

2017 Joint Comprehensive Plan Update Brooks County & The Cities of Barwick, Morven, Pavo, and Quitman



Grooverville Methodist Church, Quitman-Brooks County Museum & Cultural Center, Morven Peach Festival, Cotton Farm

Prepared for:
Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman
By:



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I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2017 Brooks County – Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2017 Brooks County – Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Land Use Element
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)
- Transportation Element
(As a community that partially lies within a designated Metropolitan Planning Organization.)

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

- a) The Steering Committee was identified in coordination with the City and County managers. These included the Brooks County Board of Commissioners; as well as elected officials or their appointees from the Cities of Barwick, Morven, Pavo, and Quitman;
- b) An initial Stakeholder Group was identified including City and County elected and appointed officials, city and county staff, law enforcement, local businesses and industries including the Health Care Sector, Board of Education, Chamber of Commerce, Industrial Development Authority, and the general public.
- c) Participation techniques were identified. Techniques included meetings/workshops, extensive email correspondence, website publication of meeting notices and draft documents, and use of social media.
- d) A minimum of three, but as many as needed, publicly notified informal workshops are held in a central location in the local communities in addition to the two required public hearings.

This series of public workshops is scheduled to review, discuss, and revise as necessary the existing current comprehensive Goals, Issues and Opportunities, and Policies in the first workshop; the Report of Accomplishments and Community Work Program in the second workshop; and the land use element and transportation element in the third workshop. After each workshop, the suggested revisions and input are incorporated into the next iteration of the

workbook by SGRC staff using notes from the workshops. The new workbook draft is then distributed by email to all stakeholders and published as a draft on the various local government and SGRC websites for review and comment prior to the next workshop. This is done for each of the workshops. The final draft of the workbook and draft comprehensive plan update is then distributed again with sufficient review time prior to the transmittal public hearing where the community has a final opportunity to discuss any additional changes with the elected officials prior to the transmittal of the updated draft comprehensive plan.

- e) Other, separate meetings are held with the individual communities to develop the Report of Accomplishments for the individual communities and to develop the next five-year Community Work Program, again for each individual community.

The public hearing kicking off the comprehensive planning process was held on November 7th, 2016, at the Brooks County Commission Public Hearing in Quitman, Georgia. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway, explaining the purpose of the update, and encouraging residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. Copies of every meeting's sign-up sheets are included in this plan in the Appendix.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Three Public Hearings:
 - Kick-off
 - Transmittal
 - Adoption
- Three Workshops:
 - Goals, issues, and opportunities
 - Report of Accomplishments & Community Work Program
 - Economic Development and Land Use
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special Webpage on SGRC website as well as County and City Websites
- Dissemination of Information in the newspaper (public notices, advertisements)

5. Conduct Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, chambers of commerce, economic development authorities, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, participants

updated the list of goals, issues, opportunities, and policies to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The Report of Accomplishments was developed in the second workshop along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding be available.

The third workshop was utilized to update the Transportation Element and the Land Use Element and Maps as desired by the local governments.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan Update, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria as laid out in Chapter 391-3-16 to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Brooks County and the Cities of Barwick, Morven, Pavo and Quitman lie within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011. Available 2016 Total Maximum Daily Loads (TMDL) data has been reviewed and any updates to the 2011 Suwannee Satilla Regional Water Plan have been addressed.

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.



Source: CDM Suwannee-Satilla Regional Water Plan

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agro-forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.

12. Seek to provide economically affordable power and water resource service to all citizens in the region.

13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation
3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 years 7 day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of these not being applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry, or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

II. PLAN ELEMENTS

1. Community Goals and Vision

The purpose of the Community Goals Element is to lay out a road map for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman; to generate local buy-in to the plan; and to ensure that the plan is implemented. The Goals as listed below were developed in the 2010 Partial Update through several community workshops. The goals are listed by category and are not listed in order of priority. These Goals were reviewed and updated individually during the first workshop of this 2017 Comprehensive Plan update.

Vision

Twenty years from now, Brooks County will continue to have a small town atmosphere that is characterized by welcoming communities and a sense of individual belonging, accentuated by the natural greenway corridors. The community's rich agricultural and forestry heritage will be preserved through the preservation of prominent landmarks and sites will be of paramount importance to citizens and elected officials. Partnerships among the County and the cities will have been expanded to promote improvement to the quality of life in the community.

Revitalization efforts will have turned the historic centers in Barwick, Morven, Pavo, and Quitman into vibrant, attractive town centers and tourist destinations with community events and neighborhood and tourist-serving opportunities. Circulation throughout Brooks County will provide safe and attractive access to all areas of the community. Residents, young and old, will be able to take advantage of the community's pedestrian, golf cart, and bicycle pathways that will tie together the community's centers, recreational amenities, shopping, schools, and employment.

Economic and Industrial Development initiatives will have expanded the economy through innovation and investment in education and supportive infrastructure. The community will have an integrated system of technology, utility, and transportation networks that support a vital economy and offer ample employment and business opportunities to all.

Goal 1: **NATURAL AND CULTURAL RESOURCES** – To provide for and promote the continued protection of our natural and cultural resources for current and future generations.

Goal 2: **ECONOMIC DEVELOPMENT** – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy and to ensure community growth and development, which benefits all segments of the diverse population.

Goal 3: **HOUSING** – To encourage access to appropriate and affordable housing options for all residents in all income levels.

Goal 4: **LAND USE** – To ensure that the County's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Goal 5: **COMMUNITY FACILITIES & SERVICES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Goal 6: **INTERGOVERNMENTAL COORDINATION** – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

Goal 7: **EDUCATION and HEALTHCARE** – To support quality growth and development through promoting local education and expanding healthcare facilities and options.

Goal 8: **TRANSPORTATION** – To encourage coordination of land use planning and transportation planning.

2. Issues and Opportunities

The initial Needs and Opportunities were developed and identified in the 2010 Update for Brooks County and the Cities of Barwick, Morven, and Quitman; and the 2014 Update for the City of Pavo. For this comprehensive plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previously identified issues and opportunities was reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Brooks County and the Cities of Barwick, Morven, Pavo and Quitman. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program for Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman.

Resource Conservation - Cultural Resources

Cultural Resources

Issues:

- A. The Cities of Pavo, Morven and Barwick do not have historic preservation guidelines to preserve existing historic buildings or places, and therefore properties valuable for historic preservation may vanish.

Opportunities:

- A. All communities have the opportunity to adopt proactive regulation such as tree and landscape ordinances and historic preservation ordinances before continued development results in a permanent loss of the County's natural forests and cultural resources.
- B. Brooks County's natural and cultural resources including cemeteries, bridges and churches, could be utilized and marketed to increase economic and tourism opportunities in the community.
- C. The local gym in Pavo could be designated as a local historic building to encourage preservation and use.
- D. A collaborative inventory for the City of Pavo, Morven and Barwick of historically significant buildings, places and events would be another great piece in a tourism program.
- E. Promote and encourage the Centennial Farm Designation for Farms in Brooks County.

Resource Conservation - Natural Resources

Issues:

- A. **Increasing sedimentation run-off into creeks and streams.**
- B. **Lack of public access to rivers.**

Opportunities:

- A. Promotion and Protection of Natural and Cultural Resources.** Brooks County's natural resources could be utilized and marketed to increase economic and tourism opportunities in the community.

Economic Development

Issues:

- A.** Despite the fact that Brooks County and its communities have a low unemployment rate; the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities and few high-wage jobs in Brooks County.
- B.** A high amount of residents in Brooks County and its communities commute daily to work in other counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county.
- C.** Lack of adequate water and of sewer and other infrastructure in several areas of the County and the Cities provide a substantial barrier to retention and expansion of existing businesses, let alone attraction of new businesses.

Opportunities:

- A.** Brooks County's diversifying economic sectors will be able to incorporate more industry with the help of the Brooks County Development Authority and the Brooks County Industrial Park. Likewise, the Chamber of Commerce and the Brooks County Development Authority will be able to assist existing businesses and industries grow and expand. Expanding industry will be a priority.
- B.** Local entrepreneurs that become successful can be a dependable contribution to the community for years to come. Many rural communities are following the trend of promoting entrepreneurialism and Brooks County has the opportunity to follow this trend by utilizing many local and state resources.
- C.** Efforts should be made to not only provide higher paying jobs in the City of Pavo, but also promote shopping with local businesses.
- D.** An improved water system and a sustainable sewer system for the City of Pavo would be able to retain and attract more businesses and residents.
- E.** Raise the community's awareness of local businesses. This could be done by including notices of events or sales with the local water bill.
- F.** The popularity of the Peacock (2nd Saturday in May), Harvest (October 10 – 18) and Christmas Festivals (weekends starting November 1) could substantially help to attract visitors and businesses to Brooks County and its Cities.
- G.** Efforts should be made to not only provide higher paying jobs in Brooks County, but also promote shopping in Brooks County businesses
- H.** Provide and encourage development of a more high-wage jobs in Brooks County.
- I.** Brooks County should work in coordination with the Cities to develop water and sewer for areas in the County which are underserved in order to promote economic development in those areas.

Development Patterns - Housing

Issues:

- A. Houses in Poor Condition** – Brooks County and its Cities have many homes that in poor condition and/or lack necessary facilities. Neighborhoods with high amount of housing units in poor condition require revitalization.
- B.** Several houses are abandoned, Brooks County and its cities need to develop a mechanism to clean up and rehabilitate abandoned homes.
- C.** Lack of housing weatherization and energy efficiency is a big issue with the existing housing stock.

Opportunities:

- A.** Encourage and support Homebuyer Education– While Brooks County is very aware of its housing problems, the community could benefit from increased awareness of housing assistance programs such as homebuyer education, down-payment assistance, housing rehabilitation and reconstruction programs. Brooks County could also learn much from other small rural areas that have combated housing problems.
- B.** housing rehabilitation grants for Brooks County and its cities would provide additional opportunities for housing.
- C.** Increase and encourage efforts and programs for housing weatherization and energy efficiency.
- D.** Research and if feasible, apply for HUD housing grants.

Development Patterns - Land Use

Issues:

- A.** Some areas in Brooks County and its communities are experiencing an imbalance of housing types. Barwick, for example, has seen a rapid increase in the percentage of manufactured homes. While manufactured homes represent an affordable form of housing for many people of Brooks County, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.
- B.** Brooks County and its communities have a large percentage of retirees who need many services such as health care and recreation, which is expensive for a city to provide without sufficient tax income.
- C.** Brooks County and its communities have several abandoned properties which need to be cleaned up.
- D.** Lack of special guidelines for event venues and homebased businesses create inconsistencies in the application of regulations and confusion for residents.

Opportunities:

- A.** Corridors leading into a community or towards a downtown area should be protected from unattractive land use or land use that is inconsistent with the character of the community.

- B. Every community should review any current land use ordinances and look to see where additional or new ordinances, rules and regulations, should be adopted or where existing ones should be updated.
- C. The County Public Library and area technical colleges would be available to help address potential language barriers.
- D. The existing retiree population is a great resource for volunteers and expertise in all areas of the community including business and education.
- E. Rehabilitate vacant & abandoned properties and homes. Work with a Community Development Organization or housing authority on infill development to provide affordable and good quality housing choices.
- F. Working with Brooks County Code Enforcement would assist in cleaning up abandoned properties and homes.
- G. Basic zoning regulations would help with revitalization efforts and help with implementing Comprehensive Plan goals and policies.

Community Facilities and Services

Issues:

- A. Barwick, Morven and Pavo all lack sewer systems that could impede their economic development opportunities. Quitman has aging sewer infrastructure and the sewer pond is in need of dredging.
- B. Pavo is also in great need for water system improvements. Some areas of the county are at greater risk for fire damage due to distance from fire stations or the presence of railroads that may interfere with fire rescue operations. Barwick and Pavo's water systems consist of old galvanized steel pipes which need to be updated.
- C. All local parks are just green not organized recreational facilities.
- D. The cities do not have sufficient sidewalks and existing ones are in need of repair and maintenance.
- E. Broadband access is too slow and unreliable, often not available, especially outside the City of Quitman boundaries. This presents a significant barrier to attracting new businesses and residents. Windstream refuses to service Brooks County as all switchgear needs to be replaced and there appear to be an insufficient customer base to support the capital expense.
- F. The Brooks County and its communities have a diverse population, which brings with it language barriers and cultural differences and provides issues for equal government services.
- G. It is increasingly difficult to recruit volunteers for the Volunteer Fire Department.
- H. The County and Cities are in need of more police officers to provide adequate coverage.
- I. Quitman is in need of a fire station on the east side of the railroad tracks to be able to provide service when a train passes the crossing.

Opportunities

- A. Brooks County's environment and natural resources are very appropriate for the development of a multi-purpose trail network as well as for future bike routes.
- B. Crosswalks and Golf cart paths at City Hall, the restaurant, the grocery store and at the previous bank building would encourage new use of those buildings.
- C. Expanding telecommunication options and technology including fiber optics in the County will help in efforts to recruit industry and increase the quality of life of local residents.
- D. The costs of infrastructure, such as creating a sewer system, may exceed the economic and environmental benefits. Communities should examine the costs and benefits of new community facilities as well as the cost of not obtaining those facilities.
- E. A feasibility study to implement a sanitary sewer system for the Cities of Pavo, Morven and Barwick would be a great first step in implementing a better economic development environment.
- F. A senior activity center as part of the community center In Pavo would be a great asset to the community.
- G. County City Hall, remodeled and expanded, would be a great asset to the downtown.
- H. More water lines and spickets at the Pavo Park with an updated water tank would facilitate picnics and growing a garden. Explore grant opportunities for this project as funding is not available at this time.
- I. The Old Walker Street School is vacant and needs to be repurposed. It has a great auditorium which could serve as a municipal theater venue.
- J. Increasing the members of the volunteer fire department and the number of First Responders would improve fire and public safety coverage within the City.
- K. Construction of a fuel depot would increase ability of the airport to serve bigger planes.

Intergovernmental Coordination

Issues

- A. Many agreements between the County and the Cities have been verbal only and should be formalized through written agreements.
- B. The east county area adjacent to Lowndes County has City of Valdosta addresses and postal codes and as a result the County loses EMS and other funding which are going to Valdosta/ Lowndes rather than to Brooks County because of the addressing.

Opportunities

- A. The Brooks County community has experienced a trend of increased communication among local government agencies and governing bodies. This trend should continue as increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase effectiveness of individual efforts.
- B. Continued collaboration should occur between the Cities of Barwick and Pavo and Thomas County, Brooks County, the South Georgia Regional Commission and the Southwest Georgia Regional Commission.

Education and Healthcare

Issues

- A. While estimates vary on the actual number of children in Brooks County who attend schools from other systems, all estimates agree that Brooks County Schools is losing large numbers of students to systems such as Lowndes County, Thomas County, Colquitt and Cook Counties. This loss causes schools to lose many funds of approximately \$7,000 to \$8,000 per student. Brooks County should continue public relations efforts and examine other ways to reverse this trend, including requiring Brooks County addresses in East Brooks County.
- B. The Cities of Pavo, Barwick and Morven have no healthcare service and no medical facility within city limits.

Opportunities

- A. Current efforts to improve public relations with the Brooks County School System should continue. The perception of the school system has a direct impact on migration into Brooks County.
- B. Brooks County has the chance to support the expansion of healthcare facilities and options for current and future residents to aid in the future development of Brooks County.
- C. Medical clinics in the cities would increase medical services and quality of life.

TRANSPORTATION

Issues

- A. Need for Paved Roads and Sidewalks – Many communities in Brooks County and its Cities have a need for the creation or improvement of sidewalks that are handicap accessible. Small towns, such as Morven, have a need for paved roads.
- B. Two wooden bridges on Hempstead Church Road and Hodges Road need to be replaced.
- C. The County has inadequate and aged cross drain structures which need to be replaced and upgraded.
- D. Many of the existing stormwater run-off and retention/detention facilities are not adequate and cause flooding..
- E. The Class 3 rail short line inside Brooks County needs to be refurbished and the condition of most of the railroad tracks within the City of Quitman causes derailments at even 10 mph.

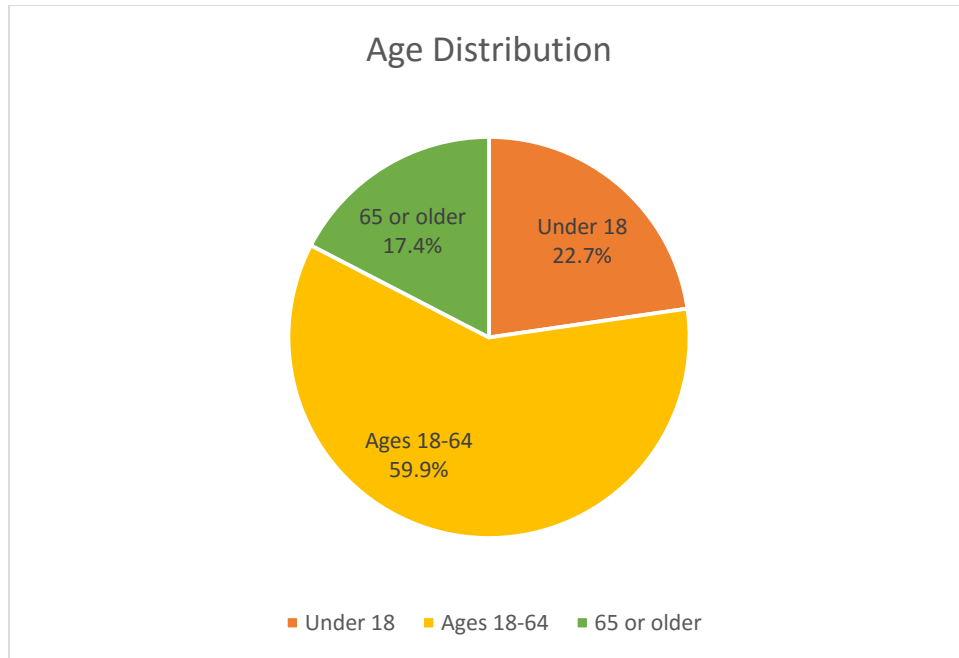
Opportunities

None listed

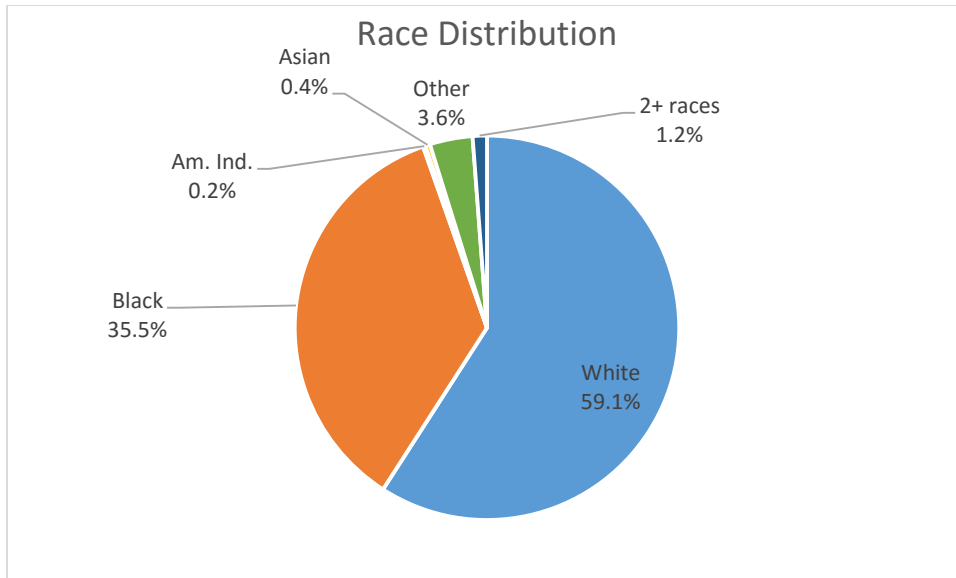
3. Analysis of Data and Information

a. Analysis of Data and Information

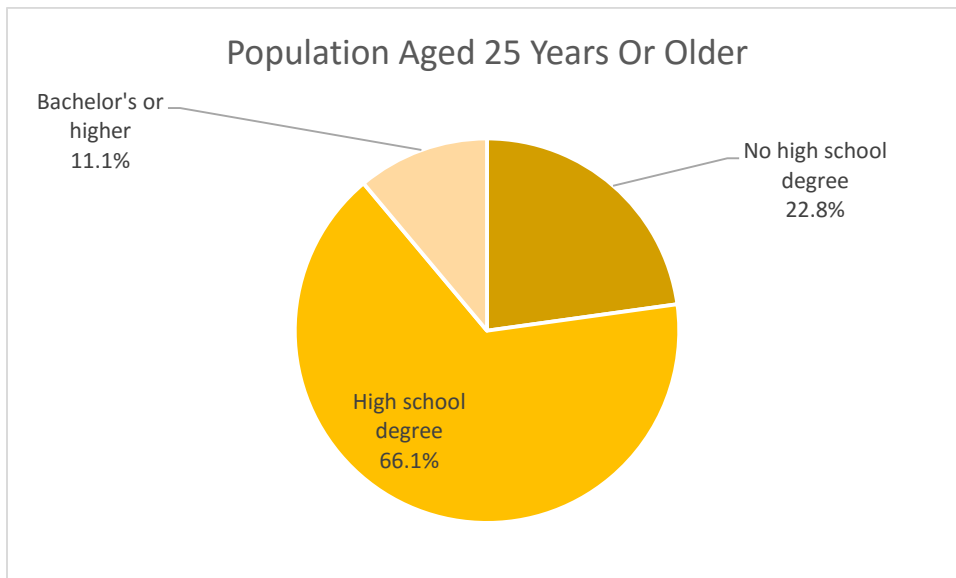
Brooks County



The 2014 population of Brooks County is 15,766. Since the 2010 Census, the population has decreased by 3.5 percent. As of the U.S. Census Bureau's 2014 estimate, 22.7 percent of the population are under age 18, 59.9 percent are between 18 and 64, and 17.4 percent are aged 65 or older. The population is 51.0 percent female and 49.0 percent male.



