

THE EMANUEL COUNTY JOINT COMPREHENSIVE PLAN

COMMUNITY AGENDA

April, 2007

The Emanuel County Joint Comprehensive Plan

Community Agenda

A Comprehensive Plan for Emanuel County and the cities of Adrian, Garfield, Nunez, Oak Park,
Stillmore, Summertown, Swainsboro, and Twin City, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Emanuel County Comprehensive Plan Executive
and Local Planning and Coordination Committees

Heart of Georgia Altamaha Regional Development Center

April, 2007

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INTRODUCTION

Purpose

The Emanuel County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Emanuel County and its municipalities -- the cities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previous joint comprehensive plan first adopted in 1991, but is basically a new plan, prepared under new standards.

As a comprehensive plan, *The Emanuel County Joint Comprehensive Plan* is a critical self-examination of Emanuel County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, solid waste, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Emanuel County is a rural county in East Central Georgia originally established in the early 1800s as Indian Territory settlement. It remains one of Georgia's top ten counties in land area, and was the 39th county created in Georgia. Farming, and particularly timber, have always been the predominant land uses of the county, and the pine tree remains very important to the county today. The county seat of Swainsboro has celebrated its Pine Tree Festival for 60 years, and in 2006 the J.M. Huber Company announced plans to locate a major new oriented strand board manufacturing facility in the county. The major period of population growth in the county was from 1880 to 1920, primarily because of railroad development, and its population peak was actually in 1920 at 25,862. There was slow population decline in the county from 1920 to 1960, then slow growth from 1960 to 1980, with relative stability since 1980. The 2000 Census County population was 21,837, and the 2005 estimate was 22,108. Emanuel County has a number of outstanding natural resources, including George L. Smith State Park; the Ogeechee, Ohoopie,

and Canoochee rivers; Oohoopee Dunes; McKinney's Pond; Coleman's Lake; Camp E.F. Boyd National Natural Landmark; and Yam Grandy Park.

These natural resources, the county's location and presence on I-16, the community's progressive attitudes, and its rather well-developed facilities portend opportunities for more sustained future growth and development. The community continues to prepare for growth and development, is welcoming of such growth, but wants to maintain its high quality rural quality of life. The community is scenic, and is a rural leader in health care, technology, and its airport improvements, among other things. This plan focuses on strategies to take advantage of these assets and opportunities to further prepare for and attract future growth and development compatible with the existing rural character and quality of life.

The Emanuel County Joint Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Emanuel County Local Plan Coordination Committee, which oversaw the plan's development, was comprised of elected and appointed officials and interested public and private citizen leaders and stakeholders appointed by the governments. The resulting plan, when finalized, will delineate the goals, objectives, programs and projects the community wishes to pursue to continue the progress, growth, and development of the county as an attractive community in which to live and work.

Format

The plan is organized by the two main components required by the Georgia Planning Act and the "Local Planning Requirements:" the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, including those for the Intermediate Level at which Emanuel County and its municipalities are required to plan. These include: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, there was an inventory and assessment to determine where the community was and had been, what were the current trends, and to help delineate and define issues and opportunities facing Emanuel County and its municipalities. The first section of the comprehensive plan, the *Community Assessment*, accomplishes these steps and provides the

foundation to decide what the community desires for its future growth and development, and how it plans to achieve its vision.

A Community Participation Program as required by the Local Planning Requirements to identify the scope and techniques of planned public participation of the plan (most importantly, the *Community Agenda*) is also included. The final components of the plan will include the *Community Agenda* as well as other appendices to address the Emanuel County Joint Solid Waste Management Plan and the Emanuel County Service Delivery Strategy. These planning documents are being prepared concurrently in accordance with Georgia Department of Community Affairs' requirements and to insure consistency and coordination.

This final component of the Comprehensive Plan, the *Community Agenda*, is in a sense, the heart and soul of the plan. It lays out the issues and opportunities and the community's vision of what it desires to become, desired development patterns, and the community's implementation strategies. It is a guide for all concerned for the future growth and development of Emanuel County and its municipalities. The purpose of the *Community Agenda* is to lay out a road map for the community's future as developed through community consensus. It is the most important part of the plan. It should be used by the local governments, the general public and private community, and citizens alike to evaluate and measure decisions, investments, and progress toward achieving the community's desired future and implementing the plan's objectives. Without citizen and community involvement, implementation will be difficult, at best. The community and its residents should feel ownership in its plan and work hard to achieve its aspirations for the future Emanuel County and its municipalities.

The *Community Agenda* contains components as mandated by the state planning requirements but shaped by the community to enunciate its desires. The components include the Community Vision, the listing of Community Issues and Opportunities, and the Implementation Program.

EMANUEL COUNTY COMMUNITY VISION

Overall Community Vision

Emanuel County is a rural county in East Central Georgia originally established in the early 1800s as Indian Territory settlement. It remains one of Georgia's top ten counties in land area, and was the 39th county created in Georgia. Farming, and particularly timber, have always been the predominant land uses of the county, and the pine tree remains very important to the county today. The county seat of Swainsboro has celebrated its Pine Tree Festival for 60 years, and in 2006 the J.M. Huber Company announced plans to locate a major new oriented strand board manufacturing facility in the county. The major period of population growth in the county was from 1880 to 1920, primarily because of railroad development, and its population peak was actually in 1920 at 25,862. There was slow population decline in the county from 1920 to 1960, then slow growth from 1960 to 1980, with relative stability since 1980. The 2000 Census County population was 21,837, and the 2005 estimate was 22,108. Emanuel County has a number of outstanding natural resources, including George L. Smith State Park; the Ogeechee, Ohoopsee, and Canoochee rivers; Ohoopsee Dunes; McKinney's Pond; Coleman's Lake; Camp E.F. Boyd National Natural Landmark; and Yam Grande Park.

Emanuel County is more than pine trees, natural beauty, and stable growth. I-16 traverses the southern portions of the county from east to west connecting it to Savannah and the Georgia ports and to Macon. There are several other important highways running through the county, including U.S. 1 and U.S. 80. U.S. 1 is a designated Georgia developmental highway under the Governor's Road Improvement Program, and will provide multi-lane access to Augusta and South Carolina, as well as to Florida. Georgia 121 will once again be a nationally recognized and promoted tourist route, the Woodpecker Trail, bringing travelers and nature-loving visitors to the county. The county rightly boasts of having both a two-year college and a technical college, as well as modern school, health care, government, recreation, and airport facilities. The county is a leader in rural Georgia with its health care programs, technology services, and airport improvements. These modern facilities and services, the county's location, and its abundant natural and cultural resources and scenic beauty offer much potential for future growth.

Emanuel County views itself as a rural, but progressive, county welcoming of growth which further enhances a high quality of life. Growth will be managed and regulated; facilities and services will continue to be improved; but the natural and scenic beauty of the county will be protected and maintained. Forestry and agriculture will remain important and viable components of the economy, and will be utilized as part of a diversified economic development strategy, including nature-based tourism.

The future Emanuel County will be a regional growth center and a leader in quality rural development with a vibrant economy and steady population growth respective of, and complementary to, the historic and natural resources, environment, and scenic beauty of the county. The corridor along U.S. 1 from Swainsboro to I-16 will be a center of growth, particularly commercial and industrial. The county will be a leader in education and the timber industry, with state-of-the-art facilities and technology. Swainsboro, as well as the small cities, will have revitalized downtowns; and Swainsboro will be the hub of a growing commercial and retail sector. All of the small towns will be thriving communities with excellent facilities and services to support and attract residential, small business, and other appropriate growth. The community will be recognized for its quality of life, vibrant cultural institutions, clean and scenic appearance, governmental cooperation, involved citizenry, and its attractive housing developments. The community will display its leadership and assets in well-known and attended festivals, entities and activities highlighting the natural beauty and historic resources of the county, people promotion, and well-funded local museums. The citizenry will be better educated, more skilled, and more involved. Newcomers will be welcomed, and will want to live and work in, and be a part of the outstanding community. There will be many improved and diverse family-oriented facilities, as well as leisure facilities centered on natural resources. Emanuel County will truly be known as a small town community known for its urban conveniences, but also for its hospitality and quality of life. The local governments will strongly cooperate with each other and a supportive, involved citizenry to provide the public investment, regulation, and tax incentives necessary to bring about and support the desired future Emanuel County. Emanuel County, as a community, will be a shining beacon and example of how rural growth and development should occur.

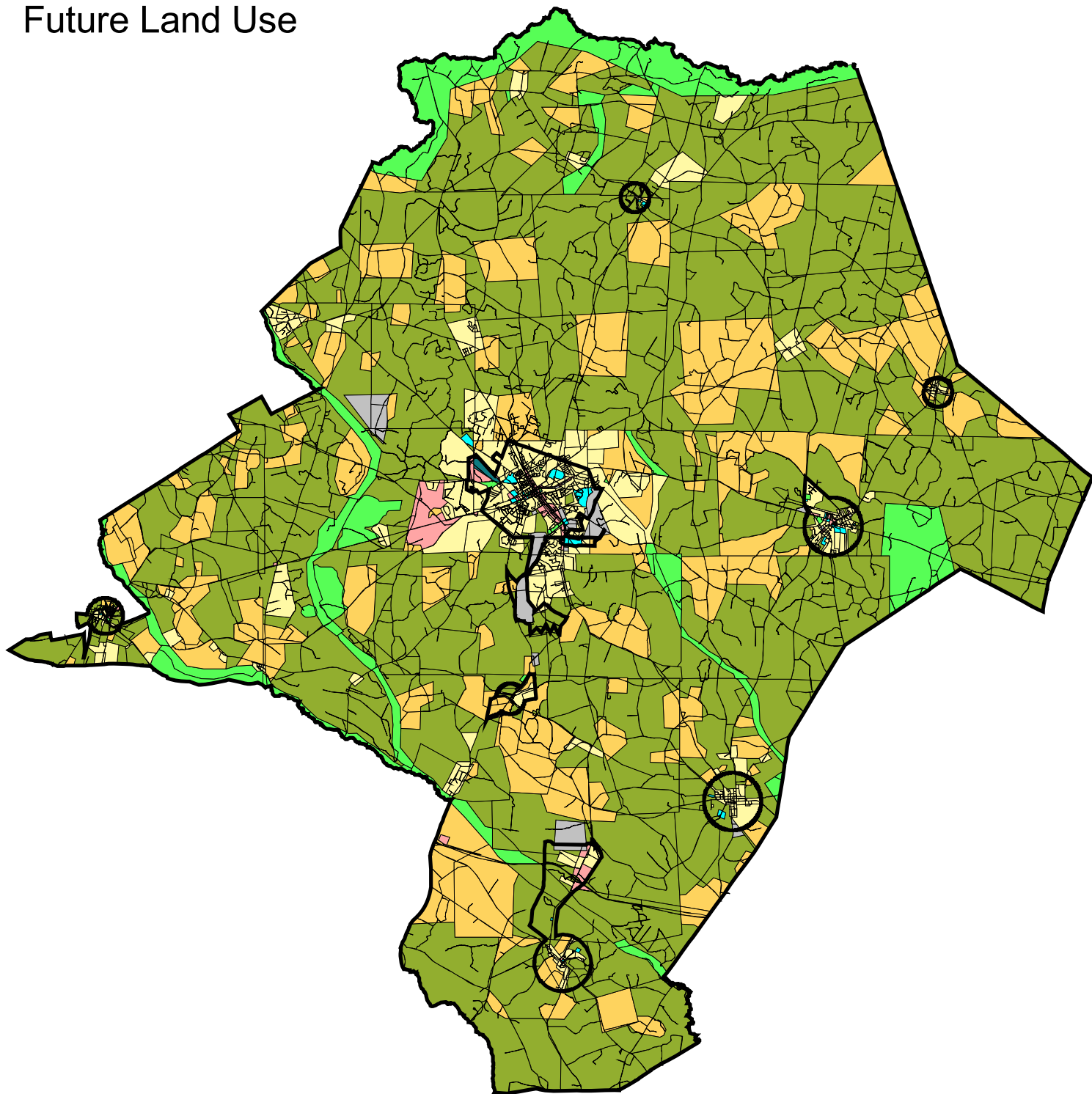
Future Development Maps



Emanuel County remains a rural county with outstanding natural beauty, but also one with impressive, quality community facilities, attractive location, and progressive attitudes conducive to growth. The county has a verdant landscape dominated by pine trees and outstanding natural resources, but its county seat, Swainsboro, is the center of county growth, and although a relatively small city, boasts of college, school, health care, technology, government, recreation and airport facilities which are a leader in rural Georgia and the envy of larger communities. Seven other incorporated small towns help concentrate residential growth and contribute further to a high quality of life. The county's economic base is also well diversified for a rural county. The community vision has at its heart the attraction of additional growth and development which complements and enhances this progressive community, while preserving its quality of life, natural resources, rural charm, and its forest/agricultural land uses.

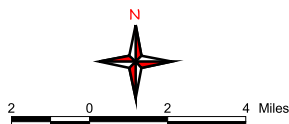
To continue the consistency of traditional comprehensive planning, the local governments have included future land use maps similar to the existing land use maps in the *Community Assessment* component of the comprehensive plan. These future land use maps, Map FLU-1 for Emanuel County, Map FLU-2 for the City of Adrian, Map FLU-3 for the City of Garfield, Map FLU-4 for the City of Nunez, Map FLU-5 for the City of Oak Park, Map FLU-6 for the City of Stillmore, Map FLU-7 for the City of Summertown, Map FLU-8 for the City of Swainsboro, and Map FLU-9 for the City of Twin City, utilize the same standard land use categories as defined in the Department of Community Affairs' "Local Planning Requirements." These categories were also utilized and defined in the Emanuel County Joint *Community Assessment*. The reality of moderate growth is reflected. These maps illustrate this and the desired and chosen policies and strategies of Emanuel County and its municipalities, but are only generalized guides for community development. They are not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel. They are a context or framework to evaluate and guide decision-making.

