

# CLINCH COUNTY

## Partial Update to the 2024 Comprehensive Plan



October 2010



**Partial Update To The  
2024 Greater Clinch County Comprehensive Plan  
For  
Clinch County And The Cities Of Argyle, Dupont,  
Fargo, And Homerville**

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Clinch County  
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With  
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## **I. Instructions and Procedures**

The following procedures for this process were copied from the website of the Georgia Department of Community Affairs, Office of Planning and Quality Growth "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007".

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/documents/PartialUpdateGuidanceDocument-March2007II.PDF>

### **Purpose**

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide to Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville in the interim period and the full update of their Joint Comprehensive Plan which will be due in October of 2015.

The Partial Update is designed to generate local pride and enthusiasm about the future of the community, engage the interest of citizens in implementing the plan; and to provide a guide for everyday decision making for local government officials and community leaders.

The Partial Update will help the community to identify current critical issues and opportunities which have arisen since their last full Comprehensive Plan update in 2004.

### **Required Components**

Since the last full Joint Comprehensive Plan for Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville was prepared under the 2004 and prior Minimum Planning Standards, the following are the required components for this Update:

#### **1. A Quality Community Assessment.**

A Stakeholder Group consisting of local government officials, staff, other community leaders and interested citizens was convened to identify issues and opportunities within Greater Clinch County that would assist in adapting local activities, development patterns and implementation practices to the Department of Community Affairs' (DCA) Quality Community Objectives which were applicable to Greater Clinch County. The assessment tool provided by DCA was utilized to accomplish this task.

#### **2. An Analysis of Areas Requiring Special Attention**

The same Stakeholder Group coordination with SGRC staff evaluated the existing land use patterns and trends within Greater Clinch County to identify and map the following areas:

- a. Areas of significant natural or cultural resources
- b. Areas where rapid development or change of land uses are likely to occur.
- c. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- d. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- e. Large abandoned structures or sites
- f. Areas with significant infill development opportunities
- g. Areas of significant disinvestment, levels of poverty, and/or employment substantially higher than average levels for the community as a whole.

#### **3. Identification of Issues and Opportunities**

The Stakeholder Group identified a variety of issues and opportunities relating the various elements of their existing 2004 Joint Comprehensive Plan that have arisen in the meantime. The identified issues and opportunities have been addressed in the following section. It has been recognized that many of these issues have arisen due to the current economic situation and will need to be revisited as the overall situation changes.

#### 4. An Updated Implementation Program

##### a. Short Term Work Program

Specific implementation actions, items and initiatives by Clinch County and/or the Cities of Argyle, Dupont, Fargo, and Homerville and other local entities have been identified which would help to implement the Update of this Plan. The Short Term Work Program includes the following information:

- i. Brief description of the activity
- ii. Estimated timeframe for undertaking the activity
- iii. Responsible party for implementing the activity
- iv. Estimated cost (if any) of implementing the activity
- v. Funding source, if applicable.

##### 5. Policies

This Joint Update includes policies which Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville plan to or have adopted to provide ongoing guidance and direction to the City Councils and County Commission in order to make decisions which will assist in addressing the identified issues and opportunities.

##### 6. A Report of Accomplishments

This report identifies the status of each activity in the previous Short Term Work Program by indicating whether the activities have been completed, are currently underway, have been postponed or are no longer on the agenda.

#### Procedural Requirements

##### 1. Transmittal and Review of Partial Update

Upon completion the local government must submit its Partial Update to the SGRC for review.

##### a. Required Public Hearing

The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the SGRC. The purpose of the hearing is to brief the community on the identified issues and opportunities that will be addressed through the updated implementation program, allow the community an opportunity to comment, and notify the community of when the plan components will be transmitted to the SGRC. Once public comments have been addressed, the Partial Update must be transmitted to the SGRC by resolution of the governing body.

##### b. Completeness Check

The SGRC shall determine whether the Partial Update is complete within seven days of the receipt. A Partial Update that does not meet the standard for completeness shall be deemed incomplete and shall not be accepted for further review by the SGRC or be forwarded to the Department for review. The SGRC shall notify Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The SGRC shall forward a complete submittal to the Department immediately upon making the completeness finding.

##### c. Notification of Interested Parties

Once the SGRC has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- i. Local governments inside or outside the SGRC's region that are contiguous to Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville, and other local governments that are likely to be affected by the Partial Update
- ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)

- iii. Regional Commissions that are contiguous to Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville or that are likely to be affected by the Partial Update
- iv. Affected state agencies including the Department of Transportation, the Georgia Environmental Facilities Authority and the Department.

d. Regional Hearing

Within 25 days after certification of the completeness of the Partial Update the SGRC may at its sole discretion conduct a hearing at which any local government, RC, or other local, regional or state agency may present its views on the Community Agenda.

e. Regional Commission Review:

The SGRC shall review the partial update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the SGRC's region.

f. Department Review

The Department shall review the partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville in order for the Partial Updated to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the SGRC for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

g. Final Report of Findings and Recommendations

Within 40 days after certification of the completeness of the Partial Update, the SGRC must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include"

- i. Comments submitted by interested parties that reviewed the Partial Update and if applicable a summary of the regional review hearing, detailing any significant issues raised at the hearing
- ii. The SGRC's findings from its Intergovernmental and Consistency review of the Partial update and its recommendations for addressing such findings
- iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.

h. Petition for Reconsideration

Within ten days after the SGRC's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the SGRC for a "reconsideration hearing". This hearing shall be scheduled and held by the SGRC within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the SGRC shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.

i. Conflict Mediation

Informal or formal mediation of conflicts relating the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.

j. Adoption of the Partial Update

Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the SGRC as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.

k. Notification of Local Adoption

Within seven days of local adoption of a Partial Update that has been found by the Department to comply with the planning requirements, the local government shall notify the SGRC in writing. Within seven days of receipt of this written notice, the SGRC shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

l. Qualified Local Government Certification

Once the Department has been notified by the SGRC that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

m. Publicizing the Partial Update

Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in the Clinch County News identifying where a complete copy of the Partial Update may be reviewed.



## II. Consistency with Quality Community Objectives

The purpose of this section is to evaluate Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville's current policies, activities and development patterns for consistency with the Quality Community Objectives in Section 110-12-1-06(3) of the Local Planning Requirements. For this analysis the assessment tool provided on the Department's website was utilized in order to identify any issues and opportunities that have developed since the adoption of the last Joint Comprehensive Plan in 2004 and to utilize the findings to identify local activities, development patterns and implementation practices to address these Quality Community Objectives.

### 1. Development Patterns

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, Natural Resource and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment and Comments</b>
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<b>X</b>		<b>Homerville</b> has a code but it separates uses. <b>Dupont</b> = N/A <b>Clinch County</b> has a zoning code that does separate uses.
2. Our community has ordinances in place that allow neo-traditional development "by-right" so that developers do not have to go through a long variance process.		<b>X</b>	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		<b>X</b>	<b>Homerville</b> does have a tree ordinance.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		<b>X</b>	
5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.		<b>X</b>	The cities of <b>Argyle</b> and <b>Homerville</b> do have cleanup and safety programs.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.	<b>X</b>		<b>Fargo</b> does not but the city is mainly developed around the State highways which are maintained by GDOT.
7. In some areas several errands can be made on foot, if so desired.	<b>X</b>		<b>Dupont</b> responded with No as an answer.
8. Some of our children can and do walk to school safely.		<b>X</b>	Some of the children in the cities of <b>Fargo</b> and <b>Homerville</b> do walk. The city of <b>Argyle</b> does not have a school.
9. Some of our children can and do bike to school safely.		<b>X</b>	Some of the children in the cities of <b>Fargo</b> and <b>Homerville</b> do bike to school.
10. Schools are located in or near neighborhoods in our community.	<b>X</b>		<b>Argyle</b> and <b>Dupont</b> do not have schools near neighborhoods.

### Infill Development

**Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

	Yes	No	Assessment & Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		The <b>County</b> and <b>Homerville</b> have codes that separate uses. <b>Dupont</b> does not have a code.
2. Our community is actively working to promote brownfield redevelopment.		X	<b>Homerville</b> and <b>Fargo</b> are working to promote brownfields.
3. Our community is actively working to promote greyfield redevelopment.		X	<b>Homerville</b> and <b>Fargo</b> are working to promote greyfields.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	<b>Fargo</b> does have areas planned for nodal development.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	<b>Homerville</b> and <b>Dupont</b> do allow such development.

### Sense of Place

**Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places, where people choose to gather for shopping, dining, socializing, and entertainment.**

	Yes	No	Assessment & Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	The cities of <b>Homerville</b> and <b>Fargo</b> feel that they do have distinct community characteristics.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	<b>Homerville</b> does have such areas delineated.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	<b>Argyle</b> and <b>Homerville</b> both have these ordinances.
4. We have ordinances to regulate the size and type of signage in our community.		X	<b>Homerville</b> does have sign regulations.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	<b>Homerville</b> does have a guide book.
6. If applicable, our community has a plan to protect designated farmland.		X	These communities have citizens that demand private property rights and are all working together to keep farmlands protected without a community plan.

### Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Assessment & Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Homerville and Dupont both have decent sidewalk networks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

### Regional Identity

Each region should promote and preserve a “regional identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

	Yes	No	Assessment & Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Argyle and Homerville are not characteristic of the area in terms of architectural styles and heritage.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		The County and Argyle do not participate in the regional tourism partnership.

## 2. Resource Conservation

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, and Natural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Heritage Preservation</b>			
<b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment &amp; Comments</b>
1. We have designated historic districts in our community.		<b>X</b>	<b>Homerville</b> and <b>Dupont</b> both have such districts.
2. We have an active historic preservation commission.		<b>X</b>	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		<b>X</b>	The <b>City of Fargo</b> wants new development to complement our historic development but doesn't have a Historic Preservation ordinance.

<b>Open Space Preservation</b>			
<b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment &amp; Comments</b>
1. Our community has a green space plan.		<b>X</b>	<b>Dupont</b> and <b>Fargo</b> has a community green space plan.
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.		<b>X</b>	<b>Dupont</b> and <b>Fargo</b> are actively preserving green space.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		<b>X</b>	<b>Fargo</b> and <b>Dupont</b> have a local land conservation program
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		<b>X</b>	<b>Fargo</b> will need such an ordinance in the future in order to develop in environmentally sensitive areas and low lying areas.

### Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

	Yes	No	Assessment & Comments
1. Our community has a comprehensive natural resources inventory.		X	Each jurisdiction doesn't have it's own inventory but the comprehensive plan contains an inventory of county-wide natural resources.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	Fargo does use the inventory to protect sensitive areas.
3. We have identified our defining natural resources and taken steps to protect them.		X	Dupont and Fargo utilize the existing comprehensive plan to protect natural resources.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	Homerville has passed this type ordinance.
6. Our community has a tree-replanting ordinance for new development.		X	Homerville has passed this type ordinance.
7. We are using stormwater best management practices for all new development.		X	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	The City of Fargo says they do have city-wide measures.

### 3. Social and Economic Development

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

### Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

	Yes	No	Assessment & Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	Homerville does have these projections.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	Homerville and Fargo do use the population projections provided by the local school board.
3. Our elected officials understand the land-development process in our community.	X		The County responded with No as their answer.
4. We have reviewed our development regulations and /or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	Dupont has done this.

5. We have a Capital Improvements Program that supports current and future growth.		<b>X</b>	Dupont has done this.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		<b>X</b>	Argyle and Fargo have designated these areas.
7. We have clearly understandable guidelines for new development.		<b>X</b>	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		<b>X</b>	Homerville does have this type of campaign.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<b>X</b>		The County and Argyle do not have these procedures in place.
10. We have a public-awareness element in our comprehensive planning process.		<b>X</b>	Although an actual element is not present, all communities advertise public hearings.

### Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.

	Yes	No	Assessment & Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	<b>X</b>		Argyle and Dupont says no.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	<b>X</b>		Argyle and Dupont do not think that their economic development organization has considered these things.
3. We recruit firms that provide or create sustainable products.	<b>X</b>		Argyle and Dupont don't recruit for firms with sustainable products. Assistance with this recruitment is needed.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		<b>X</b>	Homerville does have a diverse job base.

### Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Assessment & Comments
1. Our economic development program has an entrepreneur support program.		<b>X</b>	Homerville does have this program.
2. Our community has jobs for skilled labor.	<b>X</b>		Argyle and Dupont stakeholders do not think they have these jobs.
3. Our community has jobs for unskilled labor.	<b>X</b>		Argyle and Dupont stakeholders do not think they have these jobs.
4. Our community has professional and managerial jobs.		<b>X</b>	The County and Homerville both have these jobs.

### Housing Choices

**A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

	Yes	No	Assessment & Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<b>X</b>		
2. People who work in our community can also afford to live in the community.	<b>X</b>		<b>Dupont</b> does not have enough jobs to keep residents.
3. Our community has enough housing for each income level (low, moderate and above average).		<b>X</b>	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<b>X</b>		
5. We have options available for loft living, downtown living, or "neo-traditional" development.		<b>X</b>	<b>The County</b> does have this type of housing available.
6. We have vacant and developable land available for multifamily housing.	<b>X</b>		
7. We allow multifamily housing to be developed in our community.	<b>X</b>		
8. We support community development corporations that build housing for lower-income households.	<b>X</b>		
9. We have housing programs that focus on households with special needs.		<b>X</b>	<b>The County</b> and <b>Homerville</b> have these housing options.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		<b>X</b>	

### Educational Opportunities

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

	Yes	No	Assessment & Comments
1. Our community provides workforce training options for its citizens.		<b>X</b>	<b>The County</b> and <b>Homerville</b> have these options.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		<b>X</b>	<b>The County</b> and <b>Homerville</b> provides these skills to citizens.
3. Our community has higher education opportunities, or is close to a community that does.	<b>X</b>		<b>Fargo</b> and <b>Dupont</b> do not have higher education opportunities.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		<b>X</b>	<b>Homerville</b> does have these opportunities for college graduates.

#### 4. Governmental Relations

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, Natural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment &amp; Comments</b>
1. We participate in regional economic development organizations.	<b>X</b>		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	<b>X</b>		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc.	<b>X</b>		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	<b>X</b>		

<b>Regional Cooperation</b>			
<b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment &amp; Comments</b>
1. We plan jointly with our cities and county for comprehensive planning purposes.	<b>X</b>		
2. We are satisfied with our Service Delivery Strategy.	<b>X</b>		<b>Argyle</b> and <b>Fargo</b> need improvements in their SDS.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.	<b>X</b>		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	<b>X</b>		<b>Fargo</b> does not meet regularly with neighboring jurisdictions and <b>Homerville</b> meets when it is needed.



### **III. Analysis of Areas Requiring Special Attention**

The purpose of this section is to evaluate the existing land use patterns and trends within Greater Clinch County to identify any areas which will likely require special attention in the near future, including:

1. **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon, or otherwise impacted, by development;**

**Clinch County**

- **Environmental Protection Area** – This area needs special attention to be sure that existing development and potential development are not making negative impacts on natural resources.
- **Concentrated Residential Area** – These areas contain neighborhoods that are significant to the residential make-up of the County and should be preserved.
- **Prehistoric Ponds (Alligator Farm)** – This site is a natural and cultural resource that can create more tourist attraction for the County.
- **Radio Station** – This site has the potential to become a historical landmark if it is preserved by the County.

**City of Fargo**

- **Conservation Subdivision District** – This area contains vacant land that has great potential to be developed with subdivisions. The City of Fargo should consider creating a subdivision ordinance to protect the wetlands in the area.
- **Sustainable Development Area** – This area is near environmentally sensitive areas but can be used to improve economic development for the City of Fargo. Therefore the City should consider development code regulations that will create incentives for sustainable development.

2. **Areas where rapid development or change of land uses is likely to occur;**

**Clinch County**

- **Gateway** – These areas are highly travelled by the residents of Clinch county but also by residents of neighboring counties. Therefore there is a need for special attention to the land use changes that may occur in the next five years.

**City of Homerville**

- **Mixed-Use Opportunity Zone** – This area has the potential to develop with a vast mix of land uses due to it's location and current land use trend. Therefore special attention is needed to guide development in this area in a way that will help the intermingling of future development.

3. **Areas where the pace of development has or may outpace the availability of community facilities and services;**

**City of Fargo**

- **Conservation Subdivision District** - Residential growth expected in this area and may need a special ordinance to guide the projected development.
- **Sustainable Development Area** – The city officials want this area to grow with Commercial and/or Office development, but may need the infrastructure installed to attract developers.

4. **Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);**

**Clinch County**

- **Gateway** – This area will need special attention to the aesthetics of the corridor and possibly make the area more attractive to businesses. The addition of bicycle lanes can greatly improve the safety for cyclist.

**City of Argyle**

- **Transportation Corridor** – This area needs attention to improve the relationship between pedestrians, automobiles, and the railroad.

**City of Dupont**

- **Commercial/Office Corridor** - This area will need special attention to the aesthetics of the corridor and possibly make the area more attractive to businesses.

5. **Large abandoned structures or sites, including those that may be environmentally contaminated;**

An old prison in the **City of Homerville** is located in the **Redevelopment Area** ARSA. This building can be utilized for a public service/community service facility.

6. **Areas with significant infill opportunities (scattered vacant sites);**

**City of Homerville**

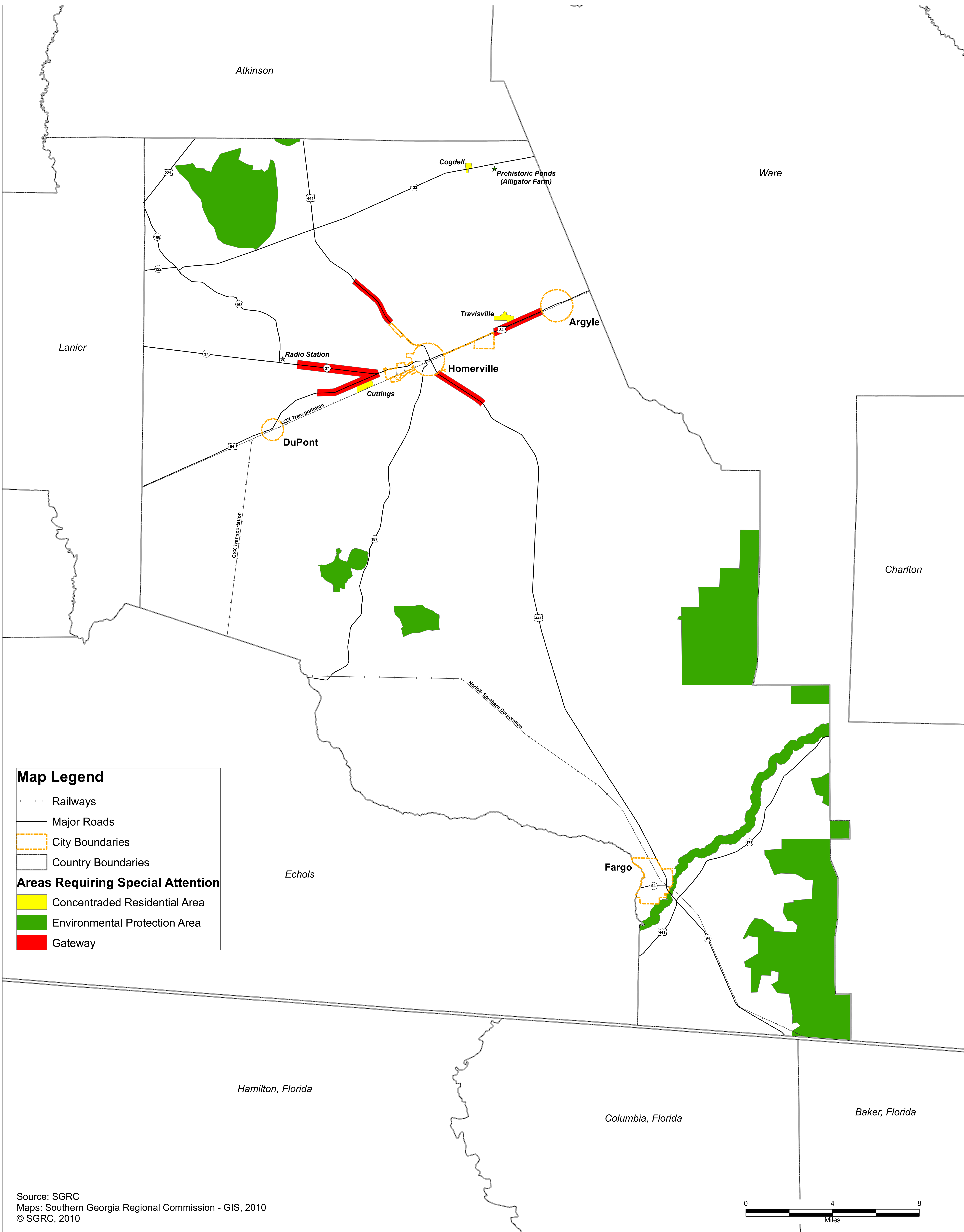
- **Commercial Corridor** - This area contains scattered sites that can be utilized for commercial development.

