

COVER SHEET FOR COMMUNITY

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2018 Comprehensive Plan

for Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls



(amended with Broadband Element on August 1, 2022)
(amended with Coffee County, City of Broxton, and City of Douglas, Community Work
Programs Amendments May 1, 2023)

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

1. Introduction

The 2018 County Comprehensive Plan 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 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Economic Development Element

(as community included in the Georgia Job Tax Credit Tier 1 category) Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Coffee County /Cities of Ambrose, Broxton, Douglas, and Nicholls have also been integrated directly into their parallel components in this Comprehensive Plan.

5. 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 local governments of Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls; economic development professionals; planning staff; educational institutions including the Coffee County Board

of Education, Wiregrass Georgia Technical College, and South Georgia State College; the County health department; Coffee Regional Medical Center; police and fire departments; 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 December 4, 2017, at the Coffee County Courthouse, located at 101 S. Peterson Avenue, Douglas, Georgia. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage 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. A complete list of all the stakeholders is 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 o Kick-Off o Transmittal o Adoption
- Three Workshops o Goals, Issues, and Opportunities
 - o Report of Accomplishments & Community Work Program o 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)
- Announcements on SGRC website and social media as well as County and City Websites
- Dissemination of information in the newspaper

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. Due to the relatively small population of the Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, the entire stakeholder group was utilized as the steering committee, ensuring the

broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments 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 at other group meetings. Opportunity for public comment was provided at public hearings and at city and county commission meetings.

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

The policies were reviewed to reflect the revised issues and opportunities. The Report of Accomplishments and Community Work Program were reviewed and developed in individual meetings with each community. Emphasis was put on achievable, realistic projects for the next five years. A section for long term projects the communities would like to undertake has been added to the Community Work Program.

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, 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

Coffee County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Council has identified 13 goals for the region. It is important to note that the goals summarized below are not presented in order of priority, but rather were assigned a number to identify specific goals addressed as part of the water management practice selection process (Section 6).

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs including all agricultural sectors (this includes the agro forestry economy of the region).
2. Manage groundwater 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 longterm 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 quantity and quality.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens of 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 (forecast methodology assumptions and Resource Assessment modeling)
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns
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
7. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
8. 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 stormwater ordinances, septic system maintenance, and coordinated planning

- Ensure funding and support for local and state Best Management Practices 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 storm water 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 which is not 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. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

Plan Elements

1. Community Goals

The purpose of the Community Goals Element is to lay out a road map for the future of Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls; to generate local buy-in to the plan; and to ensure that the plan is implemented. Communities are encouraged to amend and update the goals as necessary.

1. Land Use Goals

- 1a. Support sustainable growth patterns by coordinating growth with existing and planned infrastructure.
- 1b. Maintain the small town character of smaller communities while looking ahead to assure that land develops properly and in a compatible fashion.
- 1c. Facilitate smart land use choices in tandem with economic development and transportation decisions to preserve and strengthen the existing community structure.
- 1d. Actively pursue a land use strategy that preserves community identity while preparing for future development.

2. Transportation Goals

- 2a. Encourage and maintain a safe, comprehensive, high-quality, multi-modal transportation system with infrastructure that takes into account surrounding land uses and the natural environment, minimizes traffic congestion, increases connectivity, and encourages pedestrian and cyclist access.
- 2b. Support efforts to improve transportation infrastructure in ways that will attract more people and support the local economy, creating an attractive environment for living and conducting business.
- 2c. Support smart transportation decisions that improve pedestrian access and maintain the existing road network.

3. Economic Development Goals

- 3a. Create an environment that promotes Coffee County and its cities as attractive places to do business.
- 3b. Sustain the attractive qualities of smaller communities through property upkeep and improvements and attraction of businesses and activities that contribute to tourism.
- 3c. Proactively pursue economic development opportunities to continue growth, a healthy economy, and vibrant downtown areas.
- 3d. Work collaboratively with area and state economic development agencies to attract services and industry that better meet the area's needs.

4. Housing Goals

- 4a. Provide good-quality, safe, affordable housing to meet the community's needs and accommodate a diversity of persons by ameliorating existing housing concerns and building sufficient units to meet projected demand.

5. Natural & Cultural Resources Goals

- 5a. Preserve existing natural and cultural resources by actively identifying and addressing risks and opportunities related to them.
- 5b. Develop and enforce adequate environmental and cultural controls to preserve the community's heritage.

6. Community Facilities & Services Goals

- 6a. Encourage pride in the community by maintaining programs and services that meet the community's desires and needs.
- 6b. Provide an optimal level of service to residents by actively reevaluating existing facilities and services, planning for needed facilities, and addressing the community's facility and service needs.

7. Intergovernmental Coordination Goals

- 7a. Maintain a high level of intergovernmental coordination between local governments in order to provide the highest quality and level of services to residents, in a cost effective environment.
- 7b. Create stronger relationships with neighboring communities and state agencies in an effort to improve service delivery to residents.
- 7c. Local governments will collaborate to share mutually beneficial knowledge and information, and will consolidate services when appropriate.

8. Broadband

- 8a. Provide digital broadband and communications to ensure residents' current and future needs, businesses, and industry within Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls. Create stronger relationships with neighboring communities and state agencies in an effort to improve service delivery to residents.

2. Issues and Opportunities

A targeted plan, delineating both issues and opportunities, is the cornerstone of effectively moving the community's vision forward. In order to develop and update this section, the Issues and Opportunities from the previous (2007) Comprehensive Plan for Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls were reviewed and revised based on input from community stakeholders, and ultimately

refined by Southern Georgia Regional Commission staff. These updated issues and opportunities have been instrumental in the development of both the Community Policies and the Community Work Program.

The Issues and Opportunities in this section are grouped by the following major topic areas that are considered throughout the Comprehensive Plan:

1. Land Use
2. Transportation
3. Economic Development
4. Housing
5. Natural and Cultural Resources
6. Community Facilities and Services
7. Intergovernmental Coordination

1. Land Use Issues:

- 1.1. Sprawl. Most recent residential development in the County has been low-density, with subdivisions that are scattered, isolated, and disconnected. Low-density residential developments are unlikely to generate the tax base necessary to pay for the infrastructure and services they require, such as roads and schools. In addition, a more scattered land use pattern causes residents to drive more miles, leading to more strain on roads and more traffic congestion. Land use decisions should encourage future residential development closer to, or within, the Cities.
- 1.2. Preservation of Agricultural Land. Limited regulation has resulted in dispersed residential development throughout the County. In order to preserve the community's rural character, land use decisions should focus on the preservation of agricultural land and discourage further major residential developments in isolated areas.
- 1.3. Vacant Property Downtown. The smaller Cities (Ambrose, Broxton, and Nicholls) are all in need of revitalization in their historic Downtown districts.
- 1.4. Code Enforcement. Ongoing concern exists regarding home maintenance and building code enforcement. The County Planning and Zoning Department lacks the staff resources to fully enforce building and zoning codes.
- 1.5. Lack of Zoning. The Cities of Ambrose and Nicholls have no zoning to regulate future land use decisions and are therefore at risk of having incompatible land uses.

Opportunities:

- 1.1. Improved Code Enforcement. Greater resources devoted to code enforcement could help to eliminate issues such as blighted properties, poor yard upkeep, and trash.

- 1.2. **Brownfields.** Coffee County has numerous brownfield sites ranging from former gas stations to larger former industrial sites. The majority of county's brownfields are located in the City of Douglas, but the three smaller cities and the unincorporated county each have brownfields as well. Funding opportunities may exist for redevelopment.
- 1.3. **Infill Development and Redevelopment of Vacant Sites.** Opportunities for infill development exist in all the four Cities (both central business districts and neighborhoods). Also, many of the subdivisions in the unincorporated County were never completely built out and still have vacant lots. As many of these areas are already served with paved roads and school bus routes, they also present an infill opportunity.
- 1.4. **Direct Future Growth.** Making sure future development has greater benefits than costs to the community must be a priority. To achieve this aim, growth should be targeted to areas where infrastructure is properly developed. The future development map and discussion of character areas should be employed as a guide for land use decisions.
- 1.5. **Mixed-Use Downtown.** Especially in Downtown Douglas, efforts to incorporate a greater diversity of mixed uses should be encouraged. In particular, the development of housing above retail will help support the retail and commercial life of the area in off-peak hours.

The Douglas Downtown Development Authority has opened new opportunities for redevelopment efforts downtown.

- 1.6. **Overlay Districts.** Currently, downtown Douglas has a historic overlay district requiring specific façade elements, building heights, and landscaping. As such, the area takes on a certain character, with common design standards that are appealing to the eye. Such overlay districts could be added to other areas for a similar visual appeal. The future development map and character area discussions can help guide the creation of these districts.

1.8 **Creation of a Zoning Ordinance.** To ensure that compatible land uses are an element of future development, the Cities of Ambrose and Nicholls should develop a basic zoning ordinance.

2. Transportation

Issues:

- 2.1. **Improve Railroad Crossing Safety.** Many at-grade railroad crossings continue to cause safety concerns and/or cause traffic congestion.
- 2.2. **More Sidewalks and Bike Paths Needed.** Sidewalks are lacking in many residential areas and in other areas where people walk or would like to walk. More bicycle infrastructure is also desired.
- 2.3. **Lack of Street Trees.** Some sidewalks lack shade trees.
- 2.4. **Prioritize Road Works Projects.** By developing a coherent, efficient plan for future road works expenditures, the County can plan for addressing road works needs according to appropriate priority.

- 2.5. Truck traffic and its interaction with regular vehicular traffic is becoming more and more of a concern for Coffee County.
- 2.6. Unpaved Roads. Many newer subdivisions in the County are built on dirt roads, which have erosion problems and maintenance costs.
- 2.7. School-Related Traffic Congestion. Increasing traffic congestion around Coffee County Middle School is clogging roads and inhibiting traffic flow.
- 2.8. Lack of Public Transit. There is a need for public transit in the community, especially for the elderly and the 9% of households (1,276 households) that have no vehicle available (2016 Census estimate). The Coffee County Transit Development Plan calls for a demand-response public transit system, which would serve an estimated 431,200 trips annually.
- 2.9. Street Paving and Drainage. Many roads in the County and Cities are in need of repairs and/or repaving. Some streets have drainage issues and suffer from flooding.

Opportunities:

- 2.1. Perimeter Road. Once completed, the expanded Bowens Mill Road, with a railroad overpass, will improve mobility for through traffic around the perimeter of Douglas. Plans to complete the perimeter road around the entire city could also be revisited. However, diverting traffic may also shift economic development away from Downtown Douglas.
- 2.2. Passing Lanes. On congested two-lane roadways where four-laning may not be costfeasible, intermittent passing lanes may be a more cost-effective solution.
- 2.3. Improve Appearance of US 441. As a major gateway entering the community, 441 plays an important role in welcoming visitors, residents, and those temporarily passing through the community. Basic design improvements such as landscaping, vegetation buffers between streets and sidewalks, clear signage, street furniture, and street lights can help make the street more attractive.
- 2.4. Pave Dirt Roads. The County and Cities should establish priority lists of dirt roads to pave, and should pave them as funding allows. Paved streets should be required in all new residential developments.
- 2.5. Expand Sidewalk Networks. The Cities can increase walkability by continuing to build out their sidewalk networks, which includes improving and maintaining pedestrian crosswalks. A Sidewalk Master Plan could help to prioritize these projects. Sidewalks should be required in all new residential developments.
- 2.6. Multi-Use Trail. The Douglas Trail, a rails-to-trails path that runs 3 miles through the City of Douglas, is an asset to the community both for recreation and for non-motorized transportation. A planned extension of the trail will increase its appeal and usefulness.
- 2.7. Encourage Bicycle Traffic. More bicycle parking and bike lanes and trails could encourage bicycle tourism and recreational bicycling, while also expanding transportation options for

people who want more exercise and for people who do not own cars. The Douglas Trail, in particular, presents an opportunity to encourage bicycle traffic in Downtown Douglas.

- 2.8. Public Transit. A demand-response public transit system would provide much-needed transportation for those in need, increasing access to jobs and services.
- 2.9. On-going Transportation Infrastructure Maintenance. Throughout the County and Cities, improvements should be made to storm drainage, roads surfaces, sidewalk facilities, and curbs. The on-going maintenance of these facilities will improve the community's appearance, facilitate a higher quality of life for residents, and create a pull factor for businesses considering location in the area.
- 2.10. Scenic Corridors. Transportation corridors with scenic views that may want to be considered for special land use controls. Coffee County should consider pursuing a Rural and Scenic Byway designation for one of its scenic two-lane routes.
- 2.11. Long Range Transportation Plan. A long-range transportation plan could effectively identify and prioritize current and projected transportation needs.
- 2.12. Coordinate Transportation and Land Use. In order to preserve the efficiency of the community's roads, changes in land use (such as the construction of new subdivisions) should only occur in locations where the necessary road infrastructure is already in place.

3. Economic Development Issues:

- 3.1. Limited Labor Force. The County's labor force participation rate was only 51.1 percent in 2016. By comparison, the State of Georgia had a 62.9 percent labor force participation rate. This limited labor force may discourage some employers from locating in the area. There is also a need for a fast track program for getting able-bodied workers back into the workforce.
- 3.2. Recruitment of Employers. It is an ongoing challenge to attract new businesses to locate in the community.
- 3.3. Low Wages. The retail sector is one of the strongest industries in the area, but wages in that sector have decreased, resulting in a ripple effect on the economy.
- 3.4. Retention of Graduates. Many graduates of the community's schools and colleges depart to other areas due to the lack of attractive employment options in the local area.
- 3.5. Provision of Adequate Infrastructure to Support Future Economic Development. The County and Cities must work collaboratively to ensure there is adequate infrastructure (such as roads, water, sewer) for industrial and commercial development.
- 3.6. Continued Poverty. Poverty remains a pervasive problem in Coffee County, with 24.5% of people living in poverty (2016 Census estimate). Economic development efforts must seek strategies to help alleviate this situation through a combination of job training opportunities, creative childcare facilities, and the attraction of more quality jobs to the areas.

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- 3.7. Vacant Commercial Property in Downtown Areas. Vacant commercial property is an ongoing community concern, especially in the Cities of Broxton and Nicholls.
 - 3.8. Community Aesthetics. The County and Cities are in need of various aesthetic improvements, including community gateways or welcome signs, street trees in some locations, and streetscaping.

Opportunities:

- 3.1. Leverage Local Training and Educational Resources. The community is endowed with two excellent local training and educational institutions: South Georgia State College and Wiregrass Georgia Technical College. Both have tremendous opportunities for educational advancement and economic development. Expanded job training opportunities, tailored to the needs of current employers, could help to expand employment options, both for new graduates and for those already in the workforce.
- 3.2. Attraction of Higher-Quality Jobs. Expanded business recruitment, retention, and expansion efforts (including tax incentives) could help to increase the number of higher-

3.3.

3.4. paying jobs available in the community, thereby helping to alleviate unemployment and poverty.

Increase the Workforce. A fast-track program for getting able-bodied adults back into the workforce could help to increase labor force participation and alleviate poverty.

3.5.

Industrial Parks. The County's four industrial parks offer access to rail lines, interstate highways (I-75, I-95, I-16, and I-10), and the seaports of Savannah and Jacksonville. Perimeter West Industrial Park still has 80 acres available.

3.6.

Airport. The Douglas Municipal Airport has a 6,005 foot runway, which can accommodate a small jet plane.

3.7.

Sewer and Water Capacity. The City of Nicholls has developed advanced sewer and water capacity. This infrastructure could serve as an incentive for businesses to locate there. The City should work collaboratively with the Douglas-Coffee Chamber of Commerce to attract appropriate industry.

3.8.

Childcare Facilities. By providing expanded childcare options, employment possibilities for parents (especially single parents) could be expanded and poverty alleviated.

3.9.

Attract Seniors to the City. The City of Douglas has many attributes that make it an inviting location for a senior/retiree population. These attributes include a friendly smalltown environment, low cost of living, moderate weather, and a high degree of medical specialization. The senior center is an additional resource to be utilized.

3.10.

Health Care System. The health care system in Douglas is among the best in Southeast Georgia. Local governments and economic developers should continue to work with the Coffee County Regional Medical Center to grow and expand this industry within Coffee County.

3.11.

Tourism. Coffee County has many unique sites that are, or potentially could be, a draw for tourists, including General Coffee State Park, Broxton Rocks, and the historic Downtowns of the Cities. According to the Georgia Department of Economic Development, in Coffee County in 2015, the tourism industry supported 532 jobs, generated \$71.9 million in direct travel spending, created \$2.7 million in sales tax revenue, and generated \$2.2 million in local tax revenues.

3.12.

Continue Backing the Coffee County Douglas Chamber of Commerce. Much of the recent economic growth in the community is attributed to the ongoing efforts of the local Chamber of Commerce. The Chamber's efforts have helped lead the City and surrounding County to high levels of growth, unseen by neighboring communities. Ensuring the ongoing prominence of this agency will likely help facilitate the continued growth of the local economy.

Attract More Local Retail. In cooperation with the Douglas-Coffee Chamber of Commerce, the Cities could work to recruit local businesses to their downtown areas to fill vacant storefronts and fuel the local economy.

- 3.13. High-end Restaurants and Shopping. Douglas has a limited quantity of high-end restaurants and shops. They are highly desired by residents and can serve the tourist and business groups that flow in and an out of the City for short stays.
- 3.14. Douglas Main Street Program. The Douglas Main Street Program is an excellent opportunity to assure that the downtown core redevelops in a sustainable fashion. The resources and partnerships established as a result of this program should be preserved.
- 3.15. Streetscaping in Downtown Areas. Especially in the smaller Cities, improvements to streetscaping, including park benches, lamp posts, façade improvements, and planters, could increase attractiveness to visitors while preserving small town character.
- 3.16. City Branding. For the County and Cities, identifying and promoting a community theme that highlights each community's unique characteristics can help foster community pride and spur positive growth. Such themes are often associated with annual festivals.
- 3.17. Improve City of Douglas Gateways. Douglas has a significant traffic flow in and out of its limits. To leave a positive impression on visitors and residents, the city's entrances should be improved to lasting impression on those that are passing through. This effect can be generated by more elaborate signage, change in paving materials, small monuments, or similar changes.
- 3.18. Community Cleanliness. Improved trash pickup, litter control, and recycling could help improve the community's appearance and attractiveness to visitors and potential businesses.

4. Housing Issues:

- 4.1. Barriers to Affordability. A shortage of affordable housing continues to exist in the community.
- 4.2. Substandard Housing. Substandard and dilapidated housing continues to exist in the community, including both manufactured homes and site-built homes. This is an issue in the Oak Park area and in other areas.
- 4.3. Lack of High-End Housing. The City of Douglas needs more high-quality housing for professional workers (for example, those in the medical field). This could include singlefamily homes as well as high-end apartments.
- 4.4. Vacant Housing. According to 2016 Census estimates, 16.6% of housing units in Coffee County (including the Cities) are vacant, compared with a statewide rate of 13.1%.
- 4.5. Domestic Violence Shelter. There is no domestic violence shelter within the County; the community is served by a shelter in Waycross.
- 4.6. Drug Treatment. There is a drug court in the community and Still Waters Recovery Center for Women, but there is still a need for a crisis stabilization facility to help with the homeless and other individuals in need.
- 4.7. Homeless. There are no homeless shelters in Coffee County, and there are no estimates of the homeless population.

Opportunities:

- 4.1. Attract Residential Development to Downtown Douglas. Zoning in downtown Douglas is designed to allow for housing above retail and office uses. Downtown Douglas has several buildings that could be converted to lofts, providing attractive housing for both young professionals and empty-nesters. Downtown residents could help revitalize older buildings, support existing and new businesses, and populate the streets, creating a safer and more vibrant Downtown. The nearby hospital and colleges are excellent potential markets for this type of housing.
- 4.2. Housing Rehabilitation Program. The Department of Community Affairs currently has a program to assist in rehabilitating aging housing.
- 4.3. Redevelopment Opportunities. There are many redevelopment opportunities in the community, particularly in areas containing older housing stock that have not been well maintained or fail to meet current building codes.
- 4.4. Urban Redevelopment Plan. An urban redevelopment plan was created in 2015 for the Oak Park Subdivision. Having this plan in place gives the County broader powers to eliminate blight.

4.7. Drug Treatment. Still Waters Recovery Center has been established within the community and is a residential long term facility for women. The community has also set up a Drug Court Program that helps to rehabilitate offenders.

5. Natural and Cultural Resources Issues:

- 5.1. Water Quality. The Seventeen Mile River, Satilla River, and some smaller streams in Coffee County are listed as “impaired” under the federal Clean Water Act for multiple pollutants, including arsenic and fecal coliform.
- 5.2. Underutilized Tourism Resources. The community has some unique natural areas, such as Broxton Rocks and General Coffee State Park, which are not utilized to their full potential for recreation and ecotourism, and also some unique festivals and other events.
- 5.3. Lack of Recycling. Recycling services are not available in all areas.
- 5.4. Preservation of Historic Homes. The County and Cities have a number of historic homes that are at risk due to age and minimal rehabilitation efforts.
- 5.5. Preservation of Historic Downtowns. The Cities of Broxton and Nicholls have a number of historic buildings in their Downtown areas that are in need of repair, and some that are beyond repair.

Opportunities:

- 5.1. Preserve Wetlands. 18.8% of the total area of Coffee County consists of wetlands. These are an integral component of the area’s ecosystem and should be preserved.
- 5.2. General Coffee State Park is a great asset to the community, drawing over 90,000 visitors per year and offering a heritage farm, hiking trails, equestrian trails, canoeing, camping, and popular events such as the Pioneer Harvest Festival and Love Bug Festival.

- 5.3. Broxton Rocks is a unique site, a highly sensitive ecosystem, yet underutilized. By partnering with the Nature Conservancy, the County could tap into this site's potential as an ecotourism destination.
- 5.4. Rails-to-trails. Additional greenways, including the planned extension of the Douglas Trail, could offer further opportunities for outdoor recreation and eco-tourism.
- 5.5. Preservation of Agricultural and Forest Land. By encouraging future residential development within or close to the Cities, the community can preserve its rural and smalltown character and existing natural resources.
- 5.6. Partnerships to Protect Historic Resources. The County and Cities can partner with the Historic Preservation Committee, and other organizations, to preserve historic resources. There are four districts in the community listed in the National Register of Historic Places: the Gaskin Avenue Historic District, the Downtown Douglas Historic District, the Eleventh District A & M School-South Georgia College Historic District, and the 63rd Army Air Forces Contract Pilot School.
- 5.7. Develop WWII Training Site. The historic 63rd Army Air Forces Contract Pilot School, adjacent to the airport, has great historic value, has been re-zoned to Planned Development, and presents a unique opportunity for further development combined with historic preservation.
- 5.8. Preservation of Historic Buildings and Homes. Various opportunities exist to preserve and rehabilitate historic properties, including programs offered by the Department of Community Affairs.

6. Community Facilities and Services Issues:

- 6.1. Stormwater and Drainage Improvements. Stormwater drainage and flooding is an ongoing concern in certain areas in the County and Cities.
- 6.2. Aging Infrastructure. Water and sewer systems, streets, roadways, and bridges in various locations throughout the County and all the Cities are in need of repairs and improvements.
- 6.3. Limited Sewer and Water Capacity. As the community continues to grow, sewer and water capacity become increasingly important concerns. Expanded capacity is needed to some degree for all jurisdictions in order to attract new businesses.
- 6.4. Roadway Trash. Coffee County continues to experience a sizable amount trash and debris on roadways, stemming from through traffic by trucks and also from littering.
- 6.5. Limited Staff. Coffee County has very few staff proportionate to the number of services it needs to provide. As a result of these staffing issues, rudimentary responsibilities of the County such code enforcement, ordinance enforcement, and general law enforcement cannot be fully met.
- 6.6. Growing Spanish-Speaking Population. To meet the needs of the growing Spanishspeaking population, the County should consider the availability of translation services as well as bi-lingual publications.

- 6.7. Substance Abuse is an ongoing concern in the community. Potential coordination efforts with law enforcement officers, the local school board, and the Douglas-Coffee County Parks and Recreation Department should be considered.
- 6.8. Limited Youth Activities. Coffee County and the Cities have limited activities for youth. Limited activities can add to petty crime and drug abuse.
- 6.9. Limited Street Lighting. Street lighting is lacking in certain areas in the County and Cities.
- 6.10. Aging Population. As the median age of the community's residents continues to increase, more services for the elderly will be needed.

Opportunities:

- 6.1. Youth Activities. A partnership with the local school board may help identify resources that will best meet the desires of the community's youth. Activities/programs should be considered for all age groups.
- 6.2. Community Trash Pickup Events, combined with active enforcement of anti-littering ordinances, could help to address the issue of trash on roadways.
- 6.3. Community Walking Paths. The walking paths in Broxton and in Douglas (at North Madison Park and Wheeler Park) are popular with residents. Improvements, additions, and new paths could be a further asset to the community.
- 6.4. Expand Recreational Services. Coffee County and the City of Douglas operate a joint Parks and Recreation Department, but there are currently no parks in unincorporated Coffee County. The City and County should work collaboratively to ensure that the residents of the unincorporated County have access to an appropriate level of recreational services.
- 6.5. Continue Service Enhancements to Accommodate and Attract Growth. In order to attract growth, the County and all Cities should continue to improve public services, community facilities, infrastructure, parks, public spaces, and recreation opportunities.
- 6.6. Sewer and Water Improvements. The County and all Cities can work together to identify sewer and water needs and expand water and sewer capability for economic development.
- 6.7. Stormwater Drainage Improvements. By improving stormwater drainage infrastructure in certain areas, the community can alleviate flooding and improve water quality in streams.
- 6.8. Recycling. In jurisdictions where recycling is not available, implementing a recycling program could help to reduce waste, improve community appearance, and reduce the burden on landfills.
- 6.9. Marketing of Services. The City of Douglas offers many services and resources for its residents, not all of which are adequately marketed. Increased marketing, including to the growing Spanish-speaking population, would help to increase participation and access.
- 6.10. City Pool. The Douglas City Swimming Pool is a great asset to the community, helping to bring aquatic-related events and indirectly serving as an asset for economic development.
- 6.11. Continuation of High-Quality Public Safety. Happily, Coffee County lacks many issues prevalent in large metropolitan areas. To maintain this status, Douglas must fully support

its policing and crime management programs, especially in the wake of increased gang activity and crime. The City of Douglas Police Department has a long-range need for a new police department building.

7. Intergovernmental Coordination Issues

- 7.1. Coordination of Code Enforcement with County. Limited code enforcement is a countywide concern. Efforts to coordinate code enforcement across the County and Cities may lead to a more cost-effective strategy and better service delivery.
- 7.2. Coordinate Upkeep and Improvement of Recreational Facilities. The County and Cities could work more closely with the Coffee-Douglas Parks and Recreation Department to maintain and make improvements to parks and related facilities.
- 7.3. Improved Coordination and Collaboration. There is good coordination and collaboration between the local governments, but opportunities for improvement still exist.
Opportunities:
 - 7.1. Shared location for Public Safety and Judicial Services. A collaborative effort to put all public safety and judicial services into a single shared location would allow for community needs to be addressed more efficiently and effectively.
 - 7.2. Coordinate Development and Education. Opportunities may exist for new housing to be built near to schools: especially Coffee High School and Coffee Middle School, but also others. Building schools close to residences can lower bussing costs and improve traffic flow. The Board of Education should be involved in major land use decisions related to residential development.
 - 7.3. Joint Tourism Marketing. The community has many good-quality hotels, restaurants, a State Park, and other amenities. An opportunity exists for the County and Cities to pursue joint marketing strategies to promote tourism, including ecotourism.
 - 7.4. Continually Collaborate with State Department of Transportation. To achieve local transportation goals, a strong relationship with the Georgia Department of Transportation is necessary. For effective lobbying efforts, it is necessary to develop a clear vision of what improvements are needed.
 - 7.5. Pursue Creative Funding Sources. To secure funds for needed projects and programs, the County and Cities should continue active collaboration with the Chamber of Commerce, Regional Commission, and state agencies to identify potential grants and other funding sources.

8. Broadband Issues

- 8.1: Lack of Sufficient Coverage. The lack of sufficient digital broadband coverage in areas of Coffee County limits educational and economic development opportunities and causes communication problems for police, fire, and EMS.
- 8.2: Affordability and Access. More affordable, accessible, and higher-speed broadband access is needed throughout Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls.

8.3: Infrastructure. Technological product development is outpacing the availability of broadband infrastructure; medical centers, schools, libraries, and businesses need to keep up with product developments yet are unable due to the limits of the infrastructure in rural areas.

Opportunities:

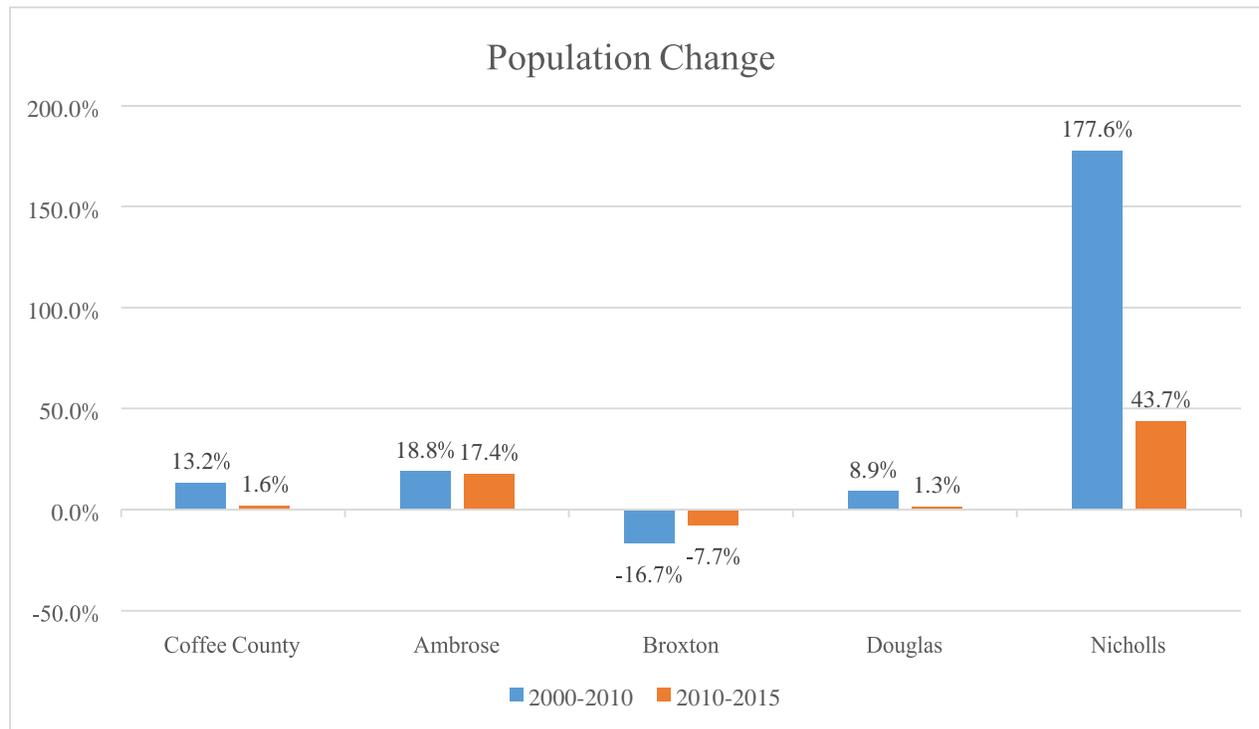
8.1: Services. Better broadband services will improve the future for all citizens and businesses.

8.2: Partnership. Encourage the partnership of providers to allow better broadband services.

8.3: Partnership/Coverage. Public/private partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

8.4: Infrastructure. Broadband infrastructure may be included during road project development to increase project efficiency and outcomes.

