



# WE ARE GROWING PLACES

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

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A Joint Comprehensive Plan for  
Candler County, City of Metter, and Town of Pulaski, Georgia in accordance with  
the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures  
established by the Georgia Department of Community Affairs  
with an effective date of October 1, 2018

Prepared By:

The Candler County Joint Comprehensive Plan Coordination Committee  
The Candler County Local Governments  
Heart of Georgia Altamaha Regional Commission

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# Introduction & Executive Summary



***We're Growing Places*** -- The Candler County Joint Comprehensive Plan is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of March 1, 2014.

This plan is an update to the 2017 Another Bloomin' Plan to Help Our Community Flourish- a Joint Comprehensive Plan for Candler County and Pulaski and the City of Metter's 2019 Master Comprehensive Plan and serves as a combined, joint comprehensive plan that encompasses Candler County, the Town of Pulaski, and the City of Metter.

Candler County is a small, rural county in Southeast Georgia of about 11,000 persons with an excellent location along I-16 about 75 miles west of the Savannah port. While the county

is one of Georgia's relatively new counties having been established in 1914, the community has a rich history steeped in agrarian traditions and associated with transportation, community leadership, and civic involvement. The community has always been known for its family-friendly, small-town atmosphere, its openness to progress and economic development, its attention to education, and its overall high quality of life. These attributes continue to serve the community well as its schools are top-notch with graduation rates higher than the state average; its local telephone company deploys high-speed broadband internet service countywide to both businesses and households; there are nationally recognized historic districts; and the citizenry remains caring and involved. Although the county's municipalities trace



*Baggett's Pond*

their beginnings to the advent of the Central of Georgia Railway, today the impetus for growth lies with the location along I-16, and particularly the Georgia 121 and I-16 interchange which is within the city limits of Metter; the existing high quality of rural life; and the resulting attractiveness of the community for both residents and businesses.

The City of Metter serves as the county seat of Candler County and is the largest city within the county with a population of about 4,000. Metter is a welcoming, active community situated in central Candler County. Highways 46, 23, and 121 travel through the City of Metter and Interstate 16 passes through the southern portion of the city. The City of Metter offers a welcome center and a number of dining and lodging options to accommodate the needs of travelers and truckers. The community cherishes its historic heritage, nurtures innovation

and entrepreneurship, and capitalizes on its unique attractions and recreational amenities. Metter’s rural community exudes warm Southern hospitality and a deep seated belief among our residents that there simply is no better place to be than Metter, Georgia.

The Town of Pulaski is a very small town of about 200 persons full of beauty, charm, and history located near Bulloch County and east of Metter along Georgia Highway 46. Its close-knit community atmosphere functions as an extended family, which holds much residential appeal. The town, full of historic homes and pastoral open spaces, is quaint, quiet, and soul-soothing. Access to modern amenities; supportive economic development and entrepreneurship; leadership and a citizenry which continue a long heritage of caring, involvement, and civic responsibility; and a surrounding, scenic countryside tapestry of ongoing and high agriculture and forestry function are all superlative community descriptors. They enable the community to remain a compelling and attractive place to live, work, visit, or play.



*L WilMor Farm Flowers R I-16 Industrial Park Walking Track Scene*

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

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



*L Pulaski Residence (Old Pulaski Hotel) R Family at Metter-Candler County Welcome Center*

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

While there is much to celebrate and be optimistic about both existing and future growth and development within the community, there are issues requiring attention. Over eighteen (18.6%) percent of Candler Countians are 65 or older, compared to about 14.7% percent in Georgia. About twenty percent (20.1%) of the population lives in poverty, compared to 14% percent in Georgia. Incomes overall are low. Per capita money income in the county, as measured by the Census Bureau from 2016-2020, (\$20,897) is only just less than two-thirds



(64.4%) that of Georgia (\$32,427). The county median household income for the same period (\$36,955) is about 60 percent that of Georgia (\$61,244). Unemployment in the county was 3%, as an annual average in 2021, lower than that of other counties in the surrounding area, and actually lower than Georgia's 3.9%. Overall, employment within the county has increased incrementally from 2017 to 2021, with only a slight decrease in employment and increase in unemployment rates in the year 2020.

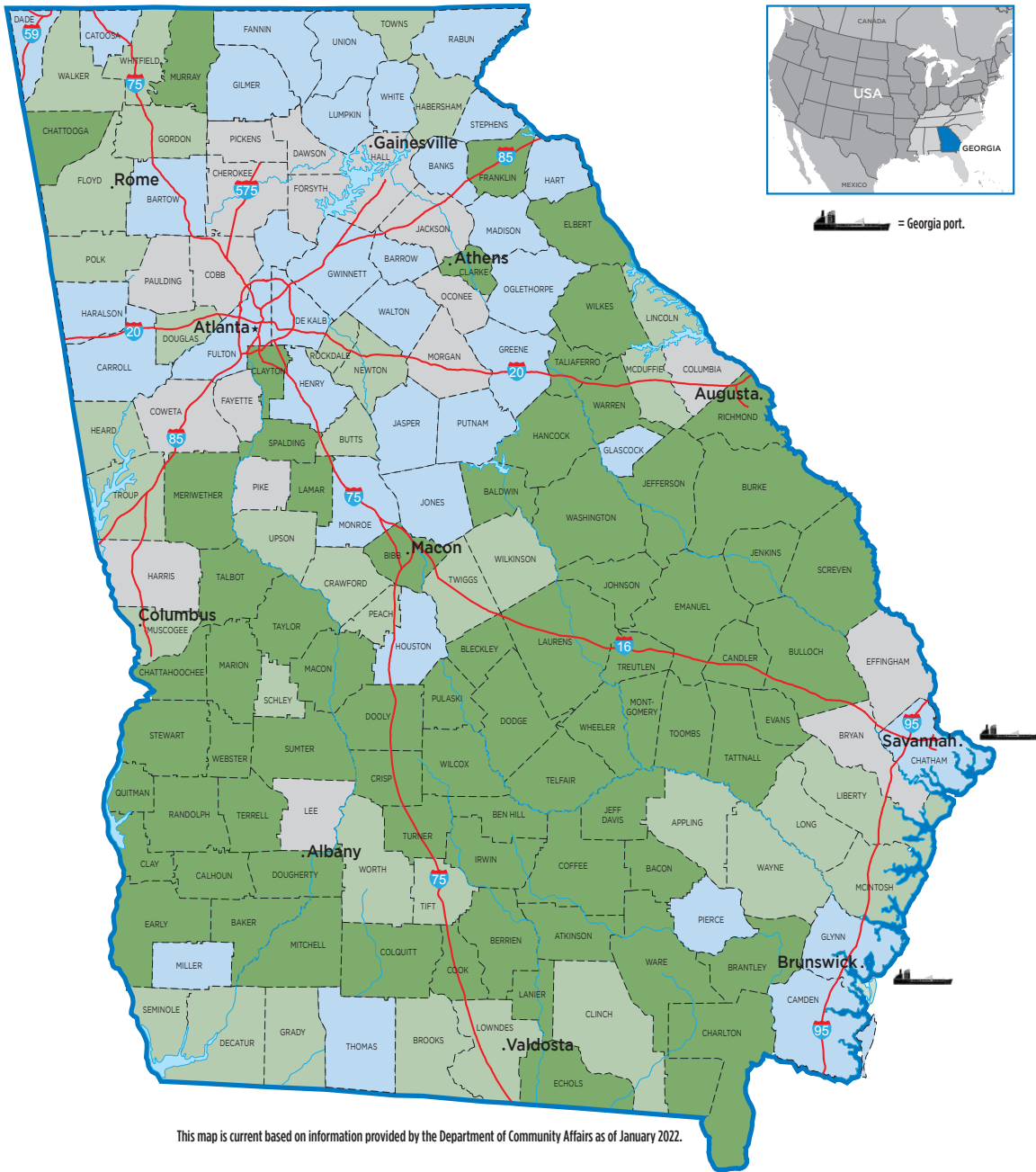


*L Residence in Candler County R Wild Georgia Animal Park*

Such statistics have resulted in Georgia still ranking Candler County as a 2022 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Candler County, and thus a big incentive for business job creator entities and further economic improvement. Candler County's economic issues are somewhat hidden in statistics because of its proximity to the much larger regional economic center of Statesboro/Bulloch County.

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

# GEORGIA 2022 JOB TAX CREDIT TIERS



This map is current based on information provided by the Department of Community Affairs as of January 2022.

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500 per job	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years

SPECIAL ZONE	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	CREDIT ALLOWANCES	CARRY FORWARD
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

The current DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Candler County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. “We’re Growing Places” captures Candler County’s intent to capitalize on the community’s capabilities, advantageous location, natural and historic resources, superior transportation resources, and future aspirations.



L Georgia Grown R Guido Gardens

This plan is designed to generate curiosity, interest, ownership, and utilization throughout the community. The Candler County community, including Metter and Pulaski, wants to protect its heritage and rural character; enhance its growing and diversifying economy, conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a recognized address of exceptional rural life, overall quality-of-life, and progressive leadership welcoming of both business and residents alike.

**Previous Plans.** This comprehensive plan is the fifth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1991, the second in 2007. Both of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan does contain some local information which may not easily be found elsewhere and may remain of use. The most previous comprehensive plans (third and fourth) to be adopted in Candler County included the 2017 Another Bloomin’ Plan to Help Our Community Flourish- a Joint Comprehensive Plan for Candler County and Pulaski and the City of Metter’s 2019 Master Comprehensive Plan. In 2017, Candler County joined with the Town of Pulaski to develop a comprehensive plan that outlined all elements of their community as required by DCA’s Minimum Standards

and Procedures for Local Comprehensive Planning. Due to decisions made at the discretion of local officials, the City of Metter chose to develop its own comprehensive plan, separate from the comprehensive plan of Candler County and Pulaski; this plan was adopted in 2019. At the time of this planning process, the City of Metter has agreed to be included in the 2022 Candler County Joint Comprehensive Plan update. Along with applicable updates to data and elements, information from these 2017 and 2019 comprehensive plans will be incorporated, as required and necessary, to develop the 2022 update of the Candler County Joint Comprehensive Plan: “We’re Growing Places” for Candler County, the City of Metter, and the Town of Pulaski. All previous comprehensive plans should remain, at least in hard copy, available from the Candler County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2017 plan is available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.



**L** Downtown Metter Park **R** Downtown Metter

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

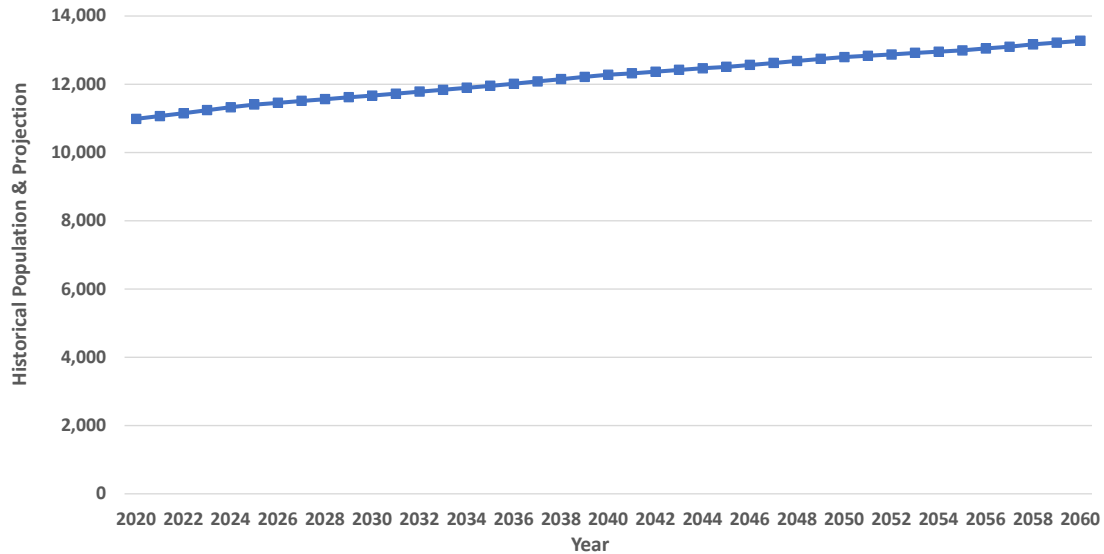
There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Candler County, its municipalities, or any other jurisdiction is quickly accessed at [census.gov/quickfacts](http://census.gov/quickfacts)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

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

**Population Projections.** Candler County's location, its proximity to I-16, its rich history, progressive leadership, community spirit, abundant historic and natural resources, strong agricultural economy, existing businesses and entrepreneurship, high quality of life, and easy access to Statesboro, larger metro areas, and Georgia's ports are positive factors and influences for continued future growth and development.

The official 2020 Decennial Census population of Candler County was 10,981, a decrease of 0.15% since the 2010 Census. This growth was significantly less than that of Georgia's at 10.6% and that of the national U.S. rate of 7.4%. The U.S. Census Bureau estimate for 2022 Candler County population is 11,037, an increase of 39 persons from 2010. This suggests stability and very little current growth, but in some sense less of a local devastation by the great recession of the late 2000s and the Covid-19 pandemic of 2020 than many rural places. The high mark of population in Candler County is now, having grown significantly since 1970 (and I-16). Before 1970, there was a long period of decline from 1920 to 1970 in county history. While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Candler County from 2020 are 11,667 persons in 2030, 12,277 persons in 2040, and 12,058 in 2045. showing little growth. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Candler County, as noted in the 2019 Regional Assessment of its Regional Plan, show significantly higher projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2019 Census estimates, still project greater growth, even at reduced levels, than the OPB projections. These latest Regional Commission projections include 13,229 in 2030 and 14,626 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

## Historical Population and Population Projections, Candler County, OPB



Source: Governor's Office of Planning and Budget

**Coordination with Other Plans.** Candler County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan's preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Candler County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

## Historical Population and Population Projections, Candler County, HOGARC

	2020	2030	2040	2050
OPB Long Term Population Projections, 2021	10,985	11,667	12,277	12,796
HOGARC Regional Plan 2040	11,744	13,229	14,902	--
Regional Commission	10,981	11,859	13,379	--

Source: Heart of Georgia Altamaha Regional Commission

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



L Food Truck in Metter R Downtown Metter Business Owner

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

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. Candler County adopted the Region’s model “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinance in February 2018. The City of Metter and the Town of Pulaski are not currently in compliance with the Environmental Planning Criteria, as they have not yet adopted implementing, consistent ordinances. The governments of Metter and Pulaski, with the assistance of the Heart of Georgia Altamaha

Regional Commission, have plans to adopt the Region’s model “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinance to gain compliance and to comply with the Regional Commission’s Minimum Local Government Performance Standards.

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

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

**Community Involvement.** Throughout the planning process, Candler County, and its municipalities, actively collected and incorporated input from community members. Creating civic engagement was an essential and central component to developing the comprehensive plan. Several opportunities, including stakeholder meetings, an online community survey, and community drop-in sessions, were provided to the community in order to gain as much input as possible.

The first step that was taken in the civic engagement process was to identify a list of stakeholders. Candler County in cooperation with the municipalities of Metter and Pulaski compiled a list of community stakeholders. Each stakeholder was invited to participate as a member of the Plan Coordination Committee via email, phone call, and/or personal contact. The committee met regularly over a period of several months and was responsible for guiding the development of the comprehensive plan. A representative of the Heart of Georgia Altamaha Regional commission also collected email addresses provided with each meeting sign-in sheet; forwarded reminder emails and calendar reminders were sent to stakeholders to notify of upcoming meetings.

In addition to holding regular stakeholder meetings, several other opportunities were also given to the community to participate in the planning process. An initial public hearing was held on February 8, 2022, to make citizens aware of the plan update and the planning process. The Heart of Georgia Altamaha Regional Commission was invited by the Candler County Historical Society to present the comprehensive planning process to their members on March 7, 2022. Twelve members of this organization attended this meeting; the planning process and its significance was presented, and input was provided by Historical Society members and discussion followed. On March 15, 2022, a community input drop-in session was held at Candler County Historical Society’s History Museum and Arts Center to provide



citizens with an additional opportunity to discuss their opinions on what changes they would like to see with the plan and with their community. One resident attended and an open discussion occurred. A final public hearing was held on September 1, 2022, in order to provide the public with the opportunity to review the updated final comprehensive plan draft. The initial public hearing, the community drop-in session, and final public hearing were separately advertised in the local newspaper to invite public participation.



*Candler County Comprehensive Plan Intial Meeting*

## **1. Interactive Website**

In order to provide the community with a clear understanding of how the planning process would work and to keep residents updated throughout the process, an interactive website was developed. Through the website, citizens could access documents and notes from each stakeholder meeting and could submit responses to the survey questions at any time throughout the planning process. In addition, a planning timeline was made available on the website so that community members were always aware of when different meetings and planning sessions were occurring.

## **2. SWOT Analysis**

An initial steering committee “kick-off” meeting was held on February 8, 2022. During this meeting, members of the steering committee participated in a visioning exercise to establish an overarching ideal of how the community would like to be perceived, how the community should be defined, what the community seeks to accomplish, and where priorities should be focused to achieve and maintain a vital community. A SWOT analysis was initiated and completed by the second formal meeting. During the SWOT analysis, the Committee identified strengths, weaknesses, opportunities, and threats in Candler County. Figure 1 shows the results of the SWOT analysis. This activity provided a starting point in identifying the overall Needs and Opportunities of Candler County, which are addressed in "Needs and Opportunities".

Among others, the SWOT analysis revealed that Candler County’s greatest strengths include: its proximity to the Georgia ports, its advantageous access to I-16, the provision of high-speed internet access (county-wide), the establishment of successful state-local collaborative programs, growth support through a variety of local economic development agencies, and community-centered atmosphere. Candler County’s diverse group of businesses and industries have enjoyed continued growth within the community. These major employers, such as Linzer Products Corporation, Pineland Telephone Company, Orchard Manor Care Home, Candler County Hospital, etc. have been steadily serving as robust economic engines for the community to continue to grow and thrive. Additionally, Candler County takes pride in its excellent school system offering in Candler County Schools.



*Georgia Grown Innovation Center*

The next portion of the SWOT analysis pertained to identifying opportunities in Candler County. The latest nation-wide growing trend of remote jobs would encourage more people to reside in Candler County, enjoy the community’s rural character and high quality of life while work remotely. The Metter College and Career Academy is an opportunity made available to Candler County High School students through collaboration with Candler County Schools and the Technical College System of Georgia with the purpose of equipping students with technical skills to thrive in the local and regional workforce. Metter was named the first “Georgia Grown Community” in the state in 2021. Metter’s Georgia Grown Innovation Center (GGIC) is a business incubator is a substantial opportunity for the community. The GGIC focuses on supporting and growing agricultural businesses and serves as a product of the innovative partnership with Georgia Grown and Georgia Southern University’s Business Innovation Group. Ample opportunity for recreational and Agri-tourism exists in Candler’s strong cooperative relationships with local farmers. Its location along the Woodpecker Trail, the Wiregrass Trail, and near the Georgia L. Smith State Park serve as an opportunity for community members and travelers alike. Other strengths that were identified included the Candler County Historical Society and History Museum, the county’s abundant natural resources, its selection of RV parks, ample land for development, and its jet-ready airport.

During the SWOT analysis, several weaknesses of Candler County were discussed. There exists a need for more higher-paying jobs and youth leadership programs to attract and maintain a younger, skilled workforce. Another concern is the need for more affordable housing and rental options for students, seniors, and middle to low-income families. Other weaknesses identified include the lack of public transit, childcare facilities, cultural opportunities, amenities, and community participation; and the need for transportation planning, mixed-use development, better community engagement/outreach, litter control, and infrastructure upgrades.

The final portion of the SWOT analysis included the discussion of possible threats to Candler County. The major threat for the county is younger populations leaving and the shortage of skilled labor. Median age of Candler County population is 40.2, about 3.3 years older than that of the state of Georgia. Though local schools provide high-quality education and apprenticeship programs, well-trained young people tend to leave the county after graduation to reside and work somewhere else. Other threats identified include the consequences of the Covid-19 pandemic, highly accelerated regional population and industry growth as a result of proximity to the Georgia Ports, inflation, supply chain inadequacies, increasing real estate costs, decreased state funding, and waste industry attraction due to amount of available land.

### **3. Community Survey**

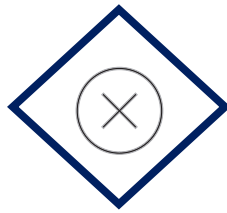
With the help of the Heart of Georgia Altamaha Regional Commission, Candler County, and its municipalities, developed a survey to distribute to community members. The survey consisted of 18 questions and the goal of the survey was to gain additional public input on the needs and opportunities of the community, which are addressed in Chapter 3. The survey was distributed to community members through email, through paper copies, and a link was made available on the Candler County Joint Comprehensive Plan Update webpage. Results of the survey were discussed at a later stakeholder meeting where the needs and opportunities community were being addressed. A copy of the survey can be found in Appendix A.

*We're Growing Places* is truly a locally developed guide to, and framework for, future growth and development of Candler County, the City of Metter, and the Town of Pulaski designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Candler County community, including Metter and Pulaski, improved places to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and considered effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved, and which will move the community forward. The plan continues with delineation of the Community Goals element and an overall Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives, and also includes a separate description, vision, and needs and opportunities section each for the City of Metter and the Town of Pulaski, among other sections.



### Strengths

- Proximity to Coastal Ports
- Another Bloomin Festival
- Number of available RV parks
- Broadband Infrastructure-100% served county-wide
- Proximity to Colleges and Technical Colleges
- Candler County Hospital
- Low crime rate
- Georgia Grown Innovation Center
- Candler County Schools
- Willow Lake Golf Course
- Outstanding Recreation Department
- Walkable Downtown
- Existing industries and businesses
- Candler County History Museum/Candler County Historical Society
- Jet Ready Airport
- Friendly, welcoming community
- Community support
- Civic clubs
- Mainstreet Program/DDA/Chamber/Industrial Authority
- Historic Downtown Metter
- Public Safety Departments
- Abundance of Natural resources/Canoochee and Ohoopsee Rivers/ nature reserves and conservancies
- Farmers Market
- High local graduation rate
- Candler Youth Leadership
- Boys and Girls Club
- UGA Extension office/4-H Program
- College and Career Academy
- L.C. Anderson Memorial Library
- Excelsior EMC
- Pineland Telephone Co.
- Guido Gardens and Bible Institute
- Number of nursing home/retirement facilities



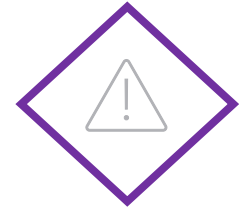
### Weaknesses

- Lack of public transit
- Lack of youth leadership program
- High level of poverty
- Shortage of younger workforce and skilled workforce
- Lack Childcare facilities
- Need better transportation planning
- Need multi-modal improvements
- Lack of affordable housing, rental options, and short-term housing
- Few options for restaurants, grocery stores and other amenities
- Lack of cultural opportunities
- Need new industrial park developments near interstate
- Lack of retail options
- Lack of local delivery
- Lack of higher-paid job opportunities
- Need mixed-use development
- Lack of pedestrian trails
- High Broadband cost
- Drug use in community
- Increasing homelessness
- Litter
- Lack of community venues
- Lack community participation
- Need infrastructure upgrades/repair
- Lack of recycling center/facilities
- Lack facilities for foster parents
- Lack of specialty healthcare providers and services
- Public institutions - need better customer service, community outreach, updated IT infrastructure



### Opportunities

- Location along I-16 - 3 exits and Highways 121/ 46
- Cooperation with Colleges and Technical Colleges – GSU, EGSC, OTC, STC
- Candler Camera Ready
- Continued Downtown Metter Revitalization support
- Georgia Grown Innovation Center
- Georgia Quick Start Program
- Communities in Schools, Inc.
- HOGA WIOA Program
- College and Career Academy
- Diverse land options
- Expanding retail/service sector
- Active civic groups/churches
- Woodpecker trail/Wiregrass Trail
- Agri-tourism/existing agricultural and forestry uses
- Collaboration with local farmers
- Construction of solar arrays
- Proximity to George L. Smith State Park
- Greater Savannah Regional Alliance Member
- Chamber Connect
- Low cost of living
- Zoning in Metter and Pulaski
- Natural Gas line on Hwy 86
- TIA/SPLOST projects
- Area attractive to remote workers



### Threats

- Lack of sufficient supply chain
- Accelerated regional population and industry growth from Ports and regional industry
- Bulloch County Hwy 301 truck route
- Increased traffic congestion
- Electronic commerce
- Real estate value increases
- Inflation
- Decreased state funding
- The attraction of waste industries due to having available land
- COVID-19
- Younger populations leaving/Population loss
- Difficult state regulations on childcare facilities

Figure. 1

# Community Goals



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

# WE ARE GROWING PLACES

## Community Vision

Candler County and the Cities of Metter and Pulaski and its community wishes to be known as vibrant community; a locality with friendly, civically-minded individuals; safe and clean environments; responsive institutions; and an economic strategy that prioritizes effectiveness, efficiency, and sustainability through a range of specific plans, policies, goals, programs, and guidelines. In pursuit of its goals, Candler County and the Cities of Metter and Pulaski will work with public and private sectors to strategically and creatively utilize the advantage of its centralized location and to prepare and organize for future development in the areas of infrastructure, housing, technology, and the provision of amenities. Existing opportunities for tourism, recreation, and education, will be enhanced and expanded to provide additional community value and notoriety. The Community will provide accommodation to such opportunities by diligently considering and planning for the needs of those patrons and citizens participating in such local activities with the addition of lodging, parking, and corresponding retail options. Candler and the municipalities within will exude a strong sense of community collaboration as all sectors regularly communicate and actively implement solutions in response to present and future issues. Consistent, educated considerations for changing future needs and opportunities will be made at the local, regional, state-wide, national, and global scale as it concerns Candler County and its community.

Candler County is a small, rural county in southeast Georgia of about 11,000 persons located 75 miles west of the Savannah Port along I-16 where numerous fertile agricultural fields and verdant yellow-pine forests still dominate the landscape. The community is proud of its small-town atmosphere and rural, high quality of life. The scenic community is well-known for its community spirit, consciousness, and civic involvement. It desires to continue to be a quality community and progressive and impressive center for rural development, while not disrupting its outstanding character and family-friendly appeal. Candler County boasts modern schools and progressive health care and other community facilities, including a local hospital, impressive airport, and abundant recreation facilities and opportunities. Candler County is dedicated to being pro-business and operating as a business-friendly community for all new and expanding commerce and industry. The City of Metter created the Georgia Grown Innovation to support small agribusiness owners. Georgia Grown and Georgia Southern University services include consulting, networking, and many more services to enable agribusiness owners to succeed. The community enjoys the Willow Lake Golf Club, a semi-private 18-hole golf course, known as one of the most beautiful in South Georgia and home to seven major yearly tournaments. These tournaments include a Georgia PGA Senior Tour Event. This



*L Rural Scene in Appling County R Candler County Rural Scene*

unequaled-for-a-smalltown golf club came about because of action by a dedicated group of civic minded individuals in the mid-1960s. The pervasive drive and civic involvement exhibited by the community to showcase excellence and quality contributes greatly to community appeal and quality of life. The community's local telecommunications provider, Pineland Telephone, is a regional leader in broadband internet service provision. High speed service is available to all households and businesses in the county, and free Wi-Fi has been deployed in downtown Metter's park. In addition to modern school facilities, its programs are top-notch as well. Candler County schools have some of the lowest drop-out rates in Georgia. Its 2014 graduation rates were the highest in the Region and a full nine points higher than that of Georgia as a whole. Candler County has much to offer business, resident, or visitor alike.

The county's two municipalities, the county seat of Metter and the small town of Pulaski, trace their beginnings to the advent of the Central of Georgia Railway in the late 1890s. Much of the county's early growth was stimulated by the railroad and its access to markets. The county itself is one of Georgia's younger counties, and was only organized in the early 1900s because of desires for road and bridge improvements to eliminate natural isolation, attract development, and provide increased market access. The county grew rapidly from 1890 to 1920, and then remained relatively stable until WWII, when agricultural mechanization and the automobile's surge took its toll and created slow decline until the 1970s and the advent of I-16. Since 1990 growth has been slow but steady because of spillover from Bulloch County and the county's location on I16. Growth became even stronger in the early 2000s because of location, commercial growth at the Georgia 121/I-16 interchange in Metter, and resident in-migration, but has slowed somewhat in the 2010s after the Great Recession. The trends do remain positive.



**L** 1940s Candler County Live Stock Show **R** 1940s Candler County Residents

Candler County was only created in 1914 but has a long history and a long-standing heritage of community pride, citizen involvement and leadership, and civic consciousness which continues today. The community is a shining example of the many benefits of rural living, and testament to the fact living and working in the compelling tapestry of a scenic countryside does not limit access to quality of life, modern amenities, entrepreneurship and economic development, or innovative thinking. Candler County today offers new, modern schools, first-rate facilities, county-wide high-speed internet access, a local hospital, airport, a state-certified industrial park, and various cultural outlets. The community offers quaint, stately homes, world renowned gardens and Bible institute, a number of access outlets for fresh farm produce, and celebrated homage to tradition and heritage. There are also the peace, contentment and serenity, a slower pace of life, and the abounding sights and sounds of nature, inherent in the community atmosphere. Maybe most importantly, Candler Countians genuinely share the friendliness, neighborly concern, human caring, and civic responsibility for the welfare of others which truly makes for a shared sense of community that advances



and supports all. This supportive, comforting, all encompassing community creates a more safe, family-oriented environment conducive to a high quality of life, and all at a lower cost of living. Not only is the community soothing to the mind and soul, it provides an excellent place to live, work, play, or do business. It exhibits many attributes and qualities uncommon for a rural, smalltown community.