Another context and framework to guide decision-making and future growth and development is the delineation of character areas. These areas, as required by the state planning guidelines, are the geographic areas within the community that have unique or special characteristics or may require special attention, focus, or guidance. The community has chosen to

FLU-1 Emanuel County Future Land Use



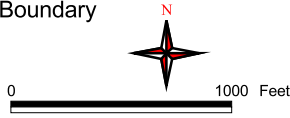
-  Boundary
- Future Land Use**
-  Forestry
-  Agriculture
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Transportation/Communications/Utilities
-  Public/Institutional



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

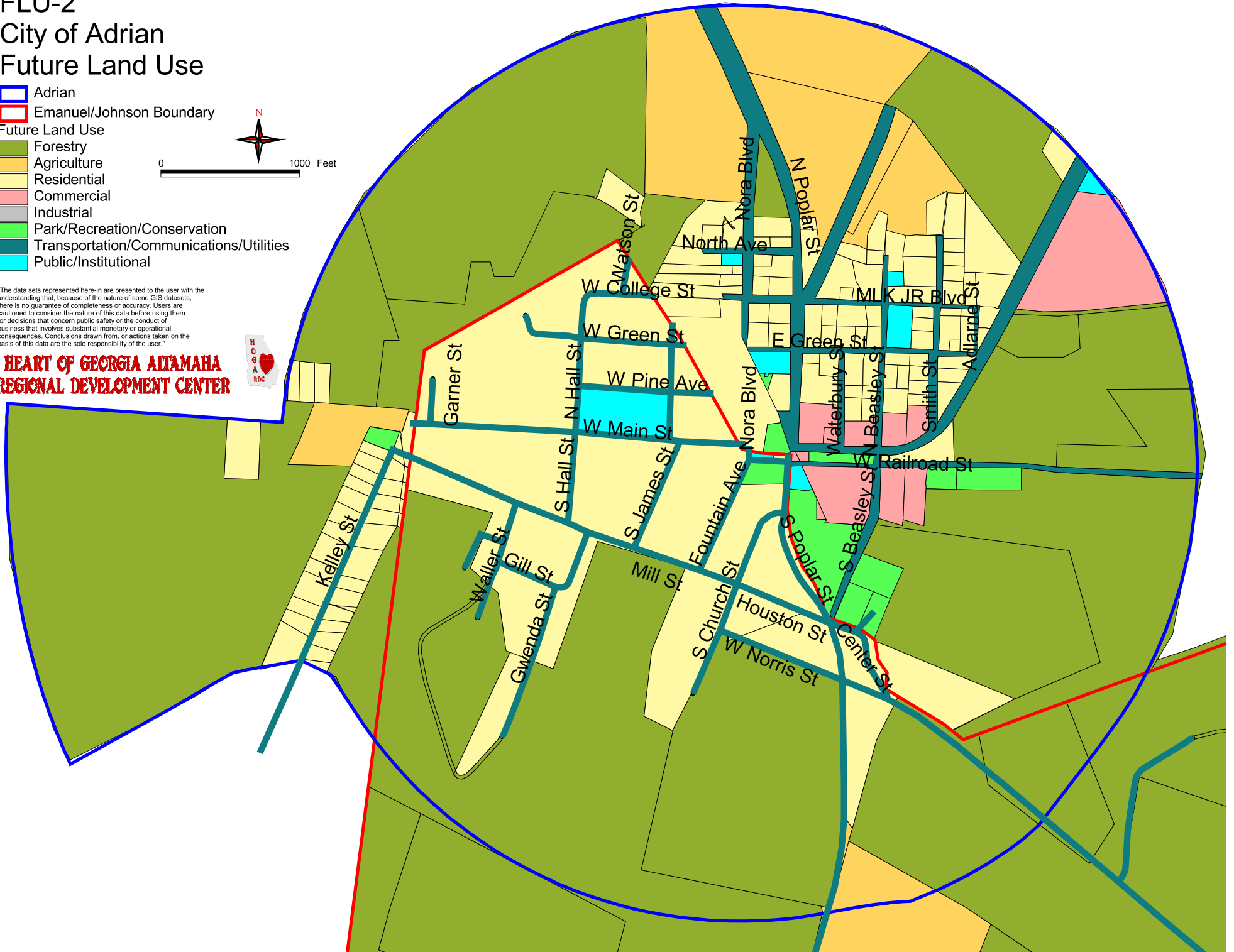
FLU-2 City of Adrian Future Land Use

- Adrian
- Emanuel/Johnson Boundary
- Future Land Use
 - Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional












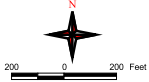
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**HEART OF GEORGIA ALTAMAHA
REGIONAL DEVELOPMENT CENTER**



FLU-3 City of Garfield Future Land Use

-  Garfield Future Land Use
-  Forestry
-  Agriculture
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Transportation/Communications/Utilities
-  Public/Institutional



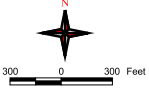
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**HEART OF GEORGIA ALTAAMAHA
REGIONAL DEVELOPMENT CENTER**



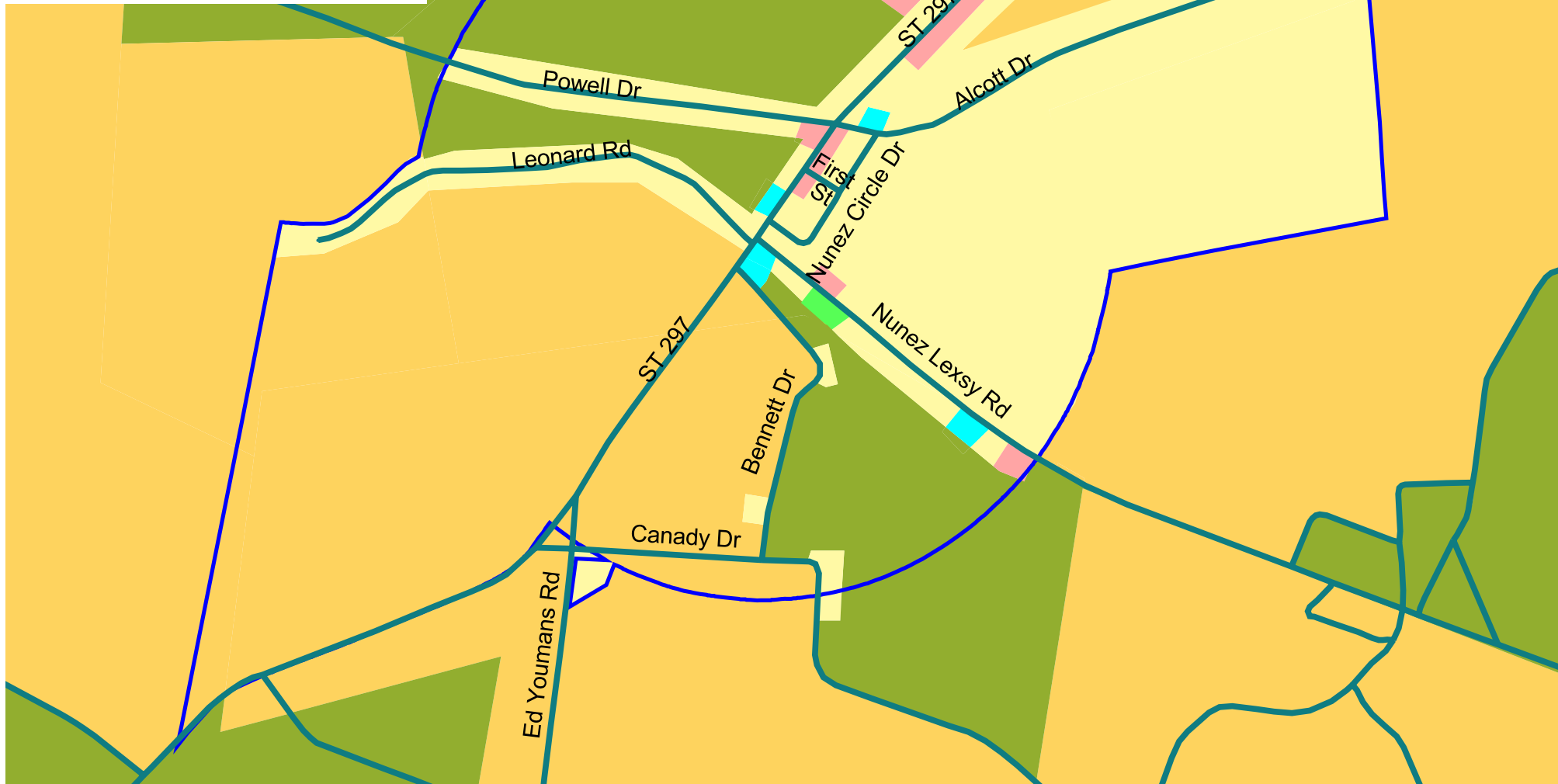
FLU-4 City of Nunez Future Land Use

- ▬ Nunez
- Future Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional












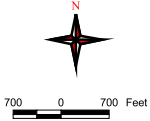
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**HEART OF GEORGIA ALZAMAHA
REGIONAL DEVELOPMENT CENTER**



FLU-5 City of Oak Park Future Land Use

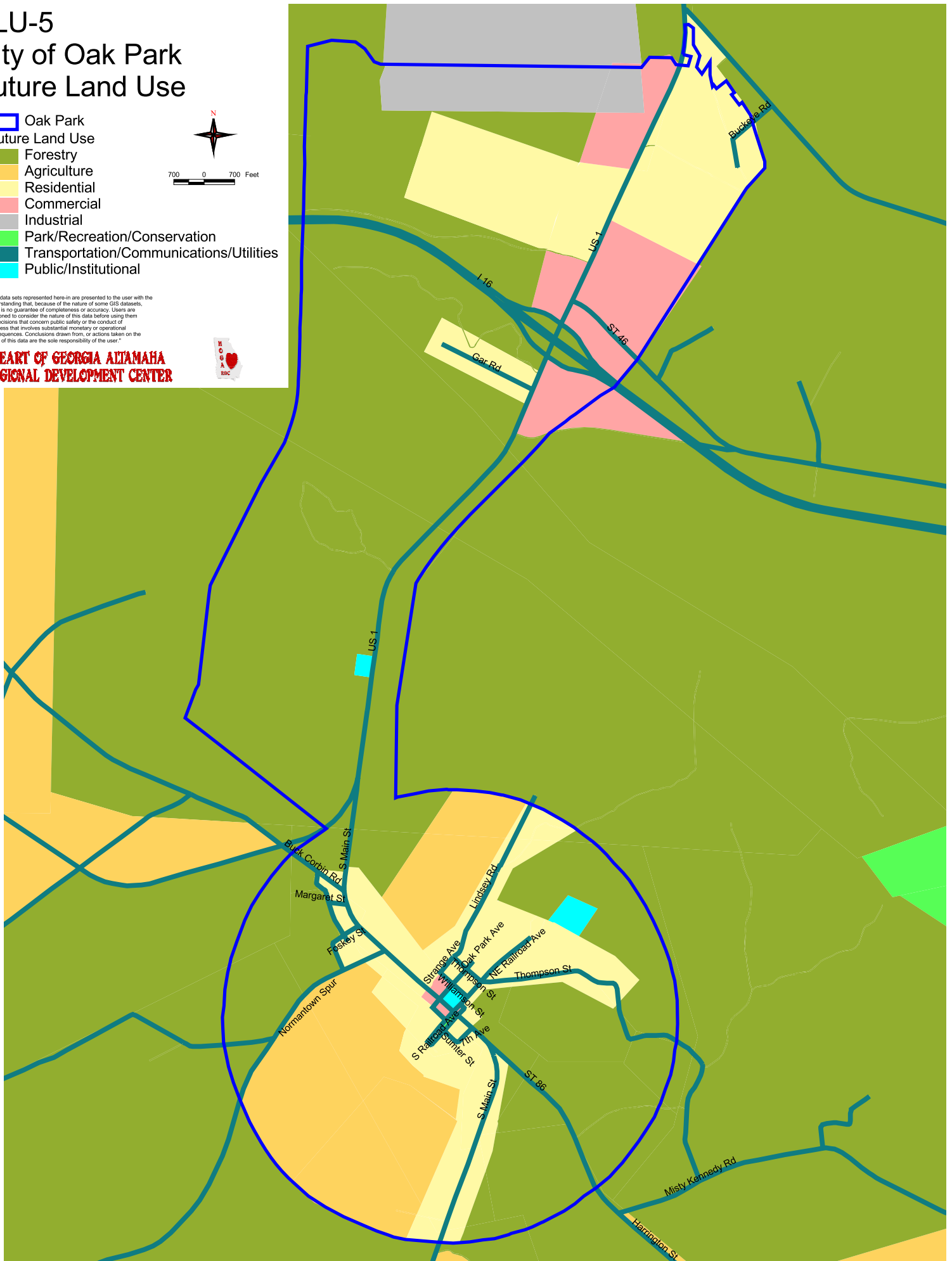
-  Oak Park
- Future Land Use
 -  Forestry
 -  Agriculture
 -  Residential
 -  Commercial
 -  Industrial
 -  Park/Recreation/Conservation
 -  Transportation/Communications/Utilities
 -  Public/Institutional

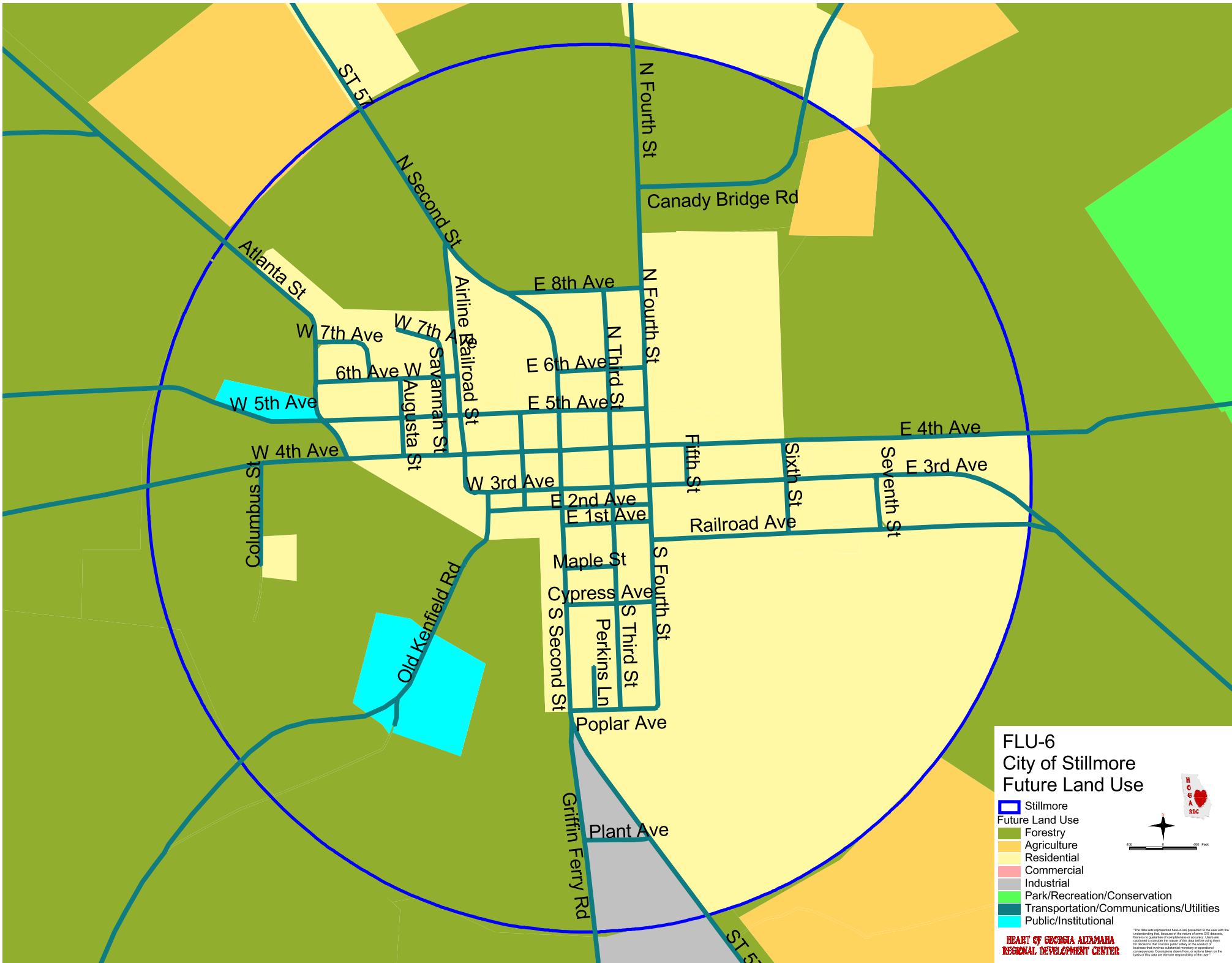


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**HEART OF GEORGIA ALTAMAHA
REGIONAL DEVELOPMENT CENTER**





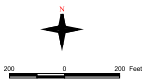
FLU-6
City of Stillmore
Future Land Use

-  Stillmore
- Future Land Use**
-  Forestry
-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Transportation/Communications/Utilities
-  Public/Institutional