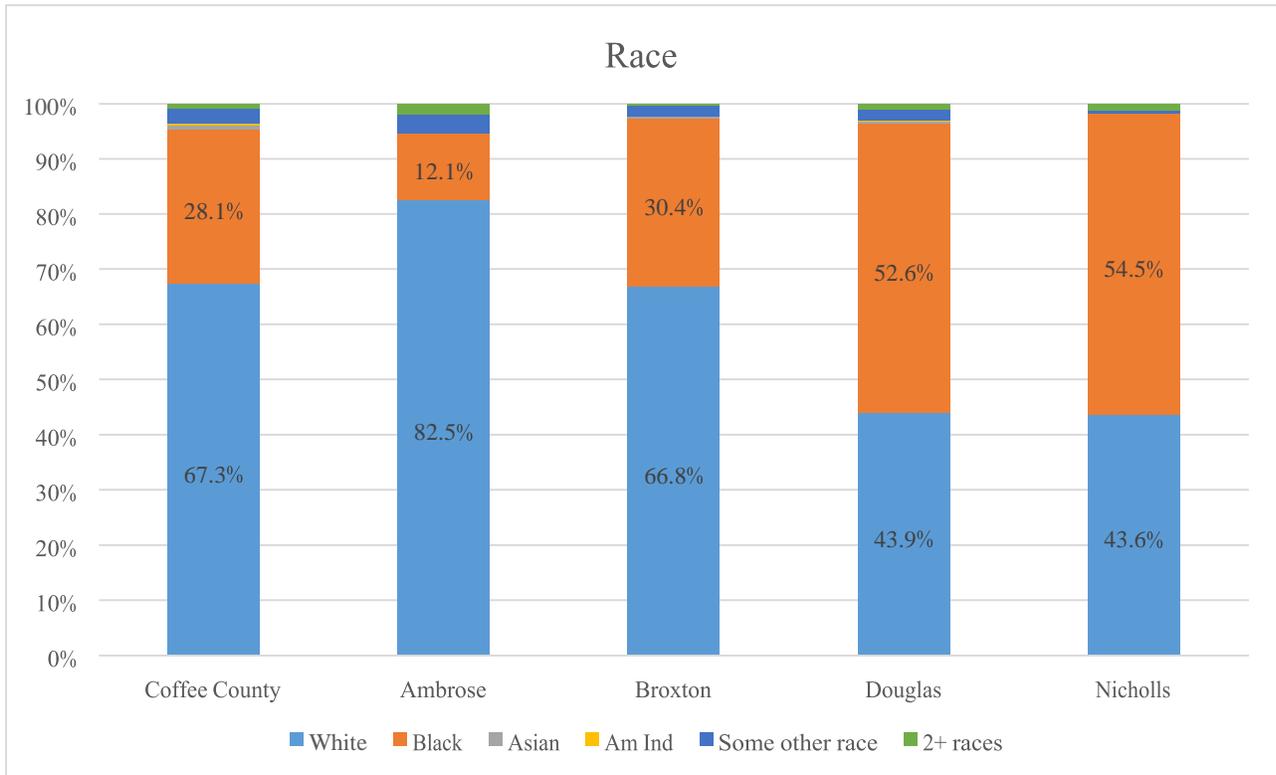
3. Analysis of Data and Information



(Census.Gov)

According to 2016 U.S. Census Bureau American Community Survey 5-year estimates, the population of Coffee County is 43,042, an increase of 1.6% since 2010. The City of Ambrose’s 2016 population is 446, a 17.4% increase since 2010. The City of Broxton’s 2016 population is 1,098, a 7.7% decrease since 2010. The City of Douglas’s 2016 population is 11,742, a 1.3% increase since 2010. The City of Nicholls’ 2016 population is 4,021, a 43.7% increase since 2010. Coffee County had a 13.2% increase in population between 2000 and 2010, while the City of Ambrose’s population increased by 18.8%, the City of Broxton’s population decreased by 16.7%, the City of Douglas’s population increased by 8.9%, and the City of

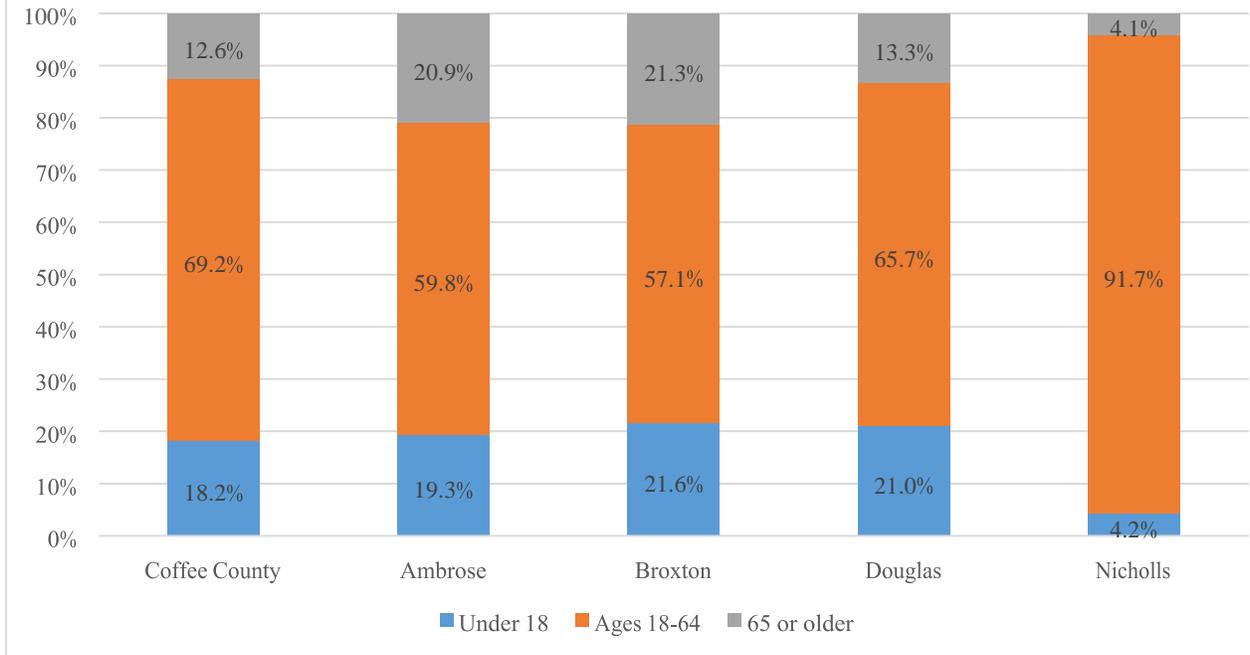
Nicholls’ population increased by 177.6% (mainly due to the City annexing Coffee Correctional Facility, which has a capacity of approximately 3,000 inmates). The median age in Coffee County is 35.2, compared with a median US age of 37.6.



(Census.Gov)

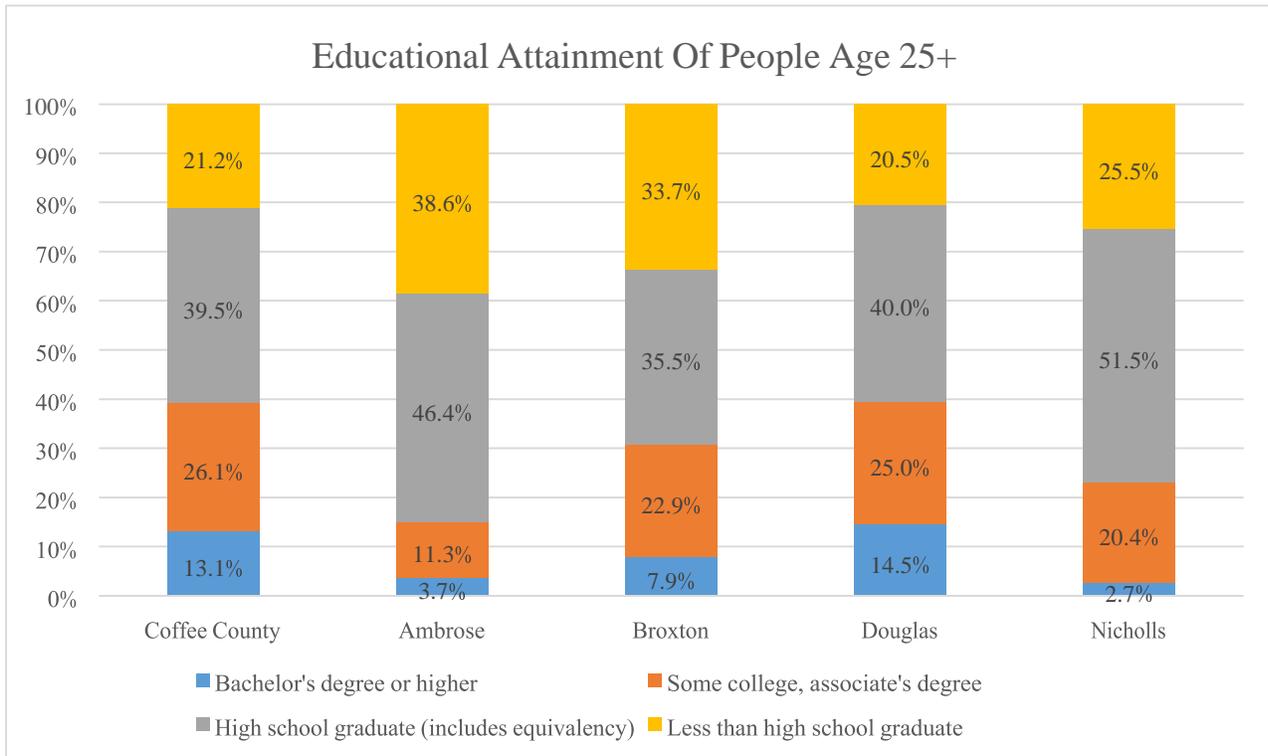
The 2016 population of Coffee County is 67.3% White/Caucasian, 28.1% Black/African American, 2.9% some other race, 0.8% two or more races, 0.8% Asian, and 0.1% Native American. The City of Ambrose’s population is 82.5% White/Caucasian, 12.1% Black/African American, 3.4% some other race, and 2.0% two or more races. The City of Broxton’s population is 66.8% White/Caucasian, 30.4% Black/African American, 2.0% some other race, 0.5% Asian, and 0.3% two or more races. The City of Douglas’s population is 52.6% Black/African American, 43.9% White/Caucasian, 2.0% some other race, 1.0% two or more races, 0.3% Native American, and 0.2% Asian. The City of Nicholls’ population is 54.5% Black/African American, 43.6% White/Caucasian, 0.7% some other race, and 1.2% two or more races.

Age Distribution



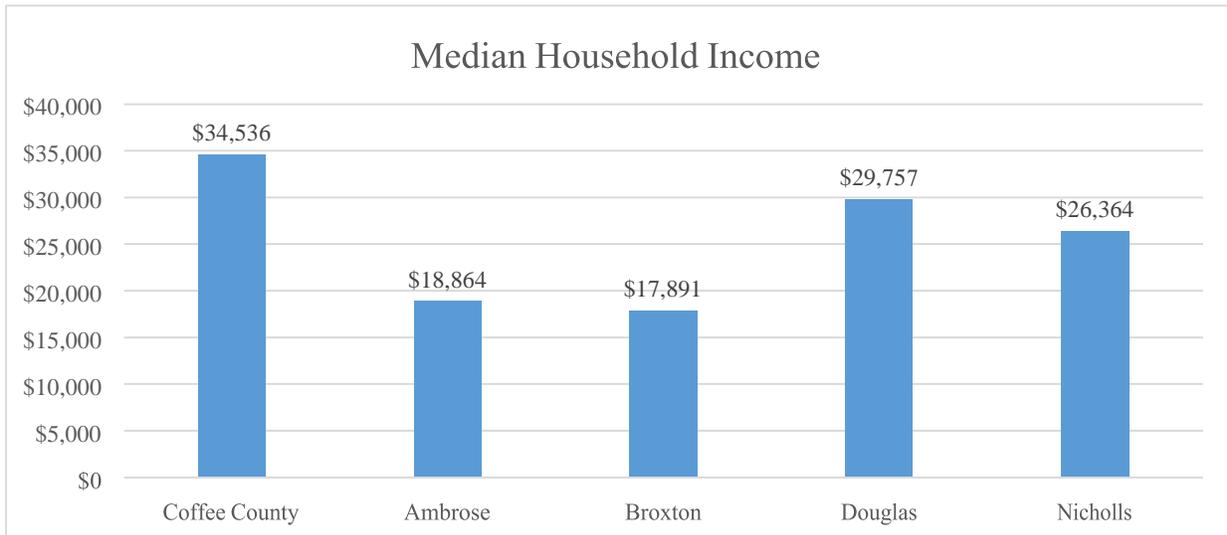
(Census.Gov)

According to 2016 estimates, the age distribution in Coffee County is 12.6% over 65, 69.2% ages 18-64, and 18.2% under 18. In the City of Ambrose, the age distribution is 20.9% over 65, 59.8% ages 18-64, and 19.3% under 18. In the City of Broxton, the age distribution is 21.3% over 65, 57.1% ages 18-64, and 21.8% under 18. In the City of Douglas, the age distribution is 13.3% over 65, 65.7% ages 18-64, and 21.0% under 18. In the City of Nicholls, the age distribution is 4.1% over 65, 91.7% ages 18-64, and 4.2% under 18. Coffee County’s population is 48.8% female and 52.2% male, the City of Ambrose’s population is 43.3% female and 56.7% male, the City of Broxton’s population is 54.0% female and 46.0% male, the City of Douglas’s population is 55.6% female and 44.4% male, and the City of Nicholls’ population is 13.9% female and 86.1% male.



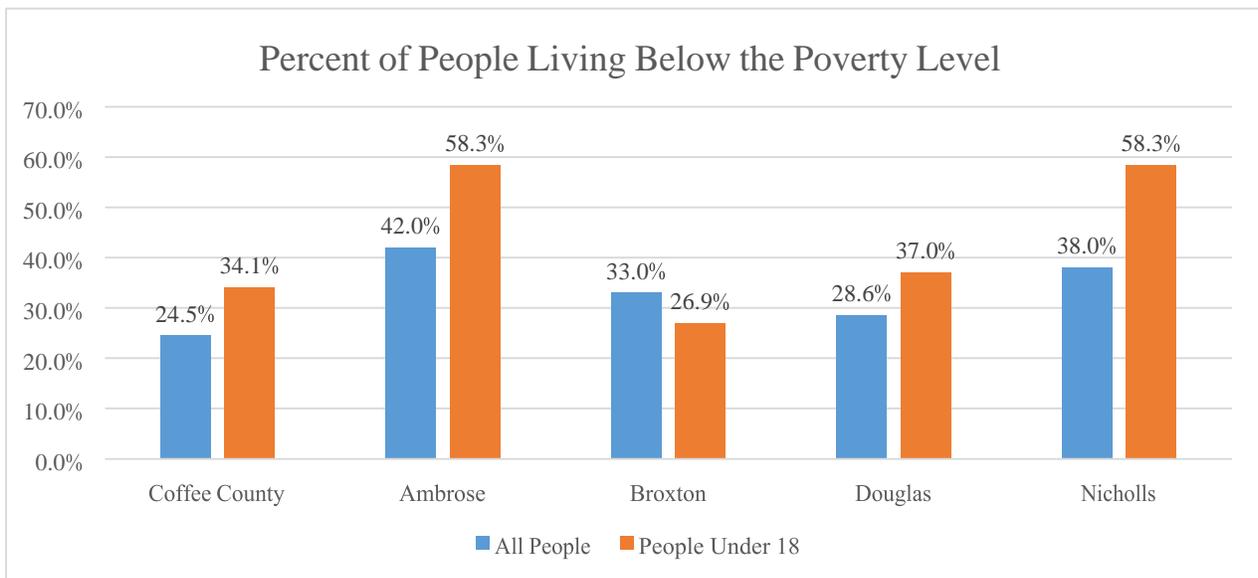
(Census.Gov)

As of 2016, persons aged 25 or older, in Coffee County, 21.2% have no high school diploma, 39.5% are high school graduates (includes equivalency) with no further education, 26.1% have an associate’s degree or some college, and 13.1% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Ambrose, 38.6% have no high school diploma, 46.4% are high school graduates (includes equivalency) with no further education, 11.3% have an associate’s degree or some college, and 3.7% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Broxton, 33.7% have no high school diploma, 35.5% are high school graduates (includes equivalency) with no further education, 22.9% have an associate’s degree or some college, and 7.9% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Douglas, 20.5% have no high school diploma, 40.0% are high school graduates (includes equivalency) with no further education, 25.0% have an associate’s degree or some college, and 14.5% have a bachelor’s or higher degree. Among persons 25 or older in the City of Nicholls, 25.5% have no high school diploma, 51.5% are high school graduates (includes equivalency) with no further education, 20.4% have an associate’s degree or some college, and 2.7 have a bachelor's degree or higher.



(Census.Gov)

As of 2016 (US Census Bureau American Community Survey 5-year estimates), the median household income is \$34,536 in Coffee County, \$18,864 in the City of Ambrose, \$17,891 in the City of Broxton, \$29,757 in the City of Douglas, and \$26,364 in the City of Nicholls.



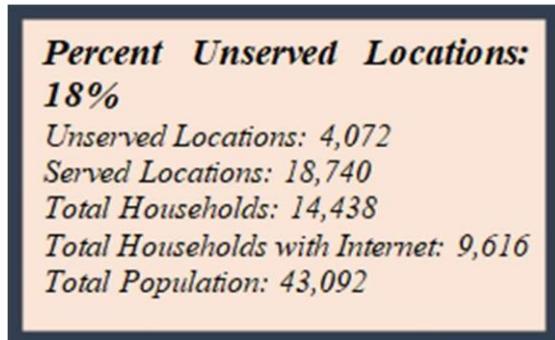
(Census.Gov)

According to the latest (2016) five-year Census Bureau American Community Survey estimates, 24.5% of all people and 34.1% of persons under 18 in Coffee County are living below the federal poverty level. This includes 42.0% of all people and 58.3% of those under 18 in the City of Ambrose, 33.0% of all people and 26.9% of those under 18 in the City of Broxton, 28.6% of all people and 37.0% of those under 18 in the City of Douglas, and 38.0% of all people and 58.3% of those under 18 in the City of Nicholls.

Data source: U.S. Census Bureau (www.census.gov)

4. Broadband Service Element

In recognition of the importance of broadband infrastructure to the vitality of communities, the Georgia legislature passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides planning, deployment, incentives, and other purposes for broadband services. It also requires comprehensive plans to promote the deployment of broadband services. Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls recognize the importance of broadband expansion by including this Element in their Comprehensive Plan.

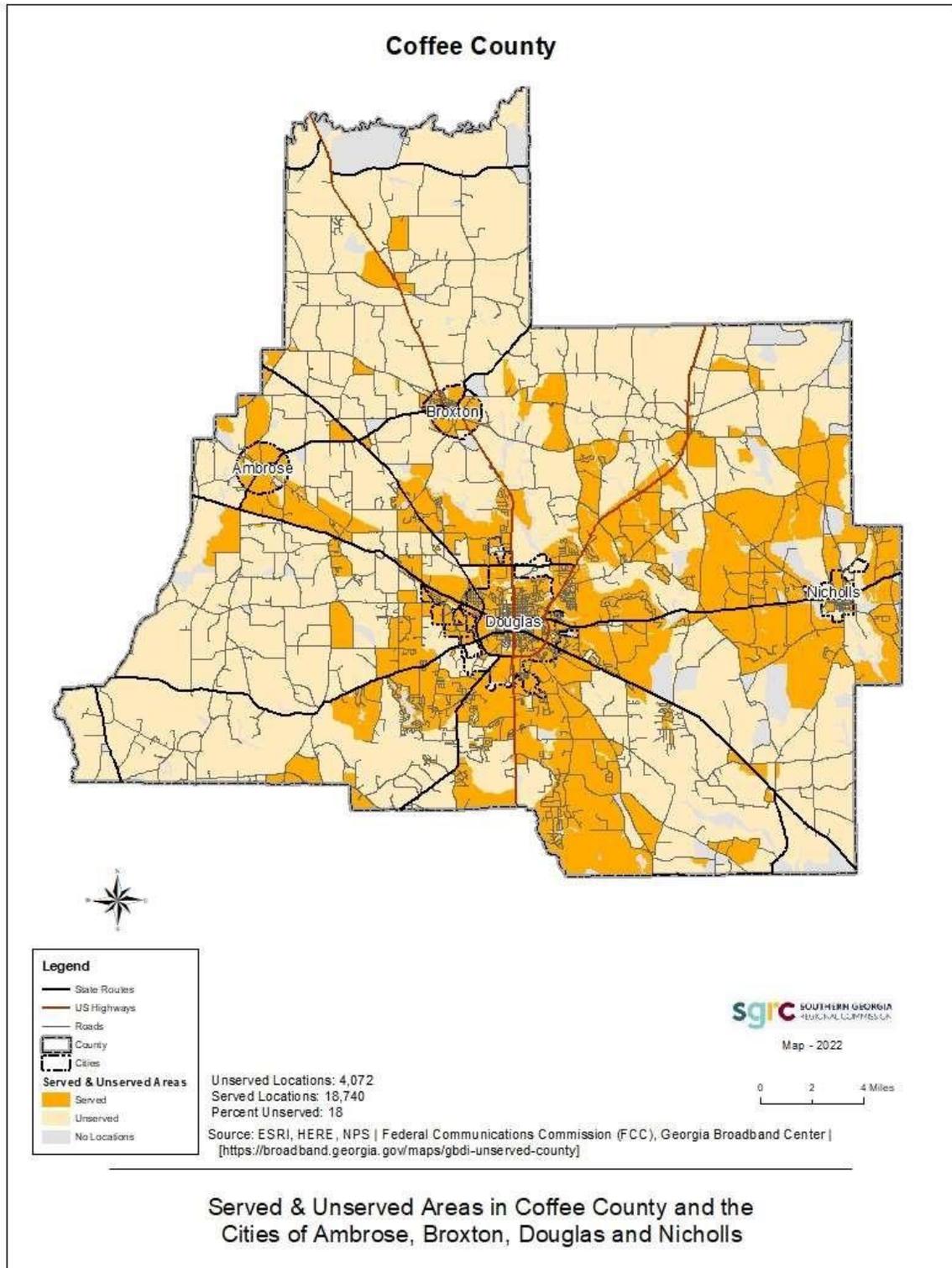


Broadband services enable residents to access several vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband and improvement in the position of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. Educating upcoming students in web literacy and digital skills training isn't easy without adequate broadband speed and connectivity.

The latest data shown in Map 1 below identifies 18% of the locations in Coffee County as unserved. As more granular data becomes available, more accurate classification is expected, and the unserved percentage is anticipated to rise or could be offset by expansion of broadband infrastructure.

County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and three megabits per second up.

Map 1: Served & Unserved Areas in Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls



79.58% of households in Coffee County have a computer, compared to 88.6% of households statewide. Broadband internet subscriptions in the County are held by 66.60% of households. (Census.gov) During the analysis of broadband services provision in Coffee County, an electronic poll was distributed to residences, businesses, hospitals, government bodies, libraries, and educational facilities. There were 178 responses

received in total. 98.31% were residential, 2.25% were non-residential/Commercial, 0.56% were schools, 0.56% was the hospital/medical center, and 0.56% was a home office. Cable Modem had the highest percentage of internet access available at 64.07%, with Mobile/Wireless at 39.33%. 67.98% of responses indicated their internet service options are not adequate. 77.53% indicated that reliability does not sufficiently meet their needs. 73.60% indicated that the internet speed was not sufficient for their needs. The results of the broadband poll are included in the Appendix.

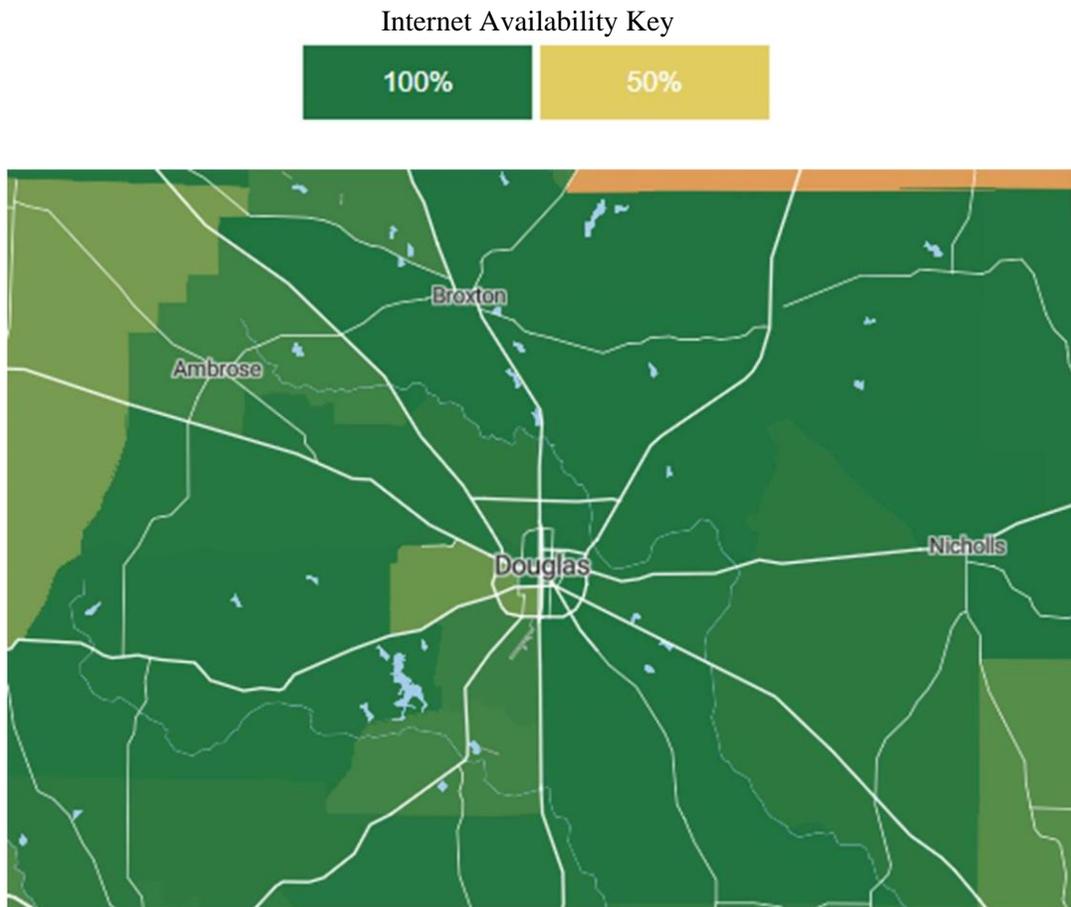
The average home in Coffee County can get up to 826 Mbps on their fiber internet plan. The fastest fiber download speed in the county is 1,000 Mbps, which is 78.71% available. Fiber is the fastest internet service for 9.86% of Coffee County homes. Cable is the fastest internet service available for 71.40% of the county, DSL is the fastest for 16.6% of the population, fixed wireless is most rapid for less than 1%, and satellite internet may be the only option for 2.58% of the Coffee County. Less than 1% of homes can only purchase 1.5 Mbps on the lower end. Approximately 87.98%, or 37,265 people, have Windstream DSL internet available in Coffee County.

There are seven internet service providers in Coffee County, covering 97.42% of the county. An average home gets up to 826 Mbps.

PROVIDER	COVERAGE IN COFFEE COUNTY	DATA SPEEDS
Windstream/DSL	87.98%	110 Mbps
Vyve Broadband/Cable	78.54%	1,000 Mbps
Windstream/Fiber	9.31%	833 Mbps
atc Broadband/Fiber	1.72%	100 Mbps
XFINITY (Comcast)/Cable	1.72%	931 Mbps
atc Broadband/DSL	1.53%	25 Mbps
Plant Telecommunications/DSL	1.12%	10 Mbps
DISH Satellite TV	100%	N/A
DIRECTV Satellite TV	100%	N/A
HughesNet Satellite Internet	100%	15Mbps

Map 2 below shows the internet coverage in Coffee County. Areas in green are more likely to have fiber, cable, DSL, or fixed wireless internet service. Windstream is the most widely available provider in Coffee County.

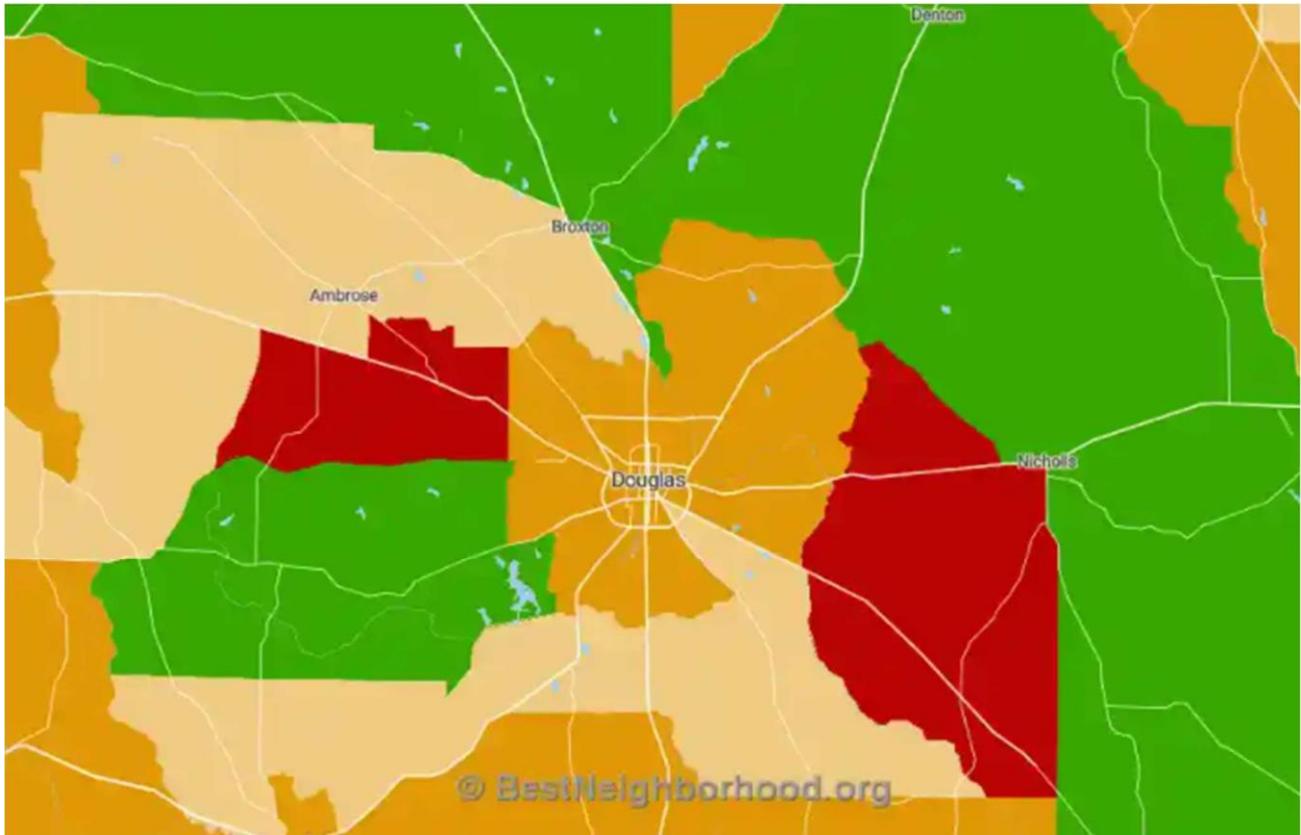
Map 2: Internet Coverage in Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls



Cellular Service Availability in Coffee County

There are approximately 7,339 subscriptions to cellular data plans in Coffee County. Verizon, AT&T, and T-Mobile are the fastest cell service providers in Coffee County. Coffee County ranks #1296 out of 2182 counties for Georgia's fastest mobile internet network speeds. See Map 3 below:

Map 3: Cell Provider Area Locations



The southern portions of the county have better overall cellular coverage with faster data. The northwestern areas of Coffee County are generally slower. The mobile coverage may vary throughout the county based on the provider and location.

Coffee County and the Cities of Ambrose, Brixton, Douglas, and Nicholls recognize many barriers for private broadband services providers to effectively roll out necessary broadband infrastructure in rural areas of the State. City and county leaders recognize the importance of broadband quality for industry retention and recruitment within this community. Community leaders continuously seek to improve the quality of life for Coffee County/Ambrose, Brixton, Douglas, and Nicholls residents. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The lack of high-quality broadband infrastructure impedes recruitment and expansion of the established local industry. The Broadband Ready Community and site designation have been established to incentivize private investment in rural broadband services. The County and Cities plan to apply for these designations and signal to the State and private Internet Service Providers their prioritization of rural broadband improvement and expansion in their community.

5. Consideration of DCA Quality Community Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

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 allhazards 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 issues 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, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

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.