*L 1940s Downtown Metter R Candler County Rural Scene*

Candler County was created in 1914 by a constitutional amendment, Georgia's 150th county (there are now 159 counties). It was carved from parts of Bulloch, Emanuel, and Tattnall counties, but it took most of its value from Bulloch County, and had to fight almost a decade for its establishment. The residents of Statesboro strongly opposed the creation of the new county, which first was to be called either Georgia or Dixie. This was because Metter was the only town of significant size in the area, and represented nearly 20 percent of the taxable value in the Bulloch County area at the time. Much local leadership and persistence was shown by those in the proposed county, primarily those in Metter. This included the establishment of The Metter Advertiser newspaper in 1912 to promote the cause. It is alleged that The Metter Advertiser was the only weekly newspaper owned and published by a municipality in the United States. The county creation effort was carried to the Georgia legislature in 1905 and 1908 before achieving success in 1914. The geographic isolation of Metter being about 20 miles from Reidsville, Statesboro, and Swainsboro; the lack of bridges; and the economic fact that Metter was serving as the capital and market center for area farmers finally carried the day. The creation of the county was noted for the leadership shown by W.D. Kennedy, the first mayor of Metter; J.T. Trapnell who had provided the land, founded Metter and laid out its streets; F.H. Sills, who was instrumental in the creation of the newspaper; and a number of others. They were aided by Eugenia Candler, wife of former Governor Allen Daniel Candler, for whom the county is named.

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



**L** Lake Primitive Baptist Church **R** Excelsior Banner

The Warrens were not the only benefactors important to Candler County’s creation and development. The first village in Bulloch County, Excelsior, which is now an unincorporated community in Candler County, was created not for commerce, but for education. The village, located on Ten Mile Creek near Pulaski, was purposely created by the efforts of the Jimerson Kennedy and the Dr. Jeff G. Williams families who purchased the land, laid out the village with an Academy as the center of the town square, backed a loan to build the school and then paid off its debt. The founders also gave land for a public cemetery. The first newspaper in Bulloch County, The Excelsior News, was established in the community in 1877. The paper’s purpose was to be “devoted to religion, education, and general interests of the country.” One of the founders of the village, W.W. Olliff, established a general merchandise store a couple of miles from the village near his home which became the center of commerce for a large area. Excelsior was widely known as the “Queen of Culture” for Bulloch County in the 1880s and 1890s. Pulaski itself was created through the entrepreneurial and civic efforts of Leonard Franklin who founded the town, built the first home and a majority of its store buildings, and donated land for civic purposes, including an African-American school building and Masonic

Lodge. James Terrell Trapnell, who laid out Metter, had a vision for a special place and created divided streets designed to be landscaped boulevards as well as a downtown with ample, landscaped public space. Mr. Trapnell was also responsible for planting many of Metter’s numerous treasured oaks in the medians and downtown, which remain a pride of the community today. Such leadership and civic responsibility continues within Candler County today as significant improvements to the Candler County Recreation Complex are being made in 2017 entirely through the efforts of a private donor.



*L Candler County Courthouse R Metter Depot*

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

Candler County’s status as a quality community with a long history of civic involvement and pursuit of excellence and as a community with much honored heritage is not limited to the built environment. Candler County is home to some wonderful creeks, pastoral countryside farms and forests, and scenic natural areas providing open spaces, wildlife habitat, and many different natural leisure and outdoor fun opportunities. The Charles Harrold Preserve is ow-

ned by the Nature Conservancy, contains ecologically significant land of two distinct habitats, and is home to a number of rare and beautiful plants, including the Georgia Plume (*Elliottia racemosa*), and a variety of animal life, including the state-threatened gopher tortoise. The Harrold Preserve was the first ecological sanctuary in Georgia, having been purchased by a local benefactor in the 1930s and donated to The Nature Conservancy in 1964. The Nature Conservancy also holds conservation easement to 250 acres along Fifteen Mile Creek (R.G. Daniell property). The U.S. Fish and Wildlife Service holds conservation easements to about 100 acres in two parcels near the Canoochee River, primarily for indigo snake protection.



*Timeber Land Scene in Candler County*

There are other known areas of natural importance within the county. The natural beauty of the county has been long acclaimed. Georgia Sibbald, a very early landowner in the area, published an 1801 treatise on the beauty and potential of the “pine barrens.” Basil Hall, an English soldier visiting the area in 1827-1828, observed in writings that although the endless forest was monotonous scenery, there was something appealing and “very graceful in the millions upon millions of tall, slender columns growing up in solitude.”

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

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



*Rural Scene in Candler County*

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

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



*L Candler Honey Comb R City of Metter Welcome Sign*

Future Candler County will be a growing, progressive community which retains its unique heritage of community pride, citizen involvement and leadership, and civic consciousness. There will be planned, managed, and encouraged growth and development, but it will be respectful and supportive of a vital and ongoing agricultural/forest sector and impressive natural and cultural resources. Development in the county will be guided by supportive, appropriate land use regulation, and measured, careful community investment in improving community facilities and infrastructure. The resulting outstanding community facilities and infrastructure will direct further growth respectful of the environment and the community vision. The uniqueness of community landscaping and appearance, the attractive aesthetics of clean roadsides and a well kept, maintained community generally, will be nurtured and expanded. Downtown Metter will be a thriving commercial and social center full of bustling retail and service concerns, and a place for regular community events and gatherings. The community will be known as a beautiful, relaxing, and welcoming community for visitors, residents, and retirees alike. They will be attracted through the inherent beauty, quality of life, and community spirit clearly evident in the county. Pulaski will be a growing, bustling small town with excellent facilities and services to support and attract residential, small business, and other appropriate growth, and to serve the surrounding county growth area, including

I-16. Historic areas will be well-maintained and functioning, desired places to live and work, and natural resources will be important and attractive to flora and fauna as well as humans. Tourists will flock to the community to visit the well-known Guido Gardens; the community's outstanding and well-marketed festivals; the community's abundant historic and natural resources; outstanding recreational facilities; and a quaint downtown with teeming shops, a well-balanced retail mix, and well-utilized places of public gathering. The populace will be involved and caring, and will be more literate and better educated. Modern school facilities and expanded educational opportunities will be available. The outstanding graduation rates and low drop-out rates exhibited by the local school system will continue to be exceptional. There will be other improved, supporting community and cultural facilities, including a stable, progressive hospital and other improved health care facilities. Expanded health care programs, more doctors and other professionals will be available. The community will boast



*L Guido Gardens R Mexican Restaurant, Metter*

more paved roads and streets with more attractive and affordable housing for all economic levels. The tax base will be continuously expanding, including more clean, supportive businesses and industries with better paying jobs and an environment of entrepreneurial spirit that wants to contribute to and be a part of the community vision and high quality of life. The community will be known, far and wide, as a great place to visit, live, or work on I-16; a can't miss stop on the Woodpecker Trail; and a desired, proud place to call home, work, play, or do business in Southeast Georgia. As a community that values industrial and economic development, the county will continue to support new and expanding business and industry and its growth. The community will be a shining example of the benefits of rural living, and a much acclaimed testament of how a smalltown can be a modern success while retaining important and valued character and identity. Candler County will continue to flourish and be recognized as a caring, family-friendly community of exceptional excellence and civic consciousness not often seen in a rural smalltown.

# City of Metter

## Description

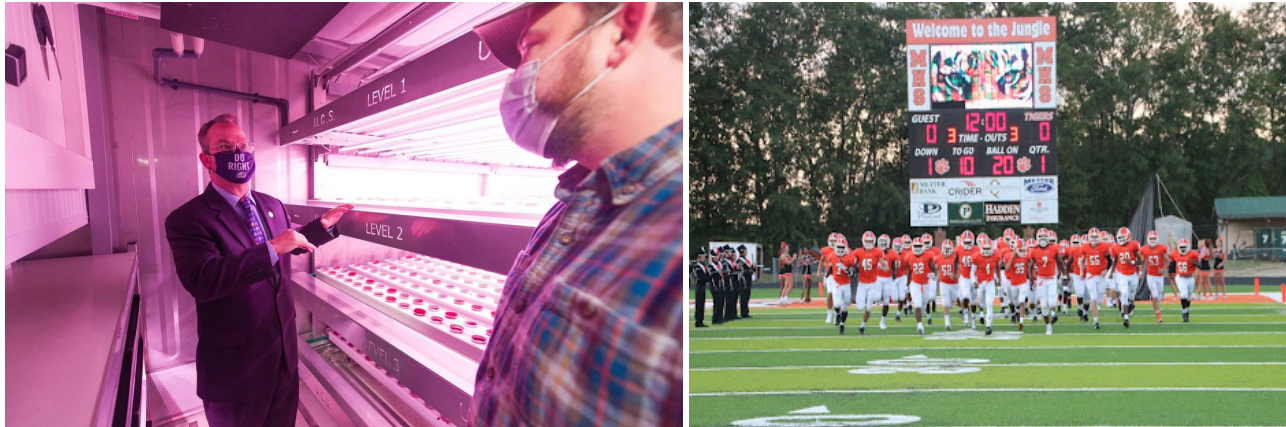
Metter, Georgia was founded in 1889 and was incorporated in 1903 as a town in western Bulloch County. Legend has it that the city's name honors a railroad official's wife, who was thankful that he'd "met her" in the town. In 1906 Dr. Wallace Kennedy spearheaded a movement to create a new county with Metter as the county seat. The movement became reality in 1914 when Candler County was carved from parts of Bulloch, Emanuel and Tattnall counties and became Georgia's 150th county. Dr. Kennedy was aided by Eugenia Candler, wife of former Governor Allen Daniel Candler and a group of citizens who wanted to establish Metter as a leading community in Southeast Georgia. Candler County was named in honor of the former governor. Metter re-incorporated as a city in 1920. Metter experienced slow but steady growth for several decades after its founding and gained a reputation as one of Georgia's friendliest communities. Thousands of visitors have experienced Metter's hospitality thanks to its location on I-16, the interstate that serves as a gateway to Savannah, Georgia, Jacksonville, Florida, and Hilton Head, South Carolina. A number of fuel, dining and lodging options are located at the exit, as is the Metter Welcome Center, housed in the old 1928 Lumber Commissary. Beyond the interstate, Metter and Candler County have numerous attractions, including the spectacular Guido Gardens, the Candler County Museum and Willow Lake Golf Club. Metter's growth was planned and orderly. That attention to detail was officially noted in 1988 when the South Metter Residential Historic District- the area from Hiawatha to Vertia Streets and College to Lewis Streets — was added to the National Register of Historic Places. This 67-acre neighborhood with divided avenues is reminiscent of the late 19th and early 20th centuries, and the homes in the district are distinguished by architectural style, landscaping features and an original grid-shaped layout. The current Candler County courthouse was originally built in 1921 and was placed on the National Register in 2002. The old Metter High School was built in 1910. The Candler County Historical Society now operates the school as a museum and community center. The century-old downtown Metter railroad depot was restored in the early 1990s and is the focus of many community activities and family gatherings. Recently added to the National Registry of Historic Places, Metter's entire downtown central business area is a great place for new development and historic preservation.

It is said that Candler County was formed due to resident's desire to not be isolated, to attract development, improve infrastructure, and provide increased access to market Metter. The city can trace its beginnings to advent of the Central of Georgia Railroad and its's access to markets. The county was created for civic and transportation improvements to support on agrarian economy. Our plan continues to build upon these values.

According to the most recent 2020 Decennial Census, Metter has a population of 3,962 --a 4.06% decrease in population. Today, Metter's industry, workforce, and residents are only 49 minutes from Interstate 95 and one hour from the Port of Savannah – the single largest container terminal of its kind in North America. The port is also the fastest growing and fourth busiest port in the nation. Metter is only two hours and 36 minutes from Hartsfield-Jackson



Atlanta International Airport, the busiest airport in the world. The world and its markets can be reached from Metter. According to the 2020 American Community Survey's 5-Year Estimates, Metter has a Population of 4004; a decrease of 3.0% since 2010. Metter has a poverty rate of 32.2% which is 18.2% higher than the state along with a median household income of Metter \$27,225 --55.5% below than that of the state of Georgia. Population with a bachelor's degree or higher is 10.8% for Metter compared to 32.2% for Georgia.



*L Better Fresh Farms Hydroponics at Georgia Grown Innovation Center at Metter R Metter High School Football*

Metter is located within a triangle of innovative, award-winning and high-tech education facilities and offers several diverse workforce development and higher education offerings. The County's more than 2,300 students attend two state-of-the-art public-school facilities that with a 97% graduation rate. Metter's students and its workforce are located within thirty (30) minutes of Georgia Southern University, East Georgia State College, Ogeechee Technical College, and Southeastern Technical College. Only an hour away are the Armstrong Campus, Brewton Parker College, a Georgia Tech campus, Savannah College of Art and Design, Savannah State University, South University, and campuses for Troy University and the University of Phoenix. The Metter Fire Department currently maintains an ISO rating of 4 within the city, and through intergovernmental agreements provide fire protection services for the county as a whole. Metter has several undeveloped sites available for both residential and commercial infill and development, where utilities and infrastructure are already provided. Metter boast the only downtown located at Interstate 16, the exchange should be reimaged to provide distinction to Metter's exit and coordinate with the feel of the rest of the city.

For more than 25 years thousands of visitors and family members have gathered in Metter, Georgia's downtown park area each Easter weekend for Another Bloomin' Festival, a fun-filled day of shopping, browsing, socializing, food, games and more. Another Bloomin' Festival features a number of favorite events attendees have come to love over the years, including the Bloomin' Bike Ride, sponsored by Metter Kiwanis Club, and the 5k Run and One Mile Fun Run/Walk benefiting Candler County's Program for exceptional children. A favorite event for younger attendees is the community-wide Easter Egg Hunt.

Metter will continue to pursue improvements conducive to community promotion and will seek to develop practical, inventive strategies to accommodate the effects of regional economic growth.

## Vision

The City of Metter will preserve its historical past, embrace its agriculturally based economy, and capitalize on its “downtown at the interstate” location to become the destination stop for travelers of Interstate 16 from across the state and region. Additionally, the Metter community will aggressively seek to elevate its presence as an industrial location in close proximity to the fastest growing container port in the nation- offering rail, air, and interstate access; first class broadband capabilities; infrastructure capacity; and first-class business services. Metter will utilize local, state, and national resources to promote strategic development, invest in innovative solutions, and enhance community engagement and cooperation. Metter will be known as an accommodating, friendly city with a high quality of life, offering opportunities for abundant economic prosperity, while cherishing the comforts of small-town life for the businesses, farms, friends, and families that call Metter home, the new residents we will welcome, and the visitors we host daily.

Needs	Opportunities
Improvement of community aesthetics	Georgia Grown Innovation Center
Rural Zone Designation	Metter Welcome and Visitor’s Center
Water and sewer infrastructure upgrades	Highways 46/121
Growth of local tourism/agri-tourism	Access to I-16 – Interstate Exit
High poverty level	Existing businesses and industries
Lack of high-paying jobs	Zoning Ordinances/Code Enforcement Regulations
Improved intergovernmental collaboration	Historic Downtown Metter
Additional business incentives	Camera Ready Program
Lack of cultural enrichment opportunities	Metter Main Street Program
Growth management policies	City of Metter Downtown Development Authority
More specialized healthcare options	Candler County I-16 Industrial Park GRAD Site
IT upgrades for public agencies	Metter-Candler Airport
Pedestrian/bike trail development	Another Bloomin’ Festival and other local events
Lack of diverse housing – low to moderate income	Farmer’s Market
Transportation and logistical upgrades/ truck routes/industrial park access for shipping	Guido Gardens
	Youth Leadership Programs
Additional amenities – restaurants, shopping, entertainment	Willow Lake Golf Club
	Woodpecker Trail/Wiregrass Trail
Continued I-16 Industrial Park maintenance/enhancement	Low cost of living
	Candler County Museum and Arts Center
Better public engagement and systems of public notification	Quality of life
	Available land
More qualified daycare facilities/ business support and guidance	L.C. Anderson Memorial Library
	Candler County Hospital
Improved community outreach and promotion of events	Public safety organizations
	TIA/SPLOST
	Several nursing homes and retirement facilities
	Community support

# Town of Pulaski

## Description

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

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

The town and post office were established in 1900, and Pulaski was included in passenger train service in 1901 from Savannah to Dublin. The U.S. Postal Service first named the post office "Strahl." Residents attempted to have the name changed to Franklin in honor of the town's founder, but since that name was already taken by another Georgia town, settled on Pulaski to honor Revolutionary War hero, General Casimir Pulaski. The Town of Pulaski was formally incorporated by the Georgia General Assembly in August 1905 as a one-half mile circle radiating from the Central of Georgia Railway depot. The town's first mayor was founder H.L. Franklin. The first councilmen were George O. Franklin, W.B. Lee, H.R. Williams, J.W. Donaldson, and G.B. Johnson. In the 1906 "Georgia Sketches..." Pulaski was described as a town located on the Dover & Brewton Division of the Central of Georgia Railroad, five miles west of Register. It was further described as having "mercantile and shipping interests, schools, churches, and a money order post office." The Bulloch County Historical Society's Pulaski historic marker notes the community supported warehouses, general mercantile, a cotton gin, drug store, shoe store, barber shop, and a turpentine factory. In 1924, the turpentine distillery was noted as the largest employer. Two banks, the Citizens Bank of Pulaski (1907-1911) and the Farmer's Bank (1912-1929), operated in the town. One of the town's first citizens was Dr. J.Z. Patrick, who served the community as the town physician from its beginnings until his death in 1953. The first public school and gymnasium were built in 1920, and electricity came in 1929-1930. The town water system was not established until 1965 and was modernized in 1997. At its heyday, Pulaski was a thriving agricultural center, and its residents even attempted to form their own county. This effort failed and was quickly absorbed into the efforts of Metter to establish a new county. With Candler County's creation in 1914, Pulaski became a part of the new county established through the persistent efforts of the City of Metter.

However, the most recent 2020 Decennial Census records a population of 211 for the town--a 21% decrease in population. This population change may be due to the fact that Pulaski inhabits an older population than that of Candler County or Metter. According to the 2020 American Community Survey's 5-Year Estimates, Pulaski's population of individuals aged 65 and older is 9% higher than that of Metter and 13.2% higher than that of Candler County as a whole. Although still 18% less than the State of Georgia, Pulaski's population with a bachelor's degree or higher is 3.4% higher than that of Metter and 2.8% higher than Candler County, respectively. Pulaski's median household income surpasses that of Metter and Candler County at \$49,750, though still \$11,474 less than that of the State of Georgia.



*L Pulaski Baptist Church R Historic Home, Pulaski*

Although most agree that the demise of the railroads, the growth of Metter and Statesboro, the collapse of cotton, and the Great Depression caused decline and time to pass Pulaski by, which is true from a commercial sense, it is not true as concerning resident population. With the closing of Pulaski High School and the consolidation of county schools to Metter in the 1960s, the old school became a nursing home which continues to be an ongoing business today. Aggressive regional economic growth occurring as a result of the constant expansion of the Port of Savannah suggests a promising economic outlook and opportunity for Pulaski. Pulaski seeks to establish appropriate ordinances, facilities, and services in preparation for future local growth.

Today, Pulaski shines as a quaint bastion of family-friendly small town life where its residents enjoy a more peaceful, close-knit caring lifestyle away from the hustle and bustle. It remains an agricultural and rural residential community, with the transportation access of Georgia Highway 46 and its location close by to Statesboro, Metter, and I-16 serving as inviting assets. Its modernized water system, its downtown park with tennis courts, and the location of the Metter Fire-Rescue Department Fire Station #2 all are amenities which further contribute to the town's appeal for residential living. The community enjoys an ISO rating of 4 within town limits and a 4Y within five miles. Residential amenities have been enhanced by the location of a Dollar General

to town in 2017. The Town of Pulaski truly is a serene, attractive small town with much appeal and room for growth. Pulaski will continue to pursue improvements conducive to community promotion and will seek to develop practical, inventive strategies to accommodate the effects of regional economic growth.

## Vision

The Town of Pulaski wishes to continue to be a peaceful oasis of small town and Southern charm in a pastoral setting of celebrated history, picturesque homes, and well-kempt appearance. The community desires to attract new residents and families and to maximize the benefit of its advantageous location. Natural resources will be protected and appreciated. Aesthetic additions and beautification efforts will create an inviting atmosphere for residents and visitors. Recreational areas will be established and upgraded to support family-friendly activity. The community will work cooperatively to establish successful events that will attract visitors, engage existing residents, and promote Pulaski’s unique characteristics, and establish a remarkable “sense of place” for the community. Pulaski will possess a close-knit, caring community atmosphere with a cohesive, cooperative community spirit. The Pulaski Community desires to continue to celebrate community history and heritage, and to develop more amenities and outlets for business and community growth.

Needs	Opportunities
Pedestrian/bike trail development	City-owned space downtown
Street improvements	Original railroad depot
Sidewalk additions	Existing historic buildings
Street signage	Location
Continuing water system upgrades/improvements	Railroad (shortline)
Drainage improvements	Quality of Life
Park improvements and additions/ leisure facilities	Zoning
Blight mitigation	Class 4 ISO rating
Festival	Low cost of living
Restaurant	Exit along I-16
Historic buildings rehabilitation	Gas line on Highway 86
Aesthetics/Beautification of public areas	Dollar General
Community marketing/promotion/website	Population with higher median income within County
Diverse housing options/appropriate infill housing	
IT equipment and programing updates at City Hall	Abundant land available for development
City Hall restoration and repair	Orchard Health and Rehabilitation
Additional planning for consequences of regional economic growth	Population with higher educational attainment within County

# Community Goals

## Economic Development



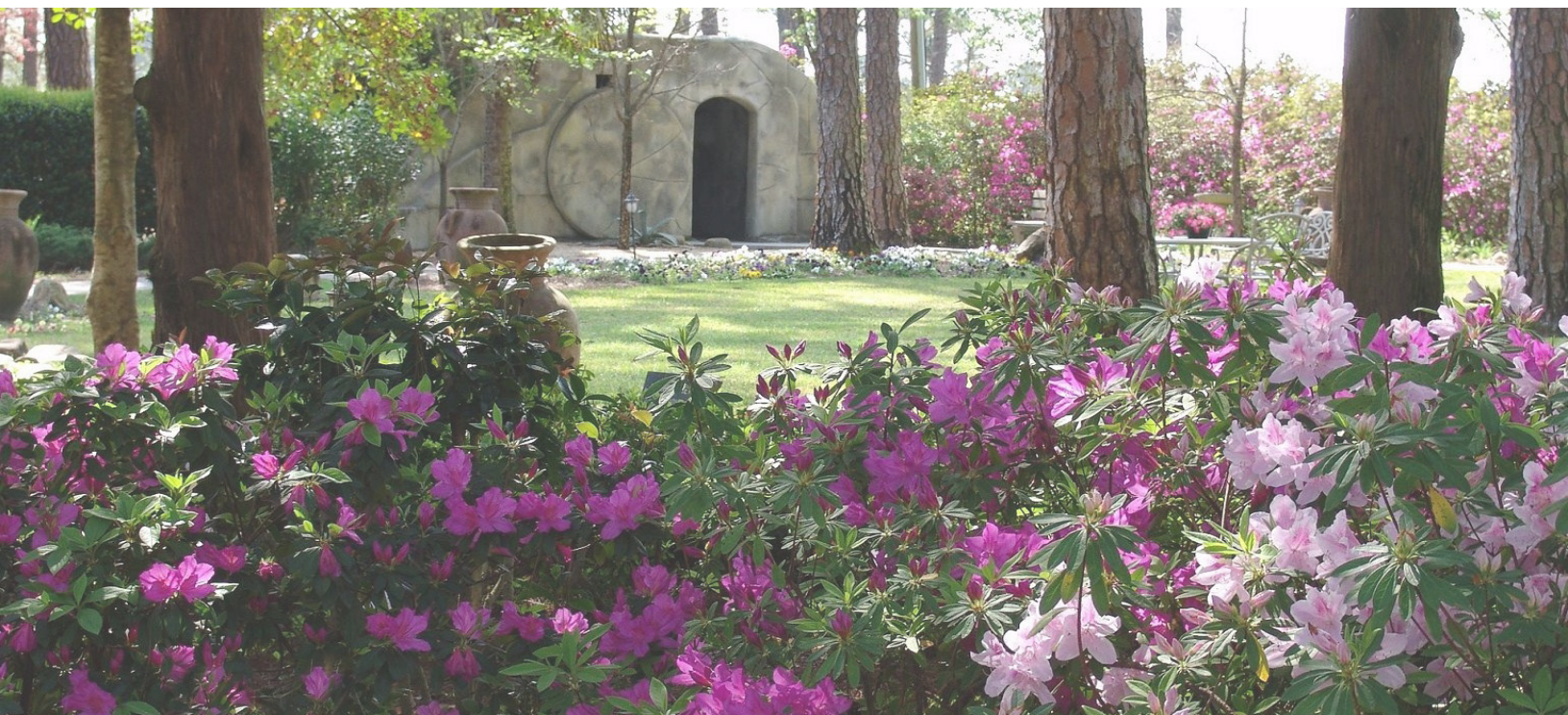
1. Continued local/regional/state agency coordination/cooperation
2. Promotion of outstanding school system/educational opportunities
3. Retention of local graduates
4. Ongoing continuing education/job skills improvements
5. Retention/expansion of existing businesses/industries
6. Attraction of new business/industry/jobs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





## Natural & Cultural Resources

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





## Housing



1. Improved quality of existing and new housing
2. Rehabilitation/preservation of historic residences
3. Diverse housing mixture
4. Substandard housing upgrades and blight removal
5. Utilization of available state/federal programs
6. Guided/planned residential development
7. Community aesthetics/appearance improvements

## Land Use

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







## Community Facilities and Services



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

## Intergovernmental Coordination



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

# Long Term Community Policies



## Economic Development

- **Work with the Georgia Department of Economic Development to host a Tourism Resource Team to identify local assets that aren't being highly leveraged and to determine additional methods of marketing and accentuating Metter to attract visitors and investment, particularly drawing from the region and the Interstate.**
- **Business Development through tourism (Agri-Tourism Strategy)**
- **Implement the recommendations of the 2013 City of Metter Retail Market Power Analysis, including:**
  1. The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Candler County
  2. The community will work together to develop, support, and promote programs which will enhance opportunities for local graduates to both live and work in the community upon graduation
  3. The community will work together to improve educational and skills levels through existing programs such as Quick Start and access to post-secondary education to ensure a better qualified workforce for existing and future employers
  4. The community will collaboratively support Candler County's excellent local school system and otherwise continue cooperative efforts, through Communities in Schools and other means, to further reduce the already low local drop-out rate by engaging students to remain in school
  5. The community will support and promote programs for the retention and expansion of existing local industries and entrepreneurs in its support and quest of business/industry retention and growth
  6. The community will actively recruit new industry, small business/entrepreneurs, and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county
  7. The community will seek more well-paying/head of household jobs and strive to reverse the current net outflow of workers to other counties
  8. The community will work to maintain and proactively develop/enhance the necessary infrastructure and industrial park improvements, such as a spec building and water/sewer provision within the GRAD site and park, to facilitate and accommodate desired commercial and industrial growth
  9. The community will utilize and support the Metter-Candler County Chamber of Commerce, the Candler County Industrial Authority, the Metter Mainstreet Program, the City of Metter Downtown Development Authority, and other agency programs/resources to further develop/grow the local economy

10. The community will continue to seek transportation improvements (highway, paving of dirt roads and resurfacing existing paved roads, airport, rail, bicycle, pedestrian, and transit) to enhance and support economic development efforts
11. The community will pursue development of the Metter 121/129 connector and study the feasibility of possible truck/school bus routes
12. The community will continue to investigate its options for provision of public transportation, including establishing a 5311 transit program
13. The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, agri-tourism, heritage and nature-based tourism
14. The community will continue to support and grow the long-running annual Another Bloomin' Festival, and pursue the feasibility of possible festival development in Pulaski
15. The community will continue to support and promote the Guido Gardens and Guido Bible Institute's continuing presence in Metter/Candler County
16. The community will continue hosting the BRAG bicycling event whenever the route passes through Candler County, and seek to retain its status as the unofficial BRAG capital for its local hospitality shown to cyclists
17. The community will improve local bicycle facilities and routes to implement the local bicycle improvement plan, or otherwise improve local bicycle access, so as to increase bicycling safety and bicycle tourism
18. The community will cooperate to promote appropriate infill development, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of Candler County, Metter and Pulaski
19. The community will work to enhance economic development marketing efforts through the Candler County Industrial Authority, Metter-Candler County Chamber of Commerce, Main Street Metter, the City of Metter Downtown Development Authority, and other regional/state agencies
20. The community will seek development compatible with its existing rural character and quality of life
21. The community will maintain and market agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism.
22. The community will support/market its diverse agricultural production and access to locally grown products, including produce available year-round at venues such as Hendrix Produce and Metter Farm Market
23. The community will direct, manage, and guide its future growth and development through coordinated planning, land use regulation, and code enforcement
24. The community will work to accommodate the increasing migrant population utilizing existing social and other government programs as appropriate
25. The community will seek to attract new residents through promotion of climate, location, quality of life, recreation opportunities, active civic organizations, caring people, and other amenities
26. The community will protect, maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