FLU-7 City of Summertown Future Land Use

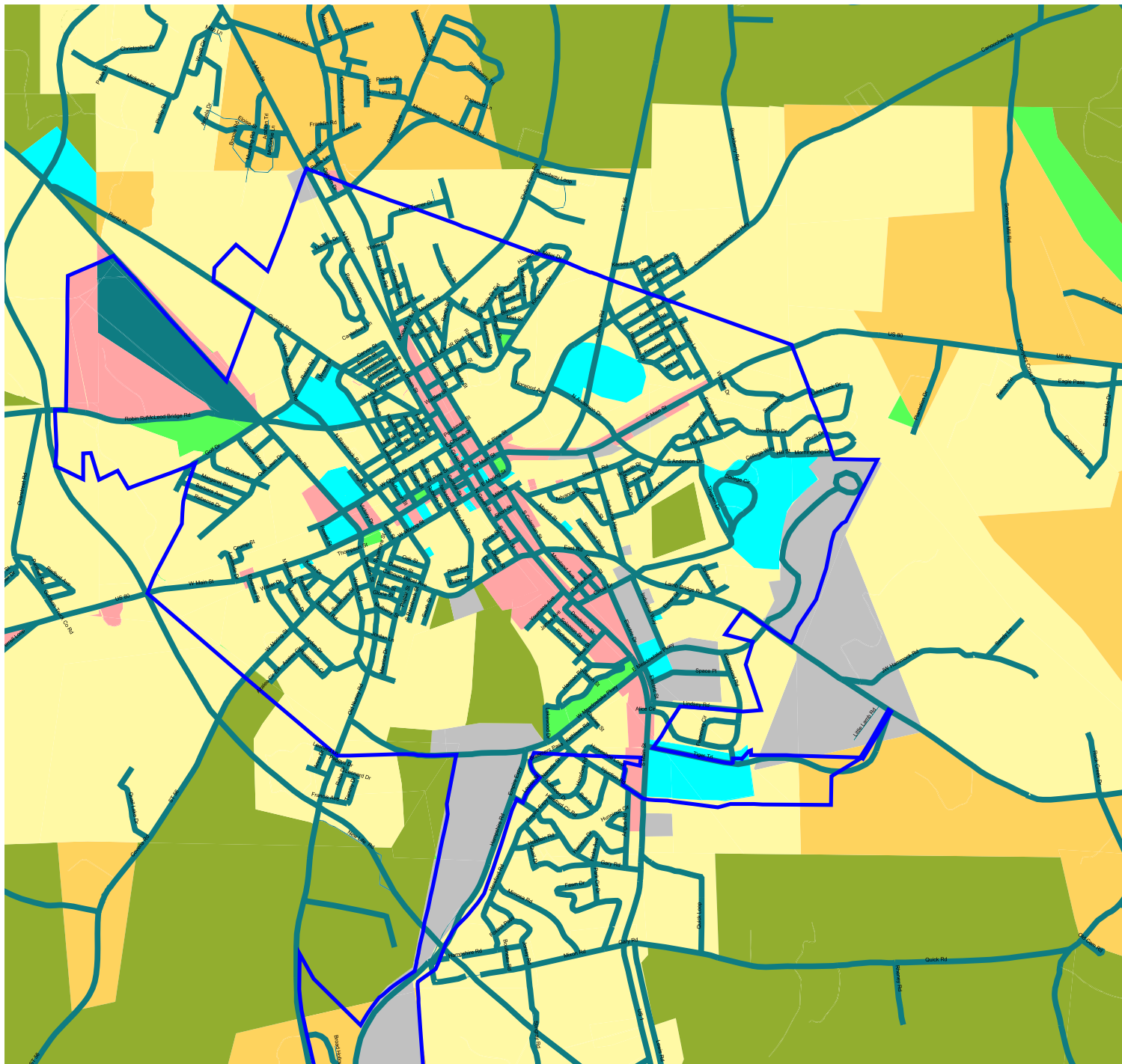
- Summertown
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional



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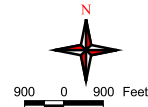
**HEART OF GEORGIA ALTAHAMA
REGIONAL DEVELOPMENT CENTER**





FLU-8 City of Swainsboro Future Land Use

-  Swainsboro Future Land Use
-  Forestry
-  Agriculture
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Transportation/Communications/Utilities
-  Public/Institutional



**HEART OF GEORGIA ATLANTA
REGIONAL DEVELOPMENT CENTER**

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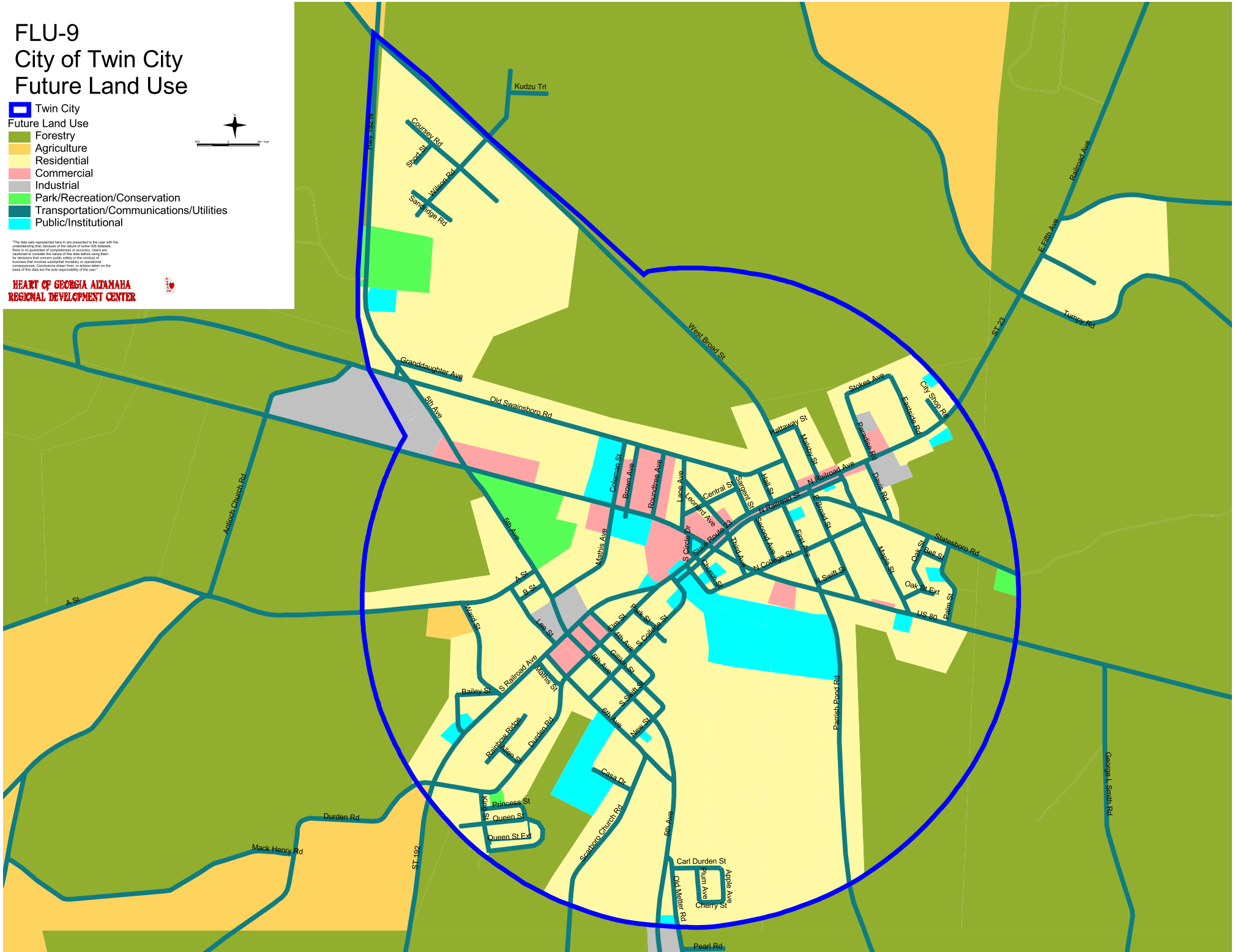
FLU-9 City of Twin City Future Land Use

- Twin City
- Future Land Use
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

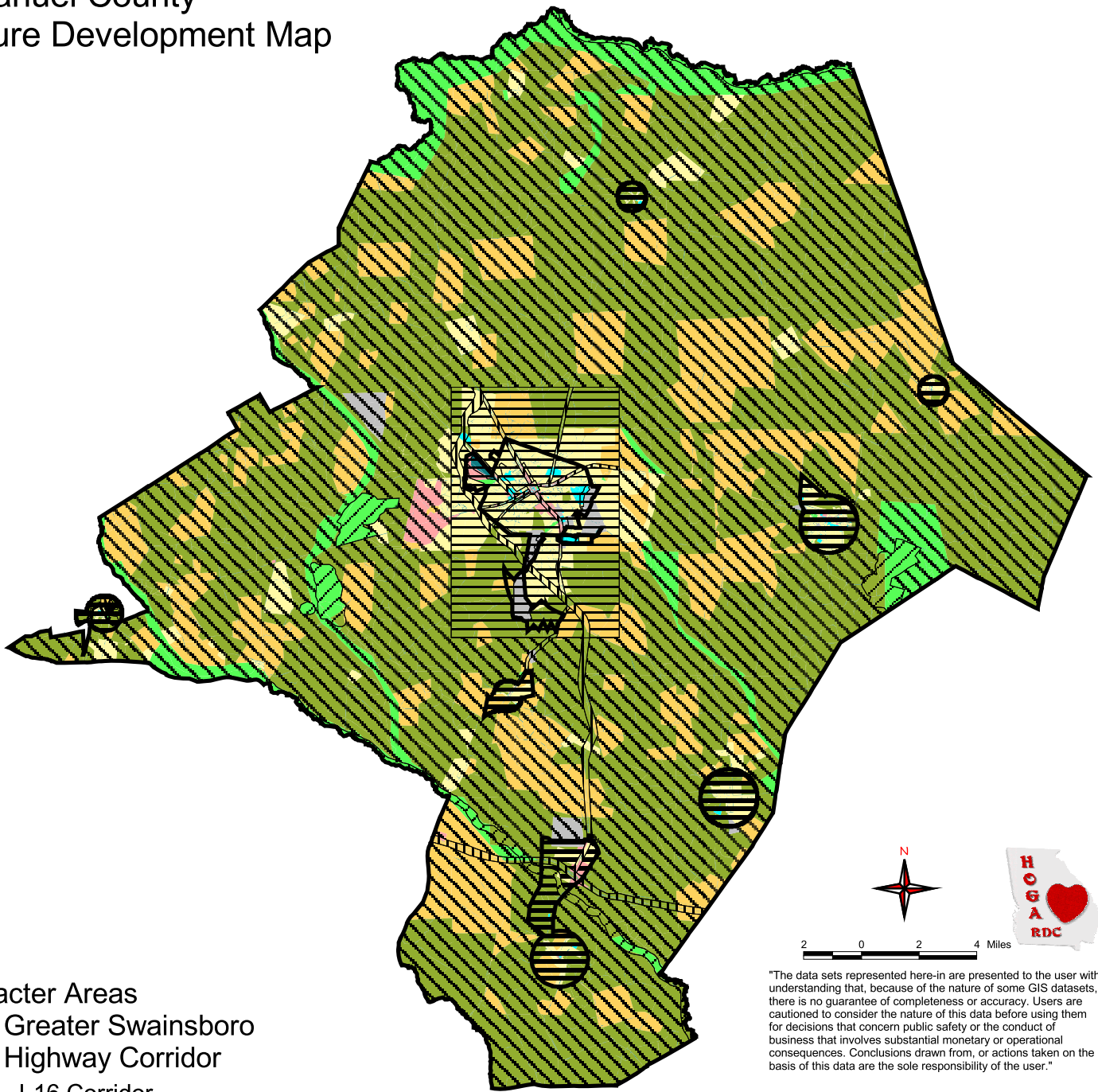


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




**HEART OF GEORGIA AJIYAMAHA
REGIONAL DEVELOPMENT CENTER**





FLU-10
 Emanuel County
 Future Development Map



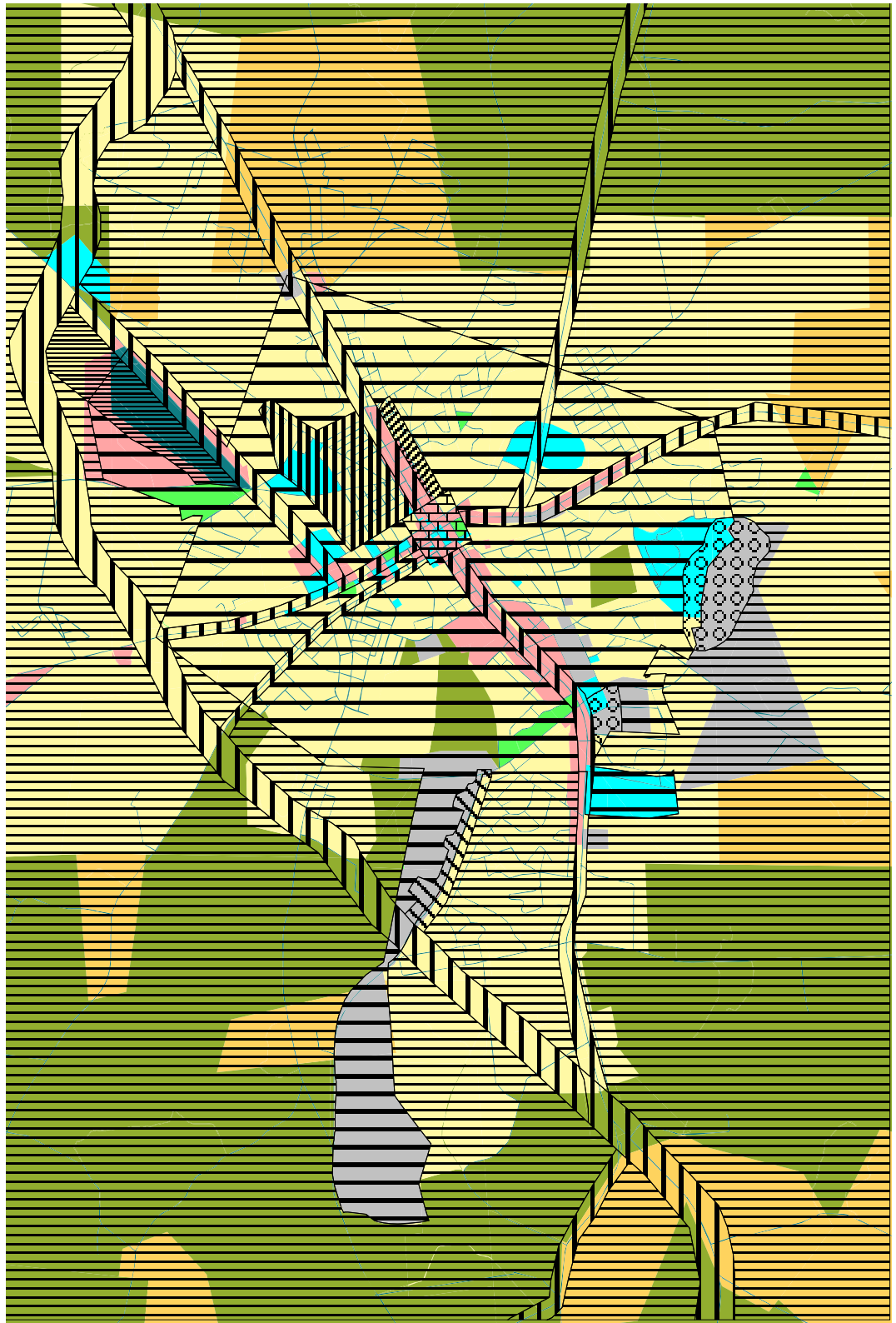
Character Areas

-  Greater Swainsboro
-  Highway Corridor
 - I-16 Corridor
 - US-1 Corridor (Swainsboro to I-16)
 - GA Hwy 297 Corridor (US-1 to Nunez)
 - US-1 By-Pass Corridor
-  Natural Resource
 - Ogeechee River
 - Coleman's Lake
 - McKinney's Pond
 - Ochoopee River
 - Ochoopee Dunes Natural Area
 - George L. Smith State Park
 - Camp E.F. Boyd National Natural Landmark
-  Rural Emanuel County
-  Small Municipalities









