomery.k12.ga.us; gwilliams@tattall.k12.ga.us; harrelson@telfairschools.org; barrett.waller@toombs.k12.ga.us; cconley@treuten.k12.ga.us; jbrinson@wayne.k12.ga.us; suzanne.couey@wheeler.k12.ga.us; childerj@wilcox.k12.ga.us; amcgee@tnc.org; Amanda.davis@dhs.ga.gov; eagle1109us@yahoo.com; dublinhistory@yahoo.com; sthompson@nlamerica.com; crhil@uga.edu; info@vidaliaonline.org; jrocketson@thelcpc.org; jwilliamson@galandtrust.org; tara@dublinmainstreet.com; lyonsmainstreet@gmail.com; dvamainstreet@vidalaga.gov; hometown@wrightsville-johnsoncounty.com; medaniel@southernco.com; mgworley@southernco.com; ppcherry@southernco.com; joe.riley@georgiaemc.com; susan.peacock@georgiaemc.com; tammye.vaughn@altamahaemc.com;

Subject: News Release Regional Plan Public Input January 10, 2019

Message  News Release Regional Plan Public Input January 10, 2019.pdf (42 KB)

The Heart of Georgia Altamaha Regional Commission (HOGARC) will be holding public input listening sessions to gather input for development of an updated Regional Plan. We are seeking your ideas on how to improve the Region, which will be incorporated into a vision for the HOGARC Region over the next 20 years. What are the HOGARC Region's priority needs and opportunities, and how can the RC address them to enhance the Region's economy and quality of life for all citizens?

The third Public Input Listening Session will be held on Thursday, January 10, 2019 at the Vidalia Municipal Annex at 302 First Street East (U.S. 280) next to J & B's Steakhouse in Vidalia from 4-6 p.m. One additional regional Public Input Listening Session is being planned for Eastman over the coming months. The first two were held in Dublin in late October and Baxley in late November, 2018.

Please invite anyone interested to attend the Vidalia Listening Session. We would also appreciate it if you would help publicize it on your website or Facebook page, as appropriate. Please see the attached news release for more detailed information. Thanks for helping to spread the word!

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

You forwarded this message on 4/5/2019 11:25 AM.

From: Michelle Brown <brown@hogarc.org> Sent: Thu 12/20/2018 10:27 AM
To: Baxley News Banner; Claxton Enterprise (mpeace@claxtonenterprise.com); Cochran Journal; Dodge County News; Jeff Davis Ledger; Metter Advertiser (news@metteradvertiser.com); Press Sentinel (thepress@bellsouth.net); Tattnal Journal; Telfair Enterprise (telfairenterprise@windstream.net); The Advance (theadvance@bellsouth.net); The Cordele Dispatch (erica.o'neal@cordeledispatch.com); The Courier Herald (tcheditor@gmail.com); The Forest Blade (news@emanuelcountylive.com); The Johnson Journal; The Montgomery Monitor (mont.monitor@gmail.com); The Soperton News (soperton.news@gmail.com); Wheeler County Eagle (wheelercounty eagle@gmail.com); Wrightsville Headlight (wrightsvilleheadlight@gmail.com); 'hltadvantage@gmail.com'
Cc: Brett Manning; James Pope (pope@hogarc.org); Robin B. Nall; 'mbritt@hogarc.org'
Subject: Public Service News Release for Regional Plan Update Listening Session
Message News Release Regional Plan Public Input January 10, 2019.pdf (42 KB) News Release Regional Plan Public Input January 10, 2019.doc (135 KB)

Attached is a Public Service News Release concerning the Regional Plan Update listening session. We would appreciate any publicity you would provide.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

HEART OF GEORGIA ALTAMAHA

Regional Commission



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

December 20, 2018

FOR IMMEDIATE RELEASE:

Regional Commission Preparing Regional Plan and Requests Public Input January 10, 2019 from 4:00-6:00 p.m., Vidalia Municipal Annex, Vidalia

The Heart of Georgia Altamaha Regional Commission (HOGARC) is a regional planning agency organized by state law, but governed by its member counties, which include Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox. The HOGARC is currently preparing a regional plan update in compliance with state law and Georgia Department of Community Affairs (DCA) rules. HOGARC wants to hear from you at a regional listening session **January 10, 2019 from 4:00 – 6:00 p.m.** The session will be held at the **Vidalia Municipal Annex at 302 First Street East (U.S. 280) adjacent to J & B's Steakhouse, Vidalia, Georgia 30474.** One additional regional listening session is planned to be held in Eastman over the next several months. The first two regional listening sessions were held in Dublin in late October and Baxley in late November, 2018. The current plan, *Green with Greener Days Ahead*, showed the Heart of Georgia Altamaha Region to be a growing rural region with a number of issues, but with much cause for optimism and great opportunities for future growth and development. Planning documents and the public events schedule may be viewed on the Regional Commission website, www.hogarc.org and the regional plan specific website bit.ly/hogarc2019regionalplan.

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**HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION
REGIONAL PLAN
COMMUNITY INPUT LISTENING SESSION
VIDALIA MUNICIPAL ANNEX, VIDALIA, GEORGIA
JANUARY 10, 2019**

<u>Name</u>	<u>Representing</u>	<u>E-mail</u>
Deborah Clark	The Advance	deborahhobbsclark@live.com
Greg Hudgins	GA Power	hghudgin@southernco.com
David Yarbrough	Southeastern Tech	dyarbrough@southeasterntech.edu
Blenda Macoy	Georgia Dept. of Labor	brenda.macoy@dol.ga.gov
Barry Dotson	Southeastern Tech	bdotson@southeasterntech.edu
Pam Green	Community Healthcare Systems	pgreen@chcs.ga.org
Eric Smith	GA Power	esmith@southernco.com
REID THRELKELD	TOWNS CO. DEV. AUTHORITY	reid.threlkeld@gmail.com
Kellie Murray	City of Vidalia	kmurray@vidaliaga.gov
Nick Overstreet	City of Vidalia	overstreet@vidaliaga.gov
Raymond Turner	City of Vidalia - City Council	

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION
REGIONAL PLAN
COMMUNITY INPUT LISTENING SESSION
VIDALIA MUNICIPAL ANNEX, VIDALIA, GEORGIA
JANUARY 10, 2019

<u>Name</u>	<u>Representing</u>	<u>E-mail</u>
Matt Donaldson	City of TunnCity	mdonaldson @tunnCityga com

This message was sent with High importance.