7. **Areas of significant disinvestment. Levels of poverty and /or unemployment are substantially higher than average levels for the community as a whole.**

**City of Dupont**

- **Commercial/Office Corridor** – This area can be used to create economic development which is needed by the City of Dupont to reverse the current trend of population decline which is greatly do to the lack of employment opportunities in the area.

**Clinch County** is designated as a Tier 1 Community and ranked 19<sup>th</sup> overall by DCA in regards to the Job Tax Credit Rankings for 2010.



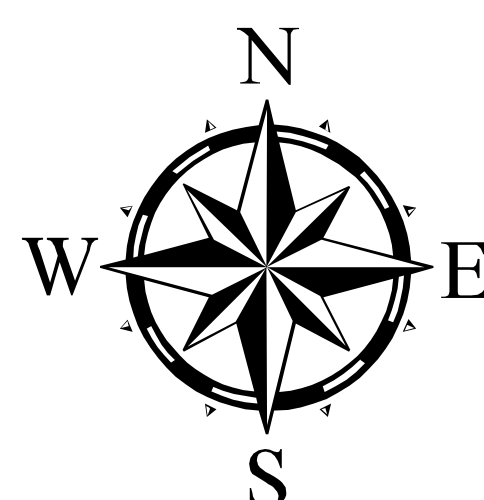
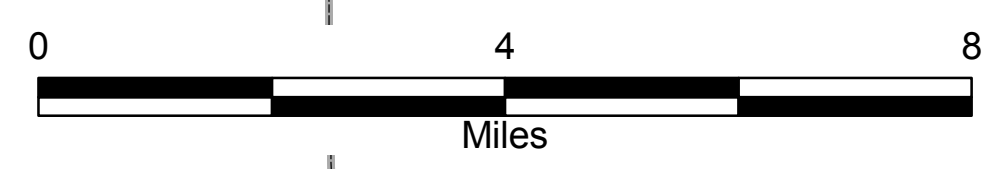
**Map Legend**

- Railways
- Major Roads
- City Boundaries
- Country Boundaries

**Areas Requiring Special Attention**

- Concentrated Residential Area
- Environmental Protection Area
- Gateway

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2010  
 © SGRC, 2010


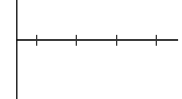
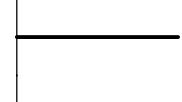




**AREAS REQUIRING SPECIAL ATTENTION "ARSA"  
 CLINCH COUNTY  
 GREATER CLINCH COUNTY  
 COMPREHENSIVE PLAN**






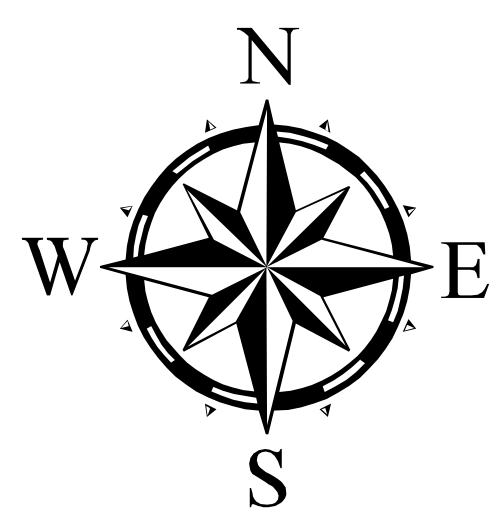
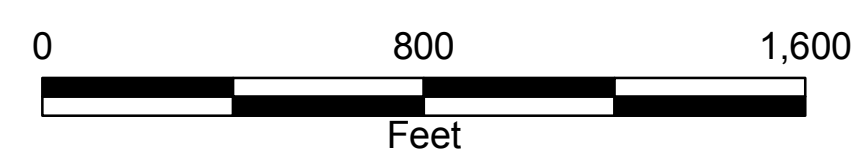
**Map Legend**

-  City of Argyle
-  Railways
-  Major Roads
-  Local Roads
-  Private Roads

**Areas Requiring Special Attention**

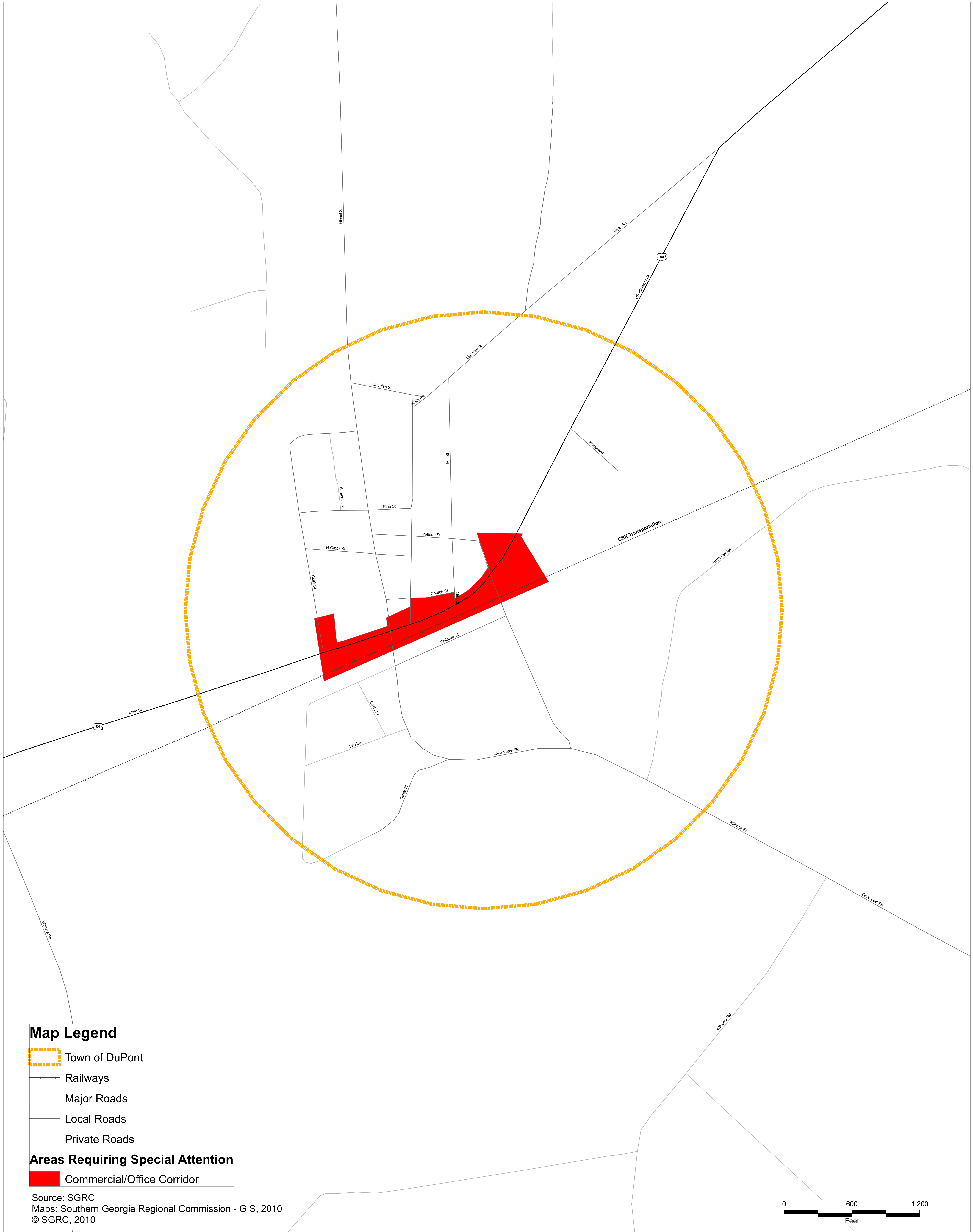
-  Transportation Corridor

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2010  
 © SGRC, 2010


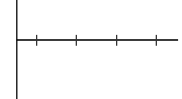
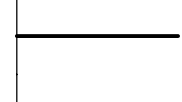

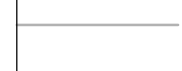


**AREAS REQUIRING SPECIAL ATTENTION "ARSA"**  
**CITY OF ARGYLE**  
**GREATER CLINCH COUNTY**  
**COMPREHENSIVE PLAN**





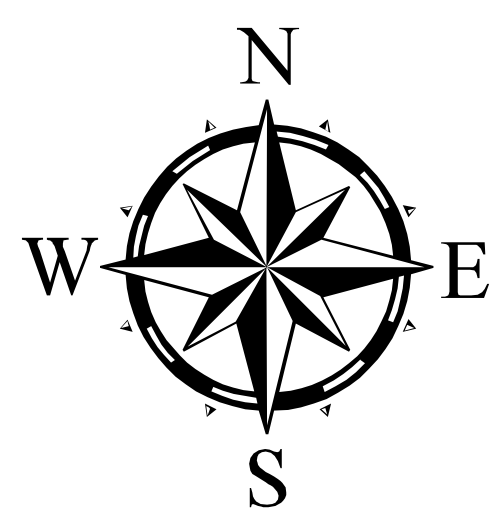
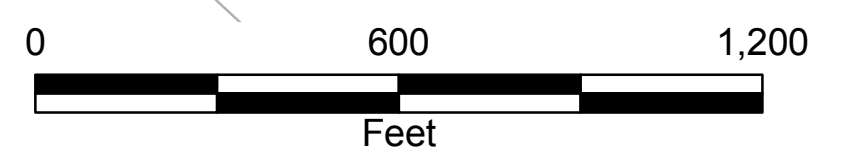
**Map Legend**