6. Community Policies

Policies are developed to provide ongoing guidance and direction to Coffee County officials. They provide a basis for making decisions in implementing the Comprehensive Plan, including achieving the community vision and addressing the city's issues and opportunities. The policies are general in nature and should be used, in particular, during budget, permitting, and zoning decisions. Geographic-specific policies are discussed in conjunction with the Future Development Map for Coffee County.

These policies are organized around the Issues identified in the "Issues and Opportunities" section, and are further organized around the seven major topics of the plan:

- Land Use
- Transportation
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Intergovernmental Coordination

1. Land Use

Issue 1.1. Sprawl. New Land Development Code (LDC 2015) address the sprawl problem and requires paved streets for more than 25 lots and ½ mile of roads. Land use decisions should encourage future residential development closer to, or within, the Cities. A compromise has been reached between the County and developers and dirt roads are no longer an issue. With only two subdivision being built within the County in 2017, sprawl is no longer an issue either.

Policy 1.1a: Promote the coordination of development and infrastructure, avoiding uncoordinated growth that can place unnecessary strains on County resources and the environment.

Policy 1.1b: Encourage the coordination of transportation planning and land use to maximize County resources and encourage cohesive growth.

Policy 1.1c: Work collaboratively with regional partners to ensure that regional land use issues and opportunities are addressed comprehensively.

Policy 1.1d: Support land use decisions that mitigate the environmental impacts of development.

Policy 1.1e: Encourage traditional, grid-like development over suburbansprawl development, emphasizing the role of street connectivity, sidewalks, and improved accessibility.

Policy 1.1f: Encourage the redevelopment of unoccupied land over the development of new, previously undeveloped land.

Policy 1.1g: Support appropriate infill development and redevelopment that complements surrounding areas.

Policy 1.1h: Seek ways for new growth to pay for itself to the greatest extent possible.

Policy 1.1i: Ensure that new development does not cause a decline in existing levels of service for our community's residents and employers.

Policy 1.1j: Work collaboratively with the Coffee County Board of Education to ensure that housing development decisions are coordinated with the provision of adequate schools.

Issue 1.2.

Preservation of Agricultural Land. Limited regulation has resulted in dispersed residential development throughout the County. In order to preserve the community's rural character, land use decisions should focus on the preservation of agricultural land and discourage further major residential developments in isolated areas.

Policy 1.2a: Support the preservation of agricultural and environmentally sensitive land, retaining the rural character of the County.

Policy 1.2b: Support redevelopment of vacant property over growth in undeveloped areas whenever possible.

Policy 1.2c: Ensure that new development will contribute to, not take away from, the community's overall character and sense of place.

Policy 1.2d: Support new land uses that respect existing environmental qualities and characteristics.

Issue 1.3.

Vacant Property Downtown. The smaller Cities (Ambrose, Broxton, and Nicholls) are all in need of revitalization in their historic Downtown districts.

Policy 1.3a: Encourage the redevelopment of abandoned commercial and industrial sites in our community.

Policy 1.3b: Promote mixed-use development when appropriate to encourage a less auto-centric environment.

Issue 1.4.

Code Enforcement. Ongoing concern exists regarding home maintenance and building code enforcement. The County Planning and Zoning Department has hired additional staff to fully enforce building and zoning codes.

Policy 1.4a: Work towards eliminating incompatible land uses throughout the County, especially those that conflict with existing and planned residential development.

Policy 1.4b: Regularly review and update zoning regulations to reflect changes in community needs.

Policy 1.4c: Actively improve code enforcement, realizing its positive effects on community pride and appearance.

Issue 1.5. Lack of Zoning. The Cities of Ambrose and Nicholls have no zoning to regulate future land use decisions and are therefore at risk of having incompatible land uses.

Policy 1.5a: Pursue development of zoning ordinances for Ambrose and Nicholls.

Policy 1.5b: Update zoning regulations and zoning map regularly to reflect development trends and needs of the County.

Policy 1.5c: The County and Cities will collaborate to discourage incompatible land uses along City boundaries.

Policy 1.5d: Encourage overlay zoning in areas where added design elements will preserve and add to our community's character.

Policy 1.5e: Avoid incompatible land uses whenever possible.

2. Transportation

Issue 2.1. Improve Railroad Crossing Safety. Many at-grade railroad crossings continue to cause safety concerns and/or cause traffic congestion.

Policy 2.1a: Promote actions to increase safety at major at-grade railroad crossings throughout the County.

Issue 2.2. More Sidewalks and Bike Paths Needed. Sidewalks are lacking in many residential areas and in other areas where people walk or would like to walk. More bicycle infrastructure is also desired. Development of sidewalks has been included in the current TSPLOST.

Policy 2.2a: Support the continued development of pedestrian and cyclist capacity throughout the County and Cities, particularly in areas with institutional and residential uses.

Policy 2.2b: Encourage connectivity between parks and passive trails to sidewalk and cyclist paths.

Policy 2.2c: Incorporate sidewalks and bicycle lanes on new roads whenever possible, providing alternative transportation options to the automobile.

Policy 2.2d: Facilitate efforts to continue and improve the City's multi-use trail, connecting the trail to the City's growing sidewalk network.

Lack of Street Trees. Some sidewalks lack shade trees.

Policy 2.3a: Preserve trees in our community, realizing their importance to the environment, ability to lower cooling costs, and positive aesthetic qualities.

Prioritize Road Works Projects. By developing a coherent, efficient plan for future road works expenditures, the County can plan for addressing road works needs according to appropriate priority.

Issue 2.3.

Policy 2.4a: Support efforts to increase accessibility to the County from major interstates and other regionally important roads that support economic development efforts.

Policy 2.4b: Maintain a high-quality inventory of transportation structures through continued upkeep and repair of roads, sidewalks, and related infrastructure.

Issue 2.4.

Policy 2.4c: Add traffic calming devices where public input and overall traffic patterns suggest the need for greater safety.

Policy 2.4d: Encourage use of context sensitive design standards when widening or building new roads in the County.

Policy 2.4e: Support major road changes that will positively impact our economy.

Policy 2.4f: Support efforts to improve the appearance of US 441 through streetscaping, sidewalk improvements, and signage, realizing the road's welcoming role to the City.

Policy 2.4g: Secure ongoing funding sources for needed transportation improvements and projected infrastructure needs.

Policy 2.4h: Maintain our existing roadway infrastructure through regular evaluation and repair of our roads.

Policy 2.4i: Participate in local and regional discussions focused on improving the area's transportation infrastructure network.

Truck traffic and its interaction with regular vehicular traffic is becoming more and more of a concern for Coffee County.

Policy 2.5a: Support new road structures that increase accessibility, connectivity, and overall traffic flow throughout the community.

Policy 2.5b: Consider the addition of traffic-calming devices in residential areas of the City that have high cut through traffic flow.

Issue 2.5.

Issue 2.6. Unpaved Roads. Many newer subdivisions in the County are built on dirt roads, which have erosion problems and maintenance costs.

Policy 2.6a: Actively work towards paving roads throughout the County to mitigate the harmful effects of erosion. There are 600 miles of dirt roads and 400 of paved roads.

Policy 2.6b: Discourage new development on dirt roads.

Issue 2.7. School-Related Traffic Congestion. Increasing traffic congestion around Coffee County Middle School is clogging roads and inhibiting traffic flow.

Policy 2.7a: Encourage roadway design that minimizes congestion, decreasing trip times and positively impacting the environment.

Issue 2.8. Lack of Public Transit. There is a need for public transit in the community, especially for the elderly, students and the 9% of households (1,276 households) that have no vehicle available (2016 Census estimate). The Coffee County Transit Development Plan calls for a demand-response public transit system, which would serve an estimated 431,200 trips annually.

Policy 2.8a: Investigate strategies for providing public transit.

Issue 2.9.

Street Paving and Drainage. Many roads in the County and Cities are in need of repairs and/or repaving. Some streets have drainage issues and suffer from flooding.

Policy 2.9a: Add curbing and appropriate drainage to roadways to mitigate adverse effects of road runoff on the topography and overall environment of our city.

3. Economic Development

Issue 3.1. Limited Labor Force. The County's labor force participation rate was only 51.1 percent in 2016. By comparison, the State of Georgia had a 62.9 percent labor force participation rate. This limited labor force may discourage some employers from locating in the area. There is also a need for a fast track program for getting able-bodied workers back into the workforce.

Policy 3.1a: Support training programs at South Georgia State College and Wiregrass Georgia Technical College that will help prepare the area's workforce for employment opportunities.

Issue 3.2. Recruitment of Employers. It is an ongoing challenge to attract new businesses to locate in the community.

Policy 3.2a: Promote creative economic development financing opportunities, especially those that are available through state and federal programs for rural communities.

Policy 3.2b: Promote ecotourism opportunities in the county focusing on natural resources, including fishing and hunting opportunities, General Coffee State Park, and the Broxton Rocks Preserve.

Issue 3.3.

Policy 3.2c: Actively collaborate with the Douglas Coffee County Chamber of Commerce and Economic Development Authority to attract appropriate firms to our community.

Low Wages. The retail sector is one of the strongest industries in the area, but wages in that sector have decreased, resulting in a ripple effect on the economy.

Policy 3.3a: Encourage a diverse mix of industries to ensure the sustainability of the local economy through industry fluctuations and changes in the economy.

Issue 3.4.

Policy 3.3b: Support the economic development efforts of the Douglas Coffee Chamber of Commerce and the Douglas Coffee County Economic Development Authority.

Retention of Graduates. Many graduates of the community's schools and colleges depart to other areas due to the lack of attractive employment options in the local area.

Policy 3.4a: Recruit entertainment attractions to the County that reflect the community's character and entertainment preferences.

Policy 3.4b: Strengthen incentives for recent college graduates to return to the City upon completion of college degree.

Issue 3.5.

Policy 3.4c: Attract quality jobs to the area that will add to our community's employment opportunities and overall quality of life while also helping address the brain drain of recent college graduates.

Provision of Adequate Infrastructure to Support Future Economic Development. The County and Cities must work collaboratively to ensure there is adequate infrastructure (such as roads, water, sewer) for industrial and commercial development.

Policy 3.5a: Support the City of Douglas's efforts to expand the capacity of the Douglas Municipal Airport, whose presence benefits the whole of the community.

Policy 3.5b: Encourage infrastructure development that facilitates economic growth and provides needed resources for potential businesses.

Policy 3.5c: Take impacts on infrastructure and natural resources into account when making decisions related to economic development projects.

Policy 3.5d: Support maximization of existing resources by actively recruiting businesses to fill our vacant industrial spaces.

Continued Poverty. Poverty remains a pervasive problem in Coffee County, with 24.5% of people living in poverty (2016 Census estimate). Economic development efforts must seek strategies to help alleviate this situation through a combination of job training opportunities, creative childcare facilities, and the attraction of more quality jobs to the areas.

Policy 3.6a: Consider the employment needs and skills of our existing population in making decisions on proposed economic development decisions.

Issue 3.6.

Vacant Commercial Property in Downtown Areas. Vacant commercial property is an ongoing community concern, especially in the Cities of Broxton and Nicholls.

Policy 3.7a: Encourage the regeneration of Downtowns as central redevelopment priorities for the Cities.

Policy 3.7b: Promote streetscaping such as lamp posts, façade improvements, and planters on central corridors and gateways into our community, providing an attractive entrance.

Issue 3.7.

Policy 3.7c: Encourage mixed uses in Downtown areas, and walkable environments throughout the community.

Policy 3.7d: Maintain high-quality police and fire services, increasing the attractiveness of Coffee County as a place to do business.

Policy 3.7e: Target the rehabilitation and re-use of existing buildings for new services and industry as opposed to the development of a greenfield (undeveloped land).

Community Aesthetics. The County and Cities need to continue various aesthetic improvements, including community gateways or welcome signs, street trees in some locations, green spaces, and streetscaping.

Policy 3.8a: Promote the protection and maintenance of trees and green open space in all new development.

Policy 3.8b: Actively enforce building codes and zoning regulations to maintain a positive community image to visitors and businesses that may consider locating in the area.

Issue 3.8.

Barriers to Affordability. A shortage of affordable housing continues to exist in the community.

Policy 4.1a: Encourage the development of diverse, affordable housing options, ensuring that our community is accessible to a wide span of people with various backgrounds and income levels.

4. Housing

Issue 4.1.

Policy 4.1b: Ensure that all residents have access to safe and affordable housing through the enforcement of building codes and regulations.

Policy 4.1c: Encourage housing programs that will increase self-sufficiency and home-ownership opportunities for a greater percentage for city residents increasing.

Policy 4.1d: Encourage the development of quality rental housing in the community to better accommodate a full spectrum of income levels and lifestyles within our community.

Issue 4.2.

Substandard Housing. Substandard and dilapidated housing continues to exist in the community, including both manufactured homes and site-built homes. This is an issue in the Oak Park area and in other areas.

Policy 4.2a: Ensure that all housing in the community meets minimal standards in efforts to eliminate all substandard housing from our community.

Policy 4.2b: Ensure that mobile home park standards are adequate to address blight in the relevant areas of the community.

Policy 4.2c: Pursue implementation of the Urban Redevelopment Plan.

Policy 4.2d: Reduce the quantity of substandard housing units in our community through firm code enforcement and other tools.

Policy 4.2e: Support rehabilitation efforts of existing houses, preserving the existing housing stock and preventing the decline of older areas of the community.

Policy 4.2f: Promote the continuation of the City's housing rehabilitation program to preserve existing housing stock and avoid the deterioration of existing housing units.

Issue 4.3.

Lack of High-End Housing. The City of Douglas needs more high-quality housing for professional workers (for example, those in the medical field). This could include single-family homes as well as high-end apartments.

Policy 4.3a: Pursue the development of more high-end housing to meet community needs.

Policy 4.3b: Actively promote rehabilitation of older housing units to preserve the quality and quantity of the existing housing stock.

Policy 4.3c: Promote conservation subdivisions, which set aside a percentage of land within each development as greenspace, increasing the quality of air, water, and other environmental resources.

Policy 4.3d: Encourage development of downtown tracts for upscale housing needs for the medical field and college administration needs.

Issue 4.4. Vacant Housing. According to 2016 Census estimates, 16.6% of housing units in Coffee County (including the Cities) are vacant, compared with a statewide rate of 13.1%.

Policy 4.4a: Address the quality and modernization needs of housing units to ensure that vacancy rates remain at a normal level and quality affordable housing is available.

Issue 4.5. Domestic Violence Shelter. There is no domestic violence shelter within the County; the community is served by a shelter in Waycross.

Policy 4.5a: Investigate options for providing a domestic violence shelter.

Issue 4.6. Drug Treatment. There is a drug court in the community and Still Waters Recovery Center for Women, but there is still a need for a crisis stabilization facility to help with the homeless and other individuals in need.

Policy 4.5a: Investigate options for providing a local drug treatment center and crisis stabilization facility.

Issue 4.7. Homeless. There are no homeless shelters in Coffee County, and there are no estimates of the homeless population.

Policy 4.5a: Investigate options for providing a homeless shelter.

5. Natural and Cultural Resources

Issue 5.1. Water Quality. The Seventeen Mile River, Satilla River, and some smaller streams in Coffee County are listed as “impaired” under the federal Clean Water Act for multiple pollutants, including arsenic and fecal coliform.

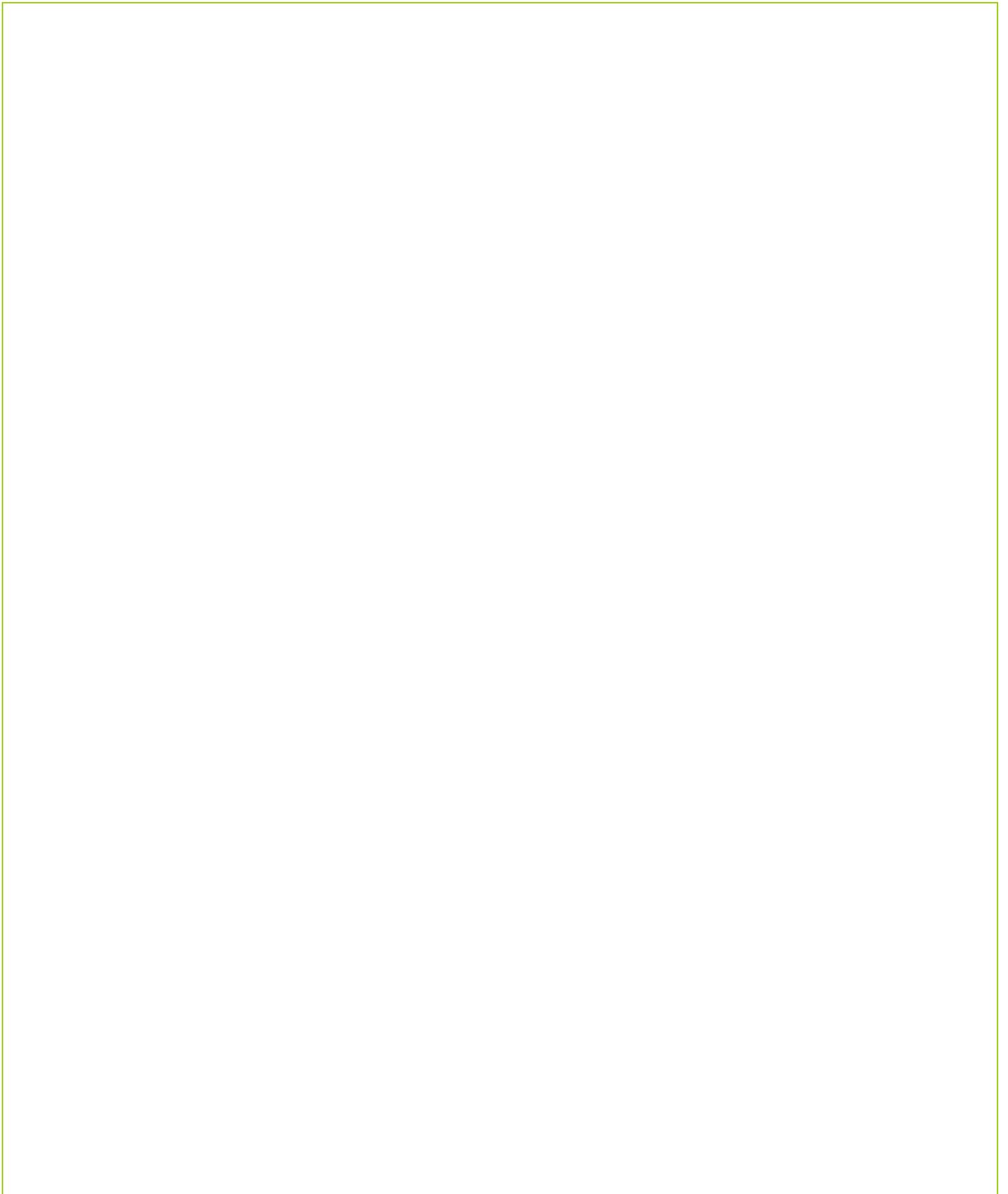
Policy 5.1a: Enforce all regulations that protect the County’s wetlands and related areas.

Policy 5.1b: Generate new regulations, as appropriate, that protect groundwater from pollution related to septic tanks and industrial run-off.

Policy 5.1c: Ensure a safe and adequate supply of water through protection of ground and surface water sources.

Policy 5.1d: Consider potential impacts on air and water quality when making decisions related to new development and transportation improvements.

Policy 5.1e: Enforce and improve, as appropriate, our stormwater drainage ordinance and recharge district regulations to preserve our drinking water.



Issue 5.2. Underutilized Tourism Resources. The community has some unique natural areas, such as Broxton Rocks and General Coffee State Park, which are not utilized to their full potential for recreation and ecotourism, and also some unique festivals and other events.

Policy 5.2a: Support efforts to secure natural resources present at Broxton Rocks and General Coffee State Park.

Policy 5.2b: Promote the preservation of greenspace in conjunction with new growth and development.

Policy 5.2c: Positively market our community as a place to live and visit through the development of local events such as parades, festivals, and a locally generated informative paper.

Issue 5.3. Lack of Recycling. Recycling services are not available in all areas.

Policy 5.3a: Promote solid waste reduction and recycling initiatives.

Issue 5.4. Preservation of Historic Homes. The County and Cities have a number of historic homes that are at risk due to age and minimal rehabilitation efforts.

Policy 5.4a: Promote the preservation of historic homes and properties, protecting the heritage of our community.

Policy 5.4b: Encourage efforts to document our community's past through heritage education initiatives and other related efforts.

Issue 5.5. Preservation of Historic Downtowns. The Cities of Broxton and Nicholls have a number of historic buildings in their Downtown areas that are in need of repair, and some that are beyond repair.

Policy 5.5a: Actively promote the preservation of historic properties throughout the County to conserve the County's cultural resources heritage and unique attributes.

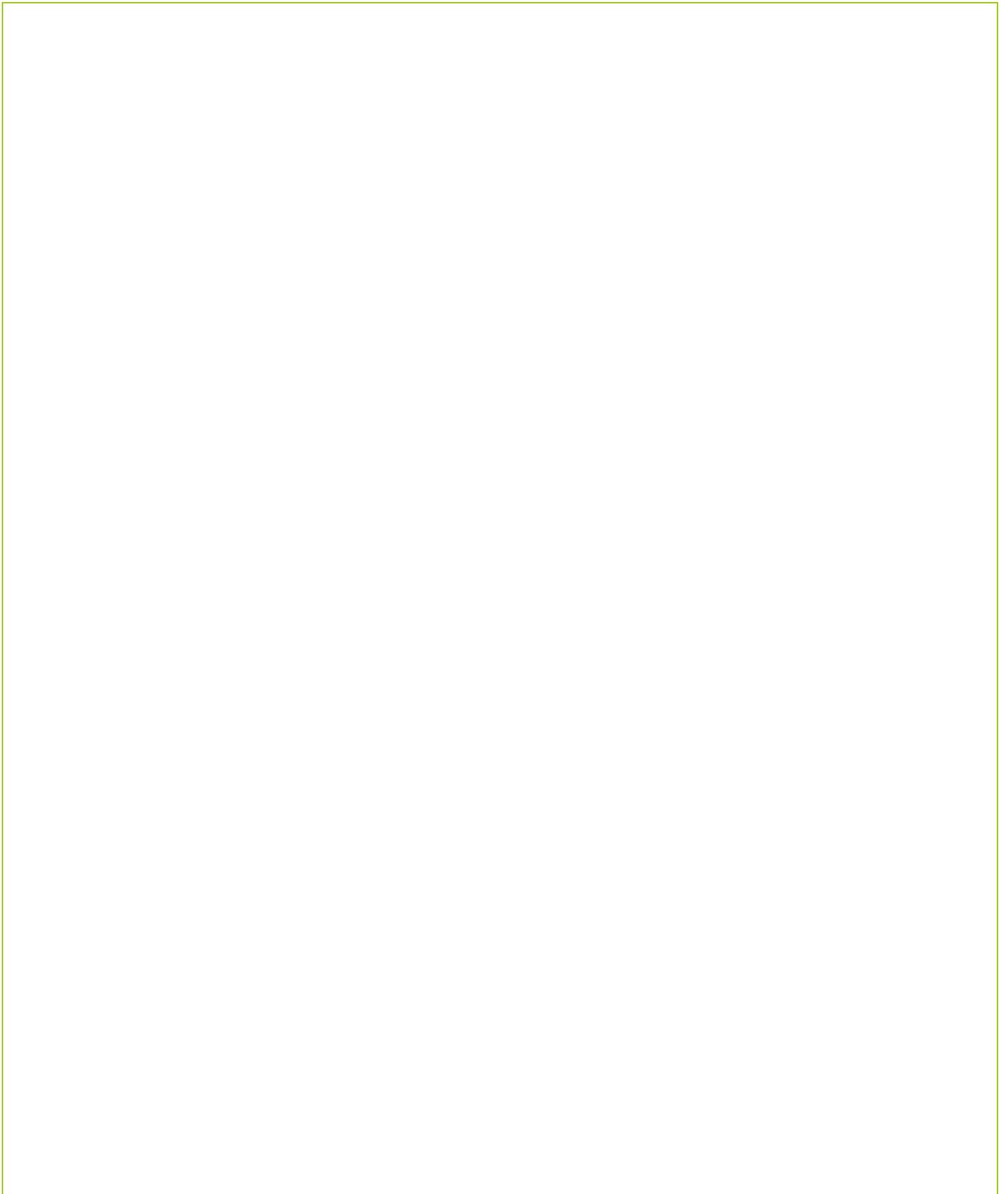
Policy 5.5b: Work collaboratively with area cities to encourage the preservation of the unique cultural amenities of the area.

Policy 5.5c: Preserve our historical structures by proactively promoting their renovation and adaptive re-use as appropriate.

6. Community Facilities and Services

Issue 6.1. Stormwater and Drainage Improvements. Stormwater drainage and flooding is an ongoing concern in certain areas in the County and Cities.

Policy 6.1a: Make improvements to stormwater drainage infrastructure as needed.



Aging Infrastructure. Water and sewer systems, streets, roadways, and bridges in various locations throughout the County and all the Cities are in need of repairs and improvements.

Policy 6.2a: Preserve existing community facilities through regular maintenance and repair.

Issue 6.2. Limited Sewer and Water Capacity. As the community continues to grow, sewer and water capacity become increasingly important concerns. Expanded capacity is needed to some degree for all jurisdictions in order to attract new businesses.

Policy 6.3a: Make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new facilities and services.

Issue 6.3. Roadway Trash. Coffee County continues to experience a sizable amount trash and debris on roadways, stemming from through traffic by trucks and also from littering.

Policy 6.4a: Actively enforce anti-littering ordinances and organize community trash pickup events.

Policy 6.4b: Pursue an anti-littering outreach program that will enhance residents' pride in their community.

Issue 6.4. Limited Staff. While Coffee County has increased its staff, the County has very few staff proportionate to the number of services it needs to provide. As a result of these staffing issues, rudimentary responsibilities of the County such code enforcement, ordinance enforcement, and general law enforcement cannot be fully met.

Policy 6.5a: Encourage community-led initiatives to address area service needs, lowering the costs of services.

Issue 6.5. Growing Spanish-Speaking Population. To meet the needs of the growing Spanish-speaking population, the County should consider the availability of translation services as well as bi-lingual publications.

Policy 6.6a: Regularly monitor fire and police service provision to ensure that all community members have equal access to services.

Policy 6.6b: Ensure equal access to community services and facilities by providing multi-lingual services when possible and appropriate.

Issue 6.6. Substance Abuse is an ongoing concern in the community. Potential coordination efforts with law enforcement officers, the local school board, and the DouglasCoffee County Parks and Recreation Department should be considered.

Policy 6.7a: Ensure that local first responders are equipped and trained to handle the substance abuse problems that are currently prevalent.

Issue 6.7.

Policy 6.7b: Pursue coordination among various agencies to tackle the problem of substance abuse from multiple angles.

Issue 6.8. Limited Youth Activities. Coffee County and the Cities have limited activities for youth. Limited activities can add to petty crime and drug abuse.

Policy 6.8a: Maximize use of existing community facilities through innovative uses during peak and off-peak hours.

Policy 6.8b: Encourage a greater variety of programs for youth, in order to discourage negative extracurricular programs such as gang participation and drug use.

Policy 6.8c: Continue to maintain a high level of recreation opportunities for the community through ongoing evaluation of existing recreation amenities and growth opportunities.

Policy 6.8d: Encourage the support of the Mayor's Youth Council that the City of Douglas has established.

Issue 6.9. Aging Population. As the median age of the community's residents continues to increase, more services for the elderly will be needed. There is some senior living developments within the community.

Policy 6.9a: Encourage the development of new services and facilities appropriate for an aging population.

Policy 6.9b: Attract quality senior housing developments to the County.

7. Intergovernmental Coordination

Issue 7.1. Coordination of Code Enforcement. Limited code enforcement is a countywide concern. Efforts to coordinate code enforcement across the County and Cities may lead to a more cost-effective strategy and better service delivery. There is a much greater need within the smaller communities.

Policy 7.1a: Support community-led initiatives to address community concerns.

Issue 7.2. Improved Coordination and Collaboration. There is good coordination and collaboration between the local governments, but opportunities for improvement still exist.

Policy 7.2a: Facilitate an open communication channel between the County and Cities to ensure that basic needs of the community are being met.

Policy 7.2b: Modify and update the Service Delivery Strategy as service needs change and alternative arrangements are established.

Policy 7.2c: Seek opportunities to consolidate services with area cities when the result would be a better provision of services.

Policy 7.2d: Consult other public entities in our area when making decisions that are likely to impact them.

Policy 7.3e: Continue to work together to ensure that fire and police services meet area demand.

8. Broadband

8.1: Lack of sufficient digital broadband coverage in large areas of Coffee County limits educational and economic development opportunities and causes communication problems for police, fire, and EMS.

Policy 8.1.a: More robust broadband services may enable more significant opportunities for citizens and businesses.

Policy 8.1.b: Consider broadband infrastructure in roadway projects where the necessary infrastructure may be included in the right-of-way.

8.2: More affordable, accessible, consistent, and higher-speed broadband with additional bandwidth is needed throughout Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls to serve residential, commercial, and industrial users.

Policy 8.2.a: Public/Private Partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

8.3: Technological product development is outpacing the availability of broadband infrastructure, medical centers, schools, libraries, and businesses need to keep up with product developments, yet are unable due to the limits of the infrastructure in rural areas.

Policy 8.3.b: The County and City should seek certification as Broadband Ready Communities and support a more robust provision of broadband infrastructure.