From: Michelle Brown <brown@hogarc.org>

Sent: Wed 1/16/2019 2:20 PM

To:

Cc: 'ynn.ashcraft@dca.ga.gov'; Elizabeth C. Smith; James Pope (pope@hogarc.org); Robin B. Nail; 'mbritt@hogarc.org'; Brett Manning

Bcc: Lee Lewis; Bob Brodman (brodman@bledley.org); 'molly@selectcandler.com'; City of Milan; Lee Kirkland; Guy Singletary (gsingletary@emanuelco-ga.gov); 'mayor@hazlehurstga.gov'; Bill Lindsey (wlindsey@johnsonco.org); 'stanleyd@dlcga.com'; Joe Filppone (jfmcd@windstream.net); Amy Murray; Liz McLean (liz.mclean@mcrae-helena.org); Nick Overstreet (noverstreet@vidaliaga.gov); 'lancehooks@yahoo.com'; mohearon@jesupga.gov; Elaine T. Clark (wheelerco@windstream.net); pjonasbal@wilcoxcountygeorgia.com; director@daxtonevandeda.com

Subject: January 23, 2019 HOGARC Regional Planning Advisory Committee Meeting

Happy New Year! Please remember and plan to attend the third meeting of the Heart of Georgia Altamaha Regional Planning Advisory Committee scheduled for next Wednesday, January 23, 2019 at the Vidalia Municipal Annex in Vidalia (U.S. 280 One-Way East next to J&B Steakhouse) at 10:30 a.m. We will review the main needs and opportunities facing the Region (SWOT analysis) discussed at the first two meetings and further modify as needed, as well as discuss top priority items. We will also discuss the revised draft Regional Vision and gather input on guiding principles/policies for the Region and local government performance standards. For more information on the 2019 Regional Plan Update and the materials distributed at the first two meetings, visit <http://bit.ly/hogarc2019regionalplan>.

We need your important input to develop and update the regional plan so that it is a meaningful tool to move the Heart of Georgia Altamaha Region forward. Please contact us at pope@hogarc.org or rbnail@hogarc.org if you have any questions.

Thanks,

James Pope, AICP
Assistant Executive Director/Planning Director
Heart of Georgia Altamaha Regional Commission
Baxley Office
Ph – 912-367-3648

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

**HOGARC REGIONAL PLANNING ADVISORY COMMITTEE
WEDNESDAY, JANUARY 23, 2019
10:30 A.M.
VIDALIA MUNICIPAL ANNEX
VIDALIA, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Needs and Opportunities Review/Prioritization**
- 3. Regional Vision Review**
- 4. Guiding Principles Input**
- 5. Local Government Performance Standards**
- 6. Next Meeting**
Wednesday, February 20, 2019, Vidalia Municipal Annex, 10:30 a.m.

***Community Input Listening Session #4, Tuesday, February 12, 2019, Eastman City Hall Council Chambers, 4-6 p.m.**

You forwarded this message on 1/15/2019 9:00 AM.

From: Michelle Brown <brown@hogarc.org>

Sent: Mon 1/14/2019 9:52 AM

To: Brett Manning; James Pope (pope@hogarc.org); Robin B. Nail

Cc: 'abcvending.bc@gmail.com'; 'amity@progressivetel.com'; 'arealtormom@gmail.com'; 'bbrodman@bledley.org'; 'bernieweaver@yahoo.com'; Bill Lindsey (wflindsey@johnsonco.org); 'boblitte58@gmail.com'; 'chollis@csbmj.com'; 'dandselectric@pineland.net'; Desse Davis; 'dodgecc@bellsouth.net'; 'dsikes.toombsco@gmail.com'; 'dywane52@gmail.com'; 'eschohal@yahoo.com'; 'gailhal321@yahoo.com'; 'glennwooddyhall@gitonline.com'; Irene Burney; Izell Stephens, Jr.; 'jeff.davis@alteranetworks.com'; 'jeogtc@gmail.com'; 'jones.toombsco@bellsouth.net'; 'johnturner41@att.net'; 'jfs10@yahoo.com'; 'jroller01@windstream.net'; 'jthomas@co.wayne.ga.us'; 'jtrim@tattнал.com'; 'juniesalazar84@yahoo.com'; 'Justin@carterfranklin.com'; Keith McNeal; 'len.tanner@cityofeastdublin.org'; 'lgangleary@emanuelco-ga.gov'; 'mattblocker@hotmail.com'; 'mayor@cityofswainsboro.org'; 'msburney51@gmail.com'; 'mtstes@windstream.net'; 'murphy@tattнал.com'; 'norma.cortes@appling.k12.ga.us'; 'rahickox@yahoo.com'; 'raymondnullsr@yahoo.com'; 'rob@tuckernetworking.com'; Shaun O'Quinn; 'Sherry.reid@wilcoxcountygeorgia.com'; Stanley Todd (stanleytodd@comcast.net)

Subject: Heart of Georgia Altamaha Regional Commission Regional Plan Update - Planning Status Update for Steering Committee Members

Good Morning,

As a member of the Heart of Georgia Altamaha Regional Commission Regional Council, you also serve on the Steering Committee for the 2019 Regional Plan Update. All Steering Committee/Regional Council members are cordially invited to attend a steering committee meeting on January 24th at 6:00 P.M. in Mount Vernon at the senior center. The meeting will end prior to the regularly scheduled Regional Council Meeting. The purpose of this planning meeting is to update the steering committee on the progress of the Regional Plan Update and to obtain input for the plan. If you have any questions please contact James Pope at 912.367.3648 or pope@hogarc.org. A website devoted to the Regional Plan development process, including meeting documents, schedule, and survey is available at bit.ly/hogarc2019regionalplan.

