

2015 Greater Clinch County Comprehensive Plan for Clinch County and The Cities of Argyle, Du Pont, Fargo, and Homerville

Adopted July 6, 2015



Prepared for:
Clinch County
and
The Cities of Argyle, Du Pont, Fargo, and Homerville

Prepared by the



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TABLE OF CONTENTS

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning	- 4 -
1. Introduction	- 4 -
2. Community Involvement	- 4 -
3. Identification of Stakeholders.....	- 4 -
4. Identification of Participation Techniques	- 4 -
5. Conduct Participation Program	- 5 -
6. Consideration of Regional Water Plan and Environmental Planning Criteria.....	- 5 -
Suwannee-Satilla Regional Water Plan	- 5 -
Chapter 391-3-16, Rules for Environmental Planning Criteria	- 8 -
II. PLAN ELEMENTS.....	- 9 -
1. Community Goals and Vision.....	- 9 -
2. Issues and Opportunities	- 9 -
3. Analysis of Data and Information	- 13 -
Clinch County.....	- 13 -
Argyle	- 15 -
Du Pont	- 17 -
Fargo.....	- 19 -
Homerville	- 20 -
4. Consideration of DCA Community Quality Objectives	- 24 -
5. Goals, Issues and Policies.....	- 26 -
6. Community Work Program	- 31 -
Clinch County 5-Year Short-Term Work Program Report Of Accomplishments	- 31 -
Argyle 5-Year Short-Term Work Program Report Of Accomplishments.....	- 34 -
Du Pont 5-Year Short-Term Work Program Report Of Accomplishments.....	- 35 -
Fargo 5-Year Short-Term Work Program Report Of Accomplishments	- 36 -
Homerville 5-Year Short-Term Work Program Report Of Accomplishments	- 39 -
Clinch County 5-Year Community Work Program Update	- 41 -
Argyle 5-Year Community Work Program Update.....	- 44 -
Du Pont 5-Year Community Work Program Update.....	- 45 -
Fargo 5-Year Community Work Program Update	- 46 -
Homerville 5-Year Community Work Program Update.....	- 48 -
7. Economic Development Element.....	- 54 -
8. Land Use Element	- 56 -
Future Land Use Maps	- 63 -
Appendix.....	- 69 -

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

1. Introduction

The 2015 Clinch County Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2015 Clinch County – Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element
(As a community included in the Georgia Job Tax Credit Tier 1 category)
- Land Use Element
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)

2. Community Involvement

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

- a) Stakeholders were identified. These included the Clinch County Board of Commissioners; the Cities of Argyle, Du Pont, Fargo, and Homerville; the Clinch County School Board; the Suwannee River Eco-Lodge; the Clinch County Development Authority; local businesses and industries; and the general public.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in planned development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee held regular meetings to provide input and feedback.

The public hearing kicking off the comprehensive planning process was held on November 5th, 2014 at the County Commission chambers in Homerville. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, explaining the purpose of the update, and encouraging residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

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

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

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

5. Conduct Participation Program

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

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

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

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

6. Consideration of Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Clinch County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.

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



Source: CDM Suwannee-Satilla Regional Water Plan

Goals:

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

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

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

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

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

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

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

1. Point Sources:

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

2. Non-Point Sources:

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

3. Non-point Source Existing Impairments:

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

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

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

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

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

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

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

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

II. PLAN ELEMENTS

1. Community Goals and Vision

The purpose of the Community Goals Element is to lay out a road map for Clinch County and its cities; to generate local buy-in to the plan; and to ensure that the plan is implemented. The Goals as listed below were developed in the 2010 Partial Update through several community workshops. The goals are listed by category and are not listed in order of priority. These Goals were reviewed individually during the first workshop of this 2015 comprehensive plan update and deemed to still be applicable to Clinch County and its cities. Therefore, no changes were made. During the workshop on 12/4/2014, stakeholders and the steering committee expressed the desire to develop a vision for Clinch County, which is as follows:

Vision

To improve the total lifestyle of our citizens with smart and controlled growth that takes advantage of our County's rich history, resources, and talents.

Goal 1: Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

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

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

Goal 4: Establish and maintain conservation and protection of 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 habitats exist.

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.

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.

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

Goal 8: Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.

Goal 9: Ensure that all community residents have access to critical goods and services and safe and clean neighborhoods in order to improve public safety and public health.

2. Issues and Opportunities

The initial Needs and Opportunities were developed and identified in the 2010 Update for Greater Clinch County. For this comprehensive plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previously identified issues and opportunities was reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Clinch County and its cities. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following needs and opportunities is

addressed by corresponding implementation measures in the Community Work Program for Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Resource Conservation - Cultural Resources

Cultural Resources

Issues:

- ❖ Clinch County residents lack awareness of the need for historic preservation in Greater Clinch County.
- ❖ The old “Bus Barn,” which was originally the African American School, is vacant and in poor condition.
- ❖ The Argyle Community Center needs renovation, but this is delayed due to lack of funding.

Opportunities:

- ❖ Increase promotion and awareness of the historical jail and Clinch County Woman’s Club building. It is now being used as a community center and can be rented out for events.
- ❖ The City of Homerville has renovated its historic train depot, which is utilized as a welcome center and event venue.
- ❖ There are several historic churches in Greater Clinch County, which should be inventoried and utilized to promote historic tourism.
- ❖ The Tourism Team and Homerville Main Street programs should be increasingly utilized to further historic tourism in Clinch County.

Economic Development

Issues

- ❖ There is a lack of job opportunities within Clinch County.
- ❖ Lack of available pad-ready sites.
- ❖ Lack of access to capital for expansion and locations of industry.
- ❖ The workforce lacks soft skills.
- ❖ There is an insufficient number of small businesses to absorb the workforce.
- ❖ EPA regulations in Clinch County create additional permitting hoops for business and industry development.
- ❖ Participation with the Chamber of Commerce by the general public and business owners needs to be increased.
- ❖ Directional signage to the State Park is needed to welcome visitors and make it easier to find the Eco-Lodge in the City of Fargo.
- ❖ Broadband internet connections are not reliable and upload/download speeds are too slow.

Opportunities

- ❖ Increase the availability of entrepreneurship and leadership training programs to grow skills in the workforce.
- ❖ The City of Fargo maintains a Golf Course that was abandoned by the State and is now facilitating golf teams for schools. Increased collaboration with the State on promotion could increase utilization of the golf course.
- ❖ The Community Center in the City of Fargo can be used to make progress in development for that area of the County.
- ❖ Grow leadership and strategic planning in the community.
- ❖ 200 acres of industrial development land are available east and west of Homerville, with rail frontage.
- ❖ Increased utilization and improvement of the airport can improve accessibility for industry and business.
- ❖ Main Street and the Tourism Team are great vehicles for promotional programs and activities.
- ❖ The pending expansion of SR 84 to a four-lane highway from Homerville to Waycross will attract more businesses.
- ❖ Promote the existence of the two Railroad lines (Norfolk and CSX) which go right through the county and the existing industrial lands to attract more industry.
- ❖ Clinch County is the 2nd largest honey producer in the State, a fact that should be promoted for increased awareness and agri-tourism.

- ❖ Timber, blueberries, and honey lead Clinch County in production, and related industries should be targeted for location in the county.
- ❖ Develop a leadership feeder program.
- ❖ The Clinch County Development Authority hired a full time Executive Director in 2014.

Development Patterns - Housing

Issues

- ❖ There is a lack of knowledge and awareness about scope of availability and location of affordable single-family detached housing.
- ❖ There is a lack of renovation efforts with regard to the existing housing stock.
- ❖ There is a lack of local housing purchase assistance programs and local points of contact.

Opportunities

- ❖ Explore the GICH program.
- ❖ Utilize the recently completed Homerville Urban Redevelopment Plan.
- ❖ Increase communications with private landowners to increase potential housing construction.
- ❖ Encourage the Chamber of Commerce to develop a real estate page.
- ❖ Investigate the benefits of code enforcement to remove blight and encourage renovation.

Resource Conservation - Natural Resources

Issues

- ❖ The Satilla and Alapaha watershed, as well as the Suwannee River corridor, need special attention and protection from groundwater intrusion, contamination, and incompatible development.
- ❖ There is a lack of public access to the Suwannee River, as most of the adjoining property is privately owned.
- ❖ The State Park in Fargo is split between two counties, which results in issues regarding service, policies, and support.

Opportunities

- ❖ The boat ramp in Fargo is the only public boat ramp on the Suwannee River.
- ❖ Encourage private operators to explore opportunities for tourism on the Okefenokee and the Suwannee River.
- ❖ The advertising of natural resources and the Eco-Lodge could increase environmental tourism and environmental research.
- ❖ 4 wheeler/ATV excursion trails can be created for outdoor family fun on private property.
- ❖ Encourage movie production and use the county's camera-ready certified status to attract opportunities for filming, utilizing the county's natural resources.

Development Patterns - Land Use

Issues

- ❖ County code enforcement activities should be increased.
- ❖ The County has no land development regulations that minimize incompatible land uses and negative impacts on adjacent property owners.
- ❖ 38% of the land throughout the County is wetlands, eliminating that land from development.
- ❖ Development of land in groundwater recharge areas.

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 which can be used to direct desirable development.
- ❖ Update the zoning ordinances or develop land development regulations to minimize adverse impacts on the environment and adjacent property owners and to direct desirable development to appropriate properties.

Community Facilities and Services

Issues

- ❖ Homerville needs to continue to upgrade and improve its sewer system in response to increasing demand
- ❖ Ambulances and equipment need to be upgraded to be state-of-the-art.
- ❖ Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.
- ❖ Recreation facilities in Argyle and Du Pont are in need of improvement and upkeep.

Opportunities

- ❖ City utilities can serve residents of the unincorporated areas.
- ❖ City recreation facilities can serve residents in the unincorporated areas, for example, Homerville Rec Park has just been renovated to be able to host youth programs from all areas of the county.
- ❖ GrowClinch.com, a website to promote Main Street activities, buildings for rent, grants, and funding opportunities.

Intergovernmental Coordination

Issues

No issues

Opportunities

- ❖ The County and Cities practice great collaboration and cooperation.
- ❖ Strategic planning involving all local governments including the Hospital Authority and the Board of Education.
- ❖ Provide greater connectivity on-line with reciprocal links to each government's and agency's websites.

Education

Issues

- ❖ The education system needs support through grant funding.
- ❖ Lack of a comprehensive strategic plan.
- ❖ Lack of financial literacy programs.

Opportunities

- ❖ Develop a strategic plan to address issues.
- ❖ Continue to partner with South Georgia State College and Coastal Pines Technical College to offer dual enrollment classes to students on the high school campus.
- ❖ Develop a partnership with local businesses and industries for increased career related student internships.
- ❖ Partnerships with Family Connection and similar agencies to create educational programs.

Health

Issues

- ❖ State funding for the Health Department keeps getting cut.
- ❖ Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.
- ❖ Rural hospitals are closing at increasing rates.
- ❖ Transportation to support programs or health facilities is not available.

Opportunities

- ❖ Research and implement opportunities to make rural hospital sustainable.
- ❖ Increase the use of telemedicine.

3. Analysis of Data and Information

Clinch County

The majority of households in Clinch County are family households (64.8%), with 35.2% non-family households. 12.3% are households in which the householder is 65 or older (source: U.S. Census 2009-2013 5-year estimates). This indicates that even though the majority of housing and infrastructure should be geared towards families, approximately 1/8 of all households consist of people over 65; these households are likely to have special housing needs and service needs. Care should be taken to evaluate and incorporate the interests and needs of the entire population.

Reviewing the educational attainment data shows that the majority of residents aged 25 or older in Clinch County have at least a high school diploma (71.1%), 3.2% have an associate's degree, 6% have a bachelor's degree, and 6.5% have a graduate or professional degree (source: U.S. Census 2009-2013 5-year estimates). In order to improve the economic development status within the county, additional efforts should be undertaken to raise the educational level of the residents (including professional and vocational training) to raise income levels, improve quality of life, and attract jobs to the area.

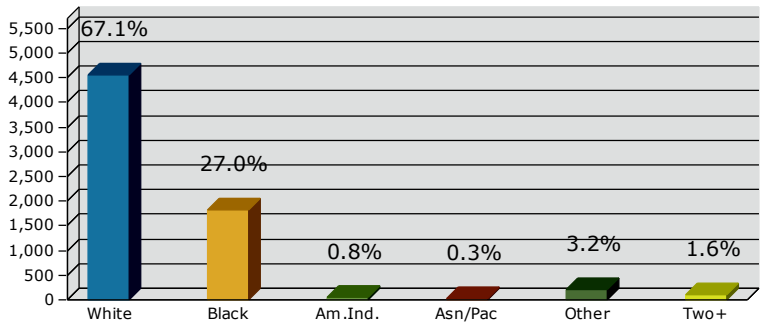
November 2014 preliminary labor force estimates show the unemployment rate for Georgia as 6.7%, according to the Bureau of Labor Statistics. Clinch County showed an 8.7% unemployment rate for the same time frame. This is reflected in the median household income of \$30,345 for Clinch County, compared with \$49,179 for Georgia and \$53,046 for the U.S. (Source: 2009-2013 ACS Population Summary Estimate, U.S. Census). The high unemployment rate and low median household income also reflect the large portion of residents without any higher education. Research and studies have shown repeatedly that higher wages and employment are a result of better education. In order to attract higher-paying jobs, Clinch County must address the issue of education in the community and increase high school and college graduation rates. Along with this issue, Clinch County must develop incentives to attract companies to the area that will employ these graduates and develop incentives to keep these residents in the County.