7. Community Work Program

Coffee County Report of Accomplishments (2013-2018)

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
COMMUNITY FACILITIES & SERVICES									
Adopt Groundwater Recharge Protection District Ordinance	\$500/Coffee County Commission and Community Development		Completed		x				
Continue participation in the CHAMPS drug prevention	No additional cost/Coffee County Sheriff Department State and Federal Funds and grants/General Fund	State and federal funds and grants General fund	Discontinued because goals are accomplished by other programs	x	x	x	x	x	x
Improve parking at recreation facilities at the Middle School Complex by purchasing land to install a parking lot with closer access to the ball fields.	\$500 per space/Coffee County Parks and Recreation/Recreation Fund	Recreation Fund	Completed	x	x	x			
Continue implementation of Oak Park Redevelopment Plan	\$1,000,000/Coffee County Commission SPLOST, General fund, State and Federal Grants	SPLOST, General fund, State and Federal grants	On-Going	x	x	x	x	x	x
Develop a county-wide Water Utilities Master Plan	\$85,000/Coffee County Water Utilities, Ambrose, Broxton, Nicholls	General fund	Discontinued (no longer needed)					x	x

Update 911 system equipment	\$200,000/SPLOST	SPLOST	Completed		x					
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PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Apply for fire grants to continue to update fire equipment	Fire Grants	Fire grants	On-Going (listed as specific projects in new work program)	x	x	x	x	x	x
ECONOMIC DEVELOPMENT									
Continue financial support of Douglas Coffee County Industrial Authority (industrial park)	\$400,000/Coffee County	Set millage rate	On-Going	x	x	x	x	x	x
GENERAL PLANNING									
Continue to develop the County-Wide Unified Development Ordinance, subdivision regulations, and zoning	\$60,000/General Fund Coffee County, cities of Ambrose, Broxton, Douglas, and Nicholls	General fund	Completed		x	x			
Continue to develop public input procedures for code violations	No additional cost/Nicholls, Coffee County	General fund	Completed	x	x	x	x	x	x
INTERGOVERNMENTAL COORDINATION									
Continue to establish an agreement for maintenance of the county athletic fields and municipal park with the Coffee County School Board	General Fund TBD/Coffee County, city of Douglas, Coffee County Board of Education (Set millage rate)	General fund	Completed	x	x	x	x	x	x
TRANSPORTATION									

Bridge Replacement, SR 64 N of Pearson	\$2,100,000/GDOT/Coffee County Road Department	GDOT	Completed	x	x	x	x	x	x
Bridge Replacement, SR 158 on Satilla River	\$1,125,000/GDOT/Coffee County Road Department	GDOT	Completed						x
Bridge Replacement, SR 158 E of Douglas	\$1,870,000/GDOT/Coffee County Road Department	GDOT	Completed	x					
PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Road widening at SR 32 @ CR 296 to west city limits of Douglas	\$9,300,000/GDOT/Coffee County Road Department/City of Douglas	GDOT	On-Going	x					
Oak Park, Pave Streets in Phase II	\$1,410,000/SPLOST/CDBG Coffee County Road Department	SPLOST, CDBG	On-Going	x	x	x	x		
Oak Park, Pave Streets in Phase III	\$1,750,000/SPLOST/CDBG Coffee County Road Department	SPLOST, CDBG	On-Going				x	x	x
Pave county roads according to priority order	LMIG/SPLOST/General Fund/Coffee County Road Department	LMIG, SPLOST	On-Going	x	x	x	x		
Improve shoulder, complete and pave Bud Hutchinson/Chaney Road	\$1,700,000 LMIG/SPLOST/General Fund/Coffee County Road Department	LMIG, SPLOST, General Fund	On-Going						
Bike/Pedestrian Path at SR 135 @ 17 Mile River Bridge	\$188,000 SPLOST/CDBG GDOT/Coffee County Road Department	SPLOST, CDBG	Completed (sidewalks installed)						

City of Ambrose Report of Accomplishments (2013-2018)

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
COMMUNITY FACILITIES AND SERVICES									
Conduct an area feasibility study for expanding water service area into future subdivision	TBD/Ambrose	General fund, user fee	Completed	x	x	x	x	x	x
Fire Department Shelter for service truck	\$10,000/Ambrose	SPLOST, General funds	Discontinued (no longer needed)	x	x	x	x	x	
Purchase one backhoe for public utility department	\$55,000/Ambrose	SPLOST	On-Going	x	x	x	x	x	
Water system up grades	\$23,234/Ambrose	SPLOST	On-Going	x	x	x	x	x	x
Purchase Fire Department Equipment	\$10,000/Ambrose	SPLOST	On-Going	x	x	x	x	x	x
ECONOMIC DEVELOPMENT									
Downtown streetscape improvements	\$500,000/Ambrose	General fund, GDOT, TE grant	On-Going			x	x	x	x

Eliminate blighted areas in the City through an agreement with the County to use their Code Enforcement Officer for identifying and enforcing dilapidated properties	No cost/Ambrose	General fund	Completed		x	x	x	x	x
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PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
HOUSING									
Complete feasibility study to redevelop school as Community Service Center and City Hall	\$40,000/Ambrose, CCBOE	General fund	On-Going		x	x	x		
Increase quality rental housing stock through elimination of blighted property and by working to install code in the City that will require and enforce rental property to be maintained by landlords	No cost/Ambrose/Private entities	General fund	On-Going		x	x	x	x	x
Establish need for CHIP program	No cost/Ambrose	General fund	On-Going		x	x	x	x	x
PARKS AND RECREATION									

Park improvements, resurface walking trail, and install playground equipment	\$75,000/Ambrose	SPLOST	On-Going	x	x	x	x	x	x
Maintenance to softball fields	No cost/Ambrose	General fund	Completed (continued as regular maintenance, not as a special project)	x	x	x	x	x	x
TRANSPORTATION									
Railroad crossing warning device at Golden Pond Road	\$220,000/Coffee County/Ambrose	GDOT, General fund, CSX	Completed		x	x			
PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Repave and mark City parking	\$900 per space/Ambrose	General fund	On-Going			x	x	x	
Resurface W Oak Street	\$70,000/Ambrose/GDOT	SPLOST	Completed	x	x	x	x	x	x
Lobby GDOT and legislators for LMIG funding	No cost/Ambrose/GDOT	General fund	On-Going	x	x	x	x	x	x
GENERAL PLANNING									
Development of county-wide Unified Development Ordinance, subdivision regulations, and zoning	\$150,000/Coffee County, cities of Ambrose, Broxton, Douglas, and Nicholls	General fund	Completed	x	x	x			

City of Broxton Report of Accomplishments (2013-2018)

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	F Y 13	F Y 14	F Y 15	F Y 16	F Y 17	F Y 18
COMMUNITY FACILITIES AND SERVICES									
Police car and equipment, fire equipment	\$167,000/Broxton	SPLOST	Completed			x			
Renovations and improvements to City Hall and other Administration buildings	\$47,500/Broxton	SPLOST	Completed	x	x	x	x	x	x
Apply for CDBG and other available grants to replace aging infrastructure such as water and sewer	\$500,000/Broxton	CDBG grants/SPLOST	On-Going (reworded in new work program)	x	x	x	x	x	x
ECONOMIC DEVELOPMENT									
Streetscape enhancements in downtown	\$600,000/Broxton	GDOT TE	On-Going	x	x	x	x	x	x
Targeted businesses plan	\$25,000/DCCC	Private Funds	On-Going	x	x	x	x	x	x
Study for potential of industrial site in city	\$25,000/DCED, Broxton	General Fund	On-Going	x	x	x			
Complete inventory of unique city attributes and events	\$2,000/Broxton	General Fund	Completed	x	x				
Adopt design standards for property owners occupying US 441	\$15,000 to \$20,000/Broxton	General Fund and DCA Grant	On-Going	x	x	x	x	x	x
Gateway improvements to city's major entrances	\$15,000 per gateway/Broxton	GDOT, General Fund	Discontinued due to lack of funds			x	x	x	x
Community contest for a city slogan	\$100/Broxton	General Fund	Completed	x	x	x	x	x	x

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	F	F	F	F	F	F
				Y 13	Y 14	Y 15	Y 16	Y 17	Y 18
Eliminate blighted areas throughout the city through an agreement with the County to use their Code Enforcement Officer for identifying and enforcing condemnation of dilapidated properties	No additional cost/Broxtown	General Fund	On-Going						
TRANSPORTATION									
Shoulder improvements to US 441	TBD	GDOT	On-Going				x	x	
Resurface and/or pave Railroad Street and Ocmulgee Street, west to Lane Street	\$376,000/Broxtown	SPLOST	Completed	x	x	x	x	x	x
Lobby GDOT and legislators for LMIG funding	No cost/Broxtown	General Fund	On-Going	x	x	x	x	x	x
PARKS AND RECREATION									
Install new playground equipment in Mary Hayes Park	\$71.250	Broxtown	SPLOST	Completed	x	x	x		
Improve parking lots at recreation facilities By resurfacing and striping		Broxtown	SPLOST	Completed		x	x	x	x
Continue maintenance of Mary Hayes Park Bell Walls Park, including grounds keeping, minor repairs, etc.		Broxtown/ Coffee County	General Fund	Completed	x	x	x	x	x
GENERAL PLANNING									

Development of county-wide Unified Development Ordinance, subdivision regulations, and zoning	\$150,000/ Coffee County, Cities of Ambrose, Broxton, Douglas, and Nicholls	General Fund	Completed		x	x				
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City of Douglas Report of Accomplishments (2013-2018)

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
HOUSING									
Continue housing rehabilitation for L/M income families	\$300,000/Community Development	CHIP/CDBG	On-Going	x	x	x	x	x	x
COMMUNITY FACILITIES AND SERVICES									
Become a Certified Literate Community	N.A/Human Resource Director, ECTC	N/A	Completed (Handled by Wiregrass Technical College)	x	x	x	x	x	x
Provide Spanish translation services for city services such as courts and police to adequately and effectively communicate with the growing Hispanic population	TBD/City	State and federal funds, grants, general funds	On-Going	x	x	x	x	x	x

Police Dept–Increase drug prevention HEAT Program	No additional cost/Douglas Police Department, Coffee County Sheriff Department	Gov’s Office of Highway Safety Grant	On-Going		x					x
Police Dept Purchase E ticket printers	\$8,000/Douglas Police Dept	Drug funds	On-Going				x			
Police Dept: Implement Work Release Program	No additional cost/Douglas Police Department, Probation Company	N/A	Completed	x	x	x	x	x	x	x

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Fire Dept. Purchase a Pumper truck	\$72,000/Douglas Fire Dept	City funds	Completed		x				
Fire Dept: Reduce ISO rating from 3 to 2	\$200,000/Douglas Fire Dept	General funds	On-Going				x		
Water/Wastewater Water main rehab (5 miles)	\$1,750,000/Douglas Water and Wastewater Dept	SPLOST	On-Going (project listings consolidated in new work program)	x	x	x	x	x	x
Water/Wastewater Sewer main rehab (5 miles)	\$2,750,000/ Douglas Water and Wastewater Dept	SPLOST	On-Going (project listings consolidated in new work program)	x	x	x	x	x	x
Water/Wastewater Sewer Lift Station Rehab	\$225,000/ Douglas Water and Wastewater Dept	SPLOST	On-Going (project listings consolidated in new work program)	x	x	x	x	x	x

Water/Wastewater Implement water/wastewater improvements in Phase II of the Water/Wastewater Master Plan	TBD/Douglas Water and Wastewater Dept	SPLOST	Completed	x	x	x	x	x	x
Water/Wastewater complete in flow/infiltration study to determine locations of water leakage into wastewater system	\$25,000/ Douglas Water and Wastewater Dept	SPLOST	Completed		x				
Water/Wastewater Replace old lines before resurfacing roads and other wastewater improvements	TBD/Douglas Water and Wastewater Dept	SPLOST	Completed	x	x	x	x	x	x

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Water/Wastewater Extend water & wastewater lines into all areas of the city per master plan	TBD/Douglas Water and Wastewater Dept	TBD	On-Going (slightly reworded in new work program)		x	x	x	x	x
Water/Wastewater Department: Extend water lines to unincorporated areas where feasible	TBD/Douglas Water and Wastewater Dept	Enterprise Funds	On-Going (combined with the above project in new work program)		x	x	x	x	x

Implement water & wastewater improvements for CDBG area North Pearl Avenue	TBD/Douglas Water and Wastewater Dept	CDBG/Community Development	Completed	x	x				
Recreation Continue Implementation of Parks Master plan	\$1,000,000/City	SPLOST, State and federal funds, grants	On-Going (reworded in new work program)	x	x	x	x	x	x
Recreation North Madison Parking & playground equipment at Alunza	\$60,000/playground \$950 per parking space	City	On-Going		x				
Recreation Resurface Davis Wade Park tennis courts	\$200,000/City, County and Board of Education	SPLOST	Completed	x	x				
Recreation Replace basketball goals	\$1,000each/Douglas Coffee Parks and Recreation Department	General Funds	Completed	x	x	x	x	x	x
Recreation Construct indoor swimming pool	\$2,000,000/City, Coffee Regional Medical Center	City/CRMC	On-Going as a project to rehabilitate and reconstruct the existing pool						x

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
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Recreation Improve parking at recreation facilities at the Middle School Complex by purchasing land to install a parking lot with closer access to the ball fields	\$500 per space/ Douglas/Coffee Parks and Recreation Department	General Funds	Completed	x	x	x	x	x	x
Recreation Safety playground equipment protection	\$16,000/ Douglas Coffee Parks and Recreation Department	SPLOST	Completed				x		
Middle School Complex parking/playground equipment	\$230,000/ Douglas Coffee Parks and Recreation Department	SPLOST	Completed					x	
Natural gas Extend lines to agricultural areas to include tobacco barns, poultry operations and corn dryers	\$60,000permile/City Natural Gas Dept	Enterprise funds	On-Going (reworded in new work program)	x	x	x	x	x	x
Natural Gas Regulator Station upgrade and extend mains	\$120,000/City Natural Gas Dept	Enterprise funds	Completed	x	x	x	x	x	x
Natural Gas construct lateral line to connect new supply line being built between Mobile, Ala. and Savannah GA	\$3,100,00/City Natural Gas Dept	Southern Natural Gas/City/Kinder Morgan Co.	Postponed to 2024 or later due to lack of funds	x	x	x	x	x	x

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Natural Gas extend lines to serve unincorporated areas	\$60,000/ City Natural Gas Dept	Enterprise funds	On-Going (combined with another project in the new work program)	x	x	x	x	x	x
Natural Gas Dept: Construct compressed natural gas facility	\$6,000,000/Natural Gas Dept., Solid Waste Industries	City	Completed	x	x	x	x	x	x
Cemetery Reflection pond and water fountain in Section D	\$10,000/City	City funds	Completed	x	x				
Cemetery Columbarium in Section R	\$16,500/City	City funds	Discontinued due to lack of interest		x				
Cemetery Resurface streets in Cemetery	\$TBD/City	City funds	Completed		x	x	x	x	
Cemetery Landscape Section T	\$TBD/City	City funds	Completed	x	x	x	x	x	x
Public Works Maintenance Facility: purchase and renovate Wayne Farms	\$2,000,000/City	City/SPLOST	Completed (in a Different Location)		x	x	x	x	
Public Works Dept: Implement sidewalk improvements identified in Master Plan	TBD/Public Works Dept	General Funds	On-Going (reworded in new work program)	x	x	x	x	x	
Public Works Dept: Construct four (4) new entrance signs, upgrade city limits and facility signage	\$130,00/Public Works Dept, Parks & Rec. Dept	City/SPLOST	On-Going (3 entrance signs completed, one more gateway sign is ongoing)	x	x	x	x	x	x

Technology Equipment (GIS)	\$300,000/City	SPLOST	Completed		x				
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PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Prepare storm Drainage Master Plan	\$400,000/City Street Dept	SPLOST	On-Going						x
Street Dept Upgrade signs to meet GDOT sign reflectivity	City/TBD	City	On-Going		x	x	x	x	x
Street Dept Improve City recycling/green program	TBD/Transwaste/City	Transwaste and City	Completed	x	x	x	x	x	
Establish Dog Park	TBD/Parks & Recreation Dept	City Funds	On-Going					x	
GENERAL PLANNING									

Continue to promote mixed use of buildings such as residential above commercial and façade design/renovation of historic buildings using loan funds thru DDA for façade improvements; Main Street to promote GMA Georgia Cities Foundation and DCA DDRLF loan programs to encourage mixed use in downtown	\$10,000/ Community Development, DDA, Mainstreet	Community Development, DDA and Main Street	On-Going (façade improvements item reworded in the new work program; mixed-use promotion continued in the Policies section)	x	x	x	x	x	x
Maintain status of Main Street Program	\$54,181 annually/City and County	City & County	Complete (continued as part of regular operations and not as a special project)	x	x	x	x	x	X

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
TRANSPORTATION									
Road widening at SR 135 from US 441 to SR 32	\$2,900,000/City	GDOT	On-Going (to be completed in Sept. 2018)		x				
Complete Greenway Trail to State SR 206	\$900,000/City	GDOT	On-Going			x			

Complete trail to Municipal Park and Coffee High School	\$1,400,000/City, Community Development	TE/SPLOST	On-Going						x	
Prepare Sidewalk Master Plan	\$10,000/Public Works Department	City General funds	Completed	x	x	x	x	x	x	x
Improve Downtown parking lots	\$500 per space/City	City	On-Going (included in LMIG project listing in new work program)		x	x	x	x	x	x
Resurface streets and pave streets included in the SPLOST V and those streets to be included in LMIG. The City has a priority list of streets in need of resurfacing and will be done as funds become available	\$200,000/mile (resurfacing) \$700,000/mile (new paving) /City/Street Dept/GDOT	SPLOST/GDOT	On-Going		x	x	x	x	x	x
Airport Construct north corporate hangar area taxiway imp. Phase I	\$330,000/ City	City/FAA/GDOT	On-Going (reworded in new work program)				x	x		
Airport Terminal area apron expansion S	\$764,000/ City	City/FAA/GDOT	On-Going (reworded in new work program)			x				
Airport Rehab/overlay terminal area	\$364,000/ City	City/FAA/GDOT	Completed	x	x					
PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	
Airport Construct North corporate hangar area taxiway Imp. Phase 2	\$383,000/ City	City/GDOT	On-Going (reworded in new work program)					x		

Airport Construct North corporate hangar area taxiway Imp. Phase 3	\$448,000/ City	City/FAA/GDOT	On-Going (reworded in new work program)								x
Airport Construct airfield maintenance building with shelter	\$40,000/ City	City	On-Going (as an Enclosed Hangar)								x
Airport Rehab/overlay taxiway "D"	\$389,000/ City	City/FAA/GDOT	Completed								x
Conduct Wildlife Assessment	\$25,000/City	City/FAA/GDOT	Discontinued (not needed)							x	
ECONOMIC DEVELOPMENT											
Expand Park West Industrial Park	\$1,000,000/DCCEDA	SPLOST, One GA, EDA	Completed	x	x	x	x				
Complete stage 2 of Airport Industrial Park	\$1,523,000/City & DCCEDA	SPLOST, One GA, EDA,DCCEDA	Postponed until 2024 or later due lack of funds	x	x	x	x	x	x		
Acquire additional land to allow 441 entrance from Satilla Industrial Park	TBD/City & DCCEDA	DCCEDA funds	Completed		x						

City of Nicholls Report of Accomplishments (2013-2018)

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
COMMUNITY FACILITIES AND SERVICES									

Identify appropriate locations for new industrial sites	\$500,000/Nicholls	General Fund	Completed	x						
Develop a public outreach campaign for services and programs	No cost/Nicholls	General Fund	On-Going	x	x					
Develop a community assessment of code enforcement issues	No cost to \$5,000 (depending on staff availability)/Nicholls	General Fund	On-Going	x						
Water tank improvements	\$100,000/Nicholls	SPLOST	On-Going			x				
Increase drug prevention (CHAMPS) program efforts	No additional cost/Nicholls, Nicholls Police Department, CCBOE	State and federal funds and grants	Discontinued (no longer needed)	x	x	x	x	x	x	x
Expand wastewater capabilities by purchasing additional land for future development of the wastewater treatment plant	\$500,000/Nicholls	CDBG	Completed	x	x	x	x	x	x	x
Purchase Class A Fire Engine	\$150,000/Nicholls	SPLOST	Completed	x	x	x	x	x	x	x
Purchase public safety equipment; police cars and fire fighter equipment	\$100,000/Nicholls	SPLOST	On-Going	x	x	x	x	x	x	x
ECONOMIC DEVELOPMENT										
Develop nuisance abatement for rehabilitation	Staff time/Nicholls	General Fund, DCA	On-Going (as part of Zoning Ordinance project)	x	x					

PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Survey City residents and workers to determine needed and desired services and retail	No cost/Nicholls, DCCC	General Fund	Discontinued due to lack of interest		x				
PARKS AND RECREATION									
City park improvements/City Youth Park	\$350,000/Nicholls	SPLOST	On-Going	x	x	x	x	x	
Construct combination basketball and tennis courts	\$33,000 per court/Nicholls	SPLOST	Basketball court ongoing; tennis court discontinued, walking track is being pursued instead			x	x	x	x
TRANSPORTATION									
Widen SR 32	\$9.3 million/GDOT, Coffee County	GDOT	Postponed to after 2023 due to GDOT's schedule	x	x	x	x		
Enhance SR 32 streetscaping in downtown Nicholls	\$80,000 to \$200,000/Nicholls, GDOT,	State and federal funds and grants, General fund	Postponed to after 2023 due to GDOT's schedule	x	x	x	x	x	x
Annual sidewalk repair	TBD/Nicholls	General Fund	On-Going	x	x	x	x	x	x
Resurface roads listed by priority on LMIG list submitted to GDOT for funding	\$250,000/Nicholls	SPLOST	On-Going	x	x	x	x	x	x
GENERAL PLANNING									

Development of County wide Unified Development Ordinance, subdivision regulations and zoning which includes sidewalk ordinance	\$150,000/ Coffee County, cities of Ambrose, Broxton, Douglas and Nicholls	General Fund	Completed	x	x				
PROJECTS	COST / RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18
Develop public input procedures for code violations	No cost/Nicholls, DCCC	General Fund	On-Going		x				

Coffee County Community Work Program Update (2019 - 2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDINGSOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
LAND USE									
Continue Enforcement of Codes	Staff Time	Coffee County	General Fund	1c, 1d	x	x	x	x	x
TRANSPORTATION									
Development and implement a 6-Year Capital Improvement Plan for roads and other infrastructure	\$6,200,000	Coffee County	General Funds/SPLOST/GDOT/TSPLOST (if passed)	2a, 2b, 2c	x	x	x	x	x
Widen SR 32 @ CR 296 to west city limits of Douglas	\$9,300,000	Coffee County	GDOT/Coffee County Road Dept./City of Douglas	2a, 2b, 2c	x	x			
Pave streets in Oak Park, Phase II	\$1,410,000	Coffee County	SPLOST, CDBG	2a, 2b, 2c	x	x			
Pave streets in Oak Park, Phase III	\$1,750,000	Coffee County	SPLOST, CDBG	2a, 2b, 2c		x	x	x	
Pave streets/roads and implement drainage improvements	\$500,000	Coffee County	CDBG	2a, 2b, 2c	x	x	x	x	x
Improve shoulder, complete and pave Bud Hutchinson/Chaney Road	\$3,000,000	Coffee County	LMIG/SPLOST/General Funds	2a, 2b, 2c	x	x	x	x	x
ECONOMIC DEVELOPMENT									
Continue development of infrastructure for Coffee County/Douglas Industrial Park	\$250,000	County/Industrial Authority	SPLOST/One Georgia	3a, 3c	x	x	x	x	x

Continue financial support of Douglas/Coffee County Industrial Authority	\$400,000	Coffee County	Set millage rate	3a, 3c	x	x	x	x	x
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HOUSING									
Continue implementation of Oak Park Redevelopment Plan, including neighborhood revitalization	\$1,500,000	Coffee County	CDBG/General Funds	4a	x	x	x		
COMMUNITY FACILITIES & SERVICES									
Renovate Health Department	\$498,925	Coffee County	CDBG	6a, 6b	x	x	x	x	x
Renovate Farm Services (Ag) Building	\$300,000	Coffee County	General Funds/SPLOST	6a, 6b	x	x	x	x	x
Renovate Courthouse	\$3,500,000	Coffee County	General Funds	6a, 6b	x				
Purchase 30 Sheriff's Vehicles	\$1,200,000	Coffee County	SPLOST, Grants	6a, 6b	x	x	x	x	x
Purchase 2 Fire Trucks	\$500,000	Coffee County	SPLOST, Grants	6a, 6b	x				x
Implement technology Improvements, to include replacing computer software & hardware	\$950,000	Coffee County	SPLOST, Grants	6a, 6b	x	x	x		
Purchase Public Safety Software	\$300,000	Coffee County, City of Douglas, 911	SPLOST, Grants	6a, 6b	x	x			

Implement Fire ISO Rating Contract	\$28,000	Coffee County	General Funds /Insurance Premium Tax Fund	6a, 6b	x					
Continue to update fire equipment	\$400,000	Coffee County	Fire Grants/SPLOST	6a, 6b	x	x	x	x	x	
Install Electronic Water Meters	\$140,000	Coffee County	SPLOST	6a, 6b	x					
INTERGOVERNMENTAL COORDINATION										
Create new recreation complex at Old Fairground Property (Phase 1)	\$3,000,000	Coffee County, City of Douglas, Board of Education	SPLOST	7a, 6a, 6b	x	x	x	x	x	
BROADBAND										
Provide adequate high-speed broadband access for local industries and commercial businesses.	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private fundin ,	7a, 7b					x	x

City of Ambrose Community Work Program Update (2019 - 2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
TRANSPORTATION									
Implement Downtown streetscape improvements	\$500,000	City of Ambrose	General Fund, GDOT, Grants	2a, 2b, 2c	x	x	x	x	x
Implement streetscape improvements continuing to the school	\$200,000	City of Ambrose	General Fund, GDOT, Grants	2a, 2b, 2c	x	x	x	x	x
Repave and mark City parking	\$900 per space	City of Ambrose	General Fund	2a, 2b, 2c	x	x	x		
Lobby GDOT and legislators for LMIG funding	Staff time	City of Ambrose/GDOT	General Fund	2a, 2b, 2c	x	x	x	x	x
HOUSING									
Increase quality rental housing stock through elimination of blighted property and by working to adopt and enforce City Code that will require rental property to be maintained by landlords	Staff time	City of Ambrose/Private entities	General Fund	4a	x	x	x	x	x
Establish need for CHIP program	Staff time	City of Ambrose	General Fund	4a	x	x	x	x	x
Utilize CHIP program to renovate homes	\$200,000	City of Ambrose	Grants	4a	x	x	x	x	x
COMMUNITY FACILITIES & SERVICES									
Purchase one backhoe for public utility department	\$55,000	City of Ambrose	SPLOST/ General Fund	6a, 6b	x	x	x	x	x
Conduct water system upgrades, including refurbishing water tank	\$400,000	City of Ambrose	SPLOST, CDBG	6a, 6b	x	x	x	x	x

Complete feasibility study to redevelop the old elementary school as City Hall/Community Service Center	\$50,000	City of Ambrose	General Fund	6a, 6b	x	x	x	x	
Implement park improvements, to include resurfacing the walking trail and installing playground equipment	\$50,000	City of Ambrose	SPLOST	6a, 6b	x	x	x	x	x
Purchase Fire Department Equipment	\$10,000	City of Ambrose	SPLOST, Grants	6a, 6b	x	x	x	x	x
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses.	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants private fundin ,	7a, 7b				x	x

City of Broxton Community Work Program Update (2019 - 2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	LONG TERM
LAND USE										
Adopt design standards for property owners along US 441	\$20,000	City of Broxton	General Fund and DCA Grant	1b	x	x				
TRANSPORTATION										
Implement shoulder improvements to US 441	\$500,000	City of Broxton	GDOT	2a, 2b, 2c		x	x	x		
Lobby GDOT and legislators for LMIG funding	Staff time	City of Broxton	General Fund	2a, 2b, 2c	x	x	x	x	x	
Implement streetscape enhancements in downtown	\$600,000	City of Broxton	GDOT TE	2a, 2b, 2c	x	x	x	x		
ECONOMIC DEVELOPMENT										
Create a targeted business plan	\$25,000	City of Broxton	Private funds	3b, 3c	x	x				
Conduct a study for potential of industrial site in city	\$25,000	City of Broxton	General fund	3a	x	x				
HOUSING										
Eliminate blighted areas throughout the city through an agreement with the County to use their Code Enforcement Officer for identifying and enforcing condemnation of dilapidated properties	Staff time	City of Broxton	General Fund	4a	x	x				

COMMUNITY FACILITIES & SERVICES										
Repair and replace aging infrastructure, such as water and sewer lines	\$500,000	City of Broxton	CDBG grants/SPLOST	6a, 6b	x	x	x	x	x	x
Construct Festival Park to include a walking track, fence, and playground equipment	\$500,000	City of Broxton	LWCF Grant, General Funds	6a, 6b					x	

BROADBAND										
Provide adequate high-speed broadband access for local industries and commercial businesses.	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants private funding,	8a					x	x

City of Douglas Community Work Program Update (2019 - 2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
CULTURAL RESOURCES									
Update Historic Preservation Guidelines	Staff time	City of Douglas /HPC	General Funds	5b		x			
Implement façade improvements to historic buildings	\$500,000	DDA/City of Douglas	Private Developers/DDA loan funds	5a, 5b	x	x	x	x	x
ECONOMIC DEVELOPMENT									
Complete Infrastructure of Satilla Industrial Park	\$3.8 Million	EDA	SPLOST/EDA	3a, 3c, 3d	x	x	x	x	
Encourage Retail/Commercial Development along 441/US 31 South, along SR 135 and other areas of city	Staff time	City of Douglas /Private Developers	Private Developers	3a, 3b, 3c, 3d	x	x	x	x	x
Implement Downtown Streetscape Repairs, per the Downtown Master Plan	\$80,000	City of Douglas, DDA	SPLOST/ General Funds	3b	x	x	x	x	x
HOUSING									
Implement housing rehabilitation for low- and middle-income families	\$612,000	City of Douglas	CDBG, CHIP, General Funds	4a	x	x	x	x	
Facilitate development of Downtown Condos, Townhouses, Loft Apartments, and Mixed Use, per the Downtown Master Plan	Staff time	DDA, City of Douglas, Developers/ Property & Business Owners	Private/GMA/DCA	4a				x	

LAND USE									
Facilitate infill development in Residential, commercial, and industrial Areas	Staff time	City of Douglas	Private	1a	x	x	x	x	x

Enforce Property Maintenance and Building Codes	Staff time	City of Douglas	General Funds	1b, 1d	x	x	x	x	x
TRANSPORTATION									
Create Sidewalk Master Plan	\$15,000	City of Douglas	General Funds	2a,b,c	x	x	x	x	x
Implement Sidewalk Master Plan to Create Connectivity	\$5,000,000	City of Douglas	LMIG/SPLOST/City	2a,b,c	x	x	x	x	x
Relieve School Related Traffic Congestion	Staff time	City of Douglas /BOE/DOT	City/DOT	2a,b,c	x	x	x	x	x
Upgrade street signs to meet GDOT sign reflectivity standards	\$100,000	City of Douglas	General Funds	2a,b,c	x	x	x	x	x
Extend Greenway Trail to SR 206	\$125,000	City of Douglas	SPLOST	2a,b,c	x				
Extend Greenway Trail from SR 206 to High School	\$150,000	City of Douglas	SPLOST	2a,b,c				x	x
Widen SR 135 from US 441 to SR 32	\$2,900,000	City of Douglas	GDOT	2a,b,c	x				
Resurface and pave streets per priority list	\$200,000/mile (resurfacing) \$700,000/mile (new paving)	City of Douglas	SPLOST, LMIG, GDOT, Grants, General Fund	2a,b,c	x	x	x	x	x

Implement LMIG Matching & Parking Lot Improvements (including Downtown lots)	\$425,000	City of Douglas	SPLOST/Gen Funds	2a,b,c	x	x	x	x	x
LMIG Matching Cemetery Paving	\$250,000	City of Douglas	SPLOST/Gen Funds	2a,b,c				x	
COMMUNITY FACILITIES & SERVICES									
Construct the final Gateway Sign on the South Entrance of town	\$35,000	City of Douglas	City/SPLOST	6a, 6b	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Install Digital Signs for Gateway Signs	\$100,000	City of Douglas	General Funds	6a, 6b	x	x	x	x	x
City Hall Renovation/Expansion	\$2.1 Mill	City of Douglas	Grants, General Fund	6a, 6b	x				
Construct Cemetery Columbarium in Section R	\$10,000	City of Douglas	City	6a, 6b	x	x			
Construct Public Works Facility	\$1,000,000	City of Douglas	Grants, General Fund	6a, 6b			x	x	x
Construct Purchasing Facility	\$1,000,000	City of Douglas	Grants, General Fund	6a, 6b			x	x	x
Install Electric Reconductor lines on Madison from the Methodist Church to the City limits 441 North	\$360,000	City of Douglas	Rate Monies	6a, 6b	x				
Provide Spanish translation services for city services such as courts and police to adequately and effectively communicate with the growing Hispanic population	Staff time	City of Douglas	State and federal funds, grants, general funds	6a, 6b	x	x	x	x	x
WWII Airbase Buildings Renovation	\$165,000	City of Douglas	SPLOST/Grants	6a, 6b	x	x	x	x	x
Make Improvements to Huckaby Complex, Unity Park, Roundtree Park, Eastside Park, and others	\$4,250,000	City of Douglas	General Funds, LWCF, Neighborhood Outcomes in Disproportionately Impacted Communities Grant, Federal & State Grants	6a, 6b					x

Construct a new soccer complex	\$3,500,000	City of Douglas, Coffee County	General Funds, LWCF, Neighborhood Outcomes in Disproportionately Impacted Communities Grant, Federal & State Grants	6a, 6b						x
Water & Sewer										
Construct Water/Wastewater Facility	\$1,000,000	City of Douglas	Grants, General Fund	6a, 6b			x	x	x	
Create and implement Storm Drainage Master Plan	\$400,000	City of Douglas	SPLOST	6a, 6b	x	x	x			
Extend water, wastewater, and sewer lines, per master plan, including unincorporated areas where feasible	\$1,000,000	City of Douglas	SPLOST, Grants, General Fund	6a, 6b	x	x	x	x	x	
Implement CDBG Project for Daughtry, Cherry, Bryan St., and Phillips Sts.	\$585,042	City of Douglas	\$460,597/CDBG \$120,403/City \$4,042/CD FUN	6a, 6b	x	x				

Install Bo Jo Ella Lift Station backup pump system	\$150,000	City of Douglas	Rate Monies	6a, 6b	x					
Install Water/Sewer lines and paving to Satilla Industrial Park	\$1,000,000	City of Douglas	Grants, General Fund	6a, 6b	x	x	x	x	x	
Rehab Water/Wastewater mains and Sewer Lift Stations	\$225,000	City of Douglas Water and Wastewater Dept.	SPLOST	6a, 6b	x	x	x	x	x	