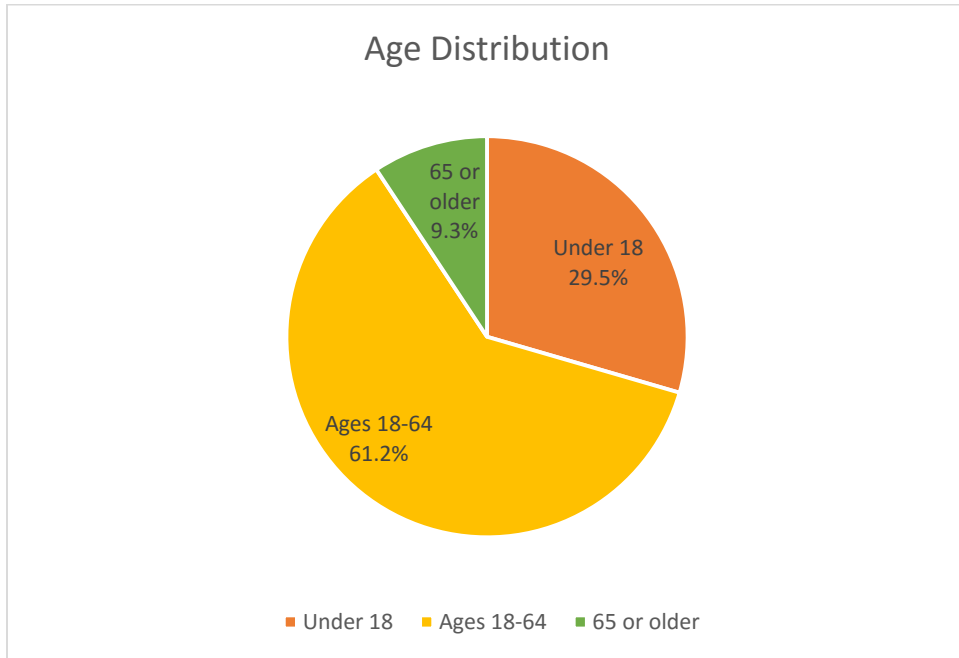
As of 2014, the population is 59.1 percent White, 35.5 percent Black or African American, 0.4 percent Asian, 0.2 percent American Indian and Alaska Native, 3.6 percent of some other race, and 1.2 percent of two or more races. 5.4 percent of the population are of Hispanic/Latino origin (regardless of race). 3.3 percent of the population are foreign-born and 6.8 percent of people aged 5 or older speak a language other than English at home.



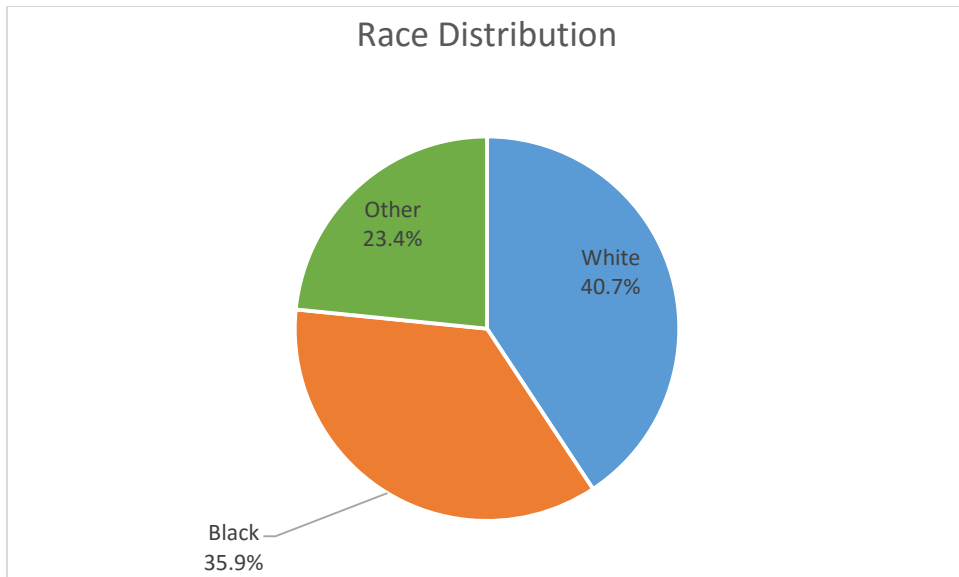
According to 2014 Census Bureau estimates, 11.1 percent of the population aged 25 or older have a bachelor's or higher degree. 66.1 percent have a high school degree but no bachelor's or higher degree. 22.8 percent of those 25 or older do not have a high school degree.

According to 2014 five-year estimates, there are 6,550 households, with an average of 2.39 persons per household. The homeownership rate is 69.6 percent, and the median owner-occupied home value is \$91,800. The median household income is \$31,686 and the per capita income is \$19,473, measured in 2014 dollars. 27.8 percent of the population lives below the poverty level.

Barwick

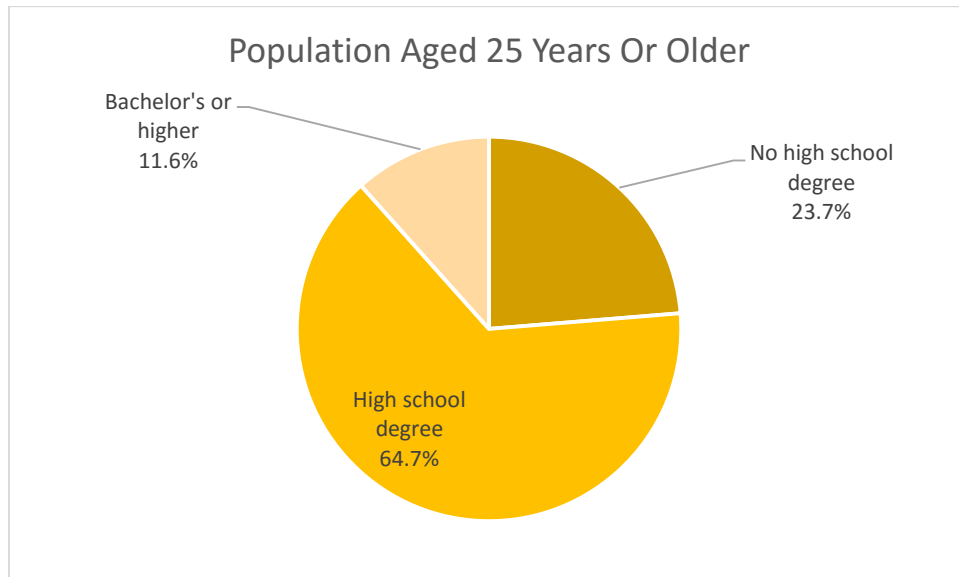


The 2014 population of Barwick is 440. Since the 2010 Census, the population has decreased by 3.5 percent. As of the U.S. Census Bureau's 2014 estimate, 29.5 percent of the population are under age 18, 61.2 percent are between 18 and 64, and 9.3 percent are aged 65 or older. The population is 53.4 percent female and 46.6 percent male.



As of 2014, the population is 40.7 percent White, 35.9 percent Black or African American, and 23.4 percent of some other race. 24.3 percent of the population are of Hispanic/Latino origin (regardless of

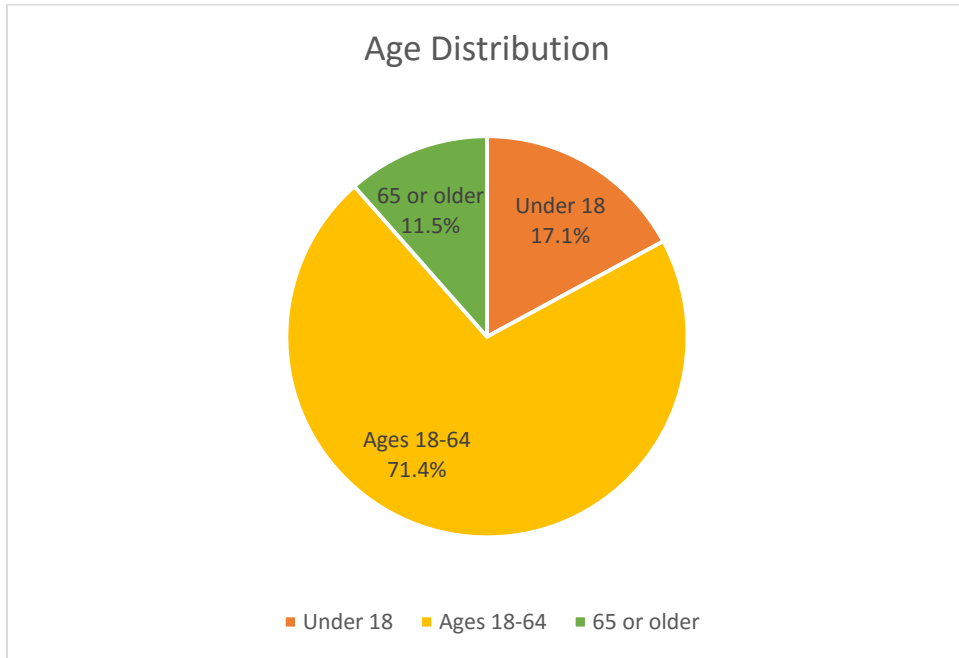
race). 14.8 percent of the population are foreign-born and 23.6 percent of people aged 5 or older speak a language other than English at home.



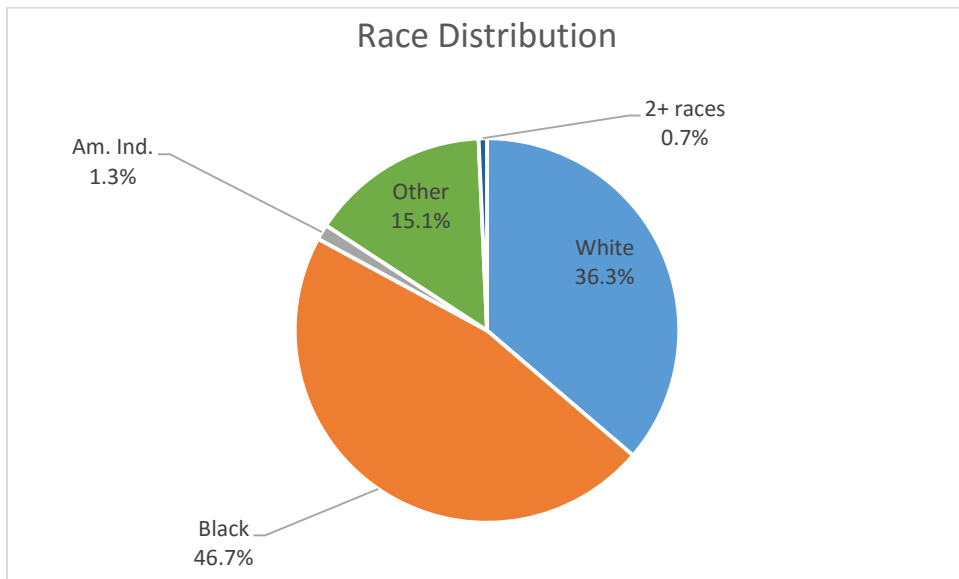
According to 2014 Census Bureau estimates, 11.6 percent of the population aged 25 or older have a bachelor's or higher degree. 64.7 percent have a high school degree but no bachelor's or higher degree. 23.7 percent of those 25 or older do not have a high school degree.

According to 2014 five-year estimates, there are 170 households, with an average of 2.59 persons per household. The homeownership rate is 39.4 percent, and the median owner-occupied home value is \$89,600. The median household income is \$21,750 and the per capita income is \$13,704, measured in 2014 dollars. 44.8 percent of the population lives below the poverty level.

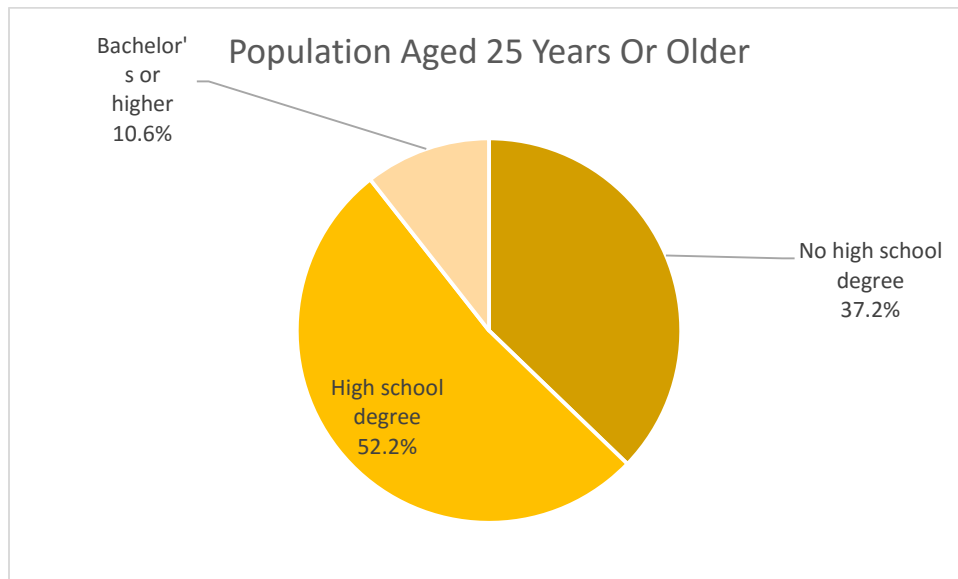
Morven



The 2014 population of Morven is 557. Since the 2010 Census, the population has increased by 7.95 percent. As of the U.S. Census Bureau's 2014 estimate, 17.1 percent of the population are under age 18, 71.4 percent are between 18 and 64, and 11.5 percent are aged 65 or older. The population is 50.8 percent female and 49.2 percent male.



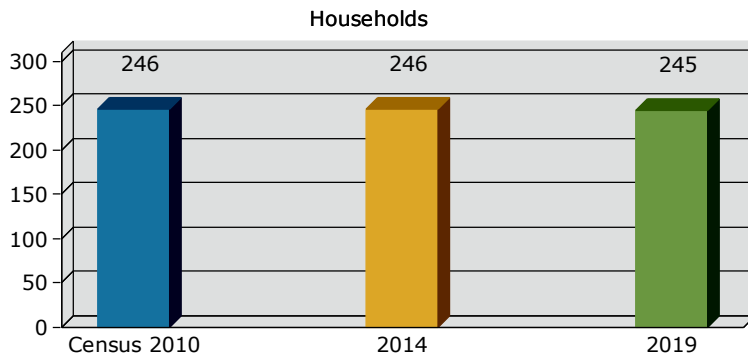
As of 2014, the population is 46.7 percent Black or African American, 36.3 percent White, 1.3 percent American Indian and Alaska Native, 15.1 percent of some other race, and 0.7 percent of two or more races. 17.4 percent of the population are of Hispanic/Latino origin (regardless of race). 13.6 percent of the population are foreign-born and 15.7 percent of people aged 5 or older speak a language other than English at home.



According to 2014 Census Bureau estimates, 10.6 percent of the population aged 25 or older have a bachelor's or higher degree. 52.2 percent have a high school degree but no bachelor's or higher degree. 37.2 percent of those 25 or older do not have a high school degree.

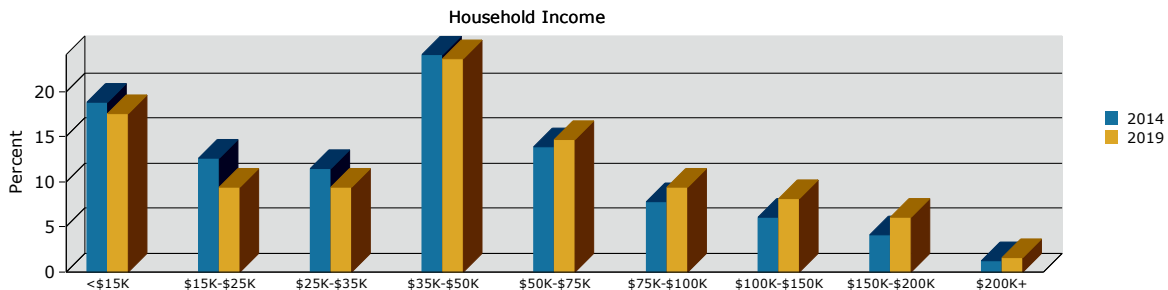
According to 2014 five-year estimates, there are 226 households, with an average of 2.46 persons per household. The homeownership rate is 62.4 percent, and the median owner-occupied home value is \$43,900. The median household income is \$26,333 and the per capita income is \$16,987, measured in 2014 dollars. 25.7 percent of the population lives below the poverty level.

Pavo

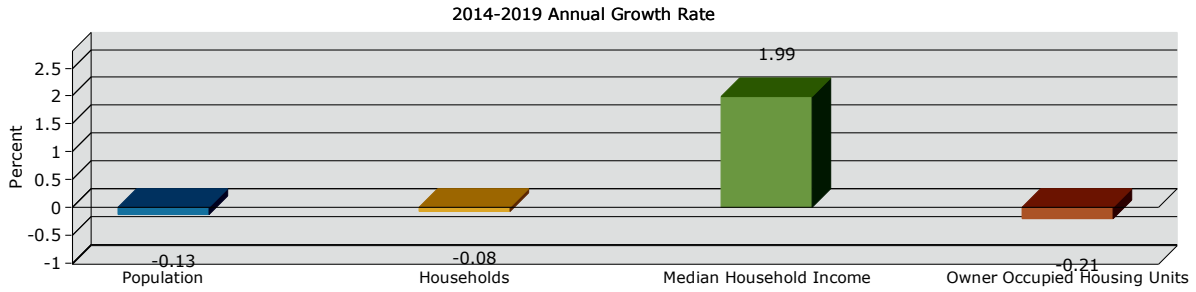


Reviewing the household data shows that the majority of households are family households (72%) with 28% non-family households. 23.6% are households with people living alone. The average household size is 2.55 and the average family size is 3.04

Reviewing the educational attainment data shows that the majority of residents in City of Pavo have a high school degree and some college, (64%). 8.7% have an associate degree and 8.1% have a bachelor's degree. In order to improve the economic development status within the county, additional efforts should be undertaken to raise the educational level of the residents (including professional and vocational training) to raise income levels, quality of life, and attract jobs to the area.