-  Town of DuPont
-  Railways
-  Major Roads
-  Local Roads
-  Private Roads

**Areas Requiring Special Attention**

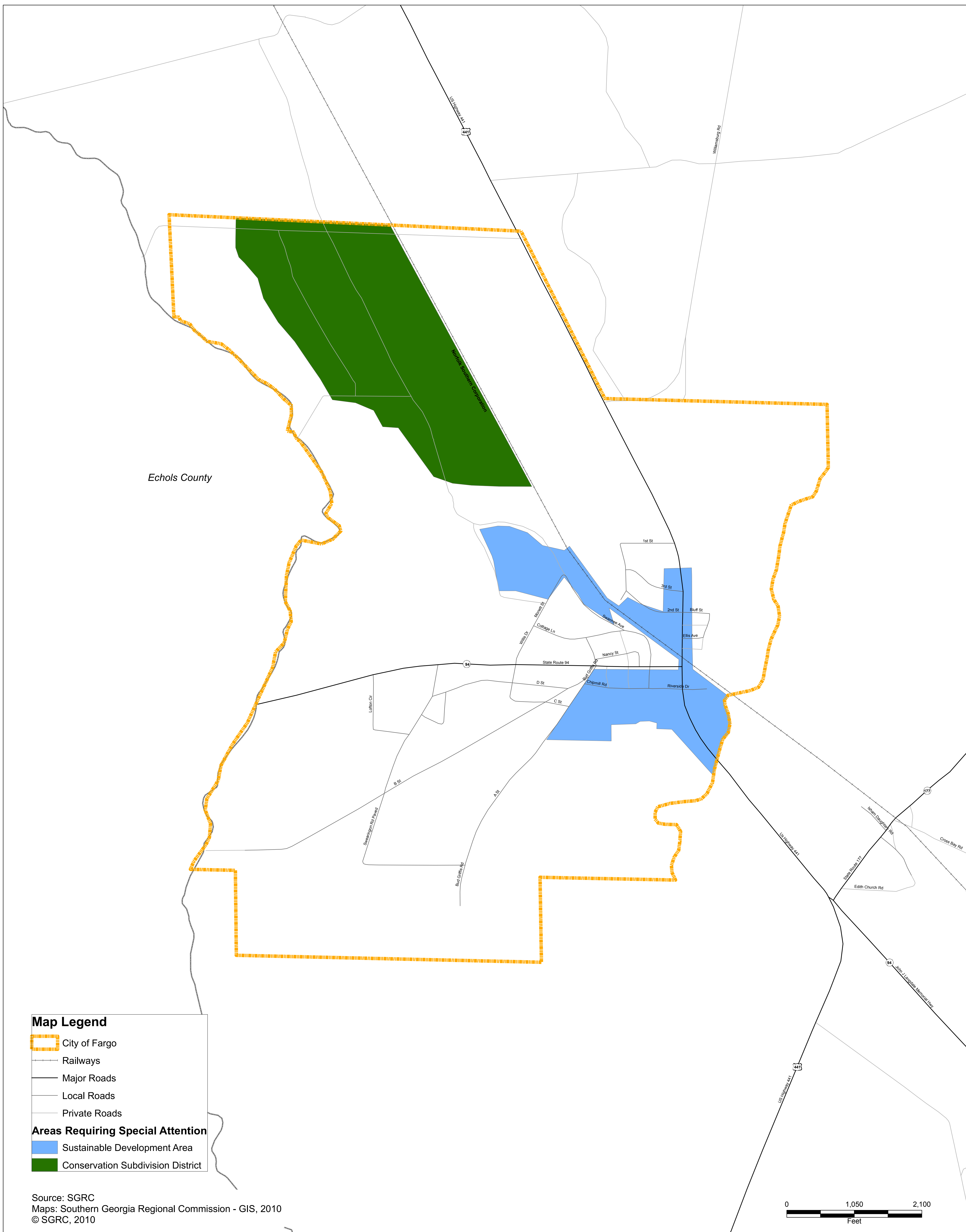
-  Commercial/Office Corridor

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2010  
 © SGRC, 2010



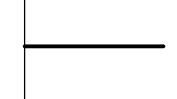




**AREAS REQUIRING SPECIAL ATTENTION "ARSA"  
 TOWN OF DuPONT  
 GREATER CLINCH COUNTY  
 COMPREHENSIVE PLAN**







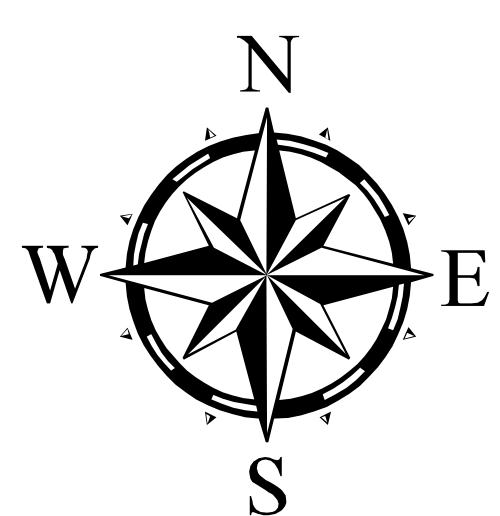
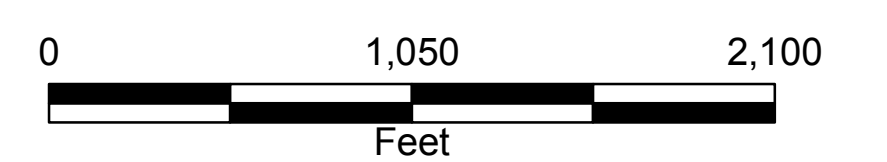
**Map Legend**

-  City of Fargo
-  Railways
-  Major Roads
-  Local Roads
-  Private Roads

**Areas Requiring Special Attention**

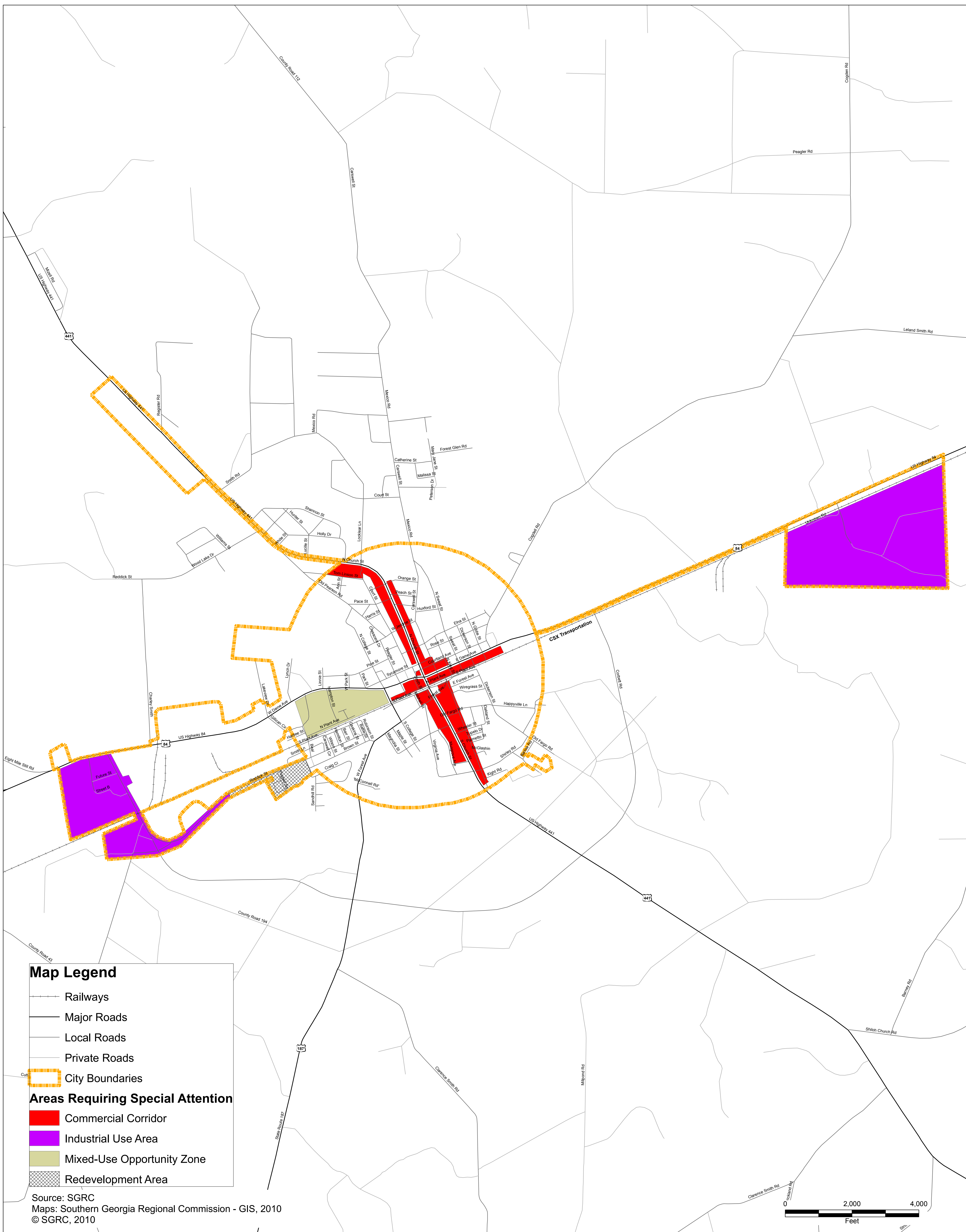
-  Sustainable Development Area
-  Conservation Subdivision District

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2010  
 © SGRC, 2010



**AREAS REQUIRING SPECIAL ATTENTION "ARSA"  
 CITY OF FARGO  
 GREATER CLINCH COUNTY  
 COMPREHENSIVE PLAN**





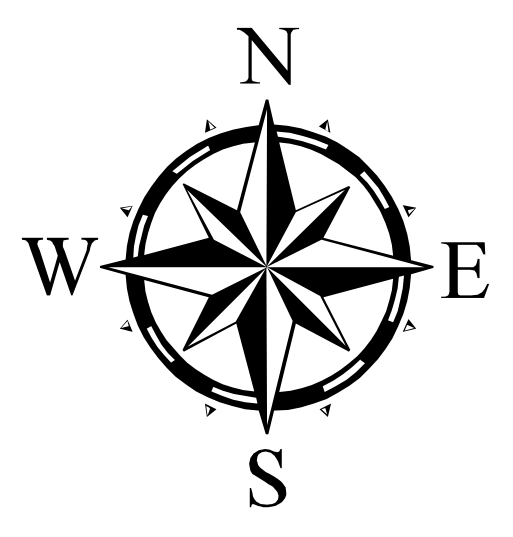
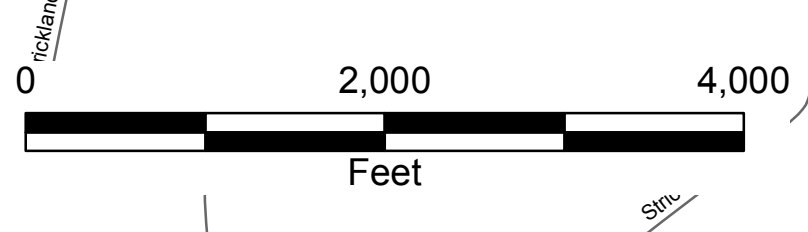
**Map Legend**

- Railways
- Major Roads
- Local Roads
- Private Roads
- City Boundaries

**Areas Requiring Special Attention**

- Commercial Corridor
- Industrial Use Area
- Mixed-Use Opportunity Zone
- Redevelopment Area

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2010  
 © SGRC, 2010



**AREAS REQUIRING SPECIAL ATTENTION "ARSA"  
 CITY OF HOMERVILLE  
 GREATER CLINCH COUNTY  
 COMPREHENSIVE PLAN**



## **IV. Identification of Issues and Opportunities**

These issues and opportunities were identified by local residents and elected officials during the Quality Community Assessment and the Analysis of Areas Requiring Special Attention in a series of workshops and meetings. The different elements are organized as they appear in the existing 2025 Greater Clinch County Comprehensive Plan.