Sincerely,

James Pope, AICP

Assistant Executive Director/Planning Director

Heart of Georgia Altamaha Regional Commission

331 West Parker Street

Baxley, GA 31513

T: 912.367.3648

F: 912.367.3640

www.hogarc.org

**HOGARC REGIONAL PLAN STEERING COMMITTEE
WEDNESDAY, JANUARY 24, 2019
6:00 P.M.
MONTGOMERY COUNTY COMMUNITY SERVICE AND
SENIOR CITIZENS CENTER
MOUNT VERNON, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Needs and Opportunities Review/Prioritization**
- 3. Regional Vision Review**
- 4. Guiding Principles Input**
- 5. Local Government Performance Standards**
- 6. Next Meeting**

**Technical Advisory Committee - Wednesday, February 20, 2019,
Vidalia Municipal Annex, 10:30 a.m.**

**Steering Committee - Thursday, February 28, 2019, Montgomery
County Senior Center, 6:00 p.m.**

***Community Input Listening Session #4, Tuesday, February 12, 2019, Eastman City
Hall Council Chambers, 4-6 p.m.**

You forwarded this message on 1/29/2019 11:28 AM.

From: Michelle Brown <brown@hogarc.org>

Sent: Tue 1/29/2019 11:25 AM

To: Brett Manning; James Pope (pope@hogarc.org); Robin B. Nal; 'mbritt@hogarc.org'

Cc: Baxley News Banner; Claxton Enterprise (mpeace@daxtonenterprise.com); Cochran Journal; Dodge County News; Jeff Davis Ledger; Metter Advertiser (news@metteradvertiser.com); Press Sentinel (thepress@bellsouth.net); Tattnall Journal; Telfair Enterprise (telfairenterprise@windstream.net); The Advance (theadvance@bellsouth.net); The Cordale Dispatch (erica.o'neal@cordaledispatch.com); The Courier Herald (tcheditor@gmail.com); The Forest Blade (news@emanuelcountyve.com); The Johnson Journal; The Montgomery Monitor (mont.monitor@gmail.com); The Soperton News (soperton.news@gmail.com); Wheeler County Eagle (wheelercountyeagle@gmail.com); Wrightsville Headlight (wrightsvilleheadlight@gmail.com); hiltadvance@gmail.com

Subject: Public Service News Release for Regional Plan Update Listening Session

Message News Release Regional Plan Public Input February 12, 2019.pdf (42 KB) News Release Regional Plan Public Input February 12, 2019.doc (135 KB)

Attached is a Public Service News Release concerning the Regional Plan Update listening session. We would appreciate any publicity you would provide.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

From: Michelle Brown <brown@hogarc.org>

Sent: Tue 1/29/2019 11:18 AM

To:

James Pope (pope@hogarc.org); Robin B. Nail; mbritt@hogarc.org; Elizabeth C. Smith; lynn.ashcraft@dca.ga.gov

Cc:

'region9@dca.ga.gov'; RWaldrep@georgia.org; 'mlligan@pinecountrycrd.org'; 'eugene.dyal@bellsouth.net'; 'dyar@gaswcc.org'; 'k.david@oftc.edu'; 'psnell@coastapines.edu'; 'schols@bpc.edu'; 'christopher.blake@mga.edu'; 'dyarbrough@southeasterntech.edu'; 'harris@gmc.edu'; 'president@ega.edu'; 'Scarlett.Copeland@appling.k12.ga.us'; 'Steve.Smith@bleckley.k12.ga.us'; 'blonggear@metter.org'; 'mhillard@dodge.k12.ga.us'; 'kjudy@emanuel.k12.ga.us'; 'mwaters@evans.k12.ga.us'; 'stan.rentz@jeff-davis.k12.ga.us'; 'eddie_morris@johnson.k12.ga.us'; 'darbrigan@cboc.net'; 'hight@montgomery.k12.ga.us'; 'gwilliams@attnal.k12.ga.us'; 'harrison@telairschools.org'; 'barrett.waller@toombs.k12.ga.us'; 'conley@treutlen.k12.ga.us'; 'brinson@wayne.k12.ga.us'; 'suzanne.couey@wheeler.k12.ga.us'; 'childerj@wilcox.k12.ga.us'; 'amcgee@tnc.org'; 'Amanda.davis@dhs.ga.gov'; 'eagle1109us@yahoo.com'; 'dublinhistory@yahoo.com'; 'sthompson@nlamerica.com'; 'crhill@uga.edu'; 'info@vidalaonion.org'; 'fricketson@thekpc.org'; 'jwilliamson@galandtrust.org'; 'tara@dublinmainstreet.com'; 'lyonsmainstreet@gmail.com'; 'dvainainstreet@vidalaga.gov'; 'hometown@wrightsville-johnsoncounty.com'; 'medaniel@southernco.com'; 'mgworley@southernco.com'; 'bpcherry@southernco.com'; 'joe.riley@georgiaemc.com'; 'susan.peacock@georgiaemc.com'; 'tammye.vaughn@altamahaemc.com';

Subject: News Release Regional Plan Public Input February 12, 2019

Message News Release Regional Plan Public Input February 12, 2019.pdf (42 KB)

The Heart of Georgia Altamaha Regional Commission (HOGARC) will be holding its fourth and final public input listening session to gather input for development of an updated Regional Plan. We are seeking your ideas on how to improve the Region, which will be incorporated into a vision for the HOGARC Region over the next 20 years. What are the HOGARC Region's priority needs and opportunities, and how can the RC address them to enhance the Region's economy and quality of life for all citizens?

The final Public Input Listening Session will be held on Tuesday, February 12, 2019 at the Eastman City Hall at 333 College Street in Eastman from 4-6 p.m. The first three regional listening sessions were held in Dublin in late October and Baxley in late November, 2018 and in Vidalia in January, 2019.

Please invite anyone interested to attend the Eastman Listening Session. We would also appreciate it if you would help publicize it on your website or Facebook page, as appropriate. Please see the attached news release for more detailed information. Thanks for helping to spread the word!

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

HEART OF GEORGIA ALTAMAHA

Regional Commission



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

January 29, 2019

FOR IMMEDIATE RELEASE:

**Regional Commission Preparing Regional Plan and Requests Public Input
February 12, 2019 from 4:00-6:00 p.m., Eastman City Hall, Eastman**

The Heart of Georgia Altamaha Regional Commission (HOGARC) is a regional planning agency organized by state law, but governed by its member counties, which include Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler, and Wilcox. The HOGARC is currently preparing a regional plan update in compliance with state law and Georgia Department of Community Affairs (DCA) rules. HOGARC wants to hear from you at a regional listening session **February 12, 2019 from 4:00 – 6:00 p.m.** The session will be held at the **Eastman City Hall at 333 College Street, Eastman, Georgia 31023**. This is the final of four regional listening sessions held over the last several months. The first three regional listening sessions were held in Dublin in late October and Baxley in late November, 2018, and in Vidalia in January, 2019. The current plan, *Green with Greener Days Ahead*, showed the Heart of Georgia Altamaha Region to be a growing rural region with a number of issues, but with much cause for optimism and great opportunities for future growth and development. Planning documents and the public events schedule may be viewed on the Regional Commission website, www.hogarc.org and the regional plan specific website bit.ly/hogarc2019regionalplan.

