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March 18, 2021

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

RE: Regional Plan Annual Implementation Program Report Submittal

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

I certify that we have held one required public hearing on **Thursday, February 25, 2021**, and have involved regional stakeholders in developing the annual report in a manner appropriate to our region's dynamics and resources and under the Standards Procedures for Regional Planning Chapter 110-12-6.

I certify that appropriate regional staff and decision-makers have, at a minimum, reviewed the following planning documents and considered them in formulating our annual report:

- Georgia's Statewide Comprehensive Outdoor Recreation Plan,
- Georgia's Regional and State Water Plans,
- Region 10 Comprehensive Economic Development Strategy (CEDS),
- Dougherty Area Regional Transportation Study, and
- Southern and River Valley Regional Commissions' Regional Plans.

If you have any questions concerning our submittal, please contact Barbara Reddick at (229) 522-3552 or [breddick@swgrc.org](mailto:breddick@swgrc.org).

Sincerely,

A handwritten signature in blue ink that reads "Suzann Angell".

Suzann Angell, Executive Director

A handwritten signature in blue ink that reads "Paul Nagy".

Paul Nagy, Chairperson

Enclosures

Serving all of Southwest Georgia

Baker.Calhoun.Colquitt.Decatur.Dougherty.Early.Grady.Lee.Mitchell.Seminole.Terrell.Thomas.Worth

**Report of  
Accomplishments  
2020 - 2024**

## Southwest Georgia Regional Commission Report of Accomplishment 2020-2024

HOUSING Priority	Strategy	Action	Partners	Short- Term (1-5 yrs)	Long- Term (6-10 yrs)	Ongoing	Status
Lack of safe, decent, affordable housing.	Educate housing stakeholders in the region.	Work with housing stakeholders to plan, organize conduct regional housing events on state and federal programs to preserve housing and increase the supply of affordable housing.	SW GA HTF, GA DCA, SW GA RC, and Various housing stakeholders	Years 1-5 \$7,000			<b>Underway 2021</b>
		Identify housing as a goal in the Comprehensive Plan	Work with housing stakeholders through community meetings to determine housing goals and priorities for inclusion in local and regional plans	SW GA HTF, GA DCA, SW GA RC and Various housing stakeholders USDA, SOWEGA CAC			Ongoing \$5,000 annually
Resource Development	Identify housing resources and other tools that build capacity and supportive housing development that meets the current need.	Work with communities to provide education to municipalities, developers, nonprofits, and community-based organizations on state and federal housing programs and grants.	SW GA RC, DCA	Years 1-5 \$4,000			<b>Underway 2025</b>
		Collaborate with regional, state, and federal agencies to provide housing information and resources on disaster relief as requested by local communities.	SW GA RC, DCA	Years 6-10 \$5,000			

TRANSPORTATION Priority	Strategy	Action	Partners	Short-Term (1-5 yrs)	Long-Term (6-10 yrs)	Ongoing	Status
Lack of transportation options.	Develop a plan to improve transportation alternatives.	Work with community stakeholders to update bicycle and pedestrian plan that reflects changes in the region.	RC Dues, Fee For Service, DCA Contracts, GDOT Planning			Ongoing \$7,000 Annually	Underway 2025
Lack of connectivity within the region	Develop and support complete street design in communities and neighborhoods.	Respond to requests from local governments for technical assistance with transit/transportation plans.	SW GA RC			Ongoing \$5,000 Annually	Underway 2025
		Work with local governments and other stakeholders to improve the effectiveness and efficiency of the coordinated transit program.	SW GA RC, GA DOT, Local Subcontractors, Local agencies, and transportation providers			Ongoing \$6,000 Annually	Underway 2025
		Educate local governments on complete street design and provide ordinances and best practices for infrastructure improvements.	SW GA RC, Local governments, and other stakeholders	Years 1-5 \$10,000			Underway 2023