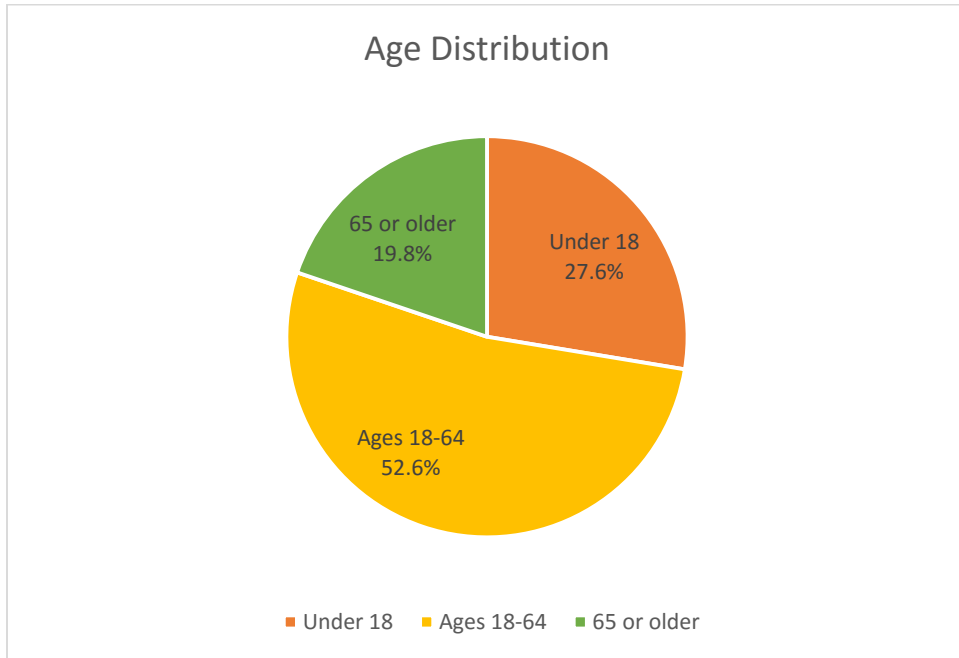


In July 2013, the U.S. unemployment rate stood at 7.6 percent according to the Department of Labor Statistics. The State of Georgia is almost 2 percentage points higher at 9.3% unemployment rate and City of Pavo showed 10.7% unemployment. In 2012 according to the U.S. Census American Community Survey median household income for Pavo is \$34,554 and mean household income was listed at \$44,597, also median family income was \$39,375 and mean family income was \$52,806. Median earnings for workers in this same time frame is \$22,000 showing that high unemployment rate and low average salary reflects the large portion of the residents without a higher education. Research and studies have shown repeatedly that higher wages and employment are a result of better education. In order to attract higher paying jobs, City of Pavo must address the issue of education in the community and increase high school and college graduation rates. Along with this issue, Pavo must develop incentives to attract companies to the area then that will employ these graduates and develop incentives to keep these residents in the County. Currently the mean travel time to work is approximately 35 minutes (US Census DP03).

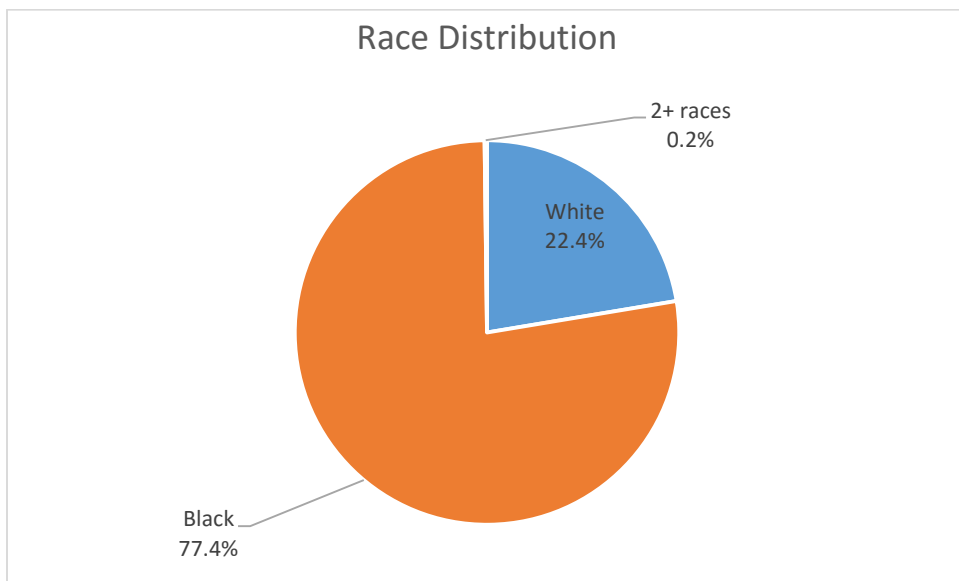


Currently the City of Pavo has 274 housing units, of which 13.5% are vacant. The majority are single family residences and 30.7% are mobile homes. Only 3.6% of the housing stock has been constructed since 2000 and 31.2% are renter occupied. These numbers are derived from the US Census Bureau DP 04. A recommendation for City of Pavo would be to undertake a housing survey to specifically identify those units that are vacant, the reasons for the vacancies and the condition of the older housing stock in general. This could serve as a basis for increased rehabilitation efforts and grants to improve the housing stock and decrease the vacancy rate in the City of Pavo.

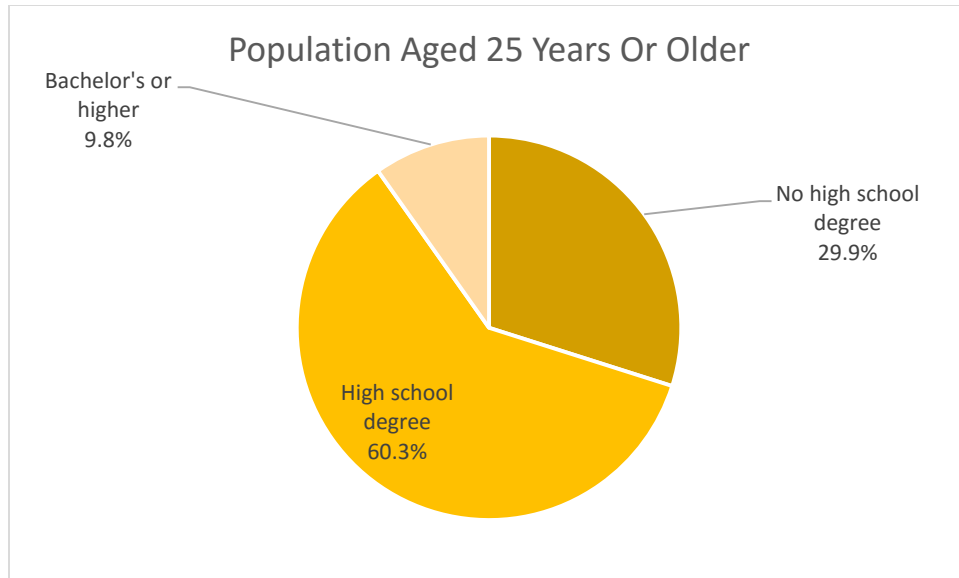
Quitman



The 2014 population of Quitman is 3,808. Since the 2010 Census, the population has decreased by 5.3 percent. As of the U.S. Census Bureau's 2014 estimate, 27.6 percent of the population are under age 18, 52.6 percent are between 18 and 64, and 19.8 percent are aged 65 or older. The population is 55.9 percent female and 44.1 percent male.



As of 2014, the population is 77.5 percent Black or African American, 22.4 percent White, and 0.2 percent of two or more races. 2.3 percent of the population are of Hispanic/Latino origin (regardless of race). 1.6 percent of the population are foreign-born and 4.0 percent of people aged 5 or older speak a language other than English at home.



According to 2014 Census Bureau estimates, 9.8 percent of the population aged 25 or older have a bachelor's or higher degree. 60.3 percent have a high school degree but no bachelor's or higher degree. 29.9 percent of those 25 or older do not have a high school degree.

According to 2014 five-year estimates, there are 1,552 households, with an average of 2.43 persons per household. The homeownership rate is 59.0 percent, and the median owner-occupied home value is \$64,900. The median household income is \$20,757 and the per capita income is \$12,617, measured in 2014 dollars. 43.6 percent of the population lives below the poverty level.

4. Consideration of DCA Quality Community Objectives

DCA Quality Community Objectives and Best Practices:

1. Economic Prosperity

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Research and create a source book to identify technical and financial assistance available for local businesses from regional, state and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.
- Plan a tourist and marketing campaign based on the three heritage festivals in town: Peacock Festival, Harvest Festival and Christmas Festival.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Create an inventory of environmentally sensitive areas such as groundwater recharge areas, river corridors and wetlands, as a first step to create a local strategy for minimizing negative impacts on water quality and quantity.

3. Efficient Land Use

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Create a historic preservation overlay zone to ensure the preservation of historic properties.
- Create some regulatory tools like a zoning code to encourage owners to maintain property or utilize vacant or unused properties and structures.
- Consider adopting a rehabilitation code in addition to a new construction code to help keep costs down thereby encouraging rehabilitation of properties.

4. Local Preparedness

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Ensure consistency of Brooks County's and the Cities of Barwick, Morven, Pavo and Quitman's ordinances with the adopted comprehensive plan.
- Pursue CDBG grants to implement needed infrastructure projects.
- Continue implementation of a Service Delivery Strategy.

5. Sense of Place

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single family residences and to regulate appearance, layout and location of manufactured homes.

6. Regional Cooperation

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Meet regularly with SGRC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.

7. Housing Options

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Consider creating an ordinance to allow cottage zoning to allow very small single family homes to fill the need for affordable housing, utilize vacant properties and keep cost down for construction and so eliminate the need for manufactured homes.
- Provide education on home loan assistance to foster rehabilitation and revitalization.

8. Transportation Options

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Create a continuous, well maintained sidewalk network, especially around schools.
- Ensure safe, adequate and well-designed facilities for bicyclists.

9. Educational Opportunities

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Ensure that all schools and libraries have adequate and efficient access to the internet to provide sufficient opportunities for on-line education and certification opportunities.

10. Community Health

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Develop a comprehensive listing of health services and assistance resources for local citizens.
- Coordinate with SWGRC or SGRC to participate in the GDOT 5311 program to provide public transportation to the next available public health facility.

5. Goals, Issues and Policies

Cultural Resources

Goal 1: To provide for the continued protection of our natural and cultural resources for current and future generations.

Issues & Policies

The Cities of Quitman, Pavo, Morven and Barwick do not have historic preservation guidelines to preserve existing historic buildings or places, and therefore properties valuable for historic preservation may vanish.

- **Policy 1.1:** Cultural resources should be preserved and used to market the area.
- **Policy 1.2:** Each City should develop a local inventory of culturally significant buildings.
- **Policy 1.3:** Each City should adopt local Historic & Cultural Preservation guidelines for the protection of the many historic and cultural resources throughout each City.
- **Policy 1.4:** Brooks County should adopt a Historic & Cultural Preservation Ordinance for the protection of the many historic and cultural resources throughout the County.
- **Policy 1.5:** Brooks County and the Cities should explore to establish a joint Cultural Preservation Board to assist with the preservation, restoration and maintenance of structures, events, plans and identification of issues and opportunities.

Natural Resources

Goal 1: To provide for the continued protection of our natural and cultural resources for current and future generations.

Issues & Policies:

Increasing sedimentation run-off into creeks and streams.

- **Policy 1.6:** Areas where natural features would be endangered by development should be preserved.
- **Policy 1.7:** Enhanced solid waste reduction and recycling initiatives should be supported to minimize litter in streams and river banks.
- **Policy 1.8:** Brooks County should continue to work with the Health Department to track and map permits for wells and septic tanks.
- **Policy 1.9:** The City of Quitman should explore to develop a storm water drainage plan to minimize storm water run-off into adjacent streams.

Lack of public access to rivers.

- **Policy 1.10:** Brooks County in coordination with the cities should plan for a network of greenway corridors.
- **Policy 1.11:** Brooks County should evaluate the feasibility of establishing a Land Bank. Should the establishment of a Trust be found to be financially feasible and in the best interest of the community, steps should be taken towards its establishment.

Economic Development

Goal 2: To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy. To ensure community growth and development, which benefits all segments of the diverse population.

Despite the fact that Brooks County and its communities have a low unemployment rate, the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities and few high-wage jobs in Brooks County.

- **Policy 2.1:** Efforts to assist local businesses and expand industry should continue and be expanded to increase job opportunities across all wage levels.
- **Policy 2.2:** Current initiatives to expand local entrepreneurialism should continue with increased collaboration between local agencies and local and state programs to assist people in starting new businesses.
- **Policy 2.3:** The integration of minority populations should be encouraged through language programs, cultural awareness programs, and community events.
- **Policy 2.4:** Encourage increased job training opportunities in cooperation with schools and businesses to increase local workforce skills.

A high amount of residents in Brooks County and its communities commute daily to work in other counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county.

- **Policy 2.5:** The need for additional high-wage jobs should be addressed through greater collaboration between local governments, boards, authorities, economic development organization, and other organizations and agencies.
- **Policy 2.6:** The issue of commuting workers should be addressed by focusing on the creation of additional job opportunities including higher-wage jobs in Brooks County and by encouraging people to shop in Brooks County.

Lack of adequate water and of sewer and other infrastructure in several areas of the County and the Cities provides a substantial barrier to retention and expansion of existing businesses, let alone attraction of new businesses.

- **Policy 2.7:** Develop programs to assist local businesses and industry and to assist people in starting new businesses.
- **Policy 2.8:** Pursue the feasibility of constructing a railroad spur into the existing industrial park to make it more marketable for new and existing businesses.
- **Policy 2.9:** Additional federal and state funding opportunities should be researched and pursued to develop improved and increased water and sewer capacities to benefit industry retention and expansion.

Housing

Goal 3: To ensure access to adequate and affordable housing options for all residents in all income levels.

Houses in Poor Condition – Brooks County and its Cities have many homes that in poor condition and/or lack necessary facilities. Neighborhoods with high amount of housing units in poor condition require revitalization.

- **Policy 3.1:** The existing housing stock should be proactively protected and rehabilitated, utilizing public-private partnerships when necessary.
- **Policy 3.2:** Existing neighborhoods should be protected from encroaching incompatible uses through land use controls.
- **Policy 3.3:** Brooks County should partner with the Quitman Housing Authority and other agencies and organization to promote awareness of housing issues and options the community has for increasing rates of homeownership, down payment assistance, rehabilitation and reconstruction.
- **Policy 3.4:** Brooks County should partner with its Cities to increase the use of Chip Grants for housing rehabilitation.

Several houses are abandoned, Brooks County and its cities need to develop a mechanism to clean up and rehabilitate abandoned homes.

- **Policy 3.5:** All communities within Brooks County should pursue the identification of substandard housing and develop a neighborhood revitalization strategy including the use of standardized demolition procedures..

Lack of housing weatherization and energy efficiency is a big issue with the existing housing stock.

- **Policy 3.6:** The existing housing stock should be proactively protected and rehabilitated, utilizing public-private partnerships when necessary.

Land Use

Goal 4: To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Some areas in Brooks County and its communities are experiencing an imbalance of housing types. Barwick, for example, has seen a rapid increase in the percentage of manufactured homes. While manufactured homes represent an affordable form of housing for many people of Brooks County, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.

- **Policy 4.1:** Communities without zoning ordinances should consider adopting a zoning ordinance or other land use ordinance.
- **Policy 4.2:** Communities should review land use controls to determine their effectiveness in protecting major corridors and in-town corridors and update zoning ordinances as needed.

- **Policy 4.3:** High density development should be discouraged in areas without adequate central water and sewer infrastructure to serve the development.

Brooks County and its communities have a large percentage of retirees who need many services such as health care and recreation, which is expensive for a city to provide without sufficient tax income.

- **Policy 4.4:** Brooks County and its communities should be marketed as a viable location for retirees due to its central location, climate and affordability.

Brooks County and its communities have several abandoned properties which need to be cleaned up.

- **Policy 4.5:** Existing neighborhoods should be protected from encroaching incompatible uses through land use controls such as basic zoning regulations.
- **Policy 4.6:** Local governments should consider subdivision regulations that will ensure that new subdivisions are consistent with the character of the community.
- **Policy 4.7:** Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Lack of special guidelines for event venues create inconsistencies in the application of regulations and confusion for residents.

- **Policy 4.8:** Consider the adoption of policies and procedures to consistently regulate the creation and maintenance of event venues.

Lack of special guidelines for homebased businesses create inconsistencies in the application of regulations and confusion for residents.

- **Policy 4.9:** Consider the adoption of policies and procedures to consistently regulate the creation and maintenance of home based businesses.

Community Facilities and Services

Goal 5: To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Barwick, Morven and Pavo all lack sewer systems that could impede their economic development opportunities. Quitman has aging sewer infrastructure and the sewer pond is in need of dredging.

- **Policy 5.1:** Consider feasibility studies to design and construct a central sewer system for all incorporated areas where needed.
- **Policy 5.2:** The impacts of new development should be anticipated so as to maintain or improve appropriate levels of service.

All incorporated areas are also in great need for water system improvements. Some areas of the county are at greater risk for fire damage due to distance from fire stations or the presence of

railroads that may interfere with fire rescue operations. Most of the existing water systems consist of old galvanized steel pipes which need to be updated.

- **Policy 5.3:** Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.
- **Policy 5.4:** Responsible land use patterns should be promoted by shared services and facilities where feasible and most efficient.
- **Policy 5.5:** Water system improvements should be undertaken as soon as possible to mitigate fire hazards and increase business opportunities.

All local parks are just green space which are not organized recreational facilities.

- **Policy 5.6:** Encourage improving and updating local parks and beautify vacant parcels as green space where appropriate.
- **Policy 5.7:** Areas with inadequate community facilities should consider ways to enhance or create new community facilities and services to aid in the economic development of Brooks County. Each community should examine the costs and benefits of new infrastructure before developing grant applications.
- **Policy 5.8:** Consider programs to beautify existing medians on main highways in incorporated areas.

The cities do not have sufficient sidewalks and existing ones are in need of repair and maintenance.

- **Policy 5.9:** Pursue funding sources and include sidewalk construction and restoration with roadway construction projects.

Broadband access is too slow and unreliable, often not available, especially outside the City of Quitman boundaries. This presents a significant barrier to attracting new businesses and residents. Windstream refuses to service Brooks County as all switchgear needs to be replaced and there appear to be an insufficient customer base to support the capital expense.

- **Policy 5.10:** Encourage carriers to invest in Brooks County and pursue funding to assist with those projects.

The Brooks County and its communities have a diverse population, which brings with it language barriers and cultural differences and provides issues for equal government services.

- **Policy 5.11:** Encourage programs at all local Public Library and area technical colleges to help address potential language and cultural barriers and establish hotspots for internet access for all.
- **Policy 5.12:** Consider a program to establish a mobile library to improve library access in rural areas.

It is increasingly difficult to recruit volunteers for the Volunteer Fire Department.

- **Policy 5.13:** Encourage active volunteer fire fighter recruitment and training.

The County and Cities are in need of more police officers to provide adequate coverage.

- **Policy 5.14:** Consider pursuing COP grants to fill vacant positions or create additional positions.

Quitman is in need of a fire station on the east side of the railroad tracks to be able to provide service when a train passes the crossing.

- **Policy 5.15:** Consider pursuing annual fire grants to construct the additional fire station.

Intergovernmental Coordination

Goal 6: To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

Many agreements between the County and the Cities have been verbal only and should be formalized through written agreements.

- **Policy 6.1:** Cross jurisdictional coordination and collaboration should be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.
- **Policy 6.2:** The value of joint comprehensive planning efforts and resulting documentation should be appreciated as a vital tool for addressing community issues and opportunities.
- **Policy 6.3:** Public entities within each community should utilize shared services and information to ensure consistent planning efforts.
- **Policy 6.4:** Pavo and Barwick should utilize their positions in two counties and two regions to promoted economic development and quality growth.

The east county area adjacent to Lowndes County has City of Valdosta addresses and postal codes and as a result the County loses EMS and other health and safety funding which are going to Valdosta/ Lowndes rather than to Brooks County because of the addressing.