The HOGARC is now in preparation of an update to the regional plan, which is a guide to making the Heart of Georgia Altamaha Region an improved place to live, work, recreate, and do business for all concerned. This updated Regional Plan will include a Regional Vision, a list of regional priority needs and opportunities appropriate for action, and recommended implementation strategies for improvement and action. All concerned with the future improvement of the Heart of Georgia Altamaha Region and its growth and development are invited to submit their thoughts and ideas on the Region's future, its vision, needs and opportunities, or needed actions to the HOGARC. Those wishing to comment may complete a Regional Vision Survey online at bit.ly/hogarc2019regionalplan. You may also send comments to baxley@hogarc.org, or mail them to the Regional Commission at 331 West Parker Street, Baxley, Georgia 31513. Please submit comments by February 28, 2019.

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION
REGIONAL PLAN
COMMUNITY INPUT LISTENING SESSION
EASTMAN CITY HALL COUNCIL CHAMBERS,
EASTMAN, GEORGIA
FEBRUARY 12, 2019

<u>Name</u>	<u>Representing</u>	<u>E-mail</u>
Heath Taylor	Dublin-Laurens Chamber	Ataylor@dublin-laurens.com
Ben Knight	Dublin-Laurens Chamber	bknight@farmersstate.org
Sharon Cobb Fleming	Henry Whitfield Middle Georgia State University	henry.whitfield@mg.edu
Jason Cobb	CITY OF EASTMAN	jason@city.eastman.com
Blenda Macoy	GDOL	brenda.macoy@gdol.ga.gov
		→ slevas@sbcglobal.net

Michelle Brown

Cc: 'lynn.ashcraft@dca.ga.gov'; Elizabeth C. Smith; James Pope (pope@hogarc.org); Robin B. Nail; Mandy Britt; Brett Manning
Subject: February 20, 2019 HOGARC Regional Planning Advisory Committee Meeting
Importance: High

Please remember and plan to attend the fourth meeting of the Heart of Georgia Altamaha Regional Planning Advisory Committee scheduled for next Wednesday, February 20, 2019 at the Vidalia Municipal Annex in Vidalia (U.S. 280 One-Way East next to J&B Steakhouse) at 10:30 a.m. We have a full agenda planned, starting with reviewing/further modifying, as needed, the prioritized main Needs and Opportunities for the Region, the Regional Vision, Guiding Principles, and Local Government Performance Standards. Then we will review the draft RC Work Program, Regional Development Maps, and the Areas Requiring Special Attention map. For more information on the 2019 Regional Plan Update and the materials distributed at the first three meetings, visit <http://bit.ly/hogarc2019regionalplan>.

We need your important input to develop and update the regional plan so that it is a meaningful tool to move the Heart of Georgia Altamaha Region forward. Please contact us at pope@hogarc.org or rbnail@hogarc.org if you have any questions.

Thanks,
James Pope, AICP
Assistant Executive Director/Planning Director
Heart of Georgia Altamaha Regional Commission
Baxley Office
Ph. – 912-367-3648

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

**HOGARC REGIONAL PLANNING ADVISORY COMMITTEE
WEDNESDAY, FEBRUARY 20, 2019
10:30 A.M.
VIDALIA MUNICIPAL ANNEX
VIDALIA, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Needs and Opportunities/Prioritization Review**
- 3. Regional Vision Review**
- 4. Guiding Principles Review**
- 5. Local Government Performance Standards Review**
- 6. Draft RC Work Program Review**
- 7. Regional Development Maps, Areas Requiring Special Attention Map Review**

This message was sent with High importance.

From: Michelle Brown <brown@hogarc.org>

Sent: Mon 2/25/2019 3:31 PM

To:

Brett Manning; James Pope (poppe@hogarc.org); Robin B. Nail; Elizabeth C. Smith; Lynn.ashcraft@dca.ga.gov

Cc:

Alfonsa Hall; 'amity@progressivetel.com'; Annie Williams; 'arealtormom@gmail.com'; 'bbrockman@bledley.org'; 'bernieweaver@yahoo.com'; Bill Lindsey (wflindsey@johnsonco.org); Billy Yeomans; 'bobittle58@gmail.com'; Cashaunda Smith; Chad Kenney; 'chollis@csbmg.com'; Chyrleene Kilcrease; City of Wrightsville (city@wrightsville-johnsoncounty.com); Clay Reid; 'dandselectric@pineland.net'; Desse Davis (desse1938davis@gmail.com); 'dsikes.toombsco@gmail.com'; 'dywane52@gmail.com'; 'escohall@yahoo.com'; 'glenwoodcityhall@gtconline.com'; Irene Burney (yburney@att.net); Izell Stephens, Jr.; James Benjamin; Jason Weaver; 'jeogtc@gmail.com'; Jimmy Rogers; 'jones.toombsco@bellsouth.net'; 'johnturner41@att.net'; 'jrfs10@yahoo.com'; 'jroller01@windstream.net'; 'jthomas@co.wayne.ga.us'; 'jtrim@tattall.com'; 'junesalazar84@yahoo.com'; 'justin@carterfranklin.com'; Keith McNeal; 'len.tanner@cityofeastdublin.org'; 'lgsingletary@emanuelco.ga.gov'; 'mayor@cityofswainsboro.org'; Michael Estes (mestes@abbvillegeorgia.org); Mike Roberts; 'msburney51@gmail.com'; 'murphy@tattall.com'; 'norma.cortes@appling.k12.ga.us'; 'raymondmlisr@yahoo.com'; Shaun O'Quinn; 'Sherry.reid@wilcoxcountygeorgia.com'; Spence Barron; Terry Branch; Terry McCorkle; Vann Wooten

Subject: Heart of Georgia Altamaha Regional Commission Regional Plan Update - Planning Status Update for Steering Committee Members

Good Morning,

As a member of the Heart of Georgia Altamaha Regional Commission Regional Council, you also serve on the Steering Committee for the 2019 Regional Plan Update. All Steering Committee/Regional Council members are cordially invited to attend a steering committee meeting on February 28th at 6:00 P.M. in Mount Vernon at the senior center. The meeting will end prior to the regularly scheduled Regional Council Meeting. The purpose of this planning meeting is to update the steering committee on the progress of the Regional Plan Update and to obtain input for the plan. If you have any questions please contact James Pope at 912.367.3648 or poppe@hogarc.org. A website devoted to the Regional Plan development process, including meeting documents, schedule, and survey is available at bit.ly/hogarc2019regionalplan.