<b>PERSISTENT POVERTY</b>	<b>Strategy</b>	<b>Action</b>	<b>Partners</b>	<b>Short-Term (1-5 yrs)</b>	<b>Long-Term (6-10 yrs)</b>	<b>Ongoing</b>	<b>Status</b>
Resource & Service Coordination	Develop a comprehensive approach to transforming communities through partnerships with human service and health care organizations.	Facilitate meetings with local governments and community-based organizations, and nonprofits to increase service coordination.	Southwest GA RC, Local Governments, Community Health, Horizons Solutions	Years 1-5 \$2,000			Underway 2025
		Work with stakeholders to provide education to local governments, community-based organizations, and nonprofits on health disparities in the region.	Department of Public Health, Community Health, Horizons Solutions, Local Hospitals	Years 1-5 \$2,000			Underway 2025
Lack of public and private community investment	Provide education to public and private stakeholders on best practices in community development/ community investment.	Survey local community agencies, nonprofits, and other stakeholders to develop a regional resource directory	SWGA RC, Local Governments, Nonprofits, Community/ Faith-based organization, Stakeholders	Years 1-5 \$6,000			Underway 2022
		Provide technical and educational assistance to local governments to develop resources and other tools to address growth and development.	SW GA RC, Local governments	Years, 1-5 \$2,000			Underway 2025
		Provide technical assistance, information, and resources to communities to address issues and opportunities identified in local/comprehensive plans.	SW GA RC, Local governments		Years 6-10 \$15,000		Underway 2025

<b>ECONOMIC VITALITY PRIORITY</b>	<b>Strategy</b>	<b>Action</b>	<b>Partners</b>	<b>Short-Term (1-5 yrs)</b>	<b>Long-Term (6-10 yrs)</b>	<b>Ongoing</b>	<b>Status</b>
Lack of jobs that pay a living wage	Connect employers with skilled and dedicated employees	Work with communities to publish materials to educate local governments on the types of incentives available for business expansion and start-up.	SW GA RC, EDA, DCA	Years 1-5 \$5,000		Ongoing \$3,000 Annually	Underway 2022
Economic Mobility	Develop and build human capital and capacity to meet job market demand.	Host regional events to address economic development and leadership opportunities for youth.	SW GA RC, EDA, DCA, Various local, regional, and state organizations	Yr 1-5 \$10,000			Postponed Pandemic
		Provide training and education to local governments and community organizations to increase capacity to undertake projects that encourage and stimulate economic development and agritourism	SW GA RC, EDA, DCA, Various local, regional, and state organizations			Ongoing \$5,000 Annually	Underway 2025
		Provide technical assistance as requested to prepare EIP, SBA, and RLF Applications	SW GA RC, EDA, SBA			Ongoing \$7,000 Annually	Complete

EDUCATION Priority	Strategy	Action	Partners	Short-Term (1-5 yrs)	Long-Term (6-10 yrs)	Ongoing	Status
Lack of digital access	Work with governments to develop a method for the sharing of information between local governments	Conduct quarterly meetings with City and county leaders and managers to share best practices and exchange information	Local Governments, SWGA RC			Ongoing Annually \$10,000	Underway 2025
		Include broadband element as a part of the Comprehensive Planning Process	Local Governments, SWGA RC, DCA			Ongoing Annually \$10,000	Underway 2025
Lack of trained leadership	Promote opportunities for leadership training	Conduct annual meeting with designated governments to review performance standard to ensure minimum standards are being met	Local Governments, SW GA RC			Ongoing Annually \$5,000	Underway 2025
		Provide training, information, and resources to governments not meeting the minimum standards or as requested	Local Governments, SW GA RC, UGA (Carl Vinson), GMA, ACCG, GA DCA			Ongoing Annually \$2,000	Underway 2025
		Work with local government officials to identify training opportunities to enhance leadership skills and meet and achieve performance standards.	Local Governments, SW GA RC, UGA (Carl Vinson), GMA, ACCG, GA DCA			Ongoing Annually \$2,000	Postponed Pandemic
Lack of collaboration	Regional Approach to collaboration	Educate local governments, nonprofits, schools, and businesses on the Regional Plan and Comprehensive Economic Development Strategy (CEDS) and how these tools can be utilized in service provision and community development.	Local Governments, RC, Nonprofits, Schools, Businesses			Ongoing Annually \$5,000	Underway 2025
		Work with local governments to collaborate with nonprofits, businesses, healthcare agencies, and local school systems in service provision and planning for growth and development.	Local Governments, RC, Nonprofits, Schools, Businesses			Ongoing Annually \$3,000	Underway 2025

## Acronyms

1. AARP- American Association of Retired Person
2. ACCG- Association of County Commissioners of Georgia
3. DARTS- Dougherty Area Regional Transportation Study
4. DCA/ GA DCA - Georgia Department of Community Affairs
5. EDA- Economic Development Administration
6. DOT/GDOT- Georgia Department Of Transportation
7. GMA- Georgia Municipal Association
8. HPD- Historic Preservation Division
9. RPN- Regional Partners Network Inc.
10. SBA- Small Business Administration
11. SOWEGA CAC- Southwest Georgia Community Action Council
12. SWGA HTF- Southwest Georgia Housing Task Force
13. SWGRC/RC- Southwest Georgia Regional Commission
14. UGA- University Of Georgia
15. USDA- United States Department Of Agriculture