Each of the following issues and opportunities is followed up with corresponding implementation measures in the Short Term Work Program and with corresponding policies.

### **1. Cultural Resources**

#### **Issues:**

- ❖ The Clinch County Court House is a historic building dating back to the 1800's but is not handicap accessible.
- ❖ There is a lack of Historic Preservation in Greater Clinch County.
- ❖ The old "Bus Barn" which was originally the African American School is vacant and in poor condition.
- ❖ There are 3 forts between Statenville & Fargo.
- ❖ Arabia Church Cemetery has several Revolutionary Soldiers' Graves.
- ❖ The Huxford Genealogy Library at City Hall is being expanded.
- ❖ 2 CCC (Civilian Conservation Corps) Camps in Clinch County.
- ❖ Many historic homes in Clinch County: The Peagler House on Cogdell Road; Hazel Lee home in Dupont; and the Dickerson Home on Virginia Avenue.
- ❖ The Argyle Community Center needs to be renovated.

#### **Opportunities:**

- ❖ Clinch County Woman's Club, which is the old jail, is now being used as a community center
- ❖ The City of Homerville is currently renovating its historic train depot to be used as a welcome center
- ❖ There are several historic churches in Greater Clinch County—not much knowledge of what may or may not be inventoried

### **2. Economic Development**

#### **Issues:**

- ❖ There are not enough opportunities for the work force.
- ❖ There is a lack of advertisement of Certified Work Ready program.
- ❖ There is a lack of small industries to grow workforce.
- ❖ It is difficult to work around the Okefenokee Wildlife Refuge due to EPA regulations.
- ❖ The education system needs support through grant funding.
- ❖ Participation with the Chamber of Commerce by the general public and business owners needs improvement.
- ❖ Signage is needed to welcome visitors into the City of Fargo.

#### **Opportunities:**

- ❖ Entrepreneurship training/workshops are available.
- ❖ The City of Fargo maintains a Golf Course that was abandoned by the State.
- ❖ There are 10 cabins in the City of Fargo that are available for use through the State.
- ❖ The Development Authority completed training recently.
- ❖ The Economic Center in the City of Fargo can be used to make progress in development for that area of the County.



### **3. Housing:**

#### **Issues:**

- ❖ Rayonier is the largest land owner. Therefore they own a lot of land that could be developed for housing.
- ❖ There is a lack of affordable single family detached housing.
- ❖ There is a need for decreasing blight throughout the County.
- ❖ A 1<sup>st</sup> Time Home Buyers Program is needed.
- ❖ There is a lack of rental housing in the City of Fargo.

#### **Opportunities:**

- ❖ None

### **4. Natural Resources**

#### **Issues:**

- ❖ The Satilla and Alapaha watershed both need special attention.
- ❖ The Suwannee River Corridor needs protection.
- ❖ There is a lack of public access to the Suwannee River.
- ❖ A website is needed for the County and the Cities of Fargo and Argyle.

#### **Opportunities:**

- ❖ The boat ramp in Fargo is the only public boat ramp on the Suwannee River.
- ❖ There are untapped incentives for tourism on the Okefenokee and the Suwannee River.
- ❖ The advertising of natural resources could attract more tourist or environmental research groups.
- ❖ The Stephen C. Foster camp can be promoted to attract travelers to Clinch County.
- ❖ 4 wheeler/ATV excursion trails can be created for outdoor family fun.
- ❖ Clinch County is the 2<sup>nd</sup> largest honey producer in the State.
- ❖ Timber, blueberries, and honey lead Clinch County in production.
- ❖ Timber land makes up most of county property.

### **5. Land Use**

#### **Issues:**

- ❖ There is a need for County land use code enforcement.
- ❖ The zoning code in the County needs to be updated.
- ❖ The City of Homerville needs more residential designated areas.
- ❖ There is a lack of medium residential land use throughout the County.
- ❖ 38% of the land throughout the County is wetlands.
- ❖ The County lacks in inspection of land development.

#### **Opportunities:**

- ❖ There is an opportunity to create a conservation ordinance for the development of subdivisions in areas near wetlands.
- ❖ The Cities of Homerville and Fargo have zoning in place.

## **6. Community Facilities and Services:**

### **Issues:**

- ❖ There are some county residents that receive water service from the City.
- ❖ There is a need for a County volunteer fire department.
- ❖ There is a lack of recycling throughout the County.
- ❖ There is a need for three County ambulances.
- ❖ Argyle needs a volunteer fire department.

### **Opportunities:**

- ❖ City's all have water
- ❖ There is an expansion underway at City Hall which will be used for OTC Classes
- ❖ There is a renovated Senior Center that will be used for the Huxford Genealogy Library.

## **7. Intergovernmental Coordination**

### **Issues**

- ❖ Changes need to be made to the Service Delivery Strategy for the City's use of County jail and for the recreation department.
- ❖ There needs to be a consolidation of local governments for community facility uses.
- ❖ The service delivery strategy needs to be revisited.
- ❖ Communication between the Cities and the County needs to be improved.
- ❖ The County jail is filled to capacity mainly because inmates are being sent from the Homerville jail. This is crating a negative impact on the County budget.

### **Opportunities**

- ❖ The recreation department has a joint city / county relationship.

## **V. Updated Implementation Program**

### **1. Short Term Work Program**

This section lists specific implementation actions that Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville intend to take during the next five years to address the issues and opportunities listed in Section IV.

The implementations include, but are not limited to, revision or creation of ordinances, administrative actions such as site plan review or design review, community improvements and investments, financing programs, or other similar initiatives and programs. The following information is shown for each activity:

- Brief description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if applicable) for the activity
- Funding sources (if applicable) for the activity

## Clinch County

### Short Term Work Program (UPDATE) 2011 – 2015

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Cultural Resources</b>								
None Listed								

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Economic Development</b>								
Continue to work with USDA DCA, and local lending institutions to provide loan funds.	X	X	X	X	X	Clinch County	NA	Clinch County
Continue with efforts to provide adequate infrastructure for industrial and residential development, including a new sewage treatment plant and water facilities for Homerville-Clinch County Industrial Park and its associated development.	X	X	X	X	X	Clinch County	\$750,000	Clinch County
Continue to participate in the US 84 Economic Development Council to promote the 4-laning of US 84 from the eastside of Homerville to the Ware County line.	X	X	X	X	X	Clinch County	NA	Clinch County

Continue to participate in the Homerville-Clinch County Development Authority and Chamber of Commerce to promote economic development.	X	X	X	X	X	Clinch County	NA	Clinch County
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Housing</b>								
Continue to work with USDA and DCA to improve housing stock.	X	X	X	X	X	Clinch County	NA	Clinch County
Continue to work with private sector to facilitate construction of new housing units without giving a quota as was done in the previous short term work program to meet the housing demands of the incoming labor force.	X	X	X	X	X	Clinch County	NA	Clinch County
Continue to apply for CDBG funds to eliminate blight areas through condemnation and rehabilitation projects.	X	X	X	X	X	Clinch County	NA	Clinch County
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	X	X	X	X	X	Clinch County	NA	Clinch County
Explore using Habitat for Humanity to build new homes for low-income families.	X	X	X	X	X	Clinch County	NA	Clinch County
Evaluate the need for assisted living.	X	X	X	X	X	Clinch County	NA	Clinch County

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Natural Resources:</b>								
Continue to explore ways to encourage the development of natural resource tourism and recreation development, especially along the Suwannee River and in the Fargo area.	X	X	X	X	X	Clinch County	NA	Clinch County, DNR
Evaluate the need for river protection standards along the Suwannee River.	X	X	X	X	X	Clinch County	NA	Clinch County

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Land Use:</b>								
Work with RC to reorganize the local Planning Commission to make it more active and useful in the community.	X	X	X	X	X	County	N/A	County
Continue to work with RC to create a subdivision ordinance that will be administered through the Planning Commission.	X	X	X	X	X	County	N/A	County
Continue to work with the RC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	X	X	X	X	X	County	N/A	County

Continue to operate a building inspections program that will involve condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities and that will eliminate blighted areas.	X	X	X	X	X	County	\$20,000	County
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<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Community Facilities:</b>								
Build a New Fire Station.	X	X				County	\$300,000	Fire Grant & County
Purchase a Fire Truck.	X	X				County	\$85,000	Fire Grant & County
Build a Community Center.	X					County	\$100,000	Grants & County
Build a Mental Retardation Center.	X	X				County	\$600,000	Grants & County
Expand the Recreation Center.	X	X	X	X	X	County	\$100,000	SPLOST & County
Make the Court House building handicap accessible.	X	X	X			County	\$50,000	County
Improve the County Jail Facility.			X	X	X	County	\$50,000	SPLOST
Improve dirt roads that lead to commercial farms.	X	X	X			County	\$200,000	CDBG & County
Resurface all streets in King's Subdivision.		X	X	X		County	\$250,000	CDBG

Continue to maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek.		X	X	X		Clinch County	\$100,000	Clinch County
Continue to upgrade the training and equipment in the Homerville-Clinch County Volunteer Fire Department.		X	X	X		Clinch County	\$20,000	Clinch County, LDF
Continue to secure funds for elevator and ADA restrooms in the County Courthouse.		X	X	X		Clinch County	N/A	Clinch County
Upgrade the Health Dept. building.	X	X	X			County	N/A	County
Road paving projects: 1 – Cutting Loop Road (resurfacing) 2 – Oliveleaf Road (resurfacing) 3 – Leland Smith (repaving) 4 – McHugh – Clifford Court Paving Project 5 – Cogdell Highway (resurfacing) 6 – Antioch Road (widen and resurface) 7 – Shiloh Road 9resurface) 8 – Highway 84 (complete 4 laning)	X	X	X	X	X	County	\$200,00	GDOT, County, and CDBG
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination:</b>								
None Listed								



## City of Argyle

### Short Term Work Program (UPDATE) 2011 – 2015

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Cultural Resources</b>								
None Listed								

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Economic Development</b>								
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and it's cross streets.	X	X	X	X	X	Dupont	\$30,000	Dupont & GDOT
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Housing</b>								
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	X	X	X	X	X	City of Argyle	NA	City of Argyle, FHA, CDBG