- **Policy 6.5:** Consider examining the pro's and cons of re-addressing the east county area with Quitman addresses to facilitate EMS, 911 and Sheriff dispatch to be more effective and transparent.

Education, Healthcare and Public Safety

Goal 7: To support quality growth and development through promoting local education and expanding healthcare facilities and options.

While estimates vary on the actual number of children in Brooks County who attend schools from other systems, all estimates agree that Brooks County Schools is losing large numbers of students to systems such as Lowndes County, Thomas County, Colquitt and Cook Counties. This loss causes schools to lose many funds of approximately \$7,000 to \$8,000 per student. Brooks County should continue public relations efforts and examine other ways to reverse this trend, including requiring Brooks County addresses in East Brooks County.

- **Policy 7.1:** Continue efforts to promote schools and public relations with agencies, organizations and the public in the surrounding areas.

- **Policy 7.2:** The Board of Education should collaborate with local governments in the siting of schools.

The Cities of Pavo, Barwick and Morven have no healthcare service and no medical facility within city limits.

- **Policy 7.3:** Support initiatives to attract and locate healthcare facilities and services within City limits.
- **Policy 7.4:** Support initiatives to expand healthcare facilities and services

Transportation

Goal 8: To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

Need for Paved Roads and Sidewalks – Many communities in Brooks County and its Cities have a need for the creation or improvement of sidewalks that are handicap accessible. Small towns, such as Morven, have a need for paved roads.

- **Policy 8.1:** Brooks County and its communities should continue to utilize public funding for road improvements.
- **Policy 8.2:** Brooks County should continue to implement the South Georgia Regional Bicycle and Pedestrian Plan. Brooks County will continue to identify and fulfill bicycle and pedestrian needs.
- **Policy 8.3:** Brooks County should continue to coordinate with the SGRC in identifying possible multi-purpose trail sites and examining the potential for any multi-purpose trails.
- **Policy 8.4:** New developments should be reviewed for transportation impacts. Provisions should be made between government and developers to mitigate transportation impacts.
- **Policy 8.5:** New developments should be required to provide paved roads and sidewalks. Also, developers should be required to promote connectivity of sidewalks and roads where feasible.
- **Policy 8.6:** Brooks County and its communities should work with the Southern Georgia Regional Commission to implement the Safe Routes to School Program.

Two wooden bridges on Hempstead Church Road and Hodges Road need to be replaced.

- **Policy 8.7:** Explore possibilities and funding to preserve both wooden bridges and redirect traffic.

The County has inadequate and aged cross drain structures which need to be replaced and upgraded and many of the existing stormwater run-off and retention/detention facilities are not adequate and cause flooding.

- **Policy 8.8:** Consider funding and programs to upgrade and repair storm water/drainage facilities in conjunction with road construction projects.

The Class 3 rail Florida-Georgia short line inside Brooks County needs to be refurbished and the condition of most of the railroad tracks within the City of Quitman causes derailments at even 10 mph.

- **Policy 8.9:** Consider working with the Georgia Department of Transportation to find funding to refurbish and repair the existing rail line to increase safety for operations.

6. Community Work Program

Report Of Accomplishments: Brooks County and the Cities of Quitman, Barwick and Morven

(5-Year Short-Term Work Program Update 2012)

- 2012 Work Program was not separated by jurisdiction

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
PLANNING									
Update and approve land use controls such as zoning ordinances	\$15,000 County and Cities	General Fund	x	x	x	x	x	x	complete
Protect residential areas from encroaching uses that would harm older residential areas	staff time County and Cities	Varies	x	x	x	x	x	x	complete
Update the Zoning Ordinances to be consistent with the current Comprehensive Plan	\$5,000 County and Cities	General Fund	x	x	x	x	x	x	complete
INTERGOVERNMENTAL COORDINATION									
Continue to provide regular education opportunities and publications to all citizens	staff time County and cities	General Fund	x	x	x	x	x	x	Complete
Consider creating a joint zoning and inspections department	staff time County and Cities	General Fund	x	x					Discontinued due to lack of interest
Continue to encourage Communication between Development Community and Governing Bodies	staff time County and Cities	n/a	x	x	x	x	x	x	Complete
HISTORIC RESOURCES									
Develop Historic Preservation Districts	\$5,000 County and Cities	General Fund	x	x	x				Complete
Support the Historical Society	staff time County and Cities	Varies	x	x	x	x	x	x	Complete
Continue to identify and apply for potential nominations to the National Register	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Develop, update, publicize and maintain a Historic Resources Inventory in conjunction with Destination Brooks	\$1,000 plus staff time County and Cities	Local, UGA, SGRC	x	x	x	x	x	x	Currently underway, projected completion in 2019

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
NATURAL RESOURCES									
Provide education on importance of Groundwater Recharge Areas, Wetlands and River Corridors	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Develop Stormwater Management Program	n/a County and Cities	General Fund	x						Complete
Develop multi-use trails as conservation options	\$1,500 County and Cities	General Fund	x	x	x				Complete
Continue to consider Scenic By-ways designation and plan development to preserve naturally and culturally sensitive corridors	\$2,000 Counties and Cities	Brooks County	x	x					Complete
HOUSING									
Partner with SGRC to identify substandard homes and map them and maintain the map	\$1,500 plus staff time County and Cities, SGRC	General Fund	x	x	x	x	x	x	Complete
Develop an implementation plan	n/a County and Cities	General Fund	x						Discontinue due to lack of funds
Generate strategies to revitalize neighborhoods and update as necessary	staff time County and Cities, SGRC	Varies	x	x	x	x	x	x	Complete
Continue to partner with Habitat for Humanity to reduce substandard homes	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Promote infill development where possible	staff time County and Cities	Varies	x	x	x	x	x	x	Complete
ECONOMIC DEVELOPMENT									
Continue the support of Chamber of Commerce Programs	staff time and annual dues County and Cities	General Fund	x	x	x	x	x	x	Complete
Continue the support of Triple Crown Hometown Program	staff time and annual dues Quitman, Morven	Varies	x	x	x	x	x	x	Discontinue due to lack of interest
Continue efforts to create a more skilled and educated work force through the work force	staff time County and Cities	Varies	x	x	x	x	x	x	Complete

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
ready program									
Continue the support of the Brooks County Development Authority	staff time County and Cities	Varies	x	x	x	x	x	x	Complete
Continue to seek for location certified literate partnership	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Provide non-financial incentives to help recruit businesses in collaboration with the Chamber of Commerce and the Brooks County Development Authority	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Continue the support of Destination Brooks	staff time, County and Cities	Varies	x	x	x	x	x	x	Currently underway as a tourist development program, projected completion 2018
Continue to collaborate with SGRC and other institutions that help with business loans	staff time County and Cities	General Fund, RLF	x	x	x	x	x	x	Complete
Create an economic development plan	n/a County and Cities	General Fund, Loans	x						Complete
Continue the business retention and attraction program, specifically for target industries	staff time County and Cities	General Fund		x	x	x	x	x	Complete
Brand and market communities as shopping attractions	\$10,000 County and Cities	Varies	x	x	x	x	x	x	Complete
Develop, market and brand an annual festival	n/a County and Cities	General Fund	x						Currently underway as a tourist development program, projected completion 2018
Continue to enhance infrastructure for Industrial Park as necessary for businesses	\$100,000 City of Quitman, Brooks County, Development Authority	Varies	x	x	x	x	x	x	Complete

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
LAND USE									
Adopt a land use control that will either provide in-kind funding or open space for new development	\$1,000 County and Cities	Varies, General Fund	x	x				x	Complete
Enforce International Building Code	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Continue in revitalization efforts of business areas and communities	staff time County and Cities	Varies	x	x	x	x	x	x	Complete
Establish a Redevelopment Area	n/a County and Cities	General Fund	x						discontinue due to lack of funding
Allow for a variety of land use conservation tools to be utilized such as Conservation Easements and Centennial Farms designation	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
Require developers to maintain connectivity of roads, streets, and pedestrian facilities	\$1,000 County and Cities	General Fund	x	x					Complete
Require developers to pave streets in new developments and provide adequate transportation facilities	\$1,000 County and Cities	General Fund	x	x					Complete
Annually review the Comprehensive Plan	staff time County and Cities	General Fund	x	x	x	x	x	x	Complete
COMMUNITY FACILITIES & SERVICES									
Continue to support and enhance emergency medical services and the expansion of healthcare options in Brooks County	\$20,000 County and Cities	Varies	x	x	x	x	x	x	Complete
Collaborate with Brooks County Hospital in the placement of new healthcare services	TBA, staff time County and Cities, Hospital	Varies	x	x	x	x	x	x	Discontinue to due lack of funds and interest
Examine the creation of facilities such as bike paths, multi-use trails etc.	\$5,000 County and Cities	General Fund	x	x	x				Complete
Continue support of the Library and Schools	staff time, annual requests County and Cities	General Fund	x	x	x	x	x	x	Complete
Develop a Farmer's Market with a permanent	\$20,000 plus staff			x					Complete

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
facility	time County and Cities	TBD							
Develop a City-County Park and Walking Trail	\$18,000 County and Cities	Grants, Loans		x	x				Is currently underway, projected completion depends on the availability of funds
Develop the property behind the Textile Mill into a Park	\$75,000 County and Cities	CDBG		x					Ongoing for the City of Quitman, projected completion 2019
Support Brooks County/City of Quitman Museum	staff time County and Cities	Varies	x	x	x	x	x	x	Complete
Develop a Parks and Recreation Master Plan and maintain and update as necessary	\$25,000 plus staff time County and Cities	General Fund, Grants		x	x	x	x	x	Currently underway, projected completion 2020
In cooperation with Lowndes County, continue to research the possibility of connecting to sewer system	staff time County	n/a	x	x	x				Postponed to FY 2021 due to lack of funds
Continue to improve water and sewer system as needed	depends on assessments County and Cities	Varies	x	x	x	x	x	x	Complete
Continue to make technology and airport improvements as needed	TBA County and Cities	Varies	x	x	x	x	x	x	Complete
Consider construction and operation of additional fire stations	\$200,000 each County and cities	General Fund, grants	x	x	x				Complete
Continue to apply for CDBG assistance to construct and operate a sewer system	staff time plus engineers estimate City of Morven	Local, SGRC	x	x	x				Complete
Evaluate the need and feasibility for construction of a news Emergency Operations Center	staff time County and Cities	Varies	x	x					Complete
Develop an annual Capital Improvements Program	staff time County and cities	General Fund	x	x	x	x	x	x	Complete
Continue to utilize GDOTs LMIG program	staff time plus project estimates	Local, GDOT	x	x	x	x	x	x	Complete

PROJECTS	Estimated Cost / Resp.	Funding	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17	Report of Accomplishments
	by engineers County and Cities								
Rehabilitation of Walker Street School into a community center	\$500,000 County and Cities	DCA, One Georgia	x	x	x	x			Ongoing for the City of Quitman, projected completion 2019
Construction of a new Water Tower	\$175,000 City of Morven	CDBG		x	x				Ongoing for the city of Morven, projected completion 2021
Paving of Mill Street and Kendrick Streets	\$145,000 City of Morven	DOT		x	x				Ongoing for the city of Morven, projected completion 2021

City Of Pavo Report of Accomplishments FY 2015 - 2019

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source	Report of Accomplishments
Cultural Resources										
Designate the old Pavo Gym/school building as historic property		x	x			3	City of Pavo	Staff Time	General Funds	Is currently underway, projected completion 2018
Develop a historic resource inventory		x				3	City of Pavo	Staff Time	General Funds	Is currently underway, projected completion 2018
Economic Development										
Develop a promotion campaign to attract business in coordination with the local Chambers of Commerce	x	x				2	City of Pavo Local Chambers of Commerce	Staff Time	General Funds	is currently underway, projected completion 2018
Housing										
Identify Homes and Parcels for revitalization and infill	x	x				5	City of Pavo Brooks County and Thomas County Housing Authorities	Staff Time	General Funds	is currently underway, projected completion 2019
Apply for CDBG funds	x					5	City of Pavo SGRC	Staff Time	General Funds	Is currently underway, projected completion 2019
Land Use:										
Discuss potential for land use controls	x					6	City of Pavo	Staff Time	General Funds	complete
Community Facilities:										
Develop a Senior Citizens Activity Program	x					4	City of Pavo	staff time/volunteers	general funds	Is currently underway, projected completion 2018
Develop a Youth Activity Program	x					4	City of Pavo	staff time/volunteers/ Pavo Civic Club Boys & Girls Club	general funds	Is currently underway, projected completion 2018

Issue an RFI to design a plan for improvements to the water system	x					4	City of Pavo	staff time	general funds	Is currently underway, projected completion in 2021
Apply for CDBG for water system improvements		x				4	City of Pavo SGRC	staff time	general funds	Is currently underway, projected completion in 2021
Construct water system improvements			x	x		4	City of Pavo	staff time TBA based on design study	DCA, EDA	Is currently underway, projected completion in 2021
Issue an RFI to design a plan to construct a city wide sewer system	x					4	City of Pavo	staff time (feasibility study \$50,000)	general funds	No longer intended as a project due to lack of funds
Apply for CDBG to construct sewer system		x				4	City of Pavo SGRC	staff time	general funds	No longer intended as a project due to lack of funds
Construct sewer system			x	x		4	City of Pavo	staff time TBA based on design study	DCA, EDA	No longer intended as a project due to lack of funds
Construct improvements to the local parks	x	x				4	City of Pavo	staff time \$10,000	general funds grants	is currently underway, projected completion in 2018
Research a grant to rehabilitate the old gym			x			4	City of Pavo	staff time \$150,000	general funds grants	complete

6. Community Work Program

**Brooks County 5-Year Community Work Program Update
(2017 - 2021)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
Develop, update, publicize and maintain a Historic Resources Inventory in conjunction with Destination Brooks	\$1,000 plus staff time	County	Local, UGA, SGRC	1		x	x		
ECONOMIC DEVELOPMENT									
Continue the support of Destination Brooks	\$2,000	County	General Fund	2	x	x	x	x	
Develop, market and brand the annual festival	\$20,000	County	General Fund	2	x	x			
HOUSING									
Partner with SGRC to identify substandard homes and map them and maintain the map	\$1,500 plus staff time	County	General Fund	3		x			
NATURAL RESOURCES									
Purchase property to construct county-owned public boat ramp	\$100,000	County	General Fund/grants	1			x	x	
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Develop Stormwater Management Program	n/a	County	General Fund	5					
Develop a City-County Park and Walking Trail	\$18,000	County	Grants, Loans	5	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Develop a Parks and Recreation Master Plan and maintain and update as necessary	\$25,000 plus staff time	County	General Fund, Grants	5	x	x	x	x	
Construct County Operated EMS Facility	\$500,000	County	Local funds/ grants	5		x	x		
Purchase 2 Fire Engines	\$300,000	County	Grant	5	x	x			
Construct new County Offices Building	\$4,000,000	County	General Fund/loans/grants	5		x	x		
INTERGOVERNMENTAL COORDINATION									
None listed									
TRANSPORTATION									
Resurface Roads as listed on the County's Project List	\$3,000,000	County	Grants	8	x	x			
Construct Rail spur into Industrial Park	\$2,000,000	County	local/grants	8		x	x		
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
None listed									

City of Barwick 5-Year Community Work Program Update
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
Designate a Historic Preservation Committee to help identify historic district and properties and develop a historic preservation ordinance	staff time	City of Barwick	general funds	1	x				
Adopt a Historic Preservation Ordinance and Guidelines	staff time	City of Barwick	general funds	1		x			
Designate a Historic District	staff time	City of Barwick	general funds	1			x		
ECONOMIC DEVELOPMENT									
none listed									
HOUSING									
none listed									
NATURAL RESOURCES									
none listed									
LAND USE									
Develop & adopt land development regulations	staff time	City of Barwick	general funds	4			x		
COMMUNITY FACILITIES & SERVICES									
develop a landscape plan for the major right-of-ways in the city	staff time	City of Barwick	general funds	2 & 8		x			
INTERGOVERNMENTAL COORDINATION									
none listed									
TRANSPORTATION									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Develop a sidewalk plan and Install sidewalks & walking paths throughout the city	\$20,000 for the plan	City of Barwick	CDBG, GDOT	8	x	x	x		
Install speed lowering devices at strategic location in the city	\$15,000	City of Barwick	GDOT, grants	8				x	
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed									

City of Morven 5-Year Community Work Program Update
 (2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
None listed									
ECONOMIC DEVELOPMENT									
Create an economic development plan	staff time	City of Morven	general funds	2	x	x	x		
HOUSING									
None listed									
NATURAL RESOURCES									
None listed									
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Construction of a new Water Tower	\$175,000	City of Morven	CDBG	5					x
Paving of Mill Street and Kendrick Streets	\$145,000	City of Morven	GDOT	5 & 8					x
INTERGOVERNMENTAL COORDINATION									
None listed									
TRANSPORTATION									
None listed									
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
None listed									

City of Pavo 5-Year Community Work Program Update
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
Designate the old Pavo Gym/school building as historic property	Staff Time	City of Pavo	General Fund	1	x	x			
Develop a historic resource inventory	Staff Time	City of Pavo	General Fund	1	x	x			
ECONOMIC DEVELOPMENT									
Develop a promotion campaign to attract business in coordination with the local Chambers of Commerce	Staff Time	City of Pavo	General Fund	2	x	x			
HOUSING									
Identify Homes and Parcels for revitalization and infill	Staff Time	City of Pavo	General Funds	3	x	x			
Apply for CDBG funds	Staff Time	City of Pavo	General Funds	3		x	x		
NATURAL RESOURCES									
none listed									
LAND USE									
none listed									
COMMUNITY FACILITIES & SERVICES									
Develop a Senior Citizens Activity Program	staff time/volunteers	City of Pavo	general funds	5	x	x			
Develop a Youth Activity Program	staff time/volunteers	City of Pavo	general funds	5	x	x			
Construct improvements to the local parks	staff time \$10,000	City of Pavo	general funds grants	4	x	x			
Issue an RFI to design a plan for improvements to the water system	staff time	City of Pavo	general funds	5	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Apply for CDBG for water system improvements	staff time	City of Pavo	general funds	5	x	x	x	x	x
Construct water system improvements	staff time	City of Pavo	DCA, EDA	5	x	x	x	x	x
INTERGOVERNMENTAL COORDINATION									
none listed									
TRANSPORTATION									
none listed									
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed									

City of Quitman 5-Year Community Work Program Update
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
Rehabilitate the 3 City Cemeteries	\$40,000	City of Quitman	City Funds/Grants	1	x	x	x		
ECONOMIC DEVELOPMENT									
Expand usability of Fairgrounds property with improvements	\$250,000	City of Quitman	City Funds/Grants	2	x				
HOUSING									
Apply for the GICH Program	\$5,000 plus staff time	City of Quitman	City funds	3				x	
Apply for a Chip Grant to rehab and rebuild sub-standard houses occupied by low-income residents as identified in the housing inventory	Staff time	City of Quitman	City Funds	3		x			
NATURAL RESOURCES									
Apply for the "Tree City" Designation	Staff Time	City of Quitman	City funds	1	x				
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Develop the property behind the Textile Mill into a Park	\$75,000	City of Quitman	City funds/Grants/loans	5		x	x		
Rehabilitation of Walker Street School into a community center	\$500,000	City of Quitman	DCA, One Georgia	5		x			
Build a new Water Tower	\$1,000,000	City of Quitman	City funds/Grants	5			x		
Dig a new City Well	\$500,000	City of Quitman	City funds/Grants	5				x	
Expand gas services	staff time	City of Quitman	City funds/Grants	5	x	x	x	x	x
Build a new Fire Station	\$500,000	City of Quitman	City funds/Fema	5					x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Rehabilitate Treatment Pond	\$400,000	City of Quitman	City Funds/GDOT	5	x	x			
New Fire Truck	\$300,000	City of Quitman	City Funds/Fema	5		x			
INTERGOVERNMENTAL COORDINATION									
Lower ISO rating	\$300,000	City of Quitman	City Funds/Fema	5		x	x	x	
TRANSPORTATION									
Enroll in the "Sidewalk to Schools" Program for new schools and Boys and Girls Club	\$200,000	City of Quitman	City funds/GDOT	8	x	x			
Repair the citywide sidewalk network	\$100,000	City of Quitman	City funds/GDOT	8		x	x	x	
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed – see community facilities and services for public safety projects									

7. Land Use Element

Descriptions of Land Use Categories

Agriculture Character Area



DESCRIPTION:

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

DEVELOPMENT STRATEGY:

The rural character should be maintained by regulating new development to protect farmland and open space with large lot sizes. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Agricultural Use, Planned Development, Rural Residential

PREFERRED LAND USES:

Agriculture and Forestry, parks and recreation, conservation. It is further recommended that a regional trail network be explored in this area that could be connected to a county-wide or regional network.