-  Boundary
- Future Land Use**
 -  Forestry
 -  Agriculture
 -  Residential
 -  Commercial
 -  Industrial
 -  Park/Recreation/Conservation
 -  Transportation/Communications/Utilities
 -  Public/Institutional

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FLU-11 Greater Swainsboro Future Development Map







Future Land Use




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

Streets

Swainsboro Character Areas

-  Airport
-  Downtown
-  Empire Expressway
 - Emanuel Industrial Park West
 - Richard L. Brown Industrial Park
-  Greater Swainsboro
 - Remainder of Area
 - Outside City Limits




Highway Corridor/Entranceways

-  - GA HWY 56 East
-  - GA HWY 56 West
-  - GA HWY 57
-  - US-1 South
-  - US-1 North
-  - US-1 By-Pass Corridor
-  - US 80 East
-  - US 80 West
-  - GA HWY 297 Corridor

Industrial Park

-  - Emanuel Industrial Park East
-  - Pathway Technology Park

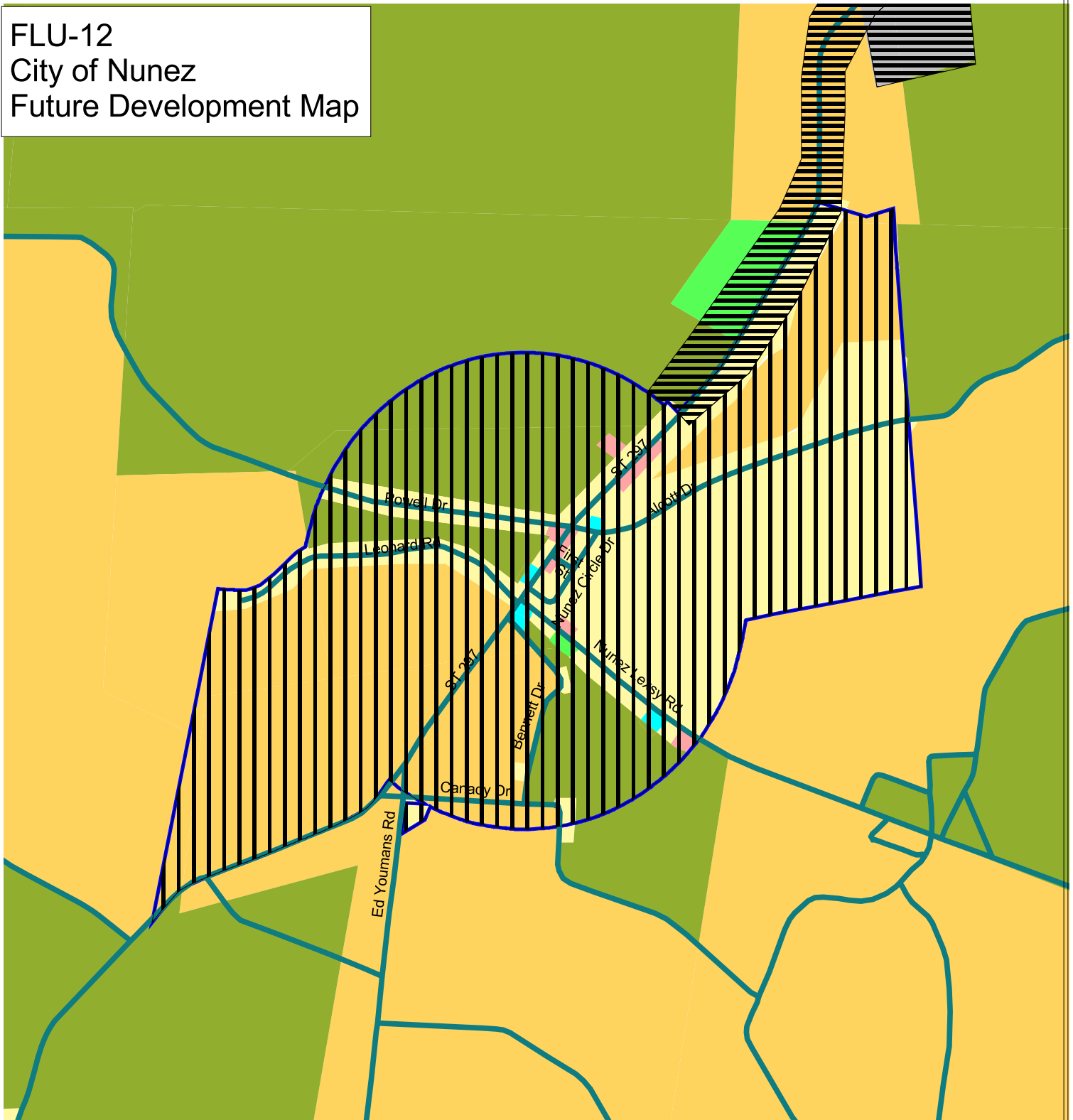
North Coleman Street





-  Northwest Swainsboro
-  Swainsboro
-  -Remainder of City Limits



2000 0 2000 4000 Feet

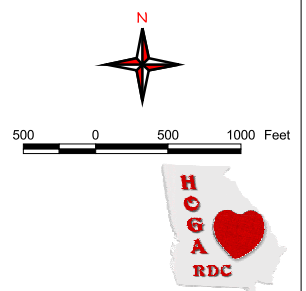
FLU-12
 City of Nunez
 Future Development Map



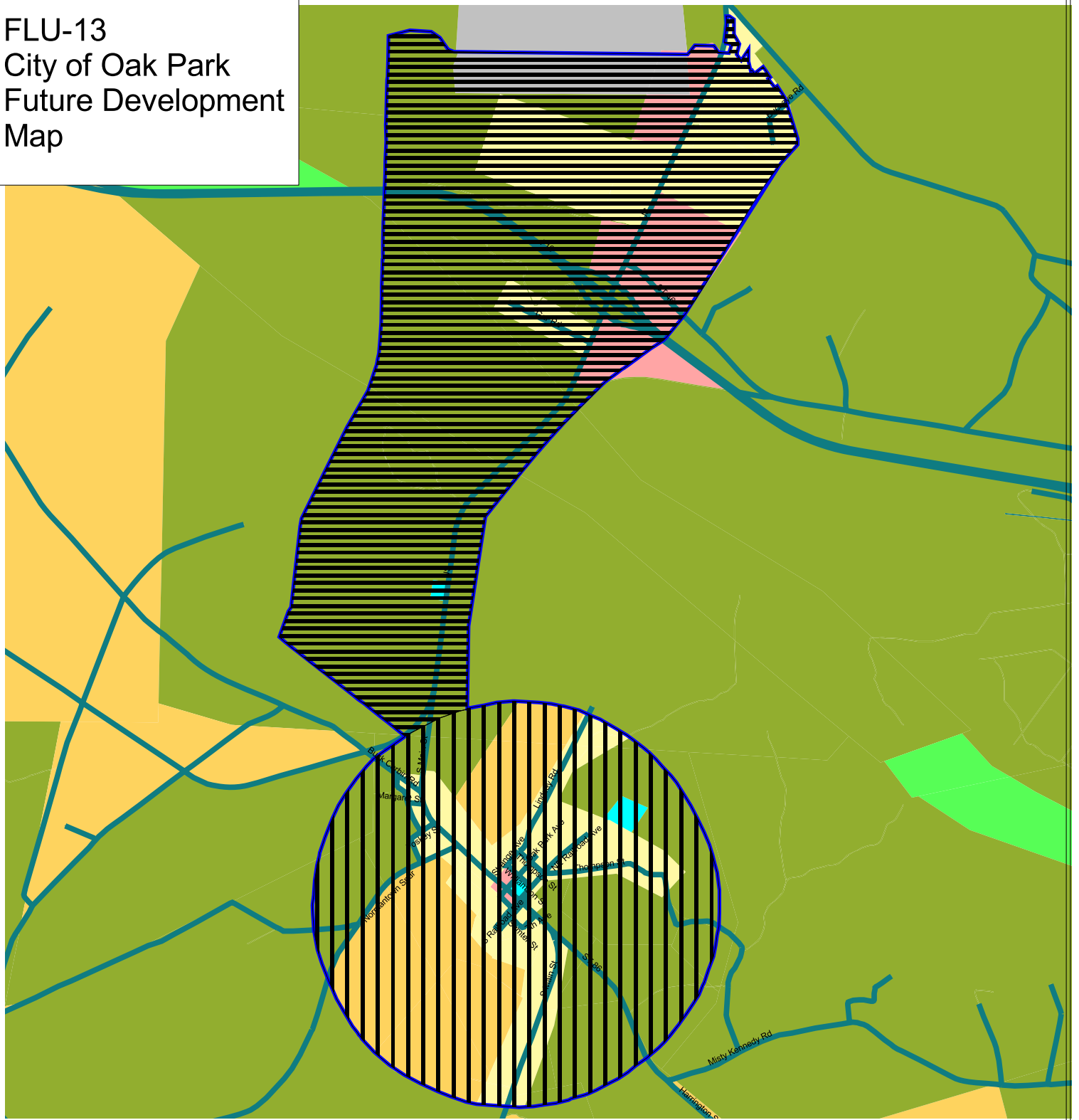
-  Streets
-  Nunez Character Areas
-  Highway Corridor
- GA HWY 297/Rayonier/Huber
-  Nunez
(Remainder of City Limits)

Future Land Use

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

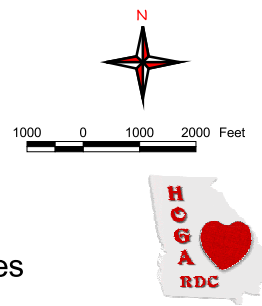


FLU-13
City of Oak Park
Future Development
Map

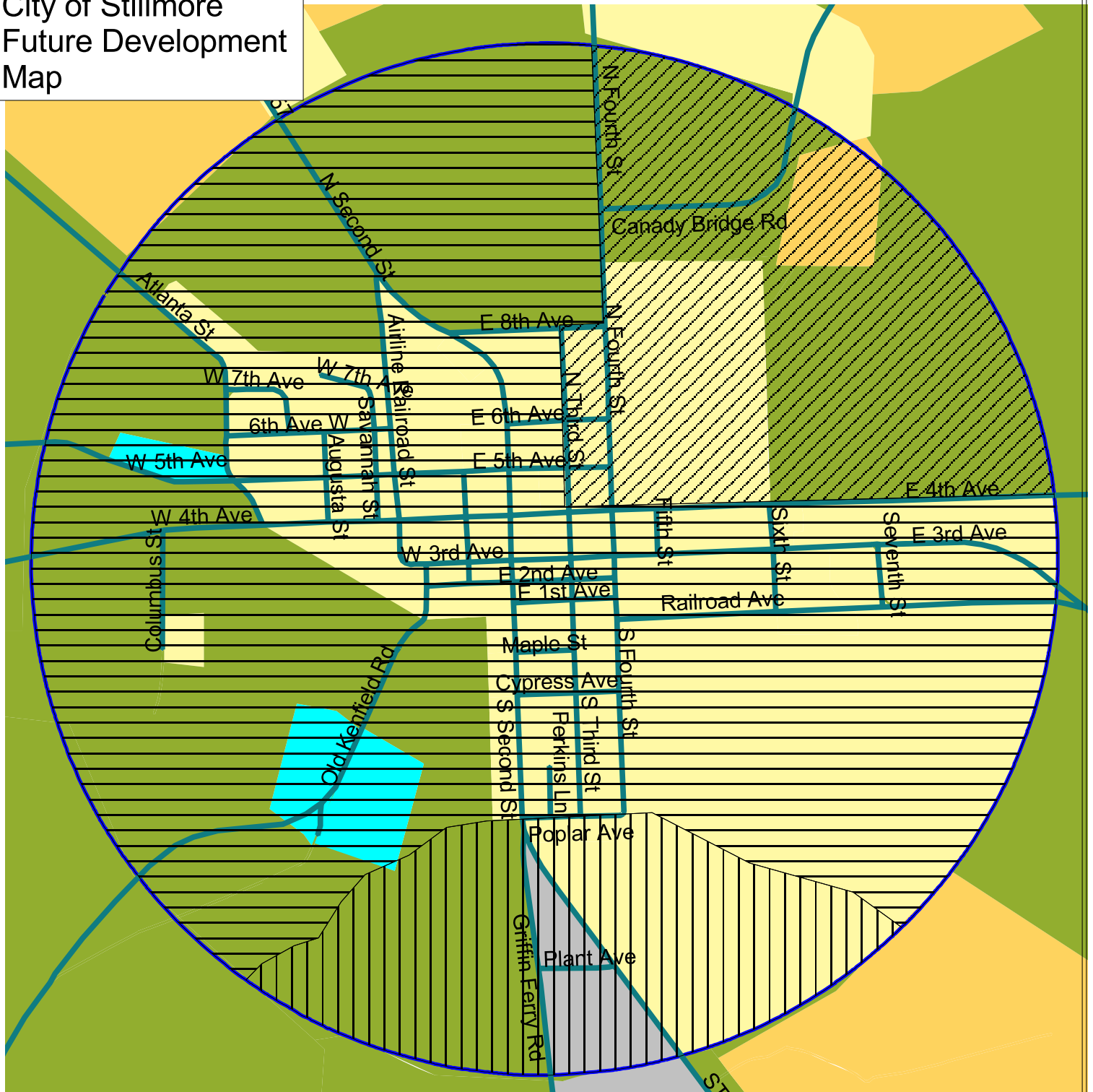





Streets
 Oak Park Character Areas
 Highway Corridor
 - US-1 to I-16 Corridor/Annexation
 Oak Park
 (Remainder of City Limits)





- Oak Park Future Land Use
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

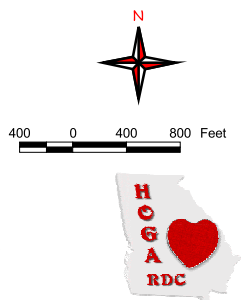


FLU-14
City of Stillmore
Future Development
Map



-  Stillmore
- Future Land Use**
-  Forestry
-  Agriculture
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Transportation/Communications/Utilities
-  Public/Institutional

-  Streets
- Stillmore Character Areas**
-  Crider Poultry
-  David Emanuel Academy
-  Stillmore



utilize the same character areas described and recommended in the *Community Assessment*. These character areas are depicted on the following future development maps, Map FLU-10 for Emanuel County, Map FLU-11 for the City of Swainsboro, Map FLU-12 for the City of Nunez, Map FLU-13 for the City of Oak Park, and Map FLU-14 for the City of Stillmore, as overlays to the future land use maps. The character boundaries are defined by the maps and in the narrative both for the *Community Assessment* and in this Community Agenda. They are not parcel-specific and are intended to represent approximate locations. What they represent is well defined, and the local governments will have the flexibility to determine appropriate development patterns for particular parcels on the edges and fringes of a character area both now and in the future, and as specific conditions may change, such as an annexation. Consistency with the community vision, the comprehensive plan, and the desired development patterns should be the deciding factors in any decisions affecting character areas or a proposed development. The character areas are further described in their defining narratives which follow.