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Natural Resources:</b>								
None Listed								

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Land Use:</b>								
Continue to work with RC planning staff to create a subdivision ordinance that will be administered through the planning commission.	X	X	X	X	X	City of Argyle	NA	City of Argyle
Assist in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	X	X	X	X	X	City of Argyle	NA	City of Argyle

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Community Facilities:</b>								
Build a volunteer fire department and purchase additional fire fighting equipment, including breathing gear and turnout gear.	X	X	X	X	X	City of Argyle	\$40,000	City of Argyle, Grants
Restore the Arthur J. Moore Community Center	X	X	X	X	X	City of Argyle	\$300,000	Argyle and Grant Funding
Construct a new drainage system for the City of Argyle .	X	X				City of Argyle	NA	City of Argyle, CDBG
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination:</b>								
None Listed								

**City of Dupont**

Short Term Work Program (UPDATE) 2011 – 2015

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Cultural Resources</b>								
None Listed								

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Economic Development</b>								
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and it's cross streets.	X	X	X	X	X	Dupont	\$30,000	Dupont & GDOT
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Housing</b>								
Continue to eliminate blight areas throughout Dupont through condemnation and rehabilitation projects.	X	X	X	X	X	City of Dupont	NA	City of Dupont, FHA,, CDBG
Continue to eliminate blight areas throughout Dupont through condemnation and rehabilitation projects.	X	X	X	X	X	City of Dupont	NA	City of Dupont, FHA,, CDBG

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Natural Resources:</b>								
None Listed								

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Land Use:</b>								
Continue to work with RC planning staff to reorganize the planning commission to make it more active and useful to the community.	X	X	X	X	X	City of Dupont	N/A	City of Dupont
Continue to work with RC planning staff to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered through the planning commission.	X	X	X	X	X	City of Dupont	N/A	City of Dupont
Assist in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	X	X	X	X	X	City of Dupont	N/A	City of Dupont

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Community Facilities:</b>								
Rework water system and install all new meters at outlets.	X	X	X	X	X	Dupont	\$60,000	CDBG & Dupont
Replace all street signs with new reflective lettering and breakaway brackets.	X	X	X	X	X	Dupont	\$20,000	CDBG & Dupont
Purchase new pagers for fire fighters.	X	X				Dupont with SGRC	\$460	Fire Grants & Dupont
Purchase air packs for fire fighters.	X	X	X	X	X	Dupont with SGRC	\$5,000	Fire Grants & Dupont
Purchase new turn out gear (5 sets) for fire fighters.	X	X	X	X	X	Dupont with SGRC	\$6,800	Fire Grants & Dupont
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination:</b>								
None Listed								

**City of Fargo**  
Short Term Work Program (UPDATE) 2011 – 2015

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Cultural Resources</b>								
Paint and renovate the old caboose.		X				City of Fargo	\$20,000	Fargo & TE Grant

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Economic Development</b>								
Coordinate with DNR for economic development opportunities.	X	X	X	X	X	City of Fargo	N/A	N/A
Find CDBG Loans for Small Business.			X			City of Fargo	N/A	State Funding & Fargo
Develop a website or Multimedia source for advertisement of Fargo.	X					City of Fargo	\$10,000	Fargo
Construct a Driving Range.		X				City of Fargo	\$45,000	City of Fargo
Expand the Central Business District.	X	X	X	X	X	City of Fargo	N/A	N/A
Continue to work with RC to create a subdivision ordinance that will be administered through the Planning Commission.	X	X	X	X	X	City of Fargo	N/A	City of Fargo

Continue to work with RC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	X	X	X	X	X	City of Fargo	N/A	City of Fargo
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Housing</b>								
Establish Multi-Activity housing through a CDBG.	X					City of Fargo	N/A	CDBG
Utilize Housing and Urban Development with DCA.	X	X	X	X	X	City of Fargo	N/A	N/A
Create an Ordinance for Community Conservation.		X				City of Fargo	N/A	City of Fargo
Apply for CHIP program grant.	X	X	X	X	X	City of Fargo	N/A	City of Fargo
Attract Subdivision Development.	X	X	X	X	X	City of Fargo	N/A	City of Fargo

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Natural Resources:</b>								
Construct an overnight Campsite.			X			City of Fargo	\$70,000	City of Fargo
Promote Eco-Tourism.	X	X	X	X	X	City of Fargo	N/A	City of Fargo
Attract Visitors from State Park.	X	X	X	X	X	City of Fargo	N/A	City of Fargo
Start a Blueberries / Honey Festival.				X		City of Fargo	N/A	City of Fargo



<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Land Use:</b>								
Collaborate with County on land use planning	X	X	X	X	X	City of Fargo and County	N/A	N/A
Eliminate Sprawl		X	X	X		City of Fargo	N/A	N/A
Make improvements for the Suwannee Preserve	X	X	X	X		City of Fargo	N/A	N/A

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Community Facilities:</b>								
Renovate the Ball Field.					X	City of Fargo	\$50,000	SPLOST
Construct parking for City offices.		X				City of Fargo	\$100,000	TE Grant
Employee a First Responders unit		X	X	X	X	City of Fargo	\$70,000	City of Fargo
Outfit a new fire truck.		X				City of Fargo	\$20,000	Fire grant & Fargo
Pass a Litter Law.	X					City of Fargo	N/A	City of Fargo
Establish a Better Hometown Program.	X	X				City of Fargo	N/A	City of Fargo

Find available grant money to reestablish and train First Responders	X	X	X	X	X	City of Fargo	\$1,000	City of Fargo, Grants
Upgrade pump fire knocker to Class A engine	X	X	X	X	X	City of Fargo	\$60,000	City of Fargo, Clinch County, GA Forestry Grants
Renovate ballfield with new fence, backstop, bleachers, and bathrooms, also renovate the concessions	X	X	X	X	X	City of Fargo	\$17,000	Fargo and RAF
<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination:</b>								
None Listed								

## City of Homerville

### Short Term Work Program (UPDATE) 2011 – 2015

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Cultural Resources</b>								
None Listed								

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Economic Development</b>								
Obtain EIP funds to support improvements to industrial park	X	X	X	X	X	City of Homerville	NA	City of Homerville
Continue to participate in the Homerville-Clinch County Development Authority and Chamber of Commerce to promote economic development	X	X	X	X	X	City of Homerville	NA	N/A
Apply for TE grant to be used for a Streetscape Program to work in conjunction with the Better Hometown Program	X	X	X	X	X	City of Homerville	\$1,000,000	City of Homerville, DOT
Continue to participate in the US 84 Economic Development Council to promote the 4-laning of US 84 from the eastside of Homerville to the Ware County line.	X	X	X	X	X	City of Homerville	NA	City of Homerville

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Housing</b>								
Explore funding in the form of grants and/or loans to help construct much needed public and low-income housing.	X	X	X	X	X	City of Homerville	NA	City of Homerville, HUD, USDA

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Natural Resources:</b>								
Continue with National Register nomination process for the Downtown Homerville Historic District.			X			City of Homerville	NA	City of Homerville

Activity	2011	2012	2013	2014	2015	Responsible Party	Estimated Cost	Funding Source
<b>Land Use:</b>								
Continue to work with RC to reorganize the local Planning Commission to make it more active and useful in the community.	X	X	X	X	X	City of Homerville	NA	City of Homerville
Continue to work with RC to create a subdivision ordinance that will be administered through the Planning Commission.	X	X	X	X	X	City of Homerville	NA	City of Homerville

Continue to work with the RC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	X	X	X	X	X	City of Homerville	NA	City of Homerville
Continue to operate a building inspections program that will involve condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities and that will eliminate blighted areas.	X	X	X	X	X	City of Homerville	NA	City of Homerville

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Community Facilities:</b>								
Purchase and install (6) lift stations.	X	X	X	X	X	Homerville	\$300,000	CDBG; Homerville
Install a 12 inch water line for 2.5 miles from east of the Development Authority to the east side of Homerville.	X	X	X	X	X	Homerville	\$500,000	CDBG; Homerville
Relocate the water tank to the Industrial Park where the proposed 12 inch water line will be located.	X	X	X	X	X	Homerville	\$250,000	CDBG; Homerville
Loop a water line on a bypass road at 84 westbound.	X	X	X	X	X	Homerville	\$500,000	CDBG; Homerville; GDOT

Purchase one fire truck	X	X	X	X	X	Homerville with SGRC	\$85,000	Fire Grant; Homerville
Pursue SPLOST funds to for a joint venture with the County for a recreation park.	X	X	X	X	X	County and Homerville	\$400,000	SPLOST; Homerville
Install sidewalks on Court St., West Forest St., Wiregrass, Sweat St., Orange St., and Carswell St.	X	X	X	X	X	Homerville	\$100,000	CDBG; Homerville
Repave the following dirt roads: McGladsen and College Street North.	X	X	X	X	X	Homerville	\$300,000	CDBG; Homerville
Put a new roof on City Hall and do interior work.	X	X				Homerville	\$20,000	SPLOST
Construct a new shop for the maintenance building.	X	X				Homerville	\$200,000	Homerville
Continue to upgrade the training and equipment in the Homerville-Clinch County Volunteer Fire Department.	X	X	X	X	X	City of Homerville	\$10,000	City of Homerville, LDF
Continue to maintain and upgrade the city/county recreational facilities.	X	X	X	X	X	City of Homerville	\$30,000	City of Homerville, RAF, LDF
Purchase 2 and/or 4 new police cars.	X	X	X	X	X	City of Homerville	\$20,000 per car	City of Homerville
Upgrade city streets.	X	X	X	X	X	City of Homerville	NA	City of Homerville
Construct new Fire Department.		X	X	X	X	City of Homerville	NA	City of Homerville
Improve the city drainage system.	X	X	X			City of Homerville	NA	City of Homerville

<b>Activity</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination:</b>								
None Listed								

## **2. Policies**

This section includes any policies that Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville will adopt to provide ongoing guidance and direction to their local government officials for making decisions that are consistent with addressing the Issues and Opportunities identified earlier in this document.

### **Cultural Resources**

**Goal 1:** To encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville.

#### **Issues and Policies**

**Issue:** The Clinch County Court House is a historic building dating back to the 1800's but is not handicap accessible.

**Issue:** The old "Bus Barn" which was originally the African American School is vacant and in poor condition.

**Issue:** The Argyle Community Center needs to be renovated.

**Policy 1.1:** Encourage appropriate agencies to research funding options for historic preservation renovations.

**Issue:** There is a lack of Historic Preservation in Greater Clinch County.

**Policy 1.2:** Conduct a comprehensive survey which identifies all local historic buildings, places, potential historic districts, historic events and historic communities.