27. The community will support Pulaski in efforts to utilize its historic railroad depot, develop a festival, and otherwise enhance tourism
28. The community will continue to support youth and adult leadership programs to encourage citizen involvement
29. The community will increase its promotion of its location on I-16 and facilitate desired interchange development
30. The community will promote the availability of county-wide access to DSL/fiber optic communications and Wi-Fi in downtown Metter through the local Pineland Telephone Company
31. The community will continue to promote the Woodpecker and Wiregrass trails as interstate alternatives and cultural heritage, nature-based, and agri-tourism routes, and seek to establish additional trail options to, enhance nature-based tourism
32. The community will encourage and promote nature-based, heritage, and agri-tourism
33. The community will continue to utilize and support the Georgia Grown Innovation Center for agri-business development needs



## Natural & Cultural Resources

1. The community will seek and promote development which is respectful, compatible, and maintains and supports the existing rural character, open spaces, and landscapes of Candler County
2. The community will seek to conserve and protect the Canoochee and Ohoopie rivers, the Floridan Aquifer, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county
3. The community will seek State development of a wildlife management area, and will work to pursue additional public and private outdoor recreation or nature venues
4. The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources
5. The community will seek to establish additional trail options, such as a Georgia Grown trail from I-16 to provide for recreational activity, enhance nature-based tourism, and to encourage appreciation of local resources
6. The community will seek to protect, support, and promote the Charles Harrold Preserve owned by The Nature Conservancy and the indigo snake preserve and Fifteen Mile Creek conservation easements

7. The community will protect, maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures
8. The Town of Pulaski will explore acquisition, relocation, and rehabilitation of the historic Pulaski Depot for public use
9. The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation
10. The community will work to improve its appearance and aesthetics through code enforcement and other means



## Housing

1. The community will work toward improving the quality of existing and new housing
2. The community will seek to encourage a diverse mix of safe, quality housing, including additional affordable, rental, elderly, retiree, and compatible workforce housing, as well as housing of all types in Pulaski and Metter
3. The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
4. The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership
5. The community will seek to encourage and manage new residential location within Candler County and Pulaski which is compatible with its community vision and rural character
6. The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation
7. The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated construction codes, property maintenance codes, subdivision regulations, and countywide land use and nuisance ordinance(s)
8. The community will encourage and support the development of infill housing of appropriate types, particularly in Pulaski



## Land Use

1. The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character and community vision
2. The community will cooperate to implement and enforce coordinated, comprehensive quality development standards, consistent code enforcement, and countywide land use and nuisance ordinances to implement its community vision and protect its rural character and quality of life
3. The community will continue to support and enforce existing zoning ordinances in Pulaski and Metter
4. The community will encourage growth which supports and maintains forestry and agriculture as viable, functioning land uses
5. The community will invest in further extension of access to water/sewer south of I-16, as needed to facilitate economic and/or residential development
6. The community will seek to enhance existing recreation and leisure facilities and develop new facilities/uses which will complement/promote tourism, the attraction of new residents and retirees, and the community's character/vision
7. The community will maximize utilization of the public and private investment in infrastructure and facilities of its industrial park/sites, commercial areas, and other developed areas through infill and other compatible developments
8. The community will work to improve its appearance, including enhancing gateways/entranceways through appropriate signage, landscaping, and pedestrian/bicycle facilities
9. The community will promote the availability of appropriate land for economic development, resident, and retiree attraction
10. The community will work, both locally and with the state, to protect property values and existing uses so as to encourage/support continued viable agriculture, forestry, and other open space uses
11. The community will seek to develop an access/frontage road to serve the industrial park expansion and other areas as appropriate
12. The community will pursue development of the Metter 121/129 connector and study the feasibility of possible truck/school bus routes
13. The community will support exploring the feasibility of annexation into Pulaski, and the expansion of its public infrastructure system to address the limited availability of usable land within the current town limits



## Community Facilities and Services

1. The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, to facilitate its community vision, and to attract desired, compatible growth and development
2. The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about its community vision and desired patterns of growth
3. The community will seek resources to train and increase the availability of quality childcare options
4. The community will invest in further extension of access to water/sewer south of I-16, as needed to facilitate economic and/or residential development
5. The community will pursue, develop, and promote transportation improvements of all types (highway, paving of existing dirt roads and resurfacing existing paved roads, airport, rail, bicycle, pedestrian, and transit) that are compatible with and supportive of the community's desired economic development, future growth, and quality of life
6. The community will seek to address the safety concern of students walking across the GA 129 bridge to and from school through improved pedestrian safety measures, such as sidewalks and HAWK signals
7. The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its excellent educational facilities and programs
8. The community will provide and maintain adequate government facilities and services, including town and county administrative facilities/services
9. The community will support continued maintenance and local government use of the National Register-listed Candler County Courthouse
10. The community will enhance and promote existing parks and establish new parks/ recreational facilities to serve existing and future populations, and to further cultivate/support tourism in accordance with the community's character/vision
11. The community will seek to develop a downtown park in Pulaski, and otherwise improve recreational and park facilities within the Town
12. The community will continue its support for the local Candler County Boys and Girls Club
13. The community will enhance the county's solid waste and recycling facilities and initiatives, in conjunction with other efforts to improve community appearance
14. The community will work together to retain its local hospital facility and critical healthcare services, while working to attract and increase local healthcare providers and services conducive to economic development and a high quality of life
15. The community will continue to support the L.C. Anderson Memorial Library through facility, equipment, staffing, program, and other improvements/expansion, as needed

16. The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, such as the Candler County Historical Society Museum and the Welcome Center, and will further develop cultural facilities and assets to pursue and promote additional venues/activities
17. The community will continue to improve its strong public safety services and facilities to support an expanding population, improve quality of service and enforcement, and better coordinate in times of emergency and disasters
18. The community will work to retain its Class 4/4Y ISO rating and improve fire service countywide, as needed to include location of new fire stations
19. The community will support the continued maintenance/improvement of the Town of Pulaski's water system and its service capabilities



## Intergovernmental Coordination

1. The community will continue to cooperate locally, regionally, and on the state level to improve, develop, and plan for the desired future Candler County expressed and outlined in its community vision and comprehensive plan
2. The community will utilize regional collaboration and efforts with surrounding cities and counties as a principal strategy in its economic development and development of infrastructure and services
3. The community will coordinate efforts in the delivery of services where appropriate
4. The community will investigate the possibility of shared and consolidated services where appropriate and feasible
5. The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development
6. The community will work, both locally and with the state, to develop a tax structure and tax policies which will encourage the continued viability of agriculture, forestry, and open spaces, and which otherwise implements the community vision, while providing tax relief where appropriate



# Needs & Opportunities



The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path.

The Needs and Opportunities Element generally answers the planning question, **“Where are we currently?”** The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Candler County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.



## Economic Development

### Opportunities:

1. Continuing existing local, state, and regional cooperation/coordination
2. Excellent local schools, including Communities in Schools and other programs, facilities, and technology
3. High local graduation rate
4. Active Downtown Development Authority
5. Southeastern Technical College Adult Education Center
6. Post-secondary education access nearby at Georgia Southern University, East Georgia College (Statesboro campus), and Ogeechee Technical College in Statesboro and other institutions
7. Heart of Georgia Altamaha Workforce Innovation and Opportunity Act Program
8. Access to Georgia Quick Start Program
9. Existing businesses/industries, such as Pine-land Telephone Company, Azalea Health and Rehabilitation, Flint Industries, CPE America, and Linzer Products
10. Existing agricultural/forestry uses, such as Hendrix Produce, Berry Good Farms, and Parrish's Ole Time Premium Sugar Cane Syrup, with diverse, year-round produce/products
11. Dollar General store in Pulaski
12. Infrastructure in place for growth/development
13. Updated water system in Pulaski
14. Existing 1-16 Industrial Park with GRAD site
15. 2 Interstate Exits
16. Existing and active Metter-Candler County Chamber of Commerce and Candler County Industrial Authority
17. Local tourism events/venues, such as Another Bloomin' Festival in Metter, BRAG routing, Nights of Lights Christmas lights display at Guido Gardens, and possible festival in Pulaski
18. Metter is the first "Georgia Grown Community" in Georgia
19. Continued to partnership with Georgia Grown and Georgia Grown Innovation Center
20. Robust Metter retail market
21. Jet ready airport located at interstate interchange with jet fueling infrastructure
22. Historic downtown Metter
23. Farmers' market
24. Filming industry support
25. Locally owned businesses
26. Natural gas line on Highway 86 through Pulaski
27. Location on 1-16/proximity to Savannah and Brunswick ports
28. Greater Savannah Regional Alliance Member
29. Chamber Connect

### Needs:

1. Retention of local graduates
2. Continuing education/job skills improvements
3. Promotion/enhancement of educational opportunities/services
4. Support of Southeastern Technical College and its local Adult Education Center and other nearby post-secondary education resources, such as Georgia Southern University, East Georgia College (Statesboro

### *Economic Development "Needs" Continued*

- campus), and Ogeechee Technical College
5. Lack of business/industry support/Lack of incentives for business owners
6. New business/industry/jobs attraction/creation for jobs/Need business development
7. High school needs advanced placement courses
8. Additional well-paying/head of household jobs creation to help reverse current net outflow of workers to other counties
9. Effective allocation of SPLOST funds for industrial development
10. Proactive 1-16 Industrial Park maintenance/enhancements, such as spec building and
11. water/sewer infrastructure provision
12. Water/sewer/drainage infrastructure maintenance/upgrades and service extension south
13. ofl-16 and elsewhere in county and Pulaski, as needed
14. More proactive infrastructure/investment improvements for economic development
15. Continuing upgrades to Metter-Candler County Airport, including new hangars,
16. terminal building expansion, new control tower, and others as
17. needed
18. Continued utilization/support of Metter-Candler County Chamber of Commerce,
19. Candler County Industrial Authority and others
20. Development of an active website and other materials to promote Pulaski Continued promotion and marketing of community for economic development and tourism
21. Promotion/marketing for 1-16 - proximity to Savannah and Brunswick ports
22. Facilitation of desired development at 1-16 interchanges in Candler County
23. Continued downtown Metter revitalization
- support
24. Local/regional tourism enhancement/growth through festivals, such as Another Bloomin' Festival in Metter and possible development of festival in Pulaski; recreation/leisure activities; heritage tourism; agri-tourism; nature-based tourism; BRAG routing; and other means
25. Continued support for youth and adult leadership programs, such as Youth Leadership Candler
26. Protection of property values and existing open space uses through local and state level efforts
27. Development of access/frontage road to serve industrial park expansion and other appropriate areas
28. Study feasibility of annexation into Pulaski and infrastructure expansion to provide more usable land within town limits
29. More local entertainment/restaurant/shopping options
30. Continued maintenance/enhancement of local, regional, state cooperation
31. Utilization of regional collaboration/efforts as principal strategy in economic development and infrastructure/services development, as applicable
32. Continued efforts to seek sharing/cooperation/consolidation in delivery of services
33. Development of local/state tax structure/policies which encourage continued viability of agriculture, forestry, and open space land uses
34. High poverty level
35. High fees adding burden to residents
36. Additional development of retail businesses, grocery store, clothing store
37. Workforce that will support new industry/ Limited and declining number in the labor force
38. Workforce development and industry/

### *Economic Development "Needs" Continued*

business cooperative programs involving paid apprenticeships, internships, and job training

39. Big gap between consumer expenditure and sales in the Metter area
40. Lack of sufficient supply chain
41. Stagnate and/or declining population
42. Lack of jobs and economic opportunities
43. Technical skills development
44. Apathy among business owners
45. Lack of a business-friendly environment created by the City of Metter
46. Recruitment of small entrepreneurs
47. Develop business incentive program that waives or discounts business fees and permits for certain business development districts
48. Lacks destination point appeal or natural resource to draw tourists in Metter



## Natural & Cultural Resources

### Opportunities:

1. Nature-based, agritourism, recreation, and other tourism venues, including The Nature Conservancy's Charles Harrold Preserve; Guido Gardens and Bible Institute; local produce and farm markets/businesses; and Woodpecker and Wiregrass trails
2. Local cultural/historic resources, such as Candler County Courthouse, Candler County Museum, and historic Pulaski and Metter depots
3. Community's rural character/quality of life/vision
4. Significant natural resources, including Canoochee and Ohoopsee rivers
5. Protected properties, including The Nature Conservancy's Charles Harrold Preserve, indigo snake conservation easements, and Fifteen Mile Creek conservation easements
6. Attraction of new residents through quality of life/amenities promotion and development of attractive housing options
7. Willow Lake Golf Club
8. Boys and Girls Club of Candler County
9. Active civic organizations, such as Rotary
10. Existing cultural facilities/services, including the Candler County Historical Society Museum
11. Metter downtown and downtown parks
12. Community support for the Metter Animal Shelter
13. Metter Welcome Center
14. Close access to Georgia L Smith state park



## Natural & Cultural Resources

### Needs:

1. Increased promotion/marketing of local/regional tourist attractions, including Guido Gardens; Guido Bible Institute; Candler County History Museum and Cultural Arts Center; Metter/Candler Welcome Center; Charles Harrold Preserve owned by The Nature Conservancy; local produce and far markets/businesses; historic Pulaski; Woodpecker and Wiregrass trails, and others
2. Historic resources preservation/reuse/promotion, such as Chamber/Welcome Center in historic commissary and former Metter High School as museum
3. Continued stewardship of National Register-listed historic Candler County Courthouse
4. Possible public acquisition, relocation, renovation, and reuse of historic Pulaski Depot
5. Compatible development supportive of community's rural character/quality of life
6. Continuing protection of Candler County's/Pulaski's significant natural resources
7. Canoochee and Ohoopee rivers conservation/protection, including water level
8. State development of a wildlife management area in Candler County
9. Additional public/private outdoor recreation/nature venues in Candler County
10. Compatible development/utilization of natural and cultural resources
11. Protection and support for Charles Harrold Preserve, indigo snake preserve, and Fifteen Mile Creek conservation easements
12. Growth management/natural and cultural resources protection
13. Adoption/enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors
14. Reinstate Arts Commission
15. Add places to stay at George L. Smith State Park
16. Continued maintenance and local government use of historic National Register-listed Candler County Courthouse
17. The city of Metter lacks facilities and programs for cultural enrichment
18. Lack of a formal program to maintain landscape, protect the unique sense of place and the sustainability of tree canopy in the City of Metter



## Housing

### Opportunities:

1. People relocating, seeking quality of life
2. Diversified land for residential growth with infrastructure in place
3. Low cost of living

### Needs:

1. New resident attraction through increased quality of life promotion and provision of housing options
2. County-required permits for construction of all new dwellings
3. Housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation
4. Support for diverse housing mix, including additional affordable, rental, elderly, and compatible workforce housing
5. Support for housing of all types in Pulaski, including appropriate infill housing
6. Skyrocketing real estate price/housing price
7. Lack of rental and affordable housing
8. Declining housing stock
9. Concentrated areas of substandard housing in the City of Metter
10. Lack of flexibility for housing options and types in the City of Metter's zoning ordinance
11. Need more low-income housing
12. Code enforcement policy and enforcement processes



## Land Use

### Opportunities:

1. Existing zoning in Pulaski and Metter
2. Increased land availability for sale and value
3. Undeveloped sites available for both residential and commercial infill and development with utility and infrastructure ready

### Needs:

1. Coordinated countywide land use planning/subdivision/manufactured housing regulations/nuisance ordinances/growth management implementation and enforcement
2. Utilization of existing and new infrastructure location to guide desired/compatible growth/development supportive of community's vision/rural character

### *Land Use "Needs" Continued*

3. Countywide building/development permits establishment
4. Consistent countywide code enforcement implementation, including development of coordinated/unified housing/codes enforcement program with City of Metter
5. Establishment of program to remove dilapidated manufactured homes/housing units countywide
6. Continued support for and enforcement of Pulaski's existing zoning ordinance
7. Utilization of compatible infill development whenever possible
8. Promotion of available land for economic development/residential attraction
9. Lack of future annexation area and service agreement between the city of Metter and Candler county
10. Lack of land regulation in Candler County outside of the city
11. City land regulations are not updated and fail to require compliance
12. Right of way management



## **Community Facilities and Services**

### **Opportunities:**

1. Transportation improvements, including TIA-funded projects (resurfacing, paving)
2. Ongoing Metter-Candler County Airport upgrades
3. Georgia Southern Railway (shortline) presence in the County and Pulaski
4. Location on I-16/proximity to Georgia ports
5. County-wide access to DSL/fiber optic communications and Wi-Fi in downtown Metter through local Pineland Telephone Company
6. Existence of five nursing home/retirement facilities currently in community
7. Water/sewer access available south of I-16 with possibilities of expansion
8. Historic Pulaski Depot with possible adaptive use potential
9. Candler County Hospital and other medical facilities, including local dialysis and wellness centers
10. Existing Candler County Recreation Department/parks/recreation facilities/programs, including recent County complex upgrades
11. Strong local public safety/enforcement
12. Fire service improvements, including Class 4/4Y ISO rating
13. L.C. Anderson Memorial Library
14. 2010 TIA funded improvements, including completion of Band 1 and some Band 2 Local Projects
15. Good hospital system
16. Broadband ready and affordable
17. Low cost of living
18. Low crime rate
19. Walkable downtown Metter
20. Successful annual festival
21. Airport
22. Fire rescue team
23. Agreeable traffic/ Three access/ On interstate, convenient location

24. Golf course
25. Multiple RV parks
26. Excelsior EMC
27. Proximity to the Port
28. Natural gas line on Highway 86 through Pulaski
29. Solar farm, natural gas
30. An abundance of buildings in Metter serving as community facilities
31. The City of Metter offers two playground areas
32. Good quality drinking water
33. New location for Metter Police Department
34. Boys & Girls Club
35. Candler Youth Leadership
36. Candler 4-H
37. Metter College and Career Academy

#### Needs:

1. Continued improvements/promotion of transportation access/quality
2. Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding
3. Improvements to street signage and sidewalks in Pulaski
4. Provision of county-wide public transportation available to all local citizens
5. Development of Metter 121/129 connector, and study feasibility of possible truck/school bus routes and GA Hwy. 46 connectors
6. Improved logistics pathways around I-16 and industrial parks
7. Improved bicycle/pedestrian facilities
8. Improved pedestrian safety measures for students walking across GA 129 bridge to/from school, such as sidewalks and HAWK signals
9. Promotion of county-wide access to DSL/fiber optic communications and Wi-Fi in downtown Metter through local Pineland Telephone Company
10. Enhancement of existing recreation/leisure facilities, including park in Pulaski, and development of new facilities/programs as needed
11. Beautification/appearance improvements, such as enhancing gateways/entranceways
12. Continued maintenance/upgrades to retain excellent quality educational facilities/services/technology
13. Continued maintenance and provision of adequate local governmental facilities/services
14. Construction of new storage building for Candler County Courthouse
15. Construction of new Candler County public works facility
16. Location and clearance of vegetation on rights-of-way in Pulaski
17. Replacement of water meters with radio read meters citywide in Pulaski
18. Parks/recreation facilities/activities maintenance/improvements/development
19. Renovation of the Strickland Community Center at the Candler County Recreation Complex
20. Downtown Park development in Pulaski and other recreation/park facilities improvements
21. Continued support for local Candler County Boys and Girls Club
22. Local solid waste/recycling facilities/programs/initiatives enhancement in conjunction with community appearance improvements
23. Funding to further develop recycling activities countywide
24. Continued efforts to retain local Candler County Hospital facility and critical healthcare services
25. Additional local healthcare providers and services



***(Facilities and Services "Needs" Continued)***

26. Continued support for local L.C. Anderson Memorial Public Library through facility, equipment, staffing, program, and other improvements/expansions, as needed
27. Continued support for and enhancement of cultural facilities/programs/events
28. Continued improvements to excellent local public safety services equipment, facilities, and emergency/disaster coordination, as needed
29. Retention of local Class 4/4Y ISO rating and improved fire service countywide, including location of new fire stations, as needed
30. Aerial ladder truck acquisition
31. Completion of 2010 TIA Band 2 and implementation of Band 3 Local Projects
32. Lack of daycare facilities
33. Lack of public transit
34. More community participation/ More community outreach for Downtown events
35. Lacks storm water management in the City of Metter
36. Need examination and upgrade of water and wastewater system in the City of Metter
37. Create recycling system for household garbage
38. Lack of maintenance of roads
39. Wayfinding signage maintenance and sign ordinance
40. Outdated Information Technology Infrastructure
41. Need for improved customer service in city operations
42. Need for more facilities for foster parents
43. Expanded animal shelter, more kennels



## **Intergovernmental Coordination**

**Opportunities:**

1. Strong local governments/leadership/partnerships, such as Metter-Candler County Chamber of Commerce; Candler County Industrial Authority; and others
2. Existing local, regional, and state partnerships, including Heart of Georgia Altamaha Regional Commission, others
3. Supportive community
4. Consistency in leadership

**Needs:**

1. Need continuing local, state, and regional cooperation/coordination Economic Development, Natural and Cultural Resources, Housing, Land Use, Community Facilities and Services, Intergovernmental Coordination
2. Existing youth and adult leadership programs such as Youth Leadership Candler
3. Need more engagement from different sectors of the community
4. Limited staff and resources
5. Training for potential childcare providers regarding state regulations; possibly form alliances with neighboring counties

# Broadband Services



Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost-return on infrastructure investments. It is Candler County's goal to continue to maximize access to high quality broadband infrastructure throughout the county and seek ways to improve capacity as future needs for technological infrastructure evolve.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted

the broadband definition has changed twice since its inception in 1996 due to technology advancements. The definition is likely to change in the future and will be welcomed as it is much desired by the community to achieve broadband capabilities reaching speeds of 1 gigabit per second (1,000 Mbps) across the entire county. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area included. According to the FCC's 2021 Broadband Deployment Report, 94% of the national population has access to either fixed te-



**L** Downtown Metter **R** Guido Gardens

restrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps; this percentage drops to 77.4% in rural areas. Rural areas in the State of Georgia are 76.3% served with broadband capability as compared to 97.6% in the urban communities. FCC also reports that 100% of the population in Candler County have access to fixed broadband technology at 1 gigabit per second (1,000 Mbps) across the entire county served by fiber networks. Additional providers offer at least offer 25 Mbps/3 Mbps through hybrid fiber coax cable and satellite. Census blocks are served by a fiber optic network in Candler County. The blocks are located within the incorporated and unincorporated areas of Candler County.

Data reported by the State of Georgia Broadband Deployment Initiative's (GBDI) 2021 Broadband Report and accompanying map indicates less coverage for broadband than the FCC data. This data varies due to the methodology of calculating the locations unserved. The FCC data considers an entire census block and population within as served if one location is served within the block. The data presented by the GBDI reports only consider a census block served if 80 percent of locations are served with broadband capable speeds. Agricultural interests within the County may benefit from improved internet capabilities; the farming operations can also utilize the benefits of county-wide broadband to see the greatest benefit are



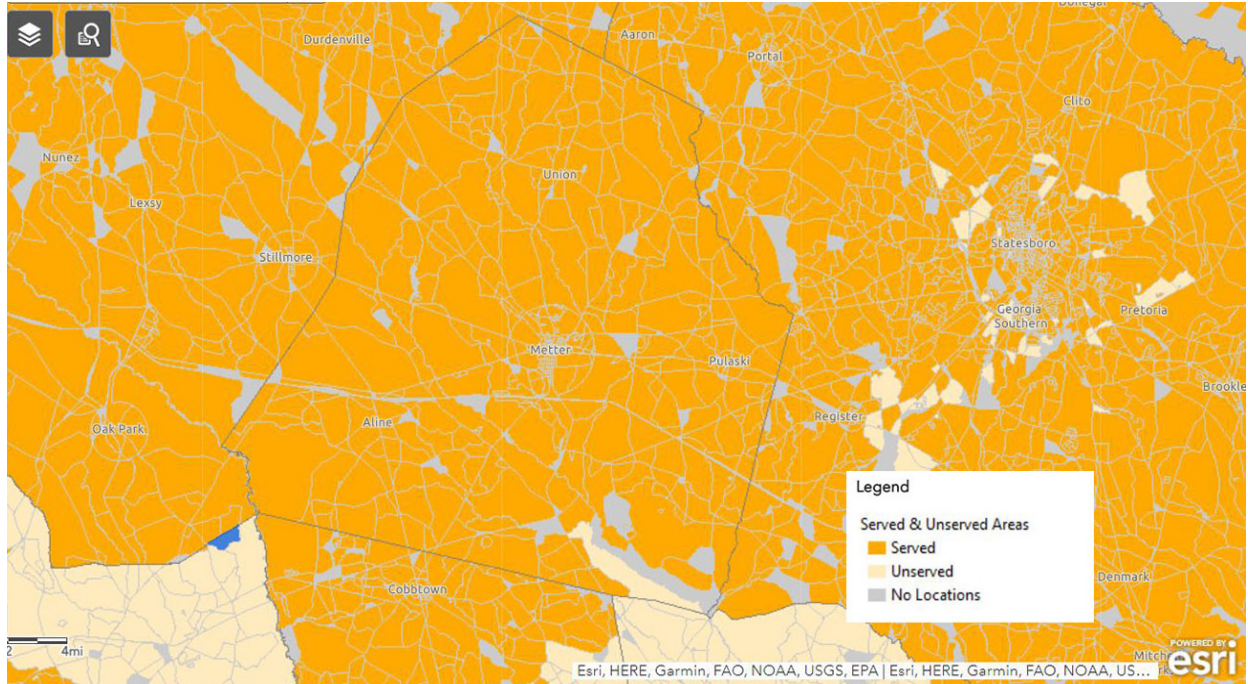
Other avenues of broadband service technologies available in the community are through either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Candler County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission’s Digital Economy Plan in 2015, service reliability can be an issue with this technology.

An industry desiring an improved communications network will likely seek a fixed connection service provider and will need at minimum 1 gigabit per second (1,000 Mbps) speeds.

Increased competition among providers may also decrease the cost charged to the consumer. According to FCC data, three fixed network providers operate within Candler County; the providers include Pineland Telephone Company (Fiber), HughesNet (Satellite), and Comcast (cable). Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service in Candler County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Candler County and the municipalities of Metter and Pulaski desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”

The Candler County community has chosen a multi-faceted approach and strategy to continue to offer high quality broadband infrastructure. The following items are actions steps the community will take to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communications technologies.

1. Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
2. Pursue an effort to identify areas where wireless service is lacking and would be beneficial.



**Broadband Availability within Candler County**

Source: Georgia Broadband Deployment Initiative 2022; <https://broadband.georgia.gov/maps/gbdi-unserved-county>

3. Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
4. Consistently monitor changing technology and community needs to determine if updates are required to existing broadband infrastructure.
5. Seek to incentivize and streamline processes for the private investment of mobile and wireless internet infrastructure.
6. Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia to ensure continued high quality access as technologies evolve.
7. Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
8. Identify future broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

# Economic Development



Economic prosperity is a key to community improvement. A community’s comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Candler County and has been throughout its history. The Canoochee and Ohoopie rivers and its creeks rivers and the forested lands of Candler provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county’s formal establishment. The area’s settlement in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives, fortunes, and religious expression. The first county development related to the opening of stagecoach routes and early public roads, and general stores to serve the surrounding countryside. The completion of the

Brewton and Pineora (Central of Georgia) Railroad in the late 1800s led to the establishment and growth of Metter, Pulaski, and the establishment of Candler County itself. The railroad also opened up markets and fierce competition over the county's abundant yellow pine forests, lumber resources, and agricultural products. Significant economic influence ensued for Metter, Pulaski, and Candler County, particularly as service and processing centers for area agriculture. The resulting economic influence and prosperity led to more market availability and local development. Similarly, the decline of the railroads as highways and the flourishing of larger regional service centers led to local stagnation or decline, particularly in Pulaski. Economic attributes and transportation continue to impact the Candler County community's future. Metter's location on the Woodpecker Trail (Georgia 121) and its intersection with Georgia 46 had much positive impact on Metter. The location of I-16 through the county, and particularly Exit 104 at Georgia 121, turned around a long period of decline for Candler County in the 1970s. Location; transportation resources; local entrepreneurship and leadership; agriculture; proximity to Statesboro; abundant and outstanding cultural and natural resources; the continuing civic consciousness of the county; the continuing importance and local



*L Woodpecker Trail R I-16 Industrial Park Walking Track Scene*

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

Candler County today is a growing, progressive rural community of about 11,000 persons, located on the increasingly important I-16, as well as on Georgia highways 23, 46, 121, and 129. The community has easy access to the Georgia Coast, Savannah Port and other major metro areas in Georgia and beyond. The county enjoys a beautiful pastoral location with much sce-

nic beauty related to the Canoochee and Ohoopsee rivers, other blackwater creeks, important natural areas, agricultural landscape, and many historic resources. The history and economy of Candler County is tied to the surrounding fields and forests. Even today, agriculture and transportation are greater parts of the local economy than the average U.S. or Georgia county, and the community is home to a number of important agriculture concerns. Despite this continuing major agrarian presence and influence, the community has been successful in diversifying its economy, the nurturing of local entrepreneurship, and the development of a strong service industry. With this supportive and continuing attention to diversification, the community has enjoyed, and continues to enjoy, significant success. Linzer Products Corporation, manufacturer of painting accessories, has expanded since locating a \$4 million distribution center to Metter in 2015.