Sincerely,

James Pope, AICP

Assistant Executive Director/Planning Director

Heart of Georgia Altamaha Regional Commission

331 West Parker Street

Baxley, GA 31513

T: 912.367.3648

F: 912.367.3640

www.hogarc.org

**HOGARC REGIONAL PLAN STEERING COMMITTEE
WEDNESDAY, FEBRUARY 28, 2019
6:00 P.M.
MONTGOMERY COUNTY COMMUNITY SERVICE AND
SENIOR CITIZENS CENTER
MOUNT VERNON, GEORGIA**

Agenda

- 1. Welcome and Introductions**
- 2. Needs and Opportunities/Prioritization Review**
- 3. Regional Vision Review**
- 4. Guiding Principles Review**
- 5. Local Government Performance Standards Review**
- 6. Draft RC Work Program Review**
- 7. Regional Development Maps, Areas Requiring Special Attention Map Review**

You forwarded this message on 4/5/2019 11:43 AM.

From: Michelle Brown <brown@hogarc.org>

Sent: Fri 4/5/2019 11:39 AM

To:

Cc: James Pope (pope@hogarc.org); Robin B. Nail; Brett Manning

Bcc:

Alfonsa Hall; amity@progressivetel.com; Annie Williams; arealtormom@gmail.com; brockman@bleckley.org; bernieweaver@yahoo.com; Bill Lindsey (wllindsey@johnsonco.org); Billy Yeomans; bobittle58@gmail.com; Cashaunda Smith; Chad Kerney; chollis@csbmg.com; Chyrleen Kilcrease; City of Wrightsville (city@wrightsville-johnsoncounty.com); Clay Reid; dandselectric@pineland.net; Desse Davis (desse1938davis@gmail.com); dsikes.toombsco@gmail.com; dywane52@gmail.com; escohall@yahoo.com; glenwoodcityhall@gtconline.com; Irene Burney (yburney@att.net); Izell Stephens, Jr.; James Benjamin; Jason Weaver; jeogtc@gmail.com; Jimmy Rogers; jones.toombsco@bellsouth.net; johnturner41@att.net; jrfis10@yahoo.com; jroller01@windstream.net; jthomas@co.wayne.ga.us; jtrim@tattall.com; junelazar84@yahoo.com; justin@carterfranklin.com; Keith McNeal; len.tanner@cityofeastdublin.org; lgsingleary@emanuelco.ga.gov; mayor@cityofswainsboro.org; Michael Estes (mestes@abbvillegeorgia.org); Mike Roberts; msburney51@gmail.com; murphy@tattall.com; norma.cortes@apppling.k12.ga.us; raymondnullssr@yahoo.com; Shaun O'Quinn; Sherry.reid@wilcoxcountygeorgia.com; Spence Barron; Terry Branch; Terry McCorkle; Vann Wooten

Subject: Public Hearing Notice for Draft Regional Plan Review

Message HOGARC Regional Plan Final Public Hearing Notice.pdf (13 KB)

Attached is a Public Hearing Notice for the Draft Regional Plan Review. The hearing will be held April 12, 2019 at 2:00 p.m. at the Heart of Georgia Altamaha Regional Commission office in Baxley. You are cordially invited to attend to review the draft plan and provide any additional input prior to its submission to the Georgia Department of Community Affairs for review.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

You forwarded this message on 4/5/2019 11:39 AM.

From: Michelle Brown <brown@hogarc.org> Sent: Fri 4/5/2019 11:26 AM

To: Baxley News Banner; Claxton Enterprise (mpeace@claxtonenterprise.com); Cochran Journal; Dodge County News; Jeff Davis Ledger; Metter Advertiser (news@metteradvertiser.com); Press Sentinel (thepress@bellsouth.net); Tattnal Journal; Telfair Enterprise (telfairenterprise@windstream.net); The Advance (theadvance@bellsouth.net); The Cordale Dispatch (eric.o'neal@cordaledispatch.com); The Courier Herald (tcheditor@gmail.com); The Forest Blade (news@emanuelcountyilve.com); The Johnson Journal; The Montgomery Monitor (mont.monitor@gmail.com); The Soperton News (soperton.news@gmail.com); Wheeler County Eagle (wheelercounty eagle@gmail.com); Wrightsville Headlight (wrightsvilheadlight@gmail.com); 'theadvance@gmail.com

Cc: James Pope (pope@hogarc.org); Robin B. Nail; Brett Manning

Subject: Public Hearing Notice for Draft Regional Plan Review

Message  HOGARC Regional Plan Final Public Hearing Notice.pdf (13 KB)  HOGARC Regional Plan Final Public Hearing Notice.docx (18 KB)

Attached is a Public Hearing Notice for the Draft Regional Plan Review. We would appreciate any publicity you would provide.

Please call me if you have any questions.

Thanks,
Michelle

Michelle Brown
Senior Secretary/Public Information Coordinator
Heart of Georgia Altamaha Regional Commission
331 West Parker Street
Baxley, Georgia 31513
Ph – 912-367-3648
Fax – 912-367-3640

Welcome to the Heart of Georgia Altamaha Regional Commission

Search

The Heart of Georgia Altamaha Regional Commission (HOGA RC) is a public sector, non-profit planning and development agency that serves a 17 county region in the central portion of Central Georgia including the Counties of: Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis, Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler and Wilcox.

In the following pages you will find information regarding our mission and purpose, the services we offer, the local governments that we serve, and the status, scope of planning, and economic development of the Heart of Georgia Altamaha Area.

Council Meetings:

4th Thursday of each Month @ 7pm

— Mt Vernon Senior Center—

Except for July, August and December

Council Meeting Agenda 635.12 KB



DOWNLOAD

Region News



PUBLIC HEARING NOTICES

Public Hearing Notice: Draft Regional Plan Review

A public hearing will be held at 2:00 p.m. on April 12, 2019, ...