Currently, Clinch County has 3,040 housing units, of which 57.9% of housing units are owner-occupied, 27.3% are renter-occupied, and 14.8% are vacant. The majority are single-family residences and 24.7% are mobile homes. Only 12% of the housing stock has been constructed since 2000 (source: Esri ACS Housing Summary). A recommendation for Clinch County would be to undertake a housing survey to specifically identify those units that are vacant, the reasons for the vacancies, and the condition of the older housing stock in general. This could serve as a basis for increased rehabilitation efforts and grants to improve the housing stock and decrease the vacancy rate in Clinch County.

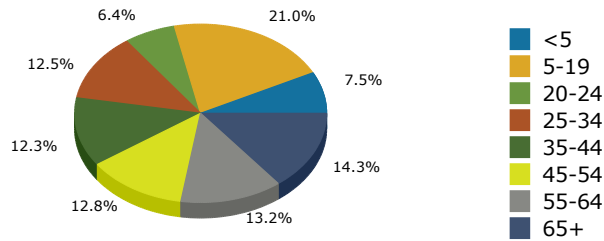
The 2014 population of Clinch County is 6,794. The estimated increase for 2019 is 0.24%, indicating a fairly stable population. This is further confirmed by only a slight increase in the number of households in the area. Approximately two-thirds of the population is white and one-third is black; other racial/ethnic groups form only a very small part of the population.

The median age in Clinch County is 37.3, compared with a median US age of 37.7.

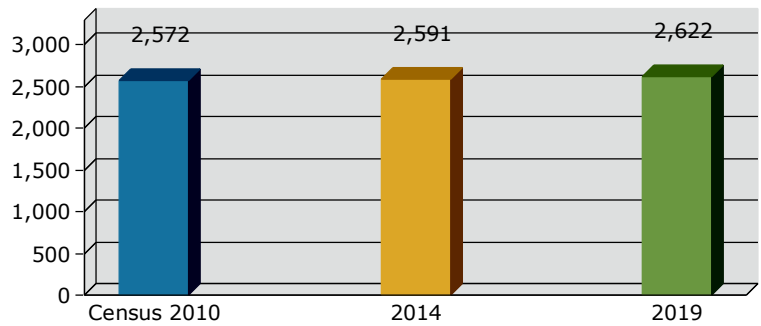
2014 Population by Race



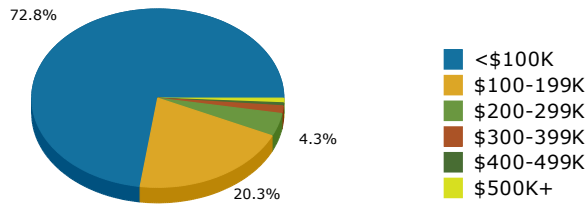
2014 Population by Age



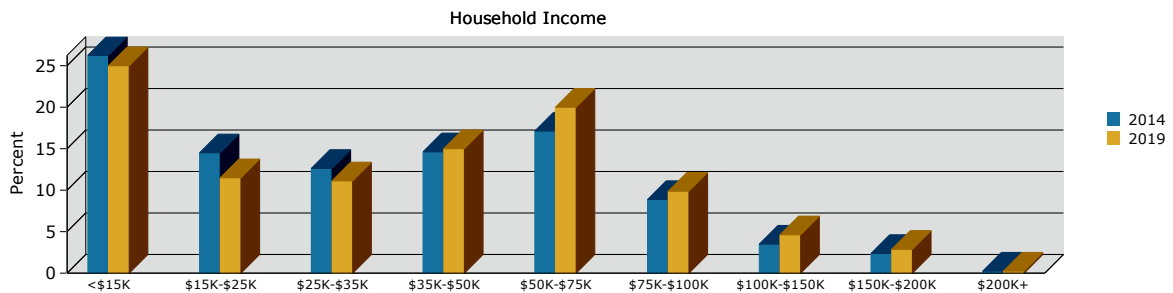
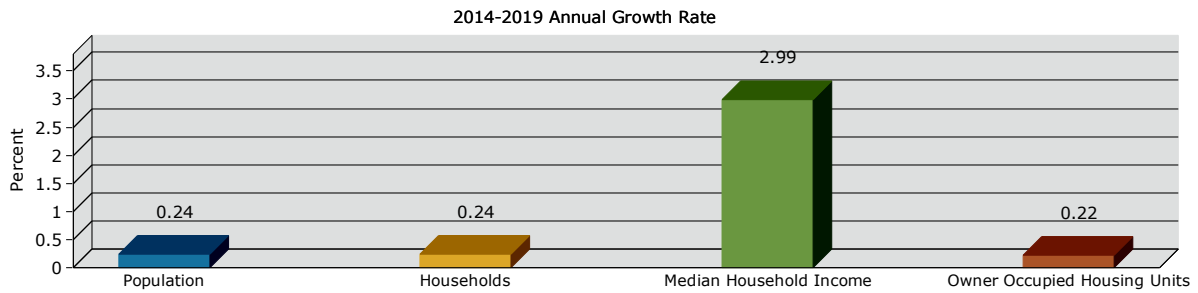
Households



2014 Home Value



About three quarters of all homes in Clinch County are valued at less than \$100,000, about one-fifth are valued between \$100,000 and \$200,000, and only about 7% of the housing stock is valued at more than \$200,000. Slightly over half of housing units are owner-occupied, about one-quarter are rentals, and 14.8% of the housing stock is vacant.

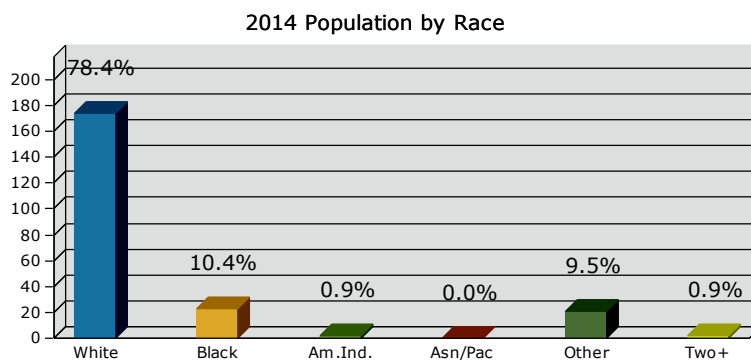


The median household income in Clinch County is \$31,856. By 2019, the percentage of households with lower income (under \$35,000) is expected to decrease, while the percentage of households with higher income (\$35,000-\$200,000) is expected to increase (see the chart above). This indicates that increased prosperity is expected for Clinch County.

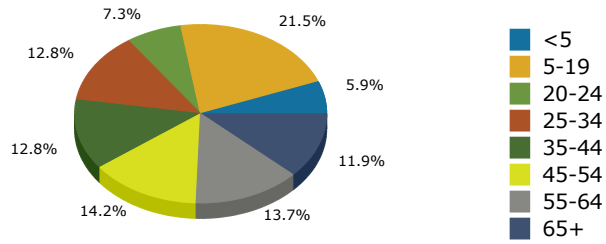
Argyle

The 2014 population of the Town of Argyle is 221. The estimated increase for 2019 is 0.89%, indicating a fairly stable population. This is further confirmed by only a slight increase in the number of households in the area. Approximately four-fifths of the population is white and one-tenth is black, with other races representing about 11% of the population. 11.3% of the population is of Hispanic/Latino origin.

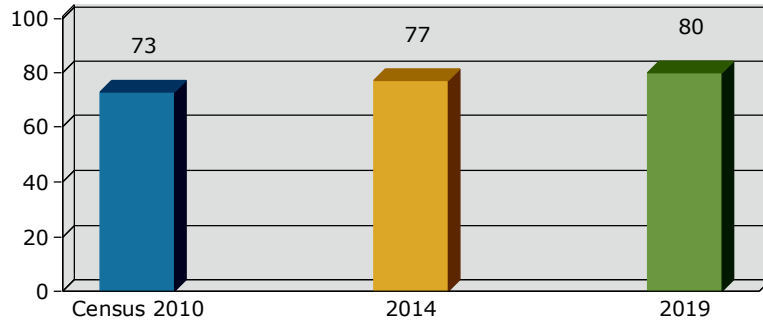
The median age in Argyle is 36.8, compared with a median US age of 37.7.



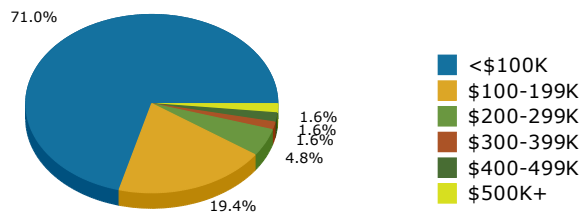
2014 Population by Age



Households

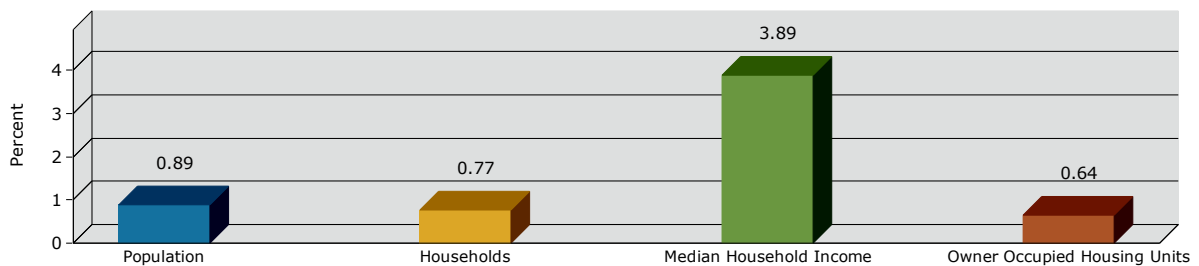


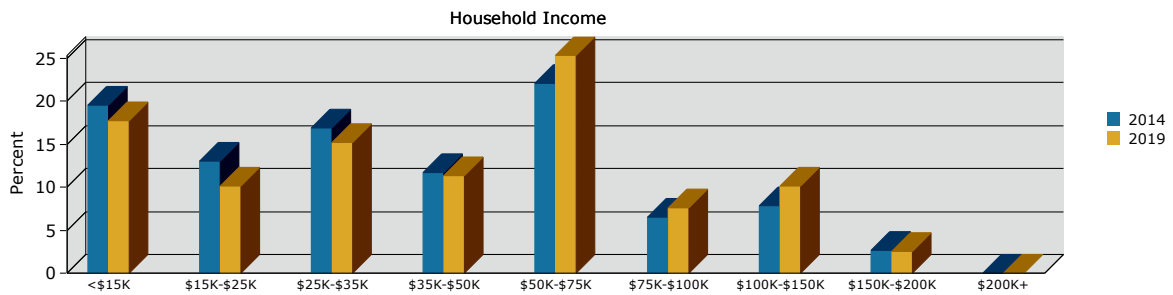
2014 Home Value



About three quarters of all homes in Argyle are valued at less than \$100,000, about one-fifth are valued between \$100,000 and \$200,000, and only about 10% of the housing stock is valued at more than \$200,000. 49.2% of housing units are owner-occupied, 11.9% are rentals, and 38.9% of the housing stock is vacant.

2014-2019 Annual Growth Rate



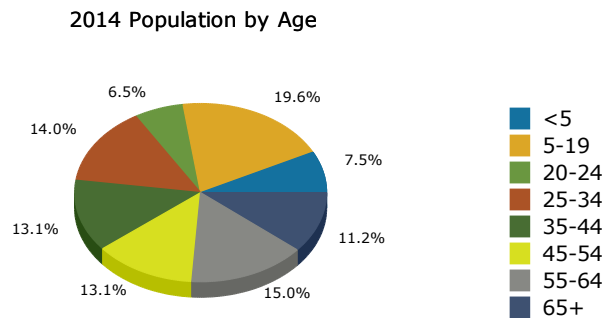
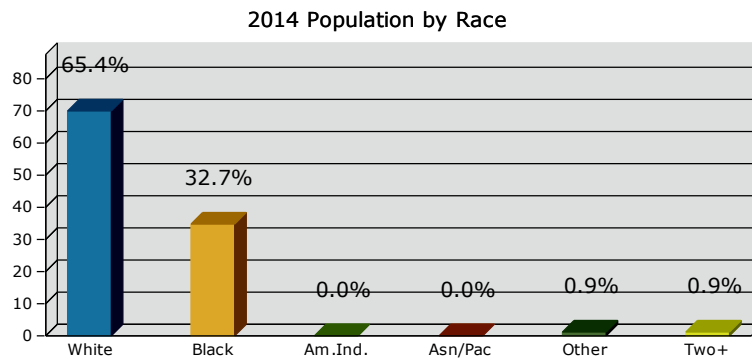


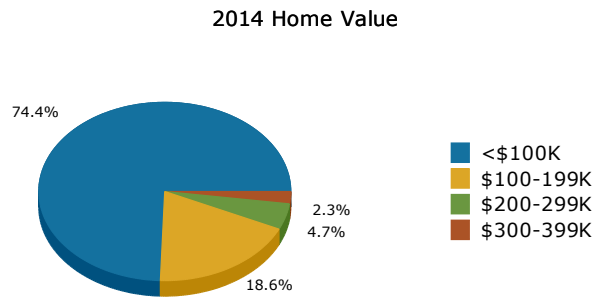
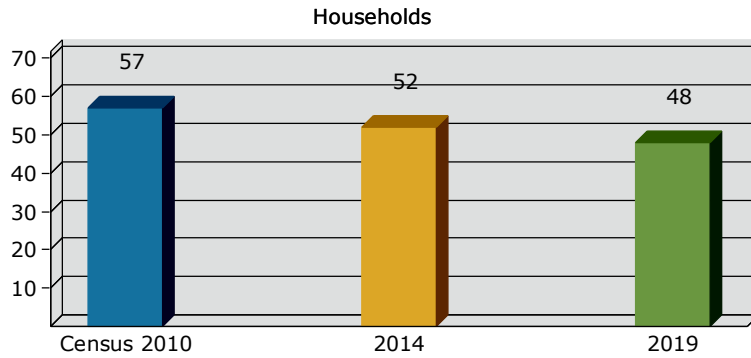
The median household income in Argyle is \$35,619. By 2019, the percentage of households with lower income (under \$50,000) is expected to decrease, while the percentage of households with higher income (\$50,000-\$150,000) is expected to increase (see the chart above). This indicates that increased prosperity is expected for Argyle.