**L** City of Metter Mural **R** Georgia Grown Banner in Downtown Metter

Agrarian interests and heritage are promoted and nurtured. In 2021, Metter became the first “Georgia Grown Community” in the State of Georgia after partnering with Georgia Grown and Georgia Southern University’s Business Innovation Group to create the Georgia Grown Innovation Center (GGIC), a business incubator, that focuses on agriculture. In the short span of its operation, the GGIC has already proved to be a major economic catalyst and resource for agri-business locally, regionally, and state-wide. The Metter railroad depot has been renovated in period style for community events. The 1921 Metter High School has been rehabilitated and is used as a regional museum. A restored 1928 lumber commissary serves as a welcome center at the Georgia 121/I-16 interchange in Metter. Pulaski’s recently renovated City Hall is located in one of its original railroad storefronts. There are large commercial and residential districts in Metter which are listed in the National Register of Historic Places. There are also a number of businesses offering local fresh farm produce and products.

As a result, the Candler community enjoys a functioning balance and a family-oriented high quality of life as well as relative economic success. The community’s persistence, adaptability, and economic rebound success is recognized in that after rapid population growth and



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

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



**L** Plant Hatch **R** Downtown Metter Business

There are certainly continuing needs for Candler County's economic development. The per capita money income in Candler County as reported by the Census Bureau for 2016-2020 is \$20,897, only about two-thirds that of Georgia as a whole (\$32,427). Median household income is \$36,955, only about 60% that of Georgia (\$61,224). One-fifth of Candler County citizens are in poverty (20.1%), compared to only 14% in Georgia as a whole. This high poverty has persisted for a number of decades. More jobs and higher paying jobs are needed. Unemployment in the county was 3% in 2021, which is below the Candler Area average of 4% and less than that of the state at 3.9%. The county average weekly wage is only \$646

compared to a regional average of \$757, and a state average of \$1,304. Another alarming statistic is that almost half (47.5%) of county workers have to travel outside Candler County for work according to the American Community Survey (2020 5-Year Estimates). Job skills of local residents are also a concern; about 22% of local residents are without a high school diploma compared to 12% statewide. There is also less home ownership in the county (57.6%) than Georgia (64%), but housing costs are cheaper within the county. The median value of owner-occupied housing units, 2016-2020, was \$89,800 in Candler County as compared to \$190,200 in Georgia, and median gross rents, 2016-2020, were \$606 in the County as compared to \$1,042 in Georgia. Compared to the rest of the country, Candler County's cost of living is 23.9% lower than the U.S. average.

There are opportunities and cause for optimism for future economic development in Candler County as well. Employment within the county is concentrated within the government, agriculture, and retail trade/services sectors, and there is relative employment stability. As noted earlier, the recent location of Linzer Products Corporation shows the potential for the future given the county's location and other assets. There remain many unrealized opportunities



*L Beaver Run RV Park R Family at Guido Gardens*

related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Candler County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially given the appealing quality of life. Continuing population growth is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location are contributing to attraction success. The county's location, its pastoral landscapes punctuated by outstanding natural and cultural resources, the abundant outdoor recreation opportunities, the low cost of living, the family-friendly atmosphere, and the adaptive and progressive community spirit and leadership present locally provides even more opportunity for success.

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

### **Address Low Educational Levels/Improve Jobs Skills**

Candler County has a long history of educational leadership and will continue to support its outstanding school system and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, Metter Main Street-DDA, the Candler County Industrial Development Authority, Candler County Schools, Georgia Southern University, the Georgia Grown Innovation Center, Southeastern Technical College, civic groups, and continuing intergovernmental cooperation.



*L Downtown Metter R Candler County Board of Education*

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

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The support of existing agricultural operations and organizations such as the Georgia Grown Innovation Center, Berry Good Farms, Hendrix Produce, Parrish's Ole Time Premium Sugar Cane Syrup, Metter Farm Market, Candler Peanut, Durden Pecan, Grower Supply, Metter Pecan and others are tremendous assets and opportunities. In pursuit of Metter's Agri-Tourism Strategy and continued cooperation with the Georgia Department of Economic Development and the Georgia Grown Innovation Center, Metter will continue to maximize efforts to market agri-tourism, expand business development, and position Metter as a foodie destination. Implementation of recommendations outlined in the 2013 City of Metter Retail Market Power Analysis will be fervently sought by the City of Metter.

### **Address/Improve Infrastructure/Facilities**

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

### **Nurture Existing Businesses/Entrepreneurs/Industries**

This ongoing effort has been critical to past successes and will continue with passion. The Candler County community will work through its Industrial Authority, Chamber of Commerce, Metter Main Street, the City of Metter DDA, and in cooperation with Southeastern Technical College, Candler County Schools, Georgia Southern University, the Georgia Grown Innovation Center, and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests. The City of Metter will develop a strategy to encourage and incentivize existing businesses, that are in alignment with the comprehensive plan's vision and prepared for expansion, the opportunity to locate to a location along Interstate 16.



*Metter Downtown Businesses*

### **Attract New Businesses/Jobs**

The Candler County community, through the Candler County Industrial Authority, the Metter-Candler County Chamber of Commerce, the Georgia Grown Innovation Center, the Metter Main Street-DDA, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs and will cooperate in providing appropriate funds in making full-time economic development efforts more efficient and effective. State tax credits and local tax incentives for job creation will be marketed. The GRAD certification of the I-16 industrial park is another important and valuable tool in community marketing. Further enhancing existing industrial sites will assist. The I-16/Georgia Highway 121 crossroads location and the rail and airport facilities are major assets and calling cards. Metter will seek to create a Business Recruitment Team, comprised of local, regional, and state stakeholders, with the purpose of identifying, engaging, and securing commercial and retail investment. The location, family-friendly atmosphere, many cultural and natural amenities, and overall high quality of life will attract more than people.

### Develop/Enhance Tourism

Candler County's extraordinary historic resources, outdoor amenities and splendor; unique existing and potential festivals; its location along I-16 and Georgia 121 (The Woodpecker Trail); the Metter Welcome Center; the Guido Gardens and Bible Institute; as well as its farms and scenic countryside offer much more potential to increase visitors. The community will seek to establish additional trail options, such as a Georgia Grown trail from I-16, to provide for recreational activity, enhance nature-based tourism, and to encourage appreciation of local resources



L Beaver Run RV Park R Restaurant in Metter

### Improve Transportation Access/Quality/Location Advantage

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

### Revitalize Downtown

Metter Main Street, the City of Metter DDA, downtown businesses, downtown property owners, the Candler County Historical Society will collaborate with local governments to create and promote events and seek incentives for downtown development and revitalization. The historic fabric and available buildings in Metter, as well as more limited ones in Pulaski, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment.

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

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

### **Stormwater Infrastructure and Flood Plain Management**

Continue the development of local Flood Plain Management control ordinance. Conservation of the Altamaha River Corridor conservation and protection; Enforcement of Georgia DNR's Part V Environmental Planning Criteria for wetlands and groundwater recharge areas. Adopt local soil erosion and sedimentation ordinance.

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

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



*L Willow Lake Golf Club R Family Fun Time*

### **Enhance Intergovernmental Cooperation**

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

### **Address Growth Management/Rural Character Preservation**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed limited individual land use regulations to address specific issues and nuisances, but stronger, general, and coordinated efforts and joint code enforcement are needed. Existing zoning in Pulaski and Metter is of benefit. The community will explore ways to involve local youth and identify methods for maintaining clean, trash-free areas. The community can also utilize infrastructure location and civic organizations and programs to assist.

### **Enhance Economic Development Marketing**

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



*Bloomin' Festival*

### **Continue Support of Adult/Youth Leadership Programs**

Progressive leadership with a strong civic consciousness and concern for the greater good has long been a hallmark of Candler County (even the impetus for its creation). There is always a need to nurture new leadership and continue the tradition as times does not stop for anyone. Candler Youth Leadership is an excellent platform on which to build and expand.

### **Attract New Residents**

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

# Land Use



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

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



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



*L Downtown Metter R Downtown Metter Park*

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

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

Candler County, Metter, and Pulaski are united in their vision and desires for growth. It is a rural county with abundant natural and cultural resources, great pastoral and natural beauty, envious location, excellent transportation access, progressive schools and infrastructure, and many assets for growth. The community has a long history of balancing agriculture and industry, preserving and celebrating past heritage while advancing the new, utilizing and conserving natural and cultural resources, and exhibiting civic consciousness and community leadership for the general good. For these reasons, particularly with the impetus of I-16, the community has enjoyed and continues to enjoy steady growth somewhat unusual in its consistency for a rural area since 1970. The community's vision for its future growth and development is one that maintains this growth while protecting the existing character and atmosphere. This growth would protect and utilize the community's outstanding natural and cultural resources and scenic landscapes, while continuing to grow and develop in a manner conducive and compatible with such beauty, family fun, outdoor adventure, and overall high



*Guido Gardens*

quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural character and atmosphere would be maintained. Infrastructure and amenities would be further expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The outstanding natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be

compatible and supportive of continued agricultural/forestry uses and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the quality of life.

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



*L Downtown Metter Park R L.C Anderson Memorial Library*

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

## Existing Land Uses

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

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

**Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.

**Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

**Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

**Transportation/Communications/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, golf courses, recreation centers or similar uses.

**Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.

**Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

**Existing Land Use Distribution, Candler County, 2022**  
(Acres)

Land Use Category	Acreage	Percent of Total
Agriculture	69,763	43.82%
Commercial	593	0.37%
Forestry	72,929	45.81%
Industrial	557	0.35%
Park/Recreation/Conservation	185	0.11%
Public/Institutional	253	0.15%
Residential	10,050	6.31%
Transportation/Communications/Utilities	4,849	3.04%
<b>Total</b>	<b>159,182</b>	<b>100.00%</b>

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2022.

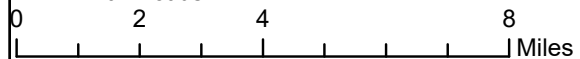
Candler County is a small, rural county in Southeast Georgia, and although created as one of Georgia’s youngest counties in the early 20th century (1914), it has a long history of growth and development because of its fertile fields, abundant Southern pine forests, compelling landscape, and outstanding natural resources. The county is located along I-16 and Georgia highways 46, 121, and 129 between the rural growth centers of Statesboro, Vidalia, Swainsboro, and Dublin. It is also convenient to Savannah and Georgia’s ports. As a result of this location; its outstanding facilities, attributes, and amenities; and its resulting high quality of life, there are many positive factors for continuing growth. Candler County is a unique blend of agriculture, industry, environment and civic consciousness nestled upon unparalleled and tranquil natural and cultural beauty.

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

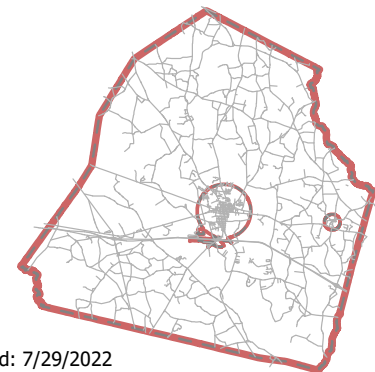
# Candler County Existing Land Use

## Existing Land Use

- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- County Boundary
- City Limits
- Tax Parcels
- Rail Roads



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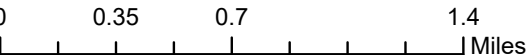
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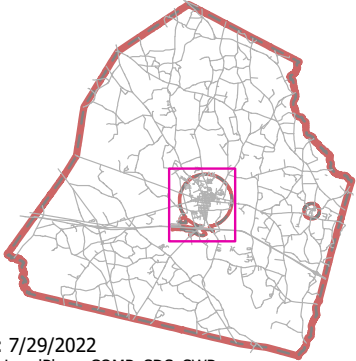
# City of Metter Existing Land Use

## Existing Land Use

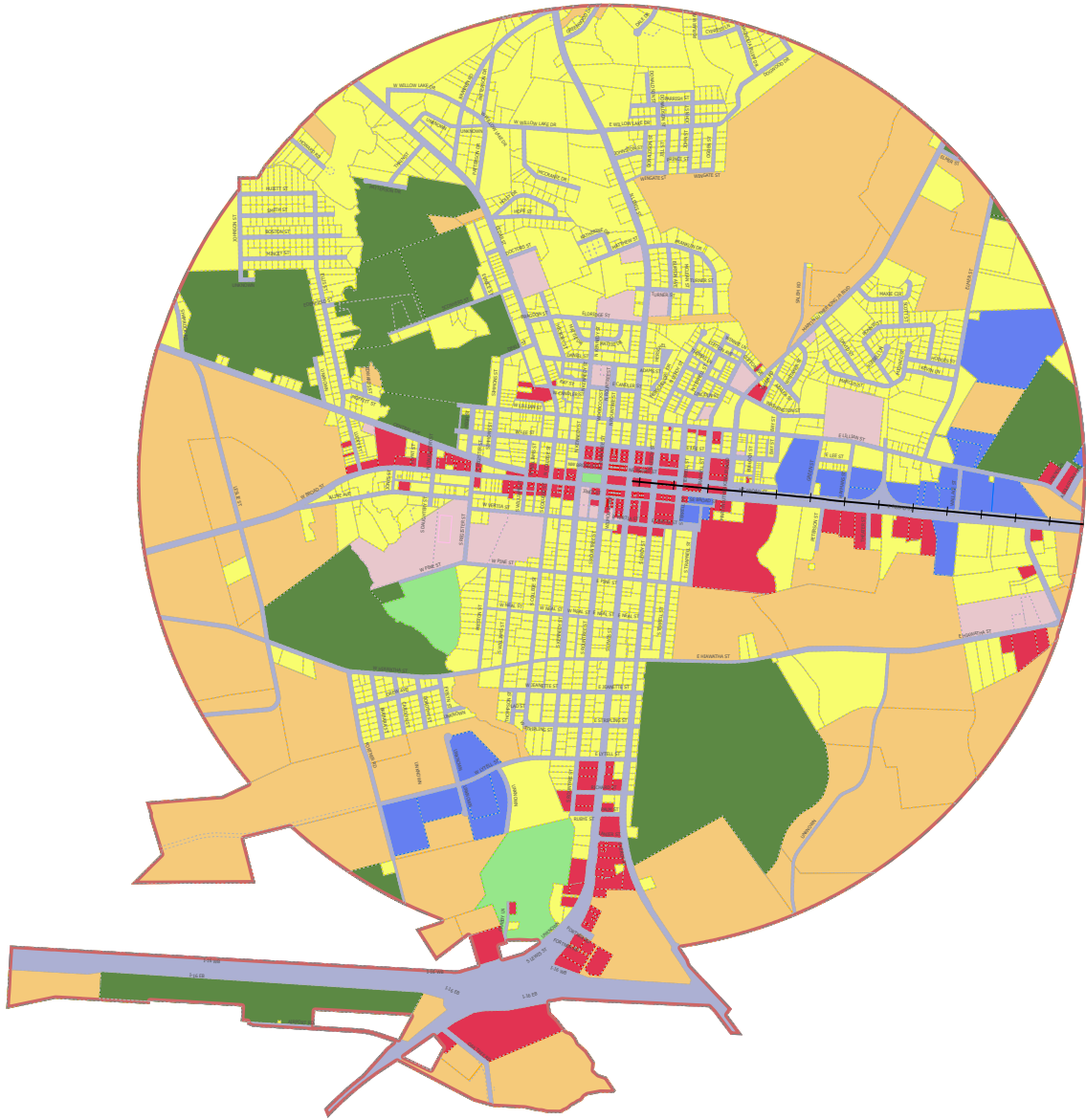
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Metter City Limits
- Tax Parcels
- Rail Roads
- Roads



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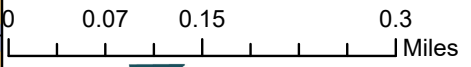
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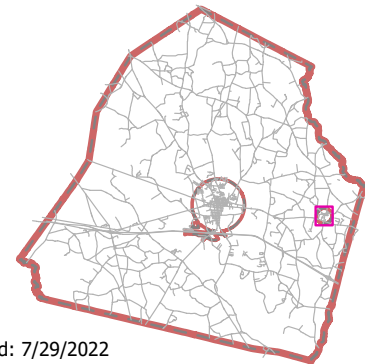
# Town of Pulaski Existing Land Use

## Existing Land Use

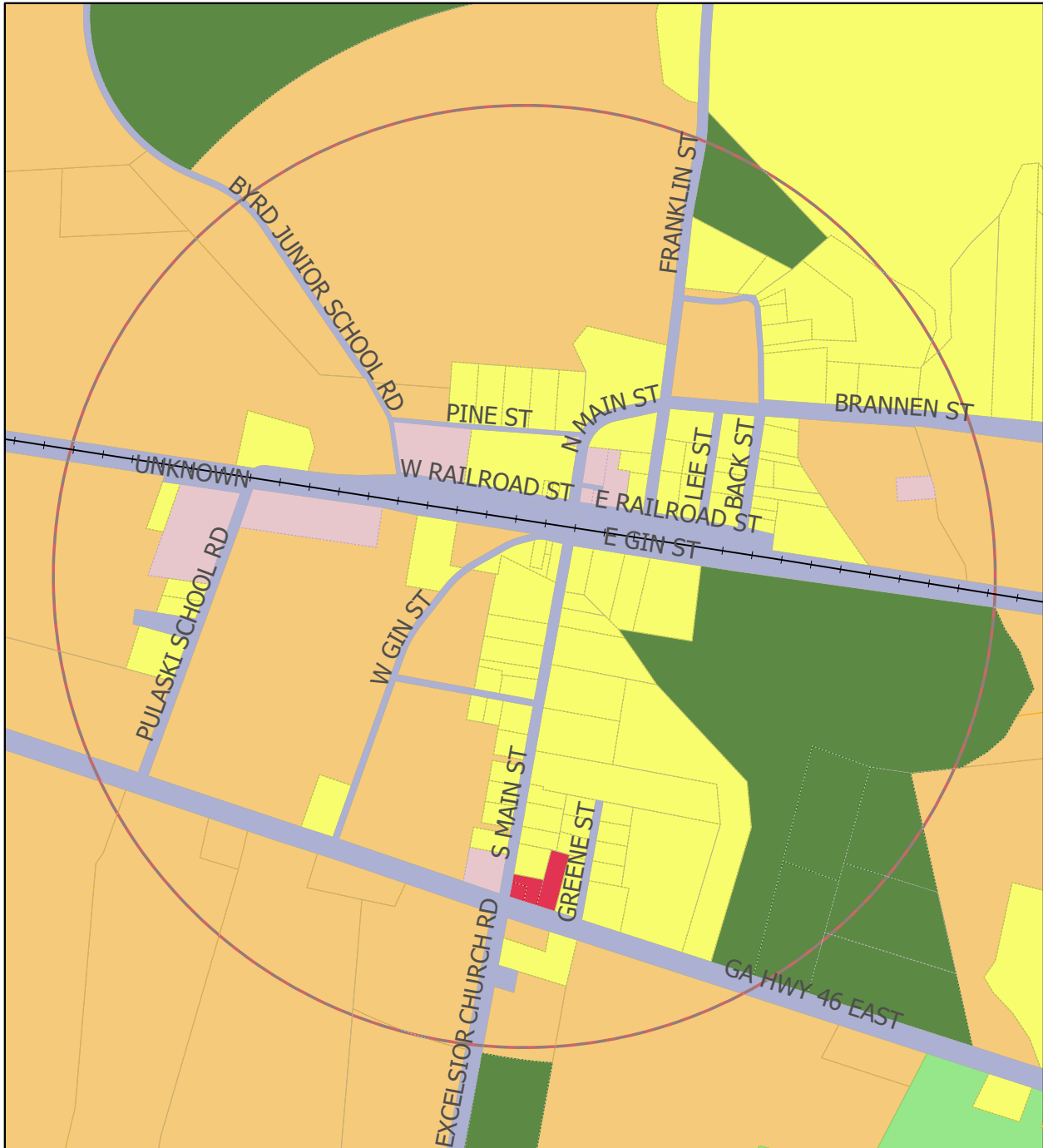
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Pulaski Town Limits
- Tax Parcels
- Rail Roads
- Roads



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Although the railroad quickly became a short line spur, the growth of state highways such as GA 121, which was promoted as The Woodpecker Trail, GA 46, and GA 129 lessened the economic blows. Still railroad decline, the Great Recession, WWII, and the mechanization of agriculture all combined to cause a long period of slow decline in the county from 1920 to the 1970s, when the location of I-16 and the growth of Statesboro/Georgia Southern College/University gave new impetus for renewed growth. The Exit 104 (Georgia Highway 23/121) I-16 interchange within Metter has been the biggest growth influence. The economy has diversified greatly from strictly agriculture to a more balanced one with strong agriculture, manufacturing, and service sectors. While Pulaski's population has been relatively stable, its business interests quickly dissipated with the decline of the railroads and growth of the highways. It is primarily a bedroom residential community at present, although a Dollar General is planning to be built there in 2017.



*City of Metter Welcome Center right off I-16*

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

These assets and adaptive traits have allowed Candler County to continue with remarkably steady growth despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural

communities. The community still has many assets for growth, including location, transportation facilities, broadband service, schools, cooperative leadership, unwavering community spirit, and outstanding natural and cultural resources. The community continues to invest in its infrastructure, public facilities, and other amenities to encourage, support, and attract compatible future growth and development.

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



**L** Dealership in Metter **R** Beaver Run RV Park

Most current growth is concentrated in or near Metter, including residential, commercial, and industrial. Commercial development has concentrated near the Georgia 23/121 I-16 interchange, along Georgia 46 in downtown and to the east. The industrial park area near I-16 in Metter has been, and will likely be, the home of most industrial development. There will also be reuse of existing industrial buildings in Metter, and there are potential industrial sites east of Metter along Georgia 46 East adjacent to the railroad. Pulaski could also see some limited commercial growth, such as the planned 2017 location of Dollar General. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered single-family housing, predominantly manufactured housing, within existing agricultural/forest uses, but again more generally near or north of Metter in the Ollifftown area between Georgia 121 and Georgia 23, particularly along Rosemary Church Road. There has also been some growth north and east of Pulaski towards the Bulloch County line. There has been only limited growth in Pulaski, although it has some land available for development. There may also be potential for Pulaski annexation.

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

The City of Metter has chosen to flesh out land use goals and policies further by identifying Character Areas that meet DCA criterion of requiring special attention due to unique development issues, has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, and/or has unique or special characteristics to be preserved or enhanced. It is important for the City of Metter to identify and incorporate Character Areas in land use planning for the purposes of providing a strong link between the City's Vision, Guiding Principles, policies and decisions; providing additional protection, enhancement and clarification for zoning and land development; providing additional guidance to developers regarding the qualitative issues the City will consider during the rezoning process; and providing the first step towards urban design guidelines and the City's objective for quality growth.



*L Golf Club R Downtown Metter Park*

Metter' Character Areas and the text are to be used as an integrated whole, with the map being a graphic representation of the text. Interpretation of the Map is a process, which rests on the goals and policies expressed in the text. The land use designations on the map, both in terms of overall definition and intensity of land use types, require that policies and intent statements regulating the development and location of each land use type be evaluated and applied in the process of plan implementation. Plan implementation is carried out through the application of regulations such as the Zoning Ordinance and through projects and programs outlined in the Short-Term Work Plan. The City Council administers the

Map with input from the Planning Commission, planning staff, and the public. The procedure involves checks for plan policy and map consistency as part of the review for rezoning, issuance of subdivision approvals, development and building permits. Each Character Area is identified as a planning sub-area that focuses on the implementation of specific policies, investments, incentives, or regulations. These implementation strategies seek to preserve, improve, or otherwise influence future development patterns in a manner that is consistent with the community vision. Metter's specific Character Areas are defined and described in the section following Land Use Goals. Future land use maps for Candler County, Metter, and Pulaski are included following this description, along with additional Character Area Maps for the City of Metter.

## General Land Use Goals

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

### **Address Growth Management/Guide Compatible Development**

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

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

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

### **Encourage Infill Development**

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

### **Improve Community Appearance/Aesthetics**

Candler County and Pulaski have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this.

### **Seek Compatible Development/Utilization**

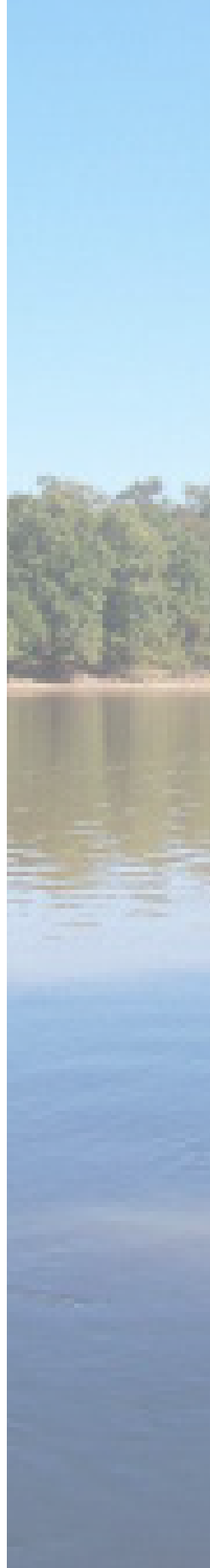
Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired.

### **Utilize Infrastructure to Guide Growth/Development**

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

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

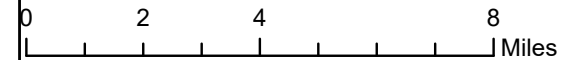
The location of non-compatible land uses out of character and scale to existing uses can become uncontrollable cancers which destroy the desired character and change the surrounding current land use by making them economically infeasible, impossible to continue, or degrading their resale value. Guiding growth and protecting and encouraging the viability of existing uses can mitigate such impacts. The rural character and small town atmosphere is a critical community feature to retain and maintain.