QUALITY COMMUNITY OBJECTIVES:

- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place

IMPLEMENTATION MEASURES:

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This protects the property from development and thereby ensures that it remains as open space or farmland.

Agricultural Buffers: To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide and agricultural buffer.

Creating a Network of Greenways and Trails

Landscaping and buffer requirements and guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

Water Resource Management: Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

Storm Water Management: Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

Conservation Area and Greenspace Character Area



Arnold Springs, picture by John Quarterman



McIntyre Spring, picture by John Quarterman

DESCRIPTION:

Primarily undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind. Scenic views, wetlands, and wildlife management areas can all be categorized as Conservation Areas of Greenspace. Preserving natural areas in and around localities bolsters local economies, preserves critical environmental areas, improves communities' quality of life and guides new growth into existing communities.

Brooks County can boast three springs of a type usually thought to be only in Florida. Of only about six second magnitude springs in Georgia, three are downstream from US 84: Wade or Blue Springs, sadly defunct; McIntyre Spring, large and easily accessible in the right bank emerging from 4610 feet of caverns back under Brooks County; and Arnold Springs, actually three small springs in the left bank.

Second magnitude springs average 10 to 100 cubic feet per second (cfs) of discharge. While they are widespread in north Florida, apparently there are only about six in Georgia [1]. Since the county line is on the east bank, all three springs in the Withlacoochee River are in Brooks County. (There is only one first magnitude spring (more than 100 cfs) in Georgia, Radium Springs near Albany.)

The biggest is McIntyre Spring, next to the west or right bank, with about 46.42 cfs[1], about river mile 31.46. Cave diver Guy Bryant says he and others have explored it with scuba gear 4610 feet back under Brooks County. Land access to McIntyre Spring is privately owned and closed, but the spring itself is readily accessible in the river.

Smallest is the cluster of three springs known as Arnold Springs, on the north or left bank, at 30.641185, - 83.336079, about river mile 29.06, owned by a family corporation based in Valdosta.

The most famous, Blue or Wade Spring just south of US 84 and the railroad tracks and north of Blue Springs Road, was once a famous resort, with a custom-built railroad. It was actually two springs, one inland at the resort and one in the river, measured in 1937 at 19.9 and 23.21 cfs[1]. The past tense is because according to a reliable source attempts to improve the spring by digging it out destroyed it.

DEVELOPMENT STRATEGY:

The natural, rural character should be maintained by limiting new development and promoting the use of conservation easements. Roadways in these areas should be paved and/or widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Agricultural Use , Public/Institutional, Conservation

PREFERRED LAND USES:

Passive parks and recreation, conservation, agriculture and forestry. The adoption of a Conservation (Con) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area.

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Resource Management
- 3) Efficient Land Use

IMPLEMENTATION MEASURES:

Resource Inventory: Comprehensive mapping of the community's environmentally sensitive areas in order to create strategies for protection and preservation.

Greenway Corridors: Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

Farmland Protection: Keeping productive farmland in agricultural use.

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Creating a Network of Greenways and Trails

Water Resource Management: Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

Storm Water Management Ordinance: Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

Tree Protection: Language should be incorporated into the Zoning Ordinance for the protection and encouragement of preserving and planting native trees.

Downtown/Town Center Character Area



Downtown

DESCRIPTION:

This area includes the traditional downtown and central business district area and immediately surrounding commercial, industrial or mixed use areas.

DEVELOPMENT STRATEGY:

The downtown should include a relatively high-density mix of retail, office, services and employment to serve the local market area. Residential in-fill development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill small lot development targeted to a broad range of income levels, including multi-family town homes, apartments, and lofts. Design should be very pedestrian-oriented with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian friendly environment should be enhanced by adding or expanding sidewalks and creating amenities such as trail and bike route network.

PERMITTED ZONINGS:

Public/Institutional, Residential Professional, Central Business District, General Business, Planned Development, Multi-Residential, Business Retail, Commercial Highway

PREFERRED LAND USES:

It is recommended that the cities should maintain a mix of land uses in their downtown areas including commercial, office, residential and institutional. While increased density should not only be allowed, but encouraged, pockets of green space are recommended as well.

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Resource Management
- 3) Efficient Land Use
- 4) Local Preparedness
- 5) Economic Prosperity
- 6) Housing Options
- 7) Transportation Options
- 8) Community Health

IMPLEMENTATION MEASURES:

Creating a network of trails and greenways

Creating more on-street parking: Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Creative design for higher density: Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.

Design guidelines: Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Flexible parking standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Flexible street design standards: Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle friendly and reduces the amount of land consumed by streets.

Infill development program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Landscaping and buffer requirements and guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

Locally adapted historic design standards: Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

Mixed use zoning: Mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. Encourages creation of vibrant, walkable community and neighborhood centers.

Planned Unit Development zoning: Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

Right-of-way improvements: Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of

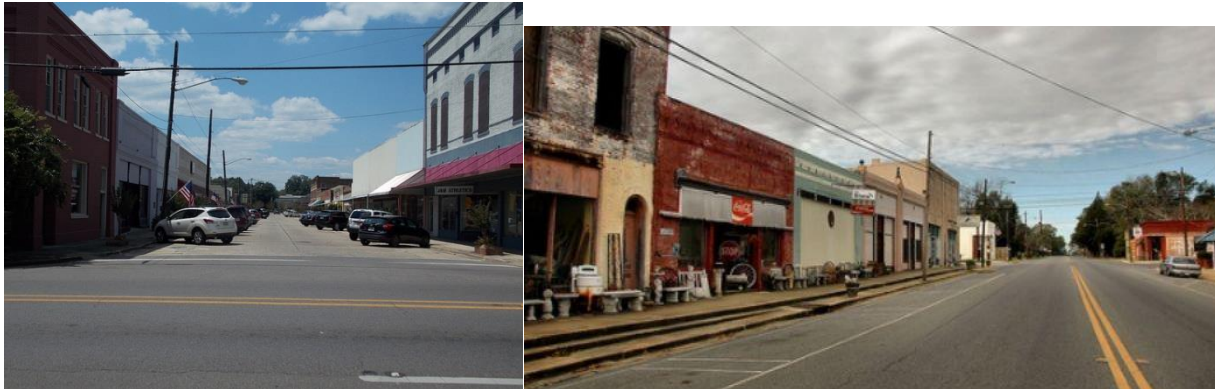
publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Sign regulations: Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
Site plan review

Tree protection ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

Utility relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

City Commercial & Commercial Corridor Character Area



DESCRIPTION:

These areas include both older and newer commercial uses and nodes within Brooks County and the City of Quitman.

DEVELOPMENT STRATEGY:

Encourage and maintain higher-intensity commercial areas that are not compatible with residential areas due to their high automobile orientation, and promote a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

PERMITTED ZONINGS:

Central Business District, General Business, Public Institutional, Business Retail, Commercial Highway, Planned Development

PREFERRED LAND USES:

These areas include a wide variety of both established and newer commercial uses.

QUALITY COMMUNITY OBJECTIVES:

- 1) Growth Preparedness Objective
- 2) Appropriate Business Objective
- 3) Environmental Protection Objective
- 4) Transportation Alternatives Objective
- 5) Infill Development Objective

IMPLEMENTATION MEASURES:

Allow only Appropriate Zoning Districts which may be, but do not have to be, included in this Character Area.

Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code, as well as policies that provide action steps to implement the Goal, which include but are not limited to:

Creating more on-street parking: Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Creative design for higher density: Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development

through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.

Design guidelines: Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Flexible parking standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Flexible street design standards: Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle friendly and reduces the amount of land consumed by streets.

Infill development program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Landscaping and buffer requirements and guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

Right-of-way improvements: Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Sign regulations: Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
Site plan review

Tree protection ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

Utility relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

Industrial Character Area



DESCRIPTION:

Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

DEVELOPMENT STRATEGY:

Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments.

PERMITTED ZONINGS:

Light Industrial, Heavy Industrial, Wholesale Light Industrial, Planned Development, Commercial Adult

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Sense of Place
- 5) Community Health
- 6) Heritage Preservation
- 7) Transportation Corridor

IMPLEMENTATION MEASURES:

Access Control Measures: To ensure neighborhoods and commercial properties are interconnected to allow for greater traffic circulation and increased public safety.

Design guidelines: Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of specified character.

Flexible parking standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.

Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Landscaping and buffer requirements and guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and vehicle access. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

Sign regulations: Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Streamlined Development Permitting: Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.

Reuse of Greyfields: Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

Utility relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

Rural Residential Character Area



DESCRIPTION:

Rural, undeveloped land likely to face development pressures for lower density at 1 unit per acre residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation. Such areas are usually transitional away from city boundaries into the truly agricultural and rural areas.

DEVELOPMENT STRATEGY:

The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. "Franchise" or "corporate" architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

PERMITTED ZONINGS:

Rural Residential, Agriculture, Planned Development, Residential 1,

PREFERRED LAND USES:

Agriculture and Forestry, parks and recreation, conservation, and residential. The adoption of a Conservation Subdivision (Con-Sub) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area that could be connected to a county-wide or regional network.

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Efficient Land Use
- 3) Local Preparedness
- 4) Housing Options

IMPLEMENTATION MEASURES:

Agricultural Buffers: To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

Agriculture Use Notice and Waiver: The use of Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.

Cluster Development: Provides for small lot residential development in agricultural, forestry, and rural residential districts. Local governments that wish to consider preservation of open space more extensively will want to discuss such issues as how to involve land trusts and provide for conservation easements.

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Rural Village Character Area



DESCRIPTION:

Commercial activity and residential area located at a highway intersection such as Dixie and Barney. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses to serve passers-by, rural and agricultural areas.

DEVELOPMENT STRATEGY:

The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. "Franchise" or "corporate" architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

PERMITTED ZONINGS:

Planned Development, Single Family, Multi-Residential, Residential Professional, Central Business District, General Business, Rural Residential, Multi-Residential, Residential 1, Business Retail, Commercial Highway

PREFERRED LAND USES:

A mix of Neighborhood Commercial, Office, and Residential is encouraged. It is strongly recommended that Morven, Pavo and Quitman adopt land uses regulations that allow for and regulate mixed-use development

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Infill Development Program A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Mixed Use Development Implementation

Right-of-way Improvements Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

Traffic calming and connected sidewalks

City of Barwick Character Area



DESCRIPTION:

.The City of Barwick is a center for the surrounding rural and agricultural area. It is centrally located between Quitman and Thomasville on Coffee Road and between Boston and Pavo on Highway 33. Accessible by automobile, some residents also walk or bike to travel around the city and beyond.

DEVELOPMENT STRATEGY:

Maintain the rural atmosphere while accommodating retail and commercial uses within the village center. Adoption of zoning, permitting and code enforcement ordinances would encourage compatible architecture styles to maintain the regional rural character as well requiring properties to be kept up so as not to detract from the character of the city. Connect to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Contract with either county, Thomas and Brooks, to assist in providing needed services.

PERMITTED ZONING:

Even though zoning districts do not exist in Barwick currently, a mix of agricultural, residential, manufactured home residential, industrial, and commercial uses is allowed.

PREFERRED LAND USES:

Established residential areas should remain allowing for a small amount of neighborhood commercial and small office uses. There is potential for bed and breakfast ventures in some areas. Therefore, land use should be carefully considered so as not to limit businesses that would enhance the character of the city but still remain compatible with the surrounding residential uses.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Design for Walkable Communities

Develop Zoning, Permitting and Code Enforcement programs including landscaping and buffer requirements as well as scenic corridor protection measures.

Develop a Historic Preservation Program

Right-of-way Improvements for the main corridors through town including landscaping

Traffic calming measures including speed lowering devices in strategic locations.

City of Morven Character Area



DESCRIPTION:

The City of Morven is a center for the surrounding rural and agricultural area.

DEVELOPMENT STRATEGY:

Maintain the rural atmosphere while accommodating retail and commercial uses within the village center. Adoption of zoning, permitting and code enforcement ordinances would encourage compatible architecture styles to maintain the regional rural character as well requiring properties to be kept up so as not to detract from the character of the city. Connect to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Contract with either county, Thomas and Brooks, to assist in providing needed services.

PERMITTED ZONINGS:

Even though zoning districts do not exist in Barwick currently, a mix of agricultural, residential, manufactured home residential, industrial, and commercial uses is allowed.

PREFERRED LAND USES:

Established residential areas should remain allowing for a small amount of neighborhood commercial and small office uses. There is potential for bed and breakfast ventures in some areas. Therefore, land use should be carefully considered so as not to limit businesses that would enhance the character of the city but still remain compatible with the surrounding residential uses.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Design for Walkable Communities

Develop Zoning, Permitting and Code Enforcement programs including landscaping and buffer requirements as well as scenic corridor protection measures.

Develop a Historic Preservation Program

Right-of-way Improvements for the main corridors through town including landscaping

Traffic calming measures including speed lowering devices in strategic locations.

Residential Character Area



Single Family Residence

DESCRIPTION:

Areas with predominantly residential character ranging from traditional historic single family style homes to duplex or apartment buildings, infill small lots or historic residential areas and subdivisions.

DEVELOPMENT STRATEGY:

The focus should be on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should also be provided.

PERMITTED ZONINGS:

Planned Development, Single Family Residential, Multiple Residential Multi-Family Residential, Residential 1, Residential 22, Residential 22M, Residential 20M

PREFERRED LAND USES:

The dominant land use in this area is residential. A mix of uses, including neighborhood commercial and office would be suitable as well. It is recommended that all communities identify a central point that can act as a gathering point for the immediate community.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Promote infill housing: develop incentive and rewards programs to utilize abandoned properties and demolish vacant unsuitable housing in favor of construction new homes.

Promote clean up and improved maintenance of existing properties and buildings: consider working with Brooks County Code Enforcement and the Pavo City Police to encourage clean up and develop incentive and rewards program to foster voluntary participation.

Creating a Network of continuous sidewalks: this will increase the safety of neighborhoods and provide a more coherent look to the neighborhood.

Historic Preservation Ordinance and Design Guidelines

Sign regulations: Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

Tree protection ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or “heritage” tree protections, which protect individual trees considered important because of unique characteristics.

Historic Area Overlay Area



DESCRIPTION:

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

In this plan, the Historic Area represents an overlay district. Permitted Uses found in the Historic Area that are not found in the space shared by another character area should be allowed. Uses that are permitted in character area that the Historic Area overlaps but are not permitted in the Historic Area should not be permitted in the area the Historic District covers.

DEVELOPMENT STRATEGY:

Historic properties should be protected from demolition and rehabilitation should be encouraged with appropriate incentives, including National Register of Historic Place designation, which enables eligibility for tax incentive programs. Historic properties should be maintained or rehabilitated/ restored according to the Secretary of the Interior's Standards for Rehabilitation. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.

PERMITTED ZONINGS:

All Zoning Districts

QUALITY COMMUNITY OBJECTIVES:

- 1) **Resource Management**
- 2) **Housing Options**
- 3) **Sense of Place**
- 4) **Efficient Land Use**
- 5) **Local Preparedness**

IMPLEMENTATION MEASURES:

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Flexible Parking Standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

Flexible Subdivision Regulations: Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for condominium-style development or encouraging greater use of discretionary site plan review for new subdivisions.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Mixed Use Zoning: In contrast to traditional zoning techniques, mixed-use zoning allows different types of uses such as: residential, commercial and office/professional to locate within the same area, provided the uses are reasonably compatible. This creates a more diverse and dynamic urban setting and makes it easier for people to carry out some daily activities by walking. Mixed-use zoning is often accomplished through zoning overlays.

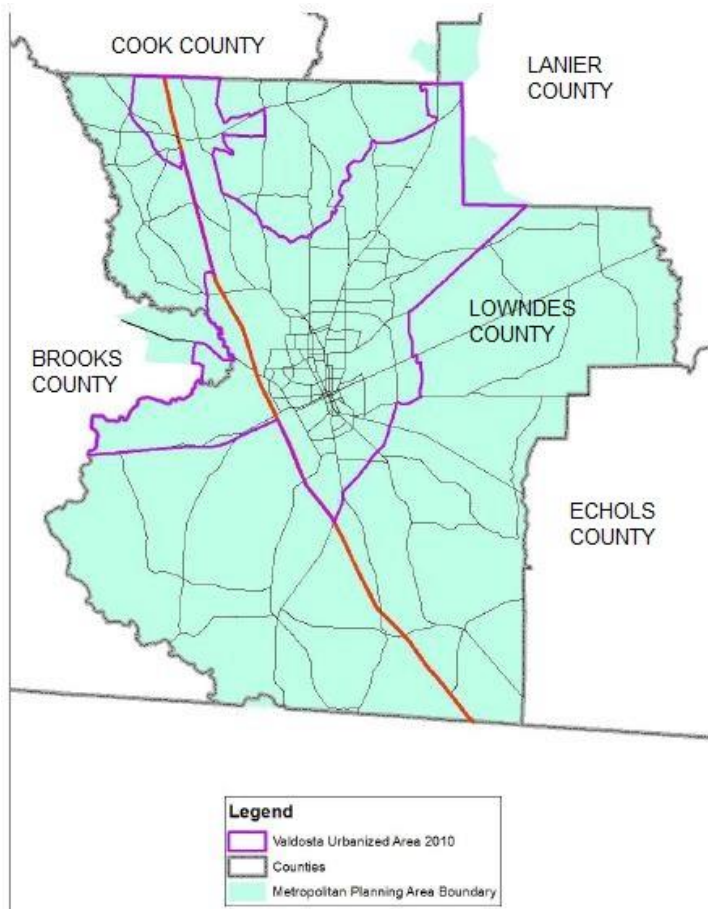
Right of Way Improvements: Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. Such improvements may address issues such as: not enough sidewalks and bike trails, traffic problems, unattractive commercial or shopping areas, or unattractive sprawl development/visual clutter along roadways

Traffic Calming: Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

8. Transportation Element

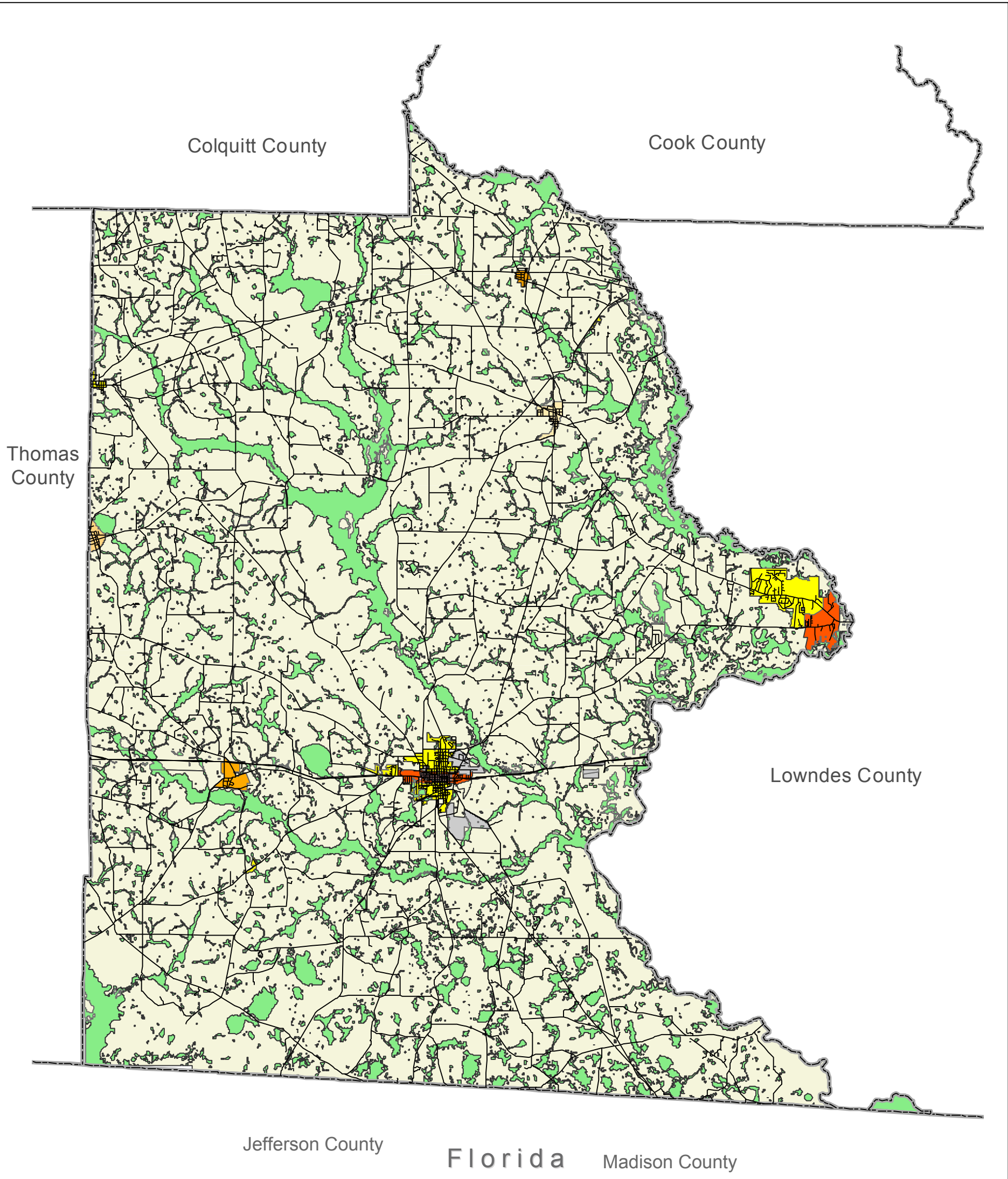
Portions of Brooks County are included within the Metropolitan Planning Area (MPA) of the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO), the federally designated Metropolitan Planning Organization (MPO) for the greater Valdosta area. As such, the present Plan Update is required to include a Transportation Element. The 2040 Transportation Vision Plan (adopted September 2, 2015), which serves as the federally required Metropolitan Transportation Plan for the VLMPO under the “Fixing America’s Surface Transportation (FAST)” Act, is hereby incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman.