Du Pont

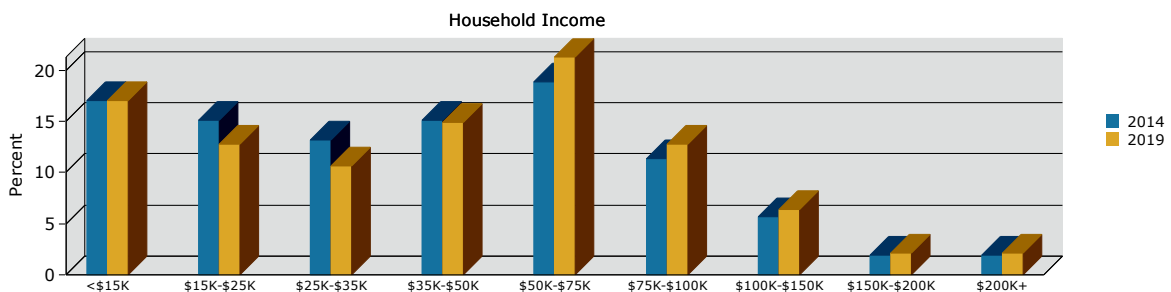
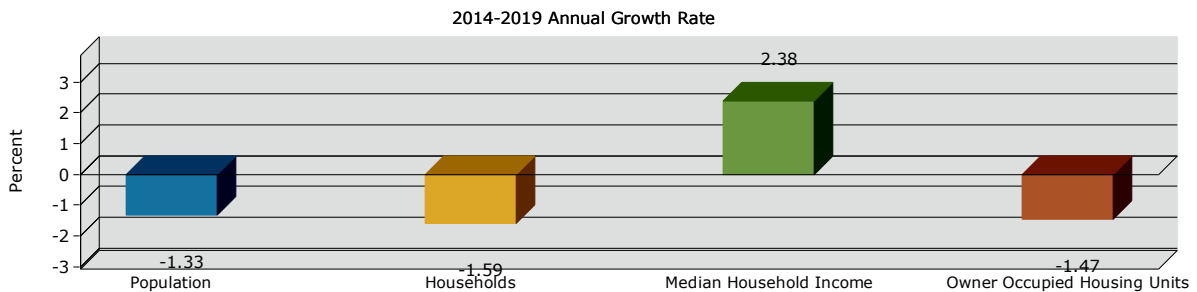
The 2014 population of the Town of Du Pont is 108. The estimated change for 2019 is -1.33%, indicating a very slight decrease in population. This is predicted to be accompanied by a 1.59% decrease in the number of households in the town. Approximately two-thirds of the population is white and one-third is black; other racial/ethnic groups form only a very small part of the population.

The median age in Du Pont is 37.1, compared with a median US age of 37.7.





About three-quarters of all homes in Du Pont are valued at less than \$100,000, about one-fifth are valued between \$100,000 and \$200,000, and only about 7% of the housing stock is valued at more than \$200,000. 61.8% of housing units are owner-occupied, 14.7% are rentals, and 23.5% of the housing stock is vacant.

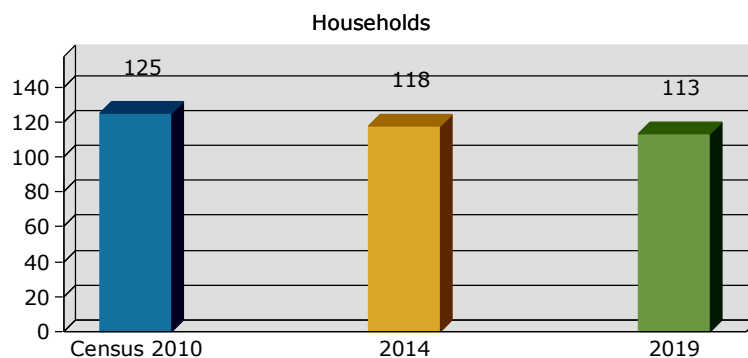
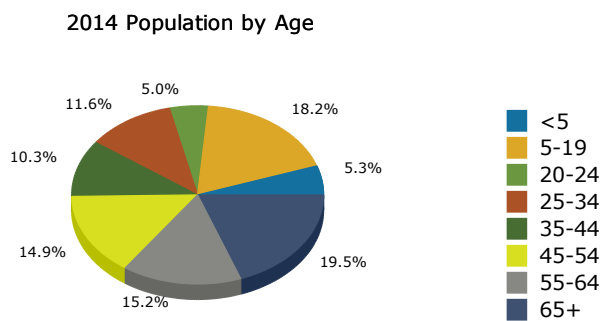
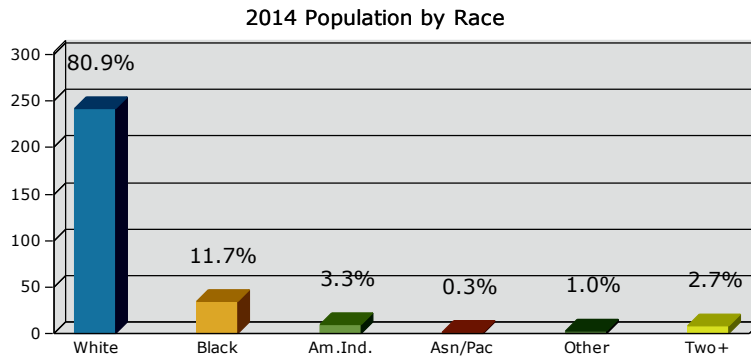


The median household income in Du Pont is \$38,666. By 2019, the percentage of households with lower income (under \$35,000) is expected to decrease, while the percentage of households with higher income (\$50,000-\$200,000) is expected to increase (see the chart above). This indicates that increased prosperity is expected for Du Pont.

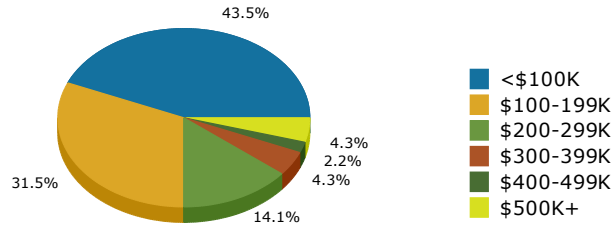
Fargo

The 2014 population of the City of Fargo is 300. The estimated change for 2019 is -0.88%, indicating a fairly stable population. This is predicted to be accompanied by a 0.89% decrease in the number of households in the city. Approximately four-fifths of the population is white, 11.7% is black, 3.3% are Native American, and 2% are of Hispanic origin.

The median age in Fargo is 44.7, compared with a median US age of 37.7.

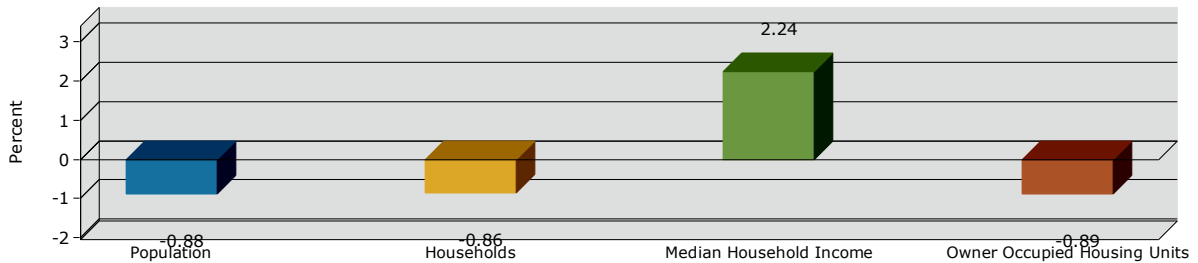


2014 Home Value

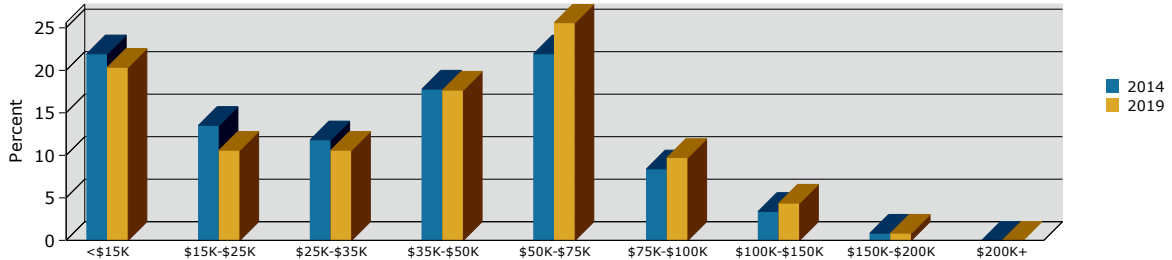


About one-third of all homes in Fargo are valued at less than \$100,000, about two-fifths are valued between \$100,000 and \$200,000, and 25% of the housing stock is valued at more than \$200,000. 57.1% of housing units are owner-occupied, 16.1% are rentals, and 26.7% of the housing stock is vacant.

2014-2019 Annual Growth Rate



Household Income



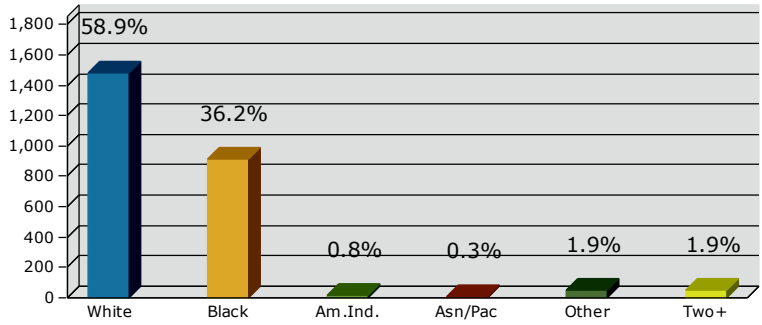
The median household income in Fargo is \$36,530. By 2019, the percentage of households with lower income (under \$50,000) is expected to decrease, while the percentage of households with higher income (\$50,000-\$150,000) is expected to increase (see the chart above). This indicates that increased prosperity is expected for Fargo.

Homerville

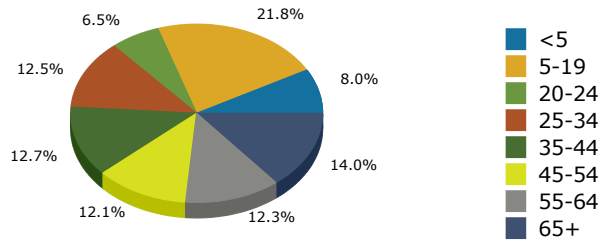
The 2014 population of the City of Homerville is 2,514. The estimated change for 2019 is 0.58%, indicating a fairly stable population. This is predicted to be accompanied by a 0.57% increase in the number of households in the city. Approximately 58.9% of the population is white and 36.2% is black; other racial/ethnic groups form only a very small part of the population. 2.7% are of Hispanic origin.

The median age in Homerville is 36.0, compared with a median US age of 37.7.

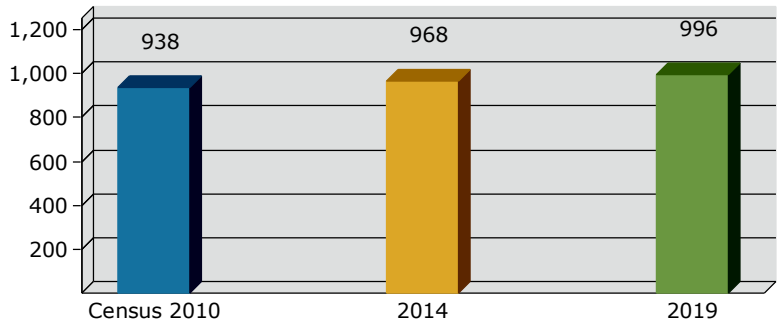
2014 Population by Race



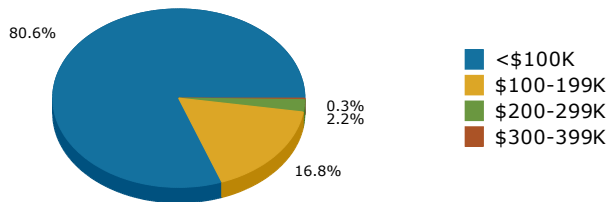
2014 Population by Age



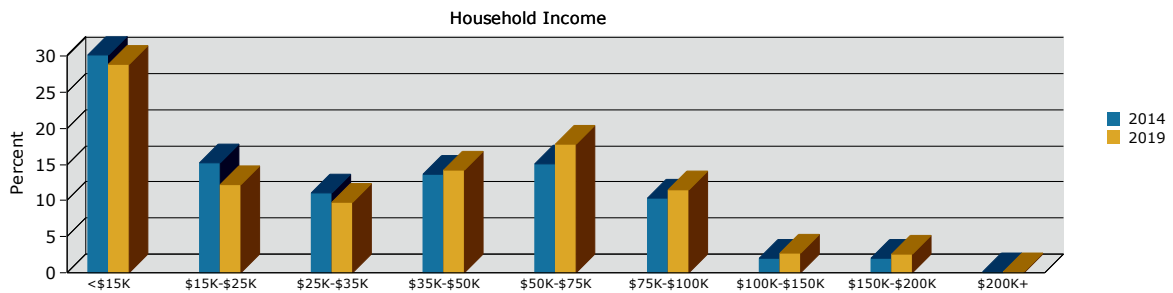
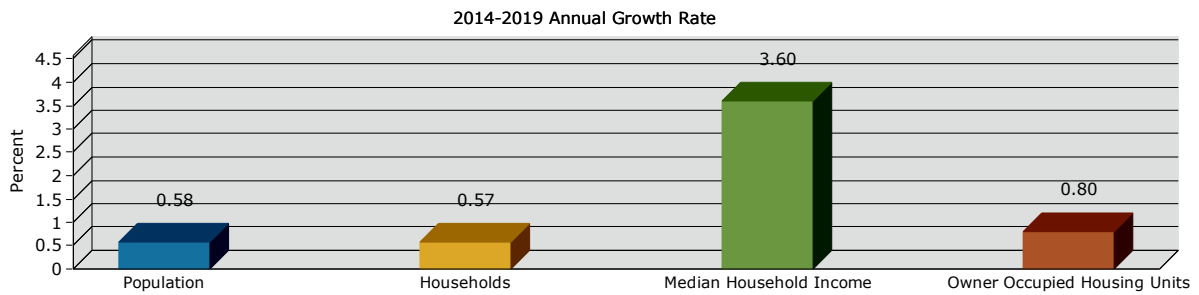
Households



2014 Home Value



About four-fifths of all homes in Homerville are valued at less than \$100,000, 16.8% are valued between \$100,000 and \$200,000, and only 2.6% of the housing stock is valued at more than \$200,000. 53.5% of housing units are owner-occupied, 34.4% are rentals, and 12.1% of the housing stock is vacant.