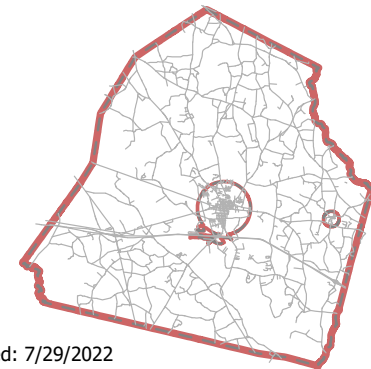
# Candler County Future Land Use

## Future Land Use

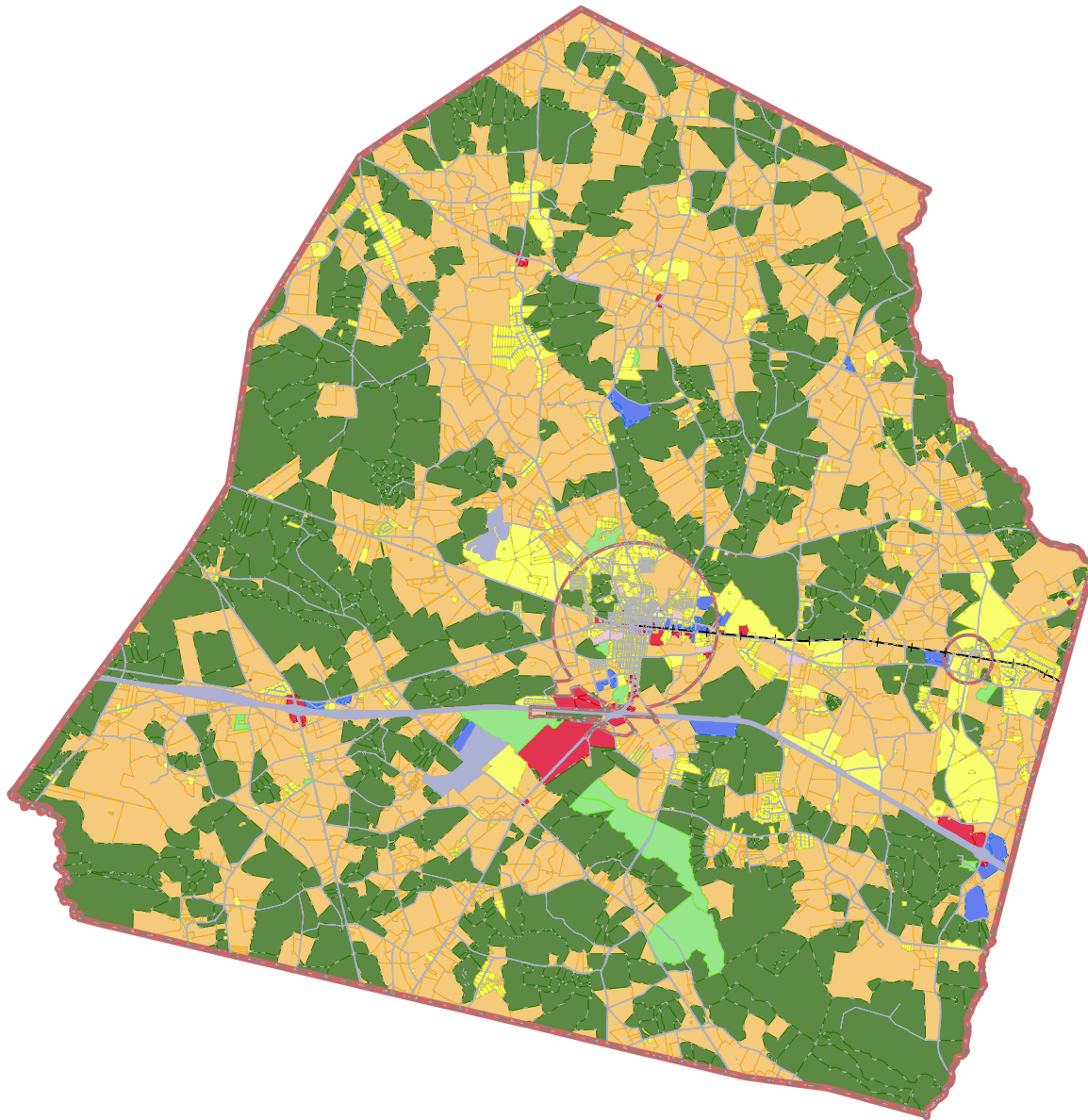
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- County Boundary
- City Limits
- Tax Parcels
- Rail Roads



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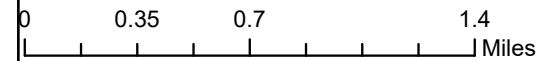
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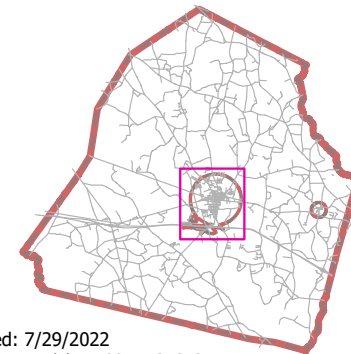
# City of Metter Future Land Use

## Future Land Use

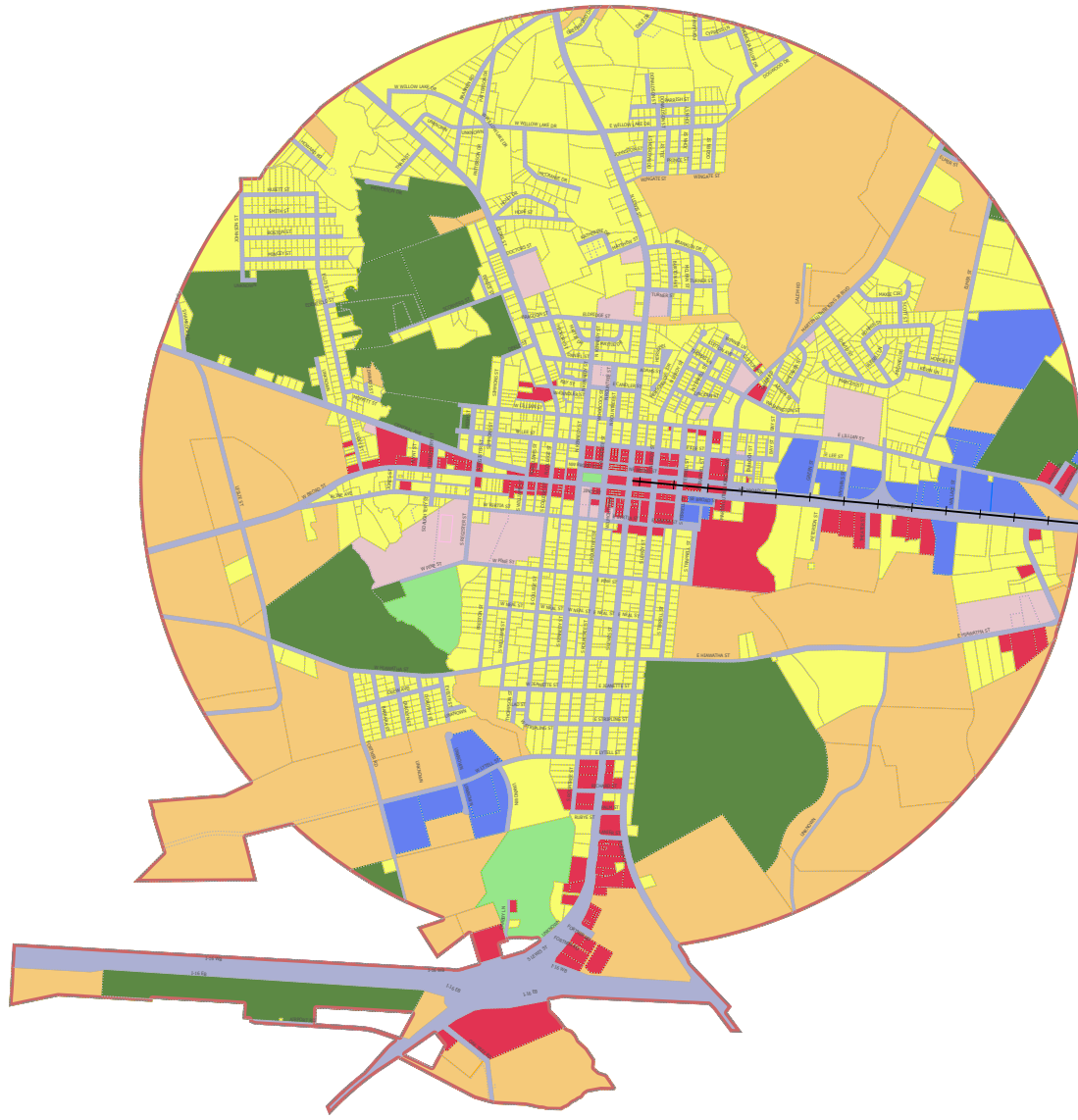
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Metter City Limits
- Tax Parcels
- Rail Roads
- Roads



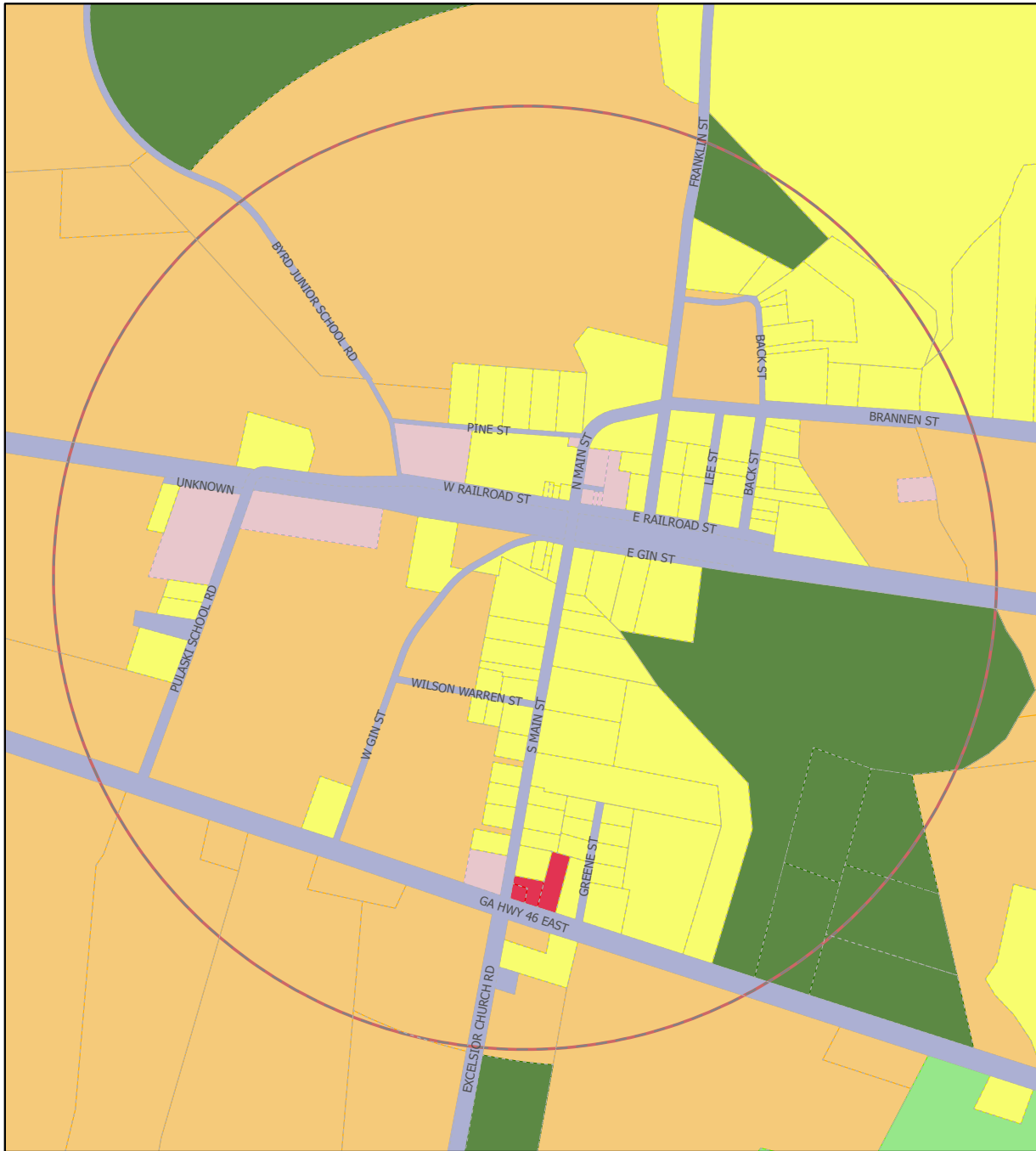
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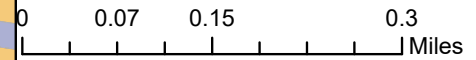
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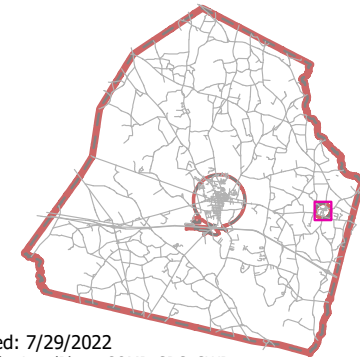
# Town of Pulaski Future Land Use



- Pulaski Town Limits
- Roads
- Tax Parcels
- Existing Land Use**
- Agriculture
- Commercial
- Forestry
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



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## Metter Character Areas

Each Character Area will have its own intent statement, strategy, and identification of primary land uses and suitable nonresidential development. Character Area guidelines are intended to establish a general direction and a base level of development quality and suitability with surrounding areas. However, Character Areas are not regulations, and therefore, will allow flexibility during project review; and allow additional qualitative controls while small area and corridor studies are completed.

### Character Areas in the City of Metter

1. Historic Downtown Metter
2. Highway 46 and Highway 129 Corridors
3. Linear Greenspace/Trail Network
4. Metter Municipal Airport
5. South Metter Historic Residential and Traditional Neighborhoods
6. Metter / Candler County Industrial Park
7. Neighborhood/Subdivision Residential Development
8. Highway 121/I-16 Gateway
9. Greater Metter Residential Redevelopment Area
10. Greater Highway 46 Residential Redevelopment Area

## 1. Historic Downtown Metter

Downtown Metter is home to historic commercial and residential buildings and the Metter Depot from our railroad days. Downtown will continue to be a focal point of community uniqueness and the vibrant center of our city. Historic Downtown Metter includes the largest concentration of the city's historic resources, is key to the City's image and character, and serves as the City's central business district. Efforts to be recognized as a Nationally Registered commercial district should be undertaken and the accompanying guidelines and regulations embraced. Concentrated and strategic revitalization and retention plans should be executed. Measures to protect and preserve historic resources and buildings should be prioritized. Code enforcement, streetscaping, and creative efforts must be stressed and supported by the community to preserve the defining aesthetic of Downtown Metter. Pedestrian amenities, landscaping and signage connected through future Downtown green spaces will serve to heighten the area's overall quality of life. The area is also rich with options for more physical activities, new green spaces, pedestrian amenities and connections.

Downtown residential areas should be prioritized for historically compatible single family attached, detached, multi-family and cluster residential development which will provide a range of housing options, enhance the Downtown neighborhood, and reinforce the market for downtown goods and services. The recent renovation of the Downtown Park duly serves to heighten Metter's uniqueness. Continued renovations on the Central and East Parks should be prioritized and pedestrian and bike facilities, decorative post, benches, lighting, and walkways should be continued throughout the Downtown District. Residential use, especially in mixed settings, should be capitalized upon. Land uses should be mixed use; office, commercial, retail, parks/greenspace; and government.

The City of Metter Downtown Development Authority will be managed by City Hall staff to ensure continued and professional operations. Incentive Plans and a business friendly environment must be implemented to welcome new entrepreneurs to Downtown. Business recruitment for Downtown Metter must recognize the community's small population and the high risk of business failure. Therefore, Downtown should realize the vision statement of the Plan and become the foodie traveler's destination point. Businesses recruited to Downtown Metter should meet this vision and should be expanding strong, existing businesses to I-16 and Metter to significantly reduce the potential for failure. Additionally, expansion of Downtown and infill should be encouraged. Branding and aesthetics should move from downtown to the Interstate to visually link the two areas and highlight the City's feature as the only downtown along Interstate 16.

### **Appropriate Land Uses:**

1. Residential: Single Family and multifamily depending on surrounding areas
2. Neighborhood Commercial and small-scale retail
3. Office
4. Public

5. Parks and Greenspace
6. Some institutional
7. Places of worship

**Implementation Measures:**

1. Facilitate area as mixed-use center through mixed-use zoning overlay or similar regulatory mechanisms.
2. Create a business recruitment and retainment strategy.
3. Encourage a mix of housing choices that cater to both existing residents as well as future workforce.
4. Promote historically-compatible infill development through architectural design guidelines.
5. Enhance sidewalks, landscaping and signage. Interconnect existing and future downtown open spaces.
6. Continue to implement roadway improvements through State Aid and GDOT.
7. Utilize the Downtown Development Authority and Main Street Programs and their statutory tools for preservation and development.
8. Implement regulations and processes to earn designation as a qualified local government for historic preservation.
9. Seek registration as a national historic registry commercial area.
10. Seek Rural Zone designation status.
11. Adopt design standards to preserve and protect the Downtown’s unique character and sense of place. These standards should include parking, landscaping, and signage.
12. Adopt life safety and building rehabilitation codes that allow for the renovation and preservation of downtown buildings.

**2. Highway 46 and 129 Corridors**

The Highway 46 and Highway 129 Corridors act as a gateway into Metter and a primary transportation route to Historic Downtown Metter. Both corridors are envisioned as primarily residential in nature with neighborhood-serving commercial establishments concentrated at key intersections and more auto oriented, corridor commercial uses along the frontage.

Landscaping and architectural character should be more defined in this area to reinforce Metter’s sense of place and character. Along the corridors, smaller-scaled, neighborhood-serving commercial uses should be limited to key intersections to minimize deterioration of the corridors through commercial strip malls and to provide adjacent neighborhoods with easily accessible local goods and services. Ensuring pedestrian connections between commercial nodes and adjacent residential neighborhoods can also minimize congestion by reducing short-distance vehicle trips while promoting increased physical activity of the area’s users. Land uses allowed in the Commercial Corridor Character Area are residential, commercial and mixed-use.

These highway corridors should be designed to enhance viability and livability along important thoroughfares. It is important that these areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage. Further, the City is encouraged to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit. These corridors offer abundant opportunity for new development. Enhanced landscaping, bike paths, sidewalks, lighting, and wayfinding/branding should be implemented in order to provide community connectivity and unification, transitioning seamlessly into Historic Downtown.

Abandoned or underutilized structures should be rehabilitated and adapted into attractive, contributing uses. Industrial and utility uses are appropriate in some parts of the character area, especially along the existing industries at Highway 46 and the existing rail lines. Means to leverage the rail line for additional sites or economic development should be aggressively explored.

Large lots of undeveloped land and the provision of water and sewer infrastructure along both corridors and the addition of natural gas at Highway 46 offer abundant opportunities for development.

### **Appropriate Land Uses**

1. Single Family Developments
2. Medium and High Density Residential
3. Retail Shopping centers;
4. Mixed Use Developments;
5. Hotels/Motels;
6. Restaurants; and
7. Professional Offices
8. Industrial
9. Utilities
10. Parks and Greenspace

### **Implementation Measures**

1. Limit future sprawl by establishing land use and zoning controls that focus commercial development along the corridors into key nodes and along the frontage. Principles of traditional neighborhood development should be implemented for development behind the frontage and commercial development.
2. Continue to refine design guidelines and enforce landscape/ architectural design requirements for Hwy 46.
3. Work with housing developers to integrate a variety of residential types within new development. (homes, townhomes, multifamily)
4. Institute landscape/natural buffers between highway and adjacent developments to help preserve rural heritage of the corridor
5. Connect adjacent residential uses to commercial nodes where appropriate/possible.

6. Coordinate capacity and safety improvements with GDOT.
7. Work with Candler County to pursue annexations to simplify service delivery, growth management, and regulatory administration.
8. Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring residential areas and major destinations.
9. Accommodate smaller-scale commercial uses that serve local residents rather than regional-oriented “big box” development.
10. Limit driveway spacing along the highway frontage and align driveways wherever possible. Require shared driveways and inter-parcel access.
11. Incorporate landscaping of commercial sites/parking lots.
12. Incorporate quality signs that are scaled and placed appropriately.
13. Primary Land Uses will be Commercial (retail and office) and multi-family residential.
14. Provide landscaped buffers between the roadway and pedestrian walkways.
15. Encourage consolidation and inter-parcel connections between parking lots.
16. Promote mixed-use and traditional development patterns, including use of more human scale, compact development, within easy walking distance to accommodate pedestrian activity.
17. Encourage landscaped raised medians separating traffic lanes.
18. Enforce restrictions on the number and size of signs and billboards.
19. Create gateway corridors at the entrances into Metter to provide a sense of arrival.
20. Revitalize existing commercial centers to capture more market activity and serve as community focal points.
21. Encourage landscaping of parking areas to minimize visual impact on adjacent streets and uses.
22. Encourage infill development on vacant or under-utilized sites.
23. Encourage bicycle and pedestrian paths to be incorporated into the street design for major corridors.
24. Incorporate street lighting at appropriate intervals to help reduce the scale of arterials and create a more pedestrian friendly streetscape.
25. Encourage development design that strengthens the physical character and image of the City of Metter.
26. Support the value of property and quality of development and major highway corridors.
27. Set basic requirements for good site design and development, building design, landscaping, and signage without discouraging creativity and
28. flexibility in design;
29. Permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians;
30. Manage the impact of commercial and industrial development on adjacent residential neighborhoods; and encourage the development of highway corridor overlay districts.
31. Encourage landscaping of parking areas to minimize visual impact on adjacent streets and uses;

32. Encourage infill development on vacant or under-utilized sites;
33. Encourage bicycle and pedestrian paths to be incorporated into the street design for major corridors; and
34. Incorporate street lighting at appropriate intervals to help reduce the scale of arterials and create a more pedestrian friendly streetscape.

### 3. Linear Greenspace/Trail Network

This area of natural, open greenspace will serve to connect the Interstate Exchange with Downtown Metter – linking the Visitors Center to the Industrial Park Pond walking trail and to the Recreation Department to Downtown. This connection honors our greenspace and provides visitors and locals alike with opportunities to explore our city and enjoy the natural environment.

#### **Appropriate Land Uses:**

1. Open, passive greenspace
2. Cycling trail
3. Pedestrian trail
4. Non-motorized uses only

#### **Implementation Measures:**

1. Study right of way and city owned property that could be utilized for trail usage.
2. Study routes to link existing trails with visitor center and downtown
3. Seek grant funding to expand trail network.

### 4. Metter Municipal Airport

The Airport should be well-landscaped, attractive, vibrant, and distinctive as being in Metter as its location parallels I-16 serving as an important landmark. Distinctive landscaping and placemaking efforts should be taken where the airport meets the interstate, and the berm should be properly maintained. The Airport should be touted as an important economic development advantage and leveraged for maximum effect. The Metter-Candler Airport Authority owns and operates the Metter Municipal Airport. The City and County share funding for necessary capital improvements. The City of Metter recognizes that the current airport facility is functioning beyond its capacity. The Authority hopes to expand its landholdings to allow for more runway space. It is important for the City to define the future vision for this large, 200-acre site. The City is encouraged to seek an Opportunity Zone designation for the current airport location and surrounding industrial properties in the future.

Land uses within this character area must be restricted solely for the airport for safety reasons. Development close to the airport will be controlled and compatible for continued and enhanced airport functioning and will be encouraging of existing and future economic development.

**Appropriate Land Uses:**

Airport and associated usage only.

**Implementation Measures:**

1. Develop distinctive landscape plan for airport and buffer area along Interstate 16.
2. Engage in placemaking design for airport and surrounding areas;
3. particularly around Interstate 16.
4. Utilize Airport as an economic development tool- especially in relation to proximity to Interstate 16, Port of Savannah, and Industrial Park.
5. Continue to fund capital improvements to enhance operations and offerings.
6. Work with Airport Authority and other partner entities to expand landholdings.
7. Seek Opportunity Zone designation.
8. Expand water lines and fire hydrants to airport.

**5. The South Metter Residential Historic District and Traditional Neighborhoods**

The South Metter Residential Historic District Traditional Neighborhood character area includes residential areas in older parts of the community that were typically developed prior to World War II. Characteristics include pedestrian-friendly streets with sidewalks, street trees, medians, on-street parking, smaller lots with less space between buildings, set to lines, and mixed-use elements such as small neighborhood businesses.

The development patterns for traditional neighborhoods should seek to:

- Maintain existing homes and character defining site features (i.e. drives, walls, lighting, landscaping, tree cover);
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale of neighboring homes;
- Accommodate infill development that compliments the scale and style of existing adjacent homes;
- Provide strong pedestrian and bicycle connectors

Added to the National Register of Historic Places in 1988 the South Metter Residential Historic District is 67-acre neighborhood runs from Hiawatha to Vertia Street and College to Lewis Street. Homes, landscaping, and tree-lined street medians are reminiscent of the late 19th and early 20th centuries. Also included in this character area are the streets adjacent to Highway 121/Lewis Street, and the historic areas north of downtown. These areas are the principal locations of the historic tree-lined medians and streetscapes for which Metter is so well known. The residential use and nature of these areas should be strictly maintained, although the north area historically also accommodates public uses, which can and should be maintained also. The unique streetscapes and pedestrian friendly scale should be enhanced and extended. Any infill development should complement the existing scale, setback, style, and landscaping of existing structures. The historic nature of these areas should be protected, preserved, and promoted.

Attention should be paid to these assets now so as to not lose them. Historic Preservation regulations and code enforcement activities may become necessary.

**Implementation Measures:**

1. Adopt a Traditional Neighborhood Development (TND) ordinance.
2. Prepare an existing conditions analysis of the City's sidewalks to identify sub-standard facilities and prioritize projects.
3. Continue to implement recommended sidewalk projects.
4. Designate residential and commercial historic preservation districts.
5. Ensure that building setbacks of infill development are consistent with surrounding homes. May require set to lines rather than set backs.
6. Promote single-family and multi-family residential uses;
7. Increase pedestrian connectivity between neighborhoods;
8. Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services;
9. Connect to a network of greenways/trails, wherever possible;
10. Maintain existing housing stock and preserve neighborhood character; and
11. Protect historic structures and neighborhoods.

**Appropriate Land Uses**

1. Strictly single-family residential, with some exception in the north parts where neighborhood commercial exists or may be appropriate.
2. Parks, recreation, and greenspace;
3. Public/institutional;
4. Neighborhood commercial;
5. Multi-family residential;
6. Mixed-use developments, neighborhood in scale
7. Places of worship

**6. Metter/ Candler County Industrial Park**

The Industrial Park character area includes land set aside for low and high intensity manufacturing, wholesale trade, distribution, assembly, processing, and similar uses that may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics. A goal of this character area is to allow opportunities to expand this sector of the economy while also accommodating new businesses. This area should be well-landscaped, attractive and a vibrant component of the city.

The Industrial Park character area can be found just off Interstate 16 and near the Metter Municipal Airport. Water, sewer, and natural gas utilities are available. Much of the acreage is undeveloped and at least one building is available for occupancy. Aggressive efforts should



be made to build out the area to bring much needed jobs and economic development to the area and realize the investment made in existing utilities and infrastructure. Its proximity to Interstate 16, the Savannah Ports, and airports in Metter, Savannah, and Atlanta should be highlighted as competitiveness factors.

A zoning overlay should be considered to ensure a high standard of development and maintenance of property.

**Implementation Measures:**

1. Accommodate diverse, higher-intensity industrial uses and supporting commercial uses
2. Limit “interchange commercial” uses;
3. Depict clear physical boundaries and transitions between the edge of the character area and surrounding rural or residential areas;
4. Reflect unified commercial or industrial developments;
5. Provide access management measures such as inter-parcel access;
6. Incorporate landscaping of commercial sites/parking lots;
7. Discourage strip development;
8. Provide adequate buffers;
9. Limit visibility of industrial operations/parking from the public right of way;
10. Control signage (height, size, type) to prevent “visual clutter;”
11. Prepare and incorporate into development review a “development impact matrix” to determine potential impacts of specific industries on the environment and infrastructure;
12. Continue to coordinate economic development activities for recruiting research and office parks;
13. Implement an Industrial Overlay district to regulate building placement, design, size, and sign placement materials, landscaping, access and other elements;
14. Strong and ongoing coordination between the City and the Industrial Authority to ensure infrastructure capacity; appropriate transportation networks; and land availability.
15. Develop a plan to identify and attract appropriate businesses to these areas;
16. Reflect coordinated transportation/land use planning;
17. Protect water quality with appropriate soil erosion and control and groundwater recharge protection area measures;
18. Connect to nearby networks of greenspace/multi-use trails/bike paths where available;
19. Incorporate landscaping of commercial sites/parking lots
20. Require shared driveways and inter-parcel access

**Appropriate Land Uses**

1. Commercial (retail and office);
2. Industrial Warehousing;
3. Mixed use developments;
4. Office Parks;
5. Employment Centers

## 7. Neighborhood/Suburban Residential Development

The Suburban Neighborhood character area describes areas where conventional patterns of post-World War II suburban residential subdivision development have been or will be the dominant pattern. In addition to conventional subdivisions, some multi-family uses should be in this character area. Neighborhoods tend to be characterized by low pedestrian orientation, larger lot sizes, high-to-moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. This character area is typically found in established neighborhoods that surround historic areas and in unincorporated areas where growth has occurred. That being said, Metter is much in need of suburban style residential development to offer housing opportunities to those working in our schools, hospital, government, and industries.

Metter should promote moderate density, traditional neighborhood development principles in these areas. Neighborhood focal points either exist, or could exist, by placing community centers, or appropriately scaled commercial or activity centers at suitable locations. There should be good vehicular and pedestrian connections to retail outlets and services as well as internal street connectivity to adjacent development and access points. Ideally, connections would lead residents to green space and/or trails.

A variety of house types, styles, and price points should be promoted to create character and neighborhood diversity. Accessory housing units, and new, well designed, similarly scaled infill multi-family residences should be permitted to increase neighborhood density and diversity. Narrow residential streets with traffic calming measures should be designed with on street parking and pedestrian and bicycle facilities. Sidewalks, street trees, and lighting should be installed.

Zoning regulations should be amended to require small, regular lots, a low degree of building separation, build to lines (rather than front set-backs) and neighborhood scaled businesses.

### Appropriate Land Uses

1. Single-family residential;
2. Parks, Recreation, and Greenspace;
3. Public/institutional;
4. Places of worship and
5. Multi-family residential

### Implementation Measures

1. Accommodate infill development that complements the scale, setback and style of existing adjacent homes.
2. Maintain existing tree cover.
3. Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way.

4. Incorporate sidewalks, traffic calming improvements and/or increased street interconnections, where appropriate, to improve walkability within existing neighborhoods as well as connectivity to neighboring communities and major destinations, including.
5. Connect to a network of greenways/trails, wherever possible.
6. Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to local shops and services.
7. Encourage the location of schools, community centers or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences.
8. Encourage developers to limit clearing and grading to maintain the natural tree canopy as much as possible.
9. Encourage new residential development to blend with existing housing through appropriate open space and buffering requirements.
10. Evaluate performance standards for residential architectural standards to promote quality-built neighborhoods.
11. Plan the design, construction and promotion of greenway trail systems as a regional recreational resource with local amenities, including public parks.
12. Neighborhood commercial development should be allowed within identified centers and existing suburban neighborhoods.
13. Where feasible, developments should be retrofitted to include sidewalks and roadways.

## **8. Residential Redevelopment Area: Greater Metter Redevelopment Area**

A residential redevelopment area is a residential area that has most of its original housing stock in place but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different types and intensity of uses that are not compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad. Additionally, there may be large areas of vacant land or deteriorating, unoccupied structures.

In 2008, the City of Metter commissioned a Housing Inventory and Land Availability Study that identified eight “concentrated areas of housing units with condition problems.” In 2010, the Greater Metter Residential Redevelopment Area Urban Redevelopment Plan was adopted, designating these areas as “slum area [that] are generally found to be conducive to ill health, disease transmission, infant mortality, juvenile delinquency, crime or otherwise harmful to the public.” This does not mean that all structures or properties within the area are of concern; however, the existence of such conditions could lead to the overall decline of the area. However, five of the eight areas “slum areas” are included within this character area.