The 2040 Transportation Vision Plan guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The 2040 Transportation Vision Plan directs how the community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local, and private sources for highways, mass transit, multi-use trails, airports, and freight/intermodal facilities. The 2040 Transportation Vision Plan is designed to be a regional multi-modal transportation plan that addresses transportation needs through a coordinated, cooperative, continuing planning process led by the Southern Georgia Regional Commission as the Metropolitan Planning Organization for the Valdosta Urbanized Area.



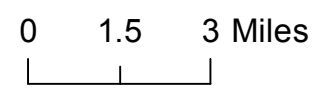
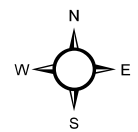
Metropolitan Planning Area (MPA) Boundary Map

Existing and Future Land Use Maps

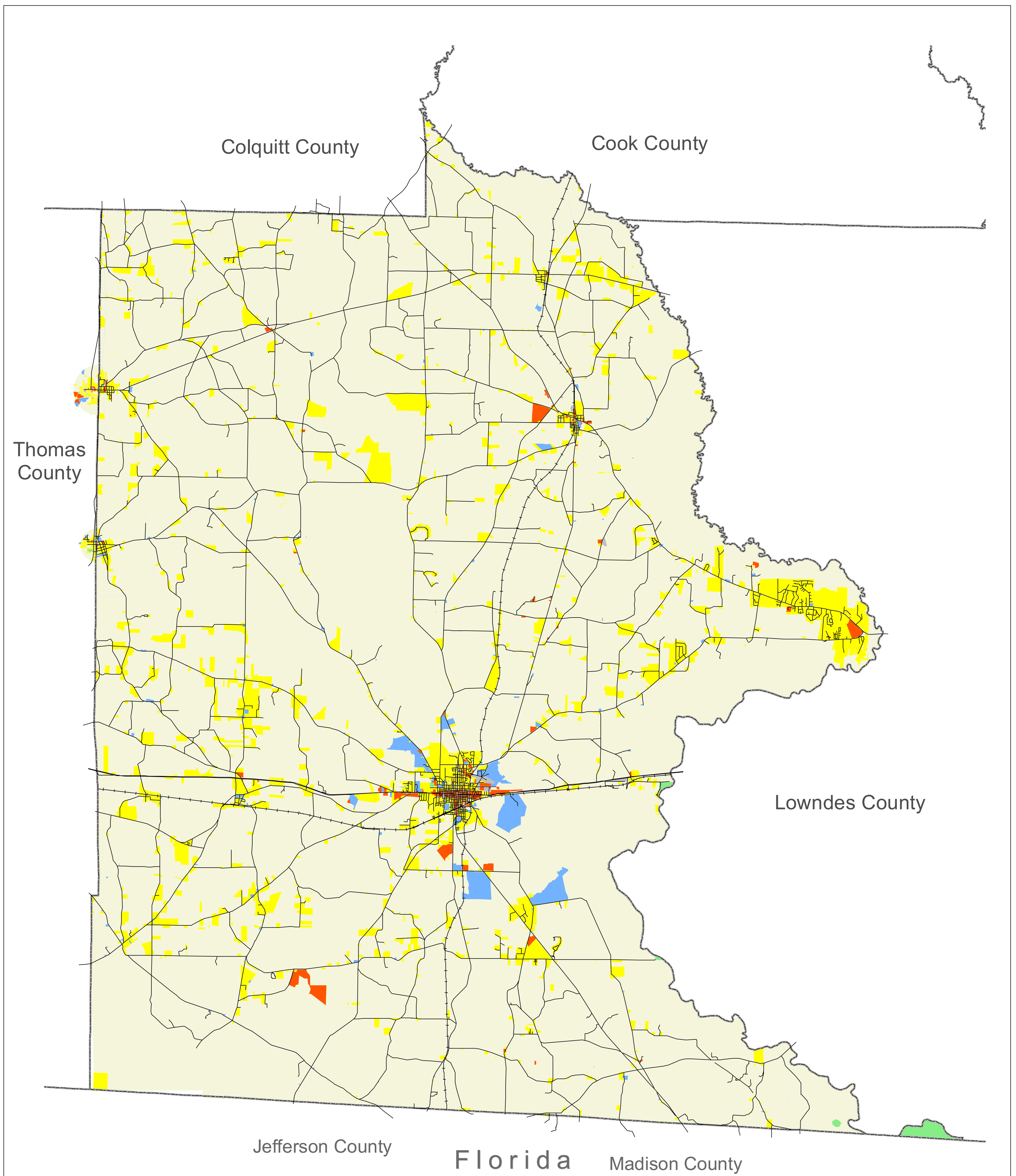


Legend

- Roads
- ▭ County
- ▭ Agricultural Area
- ▭ Barwick Character Area
- ▭ Commercial
- ▭ Conservation Area and Greenspace
- ▭ Dixie Character Area
- ▭ Downtown
- ▭ Industrial Activity Center
- ▭ Morven Character Area
- ▭ Rural Activity Center
- ▭ Residential
- ▭ Rural Village Barney



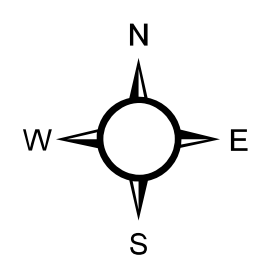
BROOKS COUNTY CHARACTER AREAS



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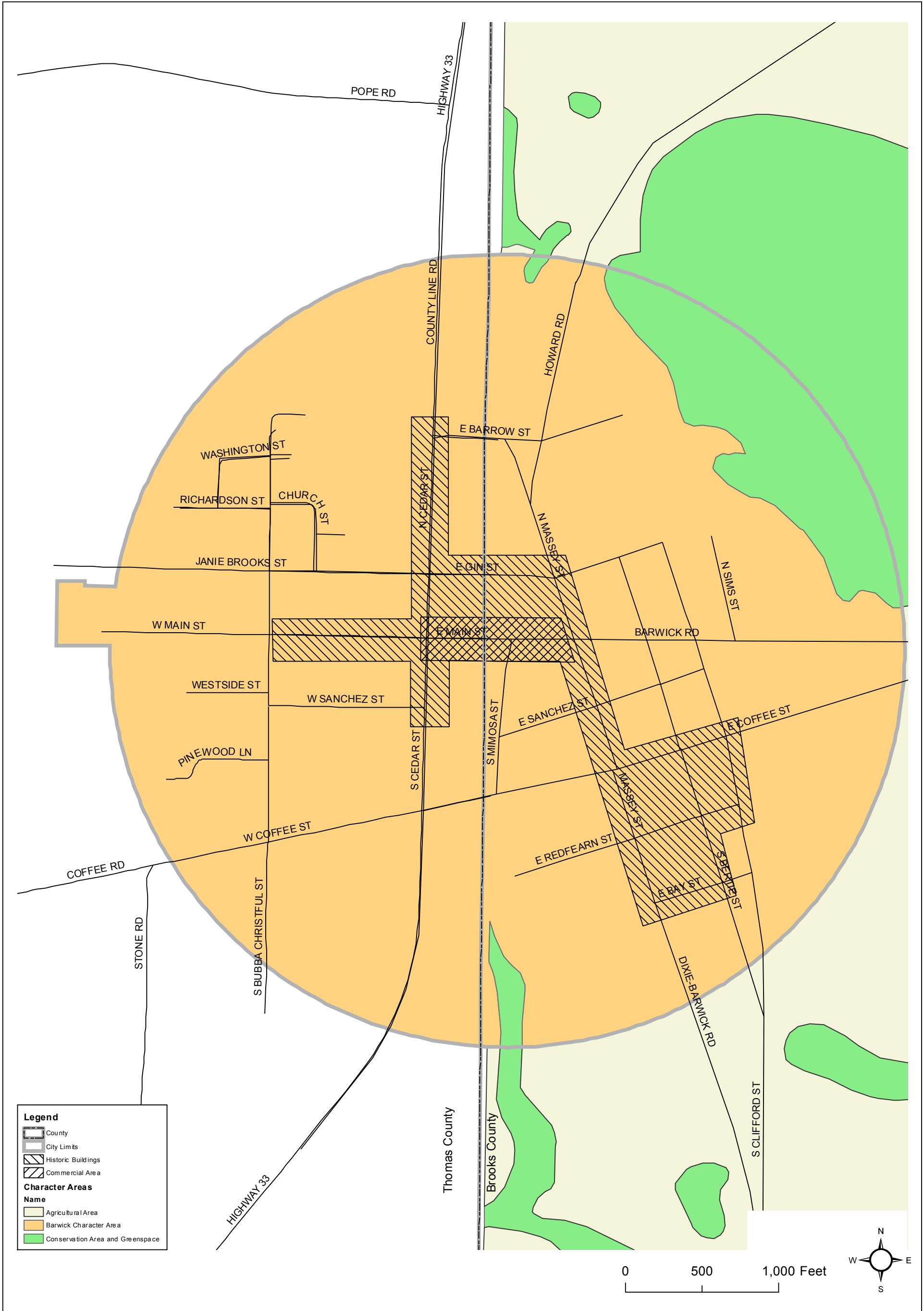
Future Land Use

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

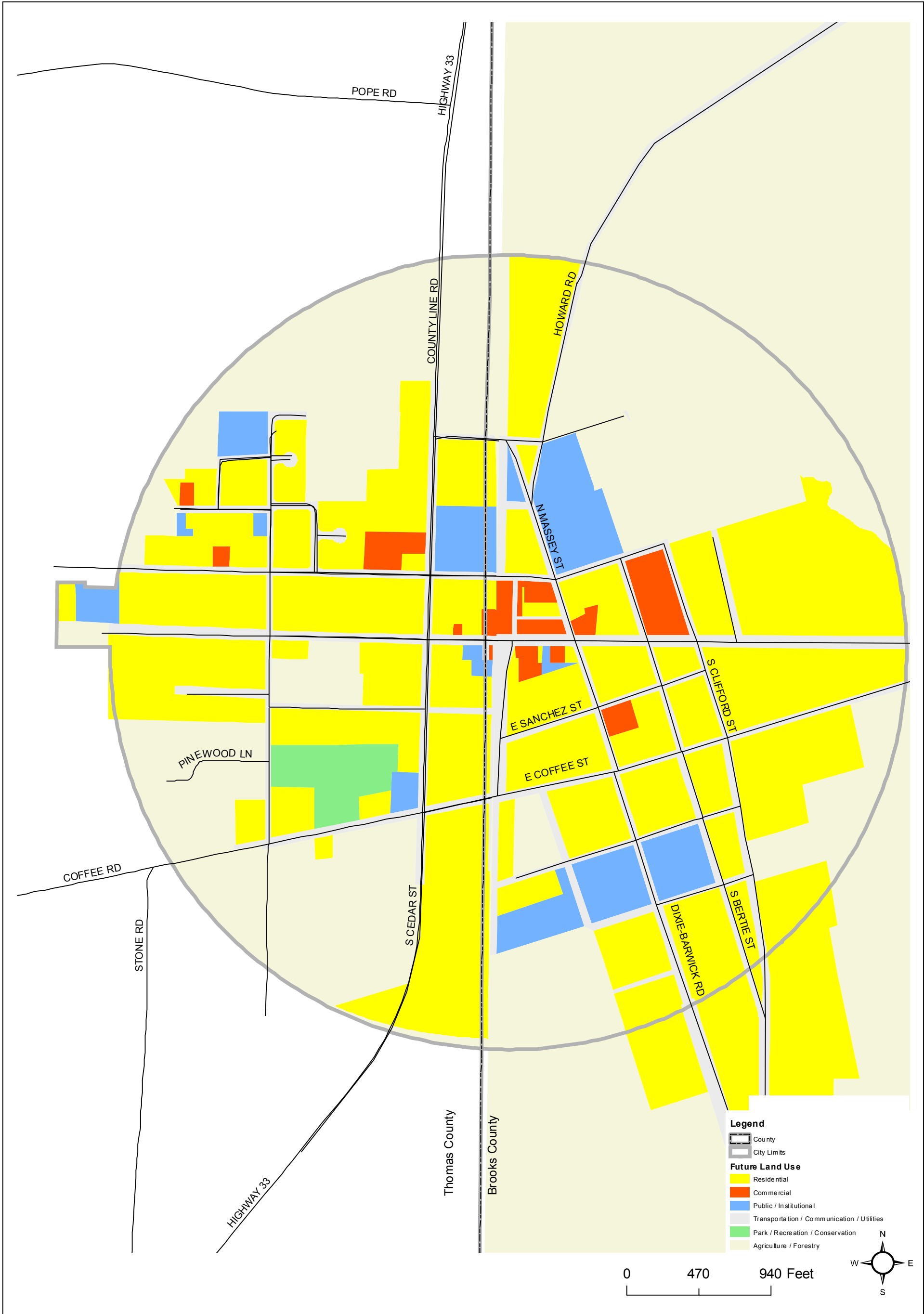


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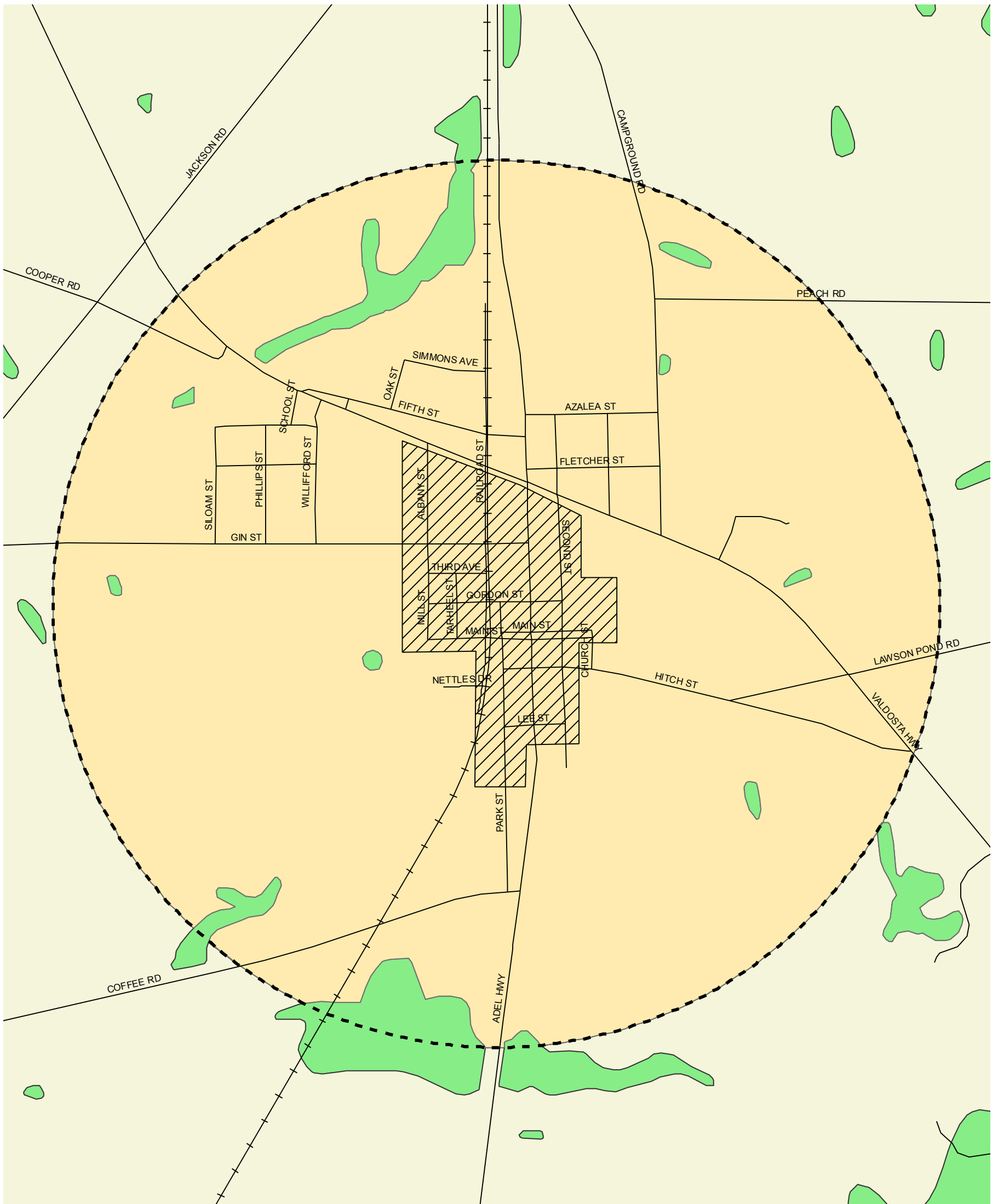
BROOKS COUNTY FUTURE LAND USE




CITY OF BARWICK CHARACTER AREAS




CITY OF BARWICK FUTURE LAND USE





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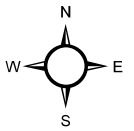
 Historic Area