New HOGARC Website

Welcome to Our New Site!!! We are pleased to announce the launch of our ...

Region Events

Categories Tags

FEBRUARY - APRIL 2019

Collapse All Expand All Agenda

- FEB 28 Thu** Regional Council Meeting @ Mt Vernon Senior Center
Feb 28 @ 7:00 pm - 8:00 pm
- MAR 28 Thu** Regional Council Meeting @ Mt Vernon Senior Center
Mar 28 @ 7:00 pm - 8:00 pm
- APR 12 Fri** Public Hearing Notice: Draft Regional Plan Review @ Heart of Georgia Altamaha Regional Commission Office
Apr 12 @ 2:00 pm - 3:00 pm

FEBRUARY - APRIL 2019

Subscribe



Public Outreach Utilizing Business Cards



2019 Regional Plan Update

Visit <http://bit.ly/hogarc2019regionalplan>
to review and provide your input.

Tel: 912-367-3648



The Heart of Georgia Altamaha Regional Commission (HOGARC) is a quasi-governmental agency comprised of 17 counties and 62 municipalities. Our mission is to provide professional advice and assistance to our member governments and the State of Georgia in the areas of planning, community and economic development, local government administration and management, historic preservation, aging services, geographic information system services, workforce investment, and coordinated transportation. Our goal is to assist the planning and provision of efficient and effective services to improve the quality of life for citizens in the region's counties, the region, and for all of Georgia.

WWW.HOGARC.ORG

Appling - Bleckley - Candler - Dodge - Emanuel - Evans - Jeff Davis - Johnson - Laurens -
Montgomery - Tattnall - Telfair - Toombs - Treutlen - Wayne - Wheeler - Wilcox

WELCOME!

Welcome to the home of the Heart of Georgia Altamaha Regional Plan Update. The Heart of Georgia Altamaha Regional Commission is currently undergoing strategic planning meetings to guide the future growth and development for our 17 county region. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings and public listening sessions, to be held in June-February, regional leadership will be seeking input from our local governments and citizens concerning these topics. This page will provide periodic updates and working documents from the Regional Plan Technical Advisory Committee.



[View a copy of the Regional Resource Plan.](#)

GREEN WITH GREENER DAYS AHEAD: A Regional Plan for the Heart of Georgia Altamaha Regional Commission



REGIONAL ASSESSMENT

May, 2013

[View a copy of the 2013 Regional Assessment](#)

GREEN WITH GREENER DAYS AHEAD: A Regional Plan for the Heart of Georgia Altamaha Regional Commission

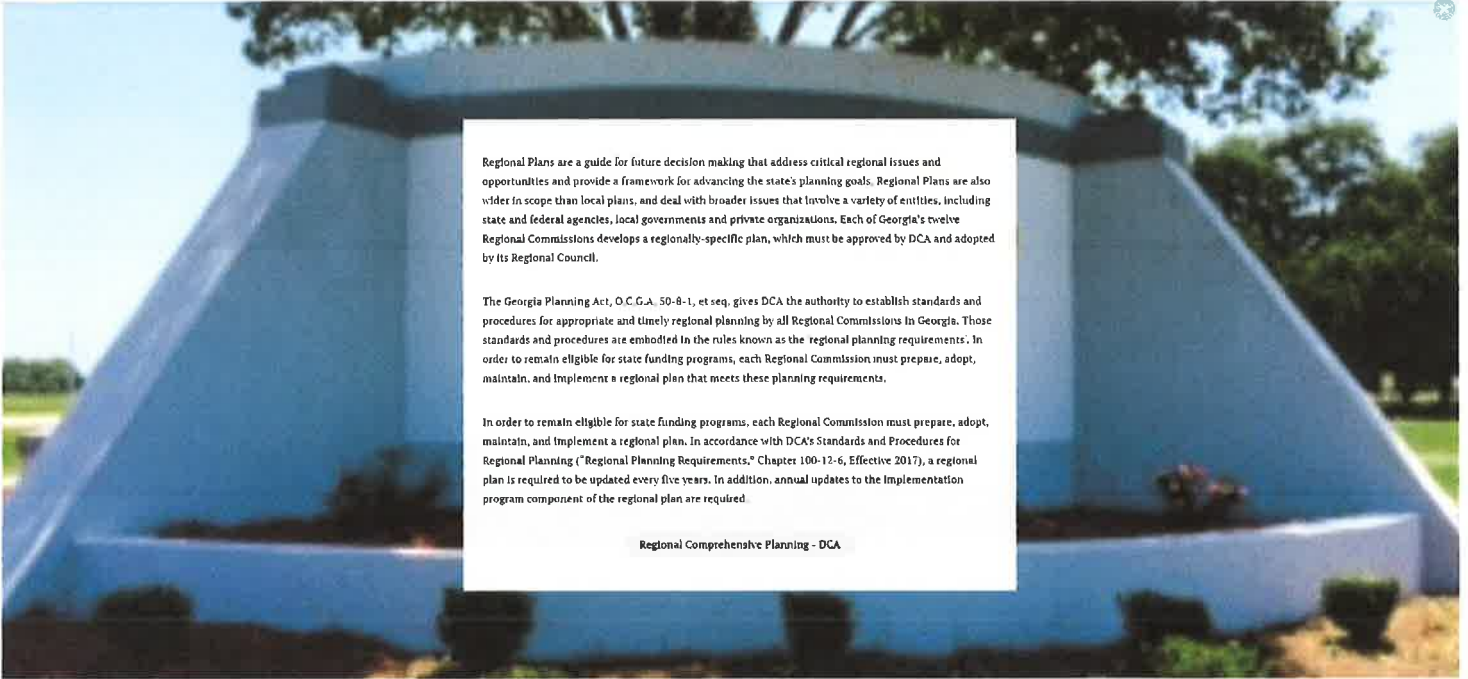


REGIONAL AGENDA

May, 2014

[View a copy of the 2014 Regional Agenda](#)





Regional Plans are a guide for future decision making that address critical regional issues and opportunities and provide a framework for advancing the state's planning goals. Regional Plans are also wider in scope than local plans, and deal with broader issues that involve a variety of entities, including state and federal agencies, local governments and private organizations. Each of Georgia's twelve Regional Commissions develops a regionally-specific plan, which must be approved by DCA and adopted by its Regional Council.