Rehab/replace water, wastewater, and sewer lines and mains, per Master Plan	\$5,000,000	City of Douglas	SPLOST/Rate Monies/Grants	6a, 6b	x	x	x	x	x
Replace Water/Sewer Infrastructure under roadways before paving	\$2,000,000	City of Douglas	SPLOST/Rate Monies	6a, 6b	x	x	x	x	x
Wastewater Treatment Plant Back Lift Station Replacement	\$1,200,000	City of Douglas	SPLOST	6a, 6b	x				
Natural Gas									
Construct lateral natural gas line to connect to new supply line being built between Mobile, AL and Savannah, GA	\$3,100,00	City Natural Gas Dept.	Enterprise funds	6a, 6b	Long-term (2024 or later)				
Extend Natural Gas Lines to serve agricultural customers and unincorporated areas	\$60,000 per mile	City of Douglas	Rate Monies, Enterprise funds	6a, 6b	x	x	x	x	x
Install Natural Gas Infrastructure to Satilla Industrial Park	\$100,000	City of Douglas	Rate Monies	6a, 6b	x	x			
Airport									
Complete stage 2 of Airport Industrial Park	\$1,523,000	City & DCCEDA	SPLOST, One GA, EDA,DCCEDA	6a, 6b	Long-term (2024 or after)				
Construct Corporate Area Access Road Phase I	\$120,000	City of Douglas	FAA/GDOT/SPLOST	6a, 6b				x	

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Construct north corporate hangar area at Airport; implement taxiway improvements Phase I	\$330,000	City of Douglas	FAA/SPLOST	6a, 6b	x	x			
Corporate Area Access Road at Airport, Phase I & Corporate Taxiway Improvements Design	\$50,000	City of Douglas	FAA/SPLOST	6a, 6b			x		
Corporate Area Sitework at Airport Including Utilities Design/ Construction	\$340,000	City of Douglas	GDOT/City	6a, 6b				x	
Enclose Open Air T-Hangars at Airport	\$80,000	City of Douglas	SPLOST	6a, 6b		x			
Implement taxiway improvements at Airport, Phase II	\$383,000	City of Douglas	FAA/SPLOST	6a, 6b			x	x	
Implement taxiway improvements at Airport, Phase III	\$448,000	City of Douglas	FAA/SPLOST	6a, 6b					x
Install Security Fencing at Airport	\$180,000	City of Douglas	GDOT/City	6a, 6b			x		
Terminal Area North Apron Expansion at Airport	\$350,000	City of Douglas	FAA/GDOT/SPLOST	6a, 6b					x
Fire Department									
Purchase Engine Truck for Fire Dept.	\$450,000	City of Douglas	SPLOST	6a, 6b					x
Purchase Ladder Truck for Fire Dept.	\$700,000	City of Douglas	SPLOST	6a, 6b		x			

Reduce fire ISO rating from 3 to 2	\$200,000	Douglas Fire Dept.	City funds	6a, 6b	x	x			
Police Department									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Increase drug prevention HEAT Program	Staff time	Douglas Police Department, Coffee County Sheriff Department	Gov's Office of Highway Safety Grant	6a, 6b	x				
Purchase 16 Police Vehicles w/Equipment	\$800,000	City of Douglas	Grants, General Fund	6a, 6b	x	x		x	x
Purchase E-ticket printers for police	\$8,000	Douglas Police Department	Drug funds	6a, 6b	x				
Parks & Recreation									
Apply for Arts Grant for Martin Center	Staff time	City of Douglas	Georgia Council for the Arts	6a, 6b	x	x	x		
Caboose & Deck Restoration	\$100,000	City of Douglas /Private	City/Grant/Private Donations	6a, 6b	x	x	x		
Construct Event Facility	\$2.4 Mill	City of Douglas	General Funds	6a, 6b			x	x	x
Establish Dog Park	\$100,000	City of Douglas	General Funds/grants	6a, 6b	x	x			
Implement Madison Avenue Park Development, per Downtown Master Plan	\$350,000	City of Douglas /DDA	General Funds/Private	6a, 6b	x	x	x	x	x

Make Improvements to Parks per Parks Master Plan	\$1,000,000	City of Douglas	SPLOST, State and federal funds, grants	6a, 6b	x	x	x	x	x
Martin Center Sound, Lighting & Equipment Upgrades	\$150,000	City of Douglas /Private	City/Grant/Private Donations	6a, 6b		x	x	x	
Miracle Field Construction	\$648,736	City of Douglas	SPLOST/DNR/Private	6a, 6b	x				
North Madison Park parking improvements & playground equipment at Alunza	\$60,000/playground \$950 per parking space	City of Douglas	SPLOST, State and federal funds, grants	6a, 6b	x	x	x		
Playground Structures for Parks	\$50,000	City of Douglas	SPLOST	6a, 6b		x			
PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Rehab the Davis Wade Swimming Pool, to include a New Pool House, Splash Pad, and Paving	\$500,000	City of Douglas	SPLOST	6a, 6b		x			
INTERGOVERNMENTAL COORDINATION									
Implement E911 Upgrade	\$280,000	City/County	SPLOST	7c	x				
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses.	\$10,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private funding,	8a				x	x

City of Nicholls Community Work Program Update (2019 - 2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
LAND USE									
Develop nuisance abatement for rehabilitation	Staff Time	City of Nicholls /DCA	General Fund	1b, 1d	x	x	x	x	x
Develop local zoning ordinance, including nuisance abatement for rehabilitation	\$20,000	City of Nicholls	General Fund	1b, 1d	x	x	x	x	x
Develop public input procedures for code violations	Staff time	City of Nicholls	General Fund	1b, 1d	x	x	x	x	
COMMUNITY FACILITIES & SERVICES									
Develop a public outreach campaign for services and programs	Staff time	City of Nicholls	General Fund	6a, 6b	x	x	x	x	x
Develop a community assessment of code enforcement issues	\$5,000/ Staff time	City of Nicholls	General Fund	6a, 6b	x	x	x	x	x
Addition to Community Center	\$150,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	x
Renovations to City Hall	\$250,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	x
Upgrades to Treatment Plant and replace Lift Station pumps	\$500,000-\$750,000	City of Nicholls	CDBG/SPLOST	6a, 6b	x	x	x	x	x
Water tank improvements	\$200,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	x
Purchase public safety equipment; police cars and fire fighter equipment	\$200,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	x
City park improvements/City Youth Park	\$250,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	x
Construct combination basketball court and walking trails	\$150,000	City of Nicholls	SPLOST	6a, 6b	x	x	x	x	X

ECONOMIC DEVELOPMENT										
Identify appropriate locations for new industrial sites	\$500,000	City of Nicholls	General Fund	3a	x	x	x	x	x	
PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	
TRANSPORTATION										
Annual sidewalk repair	\$100,000/year	City of Nicholls	General Fund/SPLOST	2a, 2b, 2c	x	x	x	x	x	
Resurface roads listed by priority on LMIG list submitted to GDOT for funding	\$500,000	City of Nicholls	SPLOST	2a, 2b, 2c	x	x	x	x	x	
Widen SR 32	\$9.3 million	GDOT	GDOT	2a, 2b, 2c	Long-term (2024 or later)					
Enhance SR 32 streetscaping in downtown Nicholls	\$200,000	GDOT, City of Nicholls, Grants	GDOT	2a, 2b, 2c	Long-term (2024 or later)					
BROADBAND										
Provide adequate high-speed broadband access for local industries and commercial businesses.	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private funding,	8a					x	x

8. Economic Development Element

The 2018-2022 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 Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls.

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 2018-2022 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 Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls.

Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

Objectives:

- o Focus on ways to encourage and facilitate regional tourism.

Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

Objectives:

- o Encourage local governments to implement the Southern Georgia Regional Bicycle and Pedestrian Plan.
- o Identify areas where high speed internet and broadband are needed.

- o Strive to provide industrial parks/properties with all the necessary infrastructure and transportation links to attract new and expanding businesses and industries to the area.
- o Continue to monitor grant opportunities and inform local communities about upcoming deadlines and assist local governments in the grant preparation and application process.

Goal 3: Facilitate growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

Objectives:

- o Improve educational attainment by reducing high school dropout rates
- o Market workforce development programs that enable youth and adults to pursue higher education opportunities.
- o Support educational institutions to provide learning/skill development opportunities.
- o Work closely with business and industry to ensure that the system is not only producing workers to meet its immediate needs, but making adjustments in anticipation of future needs and technological changes.

Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.

Objectives:

- o Collaborate to develop county-wide historic preservation plans.
- o Promote downtown areas for tourism and recreation.
- o Increase code enforcement in communities surrounding downtown areas.
- o Create welcoming, functional neighborhoods with “work, play, live” atmospheres to invite younger families to the region.
- o Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.
- o Seek additional funding streams to address senior population program sustainability.
- o Market unique aspects of communities to attract a younger population.

9. Land Use Element

Character Areas

In the previous (2007) Comprehensive Plan, every part of Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls was delineated into specific Character Areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the State Planning Recommendations.

Each Character Area narrative has a unique Description stating either the existing or desired qualities for that area. The stated Development Strategy should serve as a guide for all development and redevelopment taking place in the Character Area. The listing of Permitted Zonings provides guidance as to what land uses should be permitted within each Character Area, as regulated by zoning. As required by the State, the Quality Community Objectives demonstrate the unique ideals established for each Character Area. The Implementation Measures are specific activities or programs which could take place within each of the Character Areas.

Bay Meadows/Southern Coffee County Character Area



DESCRIPTION:

Predominantly rural area of south central Coffee County, interspersed with low-density residential subdivisions developed since the 1970s. Dirt roads are prevalent in many residential areas, and there is a lack of connectivity in the street patterns of some residential areas.

DEVELOPMENT STRATEGY:

Encourage new developments to be close to and connected with existing residential subdivisions. Encourage proactive neighborhood preservation by focusing on paving roads as funds allow. Vacant properties in these neighborhoods offer an opportunity for infill development of new, compatible housing. New developments should be encouraged to locate toward the north side of this character area (closer to Douglas).

PERMITTED ZONING:

Single Family Residential (R-2), Agricultural.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Regional Cooperation
- 5) Transportation Options

IMPLEMENTATION MEASURES:

Cluster Development - For specified areas of the community, adopt regulations that require a significant portion of a site to be set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered at higher density on the remainder of the property.

Manufactured Home Compatibility Standards - Adopt a manufactured housing ordinance or program that:
1) Ensures the compatibility of manufactured homes with adjacent single-family residences. 2) Regulates the appearance, layout, and location of manufactured home parks, recreational vehicle and travel trailer parks, and campgrounds. 3) Requires installation of manufactured homes in accordance with the applicable federal and manufacturer's standards.

Chester Avenue Neighborhood Character Area



DESCRIPTION:

Northwest of the city center in the City of Douglas, bordering the hospital district, the Chester Avenue neighborhood is a stable area with a diverse mix of housing types, styles, and ages built over a span of decades.

DEVELOPMENT STRATEGY:

Encourage property maintenance and continued high level of homeownership in the area. Encourage the increase of senior-appropriate housing in order to meet anticipated future needs. Continue to build out the sidewalk network, with an emphasis on connectivity to Wheeler Park, the Douglas Trail, Westside Elementary School, and Coffee Regional Medical Center.

PERMITTED ZONINGS:

Single Family Residential (R-1 & R-2), Planned Development (PD).

QUALITY COMMUNITY OBJECTIVES:

- 1) Efficient Land Use
- 2) Housing Options
- 3) Transportation Options

IMPLEMENTATION MEASURES:

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

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles.

This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Conservation Character Area



DESCRIPTION:

Areas of open space that are protected for recreation and conservation purposes, including wetlands, floodplains, stream buffers, and other protected areas.

DEVELOPMENT STRATEGY:

Conservation of sensitive environmental areas should be encouraged or required. New developments should incorporate these sensitive areas as amenities (for example, in the form of conservation subdivisions).

PERMITTED ZONING:

All

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Conservation Easements - Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects a property from development and thereby ensures that it remains as green space or farmland.

Environmental Resource Inventory - Conduct a comprehensive mapping of the community's environmentally sensitive areas (such as floodplains or steep slopes) in order to make rational decisions about areas best suited for set-aside as open space. This should be the first step in crafting a local strategy for open space preservation.

Downtown Ambrose Character Area



DESCRIPTION:

The historic commercial core of the City of Ambrose, including the public library, City Hall, and a mix of commercial uses. A recent Transportation Enhancement grant provided sidewalks in the area.

DEVELOPMENT STRATEGY:

Maintain the traditional downtown area as the focal point of the community. Encourage re-use of vacant buildings over the development of new sites. Continue to build out the sidewalk network, with an emphasis on connecting to residential areas. Work with transportation partners to improve railroad safety. Consider the long-range feasibility of a sewer system for the City.

PERMITTED ZONINGS:

The City of Ambrose does not currently have zoning.

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Downtown Program - Actively support and participate in programs that promote healthy business downtown such as Downtown Development Authorities, Better Hometown, and MainStreet.

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

Downtown Broxton Character Area



Description:

Historic commercial core of Downtown Broxton.

DEVELOPMENT STRATEGY:

Maintain the traditional downtown area as the focal point of the community. Encourage the increase of retail, office, services, and employment in the commercial core. Prioritize streetscape improvements through a combination of improved sidewalks, lamp posts, façade improvements, and planters. Encourage re-use of vacant buildings over the development of new sites. Continue to build out the sidewalk network, with an emphasis on connecting to residential areas.

PERMITTED ZONINGS:

All except Agricultural (AG).

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Sense of Place
- 4) Transportation Options
- 5) Community Health

IMPLEMENTATION MEASURES:

Downtown Program - Actively support and participate in programs that promote healthy business downtown such as Downtown Development Authorities, Better Hometown, and MainStreet.

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

Downtown Nicholls Character Area



DESCRIPTION:

Historic commercial core of Downtown Nicholls.

DEVELOPMENT STRATEGY:

Maintain the traditional downtown area as the focal point of the community. Encourage revitalization of historic buildings where possible in order to maintain community character. Abandoned buildings that cannot be rehabilitated should be demolished. Consider converting vacant lots to City parks. Consider adopting zoning to prevent the future development of incompatible land uses. Continue to build out the sidewalk network, with an emphasis on connecting to residential areas.

PERMITTED ZONINGS:

No zoning.

APPROPRIATE LAND USE:

All but Agriculture/Forestry.

QUALITY COMMUNITY OBJECTIVES:

- 1) Efficient Land Use
- 2) Sense of Place
- 3) Housing Options
- 4) Transportation Options

IMPLEMENTATION MEASURES:

Downtown Program - Actively support and participate in programs that promote healthy business downtown such as Downtown Development Authorities, Better Hometown, and MainStreet.

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

East Walker Street Neighborhood Character Area



DESCRIPTION:

Residential area with a mix of single family houses, townhomes, and small apartment buildings. Includes several parks, and institutional uses such as churches and Eastside Elementary School.

DEVELOPMENT STRATEGY:

Maintain the mix of single family houses, town homes, and small apartment buildings. Encourage infill development on vacant lots. Encourage property maintenance and continued high level of homeownership in the area. Continue to build out the sidewalk network, with an emphasis on connecting to destinations such as Eastside Elementary School, Madison Park, Eastside Park, and Downtown Douglas.

PERMITTED ZONINGS:

Residential Infill (R-I), Town Center Commercial (TC-C), Residential/Professional (R-P) and Neighborhood Commercial (NC).

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

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

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles.

This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Education Center Character Area



DESCRIPTION:

This area, on the south side of Douglas and adjacent to Hwy 441, includes South Georgia State College, Wiregrass Georgia Technical College, and a career academy (the George Washington Carver Freshman Campus).

DEVELOPMENT STRATEGY:

Encourage growth of housing options that recognize the needs of students, making it possible for students to live within easy walking distance to campus. Improve sidewalk and trail connectivity to Downtown. Maintain safe pedestrian crossings and implement traffic calming measures, such as narrower street widths and raised pedestrian crossings, as appropriate with the high pedestrian activity level of the area. Encourage preservation of greenspace and public space, providing adequate community gathering points. Identify land for potential institutional growth. Place new parking behind buildings and further develop on-street parking options when possible. Include small-scale retail to support residential population.

PERMITTED ZONINGS:

Residential Mixed Family District (R-M), Residential/Professional District (R-P), Neighborhood Commercial District (N-C), and General Commercial District (G-C).

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Efficient Land Use
- 3) Sense of Place
- 4) Regional Cooperation
- 5) Transportation Options
- 6) Educational Opportunities

IMPLEMENTATION MEASURES:

Business Incubator - Develop a business incubator to give local entrepreneurs a useful location and other assistance to support a fledgeling business.

Educational Resource Center - Develop and maintain a listing and referral service to help citizens understand and access available educational and training opportunities in your community. These can

include formal educational institutions, private providers, and specialized programs from a department of labor. Publicize its availability and make list available at government facilities, and on the web.

Design Guidelines - Develop design guidelines for specific areas of the community that establish aesthetic and development standards for all properties. These guidelines are intended to achieve an architecturally and physically cohesive character for the area, through setting standards for the appropriateness and impact of new buildings or rehab of existing buildings. Illustrations of desired building characteristics are perhaps the best way to communicate design guidelines to citizens and developers. Communities that want their design guidelines to be more than just advisory in nature may choose to establish a design review board to implement the design guidelines. This board will review architecture, aesthetics, and site characteristics of proposed projects to achieve compatibility with the design guidelines.

Creative Design for Higher Density - Provide design options for higher density development that blends well with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.

Heat Mitigation - Implement a comprehensive strategy for reducing heat in developed areas by implementing strategies such as encouraging cool roofing materials, porous pavements, planting sunshade trees, and preservation of green space

Gaskin Avenue Neighborhood Character Area:



DESCRIPTION:

The Gaskin Avenue Neighborhood in the City of Douglas contains a diverse mix of housing including many historic homes.

DEVELOPMENT STRATEGY:

Protect historic properties from demolition and encourage rehabilitation with appropriate incentives. Encourage infill development that is architecturally compatible with the existing neighborhood in order to maintain historic character. Encourage small business development compatible with the City’s goals for the district. Continue to build out the sidewalk network, emphasizing connections to Downtown Douglas, Eastside Park, and other key destinations.

PERMITTED ZONINGS:

Residential Infill District (R-I), Town Center Commercial District (TC-C), Residential/Professional District (R-P), Neighborhood Commercial District (NC) and Historic District Overlay (HOD).

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Historic Preservation Program - Begin by Identifying and mapping the visual, cultural, and historical assets your community most values Then adopt a local historic preservation/protection ordinance to protect and enhance the places, districts, sites, buildings, structures, and works of art identified in the inventory of assets. This ordinance should be adopted under the auspices of Georgia Historic Preservation Act, which establishes a local Historic Preservation Commission to provide oversight on administration of the local ordinance and provide guidance on aesthetic changes to historic structures within locally designated districts.

General Coffee State Park Character Area



DESCRIPTION:

This Character Area consists of the area within and around the State Park. The area includes some residential development as well as a mix of land being utilized for forestry and agriculture.

DEVELOPMENT STRATEGY:

Protect the State Park should be protected from any negative impacts of development. Provide natural buffers within and along developments adjacent to the Park. Protect the Seventeen Mile River from pollution and erosion.

PERMITTED ZONING:

Single-Family Residential (R-2), Agricultural (AG), State Park Overlay District.

QUALITY COMMUNITY OBJECTIVES:

- 1) Regional Cooperation
- 2) Resource Management

IMPLEMENTATION MEASURES:

Tourism Strategy - Plan a tourism initiative and marketing campaign based on your community's existing heritage and cultural resources. The strategy might also entail employing well-designed logo and tourist-oriented directional signage systems, to help tourists find the services they need. Heritage and Cultural tourism are big business in Georgia.

Green Space Plan - Develop, adopt, and implement a green space plan that provides for connectivity of permanently protected green space throughout the community. Setting aside the greenspace can be done through direct purchase by the local government, purchase of the development rights to the land only, or by working with local land trusts to focus their efforts to acquire conservation easement in the areas identified in the local greenspace plan.

Golf Club Road Neighborhood Character Area



DESCRIPTION:

The Golf Club Road area is a stable, high-end residential area near to the Douglas Golf and Country Club.

DEVELOPMENT STRATEGY:

Maintain residential character and encourage property maintenance. Improve pedestrian and bicycle connections to the Country Club and nearby elementary school. Promote the addition of “corner commercial” sites that blend with the neighborhood and provide services of use to residents, such as dry cleaning, convenience stores, and similar services.

PERMITTED ZONINGS:

Residential Single-Family District (R-12 & R-15).

QUALITY COMMUNITY OBJECTIVES:

- 1) Efficient Land Use
- 2) Sense of Place
- 3) Transportation Options

IMPLEMENTATION MEASURES:

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Sidewalk/Trail Network - Promote physical activity in your community by creating or improving sidewalks and trails that connect to important destinations such as schools, public facilities, employment centers, parks, recreation areas.

Highway Commercial Character Area



DESCRIPTION:

This Character Area consists of multiple linear commercial areas: State Route 32 between Bushnell and Douglas; US Route 441 through Douglas; and several areas along Bowens Mill Road (the Douglas perimeter road). These areas have a mix of commercial and light industrial uses. Traffic congestion is an increasing concern.

DEVELOPMENT STRATEGY:

Continue to widen high-traffic commercial highways from two lanes to four lanes as appropriate, using the latest and best design standards. Continue to build out the sidewalk network, providing landscaped buffers between streets and sidewalks to improve pedestrian safety. Provide frequent safe pedestrian street crossings. Encourage development closer to the city center of Douglas rather than further out. Encourage the redevelopment of older strip commercial centers over new construction. Promote connectivity between parking lots to reduce unnecessary traffic flow onto the main roadway. Minimize the number of curb cuts in order to reduce the potential for traffic conflicts and crashes.

PERMITTED ZONING:

Commercial (C), Wholesale/Light Industrial (W-IL), Gateway District.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity

- 2) Resource Management
- 3) Efficient Land Use
- 4) Regional Cooperation
- 5) Transportation Options

IMPLEMENTATION MEASURES:

Economic Development Strategy - Develop a collaborative, public/private local economic development strategy by involving stakeholders such as local business owners, the Chamber of Commerce, Downtown Development Authority. Enlist stakeholder input to reveal what training or expertise exists within the community workforce, what types of businesses or industries need to be developed, and what constraints exist on business growth within the community.

Flexible Parking Standards - Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.

Greyfield Redevelopment - Provide assistance and incentives for redevelopment of greyfield areas. A greyfield is a declining or abandoned shopping mall or strip, and has the advantage that infrastructure is already in place and lacks the environmental cleanup issues of a Brownfield. Ideally these areas can be converted into walkable, higher density, mixed-use developments.

Brownfield Redevelopment - To encourage redevelopment and reuse of abandoned Brownfields (old industrial properties) in your community, develop a program that includes any of the following elements:

- 1) Inventory all of the Brownfields in your community.
- 2) Have each Brownfield site assessed to determine the likely cost of cleaning up or containing any residual on-site contaminants.
- 3) Offer financial incentives (or at least information of financial assistance available from other sources) for remediation and redevelopment of these sites, since the clean-up and/or containment of Brownfields is often very expensive.

Historic Downtown Douglas Character Area



DESCRIPTION:

The historic commercial core of Downtown Douglas, at the intersection of Hwy 32 and Hwy 441, contains a mixture of commercial and governmental uses, and serves as the geographic, political, and commercial center of the County.

DEVELOPMENT STRATEGY:

Downtown should include a relatively dense mixture of retail, offices, services, and employment. Residential uses above retail (loft style housing) should also be encouraged. Continue to build and maintain the pedestrian and bicycle network, linking Downtown to other neighborhoods and to destinations such as South Georgia State College, Wiregrass Georgia Technical College, and Coffee Regional Medical Center.

PERMITTED ZONINGS:

Town Center Commercial District (TC-C), Residential/Professional District (R-P), Neighborhood Commercial District (NC) and Historic District Overlay (HDO).

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Downtown Planning - Create a small-area or master plan for the central business district that establishes what is currently there that should be preserved, what should be added to improve the downtown area, and how it will be implemented. Ideally, this plan should come with illustrations and renderings of what the desired final buildout will look like.

Hospital District Character Area



DESCRIPTION:

This area consists of Coffee County Regional Medical Center and the surrounding area of small-scale retail and office uses.

DEVELOPMENT STRATEGY:

Encourage healthcare-related uses and allow for the continued expansion of the Medical Center. Discourage neighborhood cut-through traffic by implementing traffic calming measures on nearby residential streets. Continue to expand the sidewalk network. Provide buffers to protect residential areas as needed. Minimize light and glare spillover into adjacent neighborhoods. Support the conversion of housing to light commercial uses on streets channeling onto Hwy 32 near the hospital. Consolidate driveways and implement access management strategies to help reduce congestion. Promote road improvements that increase accessibility to medical facilities.

PERMITTED ZONINGS:

General Commercial District (G-C), Neighborhood Commercial District (N-C). The Historic District Overlay (HOD) will also apply to this area.

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Efficient Land Use
- 3) Local Preparedness
- 4) Regional Cooperation
- 5) Transportation Options
- 6) Community Health

IMPLEMENTATION MEASURES:

Design Guidelines - Develop design guidelines for specific areas of the community that establish aesthetic and development standards for all properties. These guidelines are intended to achieve an architecturally and physically cohesive character for the area, through setting standards for the appropriateness and impact of new buildings or rehab of existing buildings. Illustrations of desired building characteristics are perhaps the best way to communicate design guidelines to citizens and developers. Communities that want their design guidelines to be more than just advisory in nature may choose to establish a design review board to implement the design guidelines. This board will review architecture, aesthetics, and site characteristics of proposed projects to achieve compatibility with the design guidelines.

Community Health Resource Center - Develop and maintain a comprehensive listing and referral service to help citizens understand and access available local community health and social welfare assistance resources such as Department Family and Children Services, Peachcare, Family Connections, County Health Departments., Schools, Public Hospitals, etc.

Heat Mitigation - Implement a comprehensive strategy for reducing heat in developed areas by implementing strategies such as encouraging cool roofing materials, porous pavements, planting sunshade trees, and preservation of green space

Oak Park Character Area



DESCRIPTION:

The Oak Park area is a mix of single-family homes, mobile homes, small apartment complexes, and an array of commercial and industrial uses. Since 2004, blight in the area has been addressed through multiple measures. An Urban Redevelopment Plan for the area was adopted in 2015. A new water system was installed in 2009, and CDBG grants and other sources have provided sidewalks, street paving, and housing improvements. Revitalization of the area is ongoing.

DEVELOPMENT STRATEGY:

Continue to implement redevelopment plans and build out the sidewalk network, pave streets, address blighted housing, and encourage infill development. Rehabilitation of existing homes as well as homeownership programs will help ensure that a range of income levels are able to afford housing in the community. Continue to encourage the development of businesses and services that are of use to local residents.

PERMITTED ZONING:

Single Family Residential (RM), Commercial (C), Planned Development (P-D)

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Sense of Place
- 4) Housing Options
- 5) Transportation Options
- 6) Educational Opportunities
- 7) Community Health

IMPLEMENTATION MEASURES:

Code Enforcement - Utilize code enforcement as a tool to require property owners to properly maintain their residential units and thereby prevent neighborhood blight and foreclosed properties.

Infill Development Program - Develop a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality

of life in affected neighborhoods. This strategy should include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Production and Employment Character Area



DESCRIPTION:

This area consists of industries, warehouses, distribution facilities, and other related uses, located in multiple districts throughout Coffee County. The area includes the Coffee County Airport. The area has room for expansion.

DEVELOPMENT STRATEGY:

Provide adequate infrastructure capacity and maintain designated truck routes that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas and Downtown Douglas. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view. Preserve greenspace and trees near Hwy 221 to help mitigate adverse effects of industrial activity on air quality and overall environment. Discourage future development adjacent to airport, allowing room for expansion.

PERMITTED ZONINGS:

General Commercial District (G-C), Wholesale/Light Industrial District (M-1), and Industrial District (M-2).

QUALITY COMMUNITY OBJECTIVES

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Local Preparedness
- 5) Regional Cooperation
- 6) Transportation Opportunities

IMPLEMENTATION MEASURES:

Economic Development Strategy - Develop a collaborative, public/private local economic development strategy by involving stakeholders such as local business owners, the Chamber of Commerce, Downtown Development Authority. Enlist stakeholder input to reveal what training or expertise exists within the community workforce, what types of businesses or industries need to be developed, and what constraints exist on business growth within the community.

Flexible Parking Standards - Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.

Greyfield Redevelopment - Provide assistance and incentives for redevelopment of greyfield areas. A greyfield is a declining or abandoned shopping mall or strip, and has the advantage that infrastructure is already in place and lacks the environmental cleanup issues of a Brownfield. Ideally these areas can be converted into walkable, higher density, mixed-use developments.

Rural Character Area



DESCRIPTION

The Rural Character Area consists primarily of land used for agriculture and forestry. Some of the most significant agricultural products of Coffee County include tobacco, cotton, poultry, and eggs.

DEVELOPMENT STRATEGY:

Preserve the rural/agricultural character of these areas by maintaining large lot sizes and very low-density residential development, primarily accessory to farm operations. Farms can be protected through Right to Farm rules. Prime agricultural soils should continue to be utilized for farming. Prohibitions of illegal dumping and junk yards should be enforced. Conservation easements should be used to protect environmentally sensitive areas. Subdivision regulations should ensure that new housing does not encroach upon agricultural needs and resources. Development should preserve scenic views and should be encouraged only near existing developed areas.

PERMITTED ZONINGS:

Agricultural (AG).

QUALITY COMMUNITY OBJECTIVES:

- 1) Open Space Preservation
- 2) Environmental Protection
- 3) Regional Identity

IMPLEMENTATION MEASURES:

Conservation Easements - Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects a property from development and thereby ensures that it remains as green space or farmland.

Water Resource Protection - Adopt water resource management policies such as requiring use of WaterSense certified high efficiency toilets and faucets in all new buildings, use of greywater for irrigation, use of drought tolerant landscaping.

Manufactured Home Compatibility Standards - Adopt a manufactured housing ordinance or program that:

- 1) Ensures the compatibility of manufactured homes with adjacent single-family residences.
- 2) Regulates the appearance, layout, and location of manufactured home parks, recreational vehicle and travel trailer parks, and campgrounds.
- 3) Requires installation of manufactured homes in accordance with the applicable federal and manufacturer's standards.

Rural Community/Historic Crossroads Character Area



DESCRIPTION:

This area consists of the small, historic unincorporated communities of Bethel, Bushnell, Chatterton, Huffer, Lott, Mora, Pridgen, Saginaw, and West Green. includes West Green, Pridgen, Bushnell, Lott, Huffer, Bethel, Chatterton, and Saginaw. Areas with higher density, community focal points, and light commercial development.

DEVELOPMENT STRATEGY:

Preserve the rural character of these communities, and preserve historic structures when possible in order to maintain community identity. Encourage development closer to the community center rather than further out. Encourage the development of services that are of use to local residents, such as small grocery stores. Provide sidewalks where needed. Enforce septic tank regulations to preserve the area's water quality.

PERMITTED ZONINGS:

Single Family Residential (R-3), Commercial (C), Agricultural (AG)

QUALITY COMMUNITY OBJECTIVES:

- 1) Efficient Land Use
- 2) Sense of Place

IMPLEMENTATION MEASURES:

Historic Preservation Program - Begin by Identifying and mapping the visual, cultural, and historical assets your community most values Then adopt a local historic preservation/protection ordinance to protect and enhance the places, districts, sites, buildings, structures, and works of art identified in the inventory of assets. This ordinance should be adopted under the auspices of Georgia Historic Preservation Act, which establishes a local Historic Preservation Commission to provide oversight on administration of the local ordinance and provide guidance on aesthetic changes to historic structures within locally designated districts.

Small Town Neighborhood Character Area



DESCRIPTION:

This Character Area consists of residential areas surrounding the downtown commercial centers of the smaller cities in Coffee County (Ambrose, Broxton, and Nicholls). These areas are generally characterized by traditional grid street design and a diverse mix of housing styles.

DEVELOPMENT STRATEGY:

Encourage infill development in residential neighborhoods rather than development at the edges of the City. Preserve historic homes where possible to maintain community character. Rehabilitate or replace deteriorating housing stock and demolish abandoned structures to eliminate blight. Continue to build out the sidewalk network, emphasizing connectivity to the town center and to other destinations such as parks and schools. Add traffic calming devices such as raised pedestrian crossings to increase safety on heavily traveled residential streets.

PERMITTED ZONINGS:

Single-Family Residential, Mixed Residential, Planned Development. (Note: The Cities of Ambrose and Nicholls currently do not have zoning.)

QUALITY COMMUNITY FACILITIES:

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

IMPLEMENTATION MEASURES:

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

Code Enforcement - Utilize code enforcement as a tool to require property owners to properly maintain their residential units and thereby prevent neighborhood blight and foreclosed properties.