The median household income in Homerville is \$28,406. By 2019, the percentage of households with lower income (under \$35,000) is expected to decrease, while the percentage of households with higher income (\$50,000-\$200,000) is expected to increase (see the chart above). This indicates that increased prosperity is expected for Homerville.

4. Consideration of DCA Community Quality Objectives

DCA Quality Community Objectives:

1. Economic Prosperity

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

2. Resource Management

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

3. Efficient Land Use

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

4. Local Preparedness

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

5. Sense of Place

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

6. Regional Cooperation

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

7. Housing Options

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

8. Transportation Options

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

9. Educational Opportunities

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

10. Community Health

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

5. Goals, Issues and Policies

Cultural Resources

Goal 1:

Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Issue:

Clinch County residents lack awareness of the need for historic preservation in Greater Clinch County.

Policy 1.1

Provide historic preservation programs and events to raise awareness of historic preservation efforts and opportunities.

Policy 1.2:

Conduct a comprehensive survey identifying all local historic buildings, places, potential historic districts, historic events, and historic communities.

Issues:

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

The Argyle Community Center needs renovation, but this is delayed due to lack of funding.

Policy 1.3:

Encourage appropriate agencies to research funding options for historic preservation renovations.

Economic Development

Goal 2:

Create and maintain a long-term sustainable and diverse economic base.

Issues

- ❖ There is a lack of job opportunities within Clinch County.
- ❖ There is an insufficient number of small businesses to absorb the workforce.

Policy 2.1

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

Issue

EPA regulations in Clinch County create additional permitting hoops for business and industry development.

Policy 2.2

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

Issue

Participation with the Chamber of Commerce by the general public and business owners needs to be increased.

Policy 2.3

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

Issue

- ❖ Directional signage to the State Park is needed to welcome visitors and make it easier to find the Eco-Lodge in the City of Fargo.

Policy 2.4

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

Issue

- ❖ Broadband internet connections are not reliable and upload/download speeds are too slow.

Policy 2.5

Develop programs and research funding sources to fund better broadband connectivity in coordination with GTA, SGRC, and private industry.

Housing

Goal 3:

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

Issue

- ❖ Lack of knowledge and awareness about scope of availability and location of affordable single-family detached housing.

Policy 3.1:

Increase dissemination of information as to the availability and location of housing for rent or sale.

Issue

- ❖ There is a lack of renovation efforts with regard to the existing housing stock.

Policy 3.2:

Consider creating a "Litter Task Force" and "Litter Court" for the enforcement of blighted property cleanup.

Issue

- ❖ There is a lack of local housing purchase assistance programs and local points of contact.

Policy 3.3:

A local program should be established to educate potential first-time homebuyers.

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 habitats exist.

Issue

- ❖ The Satilla and Alapaha watershed, as well as the Suwannee River corridor, need special attention and protection from groundwater intrusion, contamination, and incompatible development.

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, as most of the property is privately owned.

Policy 4.2: Encourage private property owners to develop private boat ramps and campsites along the Suwannee River.

Issue

❖ The State Park in Fargo is split between two counties, which results in issues regarding service, policies, and support.

Policy 4.3:

Promote intergovernmental coordination of marketing, maintenance, and support services for the park.

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.

Issue

❖ County code enforcement activities should be increased.

Policy 5.1:

Consider improving coordination with local governments within the County to increase code enforcement activities.

Issue

❖ The County has no land development regulations that minimize incompatible land uses and negative impacts on adjacent property owners.

Policy 5.2:

The County should consider ideas that will regulate special uses that have the potential for negative impacts on adjacent property owners.

Issues

❖ 38% of the land throughout the County is wetlands, eliminating that land from development.

❖ Development of land in groundwater recharge areas.

Policy 5.3:

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

Policy 5.4:

Development incentives should be considered in an effort to encourage growth in targeted areas throughout the County.

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.

Issue

❖ Homerville needs to continue to upgrade and improve its sewer system in response to increasing demand

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

- ❖ Ambulances and equipment need to be upgraded to be state-of-the-art.

Policy 6.2:
The County should utilize the services of the SGRC Staff to find funding for emergency service needs.

Issue

- ❖ Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.

Policy 6.3
Pursue funding opportunities and projects to increase broadband opportunities in the County.

Issue

- ❖ Recreation facilities in Argyle and Du Pont are in need of improvement and upkeep.

Policy 6.4
Pursue funding opportunities and projects to improve recreational opportunities in the County and its cities.

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.

Policy 7.1
Strive for and establish firm partnerships with all communities inside and adjacent to Clinch County.

Education

Goal 8:

Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.

Issue

- ❖ The education system needs support through grant funding.

Policy 8.1
Strive for partnerships and alliances with other educational institutions serving Clinch County.

Policy 8.2
Strive for partnerships with local businesses and industries for increased career related student internships.

Issue

- ❖ Lack of strategic Planning

Policy 8.3
Pursue strategic planning methods to address issues.

Health

Goal 9:

Ensure that all community residents have access to critical goods and services, safe and clean neighborhoods in order to improve public safety and public health.

Issue

- ❖ State funding for the Health Department keeps getting cut.

Policy 9.1

Establish private / public partnerships with the goal to maintain a balanced funding level.

Issue

- ❖ Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.

Policy 9.2

Establish public/private partnerships to maintain funding levels and increase the availability and use of telemedicine.

Issue

- ❖ Rural hospitals are closing at increasing rates.

Policy 9.3

Research and implement opportunities to make rural hospital sustainable.

6. Community Work Program

Clinch County 5-Year Short-Term Work Program Report Of Accomplishments (2011 - 2015)

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES						
None listed						
ECONOMIC DEVELOPMENT						
Continue joint program with USDA, DCA, and local lending institutions to provide loan funds to businesses	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
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.	Completed	*	*		*	*
Continue to participate in the US 84 Economic Development Council to promote the 4-laning of US 84 from the east side of Homerville to the Ware County line.	Completed	*	*	*	*	*
HOUSING						
Continue to work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance, condemnation, and new construction	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Continue to work with the 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.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Continue to apply for CDBG funds to eliminate blight areas through condemnation and rehabilitation projects.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Underway (projected completion FY2020)	*	*	*	*	*
Explore using Habitat for Humanity to build new homes for low-income families.	Completed	*	*	*	*	*

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
Evaluate the need for assisted living.	Completed	*	*	*	*	*
LAND USE						
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Work with SGRC to reorganize the local Planning Commission to make it more active and useful in the community.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
Continue to work with SGRC to create a subdivision ordinance that will be administered through the Planning Commission.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
Continue to work with SGRC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES						
Renovate the County Jail Facility	Underway (projected completion FY2020)				*	*
Resurface all streets in King's Subdivision.	Underway (projected completion FY2020)			*	*	*
Resurface Olive Leaf Rd.	Underway (projected completion FY2016)					*
Widen and resurface Antioch Rd	Underway (projected completion FY2016)					*
Continue to maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	Underway (ongoing annual activity through 2020)	*				
Continue to upgrade training and equipment in the Homerville-Clinch County Volunteer Fire Department by offering training on a quarterly basis	Underway (projected completion FY2010)			*		
Build a New Fire Station.	Completed	*			*	*

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
Purchase a Fire Truck.	Completed		*			
Build a Community Center.	Completed			*		
Expand the Recreation Center.	Completed			*	*	*
Make the Court House building handicap accessible.	Completed			*	*	*
Improve dirt roads that lead to commercial farms.	Completed	*	*			
Continue to secure funds for elevator and ADA restrooms in the County Courthouse.	Completed				*	
Upgrade the Health Department building.	Completed					*
Build a Mental Retardation Center.	Not accomplished. Discontinued due to changes in state requirements.				*	
Road paving projects:						
Cutting Loop Road (resurfacing)	Completed				*	
McHugh-Clifford Court (paving)	Completed				*	
Cogdell Highway (resurfacing)	Completed				*	
Shiloh Road (resurfacing)	Completed				*	
Highway 84 (complete 4-laning)	Completed				*	
Leland Smith Road (repaving)	Not accomplished. Discontinued due to lack of funds.				*	
INTERGOVERNMENTAL COORDINATION						
None listed						

Argyle 5-Year Short-Term Work Program Report Of Accomplishments
(2011 - 2015)

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
HISTORIC RESOURCES						
None listed						
ECONOMIC DEVELOPMENT						
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and its cross streets.	Underway (projected completion FY2017)	*	*	*	*	*
HOUSING						
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	Underway (projected completion FY2020)	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES						
Build a volunteer fire department and purchase additional firefighting equipment, including breathing gear and turnout gear	Complete (breathing gear underway, projected completion FY2016)	*	*			
Renovate and repair the Arthur J. Moore Community Center	Underway (projected completion FY2017)	*	*	*	*	*
Construct a new drainage system for the City of Argyle.	Underway (projected completion FY2018)					*
LAND USE						
Continue to work with RC planning staff to create a subdivision ordinance that will be administered through the planning commission.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
Assist in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	Completed	*	*	*	*	*

Du Pont 5-Year Short-Term Work Program Report Of Accomplishments

(2011 - 2015)

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
ECONOMIC DEVELOPMENT						
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and its cross streets.	Not accomplished. Discontinued due to lack of funds.	*	*	*	*	*
HOUSING						
Continue to eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	Underway (projected completion FY2020)	*	*	*	*	*
LAND USE						
Continue to work with RC planning staff to reorganize the planning commission to make it more active and useful to the community.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
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.	Not accomplished. Discontinued due to lack of interest.	*	*	*	*	*
Assist Clinch County in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	Underway (projected completion FY2020)	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES						
Rework water system by replacing and rerouting pipes, and install all new meters at outlets.	Meters completed, system underway (projected completion FY2020)	*	*	*	*	*
Replace all street signs with new reflective lettering and breakaway brackets.	Underway (projected completion FY2020)	*	*	*	*	*
Purchase air packs for firefighters.	Underway (projected completion FY2020)	*	*	*	*	*
Purchase new pagers for firefighters.	Completed	*	*			
Purchase new turnout gear (5 sets) for firefighters.	Completed	*	*	*	*	*

**Fargo 5-Year Short-Term Work Program Report Of Accomplishments
(2011 - 2015)**

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
HISTORIC RESOURCES						
Paint and renovate the old caboose	Completed	*	*			
ECONOMIC DEVELOPMENT						
Secure CDBG loan funds for small businesses	Underway (ongoing annual activity through 2020)		*			
In collaboration with the Department of Natural Resources, continue to conduct a marketing campaign to promote the Suwannee River Eco-Lodge and golf course packages.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
In collaboration with small businesses, conduct a marketing campaign to promote the City of Fargo as a business location.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Coordinate with DNR for economic development opportunities.	Completed	*	*	*	*	*
Develop a website or Multimedia source for advertisement of Fargo.	Completed				*	*
Continue to work with SGRC to create a subdivision ordinance that will be administered through the Planning Commission.	Completed	*	*	*	*	*
Continue to work with SGRC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	Completed	*	*	*	*	*
Construct a Driving Range.	Not accomplished. Discontinued due to lack of funds.	*				
Expand the Central Business District.	Not accomplished. Discontinued due to lack of funds	*	*	*	*	*
HOUSING						
Apply for CHIP program grants.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Establish Multi-Activity housing through a CDBG.	Completed					
Utilize Housing and Urban Development with DCA.	Completed	*	*	*	*	*

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
Attract Subdivision Development.	Completed	*	*	*	*	*
Create an Ordinance for Community Conservation.	Not accomplished. Discontinued due to lack of interest.	*				
NATURAL RESOURCES						
Acquire land for an overnight campsite at Stephen Foster State Park, and construct campsite facilities	Underway (ongoing annual activity through 2020)			*		
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism destination.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Start a Blueberry / Honey Festival.	Not accomplished. Discontinued due to lack of interest.				*	
COMMUNITY FACILITIES & SERVICES						
Renovate the ball field.	Completed					*
Construct parking for City offices.	Completed		*			
Outfit a new fire truck.	Completed		*			
Find available grant money to reestablish and train First Responders.	Completed			*		
Upgrade pump fire knocker to Class A engine.	Completed			*		
Renovate ball field with new fence, backstop, bleachers, and bathrooms; also renovate the concessions.	New fence and bleachers completed, backstop and bathrooms not accomplished (discontinued due to lack of funds)					*
Employ a First Responders unit.	Not accomplished. Discontinued due to lack of funds	*	*	*	*	*
Pass a litter law.	Not accomplished. Discontinued due to lack of interest.					*
Establish a Better Hometown program.	Not accomplished. Discontinued due to lack of interest.					*