**Regional Work  
Program  
2021 - 2025**

## Southwest Georgia Regional Commission Regional Work Program 2021-2025

HOUSING Priority	Strategy	Action	Partners	Short- Term (1-5 yrs)	Long- Term (6-10 yrs)	Ongoing
Lack of safe, decent, affordable housing.	Educate housing stakeholders in the region.	Work with housing stakeholders to plan, organize conduct regional housing events on state and federal programs to preserve housing and increase the supply of affordable housing.	SW GA HTF, GA DCA, SW GA RC, and Various housing stakeholders	Years 1-5 \$7,000		
		Work with housing stakeholders through community meetings to determine housing goals and priorities for inclusion in local and regional plans	SW GA HTF, GA DCA, SW GA RC and Various housing stakeholders USDA, SOWEGA CAC			Ongoing \$5,000 annually
Resource Development	Identify housing resources and other tools that build capacity and supportive housing development that meets the current need.	Work with communities to provide education to municipalities, developers, nonprofits, and community-based organizations on state and federal housing programs and grants.	SW GA RC, DCA	Years 1-5 \$4,000		
		Collaborate with regional, state, and federal agencies to provide housing information and resources on disaster relief as requested by local communities.	SW GA RC, DCA	Years 6-10 \$5,000		

TRANSPORTATION Priority	Strategy	Action	Partners	Short-Term (1-5 yrs)	Long-Term (6-10 yrs)	Ongoing
Lack of transportation options.	Develop a plan to improve transportation alternatives.	Work with community stakeholders to update bicycle and pedestrian plan that reflects changes in the region.	RC Dues, Fee For Service, DCA Contracts, GDOT Planning			Ongoing \$7,000 Annually
		Work to achieve the Age-Friendly designation for the region.	RC, Counties, Cities, AARP	\$5,000		Ongoing \$6,000 Annually
Lack of connectivity within the region	Develop and support complete street design in communities and neighborhoods.	Respond to requests from local governments for technical assistance with transit/transportation plans.	SW GA RC			Ongoing \$5,000 Annually
		Work with local governments and other stakeholders to improve the effectiveness and efficiency of the coordinated transit program.	SW GA RC, GA DOT, Local Subcontractors, Local agencies, and transportation providers			Ongoing \$6,000 Annually
		Educate local governments on complete street design and provide ordinances and best practices for infrastructure improvements.	SW GA RC, Local governments, and other stakeholders	Years 1-5 \$10,000		

PERSISTENT POVERTY	Strategy	Action	Partners	Short-Term (1-5 yrs)	Long-Term (6-10 yrs)	Ongoing
Resource & Service Coordination	Develop a comprehensive approach to transforming communities through partnerships with human service and health care organizations.	Facilitate meetings with local governments and community-based organizations, and nonprofits to increase service coordination.	Southwest GA RC, Local Governments, Community Health, Horizons Solutions \$1,000	Years 1-5 \$2,000		
		Work with stakeholders to provide education to local governments, community-based organizations, and nonprofits on health disparities in the region.	Department of Public Health, Community Health, Horizons Solutions, Local Hospitals \$2,000	Years 1-5 \$2,000		
		Survey local community agencies, nonprofits, and other stakeholders to develop a regional resource directory	SWGA RC, Local Governments, Nonprofits, Community/Faith-based organization, Stakeholders	Years 1-5 \$6,000		
Lack of public and private community investment	Provide education to public and private stakeholders on best practices in community development/ community investment.	Provide technical and educational assistance to local governments to develop resources and other tools to address growth and development.	SW GA RC, Local governments \$2,000	Years, 1-5 \$2,000		
		Provide technical assistance, information, and resources to communities to address issues and opportunities identified in local/comprehensive plans.	SW GA RC, Local governments \$6,000		Years 6-10 \$15,000	