### **Implementation Measures:**

1. Focus on strategic public investments to improve conditions.
2. Encourage appropriate infill development on scattered vacant sites.
3. Encourage increased home ownership and maintenance or upgrade of existing properties.

4. Employ public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives.
5. Regulate infill development to ensure architecturally compatible housing.
6. Develop and implement a focused redevelopment strategy. The redevelopment strategy should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding on the remaining land. New builds should follow the principles of traditional neighborhood development.
7. Ensure the availability of a well-designed new neighborhood activity center as part of the rehabilitation effort. The activity center should be appropriately located as a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately scaled retail establishments to serve the neighborhood residents.
8. Provide strong pedestrian and bicycle connections to encourage residents to walk and bike to area destination centers.
9. Connect newly constructed streets to properly disperse traffic.
10. Employ design features that encourage safe, accessible streets. For example, use narrow right of ways, on street parking, sidewalks, street trees, and landscape raised medians for minor collectors and wider streets.
11. Address infrastructure issues, including roads that need paving, flooding, missing sidewalks, and failing utility lines.
12. Enforce manufactured home standards in state law and local ordinance. Strengthen local zoning ordinance to allow manufactured home to locate only in existing manufactured home parks.
13. Enforce nuisance abatement and property maintenance codes to improve areas of blight and impose stringent citations on properties that are not remedied in a timely manner.
14. Adopt special rehabilitation building codes to regulate and encourage the renovation of existing structures so as to make rehabilitation efforts more feasible.
15. Enforce code enforcement actions against owners where building code violations exist.
16. Consider applying for enterprise zone and/or opportunity zone designations in order to offer tax abatement incentives for redevelopment.
17. Implement litter abatement campaigns and enforcement.
18. Enforce loitering laws.
19. Ensure that vacant structures are not being used for criminal activity. Enforce the laws where needed.

**Appropriate Land Uses:**

1. Single Family Residential
2. Medium and High density residential
3. Neighborhood commercial; Neighborhood scaled businesses
4. Places of worship
5. Institutional
6. Parks, Recreation, Greenspace

## 9. Residential Redevelopment Area: The Greater Highway 46 Redevelopment Area

A residential redevelopment area is a residential area that has most of its original housing stock in place but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different types and intensity of uses that are not compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad. Additionally, there may be large areas of vacant land or deteriorating, unoccupied structures.

In 2008, the City of Metter commissioned a Housing Inventory and Land Availability Study that identified eight “concentrated areas of housing units with condition problems.” In 2010, the Greater Highway 46 Residential Redevelopment Area Urban Redevelopment Plan was adopted, designating these areas as “slum area [that] are generally found to be conducive to ill health, disease transmission, infant mortality, juvenile delinquency, crime or otherwise harmful to the public.” This does not mean that all structures or properties within the area are of concern; however, the existence of such conditions could lead to the overall decline of the area. This area is comprised Central Area, East Lilian Street, and Martin Luther King, Jr. Boulevard. These areas are adjacent to the Georgia Highway 46 and extend into the northwest and northeast quadrants of the City, comprising a significant 198.32 acres or land –or .04 percent of Metter’s total land mass (4,874 acres) and 32% of its total residential land mass (651 acres).

Redevelopment is one of the most effective ways to breathe new life into deteriorated areas plagued by social, physical, environmental or economic conditions that act as barriers to new investment. Through redevelopment, a target area will receive focused attention and financial investment to reverse deteriorating trends, create jobs, revitalize the business climate, rehabilitate existing housing stock, create new housing opportunities, and gain active participation and investment from citizens who would not otherwise be engaged.

As is the case with most redevelopment areas, most of the existing housing stock in this area is deteriorated or worsening condition due to low rates of home ownership and neglect of property maintenance. The City should identify strategic public investment that could be made in the area to improve conditions and offer attractive infill development on scattered lots. Home ownership must be encouraged, and obtainable and property maintenance programs should be introduced and enforced. Public investment, assistance, code enforcement, street improvements, walkability features and redevelopment incentives should be focused here to address those areas where attention would result in neighborhood stabilization and higher rates of home ownership. The recommendations of the 2010 plan should be implemented. Dilapidated structures should be removed where necessary. Where traditional housing stock can be saved – it should be saved. Where land is vacant or cleared, new homes and neighborhoods should be developed following the principles of traditional neighborhood development. Activity centers, community facilities, and neighborhood scaled businesses

should be approved in appropriate locations to create a focal point and a sense of community. Strong pedestrian and bicycle connections should also be provided and streets and public spaces should be designed with safety in mind: narrow, low speed streets, on street parking, street trees planted, sidewalks installed and repaired, and street lighting.

**Implementation Measures:**

1. Focus on strategic public investments to improve conditions.
2. Encourage appropriate infill development on scattered vacant sites.
3. Encourage increased home ownership and maintenance or upgrade of existing properties.
4. Employ public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives.
5. Regulate infill development to ensure architecturally compatible housing.
6. Develop and implement a focused redevelopment strategy. The redevelopment strategy should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding on the remaining land. New builds should follow the principles of traditional
7. neighborhood development.
8. Ensure the availability of a well-designed new neighborhood activity center as part of the rehabilitation effort. The activity center should be appropriately located as a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately scaled retail establishments to serve the neighborhood residents.
9. Provide strong pedestrian and bicycle connections to encourage residents to walk and bike to area destination centers.
10. Connect newly constructed streets to properly disperse traffic. Employ traffic calming and street scaping design.
11. Employ design features that encourage safe, accessible streets. For example, use narrow right of ways, on street parking, sidewalks, street trees, and landscape raised medians for minor collectors and wider streets.
12. Address infrastructure issues, including roads that need paving, flooding, missing sidewalks, and failing utility lines.
13. Enforce manufactured home standards in state law and local ordinance. Strengthen local zoning ordinance to allow manufactured home to locate only in existing manufactured home parks.
14. Identify alternative solutions to housing rather than deteriorating mobile homes.
15. Remove dilapidated structures where necessary.
16. Enforce nuisance abatement and property maintenance codes to improve areas of blight and impose stringent citations on properties that are not remedied in a timely manner.
17. Adopt special rehabilitation building codes to regulate and encourage the renovation of existing structures so as to make rehabilitation efforts more feasible.
18. Enforce code enforcement actions against owners where building code violations exist.

19. Consider applying for enterprise zone and/or opportunity zone designations in order to offer tax abatement incentives for redevelopment.
20. Implement litter abatement campaigns and enforcement.
21. Enforce loitering laws.
22. Ensure that vacant structures are not being used for criminal activity. Enforce the laws where present.
23. Maintain the existing traditional neighborhood design patterns and aesthetics.
24. Vacant or underutilized property should be developed /redeveloped such that it matches the traditional character of the area.
25. Neighborhood commercial uses should be incorporated into the area in a manner that compliments the traditional character.
26. Implement recommendations and strategies of the 2010 Greater Highway 46 Urban Redevelopment Plan.
27. Implement recommendations of the 2008 Housing Inventory and Land Availability Study.

**Appropriate Land Uses:**

1. Single Family Residential
2. Medium and High density residential
3. Neighborhood commercial; Neighborhood scaled businesses
4. Places of Worship
5. Institutional
6. Parks and recreation
7. Community Facilities
8. Parks and Greenspace

**10. Highway 121/I-16 Gateway**

The Highway 121/I-16 Gateway character area at exit 104 is the “front door” to Metter and the historic downtown, traditional residential areas and serves as the entrance to the Candler County Industrial Park. These corridors are what bring visitors to the downtown, and they should also set the stage for what is to come. This area exhibits perhaps the greatest potential for large-scale economic development catering to a regional audience. As such, aggressive architectural controls should be established to promote high quality development that reinforces the traditional aesthetic of Metter and reinforces our strategy as a destination stop. The Gateway area includes two significant opportunities for “Multi-Use Centers” abutting the interstate. It is recommended that one of these two quadrants be promoted as a regional commercial center while the other be developed over time with a more compact and walkable mix of uses such as higher-end retail and multi-story housing. The scenario overall will create more orderly transportation patterns, walkability and increased opportunities for physical activities.

The Interstate 16 Interchange Exit 104 at Metter should be a high-density node of primarily commercial development to serve both the needs of the I 16 traveling public as well as local

residents. Quality development of additional shopping and services will be encouraged to develop greater choices and economic opportunities while preserving the uniqueness of Metter and establishing an attractive gateway into the Historic Downtown only a minute away.

Sense of place should be fostered through coordinated regulation of signage, landscaping, layout, and branding. Opportunities for development abound here and Metter has the distinctive advantage of being the only downtown at the Interstate. Regulations and amenities, including walkability, visitor amenities, tree canopy, and decorative infrastructure should reflect this. To realize this, the City should implement development codes and design standards that welcome commercial development that also creates a sense of place and serves to welcome the downtown to the interstate. Sign regulations will be especially difficult, but especially needed here. Ingress, egress and curb cuts should be evaluated for reduction. Too many curb cuts exist that don't meet current GDOT regulations and cause confusion for visiting drivers. Reconfiguration of parking lots and circulation routes may be necessary and inter-parcel connectivity encouraged.

Additionally, the City should provide pedestrian and bicycling amenities, including sidewalks, benches, lighting, and bike racks. Visitor parking that links to the trail system from the Visitors Center to Downtown is encouraged. Wayfinding signage to brand and link the Interchange to Downtown is also essential. Some commercial establishments along the corridor should be retrofitted or otherwise redeveloped to prevent blight and unsightliness.

**Appropriate Land Uses:**

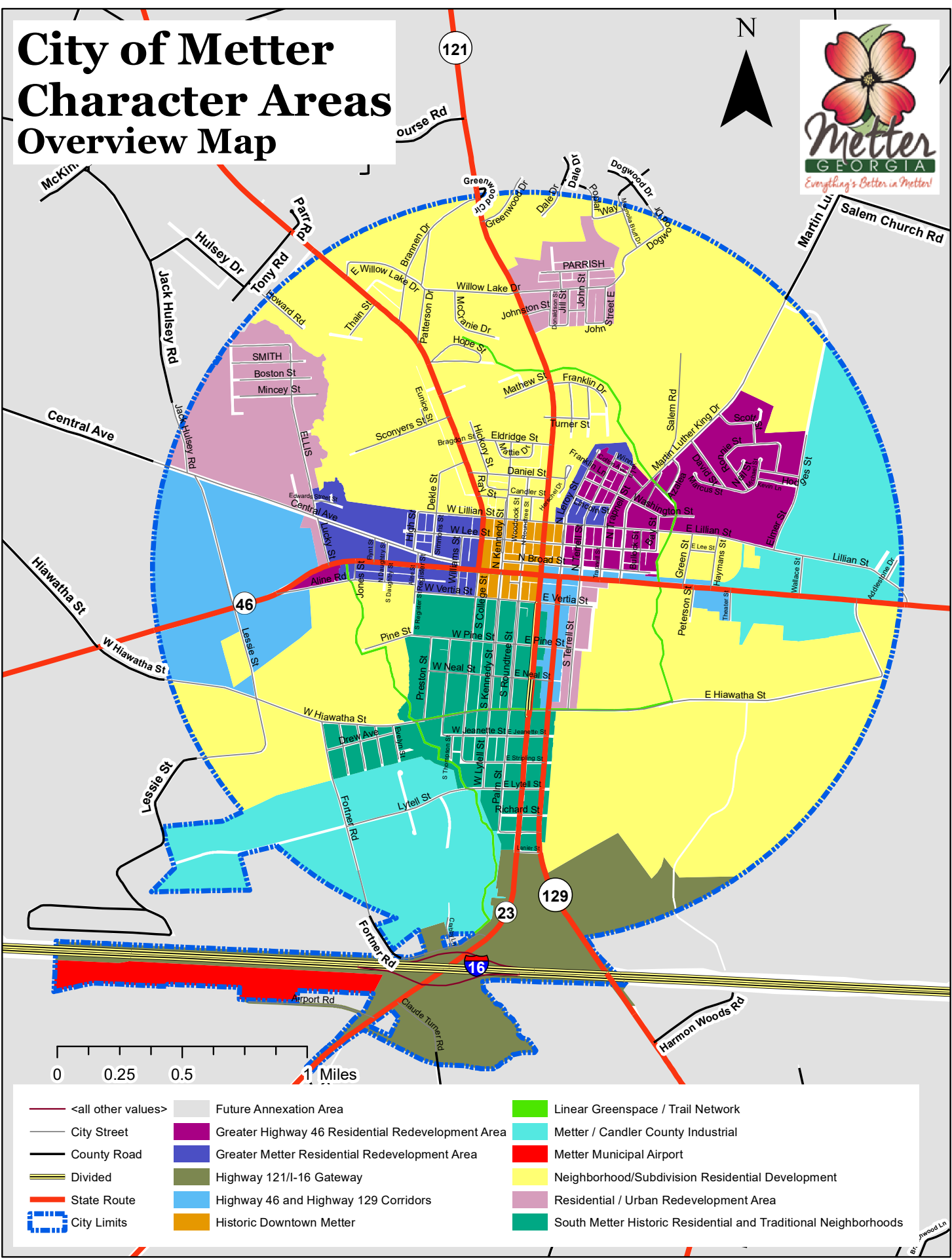
1. Commercial & Retail;
2. Transportation;
3. Park/recreation;
4. Public/Institutional;
5. Planned mixed us

**Implementation Measures:**

1. Work to establish non-competing uses between multi-use development areas to facilitate more sustainable land use scenario.
2. Establish aggressive architectural controls to maintain high- quality appearance.
3. Encourage multi-story / senior housing on “quad- rant”.
4. Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring residential areas and major destinations.
5. Identify funds/resources to implement pedestrian/ streetscape improvements along key stretches of Highway.
6. Work to establish non-competing uses between multi-use development areas to facilitate more orderly circulation patterns. Establish requirements for inter-parcel connectivity and limit curb cuts on Highway that lead to congestion.
7. Intergovernmental Coordination Work with GDOT to improve multimodal facilities around interstate exit.



# City of Metter Character Areas Overview Map



<all other values>	Future Annexation Area	Linear Greenspace / Trail Network
City Street	Greater Highway 46 Residential Redevelopment Area	Metter / Candler County Industrial
County Road	Greater Metter Residential Redevelopment Area	Metter Municipal Airport
Divided	Highway 121/I-16 Gateway	Neighborhood/Subdivision Residential Development
State Route	Highway 46 and Highway 129 Corridors	Residential / Urban Redevelopment Area
City Limits	Historic Downtown Metter	South Metter Historic Residential and Traditional Neighborhoods

# Community Work Programs



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The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision.

This plan element answers the questions, **“How are we, as a community, going to get where we desire, given where we are?”** The Candler County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

# Candler County

## Community Work Programs

**Candler County Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Continue to pursue upgrades to Metter-Candler County's airport, including constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate			Y	2027				Underway; Upgrades to the Metter-Candler County airport will continued to be pursued each year as funding becomes available. Since the previous plan update, jet fueling infrastructure has been added; \$30,000 was received by the Metter-Candler County airport from the CARES Act in 2020 to support operations. This item remains on the CWP to represent an effort to pursue further upgrades.
2021	Seek funding as needed to further develop recycling activities county-wide							Y	Cancelled; Action Item not feasible for County at current recycling cost.
2018	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors	Y	2018						Complete; County adopted and continues to enforce a model ordinance for DNR's Part V Environmental Planning Criteria.
2018	Renovate Strickland Building at the recreation complex	Y	2019						Complete; Strickland Building renovations were completed in 2019.
2018	Construct new storage building for courthouse							Y	Cancelled; County has made other arrangements to meet this need.
2020	Construct jet fueling infrastructure at the Metter-Candler County Airport to increase capacity	Y	2019						Complete; Jet fueling infrastructure at the Metter-Candler County Airport completed construction in 2019.

**Candler County Comprehensive Plan Community Work Program  
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Complete TIA Band 2 Projects (Oak Tree Road, High Bluff Road)	Y	2018						Complete; TIA Band 2 projects completed in 2018.
2020	Complete TIA Band 3 Projects (Eden Church Road, Windmill Road)			Y	2022				All TIA Band 3 projects completed except for the paving/reconstruction of Matthews Church Road – this project is underway with expected completion of 2022.

**Candler County** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Continue to pursue upgrades to Metter-Candler County's airport, including constructing additional hangars, expanding the terminal building, a new control tower, and other improvements as appropriate						X		X	X	Airport Authority, GDOT, FAA	\$550,000	X	X	X	
Construct a new public works facility					X			X			\$400,000	X			
Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance; establish zoning ordinance		X						X			\$10,000	X			
Digitize and recodify county ordinances	X							X		ARPA	\$20,000	X		X	
Construct facility to include jail, sheriff's office, and court annex		X	X					X		SPLOST	\$15 Million	X			
Apply maintenance and infrastructure improvements to Recreation Department						X		X		SPLOST	\$75,000/YR	X			
Update IT infrastructure county-wide		X						X			\$45,000	X			
Update county website and expand online presence						X		X			\$3,600/YR	X			

**Candler County** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Upgrade motor graders and other public works equipment through purchases and lease agreements						X		X		SPLOST	\$800,000	X			
Establish capital investments for Fire services in the unincorporated areas of the county					X			X		GEMA/ FEMA	\$2.5 Million	X	X	X	
Develop a county litter prevention campaign		X						X		Candler Public Works Dept	\$5,000	X			X
Pave, grade, apply utility relocation, and drainage improvements, to East Hiawatha St. – TIA2, Band 1	X	X	X					X		GDOT TIA	\$1,697,765	X	X		
Pave and realign Piney Grove Road - TIA2, Band 2				X	X		X	X		GDOT TIA	\$372,113	X	X		
Resurface Lake Church Road - TIA2, Band 2				X	X		X	X		GDOT TIA	\$477,689	X	X		

# City of Metter

## Community Work Programs



**City of Metter Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Work with Candler County Hospital to produce economic impact study and define sustainable way forward for the local hospital	Y	2018						Complete; The study was completed in 2018.
2018	Institute One Stop Shop for Permitting and Project Management	Y	2021						Complete; One Stop Shop for permitting and Projects was completed in 2021.
2018	Develop a visit Metter and City of Metter social media program	Y	2022						Complete; Social media programs for the city was completed in 2022.
2018	Develop ordinances such as temporary vendor and downtown storage to protect downtown development			Y	2024				Underway; This ordinance is currently being developed. This action item is expected to be complete by 2024.
2018	Develop and maintain data needed to create niche market for foodie destination	Y	2019						Complete; This action item for the city was completed in 2019.
2018	Strengthen involvement in Camera Ready Program	Y	2018						Complete; Camera Ready Program goal for the city was completed in 2019.
2019	Identify a location for Farmers Market and funding sources	Y	2022						Complete; Action item was completed in 2022. Farmer's Market is held at the Candler County History Museum bi-monthly.
2018	Explore and invite State Farmers Market to locate in Metter.	Y	2022						This pursuit was completed each year in the previous 5 years. The city will continue the pursuit of this action item each year until achieved; item remains on the CWP in reflection of the same.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Develop criteria for incentives, subsidies, or other public support of private development	Y	2019						Complete; Action item was completed in 2019.
2019	Work with private sector to develop commercial industries at the interstate	Y	2022						This pursuit was completed each year in the previous 5 years. The city will continue the pursuit of this action item each year until achieved; item remains on the CWP in reflection of the same.
2020	Work with local and regional developers to form Homebuilders Association or similar development organization.	Y	2022						This pursuit was completed each year in the previous 5 years. The city will continue the pursuit of this action item each year until achieved; item remains on the CWP in reflection of the same.
2018	Implement Business Development Through Tourism Strategy	Y	2018						Complete; Action item was completed in 2018.
2018	Produce and distribute city marketing materials	Y	2019						Complete; This action items were completed in 2018 and 2019.
2018	Work with State Department of Economic Development to create model Recruitment Team	Y	2019						Complete; Action item was completed in 2019.
2018	Invite State Resource Team to Metter for Tourism Evaluation and Assessment.	Y	2018						Complete; Action item was completed in 2018.
2018	Adopt Standard Incentive Plan for Commercial and Retail Development	Y	2018						Complete; The city adopted a standard incentive plan for Commercial and Retail Development in 2018.
2019	Adopt Standard Incentive Plan for Industrial Development	Y	2019						Complete; The city adopted a standard Industrial Development Incentive Plan in 2019.

**City of Metter** Comprehensive Plan Community Work Program  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Seek EDA or other grant funding to develop a business incubator downtown focused on agribusiness and the creation of a foodie destination	Y	2021						Complete; Action item was initiated in 2019 and completed in 2021- Georgia Grown Innovation Center was created.
2018	Create a Georgia Grown stop and shop at the Metter Welcome Center. (Retail Space)	Y	2021						Complete; Action item was completed in 2021.
2019	Create an Ag Theme playmaker space downtown to support vision statement.			Y	2023				Underway; Metter is in the planning stages of rebranding and creating of an Ag Theme placemaker space downtown; Estimated completion of 2023.
2020	Develop a commercial kitchen incubator to support entrepreneurial startups in the food business.					Y	2027		This action item was not completed in the previous 5 years due to lack of funding. The City will continue to seek funding for this endeavor. Estimated completion date of 2027.
2020	Redevelop the canning plant behind the Candler County Historical Society and Museum to support the vision statement.					Y	2025		This action item was not completed in the previous 5 years due to lack of funding. This action item has been given to the Historical Society by the City. The Historical Society will continue efforts to seek funding and work with the Board of Education to achieve this item. Estimated completion of 2025.

**City of Metter Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Recommence Downtown Development Authority	Y	2019						Complete; DDA Revived in 2019.
2019	Reinstate Main Street Program	Y	2020						Complete; Main Street Program was reinstated in 2020.
2019	Achieve Rural Development Zone Status			Y	2023				Underway; This action item is expected to be completed within the next year. Remains in CWP; Verbiage in CWP changed to "Rural Zone Designation"
2019	Evaluate Opportunity Zone prospects	Y	2019						Complete; Action item was completed in 2019.
2018	Work with Industrial Development Authority to strategically develop infrastructure and utilities for industrial recruitment	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2018	Renovate and/or expand visitor center at the Interstate to compliment the vision	Y	2021						Complete; Rebranded Visit Metter/ Georgia Grown- made it into a store.
2018	Actively monitor Census Data regarding population changes and projections	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2018	Actively monitor data regarding per capita income	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.

**City of Metter** Comprehensive Plan Community Work Program  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Actively seek affordable workforce housing opportunities	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2019	Actively seek to add quality of life amenities that will sustain and draw population to Metter	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2021	Obtain Qualified Local Government status for Historic Preservation by adopting a historic preservation ordinance and establishing a historic planning commission.			Y	2025				Underway; The city is continuing to work towards accomplishing this action item. They are expected to have this goal met in 2025. Action to move to parking lot and modify to address the ordinance
2019	Adopt appropriate life safety and building codes that allow for rehabilitation of historic structures that maintain the integrity of the structure while providing access and safety.			Y	2025				Underway; The city is continuing to work towards accomplishing this action item. They are expected to have this goal met in 2025. Action to move to parking lot and modify to address historic district
2018	Map and market our registered properties and districts.	Y	2018						Complete; Complete; Action item was completed in 2018.
2019	Develop and implement landscaping and maintenance plans for the medians.			Y	2023				Underway; This action went out for bid; expected completion 2023.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Construct phase 2 of the downtown park renovation. (Central Park)	Y	2021						Complete; Action item was completed in 2018.
2022	Construct phase 3 of the downtown park renovation. (West Park)	Y	2018						Complete; Action item was completed in 2018.
2018	Partner with the newly formed Arts Commission to provide space and grant support for community enrichment programs							Y	Dropped; The Arts Commission was dissolved.
2021	Redefine design guidelines to incorporate aggressive architectural controls for development along Hwy 46 and Interstate 16							Y	Dropped; This action item is no longer a priority for the City of Metter.
2018	Continue and enhance maintenance and landscaping of traffic islands, city parks, and city facilities to enhance the city's appearance and quality of life	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2021	Develop public tree maintenance program	Y	2021						Action item completed in 2021.
2021	Explore recycling program within city							Y	Dropped; This action item is no longer a feasible option for the City of Metter.
2021	Complete renovations at Jaycee Park.			Y	2023				Underway; Phase 1 and 2 have been completed. Phase 3 set to begin in September 2022.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Complete renovations at Lee Street Park			Y	2023				Underway; Action item is estimated to be complete in 2023.
2018	Work with Animal Services Committee to make improvements at Animal Shelter: exercise fencing; additional capacity	Y	2022						Complete; Action item was completed in 2022.
2021	Adopt the commitment to becoming a Low Kill Animal Shelter and begin implementing steps to accomplish	Y	2021						Complete; The city adopted the Low Kill Policy in 2021.
2019	Develop a Standard Operating Procedure with best practices and disaster planning for Animal Shelter			Y	2023				Underway; Disaster planning and Standard Operation Procedures for the animal shelter are estimated to be established in 2023.
2019	Pursue grants for additional funding at Animal Shelter. Including TNR, Adoption Centers, Petco, etc.	Y	2022						Action item has been pursued annually during the previous 5 years Action item remains on CWP as a yearly process that will continue beyond 2027.
2020	Construct and open animal adoption center and support shelter	Y	2021						Complete; Action item was completed in 2021.
2020	Add staff and equipment capabilities to rescue and shelter stray cats							Y	Dropped; This action item is no longer a feasible option for the City of Metter.
2020	Add and enhance signs directing traffic to Animal Shelter					Y	2023		Action item not completed in the previous 5 years due to lack of funding; remains on CWP in reflection of the same; Estimated completion of 2023

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Improve road at entrance to Animal Shelter for better public access	Y	2021						Complete; Action item was completed in 2021.
2018	Continue to develop, implement, and enhance public education and adoption programs for stray animals	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2020	The Tree Ordinance should be considered for possible revision and strengthening	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years. Action item has been ongoing since 2020 and has been adopted as a yearly process.
2020	Repair, maintain, and landscape original City entrance signs	Y	2022						Complete; Action item was completed in 2022.
2019	Provide regular training and equipment upgrades for street and lanes department	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2019	Develop the police department as a public services complex	Y	2020						Complete; Action item was completed in 2020.
2019	Vacate and place for sale property currently utilized as public works facility	Y	2020						Complete; Action item was completed in 2020.



City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Develop Training Facility for Fire Department at Public Services Complex or other suitable location	Y	2022						Complete; Action item was completed in 2022. Moved to Public Services Complex.
2019	Develop landscaping and maintenance plans for medians and tree islands	Y	2022						This action item was in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2019	Implement planting and landscape plan at welcome signs			Y	2023				Underway; The bid package has been sent out.
2019	Enhancements and improvements to Welcome Center	Y	2021						Complete; Action item was completed in 2021.
2019	Develop Welcome Center as a Georgia Grown store	Y	2019						Complete; Action item was completed in 2019.
2019	Incubate arts and after school programming in Head Start building							Y	Dropped; This action item is no longer a priority for the City of Metter.
2021	Obtain Water First Community Certification from DCA							Y	Dropped; This action item is no longer a priority for the City of Metter.
2018	Seek State Certification for Police Department	Y	2021						Complete; Action item was completed in 2021.
2018	Implement Vehicle Replacement Program for Police Department	Y	2019						Complete; Action item was completed in 2019.
2018	Provide Body and Car Cameras for all patrol officers			Y	2022				Underway; New cameras replacements will arrive in 2022.
2018	Design and implement standard operating procedures and appropriate training programs for Police Officers	Y	2021						Complete; Action item was completed in 2021.