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
LAND USE						
Collaborate with County on land use planning.	Completed		*			
Eliminate Sprawl.	Completed			*		
Make improvements for the Suwannee Preserve.	Not accomplished. Discontinued due to lack of funds.		*			

Homerville 5-Year Short-Term Work Program Report Of Accomplishments

(2011 - 2015)

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
ECONOMIC DEVELOPMENT						
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Obtain EIP funds to support improvements to industrial park	Completed	*	*	*	*	*
Apply for TE grant to be used for a Streetscape Program to work in conjunction with the Better Hometown Program	Completed					*
Continue to participate in the US 84 Economic Development Council to promote the 4-laning of US 84 from the east side of Homerville to the Ware County line.	Completed					*
HOUSING						
Explore funding in the form of grants and/or loans to help construct much-needed public and low-income housing.	Completed	*	*	*	*	*
NATURAL RESOURCES						
Continue with National Register nomination process for the Downtown Homerville Historic District.	Completed, but rejected; resubmitted 2015	*	*	*	*	*
LAND USE						
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Underway (ongoing annual activity through 2020)			*	*	*
Continue to work with SGRC to reorganize the local Planning Commission to make it more active and useful in the community.	Completed		*			
Continue to work with SGRC to update the existing countywide zoning ordinance to an environmentally sensitive format that will be administered by the Planning Commission.	Completed				*	
Continue to work with SGRC to create a subdivision ordinance that will be administered through the Planning Commission.	Not accomplished. Discontinued due to lack of interest.				*	

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
COMMUNITY FACILITIES						
Purchase and install 6 lift stations.	Underway (expected completion FY2020). CDBG funds secured for 2 lift stations.			*	*	
Construct a new shop for the maintenance building.	Underway (expected completion FY2020)					*
Expand, repair, and upgrade the drainage system city-wide	Underway (expected completion FY2020)					*
Repave the following dirt roads: McGlashan and North College Street.	Underway (expected completion FY2020)					*
Upgrade city streets with improved drainage, curb, gutter, and paving.	Underway (ongoing annual activity through 2020)	*	*	*	*	*
Install a 12-inch water line for 2.5 miles from east of the Development Authority to the east side of Homerville.	Completed			*		
Relocate the water tank to the Industrial Park where the proposed 12-inch water line will be located.	Completed (replaced by well)				*	
Loop a water line on a bypass road at US 84 westbound.	Completed (accomplished via fire protection line)		*			
Purchase one fire truck.	Completed		*			
Pursue SPLOST funds for a joint venture with the County for a recreation park.	Completed		*			
Put a new roof on City Hall and do interior work.	Completed	*	*	*		
Continue to upgrade the training and equipment in the Homerville-Clinch County Volunteer Fire Department.	Completed				*	
Continue to maintain and upgrade the city/county recreational facilities.	Completed			*		
Purchase 2 or 4 new police cars.	Completed			*		
Construct new Fire Department.	Completed			*	*	
Install sidewalks on Court St., West Forest St., Wiregrass, Sweat St., Orange St., and Carswell St.	Not accomplished. Discontinued due to lack of funds.				*	

6. Community Work Program

**Clinch County 5-Year Community Work Program Update
(2016 - 2020)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
None listed				n/a					
ECONOMIC DEVELOPMENT									
Continue joint program with USDA, DCA, and local lending institutions to provide loan funds to businesses	Staff Time	Clinch County	General Funds	2	*	*	*	*	*
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Staff Time	Clinch County	General Funds	2	*	*	*	*	*
Conduct a CCDA (Clinch County Development Authority) Strategic Planning Session	Staff Time	CCDA	General Funds	2	*				
Develop and implement a Joint Leadership Program with the Cities	Staff Time	Clinch County, CoC, CCDA	General Funds	2	*				
Host a meeting of the Georgia Academy for Economic Development	Staff Time	Clinch County	General Funds	2	*	*			
Establish a partnership between the Board of Education, local industries, and Coastal Pines Technical College to offer a Dual Enrollment Manufacturing Pathway	\$110,000	Board of Education	Various	8	*	*	*	*	*
HOUSING									
Continue to work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance, condemnation, and new construction	Staff Time	Clinch County	General Funds	3	*	*	*	*	*
Continue to work with the 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.	Staff Time	Clinch County	General Funds	3	*	*	*	*	*
Continue to apply for CDBG funds to eliminate blight areas through condemnation and rehabilitation projects.	Staff Time	Clinch County	General Funds	3	*	*	*	*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Staff Time	Clinch County	General Funds	3	*	*	*	*	*
NATURAL RESOURCES									
None listed									
LAND USE									
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff Time	Clinch County	General Funds	5	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES									
Renovate the County Jail Facility per health and safety standards	\$150,000	Clinch County	General Funds	6	*	*	*	*	*
Resurface all streets in King's Subdivision.	\$1,000,000	Clinch County	General Funds	6	*	*	*	*	*
Resurface Olive Leaf Rd.	\$232,909.77	County/GDOT (LMIG)	County & GDOT	6	*				
Widen and resurface Antioch Rd	\$105,288.04	County/GDOT (LMIG)	County & GDOT	6	*				
Continue to maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	\$25,000/yr	Clinch County	General Funds	6	*	*	*	*	*
Continue to upgrade training and equipment in the Homerville-Clinch County Volunteer Fire Department by offering training on a quarterly basis	\$25,000	Clinch County	General Funds	9	*	*	*	*	*
Resurface Carswell St.	\$42,856	County/GDOT (LMIG)	County & GDOT	6	*				
Resurface Carswell St. Extension	\$56,180	County/GDOT (LMIG)	County & GDOT	6	*				
Resurface North Cemetery Rd.	\$134,582.24	County/GDOT (LMIG)	County & GDOT	6	*				
Resurface Corbitt Rd.	\$136,153.70	County/GDOT (LMIG)	County & GDOT	6	*				
Recruit and employ two Family Practice physicians to Clinch Memorial Hospital	\$25,000	Clinch Memorial Hospital	Clinch Memorial Hospital	9	*	*	*	*	*
Construct Clinch Memorial Hospital Residential Care Home – 18-beds (6 Memory Care beds and 12 Personal Care Beds). Legacy Consulting has completed a feasibility study indicating the need for 18-beds in the Clinch County region.	\$600,000	Clinch Memorial Hospital	Unknown. Will research grant opportunities.	9	*	*	*		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Repair and expand drainage systems at all Board of Education facilities	\$150,000	Board of Education	Various	6	*	*	*	*	*
Resurface parking at Board of Education central office	\$50,000	Board of Education	Various	6	*	*	*	*	*
Connect Alternative School & Bus Shop to Board of Education System Network with a 10GB WAN broadband connection	\$130,000	Board of Education	Various & E-Rate	6	*	*	*	*	*
Submit Certificate of Need application for Clinch Memorial Hospital Home Health Care Services.	\$20,000	Clinch Memorial Hospital	Clinch Memorial Hospital	9	*	*	*	*	*
Develop a department within Clinch Memorial Hospital that will provide non-medical home care services	\$15,000	Clinch Memorial Hospital	Clinch Memorial Hospital	9	*	*	*		
Establish a partnership with the HBOC company to provide wound care	\$120,000	Clinch Memorial Hospital	Clinch Memorial Hospital	9	*	*			
Construct a residential long-term substance abuse and addiction treatment center for women	\$75,000	Clinch Memorial Hospital	Clinch Memorial Hospital	9	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION									
(None listed)									

Argyle 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and its cross streets.	\$5,000	Town of Argyle	General Funds	1	*	*			
HOUSING									
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	Staff Time with assistance from private sector	Argyle, Clinch County	General Fund	3	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES									
Purchase additional firefighting equipment, including breathing gear	\$10,000	Town of Argyle	FEMA	6	*				
Renovate and repair the Arthur J. Moore Community Center	\$500,000	Town of Argyle	Grants	6	*	*			
Construct a new drainage system for the City of Argyle.	\$250,000	Town of Argyle	Grants	6	*	*	*		
Renovate and repair water tower	\$200,000	Town of Argyle	Grants	6	*	*			
NATURAL RESOURCES									
None listed									
LAND USE									
None listed									
INTERGOVERNMENTAL COORDINATION									
None listed									

Du Pont 5-Year Community Work Program Update

(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
None listed									
ECONOMIC DEVELOPMENT									
None listed									
HOUSING									
Continue to eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	Staff Time	Town of DuPont /County	General Fund	3	*	*	*	*	*
NATURAL RESOURCES									
None Listed									
LAND USE									
Assist Clinch County in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	Staff Time	Town of DuPont	General Fund	5	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES									
Rework water system by replacing and rerouting pipes.	\$100,000	Town of DuPont	General Fund	6	*	*	*	*	*
Replace all street signs with new reflective lettering and breakaway brackets.	\$15,000	Town of DuPont	General Fund	6	*	*	*	*	*
Purchase air packs for firefighters.	\$10,000	Town of DuPont	General Fund	9	*	*	*	*	*

Fargo 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Renovate Auditorium and Lunchroom	\$150,000	City of Fargo	Various	5					*
ECONOMIC DEVELOPMENT									
Secure CDBG loan funds for small businesses	Staff time	City of Fargo	General Fund	2	*	*	*	*	*
In collaboration with the Department of Natural Resources, continue to conduct a marketing campaign to promote the Suwannee River Eco-Lodge and golf course packages.	Staff time	City of Fargo	Various	4	*	*	*	*	*
In collaboration with small businesses, conduct a marketing campaign to promote the City of Fargo as a business location.	Staff time	City of Fargo	Various	2	*	*	*	*	*
Construct a golf cart house and driving range at Fargo Golf Course	\$150,000	City of Fargo	Various	2	*			*	
Build a boardwalk to connect businesses to the Suwannee River Eco-Lodge	\$350,000	City of Fargo	Various	2		*	*		
Improve downtown aesthetics with new streetscaping, sidewalks, and clearer delineation of parking spaces and parking areas.	\$100,000	City of Fargo	CDBG	6	*				
HOUSING									
Apply for CHIP program grants.	Staff time	City of Fargo	General Fund	3	*	*	*	*	*
Provide assistance to citizens with dilapidated housing through renovation and maintenance	\$300,000	City of Fargo	CDBG	9	*	*			
NATURAL RESOURCES									
Acquire land for an overnight campsite at Stephen Foster State Park, and construct campsite facilities	\$100,000	City of Fargo	Various	4			*		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism destination.	\$10,000	City of Fargo	Various	2	*	*	*	*	*
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo.	\$10,000	City of Fargo	Various	2	*	*	*	*	*
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Pave Tupelo Road	\$60,000	City of Fargo	Various	6	*				
Install new water meters throughout the city water system	\$175,000	City of Fargo	Various	6		*	*	*	*
Upgrade 1500-gallon fire knocker	\$50,000	City of Fargo	Various	9	*				
Expand, repair, and upgrade the drainage system city-wide	\$350,000	City of Fargo	Various	6	*				
INTERGOVERNMENTAL COORDINATION									
None listed									