<b>ECONOMIC VITALITY PRIORITY</b>	<b>Strategy</b>	<b>Action</b>	<b>Partners</b>	<b>Short-Term (1-5 yrs)</b>	<b>Long-Term (6-10 yrs)</b>	<b>Ongoing</b>
Lack of jobs that pay a living wage	Connect employers with skilled and dedicated employees	Work with communities to publish materials to educate local governments on the types of incentives available for business expansion and start-up.	SW GA RC, EDA, DCA	Years 1-5 \$5,000		Ongoing \$3,000 Annually
		Host regional events to address economic development and leadership opportunities for youth.				
Economic Mobility	Develop and build human capital and capacity to meet job market demand.	Provide training and education to local governments and community organizations to increase capacity to undertake projects that encourage and stimulate economic development and agritourism	SW GA RC, EDA, DCA, Various local, regional, and state organizations	Yr 1-5 \$10,000		Ongoing \$5,000 Annually

<b>Economic Resiliency</b>	<b>Strategy</b>	<b>Action</b>	<b>Partners</b>	<b>Short-Term (1-5 yrs)</b>	<b>Long Term (6-10 yrs)</b>	<b>Ongoing</b>
Disaster Preparedness	Work with governments Inclusion of disaster preparedness in local plans	Provide technical assistance to municipalities to prevent, protect, mitigate, respond to and recover from the threats and hazards that pose the most significant risks	SW GA RC, Governments, State/ Federal Agencies			Ongoing \$50,000
		Work with communities to develop a system and coordinate resources on local, state, and national levels.				
	Provide technical assistance to ensure recovery, restoration, and strengthening of infrastructure, housing, and a stable economy					Ongoing \$100,000

Priority	Strategy	Action	Partners	Term (1-5 yrs)	Term (6-10 yrs)	Ongoing
Lack of digital access	Work with governments to develop a method for the sharing of information and resources between local governments	Conduct quarterly meetings with City and county leaders and managers to share best practices and exchange information	Local Governments, SWGA RC			Ongoing Annually \$10,000
		Include broadband element as a part of the Comprehensive Planning Process	Local Governments, SWGA RC, DCA			Ongoing Annually \$10,000
Lack of trained leadership	Promote opportunities for leadership training	Conduct annual meeting with designated governments to review performance standard to ensure minimum standards are being met	Local Governments, SW GA RC			Ongoing Annually \$5,000
		Provide training, information, and resources to governments not meeting the minimum standards or as requested	Local Governments, SW GA RC, UGA (Carl Vinson), GMA, ACCG, GA DCA			Ongoing Annually \$2,000
		Work with local government officials to identify training opportunities to enhance leadership skills and meet and achieve performance standards.	Local Governments, SW GA RC, UGA (Carl Vinson), GMA, ACCG, GA DCA			Ongoing Annually \$2,000
Lack of collaboration	Regional Approach to collaboration	Educate local governments, nonprofits, schools, and businesses on the Regional Plan and Comprehensive Economic Development Strategy (CEDS) and how these tools can be utilized in service provision and community development.	Local Governments, RC, Nonprofits, Schools, Businesses			Ongoing Annually \$5,000
		Work with local governments to collaborate with nonprofits, businesses, healthcare agencies, and local school systems in service provision and planning for growth and development.	Local Governments, RC, Nonprofits, Schools, Businesses			Ongoing Annually \$3,000

## Acronyms

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9. RPN- Regional Partners Network Inc.
10. SBA- Small Business Administration
11. SOWEGA CAC- Southwest Georgia Community Action Council
12. SWGA HTF - Southwest Georgia Housing Task Force
13. SWGRC/RC- Southwest Georgia Regional Commission
14. UGA- University Of Georgia
15. USDA- United States Department Of Agriculture

## **Evaluation and Monitoring**

The **Evaluation and Monitoring Plan** explicitly details how the Southwest Georgia Regional Commission (RC) will evaluate the regional progress in achieving the Regional Vision through the items described in the Regional Work Program. These activities were assessed and monitored annually following state planning requirements, ensuring that the plan accomplished the desired results and that no changes or amendments are needed.

Performance standards have two achievement thresholds, a Minimum, and an Excellence Standard. These standards are met by identifying ordinances, programs, or requirements that local governments may implement to realize the Regional Vision and/or address the Regional Issues and Opportunities. Minimum Standards are activities that have been approved regionally by all local governments. All local governments in the region are expected to attain the Minimum Standard or risk losing Qualified Local Government status. We are pleased to say that most governments in our region meet the minimum standards except for a few. RC staff is working with a small number of governments facing challenges in meeting the minimum performance standards.

RC staff utilizes a checklist that contains acceptable evidence that each standard has been met. A copy of the checklist is provided to the local government at the Plan Implementation Assistance (PIA) meeting to assess compliance. Governments are informed at the time of review and updates of deficiencies in meeting the minimum standards. RC staff provides information and support so that each government can meet the minimum requirements.