City of Metter Comprehensive Plan Community Work Program

**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Identify new location for Fire Department	Y	2021						Complete; Action item was completed in 2021.
2019	Design and construct new fire department			Y	2024				Underway; Action item is estimated to be complete in 2024.
2019	Purchase priority apparatus and equipment to replace those past their lifespan	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years. The city will continue inventory and replace outdated equipment as needed.
2019	Purchase priority rescue equipment to replace those past their lifespan and supplement needs	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years. The city will continue inventory and replace outdated equipment and supplement needs as necessary
2019	Upgrade Radio System	Y	2019						Complete; Action item was completed in 2019.
2018	Maintain ISO rating of 4 or better	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	FD meet staffing formulas for all shifts	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2019	Develop FD training center			y	2024				Underway; The FD training center is estimated to be complete 2024.
2019	Develop and implement Compassionate Compliance Policies and Procedures regarding nuisances and civil city ordinance violations			Y	2022				Underway; The city is working to develop Compassionate Compliance Policies and Procedures. This action item is estimated to be complete by 2022.
2019	Continued public engagement and outreach campaigns	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2019	Develop Prevention & Inspections Staffing and activities at FD	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.
2020	Adopt downtown Fire Safety district							Y	Dropped; This action item has been removed from the Community Work Program.
2020	Adopt Subdivision incentives needed to encourage development and rehabilitation			Y	2022				Underway; Action item is in the planning stages. Estimated to be complete in 2022.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Examine subdivision regulations to enable development of innovative types of subdivisions that match the character of the City			Y	2023				Underway; Action item is in the planning stages. Estimated to be complete in 2023. Strategic plan study was initiated in 2021.
2020	Update 2008 Housing and Land Availability Study			Y	2023				Underway; Action item is in the planning stages. Estimated to be complete in 2023. Verbiage changed from previous plan to “Fund Housing and Land Development Study”
2022	Redevelop city warehouse in alley for downtown loft housing							Y	Dropped; The city has determined that the warehouse is not suitable for housing.
2020	Evaluate zoning ordinance for possible overhaul: added flexibility; variety of housing for next generation; smaller lot sizes; reduce redundancy; and reduce layers of bureaucracy			Y	2023				Underway; This study was initiated in 2021. The evaluation is estimated to be complete in 2023.
2020	Study GICH Program for possible assistance			Y	2023				Underway; This study was initiated in 2021 and is estimated to be completed in 2023.
2019	Explore possibilities with land banking to address dilapidated properties			Y	2023				Underway; GSU study is estimated to be completed in 2023.
2019	Enforce Nuisance Abatement and Code Enforcement Program to address substandard and dilapidated housing	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item to be completed each year in the next five years.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Seek and support low-income housing tax credit application in order to provide affordable housing			Y	2023				Underway; GSU study is estimated to be completed in 2023.
2019	Explore forming habitat for humanity, homes for heroes, and/or other programs to bring affordable housing to Metter			Y	2023				Underway; Establishing relationship with Habitat for Humanity. Action item estimated to be complete in 2023.
2019	Explore CDBG, CHIP, and other funding sources for neighborhood improvement strategies.	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item;
2019	Train and certify staff on residential building codes and inspections	Y	2022						This action item was completed each year in the previous 5 years and remains on the CWP as an ongoing action item; Training and certification will continue annually as required. All existing/ applicable staff certified during the previous 5 years.
2020	Develop and Adopt design guidelines to promote historically compatible infill development in Historic Down Study traditional neighborhood design principles for inclusion in zoning ordinance and/or residential incentive program town and Historic Residential Neighborhood Areas.					Y	2025		Action item not completed in the previous 5 years due to changing priorities and discretion of elected officials. City intends to continue the pursuit of this item; estimated completion: 2025.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2022	Study traditional neighborhood design principles for inclusion in zoning ordinance and/or residential incentive program.					Y	2025		Action item not completed in the previous 5 years due to changing priorities and discretion of elected officials. City intends to continue the pursuit of this item; estimated completion: 2025.
2019	Develop and train a code compliance/ build inspectors team					Y	2027		Action item not completed in the previous 5 years due to funding. Action item is estimated to be complete in 2027. Verbiage changed to "Hire or contract"
2019	Develop a priority list of issues to address for entire city.			Y	2023				Underway; GSU study in process, which will assist in developing a list of issues; Estimated completion: 2023.
2018	Educate the public on code compliance, its objectives, and its value					Y	2023		Item was not completed in the previous 5 years due to cost and priority changes decided at the discretion of local officials; action will be pursued in 2023 and will continue each year as appropriate.
2018	Develop and implement a community service program to assist with litter campaigns and other issues to keep public areas clean	x	2022						Completed during the previous 5 years and will continue on the CWP as an ongoing action item to be completed annually. The city is involved with the Great American Clean program.
2019	Adopt proper ordinances to govern substandard and dilapidated housing conditions			Y	2023				Underway; GSU study is estimated to be completed in 2023. Verbiage changed from "Adopt" to "Update" in CWP

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Update and enforce regulations to protect neighboring residents and property owners by controlling nuisances such as loud noises, stagnant water, abandoned vehicles, accumulation of junk, and tall weeds and grass	Y	2022						This action item has been completed each year in the previous 5 years; item remains on the CWP as an ongoing item to be completed annually. Verbiage changed to "Update" instead of "Adopt"
2018	Increase street sweeping							Y	Dropped; This action item has been removed from the Community Work Program as this action item is cost prohibitive.
2018	Prompt identification and repairs to problems or issues with COM infrastructure, safety hazards, and prioritizing of repairs and maintenance	Y	2022						Action item has been completed in the previous 5 years and remains on CWP, as item continues to be conducted as needed.
2020	Develop Right of Way Ordinance and Permit / Management System and cross reference with franchise agreements	Y	2021						Complete; Action item was completed in 2021.
2018	Evaluate storm water system for adequacy in design and capacity			Y	2027				Underway; The design was developed in 2019, some system improvements have been completed. This project is estimated to be complete in the next five years.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Seek funding for drainage system improvements			Y	2027				Underway-- City has sought funding in the previous 5 years but has not been successful. The city continues to seek funding for drainage system improvements. Estimated completion of 2027
2020	Evaluate storm water utility	Y	2022						Action item has been completed in the previous 5 years and remains on CWP, as item continues to be conducted annually. The city is currently monitoring the storm water utility. "Evaluate" changed to "Monitor"
2020	Design and construct corrections for flood prone areas			Y	2022				Underway; To be completed in 2022
2020	Develop and implement a continuous maintenance program for repairing streets and potholes							Y	Removed as the city's maintenance program has been complete and in place since 2001. This item was removed from the CWP.
2019	Develop and implement a continuous maintenance program for ditches and culverts to assist with drainage issues and storm water management							Y	Removed as the city's maintenance program has been complete and in place since 2001. This item was removed from the CWP.
2020	Review and Revise Zoning Ordinance			Y	2023				Underway; GSU is conducting a review of the zoning ordinance for the city.
2020	Review and Revise subdivision ordinance			Y	2023				Underway; GSU is conducting a review of the subdivision ordinance for the city.



City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Seek higher efficiencies in PW staff: cross training; schedules; etc. to provide higher aesthetics and cleaner streets in Metter	Y	2022						This action item has been completed each year in the previous 5 years; item remains on the CWP as an ongoing item to be completed annually. Training has been conducted over the last five years. This is a reoccurring process that will continue annually.
2019	Develop master plan for replacement and rehab of water lines	Y	2020						Complete; Action item was completed in 2020.
2018	Evaluate need for wastewater treatment facility for industrial recruitment	Y	2021						Complete; Action item was completed in 2021.
2018	Evaluate issues with water clarity and appearance and identify corrective action needed. Implement corrective action to eliminate discolored water	Y	2022						Action item has been completed in the previous 5 years and remains on CWP, as item continues to be an ongoing action item which is conducted annually.
2019	Produce complete and accurate maps of water, storm water and wastewater systems	Y	2022						Action item completed in the previous 5 years; Item remains on the CWP, as mapping updates will continue each year as needed.
2019	Seek CDBG to replace priority water and wastewater lines that are deficient	Y	2020						Complete; Action item was completed in 2020.

City of Metter Comprehensive Plan Community Work Program

**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Seek CDBG to implement corrective action for water clarity problems (brown water problems)			Y	2025				Underway; The city is still seeking CDBG. Estimated completion of 2025
2020	Annex unincorporated islands			Y	2024				Underway; The city annexed one island in 2021 and expect to have the other island annexed by 2024.
2019	Implement one stop shop and project management system for land use applications	Y	2019						Complete; project management system for land use applications was implemented in 2019. Keeping applications up to date currently. Verbiage changed to "Maintain"
2020	Annex commercial property across Interstate 16 exchange					Y	2023		This action item was not completed in the previous 5 years due to lack of funding. City has been in active pursuit of this item since 2020 and will remain an annual pursuit. This action item is expected to complete by 2027 and remains on CWP to reflect the same.
2020	Adopt annexation and infrastructure extension policy.					Y	2023		Action item has not been completed in the previous 5 years due to changing priorities at the discretion of elected officials; remains on CWP in reflection of the same; estimated completion of 2024
2020	Review and adopt development regulations for storm water requirements.					Y	2023		Action item has not been completed in the previous 5 years due to changing priorities at the discretion of elected officials; remains on CWP in reflection of the same; estimated completion of 2024

City of Metter Comprehensive Plan Community Work Program

**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Develop soil erosion and sedimentation control regulations and enforcement program	Y	2021						Complete; Action item was completed in 2021.
2019	Train and certify staff in building codes and enforcement							Y	Dropped; This action item is no longer a priority
2018	Place zoning map, development regulations, and permitting applications and process online	Y	2021						Complete; Action item was completed in 2021.
2020	Study flood plan for Metter and determine what ordinances are needed to control or prevent flooding in Metter.					Y	2023		Action item was not completed in the previous 5 years due to priority changes and decisions made at the discretion of local officials. Remains on the CWP in reflection of the same. Estimated completion of 2023.
2021	Enforce flood plain and wetland regulations	Y	2022						Action item (enforcement) has been completed/applied in previous 5 years and will continue as needed. This will be an ongoing action past 2027 and remains on the CWP to reflect the same.
2021	Consider Caney Branch Flood Mitigation Plan developed by Archway	Y	2022						Complete; Action item was completed in 2022. Plan current to mitigated flood issues. Company hired to control vegetation
2020	Encourage continued development of pedestrian paths, walking trails, multi-use trails, and pocket parks.					Y	2023		Action item not completed in the previous 5 years due to lack of funding. The city will continue to seek funding for this endeavor; item remains on the CWP in reflection of the same. Estimated completion 2027.

**City of Metter** Comprehensive Plan Community Work Program  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Complete and repair the pedestrian network and add bicycle lanes and trails to connect the Visitors' Center at the Interstate to the walking trail around the pond at the Industrial Park to the Recreation Department to Downtown			Y	2022				Underway; Design was completed in 2021. Expected completion 2022
2020	Complete TSPLOST Band 2 Projects	Y	2020						Complete; Action item was completed in 2020.
2020	Complete TSPLOST Band 3 Projects	Y	2021						Complete; Action item was completed in 2021.
2019	Plan for placemaking designs at Interstate 16 to distinguish Metter's exit							Y	Dropped; This action item has been removed from the Community Work Program.
2020	Design improvements for parking and travel at Vertia Street and Rountree between City Hall and Post Office	Y	2020						Complete; Action item was completed in 2020.
2022	Construct and rehabilitate sidewalks, bike paths and other pedestrian infrastructure to implement Metter Moves Plans.			Y	2027				Underway; T-SPLOST and LMIG project 2022-2027

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Evaluate feasibility of Highway 121/129 Connector.					Y	2023		Action item not completed in the previous 5 years due to priority considerations at the discretion of elected officials; the city will continue to pursue this endeavor; item remains on the CWP in reflection of the same. Estimated completion of 2024.
2022	Install wayfinding signage.			Y	2023				Underway; Initiated in 2022, estimated completion 2023
2020	Design and Construct improvements for turn lanes and signals at Highway 46 at its intersections with Hwy 121 and Hwy 129			Y	2023				Underway; This action item is expected to complete by 2023.
2021	Connect sidewalks on South Lewis Street	Y	2021						Complete; Action item was completed in 2021.
2022	Install sidewalks on Stillmore Highway			Y	2023				Underway; Initiated in 2022, This action item is expected to complete by 2023.
2019	Rehab the signs marking historic streets: Rountree, Kennedy			Y	2023				Underway; Designed in 2022, This action item is expected to complete by 2023.
2019	Develop a street sign inventory and maintenance program to remove, rehab, or replace street signs in right of way to keep them useful and attractive	Y	2022						Complete; Action item was completed in 2022.
2019	Customer Service Training provided for staff	Y	2022						Action item completed during the previous 5 years; Training will be an annual ongoing process for the staff.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Adopt Financial Polices	Y	2022						Complete; Action item was completed in 2022.
2018	Adopt performance-based budgets							Y	Dropped; This action item has been removed from the Community Work Program.
2020	Release PAFR							Y	Dropped; This action item has been removed from the Community Work Program.
2018	Update Telephones at city facilities	Y	2020						Complete; Action item was completed in 2020.
2019	Update website for customer service	Y	2021						Complete; Action item was completed in 2021.
2018	Develop Performance Measures for each operating division							Y	Dropped; This action item has been removed from the Community Work Program.
2019	Evaluate water billing ordinances practices, policies, and ordinances for better customer services. Ex: shorter lag time in billing, more options to pay, cut off policies, etc.	Y	2019						Complete; Action item was completed in 2021.
2018	Conduct rate studies for all enterprise funds: water, wastewater, and sanitation	Y	2020						Complete; Action item was completed in 2020.
2019	Consider revisions to branding, logo, and colors	Y	2022						Complete; Action item was completed in 2022.

**City of Metter Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Require that utility clerks complete customer service certificate program from the American Water Works Association							Y	Dropped; Action was removed due to being cost prohibitive.
2020	Prepare an annual CAFR – Comprehensive Annual Financial Report to fully inform citizens and elected officials							Y	Dropped; Action item was removed due to being cost prohibitive.
2021	Submit for annual CAFR award							Y	Dropped; Action item was removed due to being cost prohibitive.
2019	Review Franchise agreements and audit payments. Revise where necessary	Y	2022						Action item was completed in the previous 5 years and remains on the CWP as this item is conducted each year as needed.
2019	Evaluate feasibility of additional enterprise services: Street sweeping, commercial roll off, etc.							Y	Dropped; The city determined this action item was not feasible.
2019	Submit application for Distinguished Budget Award from Georgia Finance Officers Association							Y	Dropped; The city decided this was too costly and complex.
2020	Win Distinguished Budget Award from Georgia Finance Officers Association							Y	Dropped; The city decided this was too costly and complex.
2019	Update and revise personnel policy	Y	2022						Action item was completed in the previous 5 years and remains on the CWP as this item is conducted each year as needed.

City of Metter Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Update and revise purchasing policy	Y	2021						Complete; Action item was completed in 2021.
2019	Abide by purchasing policy in all purchasing decisions							Y	Dropped; This action item is expected, unneeded, and has been and will be consistently applied each year.
2019	Place repeat purchases (chemicals, banking, audits, etc.) and contract services out for bid if have not been within last three years							Y	Dropped; This action item was removed. This task is completed regularly.
2019	Continue to timely develop balanced operating budgets with Capital Improvement Plans	Y	2022						Action item was completed in the previous 5 years and remains on the CWP as this item is conducted each year as needed.
2019	Improve fleet maintenance and shop operations for faster internal services and repairs	Y	2022						Action item was completed in the previous 5 years and remains on the CWP as this item is conducted each year as needed.
2019	Update and convert financial and city hall software to include utility billing	Y	2021						Complete; Action item was completed in 2021.
2020	Introduce mobile reporting and work order response to public works	Y	2022						Action item was completed in the previous 5 years and remains on the CWP as this item is ongoing each year as needed.
2018	Install information technology infrastructure that will allow for proper backups, storage, and records retention and production			Y	2023				Underway; This action item is expected to complete by 2023.



**City of Metter** Comprehensive Plan Community Work Program  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Standardize software and other IT operations across divisions	Y	2021						Complete; Action item was completed in 2021.
2019	Train staff on IT applications and standard utilizations: ex: calendars, emails, invites, signature lines, etc.	Y	2021						Complete; Action item was completed in 2021.

**City of Metter** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Develop ordinances such as temporary vendor and downtown storage to protect downtown development.		x							x	CM	STAFF TIME	x			
Explore and invite State Farmers Market to locate in Metter.						x			x	DTB	STAFF TIME	x			
Work with private sector to develop commercial industries at the interstate.						x			x		TBD	x			
Redevelop the canning plant behind the Candler County Historical Society and Museum to support the vision statement.			x							Candler Co. Historical Society & Board of Ed.	\$100,000		x		x
Achieve Rural Zone Designation.	x								x	CM	STAFF TIME	x			
Work with Industrial Development to strategically develop infrastructure and utilities for industrial recruitment.						x			X	CM	STAFF TIME	x			
Actively monitor Census Data regarding population changes and projections.						x			x	CM	STAFF TIME	x			

**City of Metter Comprehensive Plan Community Work Program**  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Actively monitor data regarding per capita income.						x			x	CM	STAFF TIME	x			
Actively seek affordable workforce housing opportunities.						x			x	CM	STAFF TIME	x			
Actively seek to add quality of life amenities that will sustain and draw population to Metter.						x			x	CM	STAFF TIME	x			
Obtain Qualified Local Government status for Historic Preservation by adopting a historic preservation ordinance and establishing a historic planning commission.		x	x			x			x	CM	STAFF TIME	x			
Adopt appropriate life safety and building codes that allow for rehabilitation of historic structures that maintain the integrity of the structure while providing access and safety.		x	x						x	CM	STAFF TIME	x			
Develop and implement landscaping and maintenance plans for the medians.	x								x	PUBLIC WORKS	STAFF TIME	x			
Construct phase 4 of the downtown park renovation. (Central Park and East Park)	x	x							x	CM	TBD	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Continue and enhance maintenance and landscaping of traffic islands, city parks, and city facilities to enhance the city's appearance and quality of life.						x			x	DPW (DIRECTOR OF PUBLIC WORKS)	TBD	x			
Complete renovations at Jaycee Park.	x								x	DPW & CM	STAFF TIME/GF	x			
Complete renovations at Lee Street Park.	x								x	DPW & CM	STAFF TIME/GF	x			
Develop a Standard Operating Procedure with best practices and disaster planning for Animal Shelter.	x								x	PD & CM	STAFF TIME/GF	x			
Pursue grants for additional funding at Animal Shelter. Including TNR, Adoption Centers, Petco, etc.						x			x	PD & CM	STAFF TIME/GF	x			
Add and enhance signs directing traffic to Animal Shelter.	x								x	PD & CM	\$500	x			
Continue to develop, implement, and enhance public education and adoption programs for stray animals.						x			x	STAFF	STAFF TIME/GF	x			

**City of Metter Comprehensive Plan Community Work Program**  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
The Tree Ordinance should be considered for possible revision and strengthening.						x			x	STAFF	NA	x			
Provide regular training and equipment upgrades for street and lanes department.						x			x	STAFF	NA	x			
Develop landscaping and maintenance plans for all green spaces in city.						x			x	CM	\$5000	x			
Implement planting and landscape plan at welcome signs (see drawing)	x								x		\$5000	x			
Design and construct new fire department	x	x							x	FC & COUNCIL	\$1,500,000	x			
Purchase priority apparatus and equipment to replace those past their lifespan						x			x	FC	GF & SPLOST	x	x		
Purchase priority rescue equipment to replace those past their lifespan and supplement needs						x			x	FC	GF & SPLOST	x	x		
Maintain ISO rating of 4 or better						x			x	FC	GF & SPLOST	x	x		
FD meet staffing formulas for all shifts						x			x	FC	SPLOST	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Develop FD training center		x							x	FC	SPLOST	x			
Continued public engagement and outreach campaigns						x			x	POC and FC	STAFF TIME	x			
Develop Prevention & Inspections Staffing and activities at FD						x			x		STAFF TIME	x			
Adopt Subdivision incentives needed to encourage development and rehabilitation.	x								x	CM	STAFF TIME	x			
Examine subdivision regulations to enable development of innovative types of subdivisions that match the character of the City.	x								x	CM	STAFF TIME	x			
Fund a housing and land development study.	x								x	CM	STAFF TIME	x			
Evaluate zoning ordinance for possible overhaul: added flexibility; variety of housing for next generation; smaller lot sizes; reduce redundancy; and reduce layers of bureaucracy.	x								x	CM	STAFF TIME	x			
Study GICH Program for possible assistance.	x								x	CM	STAFF TIME	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Explore possibilities with land banking to address dilapidated properties.	x								x	CM	STAFF TIME	x			
Enforce Nuisance Abatement and Code Enforcement Program to address substandard and dilapidated housing.						x			x	CM & CITY COUNCIL	STAFF TIME	x			
Seek and support low-income housing tax credit application in order to provide affordable housing.	x								x	CM	STAFF TIME	x			
Explore forming habitat for humanity, homes for heroes, and/or other programs to bring affordable housing to Metter.	x								x	CM	STAFF TIME	x			
Explore CDBG, CHIP, and other funding sources for neighborhood improvement strategies.	x								x	CM	STAFF TIME/ \$200,000	x			
Train and certify staff on residential building codes and inspections.						x			x	CM	STAFF TIME	x			
Develop and train a code compliance/ build inspectors team					x				x	CM	STAFF TIME	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Develop and Adopt design guidelines to promote historically compatible infill development in Historic Downtown and Historic Residential Neighborhood Areas.			x						x	CM	STAFF TIME	x			
Study traditional neighborhood design principles for inclusion in zoning ordinance and/or residential incentive program.		x							x	CM	STAFF TIME	x			
Seek Plan First community by completing application in 2023.	x								x	HOGARC	STAFF TIME	x			
Explore the opportunity for in home workers.	x								x		STAFF TIME	x			
GMA's Equity and inclusion Certification	x								x		STAFF TIME	x			
Hire or contract a code compliance/build inspectors' team.					x				x		STAFF TIME	x			
Develop a priority list of issues to address for entire city.	x								x		STAFF TIME	x			
Educate the public on code compliance, its objectives, and its value.						x			x	CM	STAFF TIME	x			



**City of Metter** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Develop and implement a community service program to assist with litter campaigns and other issues to keep public areas clean.						x			x	PC	STAFF TIME	x			
Update proper ordinances to govern substandard and dilapidated housing conditions.	x								x	CM & DPW	STAFF TIME	x			
Update and continue to enforce regulations to protect neighboring residents and property owners by controlling nuisances such as loud noises, stagnant water, abandoned vehicles, accumulation of junk, and tall weeds and grass.						x			x	CM & DPW	STAFF TIME	x			
Prompt identification and repairs to problems or issues with City of Metter infrastructure, safety hazards, and prioritization of repairs and maintenance.						x			x	CM & DPW	STAFF TIME	x			
Develop Right of Way Ordinance and Permit/Management Systems and cross reference with franchise agreements.						x			x	DIRECTOR OF PUBLIC WORKS		x			
Evaluate storm water system for adequacy in design and capacity.						x			x	CM & DPW SPLOST	\$30,000	x			

**City of Metter Comprehensive Plan Community Work Program**  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Seek funding for drainage system improvements.						x			x	CM & DPW	STAFF TIME	x			
Adopt storm water ordinance.	x								x	CM & DPW	STAFF TIME	x			
Currently monitoring storm water utility.									x	CM & DPW	STAFF TIME	x			
Review and Revise Zoning Ordinance.	x								x	CM	STAFF TIME	x			
Review and Revise subdivision ordinance.	x								x	CM	STAFF TIME	x			
Seek higher efficiencies in PW staff: cross training; schedules; etc. to provide higher aesthetics and cleaner streets in Metter.						x			x	CM & DPW	STAFF TIME	x			
Evaluate issues with water clarity and appearance and identify corrective action needed. Implement corrective action to eliminate discolored water.						x			x		\$5000	x			
Produce complete and accurate maps of water, storm water and wastewater systems.						x			x	DPW	\$15,000				
Seek CDBG to implement corrective action for water clarity problems (brown water problems).			x						x	CM	TBD	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Annex unincorporated islands.		x							x	CM	STAFF TIME	x			
Implementation of a one stop shop and project management system for land use applications in 2019, applications are still updated annually.						x			x	CM	STAFF TIME	x			
Annex commercial property across Interstate 16 exchange.						x			x	CM	STAFF TIME	x			
Adopt annexation and infrastructure extension policy.	x	x							x	CM	STAFF TIME	x			
Review and adopt development regulations for storm water requirements.	x								x	CM & DPW	STAFF TIME	x			
Study flood plan for Metter and determine what ordinances are needed to control or prevent flooding in Metter.	x								x	CM & DPW	STAFF TIME	x			
Enforce flood plain and wetland regulations.						x			x	CM & DPW	STAFF TIME	x			
Encourage continued development of pedestrian paths, walking trails, multi-use trails, and pocket parks.		x	x	x	x				x	CM	TBD	x			

**City of Metter Comprehensive Plan Community Work Program**  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Construct and rehabilitate sidewalks, bike paths and other pedestrian infrastructure to implement Metter Moves Plans. See maps.						x			x	CM & DPW	TSPLOST & LMIG	x	x		
Evaluate feasibility of Highway 121/129 Connector.	x	x						x	x	CM & DPW	TBD	x			
Install wayfinding signage.	x								x	CM & DPW		x			
Design and Construct improvements for turn lanes and signals at Highway 46 at its intersections with Hwy 121 and Hwy 129.	x								x	CM & DPW		x			
Install sidewalks on Stillmore Highway.	x								x		TBD	x			
Rehab the signs marking historic streets: Rountree, Kennedy. As of 2022 designs are in the works.	x								x	CM & DPW	\$5000	x			
Customer Service Training provided for staff.						x			x	CM & HR	STAFF TIME	x			
Review Franchise agreements and audit payments. Revise where necessary each year as needed.						x			x	CM	STAFF TIME	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Update and revise personnel policy.						x			x	CM	STAFF TIME	x			
Continue to timely develop balanced operating budgets with Capital Improvement Plans.						x			x	CM	STAFF TIME	x			
Improve fleet maintenance and shop operations for faster internal services and repairs each year as needed.						x			x	CM	TBD	x			
Introduce mobile reporting and work order response to public works.						x			x	DPW	TBD	x			
Install information technology infrastructure that will allow for proper backups, storage, and records retention and production.	x								x	CM	TBD	x			
Resurfacing from W Hiawatha St to W. Pine; Hickory St. from Daniel St; Doctors St from Cedar St to Dead end; Cedar St to Hope St; Holly Dr to Holly Dr; Cedar St to Hickory St; Cedar St to N. Lewis St; Broad St to Eldridge St; N. Lewis St. to McClean St; TIA2, Band 1	x	x	x						x	TIA	\$391,312	x	x		
GDB&P; Base and paving from Ellis St to Dead end. TIA2, Band1	x	x	x						x	TIA	\$31,941.00	x	x		

**City of Metter** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Improve roadway safety by adding curb and gutter to improve drainage and by leveling the roads on Ruby St and Salem Rd; TIA2, Band 2				x	x		x			TIA	\$275,000	x	x		
Work with local and regional developers to form Homebuilders Association or similar development organization.						x			x	CM	STAFF TIME	x			
Create an Ag Theme placemaker space downtown to support vision statement.						x			x	DTB	STAFF TIME May require matching funds	x			
Develop a commercial kitchen incubator to support entrepreneurial startups in the food business.					x				x	DTB	STAFF TIME May require matching funds	x			
Actively pursue grants for Econ Development in Downtown and entire city.						x			x	CM	STAFF TIME	x			
Continue to grow the GGIC									x	CM	STAFF TIME	x			

City of Metter Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Seek grant for new community enrichment program.						x			x		STAFF TIME	x			
Branding our Georgia Grown community identity.						x			x		STAFF TIME/MATERIALS	x			
Extend roadway paving by installing McLean St to Franklin St., Installing 6in of GABC on 385 LF of unpaved section of roadway, level existing asphalt from N. Lewis St to Dead End of Franklin St. TIA2, Band2				x	x		x		x	TIA	\$236,945	x	x		
Resurface from E Lillian St. to Dead end; State Route 46. to South Register St; Airport Road from dead end (End of pavement) to State Route 23; North and South Daughtry Streets to Central Ave; TIA2, Band2				x	x		x		x	TIA	\$245,134	x	x		

# Town of Pulaski

## Community Work Programs



**Town of Pulaski** Comprehensive Plan Community Work Program  
**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Develop a Town of Pulaski website for marketing and public information					Y	2027		This action item was not completed in the previous 5 years due to lack of funding. City will continue to pursue this endeavor; estimated completion by 2027. Item remains on the CWP in reflection of the same.
2018	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands					Y	2023		This action item was not completed in the previous 5 years at the discretion and priority considerations of local officials. City anticipates adoption and enforcement of the DNR's Part V Environmental Planning Criteria in 2023. Item remains on the CWP in reflection of the same.
2018	Resurface Pulaski School Road	Y	2018						Complete; Pulaski School Road resurfaced in 2018
2018	Resurface East Railroad Street	Y	2021						Complete; East Railroad Street resurfaced in 2021
2019	Resurface Back Street (Segment 1)	Y	2018						Complete; Back Street (Segment 1) resurfaced in 2018 with the use of LMIG funds
2018	Locate and clear rights-of-way of vegetation as appropriate			Y	2027				Underway; This action item has been completed each year in the previous 5 years and will remain on the CWP as an ongoing action item to be pursued annually.