Character Area Narratives

The following are the required defining narratives for each of the county and city character areas. The narratives include a specific vision for each area which is a part of and complementary to the general community vision. They also include a description of recommended development patterns, a listing of appropriate, specific land uses which would be allowed, a listing of the state's Quality Community Objectives selected to be pursued as appropriate, as well as identification of implementation measures planned to help achieve the desired development patterns and community vision. The Quality Community Objectives are merely listed. To read the full description of these state objectives, the reader can refer to the *Community Assessment*, or the www.georgiaplanning.com website. The www.georgiaplanning.com website can also be utilized to see and research recommended development patterns in more detail under "State Planning Recommendations."

Greater Swainsboro

Vision. The City of Swainsboro and its fringes and corridor emanating from there are envisioned as the location of intense commercial and industrial growth within the county because of Swainsboro's infrastructure and the community's investment. High density residential growth would also be predominantly located here. Downtown Swainsboro would be a vibrant, revitalized area of rehabilitated historic structures and bustling commercial activity. The City of Swainsboro would be the County's center of governmental, educational, economic, commercial, health care, and social activity.

Description and Land Use. This area is described to include the City of Swainsboro proper and its environs principally to just west of the new U.S. Highway 1 Swainsboro By-Pass and about one-half mile east of the city limits along U.S. Highway 80 East. The Greater Swainsboro Character Area would extend to just south of the Empire Expressway and Georgia Highway 297 intersection. On the north it would extend to just beyond the U.S. 1 North and the U.S. 1 By-Pass intersection. This area is depicted on Map FLU-10, and in more detail on Map FLU-11. This area is defined because of the location of extensive community facilities and availability of services, especially water and sewer. This Greater Swainsboro Character Area will include most of the expected future growth and development of the City of Swainsboro because of the current and future availability of water and sewer service and the location of community facilities. It includes all of the industrial parks of the county, except the new I-16 park, the community's airport, Swainsboro Technical and East Georgia Colleges, its hospital and almost all other community facilities.

Important character subareas within the Greater Swainsboro Character Area would include downtown, the community entranceways, the U.S. 1 Swainsboro By-Pass, the airport, the community industrial parks, Empire Expressway, North Coleman Street, the U.S. 1 South Corridor, the Georgia Highway 297 South Corridor, and the Northwest Swainsboro Neighborhood. Downtown Swainsboro would be a focus to keep it an important and continuing governmental, economic, social, and cultural center of the community. The community has identified its entranceways as important in attracting visitors, residents, and economic activity

and in need of aesthetic improvements. The U.S. 1 Swainsboro By-Pass is virtually undeveloped at present, and thus will be an important component of expected future growth and development. All of the community's industrial parks have available land for development/infill and are important to directing/guiding future growth and economic development. Empire Expressway and North Coleman Street are older commercial/industrial corridors in need of redevelopment/infill. Empire Expressway is also the location of two current industrial parks, Emanuel Industrial Park West and the Richard L. Brown Industrial Park. The airport is important to community and economic development, and thus it is essential to guide land use development on and surrounding this facility. The airport also includes some available industrial/economic development property of the community. The U.S. 1 South Corridor is important not just as a community entranceway, but also as an important and desired location of intense development south toward I-16. Similarly the Georgia Highway 297 Corridor from Swainsboro/U.S. 1 south to the City of Nunez is important as a commercial/industrial/intense development corridor, especially given the existing location of the Rayonier wood processing facility and the announced location of the J.M. Huber wood processing plant along Georgia 297 north of Nunez. The Northwest Swainsboro Neighborhood is a large concentration of older, declining neighborhoods within the City of Swainsboro in particular need of housing rehabilitation and overall revitalization.

The Greater Swainsboro Character Area is and would be characterized by a mixture of all land use types, but at a higher density and intensity customary for small urban areas, with the intensity and density increasing from the fringes to the downtown core. Apartment complexes, shopping centers, industrial parks, commercial and office complexes, governmental buildings, schools, parks, and large community facilities are uses that may be unique, or at least more concentrated, within this character area. Some of the subareas may, by their more limited focus, have more limitations on the variety of uses. The existing urban area, for the most part, would have greater densities of land use than the urban fringe. The U.S. 1 Swainsboro By-Pass offers opportunities for intense nodal developments at important interchanges.

Growth and development in most of the incorporated portions and subareas of the Greater Swainsboro Character Area could be managed and directed by the City of Swainsboro, although the County, Chamber, and Development Authority have important roles particularly in the

airport and industrial park subareas. The urban fringe area outside the City of Swainsboro proper would most certainly entail and require close intergovernmental coordination and cooperation to implement and manage community desires and objectives.

Specific land uses to be allowed would be residential of all density, commercial, industrial (concentrated in the community's industrial parks), public/institutional, transportation/communication/utilities, park/recreation/conservation, agriculture, forestry, and mixed use. All uses should be in locations and densities conducive to achieving the community vision and achieving local implementation policies and strategies.

Recommended Development Patterns.

Managed Growth

Downtown Revitalization

Traditional Downtown as Community Focal Point

Infill Development on Vacant Sites

Reuse of Vacant Structures

Streetscape Improvements

Redevelopment of Older Strip Commercial Centers

Industrial Employment Center

New Village Centers

Neighborhood Commercial Centers

Infrastructure Extension/Location Control

Community Schools Location Coordination

Complementary, Connecting Residential Development

Mix of Housing Types

Affordable Housing

Mix of Uses

Mixed Use Centers

Landscaped Developments

Development Matching Traditional Scale/Density

Pedestrian/Bicycle Facilities

Urban Growth Boundary

Clustering Development
Driveway Consolidation/Inter-Parcel Parking Lot Connections
Shared Parking
Redevelopment/Reuse
Open Space
Sign Control

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Infill Development
Sense of Place
Appropriate Business
Housing Opportunities
Open Space Preservation
Educational Opportunities
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives
Traditional Neighborhood

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation
Downtown Revitalization

Infrastructure Development/Extension
Transportation Improvements
Tourism Development
Park/Recreation/Conservation Development
Historic Preservation
Business Retention
New Business Attraction
Rural Technology Development
Corridor Development
Cultural Facilities Development/Promotion
Solid Waste/Recycling Improvements
Rural Character Preservation
Land Use Regulation
Code Enforcement
Compatible Development
Housing Rehabilitation
New Housing Development
Educational/Skills Levels Improvements
Community Guidance
Enhanced Leadership

The City of Swainsboro

Vision. The City of Swainsboro, as Emanuel County's largest municipality, by far; as the location of the most developed public infrastructure and most of the county's community facilities; and as the dominant center of economic development will continue to be the principal urban area of the community. It is truly the county seat and heart in more than name, and will continue to be the community focal point in economic, social, governmental, educational, recreational, cultural, and health care activities. Swainsboro will continue to be the focus of intense development and more dense land uses, particularly general commercial, industrial, public/institutional, and multi-family residential growth. The provision of infrastructure, particularly water/sewer and technology will emanate from Swainsboro. Uses will become more

dense, more mixed, more connected, and more attractive, while preserving existing housing, landmarks, and open space, and revitalizing downtown and other existing developments. Community facilities and services will be upgraded, modernized and utilized to enhance the quality of life and to attract and guide quality development.

Description and Land Use. This area is defined as the current and future incorporated area of the City of Swainsboro. This character area would include and address the “Downtown Swainsboro,” the areas with infill opportunities, the “Airport,” the industrial parks, community entranceways, “North Coleman Street” and “Northwest Swainsboro Neighborhood” areas of blight, the “Empire Expressway,” and the “U.S. 1 By-Pass” areas as identified in the *Community Assessment*. It is an urban center with urban land uses of all types, including forestry and limited agriculture. It is a place for residences of all types, with convenient public, institutional, educational, health, shopping, parks, and industrial activities. The future Swainsboro will be a thriving, revitalized mix of the same uses with the same feel and scale, but made more attractive and with more opportunities of all types. Specific uses which would be allowed are residential of all density, commercial, industrial (concentrated in the community’s industrial parks), public/institutional, transportation/communication/utilities, park/recreation/conservation, agriculture, forestry, and mixed use. All uses would be in locations compatible with existing uses and in locations and densities conducive to achieving the community vision and achieving local implementation policies and strategies.

Recommended Development Patterns.

Managed Growth

Downtown Revitalization

Traditional Downtown as Community Focal Point

Infill Development on Vacant Sites

Reuse of Vacant Structures

Streetscape Improvements

Redevelopment of Older Strip Commercial Centers

Industrial Employment Center

New Village Centers

Neighborhood Commercial Centers

Infrastructure Extension/Location Control
Community Schools Location Coordination
Complementary, Connecting Residential Development
Mix of Housing Types
Affordable Housing
Mix of Uses
Mixed Use Centers
Nodal Developments
Landscaped Developments
Development Matching Traditional Scale/Density
Pedestrian/Bicycle Facilities
Driveway Consolidation/Inter-Parcel Parking Lot Connections
Shared Parking
Redevelopment/Reuse
Open Space
Sign Control

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Infill Development
Sense of Place
Appropriate Business
Housing Opportunities
Open Space Preservation
Educational Opportunities
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives
Traditional Neighborhood

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

- Local/Regional Cooperation
- Downtown Revitalization
- Infrastructure Development/Extension
- Transportation Improvements
- Tourism Development
- Park/Recreation/Conservation Development
- Historic Preservation
- Business Retention
- New Business Attraction
- Rural Technology Development
- Corridor Development
- Cultural Facilities Development/Promotion
- Rural Character Preservation
- Land Use Regulation
- Code Enforcement
- Compatible Development
- Housing Rehabilitation
- New Housing Development
- Educational/Skills Levels Improvements
- Community Guidance
- Enhanced Leadership

Downtown Swainsboro

Vision. Downtown Swainsboro would be a continuing community focal point of economic, social, cultural, and governmental activity with revitalized buildings, vibrant businesses, enhanced streetscapes, and accommodating tourist and recreational facilities and services.

Description and Land Use. This area is defined by the existing developed inner core of the City of Swainsboro roughly bounded on the north by Church Street, on the east beyond Coleman Street, on the south by Mill Street, and on the west by Smith Street. (See Map FLU-11). This area was identified in the *Community Assessment* as an area requiring special attention. The existing uses are a mixture of all urban land use types, with a concentration of commercial, office, and public/institutional uses. Uses to be allowed would primarily include commercial/office, public/institutional, transportation/communication/utilities, mixed use, and compatible residential, industrial, and park/recreation/conservation.

Recommended Development Patterns.

- Managed Growth
- Downtown Revitalization
- Traditional Downtown as Community Focal Point
- Infill Development on Vacant Sites
- Reuse of Vacant Structures
- Streetscape Improvements
- Redevelopment of Older Strip Commercial Centers
- Infrastructure Extension/Location Control
- Complementary, Connecting Residential Development
- Landscaped Developments
- Mix of Housing Types
- Mix of Uses
- Development Matching Traditional Scale/Density
- Redevelopment/Reuse

Shared Parking
Pedestrian/Bicycle Facilities
Sign Control

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Infill Development
Sense of Place
Appropriate Business
Housing Opportunities
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation
Downtown Revitalization
Infrastructure Development/Extension
Transportation Improvements
Tourism Development
Historic Preservation
Business Retention
New Business Attraction

Land Use Regulation
 Code Enforcement
 Compatible Development
 New Housing Development
 Community Guidance
 Enhanced Leadership

Northwest Swainsboro Neighborhood

Vision. The Northwest Swainsboro Neighborhood would be a rehabilitated neighborhood primarily of rehabilitated housing and compatible new residential development offering continued and new affordable housing opportunities.

Description and Land Use. This area is defined as an area of mostly older housing units currently in decline and occupied by low-to-moderate income families. It is roughly bounded on the south by Church Street, on the west by Racetrack Street, on the north by Shearhouse and Carver streets, and on the east by Green Street. This area was identified in the *Community Assessment* as a concentration of older, declining neighborhoods in particular need of housing rehabilitation and overall revitalization. The existing uses are primarily residential with some public/institutional and other limited uses. Uses to be allowed would include residential and public/institutional with compatible commercial, mixed use, park/recreation/conservation, and transportation/communication/utilities uses.

Recommended Development Patterns.

Managed Growth
 Infill Development on Vacant Sites
 Reuse of Vacant Structures
 Infrastructure Extension/Location Control
 Complementary, Connecting Residential Development
 Mix of Housing Types
 Affordable Housing

- Streetscape Improvements
- Redevelopment/Reuse
- Pedestrian/Bicycle Facilities
- Mix of Uses

Consistent Quality Community Objectives.

- Growth Preparedness
- Heritage Preservation
- Infill Development
- Sense of Place
- Housing Opportunities
- Transportation Alternatives
- Traditional Neighborhood

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of housing and community development strategies, and appropriate land use regulation and code enforcement measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

- Infrastructure Development/Extension
- Historic Preservation
- Park/Recreation/Conservation Development
- Housing Rehabilitation
- New Housing Development
- Mix of Housing Types
- Affordable Housing
- Redevelopment/Reuse
- Development Matching Traditional Scale/Density

Pedestrian/Bicycle Facilities
Land Use Regulation
Code Enforcement
Community Guidance
Enhanced Leadership

North Coleman Street

Vision. This is an older commercial/industrial/residential corridor near downtown which would be revitalized and again contribute to the City of Swainsboro through redevelopment and reuse for a mix of uses.

Description and Land Use. This area is basically defined as both sides of North Coleman Street from Church Street to Modoc Road. The existing uses are large, abandoned commercial/industrial buildings surrounded by other existing commercial and residential uses in disrepair. Uses to be allowed would be a revitalized mix of uses of all types.

Recommended Development Patterns.