The RC staff sent email reminders and letters to local governments reminding them of upcoming planning deadlines. The Regional Work Program and Evaluation and Monitoring procedures are conducted throughout the year. Every month the Planning staff meets with the Executive/Planning Director and other departments to discuss the Regional Work Program (RWP) in addition to current and future projects. The RC also presents monthly updates to our RC Council on the RWP and other projects. RC staff is constantly looking for ways to fully integrate the RWP and continuously assess the region for important issues. There were only minor revisions in the RWP resulting from changing regional conditions, funding opportunities, and local planning priorities.

## **Areas Requiring Special Attention**

During the monthly RC Council meetings and the Plan Implementation Assistance meetings, RC staff is aware of any development changes in the region; governments are effectively implementing their plan. There have been no changes in the identified areas requiring special attention or have any new areas developed.



## **Regional Hearing**

As required, a regional hearing was conducted on February 25, 2021. In addition, the RWP was distributed to the RC Council for review and comment. There were no comments, additions, or revisions resulting from the regional hearing or RC Council review.

## **Assessment of Regional Plan's Effectiveness**

The RC accomplished one of the strategies outlined in the Regional Work Program, and several others are in progress. As the report of accomplishments demonstrates, the RC has generally successfully achieved the goals, objectives, and strategies in the Regional Work Program.

The RC continues to undertake an informal assessment of the Plan's effectiveness through feedback from local governments and stakeholders during individual and regional meetings.

## **Report of Accomplishments:**

In accordance with DCA 110-12-6-.05(2)(d)3., the Southwest Georgia Regional Commission has conducted the required regional hearing. We are pleased to submit the following Regional Work Program and Report of Accomplishments for FY 2020.



www.swgrc.org  
30 West Broad Street  
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### Plan Implementation Meeting Checklist

Municipality: \_\_\_\_\_ Date: \_\_\_\_\_

**RC Staff:** \_\_\_\_\_

In order to facilitate effective local and regional planning and implementation of those plans the following required activities should be performed and communicated regularly with local governments in the region as reference in DCA Rules (Chapters 110-12-04; Chapter 110-12-6):

- Regional Plan (Performance Standards)
- Regionally Important Resources (Best Practices)
- Local Comprehensive Plan & Implementation (Updates ~ PlanFirst Designation)
- Local Government Issues & priorities / State Issues and Priorities
- Regional Success Stories/Best Practices
- Assistance with planning implementation & upcoming deadlines
- Regional Work Program
- Housing
- Mapping & GIS needs
- Economic Development
- Transportation
- Environmental
- Community Development Tools & Grant Resources

Signatures & Titles of Attendees:

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Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, Worth

## Performance Standards Checklist

**Minimum Standards** are activities local governments must undertake for consistency with the regional plan. The intent is to ensure a consistent and predictable basic level of local requirements across the region. All local governments in the region will be expected to attain the Minimum Standard within three years of adoption of the regional plan, or risk losing Qualified Local Government status.

Jurisdictions are separated into two tiers with a corresponding set of Minimum Standards. Tier 1 jurisdictions are city governments with fewer than 1,000 residents, and county governments with fewer than 10,000 residents. Tier 2 jurisdictions include city governments with 1,000 resident or greater, and county governments with 10,000 residents or greater.

<b>Minimum Standard for Tier 1 Governments</b>			
<b>STANDARD</b>	<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>
1 Our clerk is certified or in the process of being certified			Certification/ Documentation of training
2 Our newly elected officials have attended or scheduled for the required training			Certification/ Documentation of training
3 We do not permit development in areas not identified in the comprehensive plan's future development map			Ordinances and Future Development Map
4 We update our service delivery strategy (SDS) as required by state law, and have written agreements for these services that are on file and available for public review			Copy of SDS
5 We have and enforce a public nuisance ordinance to control nuisances such as loud noises, stagnant water, abandoned vehicles, the accumulation of junk, excessively tall weeds and grass, etc.			Copy of ordinance
6 We have an approved solid waste management plan			Copy of plan
7 We have an approved hazard mitigation plan			Copy of plan
8 We may be reached via email, and we have the ability to send and receive attachments			Email address
9 We have a unified code of ordinances, so that all ordinances and resolutions that have the effect of law are contained in one document			Copy of ordinance
<b>Minimum Standard for Tier 2 Governments All of the Performance Standards for Tier 1 Governments, plus the following:</b>			
<b>STANDARD</b>	<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>
1 We adopted the appropriate DNR Part V. Environmental Planning Criteria (Part Two of DCA's Alternative to Zoning Model Ordinance). Includes Protection of Groundwater Recharge Areas, Wetlands Protection, and River Corridor Protection			Adoption Resolution, Copy of ordinance
2 We adopted administrative procedures to enforce the state minimum standard building codes (Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Electric and Energy Conservation)			Copy of administrative procedures
3 We have subdivision regulations			Copy of subdivision regulations