**Homerville 5-Year Community Work Program Update
(2016 - 2020)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Gain certification as a Main Street Certified Local Government	Staff time	City of Homerville & City of Homerville Classic Main Street Program	General Funds	2	*	*			
With assistance from the National Register Organization, secure the designation of a Downtown Homerville Historic District. (In process of re-applying with noted improvements after failing to be designated with the first application submitted.)	Staff time	Homerville Classic Main Street Program, Homerville Historic Preservation Board of Commissioners & City of Homerville	General Funds	2	*	*			
ECONOMIC DEVELOPMENT									
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Staff time	City of Homerville	General Funds	2	*	*	*	*	*
Continue ongoing efforts to find opportunities to expand the Homerville West Industrial Park and the newer Homerville East Industrial Park and upgrade facilities at both parks	Staff time	City of Homerville	General Funds, EIP Funding and/or any other type of potential grant or funding source	5	*	*	*	*	*
Continue participating and cooperating in the promotion of the widening of US Hwy 84 to 4 lanes from the east side of Homerville to the Ware County line, in collaboration with GDOT, Utility Companies, and the US 84 Economic Development Council	Staff time	City of Homerville	General Funds and any potential or available government funding entities	3	*	*	*		
In collaboration with the Clinch County Development Authority and Clinch County Government, develop a new short- and long-term joint Strategic Plan for the entire county and all cities within it	Staff time	City of Homerville	General Funds	2	*	*			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Extend water lines and service to existing industrial sites in order to provide compliant fire protection and increased capacity, thereby allowing for the creation of at least 21 new jobs	\$250, 000	City of Homerville, Clinch County Development Authority and the local benefiting industry	EIP loan and matching industry funds	2	*	*			
Level, resurface, and widen access points to Chambers Boulevard in the Homerville West Industrial Park to accommodate heavy truck traffic to multiple industries located within	\$76, 000	Clinch County Development Authority, City of Homerville	CCDA Funds, City of Homerville General Funds	1	*				
Continue to support and host the Georgia Academy for Economic Development training sessions in the Homerville Historic Station No. 11 Train Depot event center.	Staff time	City of Homerville, Homerville Classic Main Street Program, CCDA	General Funds	2	*	*			
Develop a joint county-wide Leadership Program, in cooperation with the cities, applicable committees, and boards	Staff time	The cities of Homerville, Argyle, Fargo, DuPont, County, multiple committees and organizations	General Funds	5	*	*	*	*	*
HOUSING									
Continue renovating existing housing units and/or building new units for public and affordable low-income housing, in collaboration with the Housing Authority, DCA, SGRC, USDA, and private sector.	Staff time	HUD, DCA, SGRC, USDA, City of Homerville	Potential available grants and/or low interest loan funding through the designated organizations and City of Homerville General Funds	5	*	*	*	*	*
Continue to research and apply for available CDBG or other funding to assist with efforts to remove blight in the city and improve the community through condemnation and rehabilitation projects	Staff time	HUD, DCA, SGRC, USDA, City of Homerville	CDBG, City of Homerville General Funds	5	*	*	*	*	*
NATURAL RESOURCES									
(none listed)									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
LAND USE									
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff time	City of Homerville	General Funds	5	*	*	*	*	*
Continue the expansion of city-owned Pine Forest Cemetery by development of approximately 25 acres of adjacent timberland due to the existing developed cemetery land being near capacity	Staff time	City of Homerville	General Funds	1	*				
COMMUNITY FACILITIES & SERVICES									
Purchase and install 6 lift stations.	\$300,000	City of Homerville	CDBG Funds	6	*	*	*	*	*
Construct a new shop for the maintenance building.	\$150,000	City of Homerville	General Funds	6	*	*	*	*	*
Expand, repair, and upgrade the drainage system city-wide	\$400,000	City of Homerville	General Funds	6	*	*	*	*	*
Repave McGlashan Street	\$100,000	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Repave North College Street	\$100,000	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Carswell Street	\$90, 500	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*			
Level and resurface Court Street and Courthouse Square	\$15,000	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*			
Level and resurface Tomlinson Street	\$33, 603	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Level and resurface Elna Street	\$56,270	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*			
Level and resurface Magnolia Street	\$34, 230	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Virginia Avenue	\$41, 126	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Orange Street	\$16, 500	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Wiregrass Street	\$17, 678	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Wiregrass Street Ext	\$22, 058	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Reddick Street	\$89, 892	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Level and resurface Brown Street	\$41, 123	City of Homerville	GDOT LMIG & City of Homerville General Fund and SPLOST	6	*	*	*	*	*
Continue to upgrade and improve Macy-Brance and Pea Ridge Community Recreation Parks by replacing and adding playground equipment, picnic table placement and replacement, and additional landscaping enhancements	\$40, 000	City of Homerville	General Fund, potential Grant opportunities available	6	*	*	*	*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Continue to pursue and research the establishment of a Community Center to include spaces for public training, after-school programs, and other activities	Staff time	City of Homerville, DCA, SGRC, Housing Authority	Potential CDBG and other sources of funding, City of Homerville General Funds	6	*	*	*	*	*
Construct a shelter at the water treatment / maintenance facility for the storage of exposed City equipment	\$21, 750	City of Homerville	General Funds	6	*	*	*		
Replace the old Shirley Road sewer system lift pump station and repair / rehabilitate the system sewer lines and manholes throughout the area served by that station	\$525, 000	City of Homerville, DCA, SGRC	CDBG (Community Development Block Grant) & City of Homerville General Funds	6	*	*	*		
Continue the ongoing process of replacing sewer lift pump stations, repairing & rehabilitating sewer system lines & manholes that have not been upgraded plus upgrade and make repairs to the water works system and the water/sewer treatment facilities	\$950, 000	City of Homerville, DCA, SGRC	CDBG (Community Development Block Grant) & City of Homerville General Funds	6	*	*	*	*	*
In cooperation with the DCA and USDA, purchase, renovate, and equip an old vacant building located in the City of Homerville in order to establish a Community Commercial Kitchen & Canning facility for use by residents of Clinch County and surrounding areas	\$450, 000	City of Homerville, Homerville Main Street Program, USDA, DCA, & SGRC	Potential CDBG and other sources of funding, City of Homerville General Funds	2	*	*	*		
Continue to work with the County and other cities in the county to implement and complete the final Phase 2 portion of the Homerville – Clinch County Recreation Complex and Park construction process	\$400, 000	Clinch County and the cities of Homerville, Argyle, Fargo and DuPont	SPLOST designated funds shared by all responsible parties, City of Homerville General Funds	6	*	*	*	*	*
Improve the drainage issues in the city by thoroughly cleaning all city storm water drainage ditches and canals, then establish a new scheduled maintenance program	\$400,000	City of Homerville	General Funds	6	*	*	*	*	*
Continue to secure and upgrade equipment and provide training to the Homerville – Clinch County Fire Department	\$200,000	City of Homerville, County	General Funds, Public Safety related Grants & loans, SPLOST	9	*	*	*	*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Purchase 4 new patrol cars to replace old ones for the Police Department	\$120, 000	City of Homerville	General Funds, Public Safety related Grants & loans, SPLOST	9	*	*	*	*	*
Ongoing annual purchase of Christmas lights and decorations for the City	\$50, 000	City of Homerville, Homerville Classic Main Street Program	General Funds	5	*	*	*	*	*
Continue preparation with the county and cities of Fargo, Argyle and DuPont to undergo a new state ISO Rating Inspection to enhance the safety of all citizens and their property as well as reduce all insurance rates by improvement in our fire department system and lowering the risk exposure of all	\$30, 000	The cities of Homerville, Argyle, Fargo, DuPont and Clinch County	General Funds	9	*				
INTERGOVERNMENTAL COORDINATION									
Continue the ongoing joint projects as listed in the CWP, Comprehensive Plan, and CEDS	Staff time	City of Homerville	General Funds	5	*	*	*	*	*

7. Economic Development Element

The September 2012 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

Goal:

Improve/upgrade educational levels and labor force skills within the region.

Objective:

Develop and support community-based efforts to address improved educational levels and labor force skills.

Objective:

Support the continued improvement of the educational system in addressing educational/skills improvement and ensure WIA coordination.

Goal:

A well-trained workforce, professional, technical, and skilled, capable of accommodating new industry and maintaining existing industry.

Objective:

Improve educational attainment by reducing high school drop-out rates.

Goal:

Public services and facilities adequate to accommodate existing and future growth.

Objective:

Industrial Parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region.

Objective:

Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.

Objective:

Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

Goal:

Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.

Objective:

Assist local governments with the development of a Building Inspection Program.

Objective:

Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

Objective:

Work with local governments to develop ordinances for manufactured home usage and placement.

Goal:

Provide affordable housing options for low- to moderate-income persons.

Objective:

Develop homebuyer programs for low- to moderate-income persons.

Goal:

Conservation, maintenance, and improvement of existing/future housing and neighborhoods, and the elimination of substandard housing conditions in the region.

Objective:

All cities and counties should be encouraged to establish and maintain an annual housing condition inventory; and adopt or revise and update building and housing codes, using applicable state or national models.

Objective:

All substandard housing units that are inventoried and suited for rehabilitation should be scheduled for rehabilitation in a manner consistent with the local comprehensive plan.

8. Land Use Element

AGRICULTURAL/FORESTRY

These are areas intended for detached single-family residential uses and prime agriculture areas that maintain a rural character. Residential lots should be large (no less than 1 acre) or homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks, residential landscaping, and site design should endeavor to maintain a rural character of open space and wooded areas. Clinch County is approximately 87.5% Agriculture, made up of land dedicated to farming, including fields, lots, pastures, livestock production, and specialty farms.

Allowable zoning districts in this category are: Agriculture.



RESIDENTIAL

Development in this land use is predominantly residential, ranging from single-family densities to multi-family densities. Uses also allowed within this district include public and private schools, churches, and other uses as allowed in the zoning districts permitted under this land use.

Allowable zoning districts in this category are: Single-Family Residential, Multi-Family/Mixed Residential.



INDUSTRIAL

Development in this category includes manufacturing and wholesale as well as warehousing or similar uses.

Allowable zoning districts in this category include: heavy or light industrial uses.



COMMERCIAL

This land use is intended for areas in Clinch County or the Cities of Argyle, Du Pont, Fargo, and Homerville which contain retail uses, office uses, highway commercial, or other similar uses. These are mainly retail sales or service uses that can function independently of adjoining development.

Allowable zoning districts in this category include: Commercial.



CONSERVATION

Land under this category is dedicated to active or passive recreational uses and areas that require special protection from development due to unique historical or natural resources and characteristics. Approximately 9% of the county's land area falls under this category.



UTILITIES

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

Allowable zoning districts in this category include: Commercial, Industrial, Institutional, and other compatible uses.