South Douglas Neighborhoods Character Area



DESCRIPTION:

This character area consists of neighborhood north and east of South Georgia State College and Wiregrass Georgia Technical College, spanning both sides of US-441 on the south side of the City of Douglas. The area contains a mix of single- and multi-family housing as well as some commercial uses, parks, and churches. This area is currently experiencing expansion and growth.

DEVELOPMENT STRATEGY:

Encourage housing rehabilitation and infill development, including residential development and neighborhood-level commercial development that provides needed services to the community. Continue to build out the pedestrian and bicycle network, improving connectivity to the colleges, to Downtown Douglas, and to businesses along the US-441 corridor. Continue to work toward enhancement and modernization of public housing units. Improve drainage and upgrade infrastructure as needed. Encourage vegetation buffers at nearby industrial and commercial sites to minimize incompatibilities between land uses.

PERMITTED ZONINGS:

Residential Infill (R-1), Residential Single Family (R-12), Residential Mixed Family (R-M), Neighborhood Commercial (N-C), Planned Development (PD), General Commercial (G-C).

QUALITY COMMUNITY OBJECTIVES:

- 1) Efficient Land Use
- 2) Sense of Place
- 3) Housing Options
- 4) Transportation Options
- 5) Community Health

IMPLEMENTATION MEASURES:

Infill Development Program - Develop a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. This strategy should include a) development incentives, improvements

to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Southeast Douglas Character Area



DESCRIPTION:

On the southeast side of the City of Douglas and mostly outside the perimeter road, this area contains principally single-family residences, as well as some mobile home parks, limited commercial uses, and agricultural/forestry areas.

DEVELOPMENT STRATEGY:

Encourage infill development and the building out of existing residential subdivisions rather than the creation of new subdivisions. Encourage neighborhood-level commercial development that provides needed services to the community, such as convenience stores. Continue to build out the sidewalk network, providing connectivity between subdivisions and to businesses along major highways. Incorporate new parks and greenspace when opportunities arise.

PERMITTED ZONINGS:

Residential Single Family (R-12), Residential Mixed Family (R-M), Planned Development (PD), Neighborhood Commercial (NC), Agricultural (AG).

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

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

Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all

ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Bicycle Facilities - Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

Touchton Woods Character Area:



DESCRIPTION:

This area, northwest of Downtown Douglas and north of the Hwy 32 commercial corridor, is a well-established neighborhood with a central subdivision as its core.

DEVELOPMENT STRATEGY:

Provide better pedestrian and bicycle connections to downtown Douglas. Encourage property maintenance and a continued high level of home ownership in the area. Maintain residential character and promote infill residential that reflects that character. Preserve and increase green space. Create buffers between adjacent Hwy 32 commercial corridor and residential neighborhood.

PERMITTED ZONINGS:

Single Family Residential (R-1, R-2, R-15).

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

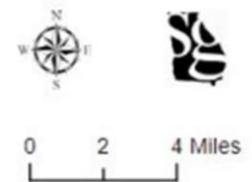
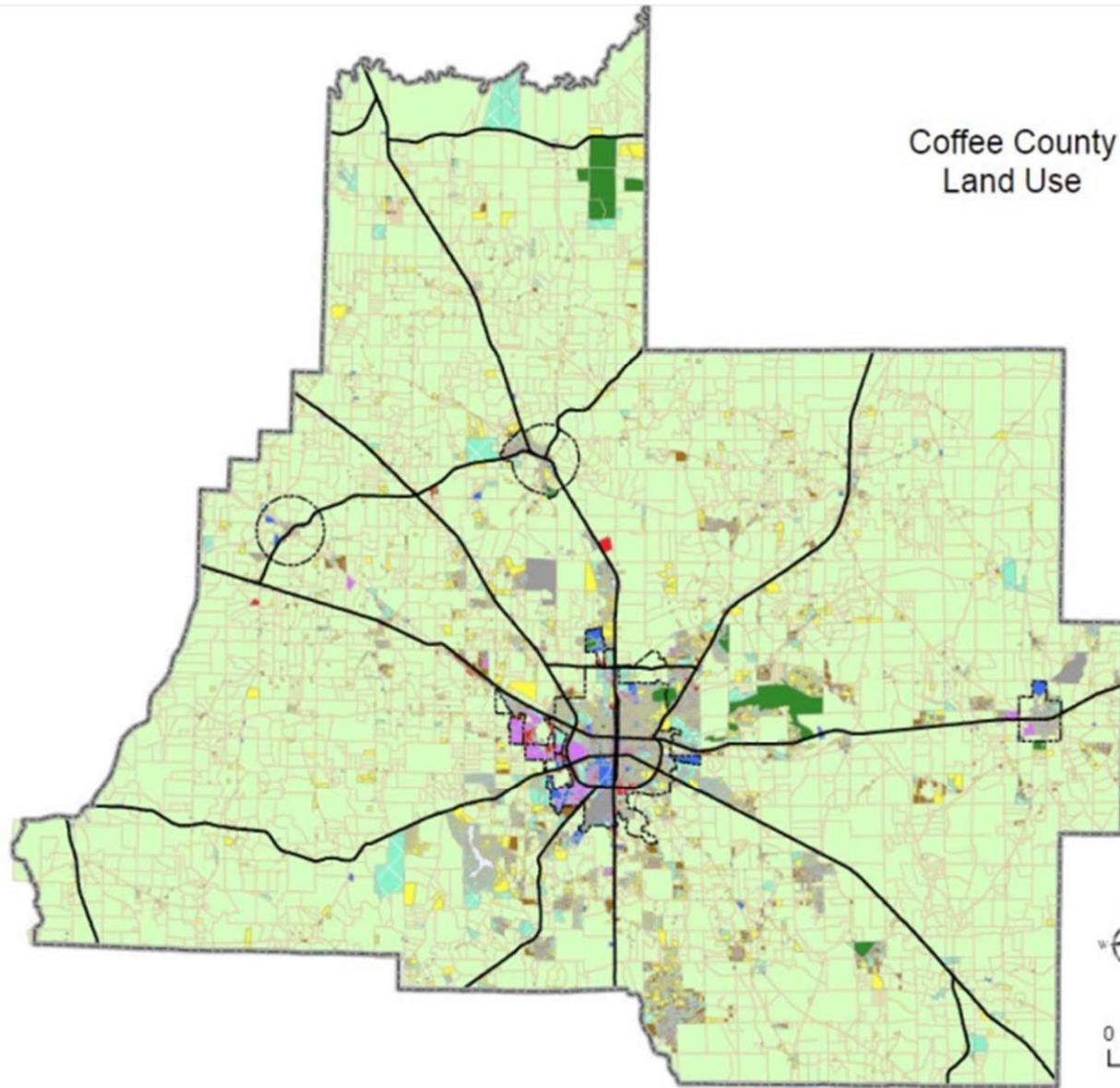
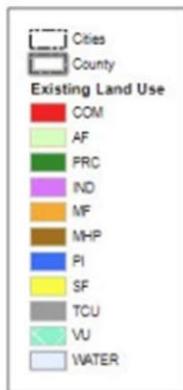
Complete Streets - Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

Sidewalk/Trail Network - Promote physical activity in your community by creating or improving sidewalks and trails that connect to important destinations such as schools, public facilities, employment centers, parks, recreation areas.

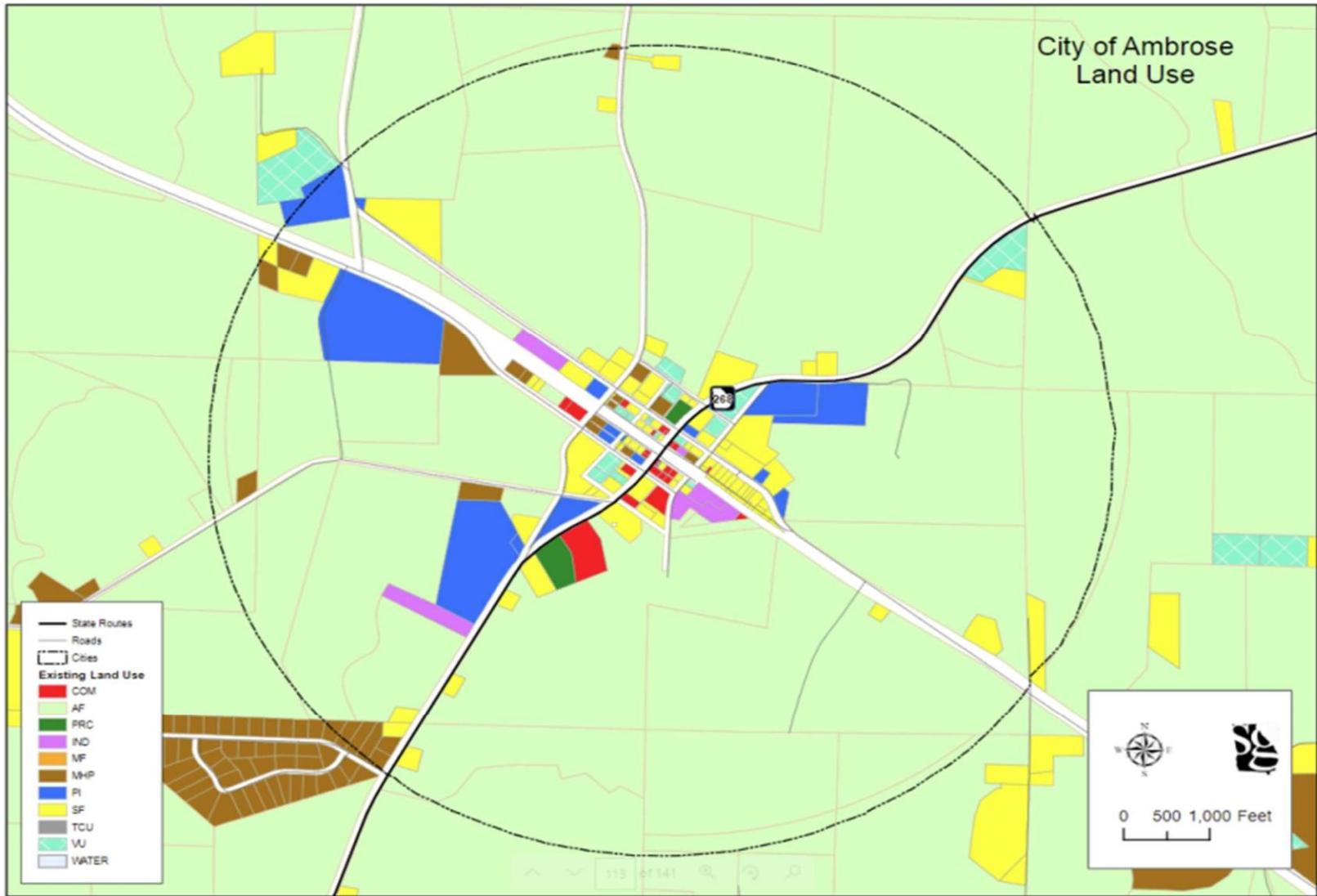
Existing and Future Land Use Maps



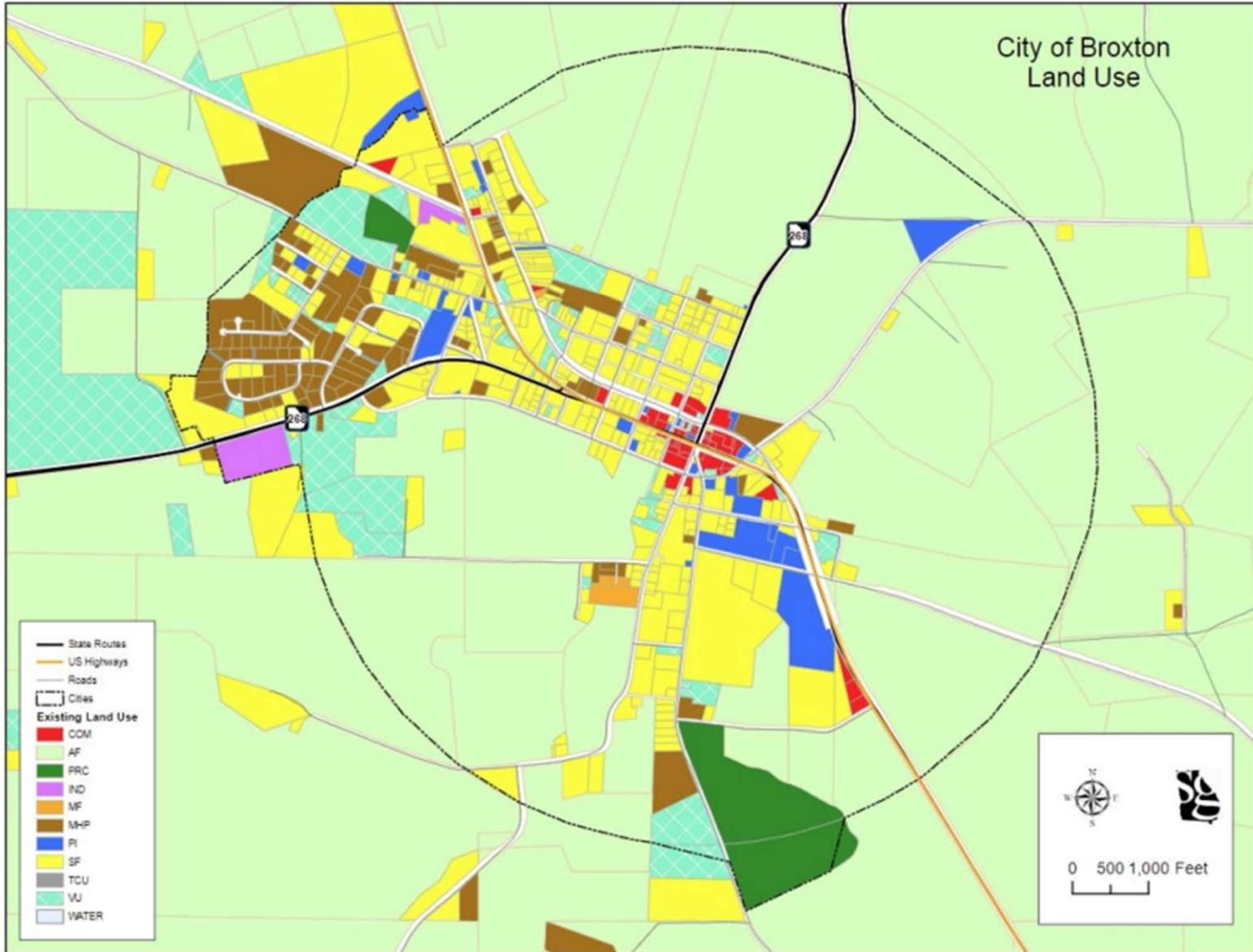
Coffee County Land Use



City of Ambrose Land Use

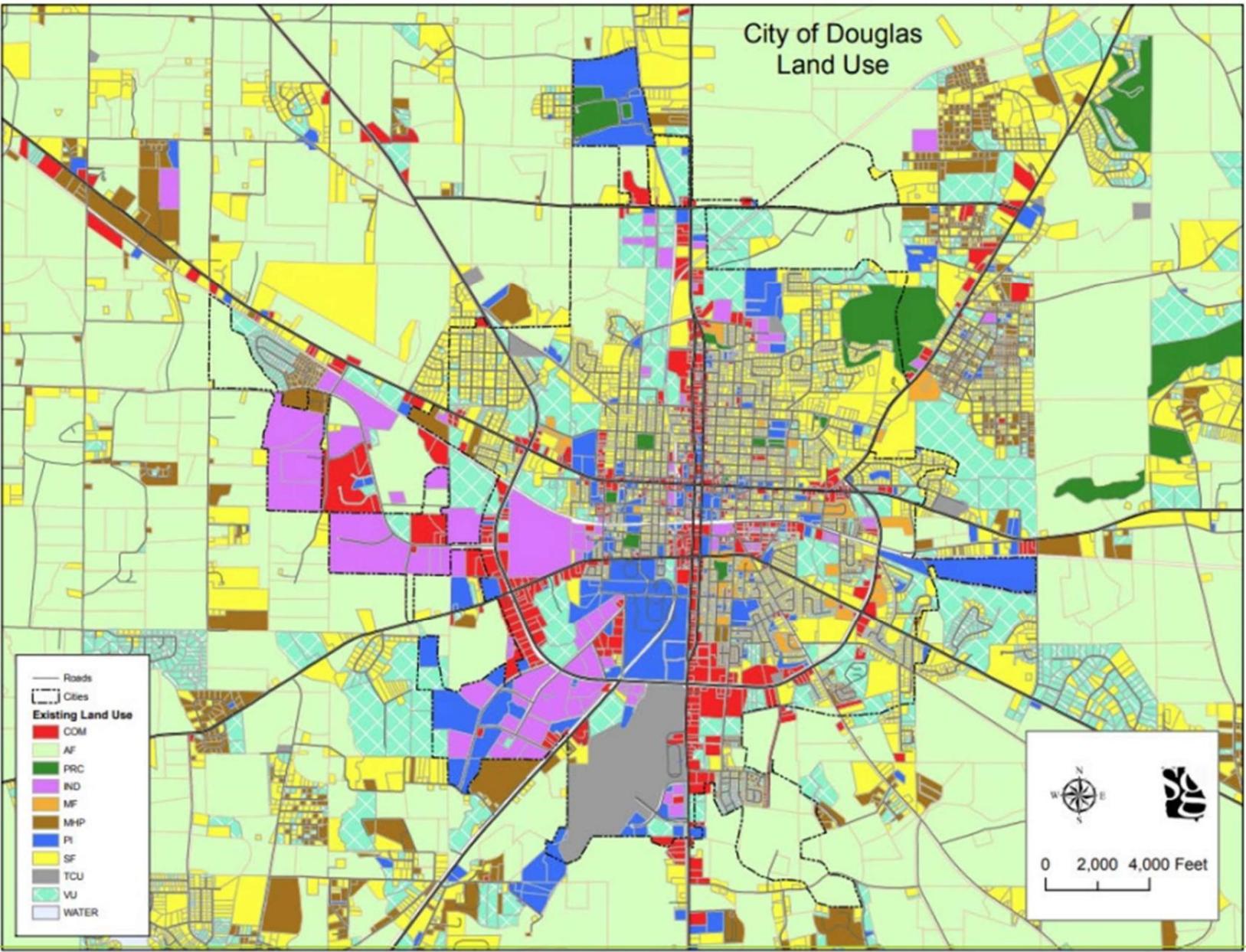


City of Buxton Land Use

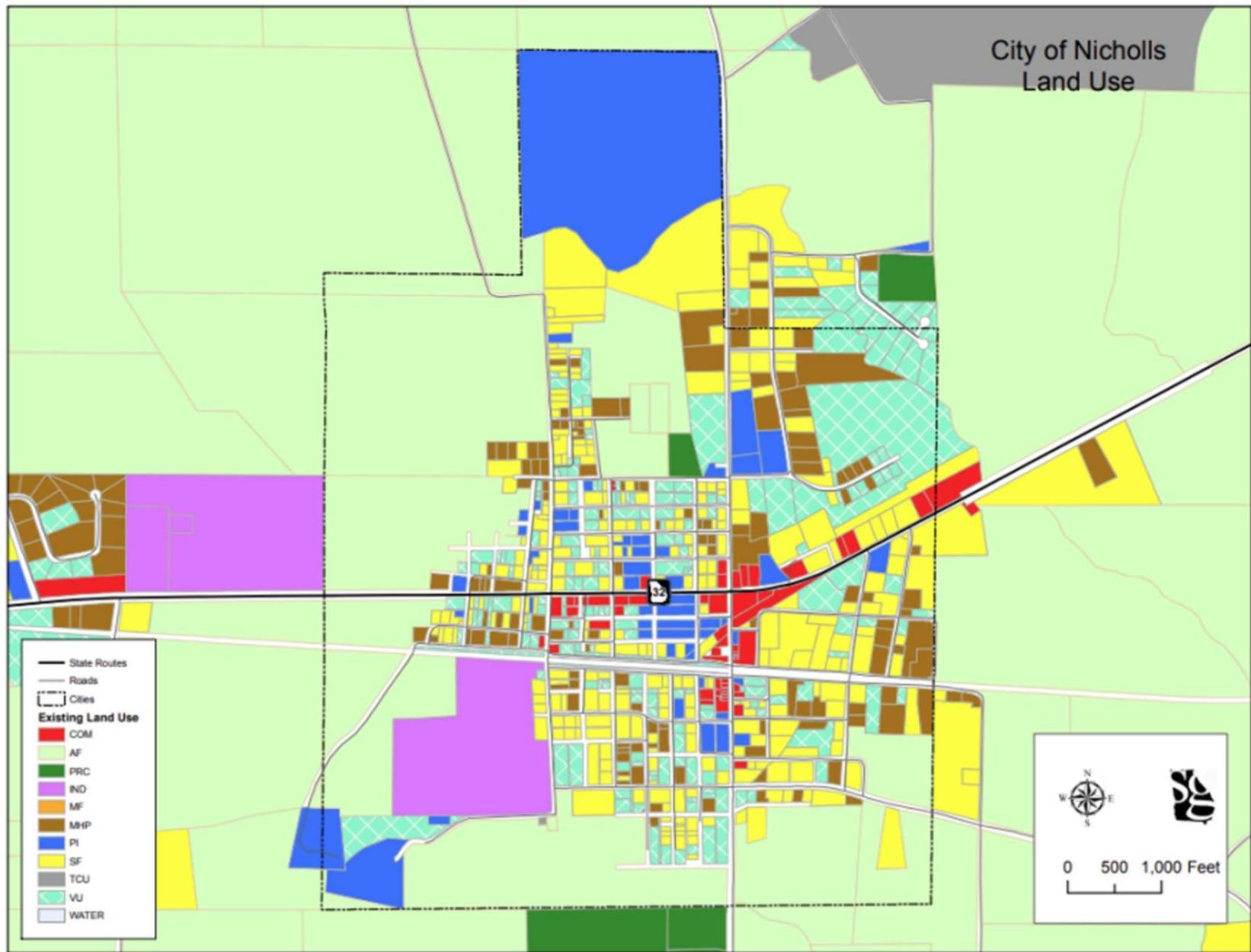




City of Douglas Land Use







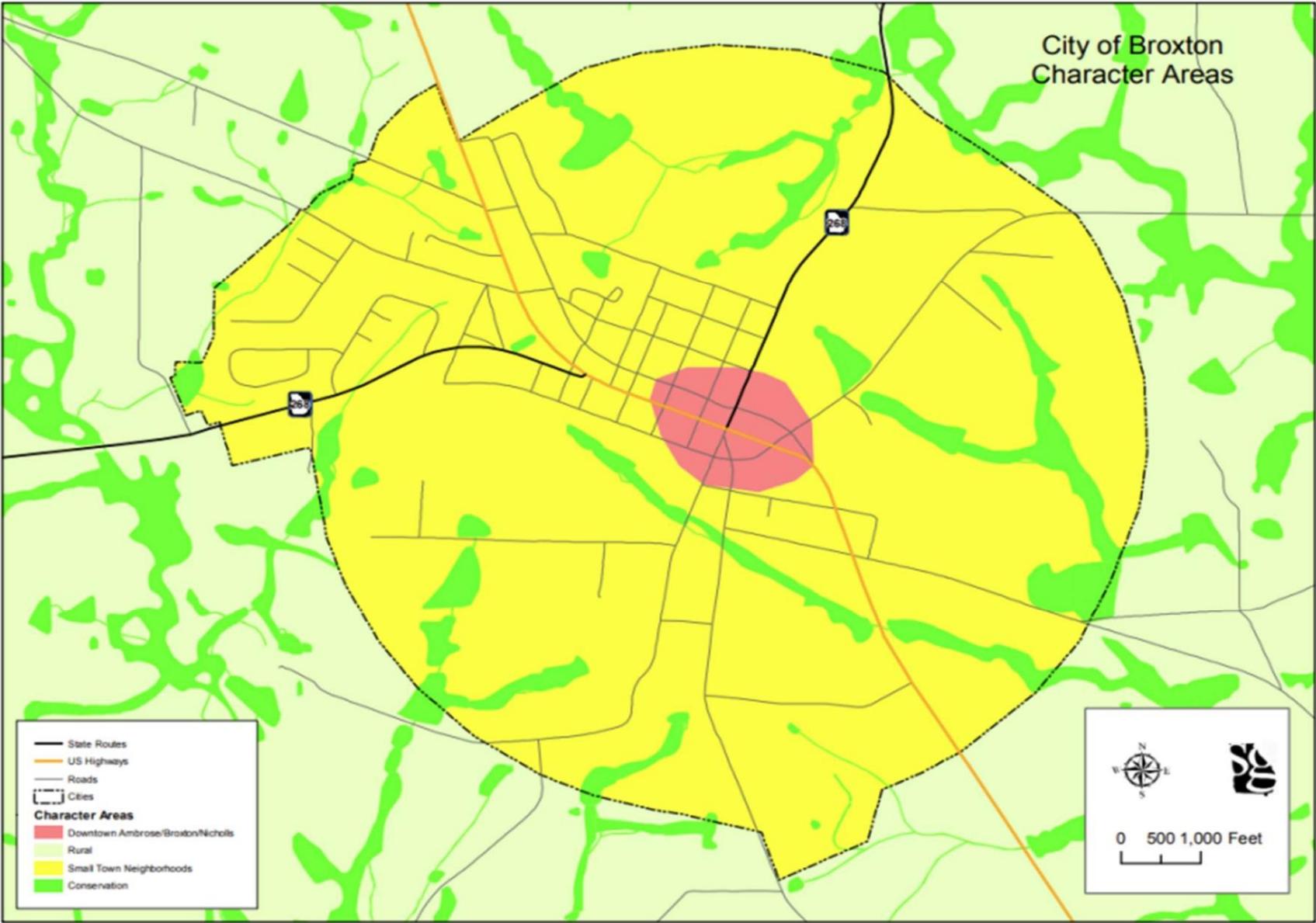


City of Ambrose
Character Areas



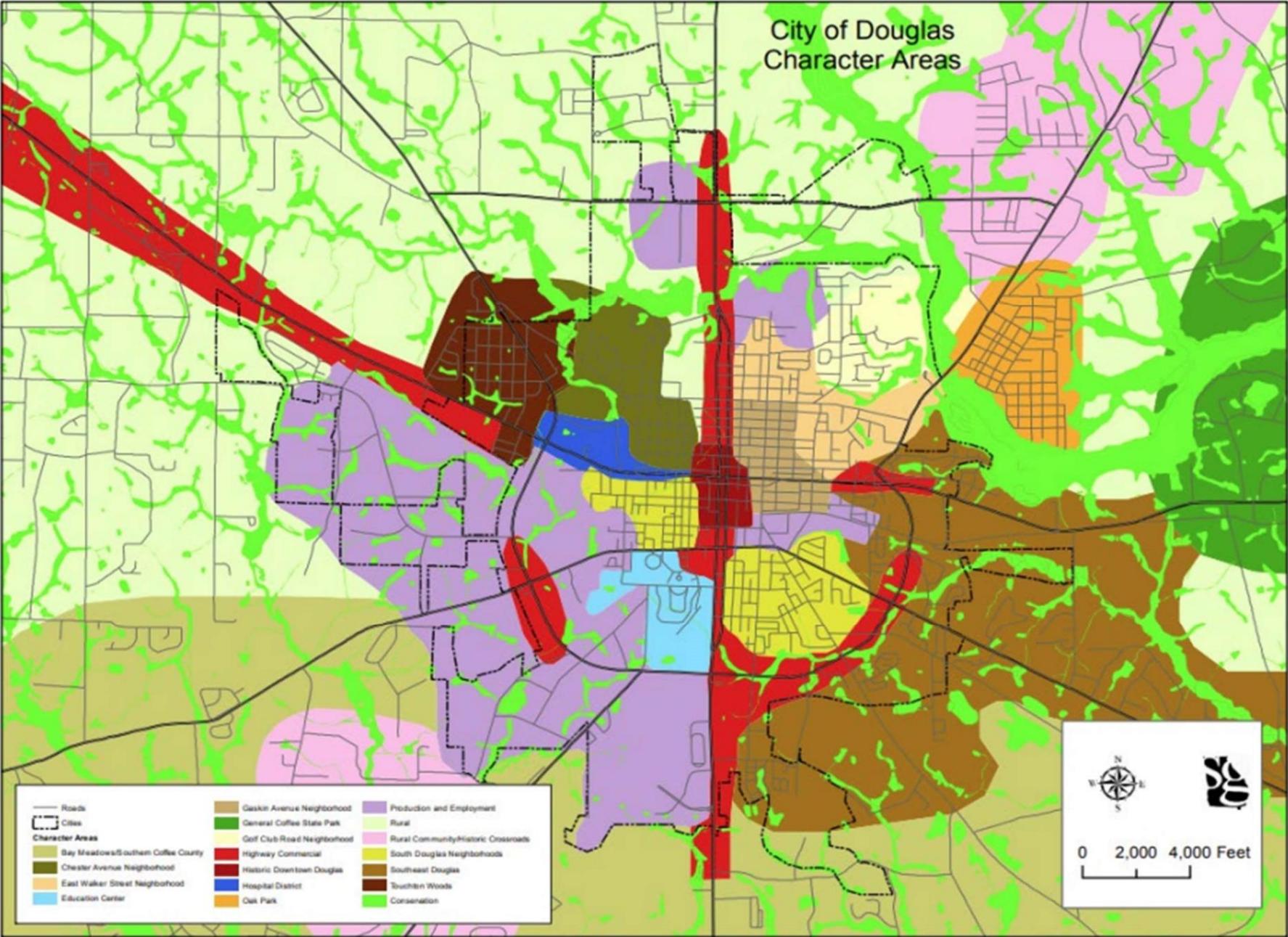


City of Broxton
Character Areas





City of Douglas Character Areas



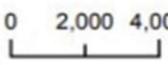
— Roads	■ Gaskin Avenue Neighborhood	■ Production and Employment
- - - Cities	■ General Coffee State Park	■ Rural
Character Area	■ Golf Club Road Neighborhood	■ Rural Community/Historic Crossroads
■ Bay Meadows/Southern Coffee County	■ Highway Commercial	■ South Douglas Neighborhoods
■ Chester Avenue Neighborhood	■ Historic Downtown Douglas	■ Southeast Douglas
■ East Walker Street Neighborhood	■ Hospital District	■ Southern Woods
■ Education Center	■ Oak Park	■ Conservation



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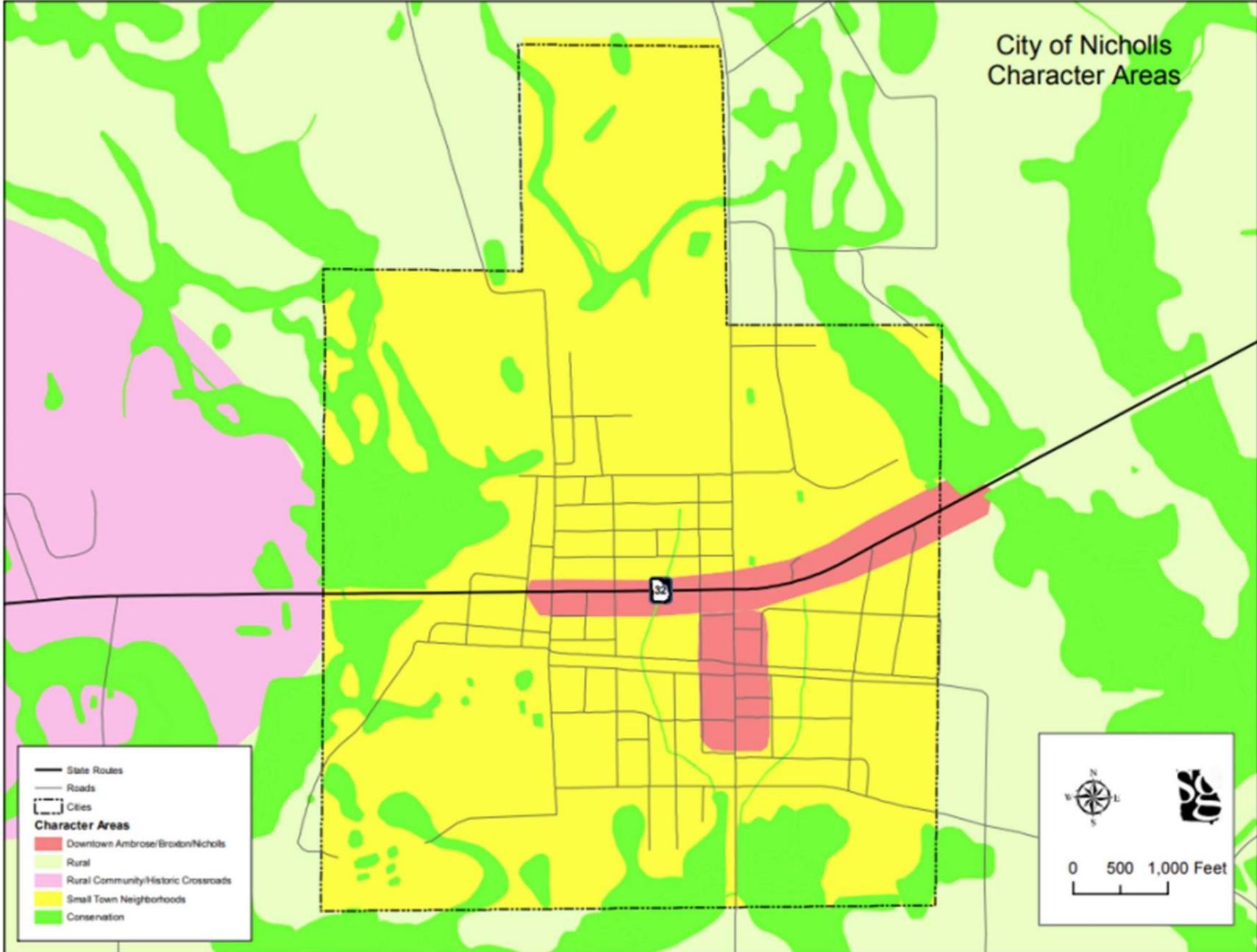


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City of Nicholls
Character Areas



Appendices

Appendix A: Sign-In Sheets

Appendix B: Transmittal Letters and Adoption Resolutions

Appendix C: Broadband Element Sign-in Sheets and Public Hearings

Appendix D: Broadband Element Survey

Appendix E: Transmittal Letters

Appendix A

**Workshop for Comprehensive Land Use Plan
Coffee County, City of Ambrose, Broxton and Nicholls**

Monday, January 22, 2018

10 AM– 12:30 PM

**Coffee County Commissioners Meeting Room at the Coffee County Courthouse
101 South Peterson Avenue, Douglas, Georgia**

We will be meeting on Monday, January 22, 2018 at the Coffee County Commissioners Meeting Room, located at 101 South Peterson Avenue, Douglas. This will be the first of 3 workshops. We will be discussing the Goals, Issues and Opportunities section of the 2018 Coffee County and Cities Comprehensive Plan. Please make plans now to attend. Mark your calendars!