Managed Growth
Infill Development on Vacant Sites
Reuse of Vacant Structures
Streetscape Improvements
Redevelopment of Older Strip Commercial Centers
Industrial Employment Center
Mix of Housing Types
Mix of Uses
Mixed Use Centers
Affordable Housing
Landscaped Developments
Redevelopment/Reuse
Pedestrian/Bicycle Facilities

Clustering Development

Shared Parking

Consistent Quality Community Objectives.

Growth Preparedness

Heritage Preservation

Infill Development

Sense of Place

Appropriate Business

Employment Options

Housing Opportunities

Transportation Alternatives

Shared Solutions

Planned Implementation Measures. The vision for this character area would be accomplished through investment in public infrastructure and services, implementation of economic and community development and housing strategies, and appropriate land use regulation and code enforcement activities and measures. The reader should utilize the “Implementation Program” Section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Infrastructure Development/Extension

Historic Preservation

Redevelopment/Reuse

Business Retention

New Business Attraction

Compatible Development

Corridor Development

Land Use Regulation

Code Enforcement
Housing Rehabilitation
New Housing Development
Transportation Improvements
Community Guidance
Enhanced Leadership

Airport

Vision. The Emanuel County Airport would be a modern Level III facility which is an integral part of the Emanuel County economy. It would accommodate both transportation and industrial activities and would remain an example of Emanuel County's leadership in rural Georgia.

Description and Land Use. This facility located in northwest Swainsboro would be a first class transportation facility with compatible industrial and commercial and public/institutional uses co-located on the public and adjacent properties. Current agricultural/forestry uses and other compatible uses of appropriate density would also be allowed.

Recommended Development Patterns.

Managed Growth
Transportation Nodal Development
Industrial Employment Center
Clustering Development
Infrastructure Extension/Location Control
Urban Growth/Boundary
Open Space
Regional Cooperation

Consistent Quality Community Objectives

- Growth Preparedness
- Appropriate Business
- Employment Options
- Open Space Preservation
- Regional Identity
- Regional Cooperation
- Shared Solutions
- Transportation Alternatives

Planned Implementation Measures. The vision for this character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

- Local/Regional Cooperation
- Infrastructure Development/Extension
- Transportation Improvements
- New Business Attraction
- Land Use Regulation
- Code Enforcement
- Compatible Development
- Community Guidance
- Enhanced Leadership

Community Entraceways

Vision. The community's entranceways would be aesthetically pleasing gateways inviting visitors and residents alike to travel often into the City of Swainsboro, its downtown, and to utilize community facilities.

Description and Land Use. This character area would include the U.S. 1 South and U.S. 1 North entrances into the City, the U.S. 80 and Georgia Highway 56 and Georgia Highway 57 entrances from the west/northwest, and the U.S. 80 and Georgia Highway 56 entrances from the east/northeast. All of these entrances contain a mixture of residential, commercial, public/institutional, transportation/communication/utilities, with some other uses including industrial and park/recreation. The U.S. 1 entrances are the location of the most heavily strip commercial uses. A mixture of uses would continue to be allowed, but aesthetics and more nodal, mixed use developments would be encouraged. Developments would be encouraged to be better planned and made more compatible.

Recommended Development Patterns.

Managed Growth

Infill Development on Vacant Sites

Reuse of Vacant Structures

Infrastructure Extension/Location Control

Traditional Downtown as Community Focal Point

Streetscape Improvements

Redevelopment of Older Strip Commercial Centers

Complementary, Connecting Residential Development

Landscaped Developments

Redevelopment/Reuse

Shared Parking

Mix of Uses

Mix of Housing Types

Pedestrian/Bicycle Facilities

Sign Control

Consistent Quality Community Objectives.

Growth Preparedness

Heritage Preservation

Infill Development

Sense of Place

Appropriate Business

Employment Options

Housing Opportunities

Regional Identity

Regional Cooperation

Shared Solutions

Transportation Alternatives

Planned Implementation Measures. The vision for these character areas would be accomplished through investment in public infrastructure and services, implementation of multi-faceted economic and community development and housing strategies, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation

Downtown Rehabilitation

Infrastructure Development/Extension

Transportation Improvements

Redevelopment/Reuse

Historic Preservation

Business Retention
New Business Attraction
Compatible Development
Corridor Development
Land Use Regulation
Code Enforcement
Housing Rehabilitation
New Housing Development
Community Guidance
Enhanced Leadership

Empire Expressway

Vision. This corridor would be a revitalized commercial/industrial corridor with thriving, vibrant and modern industries and businesses, and would be an attractive entrance into Swainsboro.

Description and Land Use. This is an area on the southern fringes of Swainsboro extending from Meadowlake Parkway to beyond the U.S. 1 By-Pass to Old Nunez Road which has been annexed because of the location of two community industrial parks. These are the Richard L. Brown Industrial Park and Emanuel Industrial Park West. The existing land uses are industrial and park/recreation. The Emanuel Industrial Park West is an older area that contains both ongoing entities, a few, large vacant industrial buildings, and vacant property. The Richard L. Brown Industrial Park contains one ongoing concern and vacant property. Empire Expressway was designed to be, and is expected to remain, primarily for industrial uses.

Recommended Development Patterns.

Managed Growth
Industrial Employment Center
Architectural Integration
Nodal Development

Clustering Development
Infrastructure Extension/Location Control
Streetscape Improvements
Urban Growth Boundary
Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Infill Development
Appropriate Business
Employment Options
Open Space Preservation
Regional Identity
Regional Cooperation
Shared Solutions

Planned Implementation Measures. The vision for this character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation
Infrastructure Development/Extension
Transportation Improvements
Business Retention
New Business Attraction
Land Use Regulation
Code Enforcement

Corridor Development
 Compatible Development
 Community Guidance
 Enhanced Leadership

Other Swainsboro Industrial Parks

Vision. The community's other industrial parks located in Swainsboro, Emanuel Industrial Park East and Pathway Technology Park, both located on the eastern fringes, would be vibrant and important components of the community's economic and physical landscape fabric. Technology Park, in particular, would showcase the community's rural leadership in cooperation, technology, and general development.

Description and Land Use. Emanuel Industrial Park East is an older industrial park with on-going concerns and some limited vacant parcels. The Pathway Technology Park is a modern, fully technologically wired park located adjacent to East Georgia College. The uses are limited to industrial and public/institution in these areas. A call center is the only current business in Technology Park, but a modern nanotechnology manufacturing research center is planned. Allowed uses will be public/institutional and industrial with other related compatible uses.

Recommended Development Patterns.

Managed Growth
 Industrial Employment Center
 Architectural Integration
 Nodal Development
 Clustering Development
 Infrastructure Extension/Location Control
 Streetscape Improvements
 Urban Growth Boundary
 Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Infill Development
Appropriate Business
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Open Space Preservation

Planned Implementation Measures. The vision for these character areas would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation
Infrastructure Development/Extension
Transportation Improvements
Business Retention
New Business Attraction
Educational/Skills Levels Improvements
Land Use Regulation
Code Enforcement
Compatible Development
Community Guidance
Enhanced Leadership

U.S. 1 By-Pass

Vision. The U.S. 1 By-Pass would become a new location for major community economic and residential development for Swainsboro/Emanuel County, but this growth would be managed and attractive to visitors and residents alike. The By-Pass would be part of Swainsboro and a calling card for Swainsboro and Emanuel County and would encourage further utilization and exploration of the community.

Description and Land Use. The U.S. 1 By-Pass is a recently completed multi-lane highway route for U.S. 1 around the western side (mostly outside existing city limits) of the City of Swainsboro. There is limited development at present with forest/agricultural uses predominating. The U.S. 1 By-Pass intersects with the U.S. 1 South and North, Empire Expressway, U.S. 80 West, and Georgia Highways 56 and 57 West entrances into the city. The U.S. 1 By-Pass would become part of the City of Swainsboro through annexation and would allow a managed mixture of all land use.

Recommended Development Patterns.

- Managed Growth
- Corridor Development
- Compatible Development
- Clustering Development
- Nodal Development
- Streetscape Improvements
- Infrastructure Extension/Location Control
- Complementary, Connecting Residential Development
- Landscaped Developments
- New Village Center
- Mix of Uses
- Mix of Housing Types
- Community Schools Location Coordination

Pedestrian/Bicycle Facilities

Sign Control

Urban Growth Boundary

Open Space

Consistent Quality Community Objectives.

Growth Preparedness

Infill Development

Heritage Preservation

Sense of Place

Appropriate Business

Housing Opportunities

Educational Opportunities

Employment Options

Open Space Preservation

Regional Identity

Regional Cooperation

Shared Solutions

Transportation Alternatives

Planned Implementation Measures. The vision for this character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, community and housing development, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation

Infrastructure Development/Extension/Location Control

Streetscape Improvements

New Village Centers
Neighborhood Commercial Centers
Corridor Development
Compatible Development
New Housing Development
New Business Attraction
Rural Character Preservation
Annexation
Land Use Regulation
Code Enforcement
Sign Control
Transportation Improvements
Community Guidance
Enhanced Leadership

Swainsboro Urban Fringe

Vision. The fringes of Swainsboro (Remainder of Area in Greater Swainsboro Character Area) would accommodate complementary development to continue the existing scale and mix of the City of Swainsboro development but at slightly less densities than the urban core. There would be more residential development, and infrastructure extension would be controlled and developed to enhance the community vision and implement the comprehensive plan.

Description and Land Use. As noted earlier, this area is defined by about a surrounding rectangular area from the city limits of the City of Swainsboro to just west of the U.S. 1 By-Pass and one-half mile east of the city limits north to the U.S. 1/U.S. 1 By-Pass intersection and south to just below the U.S. 1/Georgia 297 Highway intersection. (See Map FLU-11.) Existing uses include a mixture of all land use types, but with agriculture, forestry, and low density residential most dominant. Specific uses which would be allowed include lower density residential, agriculture, forestry, park/recreation/conservation, transportation/communication/utilities, public/institutional and commercial, industrial, and mixed uses in desired, compatible locations.

Recommended Development Patterns.

- Managed Growth
- Infill Development on Vacant Sites
- Reuse of Vacant Structures
- Streetscape Improvements
- Industrial Employment Center
- New Village Centers
- Neighborhood Commercial Centers
- Infrastructure Extension/Location Control
- Community Schools Location Coordination
- Complementary, Connecting Residential Development
- Mix of Housing Types
- Mix of Uses
- Mixed Use Centers
- Landscaped Developments
- Development Matching Traditional Scale/Density
- Pedestrian/Bicycle Facilities
- Urban Growth Boundary
- Clustering Development
- Open Space

Consistent Quality Community Objectives.

- Growth Preparedness
- Heritage Preservation
- Infill Development
- Appropriate Business
- Housing Opportunities
- Open Space Preservation
- Educational Opportunities
- Employment Options
- Regional Identity
- Regional Cooperation

Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and service, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

- Local/Regional Cooperation
- Infrastructure Development/Extension
- Tourism Development
- Park/Recreation/Conservation Development
- Historic Preservation
- Business Retention
- New Business Attraction
- Rural Character Preservation
- Land Use Regulation
- Code Enforcement
- Housing Rehabilitation
- New Housing Development
- Educational Improvements
- Community Guidance
- Enhanced Leadership

U.S. 1 South Corridor from Swainsboro to I-16

Vision. This highway would be the principal gateway between I-16 and the City of Swainsboro. It will be a natural focus of intense community growth outside Swainsboro because of the economic engines of the existing center of growth and development in Swainsboro and the emerging focal point of I-16 at its northern and southern ends, respectively. Residential,

commercial, and industrial growth will be accommodated along this corridor. It would be a well-landscaped corridor with controlled and complementary uses inviting visitors and residents to Swainsboro, and confirming its unique rural character and quality of life. Uses would be clustered, preserving of, and complementary to agricultural, forestry, and open spaces. Industrial developments would be encouraged to locate in the community's new industrial center located near the northwest intersection of U.S. 1 and I-16. Appropriate public, recreational/park, and commercial/industrial village centered developments would be included.

Description and Land Use. This area is roughly a one-half mile corridor on each side of U.S. 1 from its intersection with I-16 north to the City of Swainsboro's city limits. (See maps FLU-10 and FLU-11). This corridor, in particular, was identified in the *Community Assessment* as an area requiring special attention and planning and a focus of community infrastructure because of large needs. The existing uses include limited commercial, primarily near the interstate; public/institutional; low density residential; and forestry and agriculture uses. Specific uses allowed would be most uses as long as they were in desired locations and helped achieve the community vision and implement community implementation policies and strategies. Allowed uses would include low density residential, forestry, agriculture, park/recreation/conservation, transportation/communication/utilities, public/institutional, and compatible commercial, industrial, and mixed uses, primarily in nodal, village developments.

Recommended Development Patterns.

Managed Growth
Transportation Improvements
Pedestrian/Bicycle Facilities
Nodal Interchange Development
Sign Control
Architectural Integration/Site Plan
Clustering Development
Open Space
Landscaped Developments
Mixed Use Centers
Industrial Employment Center

Infrastructure Extension/Location Control
Complementary, Connecting Residential Development
New Village Centers
Urban Growth Boundary
Drive Consolidation/Inter-Parcel Parking Lot Connections
Shared Parking

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Appropriate Businesses
Employment Options
Regional Identity
Regional Cooperation
Open Space Preservation
Environmental Protection
Housing Opportunities
Infill Development
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation
Infrastructure Development/Extension
Transportation Improvements

Tourism Development
Park/Recreation/Conservation Development
Historic Preservation
Business Retention
New Business Attraction
Corridor Development
Rural Character Preservation
Land Use Regulation
Code Enforcement
Compatible Development
New Housing Development
Community Guidance
Enhanced Leadership

Georgia Highway 297 Corridor from Swainsboro (U.S. 1) to Nunez

Vision. This corridor would be an important focus of future growth and development between the City of Swainsboro and its growth south toward I-16 because of the existing location of the Rayonier wood processing facility and the soon-to-be constructed J.M. Huber oriented strand board manufacturing facility just north of Nunez along the highway. These factors invite growth and development which needs to be managed and regulated to maintain quality, achieve desired patterns, and invite additional growth and development while maintaining the rural character. Future uses would be quality development clustered and complementary to agricultural, forestry, and open spaces, although a mixture of land uses of all types could be accommodated.

Description and Land Use. This area is roughly a one-half mile corridor on each side of the highway Georgia 297 from its intersection with U.S. 1 to the City of Nunez's city limits. (See maps FLU-10, FLU-11, and FLU-12). The Georgia Highway 297 corridor was identified in the *Community Assessment* as an area requiring special attention and in need of focus for community investment and growth management. The existing uses include industrial; public/institutional; low density residential; and forestry and agriculture uses. Specific uses allowed would be most

uses as long as they were in desired locations and helped achieve the community vision and implement community implementation policies and strategies. Allowed uses would include industrial, low density residential, forestry, agriculture, park/recreation/conservation, transportation/communication/utilities, public/institutional, and compatible commercial and mixed uses, primarily in nodal, village developments.

Recommended Development Patterns.