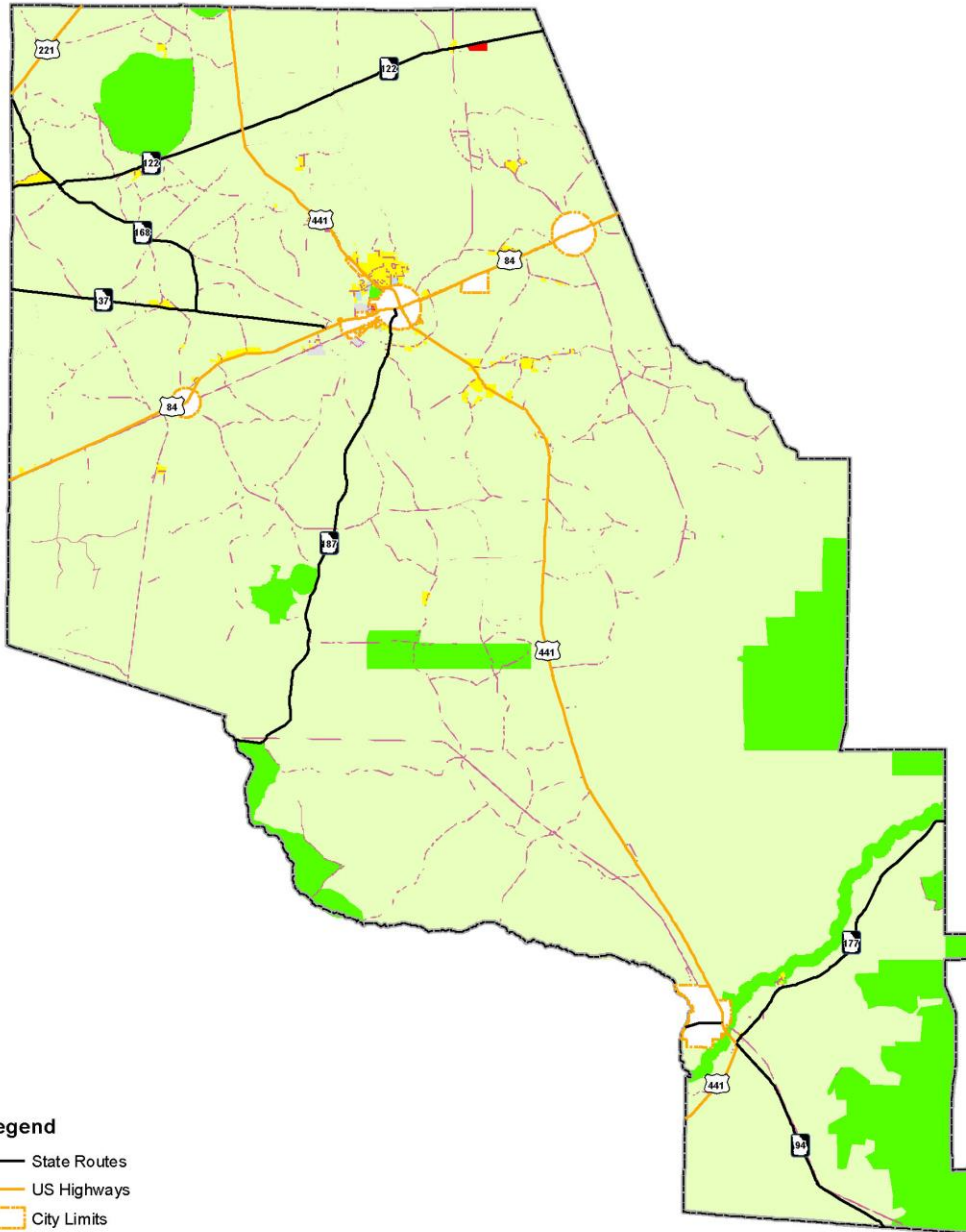
Public/Institutional

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



Future Land Use Maps

Clinch County Future Land Use

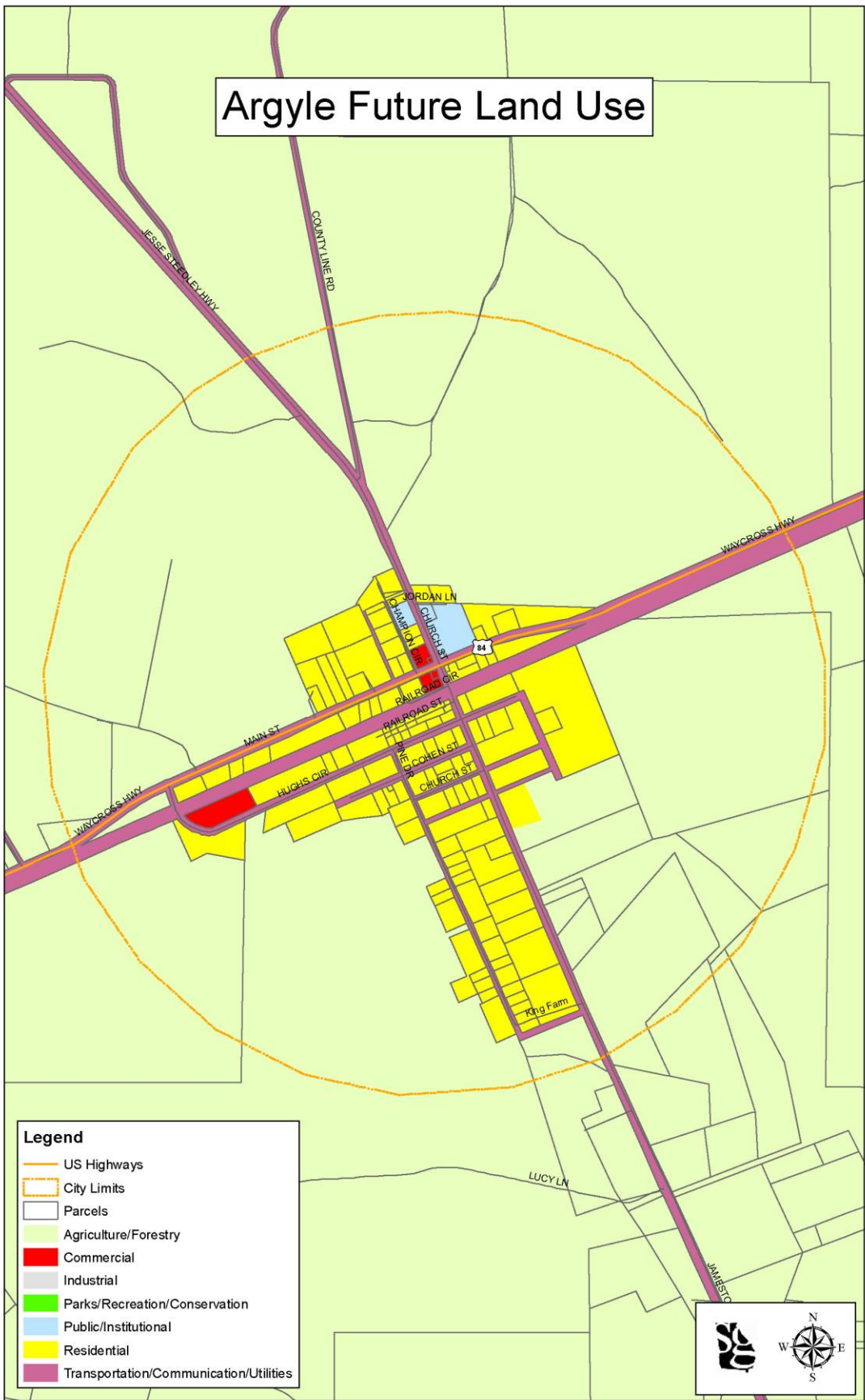


Legend

- State Routes
- US Highways
- City Limits
- County
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



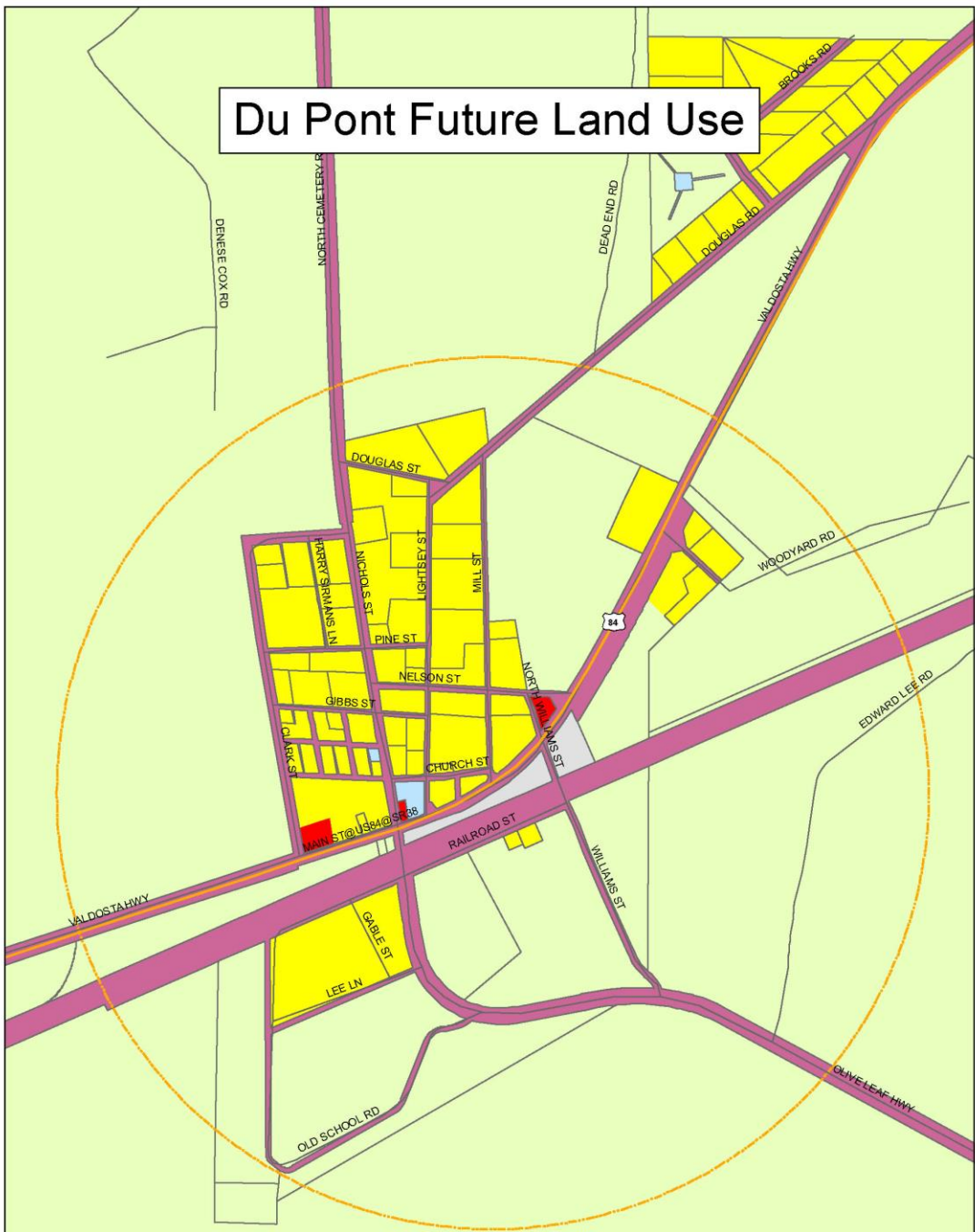
Argyle Future Land Use



- Legend**
- US Highways
 - City Limits
 - Parcels
 - Agriculture/Forestry
 - Commercial
 - Industrial
 - Parks/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



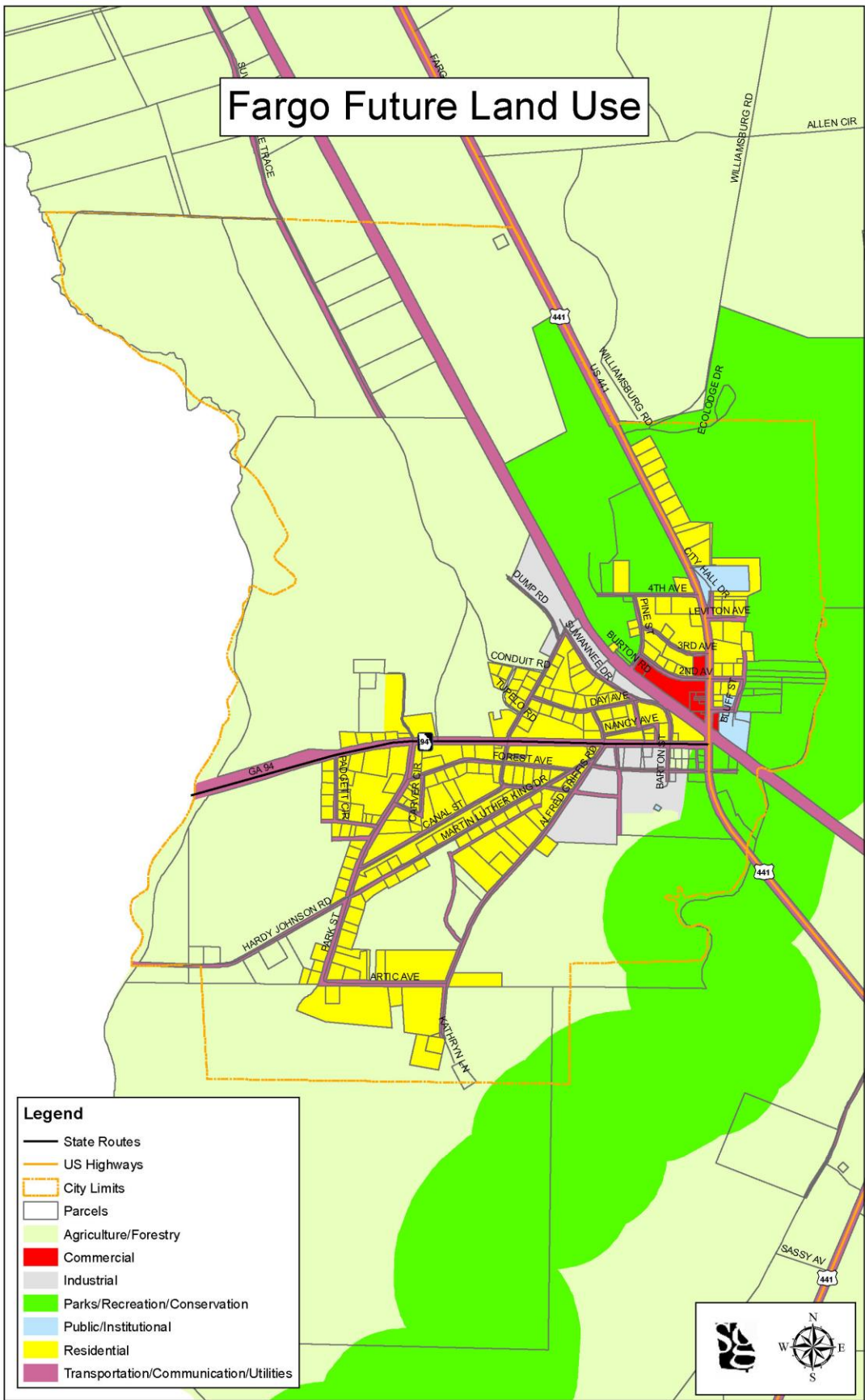
Du Pont Future Land Use



- Legend**
- US Highways
 - City Limits
 - Parcels
 - Agriculture/Forestry
 - Commercial
 - Industrial
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



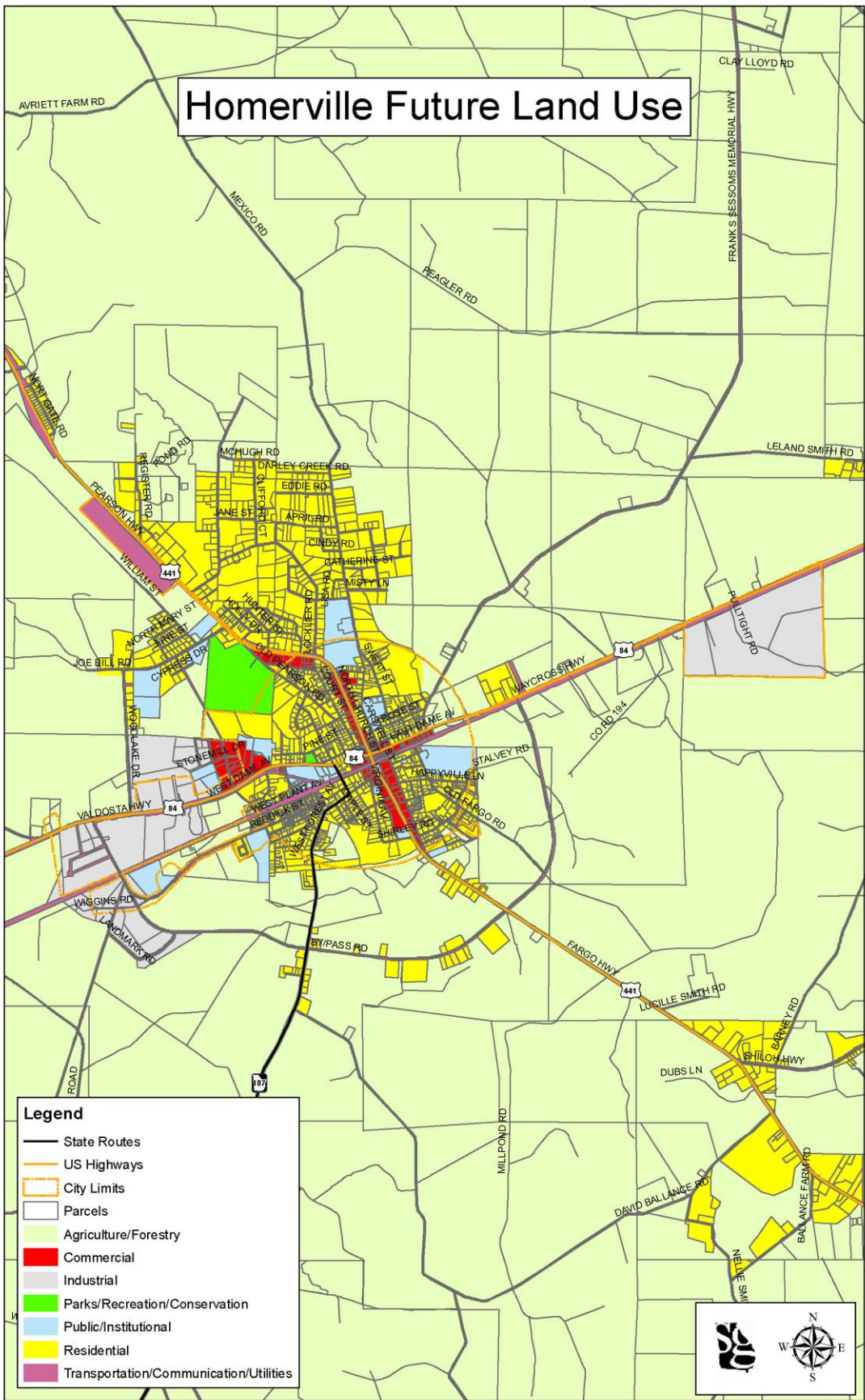
Fargo Future Land Use



- Legend**
- State Routes
 - US Highways
 - City Limits
 - Parcels
 - Agriculture/Forestry
 - Commercial
 - Industrial
 - Parks/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities



Homerville Future Land Use



Legend

- State Routes
- US Highways
- City Limits
- Parcels
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



Appendix

NEWSPAPER ADS
SIGN-IN SHEETS

Rep. Brooks Coleman,
chairman of the House

Georgia EMC, EMCs are
major contributors to the
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leadership in education,
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charitable giving and
community support.