The Georgia Planning Act, O.C.G.A. 50-8-1, et seq. gives DCA the authority to establish standards and procedures for appropriate and timely regional planning by all Regional Commissions in Georgia. Those standards and procedures are embodied in the rules known as the regional planning requirements. In order to remain eligible for state funding programs, each Regional Commission must prepare, adopt, maintain, and implement a regional plan that meets these planning requirements.

In order to remain eligible for state funding programs, each Regional Commission must prepare, adopt, maintain, and implement a regional plan. In accordance with DCA's Standards and Procedures for Regional Planning ("Regional Planning Requirements," Chapter 100-12-6, Effective 2017), a regional plan is required to be updated every five years. In addition, annual updates to the Implementation program component of the regional plan are required.

Regional Comprehensive Planning - DCA

**HOGARC 2019 REGIONAL PLAN
TIMETABLE**

- April - June 2018: Creation of the Community Assessment Plan and the Public Participation Plan
- Thursday, 6/29/2018, 5:00 p.m. - Initial Public Hearing, Mount Vernon, Georgia
- Thursday, 6/28/2018, 7:00 p.m. - Steering Committee Meeting (Regional Council Meeting), Mount Vernon, Georgia
- Wednesday, 10/24/2018, 10:30 p.m. - Technical Advisory Committee Meeting, Vidalia, Georgia
- Tuesday, 10/30/2018, 2:00-4:00 p.m. - Public Input and Listening Session, Dublin, Georgia
- Tuesday, 11/27/2018, 4:00-6:00 p.m. - Public Input and Listening Session, Baxley, Georgia
- Tuesday, 12/4/2018, 10:30 a.m. - Technical Advisory Committee Meeting, Vidalia, Georgia
- Thursday, 1/10/2019, 4:00-6:00 p.m. - Public Input and Listening Session, Vidalia, Georgia
- Wednesday, 1/23/2019, 10:30 a.m. - Technical Advisory Committee Meeting, Vidalia, Georgia
- Tuesday, 2/12/2019, 4:00-6:00 p.m. - Public Input and Listening Session, Eastman, Georgia
- Wednesday, 2/20/2019, 10:30 a.m. - Technical Advisory Committee Meeting, Vidalia, Georgia
- Thursday, 2/28/2019, 6:00 p.m. - Steering Committee Meeting, Mount Vernon, Georgia
- Friday, 4/12/2019, 2:00 p.m. - Final Public Hearing
- April 2019: Transmittal of the Community Agenda to the Department of Community Affairs for review and approval by the Heart of Georgia Altamaha Regional Board
- April-May 2019: Community Agenda under review by Department of Community Affairs
- June 20, 2019: Final adoption of the Heart of Georgia Altamaha Regional Plan





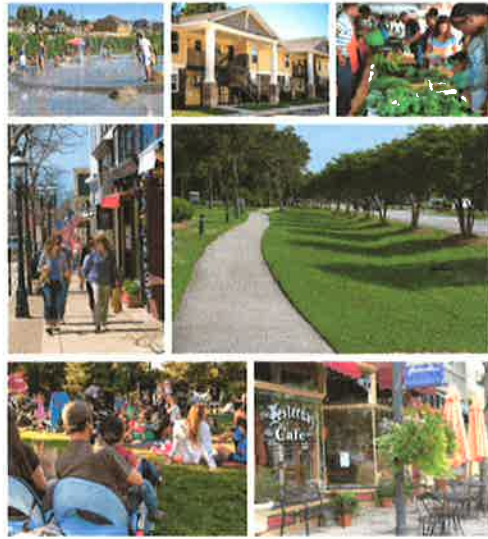
- [Click Here to View Files from F2018 Public Hearing 6/27/18](#)
- [Click Here to View Files from Technical Advisory Committee Meeting 1/10/19/2019](#)
- [Click Here to View Files from Technical Advisory Committee Meeting 2/13/4/2019](#)
- [Click Here to View Files from the Technical Advisory Committee Meeting 3/1/23/2019 and Steering Committee Meeting 1/24/2019](#)
- [Click Here to View Files from the Technical Advisory Committee Meeting 4 - 2/20/19 and Steering Committee Meeting 2/28/19](#)
- [View Draft 2019 HODARC Regional Plan Update](#)



REGIONAL VISION

While the Heart of Georgia Atlanta Region has a stable population for a rural region, issues remain. The Region wishes to continue to grow, thrive, and prosper in a healthy, sustainable manner. The Region would foster a business friendly climate which grows the economy; encourages business concerns to expand, locate, or start-up; and increases employment with well-paying jobs, while sustaining a family-friendly atmosphere and attractive natural and cultural environment. It desires to do so while protecting and enhancing its scenic and natural amenities and significant historic resources; maintaining productivity of its prolific agricultural and forest resources; diversifying and solidifying a globally competitive economy; attracting retirees, lifestyle immigrants, entrepreneurs, and other residents; retaining its youth and nurturing home natives who have left; and preserving its rural small town character.

The future Heart of Georgia Atlanta Region will be a thriving, vibrant rural renaissance with a strong sense of regional identity, and obvious examples of collaboration and cooperation. The Region will continue to invest in its people and their education, workforce, and leadership skills; to invest in infrastructure, with special emphasis on access to state-of-the-art broadband and telecommunication; to prepare for and accommodate quality growth and development; to seek growth and development which looks to, utilizes, and builds on the local natural and historic resources; to diversify, innovate, and maintain productivity in its agricultural and forest products and uses; to further improve its excellent transportation access and connections to major urban areas and the Georgia ports; to attract new residents, such as young families and retirees, with readily available healthcare services, increased public transit availability, education and recreation opportunities, arts enrichment, and other desired quality services and amenities; and otherwise, to diversify and expand its economy in a supportive, sustainable manner. Agriculture, heritage tourism, and nature-based tourism will be actively promoted key components of the Region's economy which attract visitors and provide local employment. The Heart of Georgia Atlanta Region study will be a compass address to live, work, recreate, and to which to conduct business. Its unique history, culture, and quality of life will be widely recognized.