**Southern Georgia Regional Commission
Coffee County & Cities of Ambrose, Broxton, Douglas and Nicholls
Comprehensive Land Use Plan
"Kick-Off" Public Hearing
December 4, 2017**

Date:

Name	Organization	Phone	Email
Jimmy Kitchen	Coffee Co.	912-389-8889	jimmy@americantreckparts.com
Johnny W. Jowers	Coffee Co.	912-389-7705	johnny.w.jowers@gmail.com
AJ Dovers	Coffee Co.	912-381-3615	ajdovers@gmail.com
Oscar Paulk	Coffee Co.	912-309-1908	paulkOscar@yahoo.com
Wesley Vickers	Coffee Co.	912-384-4799	wvickers@coffeecounty.gov.com
Tina Vickers	Coffee Co.	912-384-4799	tvickers@coffeecounty.gov.com

**Southern Georgia Regional Commission
Coffee County & Cities of Ambrose, Broxton, Douglas and Nicholls
Comprehensive Land Use Plan
"Kick-Off" Public Hearing
December 4, 2017**

Date:

Name	Organization	Phone	Email
Ray Parker	Coffee County Commissioners	912-393-7170	ray.parker@coffeecountyga.com
Steven Pitts	Probation - CSRA Coffee County	912-304-7371	spitts@csra.probation.com
Dale Batten	City of Douglas	912-389-3433	dbatten@cityofdouglas.com
Donna Shrouder	City of Douglas	912-389-3432	dshrouder@cityofdouglas.com

**Southern Georgia Regional Commission
Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls
Comprehensive Plan Update – Workshop #1
Date: January 22nd, 2018**

Name	Organization	Title	Email
David Taylor	City of Nicholls		
Sharon James	" "		
Oscar Paulk	County Commissioner		
RAY PARKER	Coffee County Commission	Case Enforcement Director	rparker ray.parker@coffeevungion.com
Steve Carver	Coffee Co. Fire/EMA	Chief/EMA Director	instructor601@yahoo.com
FRANCIS HOTT	HOTT PROPERTIES	FRES	fhott@hottpreparation.com
Rina Hodge	Douglas Coffee Co. Chair		Rina Hodge
Wesley Vickers	Coffee County	Adminstr	wvickers@coffeecountyga.com
Terrell Jacobs	City of Douglas	City Manager	tjacobs@cityofdouglas.com
Dali Batten	" "	City Manager	dbatten@cityofdouglas.com
Sonia McCulloch	South GA State College PD	Chief of Police	sonia.mcculloch@sgcc.edu
Casa Wright	Douglas Fire Dept.	Asst. Chief	cwright@cityofdouglas.com
AJ Dowers	Coffee County Commissioners	Chairman	ajdowers@gmail.com
James Hitchers	" " "	Commissioner	jimms@americastruckparts.com
Donna Shrouder	City of Douglas	City of Broxton	dshrouder@cityofdouglas.com
Trish Godwin	SGRC	Darquetta M. Hiley	trishg@cityofdouglas.com
Loretta Hylth	SGRC	Darquetta M. Hiley	loretta.hylth@cityofdouglas.com
Ann Martin	SGRC	Darquetta M. Hiley	annmartin@cityofdouglas.com

**Southern Georgia Regional Commission
Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls
Comprehensive Plan Update – Workshop #1
Date: January 22nd, 2018**

Name	Organization	Title	Email
Louise Darby	City of Nicholls	Citizen	darbylouise@hotmail.com

Southern Georgia Regional Commission
Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls
Comprehensive Plan Update – Workshop #1
Date: February 26th, 2018

Name	Organization	Title	Email
Ray Parker	Coffee County Commission	Code Enforcement Director	
Larry Wilson	Douglas Fire Dept	Chief	lwilson@cityofdouglas.com
Dixie Vickers	Coffee Co Commissioners	County Clerk	dvickers@coffeecountyga.gov
Wesley Vickers	Coffee Co Commissioners	County Administrator	wvickers@coffeecountyga.gov
A.J. Dovers	Coffee County Commission	Chairman	ADovers@coffeecountyga.gov
Arvid Godwin	SGRC	Planner	—
Kanetta Hylton	SGRC	Planner	—
Donia McCulloch	SGSC	Chief	Donia.McCulloch@SGSC.edu
FRANKIS LOTT	LOTT PROPERTIES, INC.		flott@lottproperties.com
Casey Wright	Douglas Fire	Asst Chief	cwright@cityofdouglas.com
Dargute Riley	City of Broxton	Mayor	
Oscar Paulk	County Commissioner	Commissioner	PaulkOscar@yahoo.com
Daniel Taylor	Nicholls		
Dale Batta	City of Douglas	Comm. Dev. Dir.	dbatta@cityofdouglas.com

Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls
 Updated Comprehensive Land Use Plan
 Public Hearing
 Coffee County Commissioner's Meeting Room
 May 7, 2018

NAME	TITLE	ORGANIZATION
Wesley Vickers	Administrator	Coffee County
Garry Tate	Commissioner	Coffee Co.
A. Powell	Atty	Coffee Co.
Stacy Vickers	County Clerk	Coffee County
Phyllis Powell	Commissioner	Coffee County
J. Don	Chairman	Coffee County

PUBLIC NOTICE

A public meeting to review and transmit the Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held on Monday May 7, 2018 at 9:30 AM. The meeting will be held in the Coffee County Commissioners Meeting Room, Coffee County Courthouse, 101 South Peterson Avenue, Douglas, Georgia 31533. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Coffee County Commission office and the Cities of Ambrose, Broxton, Douglas and Nicholls and their respective websites and for download at the SGRC website www.sgrc.us

For more information, contact the Coffee County Commission at 912-384-4799 or the Southern

Appendix B

OFFICE OF
COFFEE COUNTY BOARD OF COMMISSIONERS

Coffee County Courthouse

**101 S. PETERSON AVENUE
DOUGLAS, GEORGIA 31533**

AJ DOVERS, CHAIRMAN
CHARLES DEEN, VICE-CHAIRMAN
JOHNNY WAYNE JOWERS, COMMISSIONER
JIMMY KITCHENS, COMMISSIONER
OSCAR PAULK, COMMISSIONER

(912) 384-4799
Fax (912) 384-0291

WESLEY VICKERS, County Administrator
TRACIE VICKERS, County Clerk
TONY ROWELL, County Attorney
PRINCESS PORTER, Deputy Clerk
ABBY PAULK, Deputy Clerk

May 7, 2018

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

RE: Comprehensive Plan Update Submittal

Coffee 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 **Tracie Vickers, County Clerk, 101 South Peterson Avenue, Douglas, GA 31533, 912-384-4799, tvickers@coffeecountygov.com**

Sincerely,

 _____, Chairman
Coffee County Board of Commissioners

City of Ambrose

P.O. Box 147
Ambrose, GA 31512
912-359-2078

Jearrell Brad Vickers, Mayor
Joshua H. Milhollin, Mayor Pro-Tem
Alison B. Paulk, Council
Mary M. Vickers, City Clerk
May 7, 2018

Blaine Paulk, Council
Denise L. Paulk, Council
Daniel Paulk, Council
Patrick Ferris, City Attorney

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

RE: Comprehensive Plan Update Submittal

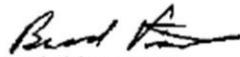
The City of Ambrose has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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 **Mary Vickers** at **912-359-5500** or email at mary.vickers@coffee.k12.ga.us.

Sincerely,



Brad Vickers, Mayor
City of Ambrose

CITY OF BROXTON
PO BOX 755
105 LOTT STREET
BROXTON, GA 31519

(912)359-2060 PHONE

DARQUITTA M. RILEY - MAYOR
MRARGARET HAMPTON - CITY CLERK
AMY KELL - COUNCILWOMAN

(912)359-2205 FAX

RONNIE GRAHAM - MAYOR-PRO-TEM
GEORGE WILKERSON - COUNCILMAN
BILL WHIDDON - COUNCILMAN

May 7, 2018

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

RE: Comprehensive Plan Update Submittal

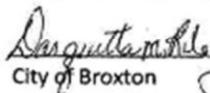
The City of Broxton has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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 **Darquitta Riley, Mayor, 912-359-2060, broxtoncityclerk@windstream.net**

Sincerely,
Darquitta Riley, Mayor

 Mayor
City of Broxton



**CITY MANAGER'S
OFFICE**

City Manager
Terrell Jacobs

P.O. Box 470
Douglas, GA 31534
(912) 389-3401
Fax: (912) 384-6730

Mayor
Tony L. Paulk

Mayor Pro Tem
Kentaiwon Durham

Commissioners
Mike Gowen
Cindy McNeill
Bob Moore
Olivia C. Pearson
Edwin Taylor



May 7, 2018

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

RE: Comprehensive Plan Update Submittal

Dear Sir:

The City of Douglas 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 Georgia Henderson, Community Development Director, at (912) 383-0277 or email her at ghenderson@cityofdouglas.com.

Sincerely,

Tony L. Paulk, Mayor
City of Douglas

City of Nicholls

707 Van Street Hwy.
P O Box 218
Nicholls, GA 31554

Phone: 912-345-2421

Fax: 912-345-2001

May 7, 2018

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

RE: Comprehensive Plan Update Submittal

The City of Nicholls 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 Dewayne Streat, Mayor at 912-345-2421 or by email at nichollsclerk@atc.cc.

Sincerely,


Dewayne Streat
Mayor
City of Nicholls

The City of Nicholls is an equal opportunity provider and employer.

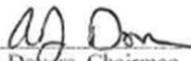
COFFEE COUNTY
RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND CITIES OF
AMBROSE, BROXTON, DOUGLAS AND NICHOLLS
COMPREHENSIVE PLAN UPDATE

WHEREAS, Coffee County has completed the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update;

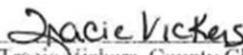
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013;

BE IT THEREFORE RESOLVED, that Coffee County does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 18th day of June, 2018.



AJ Doherty, Chairman
Coffee County Board of Commissioners



ATTEST: Tracie Vickers, County Clerk

COFFEE COUNTY
RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND CITIES OF
AMBROSE, BROXTON, DOUGLAS AND NICHOLLS
COMPREHENSIVE PLAN UPDATE

WHEREAS, Coffee County has completed the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update;

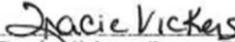
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013;

BE IT THEREFORE RESOLVED, that Coffee County does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 18th day of June, 2018.



AJ Douers, Chairman
Coffee County Board of Commissioners



ATTEST: Tracie Vickers, County Clerk

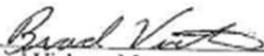
CITY OF AMBROSE
RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND CITIES OF
AMBROSE, BROXTON, DOUGLAS AND NICHOLLS
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City of Ambrose has completed the 2018 Joint Coffee County and Cities of Ambrose, , Douglas and Nicholls Comprehensive Plan Update;

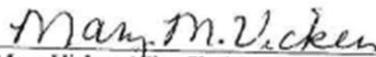
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective January 1, 2013;

BE IT THEREFORE RESOLVED, that the City of Ambrose does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 7th day of August 2018.



Brad Vickers, Mayor
City of Ambrose City Council



ATTEST: Mary Vickers, City Clerk

CITY OF BROXTON
RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND CITIES
OF AMBROSE, BROXTON, DOUGLAS AND NICHOLLS
COMPREHENSIVE PLAN UPDATE

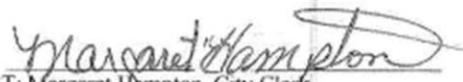
WHEREAS, the City of Broxton has completed the 2018 Joint Coffee County and Cities of Broxton, Douglas and Nicholls Comprehensive Plan Update;

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

BE IT THEREFORE RESOLVED, that the City of Broxton does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 15th day of Aug, 2018.


Darquitta Riley, Mayor
City of Broxton City Council


ATTEST: Margaret Hampton, City Clerk

CITY OF DOUGLAS
RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND
CITIES OF AMBOSE, BROXTON, DOUGLAS AND
NICHOLLS
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City of Douglas has completed the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update;

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

BE IT THEREFORE RESOLVED, that the City of Douglas does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 28th day of June 2018.



Tony L. Paulk, Mayor
City of Douglas City Commission



ATTEST: Wynetta Bolder, City Clerk

CITY OF NICHOLLS

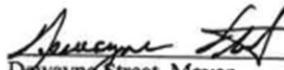
**RESOLUTION TO ADOPT
2018 JOINT COFFEE COUNTY AND CITIES OF
AMBROSE, BROXTON, DOUGLAS AND NICHOLLS
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Nicholls has completed the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update;

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

BE IT THEREFORE RESOLVED, that the City of Nicholls does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas and Nicholls Comprehensive Plan Update.

Adopted this 2nd day of July, 2018.


Dewayne Street, Mayor


ATTEST: Helen Gilliard, City Clerk

City of Nicholls City Council

Appendix C

**SIGN-IN SHEET KICK-OFF PUBLIC HEARING
FEBRUARY 28, 2022
JOINT COFFEE COUNTY/AMBROSE, BROXTON, DOUGLAS, NICHOLLS PLAN AMENDMENT TO INCLUDE
BROADBAND ELEMENT**

NAME	ORGANIZATION	PHONE	E-mail
Georgia Henderson	City of Douglas	912-383-0277	ghenderson@cityofdouglas.com
Nikki Thompson	City of Douglas	912-389-3453	purchasing@cityofdouglasga.gov
Mike Hudson	City of Douglas	912-393-4709	mihudson@cityofdouglasga.gov
Stepie Young	City of Douglas	912-384-5978	syang@cityofdouglasga.gov
William W. Chase	City of Douglas	912-850-0047	ww3@cityofdouglas.com
Jimmy Wilkerson	City of Douglas	912-389-5460	twilkerson@cityofdouglasga.gov
Shane Edmister	City of Douglas	912-384-7222	sedmister@cityofdouglas.com
Wharetta Belcher	City of Douglas	912-389-3405	wbelcher@cityofdouglasga.gov
Edwin Taylor	City of Douglas	912-384-2056	etaylor@cityofdouglasga.gov
Chris Merciel	City of Douglas	912-381-9659	cmereciel@cityofdouglas.com
Henry Davis	ESG Operations	912-327-2845	hdavis@esginc.net
Jerry Fesperman	City of Douglas	912-327-1456	jfesperman@cityofdouglasga.gov
Charles Davis	City of Douglas	912-389-3401	cdavis@cityofdouglas.com
Tony Pauk	City of Douglas	912-389-3401	tpauk@cityofdouglas.com
Tommy Harrell	City of Douglas	912-389-3496	tharrell@cityofdouglas.com
Charles Smith	Resident (Broxton)	912-850-4698	charles.smith.1989@gmail.com
Ebonee Dobson	City of Douglas	912-389-3433	edobson@cityofdouglasga.gov
Loretta Hylton	SGRC	229-333-5277	lhylton@sgrc.us
Mike Gowen	City of Douglas	912-384-0777	mgowen@cityofdouglas.com

**SIGN-IN SHEET KICK-OFF PUBLIC HEARING
FEBRUARY 28, 2022
JOINT COFFEE COUNTY/AMBROSE, BROXTON, DOUGLAS, NICHOLLS PLAN AMENDMENT TO INCLUDE
BROADBAND ELEMENT**

NAME	ORGANIZATION	PHONE	E-mail
Kentairwon Durham	City Douglas Commission	912-292-7225	kdurham@cityofdouglas.com
Olivia Pearson	City of Douglas Comm.	912-389-3401	Opearson@cityofdouglas.com
Kristi Morgan	Deputy City Clerk, Douglas	912-389-3416	kmorgan@cityofdouglasga.gov

SIGN-IN SHEET PUBLIC TRANSMITTAL PUBLIC HEARING

MAY 9, 2022

JOINT COFFEE COUNTY/AMBROSE, BROXTON, DOUGLAS, NICHOLLS PLAN AMENDMENT TO INCLUDE
BROADBAND ELEMENT

NAME	ORGANIZATION	PHONE	E-MAIL
Nikki Thompson	City of Douglas	912-389-3463	purchasing@cityofdouglasga.gov
Jerome Perkins	Police Dept.	912-387-2837	JPerkins@cityofdouglasga.gov
Mike Hudson	City of Douglas	912-389-3445	mehudson@cityofdouglasga.gov
Shane Christian	City of Douglas	912-389-2822	shanechristian@cityofdouglasga.com
Corey Knight	City of Douglas	912-384-4615	cknight@cityofdouglasga.gov
John P. Tomp	City of Douglas	(912) 383-2182	JohnP.Tomp@gmail.com
Kristal L. Morgan	City of Douglas	912-389-3414	kmorgan@cityofdouglasga.gov
Kevin Davis	ESB	912-387-2845	kdavis@esbga.net
Michel Paul	ESB	785-550-4955	mpaul@esbga.net
James Daniels	ESB	912-389-4788	jdaniels@esbga.net
Stevie Young	City of Douglas	912-384-5975	stevieyoung@cityofdouglasga.gov
Robert Foster	W. Wilson	387-0512	rob@w.wilson.com
Georgia Henderson	City of Douglas	912-383-0277	ghenderson@cityofdouglasga.gov
Mark Allen	COD	912-384-7109	
Clay McNeil	City of Douglas	912/381-9659	claymcneil11@gmail.com
Charles W. Davis	City of Douglas	912-389-3461	cdavis@cityofdouglas.com
Edwin Taylor	City of Douglas	912-389-2773	etaylor@cityofdouglas.com



SIGN-IN SHEET PUBLIC TRANSMITTAL PUBLIC HEARING

MAY 9, 2022

JOINT COFFEE COUNTY/AMBROSE, BROXTON, DOUGLAS, NICHOLLS PLAN AMENDMENT TO INCLUDE
BROADBAND ELEMENT

NAME	ORGANIZATION	PHONE	E-MAIL
Michael Goren	City Council	912-389-3401	mgoren@cityofdouglasga.com
Kathleen Dube	City Council	912/389-3401	kathleen@cityofdouglasga.com
Colby Hill	W.W. Wilson	912-389-0047	colby@w.wilson.com
Kathleen Dube		912-327-4967	kathleen@w.wilson.com
Robert McElver	Library	912-384-4667	rmcelver@51755.org

Joint Public Hearing For Coffee County And The Cities Of Ambrose, Broxton, Douglas, And Nicholls

A public hearing will be held at 7:00 PM on Monday, February 28, 2022, in the City of Douglas Commission Chambers, currently located at the CE Weir Center, 307 E. Bryan Street, Douglas, Georgia, to announce the beginning of an amendment to the 2018 Comprehensive Plan to include a Broadband Element for Coffee County, and the Cities of Ambrose, Broxton, Douglas, and Nicholls. The purpose of this hearing is to brief the community on the process to develop the Comprehensive Plan amendment, announce opportunities for public participation in the development of the Broadband Element, and obtain input on the proposed planning process. Any person with special needs relating to disability access or foreign language should contact Ebonee Dobson, City Planner, City of Douglas, at (912)383-0277. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact the City of Douglas at (912)383-0277 or Loretta Hylton at the Southern Georgia Regional Commission at (229)333-5277.

Joint Public Hearing

For Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan Amendment for the addition of a Broadband Element

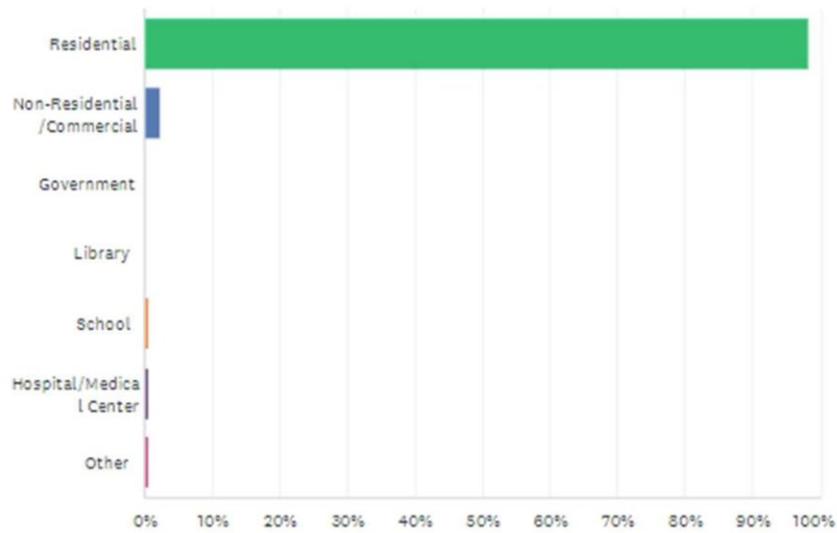
A public hearing will be held on **Monday, May 9, 2022, at 6:00 PM, at the CE Weir Center**, located at, 307 E. Bryan Street, Douglas, Georgia, to review and transmit the Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan Amendment to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review. All residents are invited to attend and participate in the planning effort. Copies of the Plan Amendment are available for public review at the City of Douglas Community Development Office, the websites for the Cities of Ambrose, Broxton, Douglas, Nicholls, and Coffee County, and download at the SGRC website, www.sgrc.us. Any person with special needs relating to disability access or foreign language should contact Wynetta Bolder, City of Douglas, at (912)389-3405. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. For more information, please contact Ebonee Dobson, at (912)383-0277 or Loretta Hylton at the Southern Georgia Regional Commission at (229)333-5277.

Appendix D

Broadband Survey

Q2 What type of use is located on this property?

Answered: 178 Skipped: 0



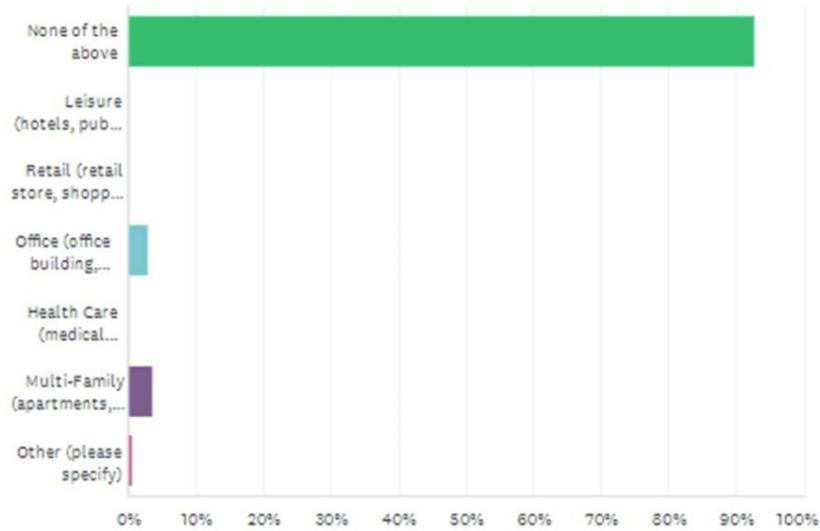
ANSWER CHOICES	RESPONSES	
Residential	98.31%	175
Non-Residential/Commercial	2.25%	4
Government	0.00%	0
Library	0.00%	0
School	0.56%	1
Hospital/Medical Center	0.56%	1
Other	0.56%	1
Total Respondents: 178		

#	OTHER (PLEASE SPECIFY)	DATE
1	Comments Business - Home Office	2/9/2022 10:43 AM

Broadband Survey

Q3 If your property is commercial, what type of commercial building?

Answered: 137 Skipped: 41

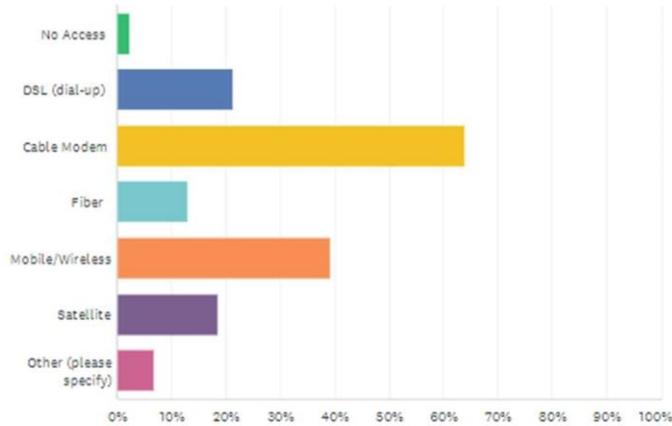


ANSWER CHOICES		RESPONSES	
None of the above		92.70%	127
Leisure (hotels, public houses, restaurants, cafes, sports facility, amusement park)		0.00%	0
Retail (retail store, shopping mall, shop)		0.00%	0
Office (office building, serviced office)		2.92%	4
Health Care (medical center, nursing home, hospital, doctor office)		0.00%	0
Multi-Family (apartments, multi-family housing)		3.65%	5
Other (please specify)		0.73%	1
Total Respondents: 137			
#	OTHER (PLEASE SPECIFY)	DATE	
1	N/A	2/9/2022 11:18 AM	

Broadband Survey

Q4 Which of the following internet access options are available at this address? (Please select all that apply)

Answered: 178 Skipped: 0



ANSWER CHOICES	RESPONSES
No Access	2.25% 4
DSL (dial-up)	21.35% 38
Cable Modem	64.04% 114
Fiber	12.92% 23
Mobile/Wireless	39.33% 70
Satellite	18.54% 33
Other (please specify)	6.74% 12
Total Respondents: 178	

#	OTHER (PLEASE SPECIFY)	DATE
1	Whatever Vyve Broadband has	3/7/2022 9:58 AM
2	Vyve	3/5/2022 4:33 PM
3	Sometimes wireless works	3/3/2022 11:53 PM
4	Not sure about rest.	2/27/2022 7:19 AM
5	Wind stream	2/25/2022 11:51 AM
6	I'm not sure	2/21/2022 8:50 PM

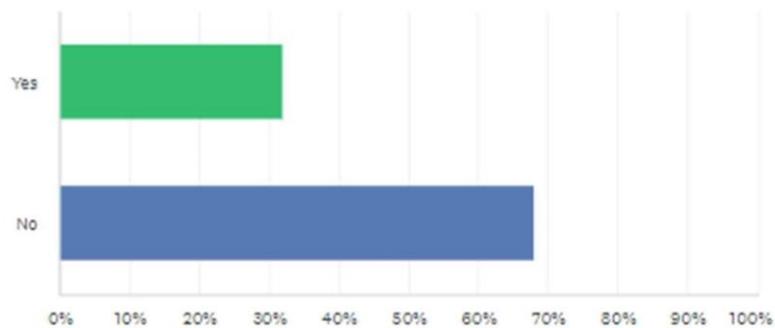
Broadband Survey

7	Broadband	2/21/2022 4:18 PM
8	Windstream	2/20/2022 12:53 PM
9	Windstream	2/19/2022 10:55 PM
10	Windstream	2/18/2022 10:23 PM
11	Windstream	2/17/2022 9:03 AM
12	Wind stream? It's WiFi have had the same service since like 2015??	2/15/2022 10:12 AM

Broadband Survey

Q5 Are the internet services options at this address adequate?