### **Economic Development**

**Goal 2:** Create and maintain a long-term sustainable and diverse economic base.

#### **Issues and Policies**

**Issue:** There are not enough opportunities for the work force.

**Issue:** There is a lack of small industries to grow workforce.

**Policy 2.1** Encourage private economic investment from industry and business, through financial and technical assistance, in order to improve job opportunities.



**Issue:** There is a lack of advertisement of Certified Work Ready program.

**Policy 2.2** **Make efforts to support the Work Ready Program by encouraging residents to obtain their Work Ready Certificate**

**Issue:** It is difficult to work around the Okefenokee Wildlife Refuge due to EPA regulations.

**Policy 2.3** **Coordinate with the Georgia Environmental Protection Division's Quality Assurance Program for better understanding of compliance issues with State regulations.**

**Issue:** The education system needs support through grant funding.

**Policy 2.4** **Coordinate with the SGRC to pursue grants for improving the County education system.**

**Issue:** Participation with the Chamber of Commerce by the general public and business owners needs improvement.

**Policy 2.5** **Consider establishing a community outreach activity to assist the Chamber of Commerce in generating public participation in economic development throughout the County.**

**Issue:** Signage is needed to welcome visitors into the City of Fargo.

**Policy 2.6** **Consider finding ways of funding the creation of a welcoming sign for the City of Fargo.**

## **Housing**

**Goal 3:** **Ensure that all residents within Greater Clinch County have access to quality and affordable housing.**

### **Issues and Policies**

**Issue:** Rayonier is the largest land owner. Therefore they own a lot of land that could be developed for housing.

**Policy 3.1:** **Incentives should be created that can encourage Rayonier to sell property for residential developments.**

**Issue:** There is a lack of affordable single family detached housing.

**Policy 3.2:** **Affordable housing should be promoted through the use of HUD Programs.**

**Issue:** There is a need for decreasing blight throughout the County.

**Policy 3.3:** **Consider creating a ‘Litter Task Force’ and “Litter Court” for the enforcement of blighted property cleanup.**

**Issue:** A 1<sup>st</sup> Time Home Buyers Program is needed.

**Policy 3.4:** **A local program should be established to educate potential first time home buyers.**

**Issue:** There is a lack of rental housing in the City of Fargo.

**Policy 3.5:** **Incentives/ rebates should be made available for rental housing developers in the City of Fargo.**

## **Natural Resources**

**Goal 4:** **Establish and maintain the conservation and protection measures for natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas and areas where Georgia and Federally Endangered species and habitat exist.**

## **Issues and Policies**

**Issue:** The Satilla and Alapaha watershed both need special attention.

**Issue:** The Suwannee River Corridor needs protection.

**Policy 4.1:** **Coordinate with SGRC Environmental Planners and Department of Natural Resources (DNR) Staff to find ways to better protect and clean the water bodies throughout Clinch County.**

**Issue:** There is a lack of public access to the Suwannee River.

**Policy 4.2:** **Consider developing another boat ramp location and campsites along the Suwannee River.**

**Issue:** A website is needed for the County and the Cities of Fargo and Argyle.

**Policy 4.3:** **The services of a website developer should be recruited to assist the cities of Argyle and Fargo in the creation of city web pages.**

## **Land Use**

**Goal 5:** Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

### **Issues and Policies**

**Issue:** 38% of the land throughout the County is wetlands.

**Policy 5.1:** The County should consider minimizing the impacts of development through growth management that protects wetlands.

**Issue:** The City of Homerville needs more residential designated areas.

**Issue:** There is a lack of medium residential land use throughout the County.

**Policy 5.2:** Development incentives should be considered in an effort to encourage residential growth in targeted areas throughout the County.

**Issue:** The zoning code in the County needs to be updated.

**Policy 5.3:** The County should consider coordinating with SGRC Staff for revision of the County zoning code.

**Issue:** There is a need for County land use code enforcement.

**Issue:** The County lacks in inspection of land development.

**Policy 5.4:** Consider hiring additional County staff that can enforce land development regulations.

## **Community Facilities and Services**

**Goal 6:** Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

### **Issues and Policies**

**Issue:** There are some County residents that receive water service from the cities.

**Policy 6.1:** Consider creating a ‘Water Service Committee’ to gather all concerns and suggestions that can be used to establish solutions to water service issues.

**Issue:** There is a need for a County volunteer fire department.  
**Issue:** Argyle needs a volunteer fire department.

**Policy 6.2:** **The County and City of Argyle should create incentives to attract volunteer fire fighters.**

**Issue:** There is a lack of recycling throughout the County.

**Policy 6.3:** **Consider coordination with “Recycle 4 Georgia” in an effort to increase recycling efforts.**

**Issue:** There is a need for three County ambulances.

**Policy 6.4:** **The County should utilize the services of the SGRC Staff to find funding for emergency service needs.**

## **Intergovernmental Coordination**

**Goal 7:** **Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Clinch County.**

### **Issues and Policies**

**Issue:** Changes need to be made to the Service Delivery Strategy for the City's use of the County jail and for the recreation department.

**Issue:** The service delivery strategy needs to be revisited.

**Issue:** Communication between the Cities and the County needs to be improved.

**Issue:** The County jail is filled to capacity mainly because inmates are being sent from the Homerville jail. This is crating a negative impact on the County budget.

**Policy 7.1:** **County and City officials should establish a quarterly meeting to identify and alleviate all issues that affect more than one jurisdiction.**

**Issue:** There needs to be a consolidation of local governments for community facility uses.

**Policy 7.2:** **Consider consolidation of local government community facilities.**

### **3. Report of Accomplishments**

This Section identifies the current status of each activity as listed in the previous Short Term Work Program (STWP). The Report of Accomplishments indicates whether an activity:

- Has been completed
- Is currently underway
- Has been postponed
- Has not been accomplished and is no longer intended to be undertaken.

## Clinch County

### Short Term Work Program

### Report of Accomplishments

<b>Community Facilities</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Run 2 miles of water and sewer lines to residential community on US 441 north of Homerville and install dry hydrants for fire protection in this community	2005, 2010	Clinch County	\$500,000	Clinch County, GEFA, CDBG	Water completed but sewer improvements abandoned at the request of the subdivision
Continue to maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek	2005, 2010	Clinch County	\$100,000	Clinch County	Ongoing
Continue to upgrade the training and equipment in the Homerville-Clinch County Volunteer Fire Department	2005, 2010	Clinch County	\$20,000	Clinch County, LDF	Ongoing
Construct new hospital facility	2005, 2007	Clinch County	\$12.5 million	Clinch County, USDA	Done
Pursue Senate Bill 341 for Courthouse security	2005, 2010	Clinch County	NA	Clinch County	Done
Continue to secure funds for elevator and ADA restrooms in the County Courthouse	2005, 2010	Clinch County	NA	Clinch County	Ongoing

<b>Economic Development</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to work with USDA DCA, and local lending institutions to provide loan funds	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue with efforts to provide adequate infrastructure for industrial and residential development, including a new sewage treatment plant and water facilities for Homerville-Clinch County Industrial Park and its associated development	2005, 2010	Clinch County	\$750,000	Clinch County	Ongoing

Continue to participate in the US 441 Economic Development Council to promote the 4-laning of US 441 to the Florida line and the to the Echols County line	2005, 2010	Clinch County	NA	Clinch County	Not Done and the County wants this to change from US 441 to US 84
Continue to participate in the Homerville-Clinch County Development Authority and Chamber of Commerce to promote economic development	2005, 2010	Clinch County	NA	Clinch County	Ongoing

<b>Housing</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to work with USDA and DCA to improve housing stock	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue to work with private sector to facilitate construction of new housing units without giving a quota as was done in the previous short term work program to meet the housing demands of the incoming labor force	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue to apply for CDBG funds to eliminate blight areas through condemnation and rehabilitation projects	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Explore using Habitat for Humanity to build new homes for low-income families	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Explore using mobile homes for temporary housing when families are displaced	2005, 2010	Clinch County	NA	Clinch County	Completed
Evaluate the need for assisted living	2005, 2010	Clinch County	NA	Clinch County	Ongoing

<b>Land Use</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Work with RDC to reorganize the local Planning Commission to make it more active and useful in the community	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue to work with RDC to create a subdivision ordinance that will be administered through the Planning Commission	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue to work with the RDC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Continue to operate a building inspections program that will involve condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities and that will eliminate blighted areas	2005, 2010	Clinch County	\$20,000	Clinch County	Ongoing

<b>Natural and Cultural Resources</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to explore ways to encourage the development of natural resource tourism and recreation development, especially along the Suwannee River and in the Fargo area	2005, 2010	Clinch County	NA	Clinch County, DNR	Ongoing
Evaluate the need for river protection standards along the Suwannee River	2005, 2010	Clinch County	NA	Clinch County	Ongoing
Explore temporary housing for hunters such as campers and require purchase of permit to use.	2005, 2010	Clinch County	NA	Clinch County	Delete



**City of Argyle**

**Short Term Work Program**

**Report of Accomplishments**

<b>Community Facilities</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	
Construct an extension of Pine Street (presently a dead end street) to create an entrance/exit for emergency vehicles	2005, 2010	City of Argyle	\$150,000	CDBG, City of Argyle	Completed
Upgrade and repair the existing water system and install an additional well to serve as a backup	2005, 2010	City of Argyle	\$50,000	City of Argyle, CDBG	Completed
Build a volunteer fire department and purchase additional fire fighting equipment, including breathing gear and turnout gear	2005, 2010	City of Argyle	\$40,000	City of Argyle, Grants	Ongoing
New drainage system for the City of Argyle	2005, 2010	City of Argyle	NA	City of Argyle, CDBG	Ongoing
New street and stop signs and equipment for maintaining city streets	2005, 2010	City of Argyle	NA	City of Argyle, Available grant funding	Completed

<b>Housing</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects	2005, 2010	City of Argyle	NA	City of Argyle, FHA, CDBG	Ongoing

<b>Land Use</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	
Continue to work with RDC planning staff to create a subdivision ordinance that will be administered through the planning commission	2005, 2010	City of Argyle	NA	City of Argyle	Ongoing
Assist in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits	2005, 2010	City of Argyle	NA	City of Argyle	Ongoing

**City of Dupont**

**Short Term Work Program**

**Report of Accomplishments**

<b>Housing</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to eliminate blight areas throughout Dupont through condemnation and rehabilitation projects	2005, 2010	City of Dupont	NA	City of Dupont, FHA,, CDBG	Ongoing
Continue to eliminate blight areas throughout Dupont through condemnation and rehabilitation projects	2005, 2010	City of Dupont	NA	City of Dupont, FHA,, CDBG	Ongoing