Character Areas

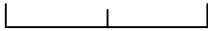
 Agricultural Area

 Conservation Area and Greenspace

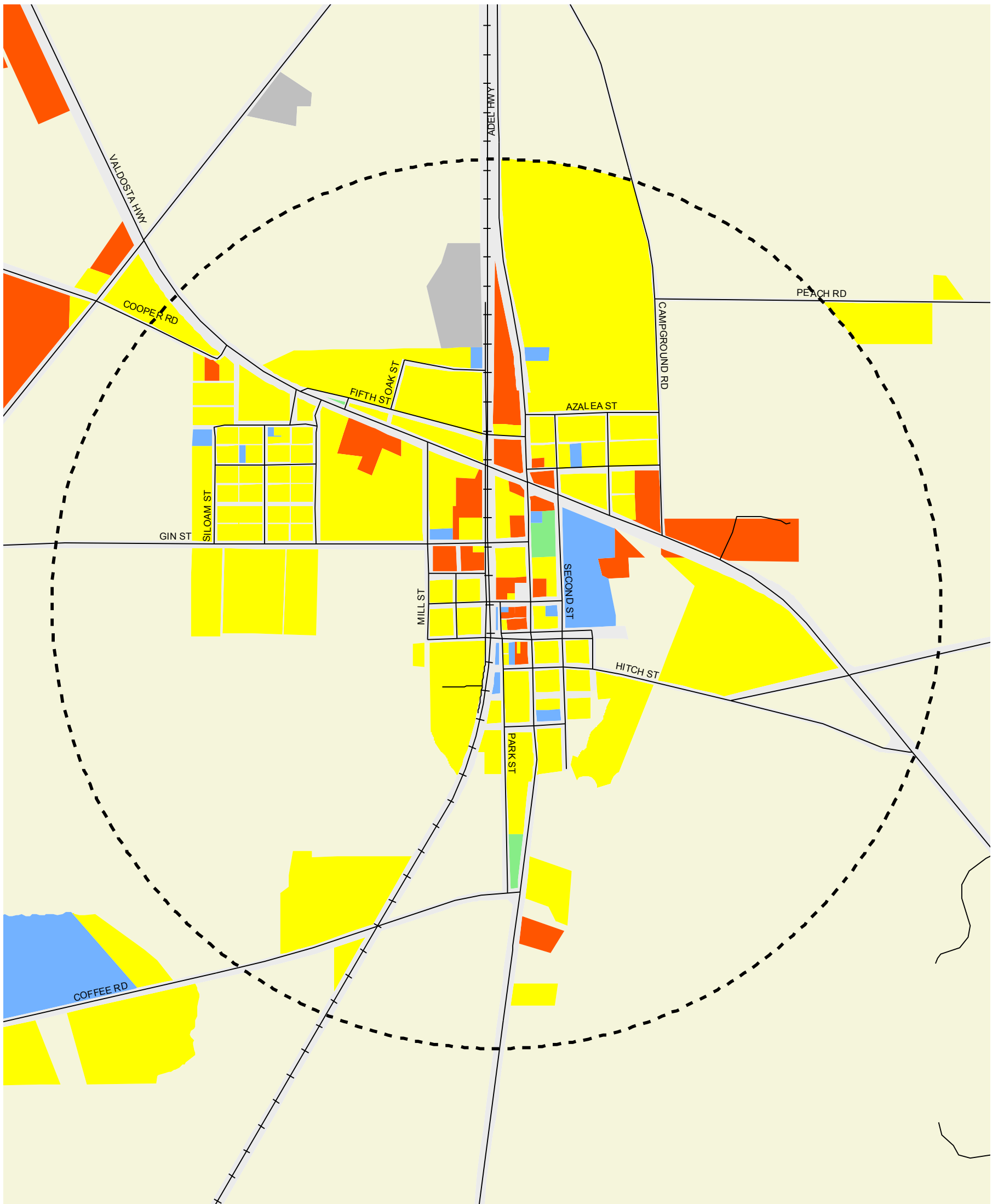
 Morven Character Area










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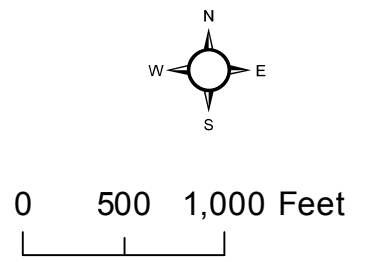


CITY OF MORVEN CHARACTER AREAS

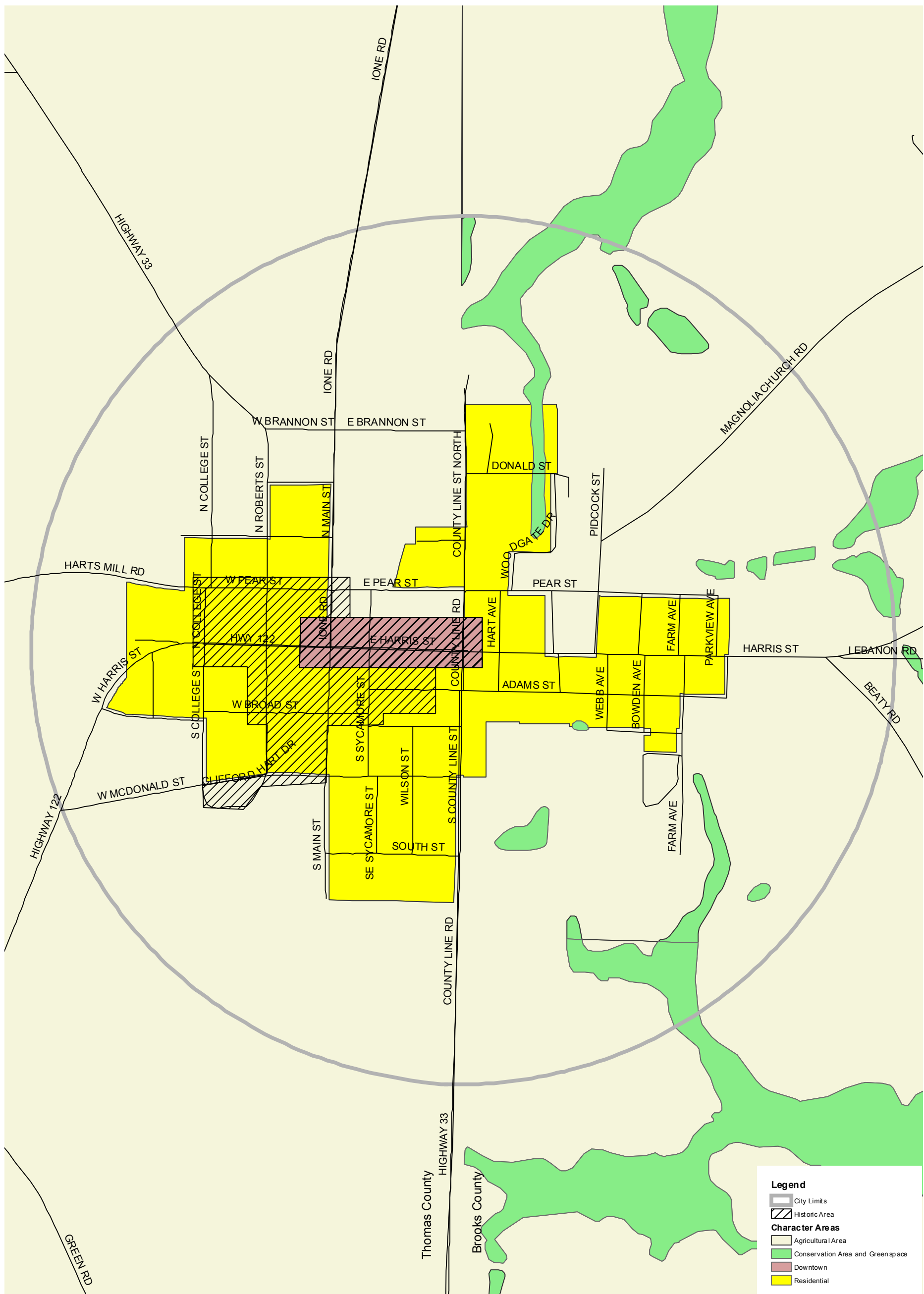


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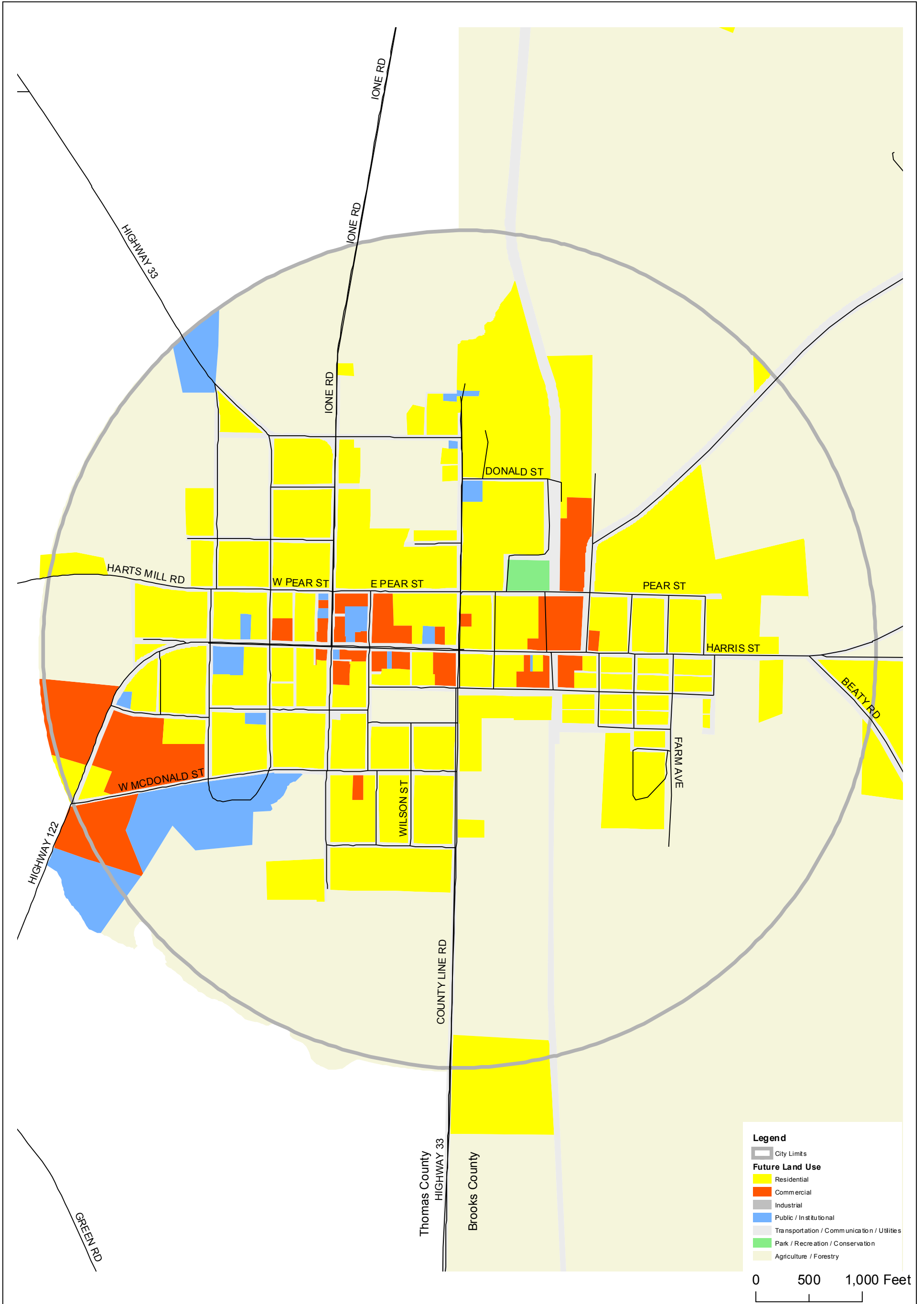
Future Land Use		Public / Institutional
		Transportation / Communication / Utilities
		Park / Recreation / Conservation
		Agriculture / Forestry



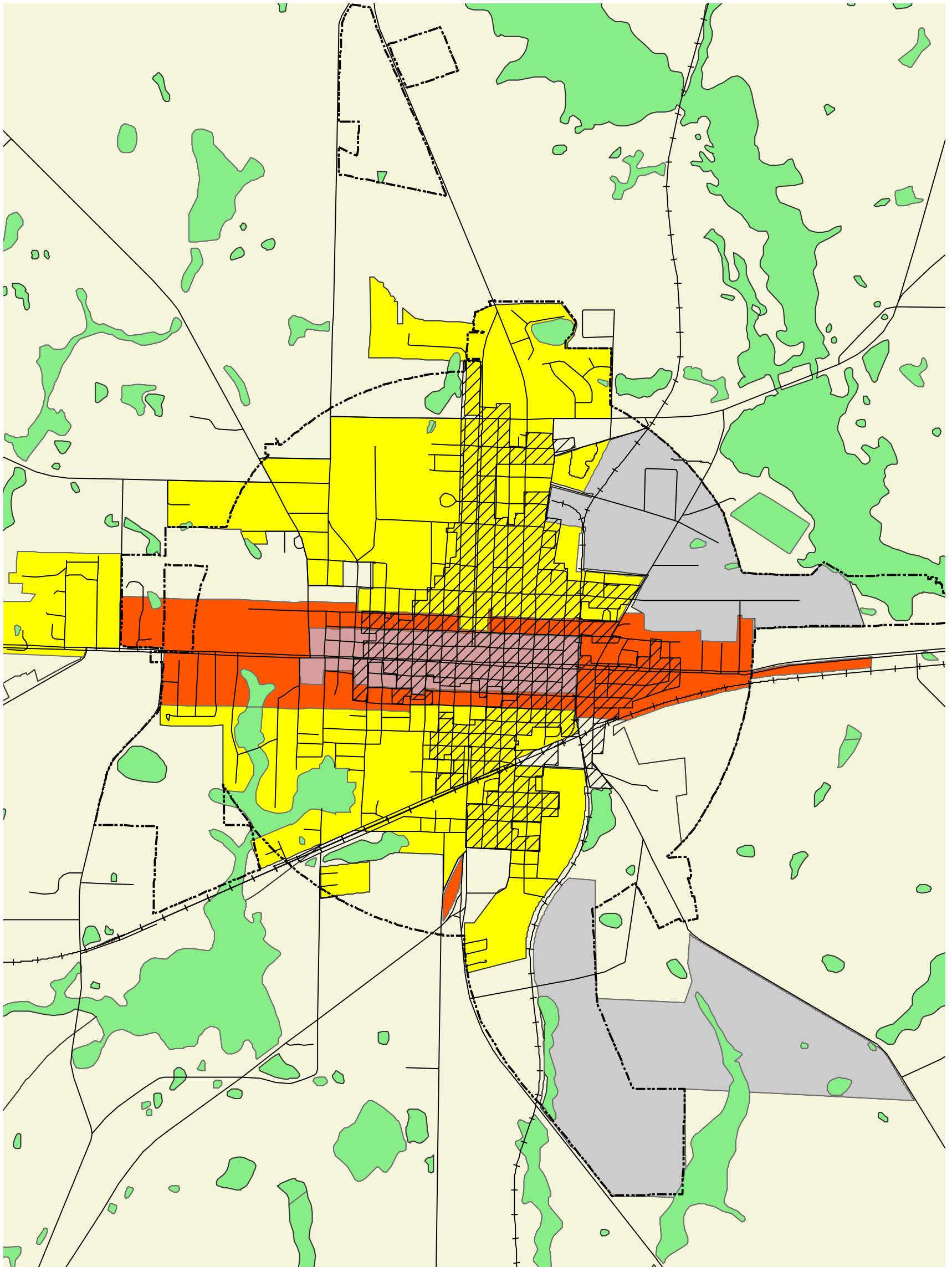
CITY OF MORVEN FUTURE LAND USE










CITY OF PAVO CHARACTER AREAS

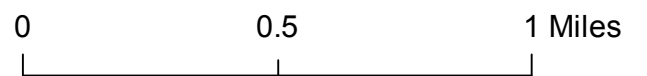
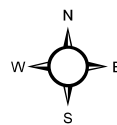


CITY OF PAVO FUTURE LAND USE

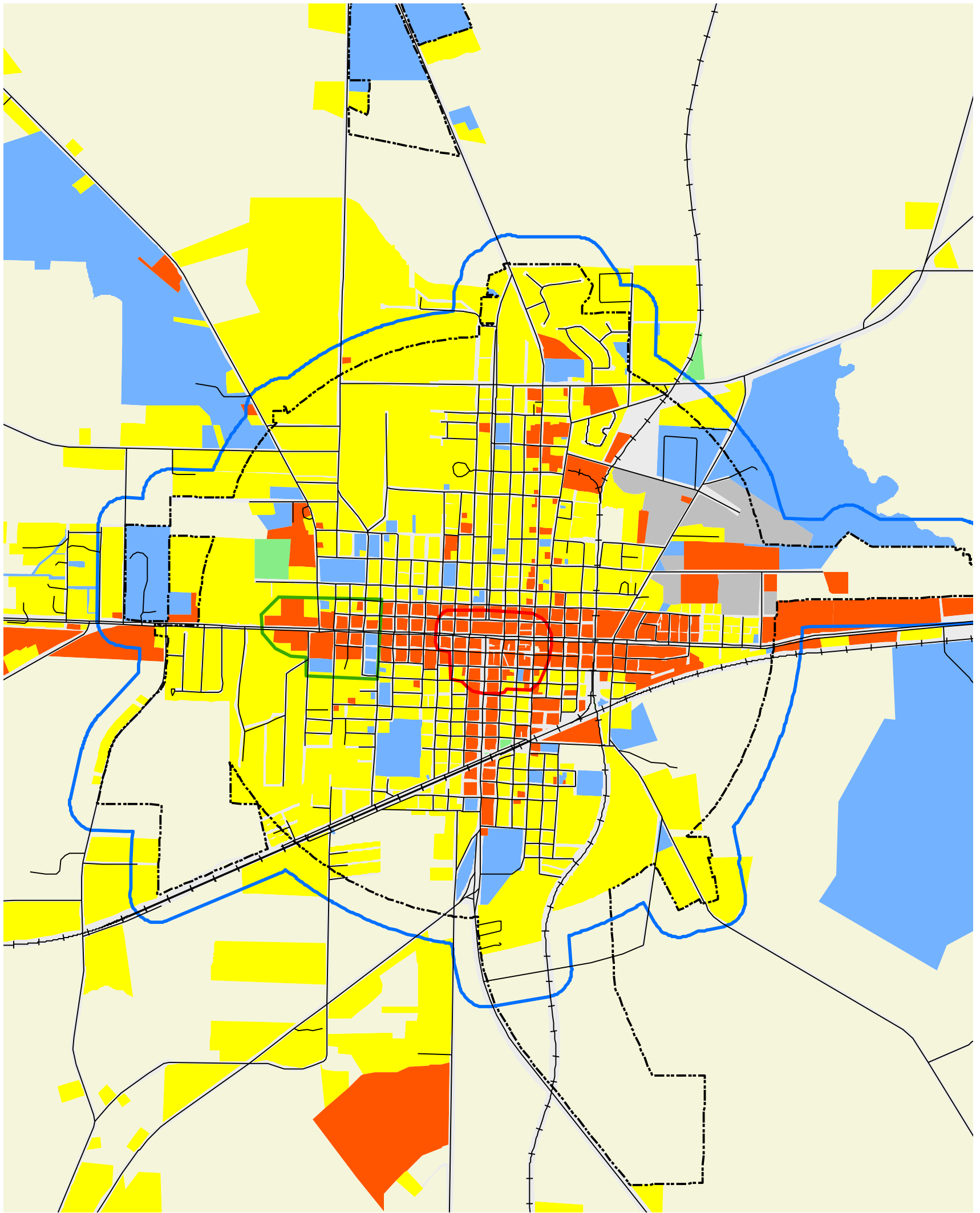


Legend











	Historic Area		Conservation Area and Greenspace
Character Areas			Downtown
	Agricultural Area		Industrial Activity Center
	Commercial		Residential

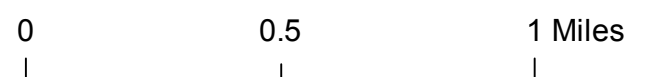
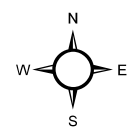


**CITY OF QUITMAN
CHARACTER AREAS**



Legend

- | | |
|--|--|
|  Downtown Activity Center |  Residential |
|  Neighborhood Activity Center |  Commercial |
|  Urban Activity Center |  Industrial |
| |  Public / Institutional |
| |  Transportation / Communication / Utilities |
| |  Park / Recreation / Conservation |
| |  Agriculture / Forestry |



**CITY OF QUITMAN
FUTURE LAND USE**

Appendices

**Appendix A:
Advertisements and Sign-in Sheets**

**Appendix B:
Transmittal Letters and Adoption Resolutions**

mize your risk for breast cancer is by maintaining a healthy weight, especially in midlife and later," said Brooks Medical Associates physician assistant Robyn Jimenez, PA-C.

After menopause, most of the hormone estrogen in a woman's body comes from fat cells. Estrogen can spur the growth of many breast tumors, and being overweight or obese can

breast cancer. In fact, your risk increases the more you drink.