Managed Growth
Transportation Improvements
Pedestrian/Bicycle Facilities
Nodal Development
Sign Control
Architectural Integration/Site Plan
Clustering Development
Open Space
Landscaped Developments
Mixed Use Centers
Industrial Employment Center
Infrastructure Extension/Location Control
Complementary, Connecting Residential Development
New Village Centers
Urban Growth Boundary

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Appropriate Businesses
Employment Options
Regional Identity
Regional Cooperation
Open Space Preservation

Environmental Protection
Housing Opportunities
Infill Development
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation
Infrastructure Development/Extension
Transportation Improvements
Park/Recreation/Conservation Development
Historic Preservation
Business Retention
New Business Attraction
Corridor Development
Rural Character Preservation
Land Use Regulation
Code Enforcement
Compatible Development
New Housing Development
Community Guidance
Enhanced Leadership

I-16

Vision. The Interstate (I-16) would be a controlled corridor of development in southern Emanuel County with distinctive commercial and industrial nodal developments at its U.S. 1 interchange. It would provide travelers with a sense of the uniqueness, rural character, and quality of life in Emanuel County. The interstate would be uncluttered and invite visitors and residents to Swainsboro, and would channel growth and development north along the U.S. 1 Corridor to Swainsboro.

Description and Land Use. This area traverses the southern tip of the county in an east to west direction just north of the small City of Oak Park and near the Toombs County border. It would include the interstate highway and roughly a half-mile corridor on each side (See Map FLU-10.) The only county interchange at U.S. 1 would be the special node of concern. This interchange was identified in the *Community Assessment* as an area where intense development or rapid change may occur or emanate from. The principal existing uses are the obvious transportation use, with surrounding land uses of mostly forestry and agriculture use with limited commercial and industrial development at or near the interstate interchange. Uses to be allowed would include transportation/communication/utilities, public/institutional, park/recreation/conservation, forestry, agriculture, and compatible commercial, industrial, residential, and mixed uses. Commercial, industrial, and mixed uses should be nodal, village-type developments primarily centered on the interstate interchange and the county's nearby industrial park.

Recommended Development Patterns.

- Managed Growth
- Transportation Improvements
- Pedestrian/Bicycle Facilities
- Nodal Interchange Development
- Industrial Employment Center
- Sign Control
- Architectural Integration/Site Plan
- Clustering Development

New Village Centers
Open Space
Landscaped Developments
Mixed Use Centers
Infrastructure Extension/Location Control
Complementary, Connecting Residential Development
Frontage Roads
Driveway Consolidation/Interparcel Connections/Shared Parking

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Appropriate Businesses
Employment Options
Housing Opportunities
Regional Identity
Regional Cooperation
Open Space Preservation
Environmental Protection
Transportation Alternatives

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation
Infrastructure Development/Extension
Corridor Development

Tourism Development
Park/Recreation/Conservation Development
Historic Preservation
New Business Attraction
Rural Character Preservation
Land Use Regulation
Code Enforcement
Compatible Development
Community Guidance
Enhanced Leadership

Natural Resource Character Areas

Vision. The abundant natural resources of Emanuel County are important to its environment, scenic landscapes, existing and future economic development and quality of life. These resources will be protected and conserved through managed growth; tourism development; and support of recreational and leisure development, traditional agricultural and forestry, alternative economic enterprises, and other economic development.

Description and Land Use. Important natural resources of Emanuel County included in this character area for special attention and focus are the Ogeechee River Corridor, including the Coleman's Lake and McKinney's Pond areas; the Ohoopsee River and its dunes areas; the George L. Smith State Park; the Ohoopsee Dunes Natural Area; the Ohoopsee Dunes Wildlife Management Area; and the Camp E.F. Boyd National Natural Landmark (See Map FLU-10). The area of focus for the character areas' special attention would not only include the actual public or privately controlled natural resource areas, but also adjacent properties important to continued natural functioning and avoidance of inappropriate encroachment. These areas are by definition primarily park/recreation/conservation uses, although compatible, limited public and other uses, even residential uses, could be allowed with proper control and regulation.

Recommended Development Patterns.

Managed Growth
Heritage Preservation
Open Space Preservation
Natural Resource Protection
Environmental Protection
Compatible Development
Conservation Set Asides
Clustering Development
Infrastructure Extension/Location Control
Recreation/Park Development
Urban Growth Boundary

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Open Space Preservation
Environmental Protection
Sense of Place
Regional Identity
Regional Cooperation
Appropriate Businesses
Shared Solutions

Planned Implementation Measures. The vision for these character areas would be accomplished through a special focus of economic and community development, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

- Local/Regional Cooperation
- Infrastructure Extension/Location Control
- Tourism Development
- Park/Recreation/Conservation Development
- Rural Character Preservation
- Land Use Regulation
- Code Enforcement
- Environmental Protection
- Compatible Development
- Community Guidance
- Enhanced Leadership

Rural Emanuel County

Vision. Rural Emanuel County would remain a vista of continued viable and predominant agricultural and forestry uses with preserved landscapes and natural and cultural resources. Residential and other uses would be low-density, comparable, and complementary to existing developments, while more intense uses would be encouraged to locate near the existing infrastructure of the City of Swainsboro, at the nodal interchange development of I-16, and in the U.S. 1 South and Georgia Highway 297 corridors at nodal developments. The existing small-town charm, rural character, and quality of life would be maintained.

Description and Land Use. This area would include the vast majority of Emanuel County and be the remaining unincorporated county area not included in other character areas. This character area would include and address the natural and cultural resource areas and forestry/agricultural areas outside those of special concern as identified in the *Community Assessment* and here as specific character areas. Forestry/agricultural/rural land uses are and will be the predominant land use, but it includes important natural and cultural resources. (See Map FLU-10.) Land uses of all types exist in rural Emanuel County, but most are supportive of the

forestry, agriculture, and low-density residential use. Specific uses to be allowed would be forestry, agriculture, park/recreation/conservation, low density residential, and supportive public/institutional, transportation/communication/utilities, commercial, industrial, or mixed uses.

Recommended Development Patterns.

- Managed Growth
- Heritage Preservation
- Open Space Preservation
- Natural Resource Protection
- Forestry/Agricultural Use
- Environmental Protection
- Compatible Residential Development
- Clustering Development
- Infrastructure Extension/Location Control
- Neighborhood Commercial Centers
- Pedestrian/Bicycle Facilities
- Urban Growth Boundary
- Conservation Set Asides
- Forestry/Farmland Use Maintenance
- Recreation/Park Development

Consistent Quality Community Objectives.

- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Sense of Place
- Regional Identity
- Regional Cooperation
- Appropriate Businesses
- Housing Opportunities

Transportation Alternatives

Shared Solutions

Planned Implementation Measures. The vision for the character area would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation measures include:

Local/Regional Cooperation

Infrastructure Development/Extension

Corridor Development

Tourism Development

Park/Recreation/Conservation Development

Historic Preservation

Business Retention

New Business Attraction

Rural Character Preservation

Land Use Regulation

Code Enforcement

Housing Rehabilitation

New Housing Development

Community Guidance

Enhanced Leadership

Small Municipalities

Vision. The municipalities of Emanuel County outside Swainsboro are envisioned as thriving small towns predominantly residential in nature, but with limited commercial and light industrial economic development and supportive public/institutional and park/recreation conservation uses. These small towns will continue to prepare for growth, improve facilities,

housing, and their quality of life for existing and future residents. In many senses, they will be attractive neighborhood developments with mixed uses surrounded by appealing open space and the green landscapes of agricultural and forestry uses.

Description and Land Use. The municipalities of Emanuel County are predominantly neighborhoods of less than 1,000 persons (except Twin City which is less than 2,000 persons in population), but with representation of all land use types for the most part. The future land uses will be of similar scale, density, and type compatible and supportive of existing uses (See Maps FLU-2 through FLU-7 and FLU-9). These uses will serve/protect the existing small town ambience and further enhance the quality of life. Growth will be managed and guided, and all land use types will be facilitated. The cities of Adrian, Garfield, Summertown, and Twin City are covered by this description and the following recommendations. The cities of Nunez, Oak Park, and Stillmore are similarly described, but because of additional special issues are described separately.

Recommended Development Patterns.

Managed Growth

Downtown Revitalization

Infill Development on Vacant Sites

Reuse of Vacant Structures

Streetscape Improvements

Infrastructure Development/Extension/Location Control

Industrial Employment Center

Development Matching Traditional Scale/Density

Complementary, Connecting Residential Development

Mix of Housing Types

Mix of Uses

Pedestrian/Bicycle Facilities

Sign Control

Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Infill Development
Appropriate Business
Housing Opportunities
Open Space Preservation
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for these small municipal character areas would be accomplished through investment in public infrastructure and services, implementation of coordinated and wide-ranging economic and community development and housing strategies, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation
Downtown Revitalization
Infrastructure Development/Extension
Historic Preservation
Park/Recreation/Conservation Development
Tourism Development
Business Retention
New Business Attraction

Rural Character Preservation
Land Use Regulation
Code Enforcement
Housing Rehabilitation
New Housing Development
Compatible Development
Community Guidance
Enhanced Leadership

The City of Nunez

Vision. As noted in “Small Cities” above, Nunez is envisioned as a thriving and growing small town with improving community facilities and an enhanced quality of life. The growth and development to be experienced in Nunez will be accelerated by the existing location of Rayonier’s wood processing facility and the soon-to-be adjacently constructed J.M. Huber oriented strand board manufacturing facility just north of Nunez along the Georgia Highway 297 Corridor (see the previous Georgia Highway 297 Corridor Character Area description). Sewer service in the town from Swainsboro or other establishment would further enhance the magnitude and density of new uses.

Description and Land Use. The existing corporate limits area of Nunez will experience growth much like the other small municipalities of the county, with predominant residential growth. The presence of the Rayonier/Huber industrial facilities north of town will increase the residential growth as well as commercial and other light industrial use growth, and make this corridor an area of focus. (See Future Development Maps FLU-12 and Map FLU-4.) All land use types will be experienced and facilitated.

Recommended Development Patterns.

Managed Growth
Downtown/Commercial Area Revitalization
Infill Development on Vacant Sites

Reuse of Vacant Structures
Streetscape Improvements
Infrastructure Development/Extension/Location Control
Industrial Employment Center
Development Matching Traditional Scale/Density
Complementary, Connecting Residential Development
Mix of Housing Types
Mix of Uses
Pedestrian/Bicycle Facilities
Sign Control
Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Infill Development
Appropriate Business
Housing Opportunities
Open Space Preservation
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the City of Nunez character areas would be accomplished through investment in public infrastructure and services, implementation of coordinated and wide-ranging economic and community development and housing strategies, and appropriate growth management and land use regulation measures. The reader should utilize

the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

- Local/Regional Cooperation
- Downtown Revitalization
- Infrastructure Development/Extension
- Historic Preservation
- Park/Recreation/Conservation Development
- Tourism Development
- Business Retention
- New Business Attraction
- Rural Character Preservation
- Land Use Regulation
- Code Enforcement
- Housing Rehabilitation
- New Housing Development
- Compatible Development
- Corridor Development
- Community Guidance
- Enhanced Leadership

The City of Oak Park

Vision. As noted in “Small Cities” above, Oak Park is envisioned as a thriving and growing small town with increasing population and residential location, improving community facilities, and a growing commercial and industrial sector. This growth is expected to result primarily because of I-16 and the past annexation from the City to I-16 and just north. The location of the new Emanuel County Industrial Center northwest of the I-16 and U.S. 1 Interchange will enhance and further confirm this expected growth and development.

Description and Land Use. Much of the growth of Oak Park will be commercial and industrial growth surrounding the I-16 and U.S. 1 interchange with associated and supporting residential growth, again primarily in the annexed corridor along U.S. 1 north of the old circular city limits area. All land use types will be experienced and facilitated. (See Future Development Maps FLU-13 and Map FLU-5.)

Recommended Development Patterns.

Managed Growth
Downtown Revitalization
Infill Development on Vacant Sites
Reuse of Vacant Structures
Streetscape Improvements
Infrastructure Development/Extension/Location Control
Nodal Interchange Development
Industrial Employment Center
Development Matching Traditional Scale/Density
Complementary, Connecting Residential Development
Mix of Housing Types
New Village Centers
Mix of Uses
Pedestrian/Bicycle Facilities
Sign Control
Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Infill Development
Appropriate Business

Housing Opportunities
Open Space Preservation
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the City of Oak Park’s character areas would be accomplished through investment in public infrastructure and services, implementation of coordinated and wide-ranging economic and community development and housing strategies, and appropriate growth management and land use regulation measures. The reader should utilize the “Implementation Program” section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

Local/Regional Cooperation
Downtown Revitalization
Infrastructure Development/Extension
Historic Preservation
Park/Recreation/Conservation Development
Tourism Development
Business Retention
New Business Attraction
Rural Character Preservation
Land Use Regulation
Code Enforcement
Housing Rehabilitation
New Housing Development
Compatible Development
Corridor Development

Community Guidance

Enhanced Leadership

The City of Stillmore

Vision. As noted in “Small Cities” above, Stillmore will be a thriving and growing small town with improving community facilities and an enhanced quality of life. Residential development will be increasing because of the presence of the growing private school, David Emanuel Academy, and the expanding Crider Poultry manufacturing facility. As a result of this residential growth and the associated population growth which will result, there will also be supporting commercial, and public/institutional, transportation/communication/utilities, and park/recreation uses.

Description and Land Use. The City of Stillmore will predominantly increase with managed and guided growth that enhances the quality of development. All land use types will be experienced and facilitated, but the David Emanuel Academy area in northeast Stillmore will be an area of predominantly site-built residential development of high quality and low density supportive of and allowing growth of David Emanuel Academy. The Crider Poultry Area of southern Stillmore will be managed to allow for the manufacturing concern’s expansion and to allow an improved appearance of supporting development of all types which encourages and facilitates a higher quality and additional private investment. A mixture of housing types, but regulated to be complementary and connected, would be encouraged. (See Future Development Maps FLU-14 and Map FLU-6.)

Recommended Development Patterns.

Managed Growth

Downtown Revitalization

Infill Development on Vacant Sites

Reuse of Vacant Structures

Streetscape Improvements

Infrastructure Development/Extension/Location Control

Industrial Employment Center
Development Matching Traditional Scale/Density
Complementary, Connecting Residential Development
Mix of Housing Types
Mix of Uses
Pedestrian/Bicycle Facilities
Sign Control
Open Space

Consistent Quality Community Objectives.

Growth Preparedness
Heritage Preservation
Sense of Place
Infill Development
Appropriate Business
Housing Opportunities
Open Space Preservation
Employment Options
Regional Identity
Regional Cooperation
Shared Solutions
Transportation Alternatives

Planned Implementation Measures. The vision for the City of Stillmore's character areas would be accomplished through investment in public infrastructure and services, implementation of coordinated and wide-ranging economic and community development and housing strategies, and appropriate growth management and land use regulation measures. The reader should utilize the "Implementation Program" section of this Community Agenda to view planned community policies and implementation strategies in detail.