**Excellence Standard**

To achieve the Excellence Standard, local governments must already have in place at least two standards from each of the seven areas (Community Facilities, Intergovernmental Coordination, Natural and Cultural Resources, Economic Development, Housing, Land Use and Transportation). To maintain this status, one standard from any of the seven (7) areas must be implemented each year.

<b>Excellence Standard</b>				
<b>Community Facilities</b>				
<b>STANDARD</b>		<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>
1	We are a WaterFirst Community			Georgia Department of Community Affairs approval
2	We require connection to public water and sewer systems for new construction where they are available, and at the natural time of replacement when septic systems fail			Copy of ordinance
3	We have water and sewer revenues that adequately cover the maintenance and operation of the systems (see EPA's Environmental Finance Center)			Copy of budget
4	Our police, fire fighters and paramedics are all certified			Copy of certification
5	Our gas operators, landfill operators, wastewater operators are all certified			Copy of certification
6	Our downtown development directors (board members) are all certified			Copy of certification
7	We have a written maintenance and replacement plan for infrastructure (water, sewer, electric, etc.)			Copy of plan
8	We have an adopted utility expansion plan			Copy of plan
9	We have a written and adopted recreation plan			Copy of plan
10	We have a searchable up-to-date inventory of private wells and septic systems in our jurisdiction			Copy of inventory
11	We have a capital improvement program (CIP) for improving public facilities			Copy of CIP
12	We make maintenance of existing infrastructure a priority before extending new infrastructure into additional areas			Copy of regulation or ordinance
13	In some cases, we allow manufactured housing to be taxed as real estate and not as personal property			Confirmation from tax office
14	We operate our utilities as enterprise funds			Copy of budget

<b>Intergovernmental Coordination</b>				
<b>STANDARD</b>		<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>
15	We are a PlanFirst Community.			GA DCA designation
16	Our department heads actively review the Comprehensive Plan Community Work Program (CWP) at least quarterly			Agendas, meeting minutes
17	We plan and meet with local governments outside our county at least quarterly			Review of comprehensive plan
18	We have a combined zoning ordinance			Copy of ordinance
19	We share a code enforcement officer with another municipality/county			Copy of contract or agreement
20	We have one or more combined department for the administration of public services (fire, public work, water system)			Copy of contract or agreement
21	We have a website			Web address
22	We actively support a mentoring or leadership program such as 4-H or F.F.A., etc.			Agendas, meeting minutes
23	We have a mutual aid agreement with another local government			Copy of contract or agreement

<b>Natural and Cultural Resources</b>				
<b>STANDARD</b>	<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>	
24			Agendas, meeting minutes	
25			Copy of ordinance	
26			Adoption resolution, map of district, Member list	
27			Verification of certifying agency	
28			Copy of Register listing	
29			Copy of ordinance	
30			Copy of waste plan or ordinance	
31			Copy of guidelines	
32			Copy of sub-regs or design standards	
33			Copy of land use regs	
34			Copy of plan	
35			Copy of inventory	
36			None	
37			Copy of contract or waste plan	
38			Address of facility	
39			Adoption resolution	
40			Copy of comp plan, land use regs	
<b>Economic Development</b>				
<b>STANDARD</b>	<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>	
41			Verification of certifying agency	
42			Verification of certification by Ga Dept. of Economic Development	
43			Web address	
44			None	
45			Meeting minutes	
46			Copy of BREP	
47			Copy of plan	
48			Certificate of completion	
49			Copy of inventory	
50			Copy of inventory	
51			Certification from designating authority	
52			Adoption Resolution, map	

53	We have an Opportunity Zone (Georgia tax credit program) in our jurisdiction			Adoption Resolution, map
54	We regularly conduct a Labor Market Information (LMI) Analysis to identify industry sectors best suited to a local community's available workforce, and what training might be required to attract potential employers			Copy of LMI
55	We participate in multi-county economic development efforts			Meeting minutes
56	We have a Neighborhood Watch program in our community to help prevent crime and vandalism			Police department verification, signage
57	We meet at least quarterly with an active joint county development authority (JDA)			Agenda, minutes, notifications
58	We have a unified development code (all our ordinances relating to development are in one place), to help streamline the development process			Copy of or link to code