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PUBLIC NOTICE

A public meeting to review and transmit the Clinch
County and Cities of Argyle, DuPont, Fargo, and Homerville
Comprehensive Plan Update to the Southern Georgia
Regional Commission and the Georgia Department of
Community Affairs for review will be held on Monday,
April 6th at 9:00 a.m. The meeting will be held in the
Clinch County Commission Chambers, located at 22
Court Square, Homerville, Georgia 31624. Residents
are invited to attend and participate in the planning effort.
Copies of the Plan Update are available for public review
at the Clinch County Commission office, at the Cities of
Argyle, Du Pont, Fargo, and Homerville, and for download
at the SGRC website: www.sgrc.us.

For more information, contact the Clinch County
Commission at (912) 487-2667, or the Southern Georgia
Regional Commission at (229) 333-5277.

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(March 18, 2015)

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customer service counter. 3,000 associates who serve customers in approximately 58 grocery stores and 23 in-store pharmacies throughout the three southeastern states of Florida, Georgia and South Carolina. For more information, please visit www.harveysupermarkets.com.

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Place a classified ad in The Clinch County News and we will place the ad in our Lanier County Advocate, Atkinson County Citizen and Echols County Echo FREE!!

PUBLIC NOTICE

A public hearing to adopt the Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan Update will be held on Monday, July 6 at 9:00 a.m. The meeting will be held at the Clinch County Commission Chambers, located at 22 Court Square, Suite B, Homerville, Georgia 31634. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Clinch County Commission office, at the Cities of Argyle, Du Pont, Fargo, and Homerville, and for download at the Southern Georgia Regional Commission website: www.sgrc.us.

For more information, contact the Clinch County Commission at (912) 487-2667, or the Southern Georgia Regional Commission at (229) 333-5277.

Southern Georgia Regional Commission Clinch County and the Cities of Argyle, DuPont, Homerville, and Fargo "Kick-Off" Comp Plan Update and Assessment Meeting Date: 11/5/2014			
Name	Organization	Phone	Email
Janice McKinnon	SGRC	229-333-5277	Jr.mckinnon@sgrc.us
Jaciyn James	CCBOC	912-487-2667	jjames@windstream.net
Sherrie Mikell	CCBOC	912-487-2667	sherriep@windstream.net
ReKasa Hart	CCDA	912-487-6572	rhart@gnwclunch.com
Man Mikell	CCBOC	912-487-5046	nmikell@windstream.net
Wade Danizel	City of Homerville	912-487-2375	citymanager@cityofhomerville.com
Tulia Shewchuk	SGRC	229-333-5277	ishewchuk@sgrc.us
Roger Metts	CCBOC	912-218-2295	

Southern Georgia Regional Commission Clinch County and the Cities of Argyle, DuPont, Homerville, and Fargo 1st Comp Plan Update Meeting Date: 12/4/2014			
Name	Organization	Phone	Email
Henry Maylan	Clinch County Comm	912-4875465	henrymaylanfbc@live.com
Timothy King	Argyle City Mayor	912-487-2279	Argyle City of Georgia @ yahoo.com
Jaclyn James	Clinch County	912-487-2667	jamesa@windstream.net
Shirley Smith	Clinch Co	912-487-2667	smike1149@gmail.com
ROBBIE LEE	FARGO GA	229-356-6524	rlee@superiorfire.com

Southern Georgia Regional Commission Clinch County and the Cities of Argyle, DuPont, Homerville, and Fargo 1st Comp Plan Update Assessment Meeting Date: 12/4/2014			
<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
Bekasa Hart	Clinch Co. Development Push.	912-487-6572	rhart@growclinch.com
Wade Daniel	City of Homerville	912 487-2375	citymanager@cityofhomerville.com

SIGN - IN SHEET
 January 8, 2015
 Workshop #2
 2015 Joint Comprehensive Plan Update
 Clinch County, Homerville, DuPont, Argyle, Fargo

NAME	ORGANIZATION	PHONE	E-MAIL
Donna Rueser	Clinch Co Schools	404 404-2697	404-2697 @clinchcounty.com
ReKasa Hart	Clinch Devel. Auth.	912-481-6512	rhart@growclinch.com
Ariel Godwin	SGRC		ariel.godwin@sgrc.us ariel.godwin@sgrc.us
Henry Moylan	Clinch County Com	912-597-0910	henrymoylan@clinch.com
Tranthy King	Argyle Ga Mayor	912-520-8137	Argyle City of Georgia @ Yahoo.com
Angie Melby	Clinch Co. Com	912-218-2295	
ROSSIE LEE	City of Fargo	228-356-0726	Flee @ Superior.pw.com
Jaclyn James	Clinch Cty Com	912-487-2467	jjames@windstream.net
Wade Daniel	City of Homerville	912 487-3375	CityManager@cityofhomerville.com

Southern Georgia Regional Commission
 Clinch County and the Cities of Argyle, DuPont, Homerville, and Fargo
 3rd Comprehensive Plan Update Assessment Meeting
 Date: 2/5/2014, 10:00 a.m.

Name	Organization	Phone	Email
Ariel Godwin	SGRC	229-333-5277	
Jaclyn James	Clinch Cty BOC	912-487-2667	j.james@windstream.net
Kenton McLaine	" "	912-520-1709	cjmcaine@windstream.net
Rekasa Hart	Clinch Development Auth	912-487-4572	rhart@gnwclinch.com
Roger Metts	Clinch Co. Commission	912-487-2606	NA
Henry Moylan	Clinch Co. Commission	912-599-0960	henrymoylan@live.com
Amanda Peacock	ODECD	404-615-4472	apeacock@georgia.org
Blake Daniel	City of Homerville	912-487-2375	citymanager@cityofhomerville.com
Jimmy Pauls	City of DuPont	912-487-5267	JWR @ Windstream, NET
JANE DUGLAS	City of DuPont	912-599-9235	jdouglass@windstream.net
Julia Skowchus	SGRC	229-333-5277	jshewchuk@sgrc.us

CLINCH COUNTY

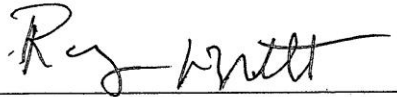
RESOLUTION TO ADOPT
2015 JOINT CLINCH COUNTY
AND CITIES OF ARGYLE, DU PONT, FARGO, AND HOMERVILLE
COMPREHENSIVE PLAN

WHEREAS, Clinch County has completed the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan;

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

BE IT THEREFORE RESOLVED, that Clinch County does hereby adopt the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan.

Adopted this 6th day of July, 2015.



Roger Metts, Chair
Clinch County Commission


ATTEST: Shesrie Mikell, County Clerk

TOWN OF ARGYLE

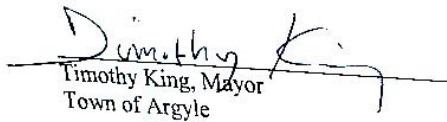
**RESOLUTION TO ADOPT
2015 JOINT CLINCH COUNTY
AND CITIES OF ARGYLE, DU PONT, FARGO, AND HOMERVILLE
COMPREHENSIVE PLAN**

WHEREAS, the Town of Argyle has completed the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan;

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

BE IT THEREFORE RESOLVED, that the Town of Argyle does hereby adopt the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan.

Adopted this 16th day of July, 2015.


Timothy King, Mayor
Town of Argyle


ATTEST Kaye Riley, Town Clerk

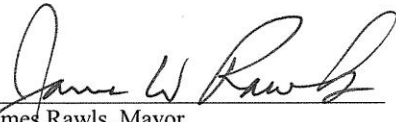
TOWN OF DU PONT
RESOLUTION TO ADOPT
2015 JOINT CLINCH COUNTY
AND CITIES OF ARGYLE, DU PONT, FARGO, AND HOMERVILLE
COMPREHENSIVE PLAN

WHEREAS, the Town of Du Pont has completed the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan;

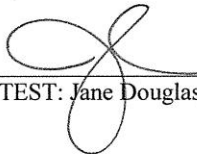
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the Town of Du Pont does hereby adopt the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan.

Adopted this 11th day of August, 2015.



James Rawls, Mayor
Town of Du Pont



ATTEST: Jane Douglas, Town Clerk

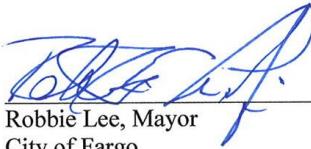
CITY OF FARGO
RESOLUTION TO ADOPT
2015 JOINT CLINCH COUNTY
AND CITIES OF ARGYLE, DU PONT, FARGO, AND HOMERVILLE
COMPREHENSIVE PLAN

WHEREAS, the City of Fargo has completed the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan;

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

BE IT THEREFORE RESOLVED, that the City of Fargo does hereby adopt the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan.

Adopted this 27th day of July, 2015.




Robbie Lee, Mayor
City of Fargo





Lisa Johnson, City Clerk


SEAL

Council Members:









Mayor
Thomas E. Kennedy

City Manager
Wade J. Daniel

City Clerk
Shirley Teston



20 South College Street, Suite A | P.O. Box 535 | Homerville, GA 31634
(912) 487-2375 | Fax (912) 487-3111
www.cityofhomerville.com

Council Members
Willie Hardee, Jr.
J.E. Witherspoon III
James McBride
Elexis Williams


CITY OF HOMERVILLE
RESOLUTION TO ADOPT
2015 JOINT CLINCH COUNTY
AND CITIES OF ARGYLE, DU PONT, FARGO, AND HOMERVILLE
COMPREHENSIVE PLAN

WHEREAS, the City of Homerville has completed the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan;

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

BE IT THEREFORE RESOLVED, that the City of Homerville does hereby adopt the 2015 Joint Clinch County and Cities of Argyle, Du Pont, Fargo, and Homerville Comprehensive Plan.

Adopted this 16th day of July, 2015.



Thomas E. Kennedy, Mayor
City of Homerville



ATTEST: Shirley Teston, City Clerk

Clinch County Board of Commissioners

County Administrator

Jaclyn James

County Attorney

Chad Corlee

County Clerk

Sherrie Mikell



www.clinchcountyga.com

Roger Metts, Chairman

Chad Brown, Vice Chairman

Debra Thomas, Commissioner

Henry Moylan, Commissioner

Kenton McLaine, Commissioner

April 6, 2015

Southern Georgia Regional Commission

327 West Savannah Avenue

Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Jaclyn James, Clinch County Administrator, at (912) 487-2667 or jtjames@windstream.net.

Sincerely,

Roger Metts, Chair

Clinch County Board of Commissioners

22 Court Square

Suite B

Homerville, GA 31634

912.487.2667 P

912.487.3658 F

clinchcounty@windstream.net

**CITY OF ARGYLE
P.O. BOX 156
ARGYLE, GA 31623
PHONE (912) 487-2279**

**MAYOR, TIM KING
PRO-TEM MAYOR, OTIS FLEMING**

**COUNCIL GLENDA JORDAN
COUNCIL ANN GRADY**

COUNCIL LINDA TEW

4/7/2015

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

RE: Comprehensive Plan Update Submittal

The Town of Argyle has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Karen Smith, Argyle Town Clerk, at (912) 487-2279 or argylecityofgeorgia@yahoo.com.

Sincerely,

Timothy King, Mayor
Town of Argyle

T00 ☐

04/09/2015 21:01 FAX

**Town of Dupont
P. O. Box 120
Dupont, GA 31630**

April 7, 2015

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

RE: Comprehensive Plan Update Submittal

The Town of Du Pont has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Jane Douglas, Du Pont Town Clerk, at (912) 487-2630 or jdouglas3@windstream.net.

Sincerely,

A handwritten signature in cursive script that reads "James Rawls". The signature is written in black ink and is positioned above the printed name and title.

James Rawls, Mayor
Town of Du Pont



THE CITY OF FARGO

On the banks of the Suwannee River and the edge of the Okefenokee Swamp



POST OFFICE BOX 387 • FARGO, GEORGIA 31631 • OFFICE (912) 637-5597 • FAX (912) 637-5151

April 7, 2015

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Lisa Johnson, Fargo City Clerk, at (912) 637-5597 or cityoffargo@hotmail.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robbie Lee".

Robbie Lee, Mayor
City of Fargo

Robbie Lee
Mayor

Lisa Johnson
City Clerk

Johnny Griffis
Council Member

Clifford Wells
Council Member

Bill Thomas
Council Member

Roy Abbott
Council Member



CITY OF HOMERVILLE

Mayor
THOMAS E. KENNEDY
City Manager
WADE DANIEL
City Clerk
SHIRLEY TESTON

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

Council Members
WILLIE HARDEE, JR.
ELEXIS WILLIAMS
J. E. WITHERSPOON
JAMES McBRIDE

April 7, 2015

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Shirley Teston, Homerville City Clerk, at (912) 487-2375 or cityclerk@cityofhomerville.com.

Sincerely,

Tom Kennedy, Mayor
City of Homerville



— FOUNDED IN 1860 —