Town of Pulaski Comprehensive Plan Community Work Program

## Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Resurface Main Street					Y	2025		Action item has been postponed - to be completed 2025; remains on the CWP to reflect the same. Verbiage changed in CWP to include "Resurface and pave..." Cost modified to \$100,000 to reflect scope of project.
2018	Resurface Rosemary Church Road			Y	2025				Underway- this action item was added to the TIA2 Band 1 project list and is estimated for initiation in 2023 and completion in 2025. Verbiage modified to "Repair and resurface Rosemary Church Road – TIA2, Band 1;" Cost modified to \$102,948; this item remains in CWP.
2018	Replace water meters citywide with radio read meters	Y	2021						Complete; All city water meters replaced in 2021
2019	Purchase new breathing apparatus, and uniform for each firefighter	Y	2019						Complete; new breathing apparatus, and uniforms for each firefighter was purchased in 2019 with SPLOST funding supplied to Metter Fire Department (serves Town of Pulaski)
2020	Purchase new generator for fire station	Y	2021						Complete; a new generator for fire station purchased in 2021
2020	Purchase new office equipment for city hall	Y	2020						Complete; new office equipment was purchased for city hall in 2020

Town of Pulaski Comprehensive Plan Community Work Program

**Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Repair City Hall interior as needed (paint, new sealer for brick wall)			Y	2026				Underway; repairs to city hall began in 2021 and continue as funds become available; anticipated completion of 2026. Item remains on CWP to reflect the same.
2020	Resurface Back Street Segment 2	Y	2021						Complete; Back Street Segment 2 resurfaced in 2021
2020	Resurface Lee Street	Y	2021						Complete; Lee Street resurfaced in 2021

**Town of Pulaski** Comprehensive Plan Community Work Program  
**Community Work Program 2023 - 2027**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2023	2024	2025	2026	2027	Each Year	Beyond 2027	County	City	Other		Local	State	Federal	Private
Develop a Town of Pulaski website for marketing and public information					X				X	Chamber, CCIA, DDA,	\$5,000	X			
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands	X								X	HOGARC	NA				
Locate and clear rights-of-way of vegetation as appropriate						X			X		\$10,000 (total)	X			
Resurface and pave Main Street			X						X		\$100,000	X			
Repair and resurface Rosemary Church Road – TIA2, Band 1	X	X	X						X	GDOT TIA	\$102,948	X	X		
Repair City Hall interior as needed (paint, new sealer for brick wall)				X					X		\$10,000	X			
Identify and acquire land for development of a recreation area – playground, baseball field, trail, and parking					X				X	DNR	\$60,000	X	X		
Install landscaping and purchase/install decorative (historical/architectural) lighting in downtown			X						X		\$75,000	X			

# Appendix A

- **Community Involvement**
- **Public Hearing Notice 1**
- **News Release**
- **Comprehensive Plan Website**
- **Community Vision Survey**
- **Public Hearing Notice 2**
- **Meeting Agendas**
- **Stakeholders Invited to Participate**
- **Active Participants**

## COMMUNITY INVOLVEMENT

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

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision, including the City of Metter even though they had chosen to prepare a separate plan. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in January, 2022. The Regional Commission offered plan preparation assistance in a letter, and as much in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

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

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

**PUBLIC HEARING NOTICE**  
**Candler County Joint Comprehensive Plan**  
**“Another Bloomin’ Plan to Help Our Community Flourish”**

*What principles should guide future development in Candler County and the municipalities within Candler County? What can be done to generate local pride and enthusiasm about the future of all Candler County?*

The local governments of Candler County and the Cities of Metter and Pulaski are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, defines long term policies, and includes a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. It is desired that this plan not only meet state requirements, but also truly express the community’s wishes for future growth and development.

An initial public hearing is scheduled to provide an opportunity for citizens to express their thoughts regarding vision for the Community’s future, to receive input on the issues and opportunities facing the Community, and to identify solutions, strategies, and actionable efforts that could be employed to make Candler County and the Cities of Metter and Pulaski better places to live and work.

**PUBLIC HEARING DATE AND TIME:**

**Tuesday, March 8, 2022, at 5:00PM**

**LOCATION OF PUBLIC HEARING:**

**Georgia Grown Innovation Center,  
25 South Terrell Street, Metter, Georgia**

Please plan to attend, voice your opinions, and be involved. Help your community thrive, grow, and prepare a better future. If you would like more information, please contact Mandy Britt at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [mbritt@hogarc.org](mailto:mbritt@hogarc.org). All persons with a disability or otherwise needing assistance should contact Candler County Commissioner’s Office, 1075 East Hiawatha Street, Suite A, Metter, Georgia, or call 912-685-2835.

# 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

## PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN

**DATE:** Tuesday, March 15, 2022 5:00 PM

**LOCATION:** Candler County Historical Society  
245 West Vertia Street, Metter

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

The local governments of Candler County, the Candler County Board of Commissioners, and the municipalities of Metter and Pulaski are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2017 and is the principal guide to the long-term growth and development of Candler County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Candler County Historical Society, 245 West Vertia Street, Metter, from 5:00 p.m. to 6:00 p.m. on Tuesday, March 15, 2022. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

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





## CANDLER COUNTY JOINT COMPREHENSIVE PLAN

CANDLER COUNTY, METTER, POLASKI

### WELCOME!

Welcome to the home of the Candler County Joint Comprehensive Plan Update! The County and the municipalities of Metter and Polaski are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns.

In a series of meetings, to be held February-June, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.



## WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen and how the costs of development will be met.

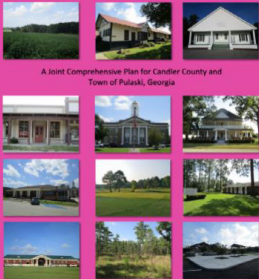
To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Tax Saver" section below). Eligibility for this package of incentives is called Qualified Local Government (QLG) status.

<https://www.dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>



### Previous Comprehensive Plan

#### ANOTHER BLOOMIN' PLAN TO HELP OUR COMMUNITY FLOURISH



[Download a copy of the 2017 plan here!](#)



## CANDLER COUNTY 2022 JOINT COMPREHENSIVE PLAN TIMETABLE

- **Tuesday, 2/8/2022, 4:00 PM:** *Kickoff-Meeting, Vision Making/Community Strengths & Weaknesses*
- **Tuesday, 3/8/2022, 4:00 PM:** *Community Threats & Opportunities*
- **Tuesday, 3/8/2022, 5:00 PM:** *Initial Public Hearing*
- **Tuesday, 3/15/2022, 5:00 PM:** *Community Input Drop-In Session*
- **Tuesday, 4/12/2022, 4:00 PM:** *Needs & Opportunities/Goals/Policies/Economic Development*
- **Tuesday 6/7/2022, 4:00 PM:** *Broadband/Land-use*
- **May-July:** *Draft Plan*
- **Final Committee Meeting:** *TBD*
- **Final Public Hearing:** *TBD*

[Download a copy of the kickoff meeting packet here!](#)

[Download a copy of the 2nd meeting packet here!](#)

[Download a copy of the 3rd meeting packet here!](#)

[Download a copy of the 4th meeting packet here!](#)



## OUR VISION

Vision Themes: Candler County and the Cities of Metter and Pulaski and its community wishes to be known as vibrant community; a locality with friendly, civically-minded individuals; safe and clean environments; responsive institutions; and an economic strategy that prioritizes effectiveness, efficiency, and sustainability through a range of specific plans, policies, goals, programs, and guidelines. In pursuit of its goals, Candler County and the Cities of Metter and Pulaski will work with public and private sectors to strategically and creatively utilize the advantage of its centralized location and to prepare and organize for future development in the areas of infrastructure, housing, technology, and the provision of amenities. Existing opportunities for tourism, recreation, and education, will be enhanced and expanded to provide additional community value and notoriety. The Community will provide accommodation to such opportunities by diligently considering and planning for the needs of those patrons and citizens participating in such local activities with the addition of lodging, parking, and corresponding retail options. Candler and the municipalities within will exude a strong sense of community collaboration as all sectors regularly communicate and actively implement solutions in response to present and future issues. Consistent, educated considerations for changing future needs and opportunities will be made at the local, regional, state-wide, national, and global scale as it concerns Candler County and its community.

[Download the full version of Community Vision here!](#)



What would you like to see?



What is your vision for Candler County? Help define it by taking the survey below!



FOR MORE INFORMATION REGARDING THE 2022  
CANDLER COUNTY JOINT PLANNING PROCESS,  
CONTACT US:

331 West Parker Street - Baxley, GA 31513

912-367-3648

[mbrim@hogarc.org](mailto:mbrim@hogarc.org)

## COMMUNITY SURVEY

1. How would you rate the overall quality of life in Candler County?
2. If you moved to Candler County from somewhere else, please indicate which of the reasons explain your move?
3. Our top 2 priorities in regards to revitalization efforts should be?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs?
6. What types of businesses would you like to see more of in Candler County?
7. How well do you rate your local government with regards to openness and communicating with the public?
8. Please select your top 3 ways that you would prefer to receive information regarding community events, community meetings, or community issues.
9. There are opportunities for the public to engage in community decision making efforts?
10. What is the quality of your internet (broadband) service?
11. What outdoor recreational activities are important to you?
12. Infrastructure Rating (Please rate the quality of infrastructure in Candler County on a scale of one to five, with 1 star being "Poor" and 5 stars being "Excellent")
  - Road Quality - Road Comments - Road Drainage - Drainage Comments
  - Quality of Public Service Buildings - Building Comments
  - Quality of Water/Sewer Systems - Water/Sewer System Comments
13. What type of housing would you like to see more of in the future?
14. Our top 3 priorities with regard to housing should be?
15. 3 priorities with regard to cultural amenities should be?
16. What are your 3 favorite things about Candler County?
17. What are your 3 least favorite things about Candler County?
18. Do you have any other comments that you would like to share about your community?

## **FINAL PUBLIC HEARING NOTICE**

### **Candler County Joint Comprehensive Plan**

The local governments of Candler County including the Cities of Metter and Pulaski, are in the final stages of a process to develop a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

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

**PUBLIC HEARING DATE AND TIME: Thursday, September 1, 2022, at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING: Georgia Grown Innovation Center,  
25 South Terrell Street, Metter, Georgia**

All persons with a disability or otherwise needing assistance should contact Candler County Commissioner's Office: 1075 East Hiawatha Street, Suite A, Metter, Georgia, or call 912-685-2835.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, please contact Mandy Britt at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [mbritt@hogarc.org](mailto:mbritt@hogarc.org).

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
GEORGIA GROWN INNOVATION CENTER**

**February 8, 2022**

**AGENDA**

- 1. Introductions**
- 2. Background/Committee's Purpose**
- 3. Proposed Timetable for Plan Development**
- 4. Community Vision Input**
- 5. Start SWOT analysis (Strengths/Weaknesses)**

**Next Meeting:**

- Review draft of community vision
- Continue SWOT analysis (Opportunities/Threats)
- Discuss plan title

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
SECOND LOCAL PLAN COORDINATION COMMITTEE MEETING  
GEORGIA GROWN INNOVATION CENTER**

**Tuesday, March 8, 2022**

**AGENDA**

- 1. Introductions**
- 2. Regional Commission Service Agreement - Pulaski**
- 3. Brief Review of previous Meeting (02/08/22)**
- 4. Plan Title Discussion**
- 5. Community Vision Outline Review**
- 6. Issues and Opportunities Review (SWOT)**
- 7. Goals/Policies Discussion/Introduction**

**Adjourn**

**Initial Public Hearing to follow at 5:00PM (03/08/2022)**

**Upcoming Events:**

**Community Drop-In Session**

Tuesday, March 15, 2022, 5:00PM  
Candler County Historical Society  
(245 W Vertia St, Metter, GA)

**Next Committee Meeting:**

Tuesday 4/12/2022, 4:00 PM

- Goals/Policies Input
- Economic Development



**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE 3RD MEETING  
GEORGIA GROWN INNOVATION CENTER**

**April 12, 2022**

**AGENDA**

- 1. Introductions**
- 2. Review of Survey, Public Hearing, Community Drop-In, Previous Meetings**
- 3. Regional Commission Service Agreement – *Pulaski***
- 4. Plan Title Discussion – “We’re Growing Places”?**
- 5. Issues and Opportunities Draft**
- 6. Goals and Policies Review**
- 7. Economic Development Element**

**Next Meeting:**

Wednesday **5/10/2022**, 4:00 PM

Georgia Grown Innovation Center

25 S Terrell St, Metter

- Review Economic Development draft
- Broadband Element
- Land Use Element

**Adjourn**

**CANDLER COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE 4TH MEETING  
GEORGIA GROWN INNOVATION CENTER**

**June 7, 2022**

**AGENDA**

- 1. Introductions/Review**
- 2. Plan Title**
- 3. Survey Update**
- 4. Revised Draft Economic Development Element**
- 5. Broadband Element**
- 6. Land Use Element**

**Next Meeting:**

- Jurisdictional Community Work Program Update Meetings/ Final Jurisdictional Map Updates – TBD
- Final Public Hearing - TBD

**Adjourn**

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

123 DUI	Brunson's Lawn Care Service
A & S Trucking	Brush & Shine
A.T. Repair	Burger King #11515
AC Hauling & Grading Inc.	Burlap And Lace Market & Coffee Bar
Alexsandra's Vinyl Designs & More	Button Transportation, LLC
Aly's	C & C Transportation
Amanda's Family Hair Care	Cad's Home Improvement Inc.
American Inn	Camhanaich Farm, LLC
Amit Food Mart #3	Camp South RV Park
Atekha Nephrology Clinic, LLC	Campbell's Greenhouse & Nursery
Azalea Health & Rehabilitation	Candler County Board of Commissioners
B & D Electric	Candler County Board of Education
B & M Pools	Candler County Board of Equalization
B & W Salvage	Candler County Board of Health
B Hilaire's Family Daycare	Candler County Coroner
Baca Paint & Body Shop	Candler County Dialysis #3025
Barbershop of The South	Candler County Election Superintendent
Beasley Land and Farm, LLC	Candler County Extension office
Beaver Run RV Park	Candler County Farm Bureau
Becky's Family Daycare	Candler County Forestry
Better Fresh Farms, LLC	Candler County Historical Society
Better Living Services, Inc.	Candler County Hospital
Better Nutrition	Candler County Industrial Authority
Better Spreader	Candler County Recreation Department Advisory Board
Bevricks' Charhouse Grille	Candler County Sheriff's office
Big Kevin's Atv Repair	Candler County Tax Assessor Board
Black Peacock Painters	Candler County Voter Registrar Board
Blanrock Tire	Candler County Young Farmers Association
Blaze Grill	Candler County Zoning Panel
Blue House Produce & Baked Goods	Candler Gin & Warehouse Co. Inc.
Blue Steel Welding and Fabricating Inc.	Candler Machine
Bonner Roofing, LLC	Candler Medical Group
Brad's Lawn & Garden	Candler Mini Storage
Broad Street Motors, LLC	Candler Peanut, Inc.
Broadus Aldrich	Candler Pharmacy, PC

**Stakeholders Invited to Participate in Candler County  
Joint Comprehensive Plan Preparation Process**  
(Continued)

Candler Psychological Services	D & S Electric
Canoochee Creek Market on Broad, Inc.	D. McCray Events
Carlyle & Son	Da Spot
Carolyn's Upholstery	Daniels-Bishop Chevrolet, Inc.
Carter Franklin, LLP	David Hooks Agency
Carya Naturals	Davis Heating & Air
Ceason U Fashion, LLC	Days Inn
Celestial Star Kennel	Dekles Diesel Repairs
CEO Services	Dept of Family & Children Services
Chapa Style Painting & Remodeling	Dezign Solutions Us, LLC
Chesterfield's	DMJ Metter Farm Market
Chris D Webb Insurance Agency	Dollar General Store #3633
City of Metter	Dollar Tree Store 08500
City of Metter Downtown Development Authority	DQ Grill & Chill - Metter
City of Metter Planning Commission	Dr Grocery, Devraj, LLC
City of Metter Police Department	Durden Pecan Company
City of Metter Tree Board Members	Dutch Ford Farm
Clark Plant Nutrients, Inc.	E.K. Hair Stop
Clean By Lucy Li, Inc.	E.Z.A. Transport & Logistics
Cliftons	Eagle Turf Care
CM Excavation, LLC	East Ga Compounding & Wellness
Coastal Stitch Company	East Ga Healthcare Center, Inc.
Cobbtown Acres	Eco. Premier Coatings
Cole Tactical	Eco. Sustainable Contractor
Colley Tractor Company	Econo-Chem USA, Inc.
Collins & Sons	El Mariachi Mexican Restaurant
Collins Masonry and Construction, LLC	End Zone Wings Bar and Grill
Communities in Schools of Candler County, Inc.	Enmark Stations, Inc.
Companion Care of Georgia, LLC	Fairview Farms, Inc.
Compass Rose Apparel, LLC	Family Dollar Stores of Ga
Congo Transport	Farmers Furniture
Container Conversions and Storage Solutions	Faulkner Pro Services, LLC
Copart of Connecticut, Inc.	Felicia Ray's Bar, LLC
County Line Package Shop	Felicia Ray's Package Shop, LLC
Coursey Construction, Inc..	Fiesta Creations & Rentals
CPE America 1, LLC	Flint Technical Geosolutions
Creative Counseling Solutions, LLC	Food Lion #2824
CT Nails	Food Mart
Curls Paint & Body Shop CPBS, Inc..	Fred Parsons Auto Repair

**Stakeholders Invited to Participate in Candler County  
Joint Comprehensive Plan Preparation Process**  
(Continued)

G & S Lawn Care	Jet Food Store #35
GA Power	Job Training Unlimited, Inc.
Ga Real Estate Research & Titles, Inc..	Joiner Plumbing and Electric
Garden Inn & Suites	Jomax BBQ
Garner Sealcoating & Striping	Jones & Boyd Insurance Agency
Gay Oil Company	Jones And Smith PC
Georgia Auto Parts	Jones Realty Inc.
Georgia Bureau of Investigation	Jones, Robin & Robin, PC
Georgia Farm Center, LLC	Judicial Alternatives of GA
Georgia Gun & Gear	June's House of Styles
Georgia Hometown Realty	Kelly Farms
Gonzalez Painting and Pressure Washing	Kennedy Funeral Homes
Grace Gardens	Kennedy-Brannen Funeral Home
Grady's Truck Stop	KFC/Taco Bell 2N1
Griner Investments, Inc.	Kindred Yoga & Wellness, LLC
Growers Gin & Warehouse, Inc.	Kustom Kleaning
Growers Supply, Inc.	Kuts Unlimited
H & R Block	L & D Cleaning & Floor Service
H & S Service Station	L.C. Anderson Memorial Library Board of Trustees
Hair City, LLC	La Victoria
HD White Logistics, LLC	Lakeside RV Camps
Headquarters Salon	Larry M Hadden Insurance
Hinojosa Martinez Concrete Specialists, LLC	Larry's Electrical Service
Hodges Funeral Home	Las Mercedes Grocery Store, LLC
HOGARC Aging Advisory Committee	Legacy Lawn Care
HOGARC Worksource Development Board	Lescak Enterprises Inc.
Hong Kong Chinese Restaurant	Linda's Nail Salon
Hulsey, Tootle & Harrison, LLP	Linzer Products Corporation
Hyundai Everdigm America, Inc.	Little Caesars
IHS Pharmacy	Little Chick Restaurant
Influence Advocacy, LLC	Livin On Wheels, LLC
Innovations Hair Salon & Boutique	Lovett's Heating & Air
Innovative Vibes, LLC	Lunch Box Mobile Food Service
Ivey Chimney Sweeps	Lux Diagnostics, LLC
J.L. Gibbs	Lynn's Manufacturing
James W. Carnes	Madison & Makenzie
Jarriel Tire, LLC	Mama E's Home Bakery
Jashia Cleaning Services	Martha's & More
Jays Fuel Stop, Inc.	Matthew Ridgon Construction
JDJ Electric	Matt's Towing
MC Boutiques	Neeva Wholesale, LLC

**Stakeholders Invited to Participate in Candler County  
Joint Comprehensive Plan Preparation Process**  
(Continued)

McCord's Cleaners	Neil Food Mart
McCorkle Wholesale Inc.	New Wave Services
McDaniel's Fair Home Repairs	Newsome Mower Repair
McDonald's of Metter	Next Step Care
MCJ Woodworks	Olliff & Fordham, Cpas PC
Mercer Construction, Inc.	Olliff Transport Services, LLC
Metter BP	Optim Orthopedics, LLC
Metter Car Wash	Optim Primary Care - Metter
Metter Chiropractic Center	O'Reilly Auto Parts #3988
Metter Concrete	Pam's Magic Sauce Cafe #3
Metter Fitness	Papa Buck's Bbq
Metter Flea Market	Parker's #44
Metter Ford	Parker's #49
Metter Graphics	Pawsitive K9 Connections
Metter Home Center, LLC	Peifer Feeds
Metter Insurance Agency	Pepsi Beverages Company
Metter Kiwanis Club	Pineland Bank
Metter Metal	Pineland Contractors, Inc.
Metter Mini Storage	Pineland Telephone
Metter MLK Inc.	Pizza Hut #34737
Metter Paint & Body Shop, Inc.	Pleasantview Nursing Center
Metter Pecan	Poole's Auto Sales, LLC
Metter Pharmacy	Poole's Discount Outlet, LLC
Metter Truck and Car Sales	Posh Trap Boutique
Metter Veterinary Clinic	Precious Pressed Photos
Metter-Candler Airport Authority	Professional Roofing
Metter-Candler Chamber of Commerce	Queensborough Bank
Mildred's Beauty Shop	Quirky Creations
Mimi Makes Cake, LLC	R & A Home Improvement, LLC
Mimi's Makings	R & J Liquor
Minit Mart #1	Radiojones, LLC (WBMZ/WHCG)
Minit Mart #2	Railroad Salvage
M-Market	Randy's Wrecker & Service Center
Modern Finance, Inc.	Rashida's Daycare
Motel-6	Raymspeaks, LLC
Muttmuffin Dog Grooming	Rayne & Grace Boutique
Myer Hydraulic Service	Rebar Installation
N Good Spirits, Inc.	Rebecca's Interior Design Inc.
Nana's Daycare	Redbox Automated Retail, LLC

**Stakeholders Invited to Participate in Candler County  
Joint Comprehensive Plan Preparation Process**  
(Continued)

Red's Nice Junk	Tax & Financial Services, LLC
Rightly Teaching	T-Bone's Landscaping
RMW	Tersh Enterprise DBA Service Emperor
Royalty Solutions, LLC	TF Trader
Roy's Roofing	Thacker Caskets, Inc.
RR Restoration, LLC	The Creator's Garden and Apiary
S & E Trucking Express	The Facial Spa, LLC
Sabor Michoacano, LLC	The Flower Basket
Sarah Deloach Photography	The Flower Gallery
Sarah's Sweets	The Funky Pineapple
Schooley Mitchell of Metter	The Green Toad, LLC
Scoops - Metter	The Hairline Barber Shop
Scrap Partners, LLC	The Heritage
Senior Benefit Solutions	The Metter Advertiser
Shivaay Trading, LLC	The Metter Advertiser
Shogun Express	The Nail Bar
Shroyer 360 Landscaping	The Wise Place
Sikes Brothers, Inc.	Thompson Books and Research
Sikes Lawn And Tree Service	Timothy Peifer Feed Sales
Sikes Machine Company, Inc.	Tk's Appliance Sales
Smith's Pro-Wash	Toaster Connections
Society Homes, LLC	Tobacco Palace
South Georgia Pest Control, LLC	Tom's Pawn Central
Southeast Fire & Burglar Alarm Co., Inc.	Toni D Studio
Southeast Lung Associates	Touch of Class Catering
Southern Charm Outdoor Services	Town & Country Barbershop
Southern Chiropractic & Wellness	Town of Pulaski
Southern Ohm Solutions	TQ Constructors, Inc.
Southern Soy Candle	Trapnell - Tomlinson Co. Inc.
Southern Stance	Truly Georgia
Strickland's Electrical	Twice The Ice - Metter
Studio South Dance Academy	Tyler Granite
Subway of Metter	Tyson Utilities Construction
Sugar Babies Consignments	Vanguard Services
Summer Trace Townhomes	Verizon Wireless
Summerlin Welding	Vickie's Antiques & More
Superscapes	Vintage Corner Market
Supreme Clean by Marcia	Vogue Beauty Salon
Synovus	W & C Electric
Taqueria El Sol, LLC	W & W Properties

**Stakeholders Invited to Participate in Candler County  
Joint Comprehensive Plan Preparation Process**  
*(Continued)*

W.B.M. Construction
Waffle House #729
Walgreen Co.
Waller Pecan Farm
Warren Gift Shop
Warren's Launderama
Wash A Ton
Waynes World Cleaning Service
Whitaker Funeral Home
Wiggles & Giggles Learning Center, LLC
William Bird Construction
William W Clance, DMD PC
Williams Country Store
Williams Tire Center
Willow Lake Golf Club, Inc.
Wiregrass Junction
Wise Alumni Association, LLC
Wood Funeral Home
Woodcock Woodworks
Wright Brothers Timber, LLC
WW Auto Repair
Yaupon Teahouse + Apothecary
Zaxbys Company Restaurants, LLC
Zip N Food #7

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



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

<b>Candler County Board of Commissioners</b>
Glyn Thrift, Chairman
David Robinson, Commissioner
Bryan Aasheim, County Manager
Kellie Lank, Clerk
Clara Frink, Deputy Clerk
<b>City Of Metter</b>
Carter Crawford, City Manager
Ed Boyd, Mayor
James McKie, Councilman
Reshida Taylor, Councilwoman
Chyrileen Kilcrease, Councilwoman
Carter Crawford, City Manager
Angie Conner, City Clerk
Missy Edenfield, Human Resources/Purchasing
Cliff Hendrix, Building Inspector
<b>City Of Pulaski</b>
Paul Greene, Mayor
Ruth Burch Deloach, City Councilwoman
<b>Candler County Board of Education</b>
Allen Lanier, Technology Director
Kristen Cason, School Counselor
Dr. Bubba Longgear, Superintendent
Miranda Thigpen, Inclusion Teacher
<b>Candler County Board of Health</b>
Eula Hodges
<b>Metter-Candler Chamber of Commerce</b>
Alex Spivey, Chair
<b>Candler County Industrial Authority</b>
Hannah Mullins, Executive Director

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

**Active Participants in Candler County  
Local Plan Coordination Committee Meetings and Plan Preparation  
(continued)**

<b>Candler County Probate Court</b>
Tony Thompson, Probate Court Judge
<b>Candler County Tax Commissioner</b>
Jason Grimes, Tax Commissioner
<b>Candler County Tax Assessor</b>
Letrell Thomas
<b>Candler County Board of Equalization</b>
Eliz Anne Childs
<b>Candler County UGA Extension Office</b>
Ross Greene, County Extension Agent
Susannah Lanier, County Extension Coordinator
<b>City of Metter Downtown Development Authority</b>
Heidi Jeffers, DDA Director
<b>Metter Fire Department</b>
Mark Waters, Captain
Jason Douglas, Fire Chief
<b>Candler County Historical Society</b>
Barbara Hunnicutt
Ted Lewis
Norma Willis
Grady Collins
Doris Collins
Dixie Odom
Mark Wood
Martha Thrift
Tim Spencer
Steve Waller
Penny Lott
Martha Cannady

**Active Participants in Candler County  
Local Plan Coordination Committee Meetings and Plan Preparation  
(continued)**

<b>Candler County Hospital</b>
Marty Ray, Director of Public Relations
Linda Coleman, Chief Nursing Officer
<b>City of Savannah</b>
James Carney
<b>Clifton Inc.</b>
Wes Clifton
Ralph Clifton
<b>Communities in Schools of Candler County, Inc.</b>
Roberta Graham, Site Coordinator
<b>Department of Family and Children Services</b>
Kristy Kennedy, Director
<b>ACE Hardware</b>
Pernal Franklin, Owner
<b>Georgia Farm Bureau</b>
Ron Rushing, Agent
<b>Georgia Forestry</b>
George W. Bird
<b>Georgia Power</b>
Matt Sawhill, Area Manager
<b>Growers Supply &amp; Gin</b>
Brian Wood
<b>H.K. Farm</b>
Linda K. Banks
<b>McCord's Cleaners</b>
Harold Boston, Jr.
<b>Metter Home Center</b>
Tim Coleman, Owner

**Active Participants in Candler County  
Local Plan Coordination Committee Meetings and Plan Preparation  
(continued)**

<b>Ogeechee Riverkeeper</b>
Damon Mullis, Executive Director
<b>Pineland Telephone</b>
Dustin Durden, CEO
Amy Harrison, Director of Sales and Marketing
<b>Queensborough Bank</b>
Erica O'Brien, Market Manager
<b>Schooley Mitchell</b>
John Garity, Strategic Partner
<b>Whitaker Funeral Home</b>
Marcus McCray
Darien McCray
<b>Private Citizens</b>
Felix Johnston, Retired Teacher
Marcus McCoy
Chandra Brown
Sailla Hoover
Shelly Strange



**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, Candler County, Georgia has participated with the municipalities of Metter and Pulaski in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Candler County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *We Are Growing Places*, for Candler County and its municipalities; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Candler County Joint Comprehensive Plan, *We Are Growing Places*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the Town of Pulaski is now desirous of adopting *We Are Growing Places* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Town Council of the Town of Pulaski hereby approves and adopts the Candler County Joint Comprehensive Plan, *We Are Growing Places*, as Pulaski's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2017.

**BE IT FURTHER RESOLVED** that the Town Council for the Town of Pulaski hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 17<sup>th</sup> day of October, 2022.

BY: [Signature]

ATTEST: Maramanda K. [Signature]



**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, the City of Metter, Georgia has participated with Candler County and the Town of Pulaski in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Candler County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *We Are Growing Places*, for Candler County and its municipalities; including the City of Metter; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Candler County Joint Comprehensive Plan, *We Are Growing Places*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Metter is now desirous of adopting *We Are Growing Places* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Metter hereby approve and adopt the Candler County Joint Comprehensive Plan, *We Are Growing Places*, as the City of Metter's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2017.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Metter hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 24<sup>th</sup> day of October, 2022.

BY: [Signature]

ATTEST: [Signature]



## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, the Town of Pulaski, Georgia has participated with Candler County and the City of Metter in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Candler County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *We Are Growing Places*, for Candler County and its municipalities; including the Town of Pulaski; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Candler County Joint Comprehensive Plan, *We Are Growing Places*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the Town of Pulaski is now desirous of adopting *We Are Growing Places* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Town Council of the Town of Pulaski hereby approve and adopt the Candler County Joint Comprehensive Plan, *We Are Growing Places*, as the Town of Pulaski's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2017.

**BE IT FURTHER RESOLVED** that the Mayor and Town Council of the Town of Pulaski hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27<sup>th</sup> day of October, 2022.

BY: Paul Greene, Mayor ATTEST: Beth Canoll