Answered: 178 Skipped: 0

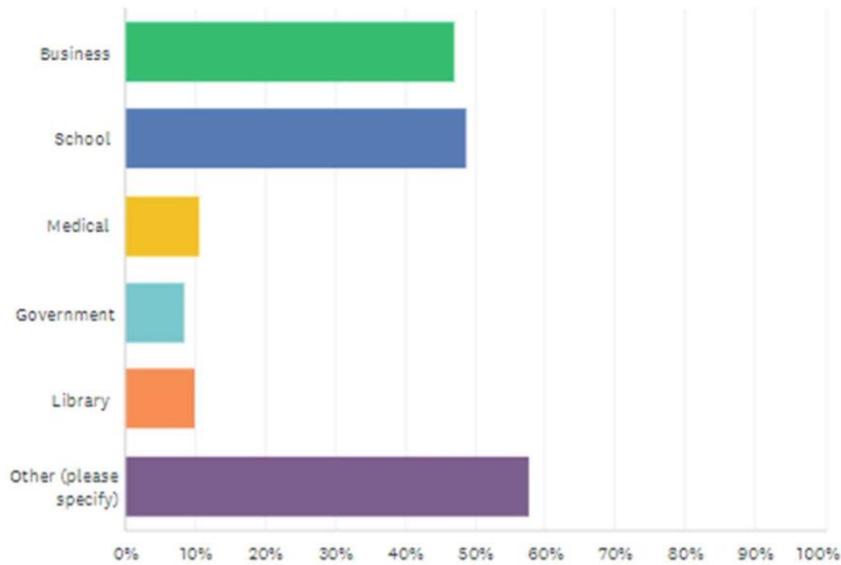


ANSWER CHOICES	RESPONSES	
Yes	32.02%	57
No	67.98%	121
TOTAL		178

Broadband Survey

Q6 Which of the following uses would Internet service at this address be for? (Check all that apply)

Answered: 178 Skipped: 0



ANSWER CHOICES	RESPONSES	
Business	47.19%	84
School	48.88%	87
Medical	10.67%	19
Government	8.43%	15
Library	10.11%	18
Other (please specify)	57.87%	103
Total Respondents: 178		

#	OTHER (PLEASE SPECIFY)	DATE
1	Streaming of movies	3/9/2022 10:05 AM
2	Home use	3/8/2022 10:10 PM
3	General use	3/8/2022 5:48 PM
4	Home	3/8/2022 4:27 PM
5	Personal	3/8/2022 2:42 PM
6	Residential	3/8/2022 11:12 AM
7	Entertainment	3/7/2022 8:17 PM

Broadband Survey

8	Leisure, TV	3/7/2022 5:12 PM
9	Tv, games	3/7/2022 4:24 PM
10	Personal use- streaming	3/7/2022 3:05 PM
11	Personal	3/6/2022 7:05 PM
12	ResidentAil	3/5/2022 4:33 PM
13	Home/Office	3/5/2022 8:28 AM
14	Residential	3/4/2022 5:06 PM
15	pleasure	3/4/2022 7:29 AM
16	Personal/Gaming	3/3/2022 10:33 PM
17	Church, Personal	3/3/2022 5:51 PM
18	Home	3/2/2022 9:40 PM
19	Streaming tv	3/2/2022 8:13 PM
20	Internet information and entertainment	3/2/2022 7:14 AM
21	Home	3/1/2022 9:47 PM
22	None, not reliable.	3/1/2022 7:43 PM
23	Personal	3/1/2022 8:48 AM
24	Home	2/28/2022 9:26 PM
25	Personal and entertainment	2/28/2022 3:07 PM
26	Personal	2/28/2022 12:43 PM
27	Internet	2/28/2022 8:35 AM
28	Entertainment	2/27/2022 3:17 PM
29	General stuff	2/27/2022 3:13 PM
30	work	2/27/2022 10:41 AM
31	Pleasure, news	2/27/2022 7:23 AM
32	Resident	2/27/2022 7:19 AM
33	home use	2/26/2022 10:28 PM
34	Everything	2/26/2022 9:11 AM
35	Personal	2/25/2022 7:22 PM
36	Personal use	2/25/2022 11:51 AM
37	faster	2/24/2022 5:40 PM
38	Streaming Online Content	2/24/2022 3:14 PM
39	Residents	2/24/2022 8:38 AM
40	Residential	2/23/2022 7:48 PM
41	Personal	2/23/2022 7:11 PM
42	Personal	2/23/2022 6:26 PM
43	Residential uses, streaming, wifi, work remotely from home	2/23/2022 6:48 AM
44	A	2/22/2022 3:04 PM
45	Offsite Working (IT Job)	2/22/2022 1:51 PM

Broadband Survey

46	Social Security and other health and financial related business	2/21/2022 8:54 PM
47	Personal	2/21/2022 8:50 PM
48	Leisure	2/21/2022 4:18 PM
49	Personal	2/20/2022 10:10 PM
50	Personal use	2/20/2022 12:53 PM
51	Personal	2/19/2022 10:55 PM
52	Work from home	2/19/2022 7:00 AM
53	Everything that wifi is normally used for as well	2/19/2022 2:15 AM
54	Residential	2/18/2022 10:23 PM
55	personal home use	2/18/2022 7:05 PM
56	work from home, school from home	2/18/2022 10:00 AM
57	Personal	2/17/2022 9:16 PM
58	TV, internet banking	2/17/2022 10:00 AM
59	Personal	2/17/2022 9:03 AM
60	Hobby	2/17/2022 6:32 AM
61	Entertainment, security system	2/16/2022 11:45 PM
62	Personal	2/16/2022 7:18 PM
63	Work	2/16/2022 6:51 PM
64	Personal	2/16/2022 10:27 AM
65	PERSONAL FINANCIAL	2/16/2022 8:52 AM
66	Research and entertainment	2/15/2022 8:02 PM
67	Residential	2/15/2022 7:24 PM
68	Information/Current events	2/15/2022 3:53 PM
69	Pay bills and Leisure	2/15/2022 3:13 PM
70	Work from home	2/15/2022 2:01 PM
71	Leisure	2/15/2022 1:44 PM
72	Home	2/14/2022 8:42 PM
73	Personal	2/14/2022 7:54 PM
74	Personal	2/14/2022 8:39 AM
75	Personal	2/13/2022 10:14 PM
76	Home	2/13/2022 7:21 PM
77	Personal	2/13/2022 5:29 PM
78	Personal	2/13/2022 5:08 PM
79	None	2/13/2022 4:21 PM
80	Personal	2/13/2022 2:39 PM
81	Home	2/13/2022 2:35 PM
82	Entertaining	2/13/2022 2:11 PM

83

Home

2/12/2022 9:10 PM

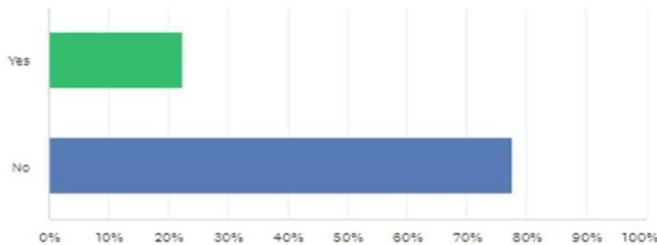
Broadband Survey

84	residential/personal	2/12/2022 12:42 PM
85	Home	2/12/2022 11:38 AM
86	Home use	2/12/2022 10:30 AM
87	Personal	2/11/2022 9:59 PM
88	Gaming	2/11/2022 9:49 PM
89	Personal	2/11/2022 7:55 AM
90	Personal	2/11/2022 6:35 AM
91	I don't know how to answer this question. This is a single-family residence.	2/11/2022 5:34 AM
92	Personal	2/11/2022 2:27 AM
93	Some remote work and personal usage.	2/10/2022 7:49 PM
94	Streaming	2/10/2022 6:59 PM
95	Work ,personal homework	2/10/2022 6:54 PM
96	leisure	2/10/2022 1:26 PM
97	Personal	2/10/2022 12:07 PM
98	streaming television, personal use	2/10/2022 10:47 AM
99	residenthall	2/10/2022 10:34 AM
100	home security, home appliance network, etc.	2/10/2022 10:26 AM
101	Personal Use	2/10/2022 9:51 AM
102	Home	2/9/2022 11:18 AM
103	Personal - Streaming Video	2/9/2022 10:43 AM

Broadband Survey

Q7 Is your Internet service consistently reliable for the address you are reporting on?

Answered: 178 Skipped: 0

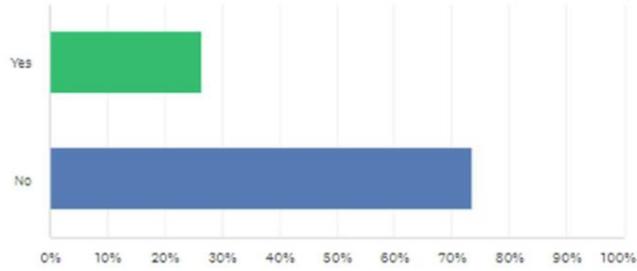


ANSWER CHOICES	RESPONSES	
Yes	22.47%	40
No	77.53%	138
TOTAL		178

Broadband Survey

Q8 Are the Internet speeds sufficient to meet your needs for the address you are reporting on?

Answered: 178 Skipped: 0

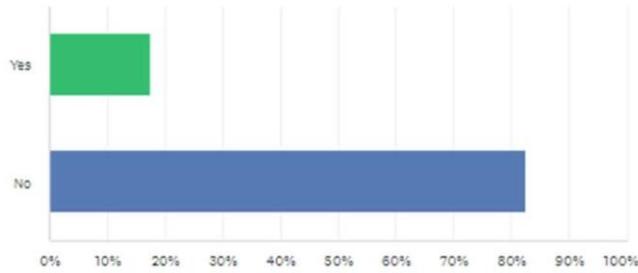


ANSWER CHOICES	RESPONSES	
Yes	26.40%	47
No	73.60%	131
TOTAL		178

Broadband Survey

Q9 Does the Internet service cost seem appropriate for the service speed and reliability received at the location you are reporting on?

Answered: 178 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	17.42%	31
No	82.58%	147
TOTAL		178

Q10 Please share any other comments you have below:

Answered: 115 Skipped: 63

#	RESPONSES	DATE
1	None at this time.	3/9/2022 10:05 AM
2	My internet goes in and out all the time...	3/8/2022 10:10 PM
3	Our service isn't good at all! Super slow upload and download speeds! The speed in general is crap which makes it hard to do homework, watch tv or anything you need Wi-Fi for.	3/8/2022 5:48 PM
4	We get Internet services through Vyve, which is often erratic and slower than we hoped for. We pay extra for higher speed, but we often get much slower speed. Vyve will not address this issue.	3/8/2022 11:12 AM
5	It's astounding to me that this is even an issue in our community. Our internet service, speed and reliability is unexceptionable!	3/7/2022 7:08 PM
6	For what my family pays a month we should have reliable internet in Douglas, Ga.	3/7/2022 3:32 PM
7	The service is unreliable and there is little to no competition in the market. Only two providers offer service in our area and both offer either inadequate speeds or do not meet the expectations of service. Other residential areas in the state have access to fiber, which most providers are now prioritizing. Since our area is still on their legacy system, we do not get the same level of service or performance as other areas.	3/7/2022 3:24 PM
8	Our internet is constantly in and out. We have to reset our router multiple times per day. We have had our set up tested multiple times and the problem isn't on our end.	3/7/2022 3:05 PM
9	Internet drops for a few hours at least once per month. I work from home and cannot do my job without reliable internet. Fiber is available 1 street over and we hope the lines are run on our street so we can access.	3/7/2022 3:05 PM
10	Verizon is no good down our street either	3/7/2022 3:04 PM
11	Our internet goes out all the time. It's so expensive as well.	3/7/2022 2:48 PM
12	It drops daily for about 10-20 seconds at least 8 times. It makes it impossible to play video games online.	3/7/2022 9:58 AM
13	It never stay connected.	3/6/2022 7:05 PM
14	Need faster internet and other internet company choices other than Vyve.	3/5/2022 9:20 PM
15	Seems too expensive	3/5/2022 4:33 PM
16	Costs too much,additional charges if over set amount.	3/5/2022 2:48 PM
17	Vyve broadband is within a few hundred feet of the four residences on our street but because our utilities are underground Vyve refuses to run the cabling to us. This has been an ongoing issue for the five years that we have lived here.	3/5/2022 8:28 AM
18	Windstream keeps going up and service constantly drops, awful	3/4/2022 5:06 PM
19	Internet and cable keeps going out. I've called and reported, and all they say " they know it is out, and working as fast as they can to repair." There has been many times it's been out for days. But never once get credit for missed days	3/4/2022 7:29 AM
20	We can't get DSL but the houses right up the road can!	3/3/2022 11:53 PM
21	Top expensive and not fast enough download speeds.	3/3/2022 10:33 PM
22	We need competitors for Vyve. The services are way too expensive. They don't offer discount prices to present clientele.	3/3/2022 5:51 PM

23	We have Vyve and we get internet and TV from them the cost for the net is a little costly but the TV is crazy you pay 120. for it and get 2 through 12 local tv news then you get like 100 sports channels (hate sports) 200 music channels then 4 good channels then 40 you have to pay for (blacked out) then another 4 channels but they tell you that your pack has over 1000 channels its all lies	3/3/2022 3:16 PM
24	My current provider is Vyve and the service has not consistently been great. I believe they charge quite a bit for the services they provide.	3/3/2022 8:30 AM
25	I don't believe my actual speed is what I'm paying to receive.	3/2/2022 9:40 PM
26	Monthly costs are awful	3/2/2022 9:19 AM
27	T service in the Bridge town area is terrible. Most of the to time dial up would be faster.	3/2/2022 7:14 AM
28	Need faster speeds and reliable service	3/1/2022 9:47 PM
29	The internet service is very inconsistent and spotty.	3/1/2022 9:14 PM
30	Internet speed is horrible. Fiber optic cable runs right by my house but I have been repeatedly refused when I ask about getting hooked into it. Apparently because I live in the city limits I am unable to have fiber optic internet.	3/1/2022 9:00 PM
31	Have been without service for almost 2 weeks due to a cut cable. Estimated repair time keeps changing. But when I call to ask about repair they want to push another better level of service.	3/1/2022 7:43 PM
32	Sometimes the internet services work and sometimes not. Last week the internet service was down for two days. The week before, there was no service for a whole day. There needs to be a backup method for emergency options if the internet is not working. Thanks	3/1/2022 8:48 AM
33	Our internet goes out constantly and is very unreliable	3/1/2022 7:49 AM
34	My device was currently updated and I currently have no complaints.	2/28/2022 3:07 PM
35	Need more options with internet	2/28/2022 8:35 AM
36	Windstream has reported "an outage" in my area since Feb 17th. Estimated repair completion date is March 8th. I have not been given any explanation of why there is an outage but have been told it affects less than 20 homes. While Windstream/Kinetic has told me I would receive a credit for the days in without service, what about all the other services I have subscribed to that also depend on the internet and haven't had access to? When I first called on the 18th to check on our service, automated service told me it would be fixed by 8pm. Then we were told 7am the next day. Then we were told 8pm. Then we were told Feb 25th. Now we are being told March 8th. I used to defend Windstream when folks said they hated it and wanted to switch to another service. I won't make that mistake again.	2/27/2022 3:17 PM
37	We can watch internet tv but nothing live, like football. It can't keep up and just drags. We have a speed of about 13 but our church which is a mile down a dirt road has 100. We just don't understand.	2/27/2022 7:19 AM
38	New construction close to the highschool. I was told I would have to pay to run the line to receive internet.	2/25/2022 8:41 AM
39	service too slow to work from home	2/24/2022 5:40 PM
40	None	2/24/2022 3:14 PM
41	Internet service too costly	2/24/2022 8:38 AM
42	No comment	2/23/2022 10:25 PM
43	Service was great after fiber was installed, now service is not as good as it was ...I pay for 50 mg ... while speed it there through put is not	2/23/2022 7:11 PM
44	Windstream cost high for poor service	2/23/2022 11:40 AM
45	The internet speed is slow for me working from home due to COVID	2/23/2022 11:34 AM
46	Speeds good throughout day but afternoon it gets unreliable. Work from home and each week the internet will go out at some point. I'd say 85% reliable	2/23/2022 8:44 AM
47	I need good service here	2/23/2022 7:25 AM

48	We need more options asap.	2/23/2022 6:59 AM
49	I work remotely and the internet speed effects my efficiency at my job. Some days, I can not do my work at a sufficient level due to extremely slow speeds.	2/23/2022 6:48 AM
50	Windstream is very slow, constantly dropping my connection. However I have the fastest speed offered, and pay close to \$200 per month. I work from home. Would love other options.	2/23/2022 6:20 AM
51	We need fiber internet in our area asap	2/22/2022 1:51 PM
52	We need help! Better and reliable service. It currently fluctuates in and out.	2/21/2022 8:54 PM
53	When performing a speed test, it usually shows far less than what we should get. Cannot get internet thru entire house, although we could until recently. We plan to do w/o and go old school if need be, not planning to pay any more.	2/21/2022 4:18 PM
54	Internet is to high need a lower cost	2/20/2022 10:10 PM
55	We have vyve and it constantly goes in and out not very reliable	2/20/2022 2:11 PM
56	Service ok but could be better with outages	2/20/2022 12:40 PM
57	The pricing for satellite Internet is awful. The service is terrible and if it rains, you've got no service	2/20/2022 8:51 AM
58	Internet service has problems with connection and adequate speed for streaming. It is also way too expensive.	2/19/2022 10:55 PM
59	The internet service reliably quits working. It's slow all the time, even though it's supposed to be "fast"	2/19/2022 9:29 PM
60	Windstream is slow and unreliable.	2/19/2022 6:57 PM
61	Windstream is my provider and I am on copper lines...	2/19/2022 7:00 AM
62	I paid a company to instalk the satelites and equipment..was promised i could get adequate service and soeed even tho the price was \$80 per month..too high. From the getvgo the wifi was barely noticeable. The company kept making promises to fix it..yr later..nothing. nir would they reimburse menfor anything, i discontinued payments. A big rip off!! My area has never been able to get internet thru a phone company or a cable company. We are in a dead zone.	2/19/2022 2:15 AM
63	Been trying to get internet out at my house for over a decades. Their is internet within a half mile both ways and they will not connect it	2/18/2022 3:13 PM
64	Unable to work remotely with constant outages	2/18/2022 12:59 PM
65	Internet speed is slow and cost are too high	2/17/2022 9:16 PM
66	Windstream is next to sorriest. Only vyve is worse	2/17/2022 2:00 PM
67	Our business requires constant internet connects so that our software can check out user licensing info as needed. Without internet, our software will not activate. interruptions are very costly to us	2/17/2022 11:46 AM
68	Windstream/Kinetic price on fixed income is atrocious and goes out frequently.	2/17/2022 10:00 AM
69	Windstream fiber is not available at my address. Vyve has an outage monthly and I work from a home office	2/17/2022 9:25 AM
70	Overpriced and slow	2/17/2022 9:03 AM
71	Vyve Broadband is realistically the only service available. Kinetic only offers a DSL type service with slower speed at a higher cost. The Vyve service that we do have is often slow and service is intermitten at best. Their customer service is terrible and they will not respond to complaints or service issues.	2/17/2022 6:32 AM
72	Windstream bill is too high	2/17/2022 5:32 AM
73	Would like to see Fiber in residential. Have vyve cable modem for higher speed. Service is average for cost	2/16/2022 11:45 PM
74	Would like to see some competition for Vyve in the area	2/16/2022 6:51 PM

75	Need cheaper options	2/16/2022 6:05 PM
76	Internet is off and on all the time an when it's on it's awful slow	2/16/2022 2:45 PM
77	Very expensive for a family on a fixed income	2/16/2022 11:29 AM
78	With 2 of us working from home and college students, our upload speeds are challenging at best. I don't understand how to help this area economically prosper if we don't have dependable service.	2/15/2022 8:09 PM
79	Internet speeds fluctuate throughout the day. Lose internet in bad weather.	2/15/2022 8:02 PM
80	The City of Douglas needs Fiber connectivity made available to city residents and property tax payers. The local service providers are not providing consistent connectivity and services or affordable options.	2/15/2022 3:53 PM
81	Slow and unreliable	2/15/2022 3:13 PM
82	I pay full price for 12 mb (windstream) but it beats dish. Can't wait for something better	2/15/2022 2:01 PM
83	We pay nearly \$100/month for internet and the price keeps going up. Internet is usually reliable unless there is a storm. In those cases, it can take weeks for them to fix the problem... and they still expect us to pay for the internet even though we have no access.	2/15/2022 1:44 PM
84	We need more choices of service companies	2/15/2022 11:31 AM
85	It's not very good or fast. My kids struggle doing school work because it's so slow	2/15/2022 10:12 AM
86	Would like a higher speed if I worked from home.	2/14/2022 8:42 PM
87	None	2/14/2022 7:54 PM
88	Internet service is not reliable through Vyve	2/14/2022 8:39 AM
89	I'm paying VYVE uncompetitive rates for the quality they claim I'm receiving	2/13/2022 10:48 PM
90	Could not perform zoom meetings...	2/13/2022 9:38 PM
91	Vyve is not reliable. Have problems using it. Looking to go with something else	2/13/2022 7:21 PM
92	Needs to be better	2/13/2022 7:16 PM
93	Sometime will not connect	2/13/2022 5:08 PM
94	Only option for internet is not reliable and the cost is too high for the service. Constantly, having to reboot to stream a movie. Everyone has to be off the other mobile devices to watch a movie. Tired of the slowness.	2/13/2022 4:26 PM
95	used to a faster service before moving back to Douglas.	2/13/2022 4:21 PM
96	I work from home and rely solely on internet, it is terrible because we are at the end of the service line for Windstream. Please provide more coverage areas!!	2/13/2022 2:56 PM
97	Need better MOBILE TELEPHONE signal!	2/13/2022 2:35 PM
98	I cannot access the internet on my cell until I get approximately 500' from my home. And I live within 5 miles of a cell tower. The service in Greentree is horrible.	2/13/2022 2:17 PM
99	Cost to much for how much I use it and it is slow	2/13/2022 1:26 AM
100	Very often it goes out. We can't watch a movie where it works the whole time.	2/12/2022 9:10 PM
101	reasonable cost would be great	2/12/2022 12:42 PM
102	Vyve is reliable but often lags and has slower download speeds	2/12/2022 11:38 AM
103	I walk around in the yard searching for service	2/11/2022 9:59 PM
104	We need more options in coffee county when it comes to internet	2/11/2022 9:49 PM
105	Reliability is the biggest issue	2/11/2022 7:55 AM
106	We could obtain faster internet service if property management was willing to lay the infrastructure for it.	2/11/2022 6:35 AM

107	N/A	2/11/2022 5:34 AM
108	We live in the city limits with high speed cable internet that regularly flashes on and off. The reliability is poor at best.	2/11/2022 2:27 AM
109	Vyve has inadequate service. Poor connection. Lapses. This is for their highest package.	2/10/2022 7:49 PM
110	NA	2/10/2022 6:54 PM
111	N/A	2/10/2022 6:53 PM
112	We have internet through Windstream. And some days it will work fine. Then sometimes it won't. And it's not the weather.	2/10/2022 10:34 AM
113	Excellent service from Vyve and good high speed alternatives available via Windstream. Best service I've had in rural area.	2/10/2022 10:26 AM
114	Windstream internet is horrible and they charge you for upgraded speeds and the speeds are not what they say they are.	2/10/2022 9:51 AM
115	The only comment I have is, maybe we could add a N/A to question 3?	2/9/2022 11:18 AM

OFFICE OF
COFFEE COUNTY BOARD OF COMMISSIONERS

Coffee County Courthouse

**101 S. PETERSON AVENUE
DOUGLAS, GEORGIA 31533**

AJ DOVERS, CHAIRMAN
TED O'STEEN, VICE-CHAIRMAN
JOHNNY WAYNE JOWERS, COMMISSIONER
JIMMY KITCHENS, COMMISSIONER
OSCAR PAULK, COMMISSIONER

(912) 384-4799
Fax (912) 384-0291

WESLEY VICKERS, County Administrator
TRACIE VICKERS, County Clerk
TONY ROWELL, County Attorney
PRINCESS ZACHERY, HR Director
ABBY PAULK, Deputy Clerk
KELLY PRICE, Administrative Assistant

May 10, 2022

To: Southern Georgia Regional Commission
1937 Cariton Adams Road
Valdosta, Georgia 31601

Re: Comprehensive Plan Amendment Submittal

The Coffee County Board of Commissioners has completed an amendment to its Comprehensive Plan to include a Broadband Element and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

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

If you have any questions concerning our submittal, please contact Arthur James Dovers at 912-384-4799 or at ajdovers@gmail.com.

Sincerely,



Arthur James Dovers
Chairman, Coffee County Commissioners

Coffee County Board of Commissioners is an equal opportunity employer and service provider.

City of Ambrose

P.O. Box 147
Ambrose, GA 31512
912-359-2078

Jearrell Brad Vickers, Mayor
Joshua H. Milhollin, Mayor Pro-Tem
Alison B. Paulk, Council
Mary M. Vickers, City Clerk

Blaine Paulk, Council
Denise L. Paulk, Council
Daniel Paulk, Council
Patrick Ferris, City Attorney

May 12, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

Re: Comprehensive Plan Amendment Submittal

The City of Ambrose has completed an amendment to its Comprehensive Plan to include a Broadband Element and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

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

If you have any questions concerning our submittal, please contact Mayor Brad Vickers at 229-457-2547 or at jbradley.jbv@gmail.com.

Sincerely,



Brad Vickers
Mayor



1 Break.....

CITY OF BROXTON

MAYOR: CARLOS WILKERSON 105LOTTSTREETEAST BROXTON,
GEORGIA 31518
CITY COUNCIL

BILL WHIDDON CARLOS WILKERSON RUTH CHRISTIAN

PHONE:(912)359-2060 FAX:(912)359-2205

Section Break

May 12, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

Re: Comprehensive Plan Amendment Submittal

The City of Broxton, along with the City of Ambrose, City of Douglas, City of Nicholls has completed an amendment to its Comprehensive Plan to include a Broadband Element and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

The public hearing was held with the City of Douglas and involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

If you have any questions concerning our submittal, please contact Carlos Wilker son, Mayor at 912-359-2060 or at Vickiehampton@cityofbroxton.com.

Sincerely,

Carlos Wilker son
Mayor

City of Douglas Georgia

Est. 1895



MAYOR
Tony L. Paulk

MAYOR PRO TEM
Edwin Taylor

COMMISSIONERS
Kentaiwon Durham
Olivia Pearson
Mike Gowen
Cindy McNeill

CITY MANAGER
Charlie Davis

CITY OF DOUGLAS
P.O. Box 470
Douglas, GA 31534
(912) 389-3401
Fax: (912) 384-6730
www.cityofdouglasga.gov



May 9, 2022

Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

Re: Comprehensive Plan Amendment Submittal

The City of Douglas has completed an amendment to its Comprehensive Plan to include a Broadband Element and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

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

If you have any questions concerning our submittal, please contact Georgia Henderson, Community Development Director at 912.383.0277 or by email; ghenderson@cityofdouglas.com.

Sincerely,


Tony L. Paulk
Mayor



Mayor Tamon Frost

City of Nicholls
707 Van Streat Hwy
P.O. Box 218
Nicholls Georgia 31554
(912) 345-2421 (office)
(912) 345-2001 (fax)
nichollscityhall@gmail.com

May 12, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

Re: Comprehensive Plan Amendment Submittal

The City of Nicholls, along with the City of Ambrose, City of Broxton, City of Douglas, and Coffee County has completed an amendment to its Comprehensive Plan to include a Broadband Element and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

The public hearing was held with the City of Douglas and involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

If you have any questions concerning our submittal, please contact Tamon Frost, Mayor at 912-345-2421.

Sincerely,

Tamon Frost
Mayor

CITY OF AMBROSE
COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON,
DOUGLAS, AND
NICHOLLS

RESOLUTION TO ADOPT THE 2018 COFFEE COUNTY
AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND
NICHOLLS
BROADBAND ELEMENT COMPREHENSIVE PLAN AMENDMENT

WHEREAS, the City of Ambrose has completed the 2018 Coffee county and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Comprehensive Plan Amendment;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

BE IT THEREFORE RESOLVED that the City of Ambrose, on behalf of Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Element Comprehensive Plan Amendment.

Adopted this 2nd day of August, 2022.


Brad Vickers, Mayor


ATTEST: Mary Vickers, Clerk

CITY OF AMBROSE
COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON,
DOUGLAS, AND
NICHOLLS

RESOLUTION TO ADOPT THE 2018 COFFEE COUNTY
AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND
NICHOLLS
BROADBAND ELEMENT COMPREHENSIVE PLAN AMENDMENT

WHEREAS, the City of Ambrose has completed the 2018 Coffee county and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Comprehensive Plan Amendment;

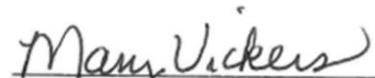
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

BE IT THEREFORE RESOLVED that the City of Ambrose, on behalf of Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Element Comprehensive Plan Amendment.

Adopted this 2nd day of August, 2022.



Brad Vickers, Mayor



ATTEST: Mary Vickers, Clerk

CITY OF BROXTON
COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND
NICHOLLS

RESOLUTION TO ADOPT THE 2018 COFFEE COUNTY
AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND NICHOLLS
BROADBAND ELEMENT COMPREHENSIVE PLAN AMENDMENT

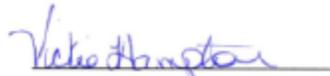
WHEREAS, the City of Broxton has completed the 2018 Coffee county and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Comprehensive Plan Amendment;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

BE IT THEREFORE RESOLVED that the City of Broxton, on behalf of Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Element Comprehensive Plan Amendment.

Adopted this 1st day of August, 2022.


Jimmy Littleton, Mayor


ATTEST: Vickie Hampton, Clerk

City of Douglas

RESOLUTION

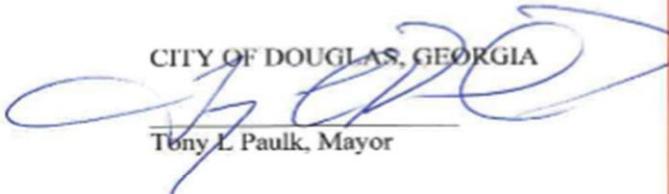
WHEREAS, the City of Douglas has completed the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Comprehensive Plan Amendment;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

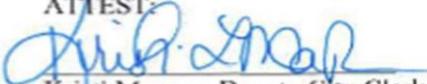
BE IT THEREFORE RESOLVED that the City of Douglas, on behalf of Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Element Comprehensive Plan Amendment.

Adopted this 11th day of July, 2022.

CITY OF DOUGLAS, GEORGIA


Tony L. Paulk, Mayor

ATTEST:


Kristi Morgan, Deputy City Clerk

CITY OF NICHOLLS
COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON,
DOUGLAS, AND
NICHOLLS

RESOLUTION TO ADOPT THE 2018 COFFEE COUNTY
AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND
NICHOLLS BROADBAND ELEMENT COMPREHENSIVE PLAN
AMENDMENT

WHEREAS, the City of Nicholls has completed the 2018 Coffee county and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Comprehensive Plan Amendment;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

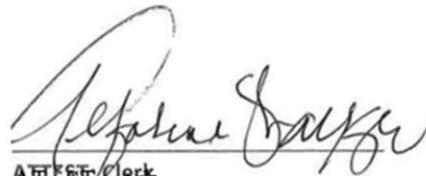
BE IT THEREFORE RESOLVED that the City of Nicholls, on behalf of Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls, does hereby adopt the 2018 Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Broadband Element Comprehensive Plan Amendment.

Adopted this 1st day of Aug



Tamon Frost, Mayor

2022.



Attest Clerk

CITY OF BROXTON

RESOLUTION TO AMEND THE COMMUNITY WORK PROGRAM FOR THE CITY OF BROXTON IN THE 2018 JOINT COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND NICHOLLS COMPREHENSIVE PLAN

WHEREAS the City of Broxton has amended the Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls 2018 Comprehensive Plan, by adding to Section II Plan Elements, Item 7 of the City of Broxton Community Work Program 2019 – 2023, Community Facilities & Services, by adding the following:

7. Community Work Program

City of Broxton Community Work Program (2019-2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
COMMUNITY FACILITIES & SERVICES									
Construct Festival Park to include a walking track, fence, and playground equipment	\$500,000	City of Broxton	LWCF Grant, General Funds	6a, 6b					x

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

BE IT THEREFORE RESOLVED that the City of Broxton will amend the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan.

It was amended this 1 day of May 2023.


Mayor


Clerk

COFFEE COUNTY

RESOLUTION TO AMEND THE COMMUNITY WORK PROGRAM FOR COFFEE COUNTY IN THE 2018 JOINT COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND NICHOLLS COMPREHENSIVE PLAN

WHEREAS Coffee County has amended the Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls 2018 Comprehensive Plan, by adding to Section II Plan Elements, Item 7 of the City of Douglas Community Work Program 2019 – 2023, Community Facilities & Services, by adding the following:

7. Community Work Program

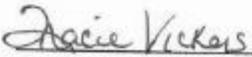
City of Douglas Community Work Program (2019-2023)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY	FY	FY	FY	FY
					19	20	21	22	23
COMMUNITY FACILITIES & SERVICES									
Construct a new soccer complex	\$3,500,000	City of Douglas, Coffee County	General Funds, LWCF, Neighborhood Outcomes in Disproportionately Impacted Communities Grant, Federal & State Grants	6a, 6b					x

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

BE IT THEREFORE RESOLVED that Coffee County will amend the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan.

It was amended this 3rd day of **April, 2023**.


County Clerk


Chairman, Ted O'Steen

CITY OF DOUGLAS

RESOLUTION TO AMEND THE COMMUNITY WORK PROGRAM FOR THE CITY OF DOUGLAS IN THE 2018 JOINT COFFEE COUNTY AND THE CITIES OF AMBROSE, BROXTON, DOUGLAS, AND NICHOLLS COMPREHENSIVE PLAN

WHEREAS the City of Douglas has amended the Coffee County and the Cities of Ambrose, Broxton, Douglas, and Nicholls 2018 Comprehensive Plan, by adding to Section II Plan Elements, Item 7 of the City of Douglas Community Work Program 2019 – 2023, Community Facilities & Services, by adding the following:

7. Community Work Program

City of Douglas Community Work Program (2019-2023)

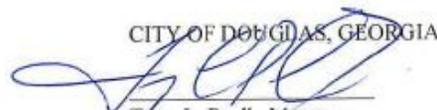
PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
COMMUNITY FACILITIES & SERVICES									
Make Improvements to Huckaby Complex, Unity Park, Roundtree Park, Eastside Park, and others	\$4,250,000	City of Douglas	General Funds, LWCF, Neighborhood Outcomes in Disproportionately Impacted Communities Grant, Federal & State Grants	6a, 6b					x
Construct a new soccer complex	\$3,500,000	City of Douglas, Coffee County	General Funds, LWCF, Neighborhood Outcomes in Disproportionately Impacted Communities Grant, Federal & State Grants	6a, 6b					x

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

BE IT THEREFORE RESOLVED that the City of Douglas will amend the 2018 Joint Coffee County and Cities of Ambrose, Broxton, Douglas, and Nicholls Comprehensive Plan.

It was amended this 10th day of April 2023.



CITY OF DOUGLAS, GEORGIA

 Tony L. Paulk, Mayor

ATTEST:


 Wynetta Bolden, City Clerk