### Housing

STANDARD		YES	NO	DOCUMENTATION
59	We have a written housing plan or strategy			Copy of the plan
60	We have completed a housing inventory and/or housing assessment			Copy of the plan
61	We have a written plan for the demolition of unsafe or abandoned properties			Copy of the plan
62	We streamline the review process, or otherwise provide an incentives to developers when developments include affordable housing			Review of the approval and review process
63	We have a housing trust fund to provide a stable source of revenue reserved solely for affordable homes			Copy of budget
64	We have tax exempt programs for mixed-income developments and low income home owners			IRS Tax Exempt Status
65	We are a Georgia Initiative for Community Housing (GICH) alumni or program participant			DCA verification
66	Our zoning ordinance allows very small lot sizes (1/4 acre or smaller) for single-family houses			Copy of ordinance or resolution
67	We encourage mixed-income housing to attempt to ensure that developments contain some affordable housing			Copy of ordinance or resolution
68	Our zoning ordinance has an inclusionary provision that requires developers to make a percentage of housing units in new residential developments available to low and moderate-income households			Copy of ordinance or resolution

### Land Use

STANDARD		YES	NO	DOCUMENTATION
69	We have a zoning ordinance			Copy of ordinance, adoption resolution
70	Our zoning ordinance allows one of the following: <ul style="list-style-type: none"> <li>▪ accessory housing units by right (mother-in-law suites, carriage houses, garage apartments, etc.</li> <li>▪ mixed uses (such as allowing residential and commercial together in the same district)</li> <li>▪ planned unit developments (PUDS)</li> </ul>			Copy of ordinance(s)
71	Our zoning ordinance accommodates the reuse of closed, decommissioned or obsolete (greyfields) uses			Copy of ordinance
72	Our zoning ordinance includes manufactured home compatibility standards that ensures architectural compatibility of manufactured homes with adjacent single-family residences			Copy of ordinance
73	Our zoning ordinance has a floating or more permissive overlay zone to provide greater flexibility			Copy of ordinance

74	Our zoning ordinance requires that new infill development is compatible with its neighborhood and maintains the harmony and character of existing areas			Copy of ordinance
75	We have green space requirements in our subdivision regulations			Copy of ordinance
76	We have a landscape and buffer requirement in our land use regulations			Copy of ordinance
77	We require sidewalks in new housing developments (subdivisions) over a certain size			Copy of ordinance
78	We have a process or procedure to allow construction on existing substandard lots			Copy of ordinance
79	We allow clustered subdivisions by right			Copy of ordinance
80	We have a designated code enforcement officer			Name of officer
81	We require new construction to be at least three feet above FEMA (Federal Emergency Management Agency) designated floodplains			Copy of ordinance
82	We participate in annual code enforcement training			Certificates
83	We have a legal sign ordinance			Copy of ordinance
84	We require our planning commissioners to attend training at least annually			Certificates
85	We have an annual meeting of the planning commission and elected officials			Meeting minutes
86	We have an impact fee ordinance			Copy of ordinance
87	We encourage road connectivity between adjacent subdivisions for better traffic flow			Copy of ordinance
88	We have a geographic information system (GIS) that is available to the public and share with other local government entities such as fire, police department and public works			Demonstration
89	We participate in Federal Emergency Management Agency's Community Rating System (CRS) program to reduce flood losses, to facilitate accurate insurance ratings and to promote the awareness of flood insurance			FEMA letter, verification of program fees
90	We analyze the financial impacts of growth before allowing residential development (subdivisions) over a certain size			Copy of ordinance
<b>Transportation</b>				
<b>STANDARD</b>		<b>YES</b>	<b>NO</b>	<b>DOCUMENTATION</b>
91	We encourage traffic calming measures such as raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians, etc.			Copy of ordinance, design guidelines.
92	We have adopted a complete street policy that encourages the safe operation and design of streets for all users, regardless of age, ability or mode of transportation			Copy of ordinance, design guidelines
93	We require connectivity between parking lots where appropriate			Copy of ordinance, design guidelines
94	We allow shared parking in commercial areas			Copy of ordinance, design guidelines
95	We participate in a public transit program			Certification letter from DOT