<b>Land Use</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to work with RDC planning staff to reorganize the planning commission to make it more active and useful to the community	2005, 2010	City of Dupont	NA	City of Dupont	Ongoing
Continue to work with RDC Planning staff to create a subdivision ordinance that will be administered through the planning commission	2005, 2010	City of Dupont	NA	City of Dupont	Abandoned because there are no new subdivision developments.
Continue to work with RDC planning staff to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered through the planning commission	2005, 2010	City of Dupont	NA	City of Dupont	Ongoing
Assist in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits	2005, 2010	City of Dupont	NA	City of Dupont	Ongoing

**City of Fargo**

**Short Term Work Program**

**Report of Accomplishments**

<b>Community Facilities</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Renovate ballfield with new fence, backstop, bleachers, and bathrooms, also renovate the concessions	2005, 2010	City of Fargo	\$17,000	City of Fargo, RAF	Ongoing
Upgrade and supply maintenance for playground equipment, fence repair and provide mulch	2005, 2010	City of Fargo	\$20,000	City of Fargo, RAF	Completed
Paint and renovate the inside of the Fargo caboose	2005, 2010	City of Fargo	\$10,000	City of Fargo, LDF	Ongoing
Find available grant money to reestablish and train First Responders	2005, 2010	City of Fargo	\$1,000	City of Fargo, Grants	Ongoing
Work with City and County to establish a comprehensive Fire Dept. with City and County	2005, 2010	City of Fargo	NA	City of Fargo, Clinch County	Completed
Upgrade pump fire knocker to Class A engine	2005, 2010	City of Fargo	\$60,000	City of Fargo, Clinch County. GA Forestry Grants	Ongoing
Manage CDBG grant No: 04x032-2-2953 for streets and drainage	2005, 2010	City of Fargo	\$500,000	City of Fargo (16,000) CDBG	Completed

<b>Economic Development</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to encourage the establishment of a canoe outfitter and shuttle service in Fargo	2005, 2010	City of Fargo	NA	City of Fargo, Clinch County Industrial Authority	Completed
Continue to participate in the US 441 Economic Development Council to promote the 4-laning of US 41 to the Florida line	2005, 2010	City of Fargo	NA	City of Fargo	Delete
Apply for Transportation Enhancement (TE) project for Fiscal year 2006-07	2005, 2007	City of Fargo	NA	City of Fargo/DOT/Grants	Abandoned because the grant was not awarded to Fargo

Continue to work with RDC to create a subdivision ordinance that will be administered through the Planning Commission	2005, 2010	City of Fargo	NA	City of Fargo	Ongoing
Continue to work with RDC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission	2005, 2010	City of Fargo	NA	City of Fargo	Ongoing
Encourage the authorization and construction of a State lodge and Conference Center	2005, 2010	City of Fargo	NA	City of Fargo, DNR	Completed

<b>Housing</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Apply for CHIP program grant	2005, 2010	City of Fargo	NA	City of Fargo	Ongoing

**CITY OF FARGO**

**RESOLUTION TO ADOPT the**  
***Partial Update of the 2024 Greater Clinch County Comprehensive Plan***  
***for Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville***

**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

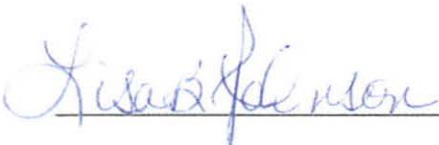
**BE IT THEREFORE RESOLVED**, that the Fargo City Council does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 1st day of November, 2010



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Robbie Lee, Mayor, City of Fargo



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ATTEST: Lisa Johnson, City Clerk

## City of Homerville

### Short Term Work Program

### Report of Accomplishments

<b>Planning</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
None Listed					

<b>Community Facilities</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Begin studies and a long-range plan to replace the wastewater treatment plant	2005, 2010	City of Homerville	\$1,600,000	City of Homerville, GEFA	Completed
Upgrade the existing water system with a new well, elevated tank, aerator, and pump. as well as additional lines to serve future industrial and residential development	2005, 2010	City of Homerville	\$500,000	City of Homerville, GEFA	Completed
Continue to upgrade the training and equipment in the Homerville-Clinch County Volunteer Fire Department	2005, 2010	City of Homerville	\$10,000	City of Homerville, LDF	Ongoing
Continue to maintain and upgrade the city/county recreational facilities	2005, 2010	City of Homerville	\$30,000	City of Homerville, RAF, LDF	Ongoing
Purchase 2 and/or 4 new police cars	2005, 2010	City of Homerville	\$20,000 per car	City of Homerville	Ongoing
Upgrade city streets	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Expand city cemetery	2005, 2010	City of Homerville	NA	City of Homerville	Completed
Upgrade golf course	2005, 2010	City of Homerville	NA	City of Homerville, Clinch County	Abandoned (No funding)
Construct new Fire Department	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Improve city drainage	2005, 2010	City of Homerville	NA	Homerville	Ongoing

<b>Economic Development</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Promote tourism in downtown Homerville	2005, 2010	City of Homerville	NA	City of Homerville	Completed
Work with USDA, DCA, and local lending institutions to provide loan funds	2005, 2010	City of Homerville	NA	City of Homerville	Abandoned (Need additional staff)
Obtain EIP funds to support improvements to industrial park	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Continue to participate in the Homerville-Clinch County Development Authority and Chamber of Commerce to promote economic development	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Apply for TE grant to be used for a Streetscape Program to work in conjunction with the Better Hometown Program	2005, 2010	City of Homerville	\$1,000,000	City of Homerville, DOT	Ongoing
Continue to participate in the US 441 Economic Development Council to promote the 4-laning of US 441 to the Florida line and the 4-laning of Highway 84 from Echols County line to Waycross	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing

<b>Housing</b>					
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Explore using Habitat for Humanity to build new homes for low-income families	2005, 2010	City of Homerville	NA	City of Homerville	Abandoned
Explore using mobile homes for temporary housing when families are displaced	2005, 2010	City of Homerville	NA	City of Homerville	Abandoned
Continue demolition program to improve blighted areas	2005, 2010	City of Homerville	\$2,000/yearly	City of Homerville	Abandoned
Explore funding in the form of grants and/or loans to help construct much needed public and low-income housing	2005, 2010	City of Homerville	NA	City of Homerville, HUD, USDA	Ongoing

**Land Use**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue to work with RDC to reorganize the local Planning Commission to make it more active and useful in the community	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Continue to work with RDC to create a subdivision ordinance that will be administered through the Planning Commission	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Continue to work with the RDC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing
Continue to operate a building inspections program that will involve condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities and that will eliminate blighted areas	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing

**Natural and Cultural Resources**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
Continue with National Register nomination process for the Downtown Homerville Historic District	2005, 2010	City of Homerville	NA	City of Homerville	Ongoing

**Intergovernmental Coordination**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Status</b>
None Listed					



**CITY OF DUPONT**

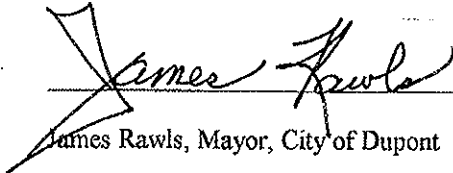
**RESOLUTION TO ADOPT the  
*Partial Update of the 2024 Greater Clinch County Comprehensive Plan  
for Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville***

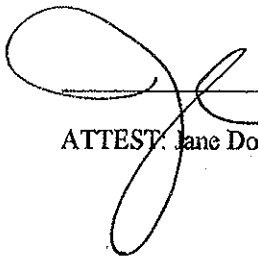
**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Dupont City Council does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 26<sup>th</sup> day of October, 2010

  
James Rawls, Mayor, City of Dupont

  
ATTEST: Jane Douglas, City Clerk



# CITY OF HOMERVILLE

Mayor  
PEG BLITCH  
City Manager  
ALBERT THORNTON  
City Clerk  
SHIRLEY TESTON

P.O. BOX 535 • 20 SOUTH COLLEGE STREET, SUITE A  
HOMERVILLE, GEORGIA 31634  
(912) 487-2375 • FAX (912) 487-3111

Council Members  
WILLIE HARDEE, JR.  
THOMAS E. KENNEDY  
WILLIAM C. VEST  
JAMAYLA L. MOREHEAD

## CITY OF HOMERVILLE

### RESOLUTION TO ADOPT the

*Partial Update of the 2024 Greater Clinch County Comprehensive Plan for Clinch County and the Cities of Argyle, Dupont, Fargo, and Homerville*

**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Homerville City Council does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 28<sup>th</sup> day of October, 2010

Peg Blitch, Mayor, City of Homerville

ATTEST: Shirley Teston, City Clerk



**CITY OF ARGYLE**

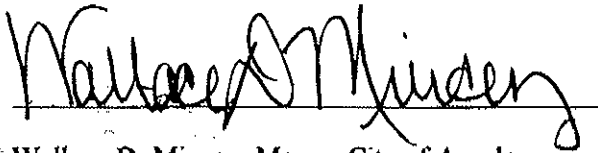
**RESOLUTION TO ADOPT the  
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for Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville***

**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Argyle City Council does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 5<sup>th</sup> day of October, 2010



Wallace D. Mincey, Mayor, City of Argyle



ATTEST: Connie Morrison, City Clerk

**CLINCH COUNTY**

**RESOLUTION TO ADOPT the**  
***Partial Update of the 2024 Greater Clinch County Comprehensive Plan***  
***for Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville***

**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Clinch County Commission does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 25<sup>th</sup> day of October, 2010



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Kenton McLaine, Chairman, Clinch County Commission



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ATTEST: Sherrie Peterson, County Clerk

**CITY OF FARGO**

**RESOLUTION TO ADOPT the**  
***Partial Update of the 2024 Greater Clinch County Comprehensive Plan***  
***for Clinch County and the Cities of Argyle, Dupont, Fargo and Homerville***

**WHEREAS**, the Clinch County Board of Commissioners and the Cities of Argyle, Dupont, Fargo, and Homerville City Councils have completed the Partial Update to the 2024 Greater Clinch County Comprehensive Plan; and

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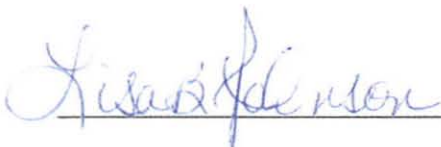
**BE IT THEREFORE RESOLVED**, that the Fargo City Council does hereby adopt the Partial Update of the 2024 Greater Clinch County Comprehensive Plan.

Adopted this 1st day of November, 2010



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Robbie Lee, Mayor, City of Fargo



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ATTEST: Lisa Johnson, City Clerk