- Be active. A growing body of research indicates that exercise lowers breast cancer risk. Aim for 150 minutes of moderate-intensity or 75 minutes of vigorous-intensity activity each week.

- Carefully weigh the pros and cons of hormone therapy. Hormone therapy that

agree that hormone therapy is necessary to ease bothersome menopausal symptoms, such as hot flashes, it is best to take the lowest effective dose for the shortest possible time.

Since breast cancer can develop even with these precautions, Archbold physicians advise women at average risk of breast cancer to have mammograms starting at age 40.

It's very important that

offers digital mammography services in Quitman. And the hospital also offers financial assistance for qualifying patients to help cover the cost of their mammogram.

"Regular mammograms (breast x-rays) can detect cancer in its early stages, when treatment options can have life-saving results," said Jimenez. "I strongly encourage women in our community to schedule their annual mammogram and conduct self-breast exams. Talk with your healthcare team about your risk factors and together you can decide on a breast cancer screening regimen that meets your needs."

To schedule a mammogram at Archbold's Brooks County Hospital, call 229-263-6314.

transfer.

If you have more questions about transferring, each college should have a contact person who can answer them. Students transferring from a public Alabama two-year college to a public Alabama univer-

Education Loans on behalf of its sister agency, KHESLC. For more information, visit www.advantageeducationloan.com.

For more information about financial aid and college planning, visit www.al-studentaid.com.

AVOID LONG LINES! - VOTE EARLY!

2016 General Election

Voting starts Monday, Oct 17, 2016, in the Elections office at 610 South Highland Rd in Quitman.

Oct 17 - 21	8 a.m. - 5 p.m.
Oct 24 - 28	8 a.m. - 5 p.m.
SATURDAY Oct 29	9 a.m. - 4 p.m.
Oct 31 - Nov 4	8 a.m. - 5 p.m.

If you wait until the LAST DAY to vote, November 8, 2016, all polling places will be open from 7 a.m. until 7 p.m.

NOTE: This is a General Election you will NOT be required to choose a party. All candidates, of all parties, for the districts for which you are eligible to vote, will be on the same ballot.

Absentee Ballots by mail will be opened early -7:01AM on Tuesday, Nov 8, 2016, to begin the counting process. Political parties and candidates are welcome to submit letters of certification for official poll watchers to observe this process.

Results will be displayed in the Elections office beginning at 7 p.m. on November 8, 2016.

Results certification will be in the Elections office on Friday, Nov 11, at 3 p.m., or upon completion of all associated certification tasks after Nov 11, at 3 p.m. The public is welcome to attend.

If you would like a ballot mailed to you, please contact our office. Questions? Visit the State Elections website at www.sos.ga.gov/mvp, for information and a sample ballot, e-mail brookscoelections@windstream.net, call the Elections office at 263-9939, fax 263-5372, or come to the office at 610 S. Highland Rd., Monday through Friday, 8:00 a.m. to 5:00 p.m.

BIG ANNOUNCEMENT FROM THE BOYS & GIRLS CLUB

Thursday, October 13 all residents of Brooks County are invited to gather at the Brooks County Courthouse for an exciting announcement from the Boys & Girls Club! Kicking off at 6:30 p.m., this event will be filled with live music provided by the Brooks County High School Band, popcorn, snow cones, cotton candy, and more! However, no music or sweet treats can compare to the show-stopping news that will be revealed! You don't want to miss this important and exciting announcement for Brooks County!

So come join your community on Thursday, October 13 at 6:30 p.m. in front of the Brooks County Courthouse. We can't wait to see you there!

Kick Off – Joint Public Hearing

For Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman
Comprehensive Plan Update

A public hearing will be held at 5:00 p.m. on November 7, 2016 at the Brooks County Office Building, in the Commissioners Meeting Room, 610 S. Highland Road, Quitman, GA 31643, to announce the beginning of the 2017 Joint Comprehensive Plan Update for Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Brooks County Commission Office at 229-263-5561. Persons with hearing disabilities may consider using the Georgia Relay Service, at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Julia Shewchuk or Ariel Godwin at the Southern Georgia Regional Commission, (229) 333-5277.

Company Real Estate

country property? This new listing includes 137 acres withencing, crystal clear stocked pond and a single wide mobilehome at \$119,000. Great property to build a home or just to enjoy this get-away with plenty of room for animals on quiet street in Adel but just a short walk to downtown. Covered parking and additional storage building available in Cook County for just \$48,000. **Real Farmers!** 46.51 acres of undeveloped prime Agriculture available in Cook County for just \$149,900.

I can show you any property listed regardless of what company the property is listed with? As you or list your property, call me, an expert in your field when making one of the most important decisions in your life.

illard
DR®
rd@gmail.com
-619-0132
9-244-1992



esinvaldosta.com
street • Valdosta, GA 31601



UNION ALL REALTORS AND PROPERTY OWNERS!

Whether you are selling, leasing or renting your property, you do not want to miss out on the chance to advertise your property in our South Georgia Real Estate Section.

- *Reasons that you need to place your property in our papers...*
- We are the ONLY local newspapers with paid circulation that is mailed by the US postal service in most of our areas.
- Our papers are welcomed into homes, assuring that paying readers will see your ad.
- Each paper listed is the hometown news source for its county.
- Our advertisers tell us that their advertising gets results!

The South Georgia Real Estate Section will be published weekly in the following newspapers with a readership of over 27,900, and an additional online readership of 13,000.

That's a TOTAL READERSHIP of 40,900!!!

- The Lanier County News (Lakeland)
- The Berrien Press (Nashville)

Contact us now to start marketing your property!
Cook Publishing Company, Inc.
131 S. Hutchinson Ave. Adel, GA 31620
229-896-2233 cpcadvertising@yahoo.com

- Weldon Reeves - The Berrien Press
229-686-3523 circulation@windstream.net
- Carol Moore - The Lanier County News
229-482-8230 laniercountynews@gmail.com
- Lois Lynch - The Quitman Free Press
229-263-4615 lynchquitmanfreepress@yahoo.com

...quarted in Macon. Founded in 1937, Georgia Farm Bureau is the state's largest general farm organization and has 157 county offices. Its volunteer members actively participate in local, state and national activities that promote agriculture awareness to their non-farming neighbors. GFB offers its members a wide variety of benefits, including insurance but enrollment in any of the member benefits is optional and not a requirement for membership.

PUBLIC NOTICE

A public meeting to review and transmit the Brooks County and Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held on Monday, April 3rd at 5 P.M. The meeting will be held in the Brooks County Commission Meeting Room, located at 610 South Highland Street, Quitman, GA 31643. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Plan Update Commission office, and the Cities of Barwick, Morven, Pavo and Quitman and their respective websites and for download at the SGRC website www.sgrc.us.

For more information, contact the Brooks County Commission at (229) 263-5561, or the Southern Georgia Regional Commission at (229) 333-5277.

FREE Application Day

an earn them!

regular full term
er beginning May 15

OR
ur **NEW**
Summer
EXPRESS

0-July 25 only
... long!



WIREGRASS

GEORGIA TECHNICAL COLLEGE

wiregrass.edu

death by his mother- and fa-
ther-in-law ("he loved my
parents," Cathy Jo said) Fred
and Louise Kaseman; the
mother of his children Patri-
cia Connell Mathis and his
son Craig Mathis.

Mathis is survived by his
wife Cathy Jo Mathis of
Nashville; 3 sons: Tony
(Cynde) Mathis of Orange
Park, FL, Jason (Misty)
Mathis of Albany and Rusty
(Leigh) Mathis of Leesburg;

As per
asked that in lieu of flowers
any memorial contributions
are requested to be forwarded
to the Berrien County Hu-
mane Society where their cat
Trouble was adopted (P.O.
Box 1044, Nashville, GA,
31639), The Caring Place
(where Cathy Jo volunteers),
(c/o Nashville United
Methodist Church P.O. Box
5036 Nashville, GA 31639);
or to a charity of choosing.

PUBLIC NOTICE

A public meeting to adopt the 2017 Joint
Brooks County and Cities of Barwick, Morven,
Pavo and Quitman Comprehensive Plan Update
will be held on Monday, June 5th, 2017 at 5 P.M.
The meeting will be held in the Brooks County
Commission Chambers, located at 610 south
highland Street, Quitman, GA 31643. Residents
are invited to attend and participate in the plan-
ning effort. Copies of the Plan Update are avail-
able for public review at the Brooks County
Commission office, and the Cities of Barwick,
Morven, Pavo and Quitman on their respective
websites and for download at the SGRC website
www.sgrc.us.

For more information, contact the Brooks
County Commission at (229) 263-5561, or the
Southern Georgia Regional Commission at (229)
333-5277.

Community
Calendar
FAX (229) 263-5282
(229) 263-4615
Nashville, Georgia 31643
1 Section
0 Cents

Quitman Free Press - May 3, 2017

SCHOOL/SPORTS N



...ing, members were offered the
...ty to complete sur-
... questions ad-
... em.
... Prior to and during the
... Williams and Kevin
... presented by
... "Transport
... and Chris"

**2017 Joint Brooks County, Cities of Barwick, Morven, Pavo and Quitman
Comprehensive Plan Update Kick-off Public Hearing
November 7, 2016**

<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
JUSTIN DELANE ✓	Brooks	229-269-5561	brookscoc@windstream.net
J. L. Jones ✓	Brooks Community	229-263-8725	J.L.Jones.Jr@windstream.net
Migra Exum ✓	Brooks Comm	229-263-1087	mexum@tommygriner.com
PATRICIA WILLIAMS ✓	Brooks	229-263-5561	brookscoc@yahoo.com
Joe Wingate ✓	Brooks Co Comm	229-263-7224	joewingate@windstream.net
Michael Felts ✓	City of Quitman	229-253-4166	mfeltsquitman@gmail.com
Willie Cody ✓	Brooks County	229-561-2281	willie.cody@gmail.com
Linda Exum ✓	Brooks Co Planning Com	229-561-0327	lindaexum@icloud.com
Mike Dewey ✓	Brooks Co S.O.	229-305-7077	sheriffmdewey@gmail.com
Billy Lingenra ✓	Brooks County	229-263-4124	u.lilingenra@windstream.net
Stephanne Holtfield ✓	Brooks County Extension	305-7047	smh@uga.edu
Kellie Cleemis ✓	City of Barwick	229- 622 ³⁵ -2371	cityofbarwick@windstream.net
Coyle Bishop ✓	City of Pavo	229-859-2111	pavocity@windstream.net
Becky Joyner ✓	City of Pavo	229-859-2110	pavocity@windstream.net
Sandy Yates ✓	City of Morven	229-715-2176	cityofmorven@windstream.net
Lynn Williams ✓	City of Morven	229-715-2176	cityofmorven2@windstream.net
Shay Davidson ✓	SEGC	229-333-5277	sdavidson@segc.us

**Joint Brooks County & Cities of Barwick, Morven, Pavo, Quitman
2017 Comprehensive Plan Update
1st Workshop November 17, 2016**

<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
Patricia Williams	Brooks Co	(229) 263-5561	brookscoec@windstream.net
Sustin DeVane	Brooks Co	263-5561	brooksco@windstream.net
Joe Wingsate	Brook Co	263-5561	jewingsate@windstream.net
Michael Felts	City of Quitman	263-4166	mfeltsquitman@gmail.com
Nikki L Bradley	City of Quitman	243-4146	NLBradley@lvt.com
Bruni Hudson	City of Quitman	263-4166	bruni.hudson@gmail.com
Lynwood Yates	city of Morven	375-6865	cityofmorven@windstream.net
Sandy Yates	Morven	501 3043	" "
George Boston Rhines	Valdosta GA	229 251 8645	bostonjbr@gmail.com
Tom Eggers	Brooks Co - Barway	828 674-8108	tomeggers62248@yahoo.com
James C. Brown III	City of Quitman	229 232-7083	jamescbrown3@hotmail.com
Shay Davidson	SGRC	333-5277	sdavidson@sgrc.us

**2017 Joint Brooks County, Cities of Barwick, Morven, Pavo and Quitman
Comprehensive Plan Update Workshop #2
December 8, 2016**

<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
Julia Shevchuk	SARC	300-0924	jshevchuk@sarc.us
JUSTIN DEVLIN	Brooks Co	263-5561	jdevline@brooksco.ga.com
PATRICIA WILLIAMS	Brooks Co	263-5561	pwilliams@brooksco.ga.com
JOE WINGATE	Brooks Co	760-2125	joewingate@windstream.net
Pete Walker	City of Quitman	263-4547	
James C. Brown III	City of Quitman	232-7083	jamesebrown3@hotmail.com
Michael Felts	City of Quitman	263-4166	mfeltsquitman@gmail.com
M. Bradley	city of Quitman	243-4164	MLBRADLEY@live.com
Tom Eggers	Brooks/Barney	⁸²⁸ 674-8108	tomeggers62248@yahoo.com



Southern Georgia Regional Commission
Joint Brooks County Comprehensive Plan Update Pavo, Morven, Barwick, Quitman
Workshop February 7, 2017

<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
JUSTIN DEVANE	BC	263-5561	JDEVANE@BROOKSCOGA.COM
Patricia Williams	BC	263-5561	pwilliams@BROOKSCOGA.COM
Joe Wingate	BC	660-2125	joe.wingate@windstream.net
Linda M. Gosier	BC	263-8805	L.M.Gosier@yahoo.com
Sandy Yates	Morven	775-2176	cityofmorven@windstream.net
Lynwood Yates	Morven	775-2176	cityofmorven@windstream.net
Teresa Concannon	DCA	912-536-5723	teresa.concannon@dca.ga.gov
Kellie Oremick	Barwick	229-735-2311	cityofbarwick@windstream.net
Hardi Boelis	Quitman	615-944-9541	hboel@NE708@2gh.com
John S. Quartern	WVA/ALS	229-282-0102	johns.wa@wva.com
Michael Felts	Quitman	229-263-4166	mfelts@quitman.ga.gov
James C. Brown III	Quitman	229-232-7083	jamesc.brown3@hotmail.com

Brooks County Board of Commissioners

PUBLIC HEARING

COMPREHENSIVE PLAN UPDATE FOR BROOKS COUNTY, QUITMAN, PAVO BARWICK AND MORVEN

April 3, 2017 @ 5:00 p.m.

PLEASE SIGN-IN

PLEASE PRINT

Mike Lynch

Don Crady

Michasia Dowdy

Michael Simmons

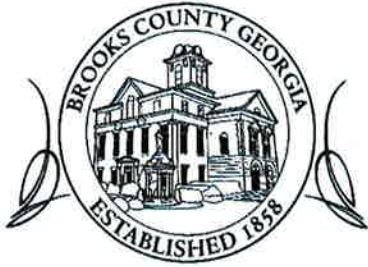
Candice Simmons

Joe Wingate

Mary Egan

Ben Newcomb

Stephen Hollifield



Brooks County Georgia

Board of Commission

Phone 229-263-5561

Fax 229-263-9345

April 3rd, 2017

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Brooks County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Justin DeVane, County Administrator, Brooks County, 229-263-5561 or at jdevane@brookscoga.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Myra Exum". The signature is fluid and cursive.

Myra Exum, Chair
Brooks County Board of Commissioners

City of Barwick

P.O. Box 146
2090 Cedar Street
Barwick, GA 31720

Incorporated 1903

April 3, 2017

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

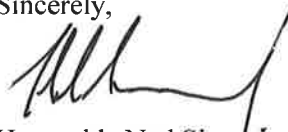
The City of Barwick has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact **our City Clerk Kellie Overmier at 229-735-2311 or at cityofbarwick@windstream.net**

Sincerely,



Honorable Ned Simmons, Jr.
Mayor

CITY OF MORVEN

P. O. Box 250

Morven, GA 31638

(229) 775-2950

cityofmorven@windstream.net

L.E. Godwin, Mayor

Sandy Yates, City Clerk

Lyn Williams, Asst. City Clerk

Council Members:

Danny Johnson Ann Guess

Allen Nelson Willie Miller

Billy Wayne Smith

April 3, 2017

To: Southern Georgia Regional Commission

327 West Savannah Avenue

Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Morven has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact our City Clerk Sandy Gibbs Yates at 229-775-2176 or at cityofmorven@windstream.net

Sincerely,



_____, Mayor

City of Morven

City of Pavo

1010 E. Harris Street
Phone 229-859-2110

P. O. Box 157
Fax 229-859-2319

Pavo, GA. 31778
pavocity@windstream.net

April 3, 2017

Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, GA 31601

RE: Comprehensive Plan Update Submittal

The City of Pavo has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans(s) covering our area and the rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and take them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact our City Clerk, Becky Jo Reyes at 229-859-2110 or at pavocity@windstream.net

Sincerely,



Marvin Bryan, Mayor
City of Pavo

Marvin Bryan, Mayor
Joey Kae Dean, Councilmember
Justin Coatney, Councilmember

Cleveland Shy, Mayor Pr-Tem
Kaye Walker, Councilmember
Rickey Dean, Councilmember

CITY COUNCIL:
JAMES C. BROWN, III, Mayor
NIKKI L. BRADLEY, Mayor Pro-Tem
MARK DEVANE
VIRGIL WALAKER, JR
LULA SMART

City of Quitman

CITY OFFICIALS:
MICHAEL FELTS, City Manager
BRUNI HUDSON, City Clerk
C. GERALD SPENCER, Attorney
CLAY PHILLIPS, Fire Chief
WESLEY ROSS, Police Chief

April 3, 2017

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

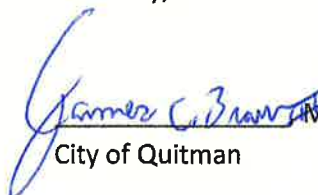
The City of Quitman has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact **our City Manager Michael Felts at 229-263-4166 or mfeltsquitman@gmail.com**

Sincerely,


Mayor
City of Quitman

BROOKS COUNTY

**RESOLUTION TO ADOPT
2017 JOINT BROOKS COUNTY and CITIES OF BARWICK, MORVEN, PAVO AND
QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, Brooks County has completed the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Brooks County does hereby adopt the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this the 5th day of June, 2017



Myra Exum, Chair County Commission



ATTEST: Patricia Williams, County Clerk

CITY OF BARWICK

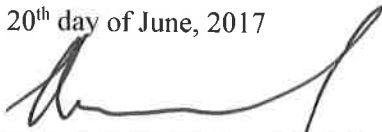
**RESOLUTION TO ADOPT
2017 JOINT BROOKS COUNTY, CITIES OF BARWICK,
MORVEN, PAVO AND QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Barwick has completed the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Barwick does hereby adopt the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this 20th day of June, 2017



Mayor Ned Simmons, Mayor City of Barwick



ATTEST: Kellie Overmier, City Clerk

CITY OF MORVEN

**RESOLUTION TO ADOPT
2017 JOINT BROOKS COUNTY, CITIES OF BARWICK, MORVEN, PAVO AND
QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Morven has completed the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Morven does hereby adopt the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this May 16, 2017

L. E. Godwin
Mayor Godwin, Mayor City of Morven

Sandy Yates
ATTEST: Sandy Yates City Clerk

CITY OF PAVO

RESOLUTION TO ADOPT
2017 JOINT BROOKS COUNTY, CITIES OF BARWICK, MORVEN, PAVO AND
QUITMAN
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City of Pavo has completed the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Pavo does hereby adopt the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this 15, May 2017

Mark Bryan
Mayor, Mayor City of

Becky J. Rejes
ATTEST: , City Clerk

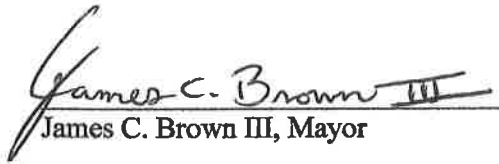
CITY OF QUITMAN
297-17
RESOLUTION TO ADOPT
2017 JOINT BROOKS COUNTY, CITIES OF BARWICK, MORVEN, PAVO AND
QUITMAN
COMPREHENSIVE PLAN UPDATE


WHEREAS, the City of Quitman has completed the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

BE IT THEREFORE RESOLVED, that the City of Quitman does hereby adopt the 2017 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this May 2, 2017


James C. Brown III, Mayor


ATTEST: City Clerk