**RESOLUTION TO TRANSMIT  
REGIONAL WORK PROGRAM (RWP)**

**WHEREAS**, the Southwest Georgia Regional Commission (RC) is required to review and update the Regional Work Program annually and;

**WHEREAS**, a copy of the Southwest Georgia RC's Annual Regional Work Program must be updated and submitted to the Georgia Department of Community Affairs for review; and

**WHEREAS**, the Southwest Georgia Regional Commission is required to conduct one public hearing and allow for public comment; and

**WHEREAS**, the Regional Commission Council must officially adopt the Regional Work Program after its approval by the Georgia Department of Community Affairs.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Southwest Georgia Regional Commission does hereby approve the transmittal of the RC's Annual Regional Work Program for 2021 – 2025 to the Georgia Department of Community Affairs (DCA) for review, and directs that the document be presented to the Council for final approval after the DCA review is complete.

This 25th day of March 2021.

By:   
\_\_\_\_\_  
Paul Nagy, Chairman

Attest:   
\_\_\_\_\_  
Suzanne Angell, Executive Director



**THE ALBANY HERALD  
PUBLISHING COMPANY INC.**

**Affidavit of Publication**

Georgia, Dougherty County

Personally, appeared before the undersigned, an officer, authorized to administer oaths, Phil Cody, who being sworn, says that she is an Employee of The Albany Herald Publishing Inc. a corporation with principle offices at Albany, Dougherty County, Georgia, and having general circulation within the area of Dougherty, Early, Clay Calhoun, Mitchell, Decatur, Baker, Worth, Lee, Terrell, Miller, Randolph, Turner, Sumter and Seminole counties, and that the ad for

**REGIONAL HEARING**

**SERVICE BY PUBLICATION**, a True Copy of which is affixed hereto, was published in the Albany Herald in all its editions for

01/27/2021

Phil Cody

Phil Cody

Sworn to and subscribed before me at Albany, Georgia this

27th day of January, 2021

[Signature]  
Notary Public



Ad text :

**Notice of Regional Hearing**

Please be advised that the Southwest Georgia Regional Commission will host a regional hearing to brief the public on the Regional Work Program update contents and allow the public to comment on the proposed draft. The public comment period will end at noon on Thursday, March 25, 2021. The public hearing will be held from 4:30 PM to 5:30 PM on Thursday, February 25, 2021, in the Conference Center at:

Southwest Georgia Regional Commission  
181 East Broad St,  
Camilla, GA 31730

A copy of the draft Community Work Program is available for review on our website at [www.swgrcplanning.org](http://www.swgrcplanning.org). Click on the Local Plans and Documents tab and select Regional Work Program. Please feel free to contact Barbara Reddick at [breddick@swgrc.org](mailto:breddick@swgrc.org) if there are any questions or comments.



**Regional Work Program Public Hearing**  
 Thursday, February 25, 2021 @ 4:30 PM  
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
SCOTT STEPHENSON	229-364-5788	JSTEPHENSON@SWGRC.ORG	SWGRC
Bryan Reddick	229-522-3532	BReddick@SWGRC	SWARRC

**RESOLUTION TO ADOPT  
REGIONAL PLAN IMPLEMENTATION PROGRAM  
ANNUAL REPORT**

**WHEREAS**, the Southwest Georgia Regional Commission (RC) is required to annually review and update the Regional Plan and;

**WHEREAS**, a copy of the Southwest Georgia RC's Regional Plan Implementation Program Annual Report has been submitted and approved by the Georgia Department of Community Affairs; and

**WHEREAS**, the Regional Commission Council is required to officially adopt the Regional Plan Implementation Program after its approval by the Georgia Department of Community Affairs.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the Southwest Georgia Regional Commission does hereby adopt the Regional Plan Implementation Annual Report and will submit this resolution along with a final copy of the report within 7 days of adoption.

This 27<sup>th</sup> day of May 2021.

By:   
Paul Nagy, Chairman

Attest:   
Suzanne Angell, Executive Director

**Local  
Government  
Performance  
Standards  
Update**



**Regional Work  
Program  
Priority Needs  
and  
Opportunities**

## **Priority Needs and Opportunities for Region 10 Regional Work Program**

The following is a list of priority needs and opportunities that are specific to Region 10 and are reflective in the current Regional Work Program:

1. Housing
2. Transportation
3. Persistent Poverty
4. Education
5. Broadband
6. Disaster Relief Assistance
7. COVID-19 Economic Recovery