What is your vision for the Heart of Georgia Altamaha Region? Help define by taking the survey below:

[Click Here to View the Regional Plan Survey Online:](#)


HOGA
Heart of Georgia Altamaha
Regional Commission

FOR MORE INFORMATION REGARDING THE 2018 REGIONAL PLANNING UPDATE PROCESS,
CONTACT US:

334 West Parker Street - Braselton, GA 30113

912.367.2695

hoga@hoga.org

Heart of Georgia Altamaha Regional Plan Survey

1. In the following categories identified, what do you think are the priority issues, opportunities, threats and weaknesses within the region?

ECONOMIC
DEVELOPM
ENT

NATURAL &
CULTURAL
RESOURCES

COMMUNIT
Y
FACILITIES
& SERVICES

HOUSING

LAND USE

TRANSPOR
TATION

INTERGOVE
RNMENTAL
COORDINAT
ION

2. What do you consider to be the region's greatest needs, especially long term?

3. What improvement to your region would you like to see happen?

4. What specific projects/improvements are critically needed in the short term?

5. How do you think the Heart of Georgia

next 5 to 10 years?

6. Do you feel that the Regional Plan will be a usable resource for the communities?

DONE

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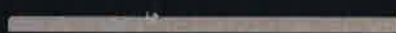


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0 of 6 answered



Regional Plan
Regional Vision Survey



1. In the following categories identified, what do you think are the (1) priority issues, (2) opportunities, (3) threats, and (4) weaknesses within the region?

Economic Development:

priority

Natural & Cultural Resources:

opportunity

Community Facilities & Services:

priority / opportunity

Housing:

opportunity / weakness

Land Use:

weakness / opportunity

Transportation:

weakness

Intergovernmental Coordination:

priority

2. What do you consider to be the region's greatest needs, especially long term?

Economic Development

3. What improvement to your region would you like to see happen?

Economic Development, Community Services, Road Improvement

4. What specific projects/improvements are critically needed in the short term?

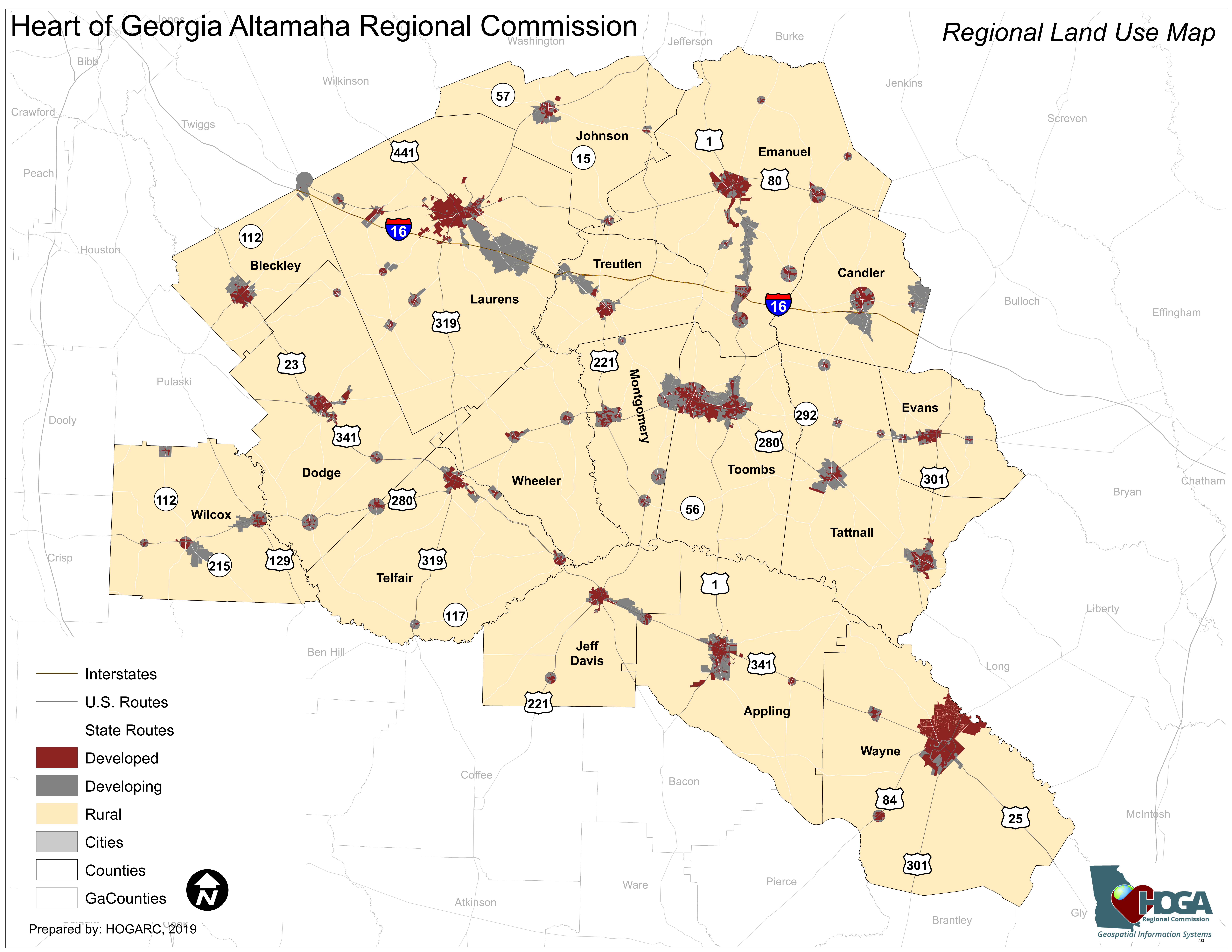
Community & Road, Solid waste in outlying communities

5. How do you think the Heart of Georgia Altamaha Region will change/grow in the next 5 to 10 years?

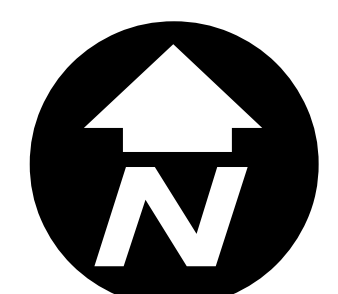
Economic Development will bring more people into the area

6. Do you feel that the Regional Plan will be a usable resource for the communities?

Yes No



- Interstates
- U.S. Routes
- State Routes
- Developed
- Developing
- Rural
- Cities
- Counties
- GaCounties



- Interstates
- U.S. Routes
- State Routes
- Conservation
- Developed
- Developing
- Rural
- Cities
- Counties
- GaCounties