Planned Implementation Measures include:

- Local/Regional Cooperation
- Downtown Revitalization
- Infrastructure Development/Extension
- Historic Preservation
- Park/Recreation/Conservation Development
- Tourism Development
- Business Retention
- New Business Attraction
- Rural Character Preservation
- Land Use Regulation
- Code Enforcement
- Housing Rehabilitation
- New Housing Development
- Compatible Development
- Community Guidance
- Enhanced Leadership

Community Issues and Opportunities

The following issues and opportunities are those agreed upon by the local governments of Emanuel County and its municipalities as needed to address in its Community Agenda. These issues and opportunities are generalized summaries of the more detailed issues and opportunities identified in the Community Assessment. The community participation process, including the input of the Local Plan Coordination Committee, the local governments, and the general public confirmed the applicability and desire to address the identified potential issues and opportunities. Addressing the issues and opportunities identified below are key to achieving the articulated community vision and this comprehensive plan. The desired future Emanuel County of a growing, progressive community of new residents and businesses and rural leadership which maintains its rural landscapes, open spaces, charms, and quality of life requires action on these identified issues and opportunities. The identified community issues and opportunities are presented by the recommended elements of a comprehensive plan.

Economic Development

- Local and regional cooperation
- Retention of local graduates
- Education levels/job skills improvements
- High drop-out rates
- Business/industry retention
- Attraction of new economic development
- Retention of small towns' manufacturers/industry
- Improvement of existing industrial parks
- Development of I-16 industrial park
- Transportation improvements
- Tourism development
- Community aesthetics/appearance improvements
- Downtown/commercial area revitalization
- Rural technology leadership
- Rural character/Quality of Life preservation
- Maintenance of agricultural/forestry uses
- Growth management

Natural and Cultural Resources

- Compatible, supportive development
- Natural resources conservation/protection
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization/celebration
- Growth management/regulation
- Community aesthetics/appearance improvements

Housing

- Improvement of housing quality
- Need for additional housing
- Need to improve substandard housing/eliminate blight
- Condition of manufactured homes/parks
- Diversity of housing mix
- Utilization of state/federal programs
- Attraction/management of residential location
- Need to guide/plan residential development
- Community aesthetics/appearance improvements
- Need for land use/subdivision/zoning regulation and code enforcement

Land Use

- Need for planning/growth management/regulation
- Rural character/Quality of Life preservation
- Maintenance of agricultural/forestry uses
- Development of U.S. 1 South Corridor from Swainsboro to I-16
- Georgia 297 Corridor from U.S. 1 to Nunez
- Recreational/leisure facilities development
- Downtown/commercial area revitalization
- Infill development and location of use management
- Gateways/entranceways
- Community appearance/aesthetics improvements

Community Facilities and Services

- Infrastructure expansion/maintenance/upgrade
- Utilization of infrastructure to guide growth
- Development of U.S. 1 South Corridor from Swainsboro to I-16
- Transportation improvements
- Education facilities/services improvements
- Park/recreational facilities development
- Recycling/solid waste services improvements
- Health care system improvements
- Cultural facilities/services enhancements

- Public safety enhancements

Intergovernmental Coordination

- Local and regional cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management

IMPLEMENTATION PROGRAM

The Emanuel County Joint Comprehensive Plan, as has been stated in the Community Assessment, is a joint comprehensive plan prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has been inventoried and analyzed in the Community Assessment; the community has finalized its issues and opportunities it wishes to address; and has enunciated its community vision and special character areas, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future.

The implementation program is the overall strategy for achieving the Community Vision and for addressing the identified Community Issues and Opportunities. This implementation program consists of Long Term Policies to guide community decision-making, Implementation Strategies to delineate steps and actions to achieve policies, and a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the first five years of plan implementation. There is also a Long Term Work Program for each local government which identifies ongoing activities, programs, and projects of implementation which may not have an ending date or would be undertaken or end later than the first five years. A Report of Accomplishments is also included for each local government which identifies the achievements and status of work items in the most recent Short Term Work Program of the previous comprehensive plan.

Long Term Policies

Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Emanuel County

The community will work together to develop, support, and promote programs which will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will work together with its secondary and post-secondary institutions to improve the educational and skills levels of the local work force

The community will collaboratively support the local school system and otherwise develop cooperative efforts to reduce the local drop-out rate, and to engage students to remain in school

The community will focus on the needs of existing local industries and entrepreneurs in its support and quest of business/industry retention and growth

The community will seek to attract new developments compatible with, and supportive of, existing industry and the natural resources of the county, and the financial benefit to the county

The community will highlight and cooperate to maintain and enhance the viability and importance of the existing small town industries throughout the county

The community will work to maintain the attractiveness of its existing industrial parks and upgrade infrastructure as needed to attract new tenants

The community will work together to develop a new industrial park along the intersection of U.S. 1 and I-16 to take advantage of the community's access to Georgia's ports

The community will continue to seek transportation improvements (highway, airport, rail, bicycle, and pedestrian) to enhance and support economic development efforts

The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, and nature-based tourism

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and all its municipalities

The community will support and target countywide downtown revitalization and investment efforts in all municipalities to maintain them as vibrant, functioning economic, social, and governmental centers

The community will cooperate and work to be known as a leader in rural technology and as a progressive community of innovation

The community will seek development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as nature-based tourism

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will continue to cooperate and coordinate, both publicly and privately, to implement its community vision, and achieve its desired future growth and development

Natural and Cultural Resources

The community will seek and promote development which is respectful, compatible, and maintains and supports the existing rural character, open spaces, and landscapes of Emanuel County

The community will seek to conserve and protect the Ogeechee and Ochopee rivers, the Floridan Aquifer, other important natural resources, and the open spaces and landscapes of the county

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will protect, maintain, utilize, celebrate and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic and cultural buildings, places and structures

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will promote and develop enhanced solid waste and recycling facilities and initiatives, seek to expand as appropriate, and otherwise improve the appearance of its communities and countryside

Housing

The community will work toward both improving the quality of existing housing and increasing the quantity of quality housing, new and old

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, and compatible workforce housing

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will seek to encourage and manage new residential location within the County which is compatible with its community vision and rural character

The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated construction codes, subdivision regulations, and a countywide zoning ordinance

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character and community vision

The community will cooperate to implement and enforce coordinated, comprehensive quality development standards, consistent code enforcement, and countywide zoning to implement its community vision and protect its rural character and quality of life

The community will cooperatively invest in its infrastructure to encourage and guide development of the U.S. 1 Corridor between Swainsboro, Oak Park, and I-16 and the U.S. 1 Swainsboro By-Pass

The community will seek to enhance existing recreation and leisure facilities and support the development of new facilities/uses, both public and private, which complement the existing natural/cultural resources and the community character/vision and which promote tourism and related uses

The community will seek to revitalize existing commercial areas and maintain the downtowns of all its municipalities as important, functioning economic, social, and governmental centers

The community will maximize utilization of the public and private investment in infrastructure and facilities of its industrial parks, commercial areas, and other developed areas through infill and other compatible developments

The community will work to improve the general appearance and aesthetics of the county, including the entranceways into the county and all of its municipalities and the landscaping of its streetscapes and new developments, to enhance its community character/quality of life and be more inviting to people/visitors

The community will promote and develop enhanced solid waste and recycling facilities and initiatives, seek to expand as appropriate, and otherwise improve the appearance of its communities and countryside

Community Facilities and Services

The community will upgrade and expand its existing infrastructure and services to enhance the quality of life, to facilitate its community vision, and to attract desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about its community vision and desired patterns of growth

The community will cooperatively invest in infrastructure, particularly water/sewer service, to encourage and guide development of the U.S. 1 Corridor between Swainsboro, Oak Park, and I-16 and along the U.S. 1 Swainsboro By-Pass

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, bicycle, and pedestrian) that are compatible with and supportive of the community's desired economic development, future growth, and quality of life

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs, both local and post-secondary

The community will enhance and promote existing parks and establish new parks/recreational/leisure facilities to serve existing and future populations, and to further cultivate/support tourism and local youth and adult populations in accordance with the community's character/vision

The community will enhance the county's solid waste and recycling facilities and initiatives, in conjunction with other efforts to improve community appearance

The community will maintain and expand its health care facilities and programs to remain a rural leader, and to support existing and future residents

The community will encourage and support the maintenance and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

The community will continue to improve public safety services and facilities to support an expanding population, improve quality of service, and better coordinate in times of emergency and disasters

Intergovernmental Coordination

The community will continue to cooperate locally and regionally to improve, develop, expand, grow, and plan for the desired future Emanuel County expressed and outlined in its community vision and comprehensive plan

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

Implementation Strategies for Long Term Policies

Economic Development

Local/Regional Cooperation Policy

Continue participation in existing Emanuel-Johnson County Joint Development Authority

Maintain strong Development Authority contacts/interaction with state and federal agencies and developers

Continue active participation in the Heart of Georgia Altamaha Regional Development Center

Support and cooperate with Swainsboro Tech and East Georgia College to expand facilities and services

Support and participate in Classic South Travel Region and statewide tourism initiatives

Continue cooperation between city and county governments, Development Authority, and other local entities to develop additional infrastructure and industrial park improvements to attract new growth

Local Graduate Retention Policy

Maintain the New Directions Program as a community collaborative of the school system, EGC, STC, the Chamber of Commerce, the Joint Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment at home

Cooperatively support, expand, and enhance local efforts to retain graduates

Educational/Skill Levels Improvement Policy

Maintain/upgrade existing school facilities as needed

Continue and enhance cooperation and expand programs between the school system, East Georgia College, and Swainsboro Tech and with other post-secondary institutions

Support facilities and program expansions at East Georgia College and Swainsboro Tech

Utilize and actively participate with Region 9 WIA Program

Utilize existing state programs (such as QuickStart) for expanding existing and new businesses

Reduction of Drop-Out Rate Policy

Develop a community collaborative of the school system, STC, EGC, Family Connections, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to keep youth in school

Cooperatively support, expand, and enhance existing local school system efforts to retain students

Business/Industry Retention/Attraction Policy

A. Existing Business/Industry Retention

Continue utilization of existing Development Authority programs and seek development of new programs as needed

Continue to utilize existing available state programs (such as BREP)

Examine potential incentives for retention of existing business and industry and implement as appropriate

Encourage and support the development of potential incentives for retention of industries in the smaller municipalities

Work with existing industry to determine specific workforce needs

Support local businesses/entrepreneurs with improvement/expansion efforts

B. New Business/Industry Attraction

Develop and utilize incentives to attract new business/industry, including new commercial and retail development, compatible with existing industry and natural resources

Investigate fully and carefully evaluate the cost/benefit analysis to the community of all potential economic development projects before extension of incentives or concessions for attraction

Pursue active participation in the state's entrepreneur programs and achieve state designation as an "Entrepreneur Friendly Community"

Support efforts to increase tourism/visitors to Emanuel County

Work to improve educational levels and workforce skills levels/ethics in the County

Continue infrastructure improvements (transportation, water/sewer, technology, public safety, etc.) to attract and support economic development

Existing Small Town Industries Policy

Utilize the County Development Authority and its programs and incentives to support and expand the existing industries in the small towns of Emanuel County

Encourage utilization of entrepreneurship programs and efforts in the small municipalities

Develop festivals, recognition days, or other appropriate venues to highlight the importance and products of the small town industries

Industrial Parks Improvements/Development Policy

Pursue the development of a new industrial park at the intersection of U.S. 1 and I-16 to take advantage of the community's location and access to Georgia's Ports/ metropolitan areas

Seek to continue improvements and improve the attractiveness of the county's existing industrial parks, including the Technology Park

Seek to develop Development Authority property at the airport for use as an aviation/industrial park

Transportation Improvements Policy

Seek funding to upgrade Swainsboro's airport, including constructing additional hangars, a new terminal building with conference rooms, and other improvements as appropriate

Encourage, promote, and support the reopening of rail access between Swainsboro and Vidalia to assist the development of the Huber Engineered Wood and Rayonier Wood Products facilities and other future developments

Pursue the completion of the four-laning of U.S. 1 from Swainsboro to I-16 to enhance industrial recruitment and improve local access to Georgia's ports

Seek to increase the availability of community signage along the U.S. 1 By-Pass to improve the flow of traffic and enhance community marketing efforts

Pursue the construction of a connector road from U.S. 1 Business North to GA 57/U.S. 1 By-Pass

Pursue the four-laning of U.S. 1 Business (north and south from Swainsboro) to the U.S. 1 By-Pass

Tourism Development Policy

Encourage and support the development of hospitality businesses (such as motels and restaurants) which will support/attract visitors

Work to expand and improve the Pine Tree Festival, Arts Emanuel, and Washpot Festival's facilities and events

Expand community sponsorship and promotion of existing events, and develop other special events/activities designed to attract visitors

Utilize and promote the natural and cultural resources of the County for nature-based and heritage tourism

Improve Appearance/Aesthetics Policy

Pursue downtown and general revitalization efforts in all local government jurisdictions

Seek the expansion/development of recycling activities countywide

Pursue alternative methods of solid waste collection

Utilize supportive land use regulation and cooperative code enforcement efforts as appropriate

Downtown Revitalization Policy (all municipalities)

Reactivate and utilize the Swainsboro Downtown Development Authority as a guiding/implementing vehicle

Utilize codes enforcement by the cities of Swainsboro and Twin City to legally enforce revitalization plans and encourage private rehabilitation

Pursue public streetscape improvements through Transportation Enhancement or other grant sources

Encourage and support hospitality businesses, such as restaurants, to locate in downtown areas

Promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of historic downtown structures

Rural Technology Leader Policy

Seek the continued development of the Pathway Technology Park, including expansion and additional infrastructure, as appropriate

Pursue the attraction of technology-related businesses and industries to the Technology Park and elsewhere

Encourage the continued development of broadband and other technological infrastructure through the county

Rural Character Policy

Work to conserve and protect the natural and cultural resources of the County

Support and promote agricultural/forestry enterprises and uses which maintain the continued viability of these uses, including nature-based/heritage tourism

Develop and promote natural and cultural resources and facilities which promote nature-based and heritage tourism and other compatible economic development

Develop and enforce zoning and other supportive land use regulation countywide

Seek new developments compatible with the existing resources and rural character of the county

Proactively Manage/Implement Community Vision Policy

Utilize community facilities and infrastructure extensions and locations to guide growth and development

Develop and enforce zoning and other supportive land use regulation and codes countywide

Utilize the Community Vision enunciated in this comprehensive plan as a benchmark and evaluation of proposed community and private sector programs and projects

Natural and Cultural Resources

Seek/Promote Compatible/Supportive Development Policy

Encourage intense growth/development to locate in/near Swainsboro

Utilize infrastructure development/expansion to guide development in/near Swainsboro

Promote/develop natural/cultural resources to maintain rural character (see Rural Character Policy under Economic Development)

See Strategies of Tourism and Rural Character Policies under Economic Development

Develop and enforce supportive, countywide zoning regulations

River/Natural Resource Protection Policy

Develop/enforce a River Corridor Protection (Environmental Conservation) Ordinance

See strategies of Rural Character Policy under Economic Development

Pursue the development of a local wetlands mitigation bank

Capitalize on Compatible Economic Use/Opportunities Policy

Utilize/promote nature-based and heritage tourism

Support and promote agriculture/forestry enterprises and uses which maintain the continued viability of these uses, both traditionally and otherwise

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private

Continue to support and encourage local, state, and private recreational facility and parks development, and other alternative use and leisure enterprises

Historic Resources Utilization/Preservation Policy

Support and encourage adaptive use and reuse of historic landmarks and properties, both public and private

Encourage community support, participation, and utilization of an active historical society

Continue to develop the Historical Society Museum as a museum/tourist venue

Work to keep the Emanuel Arts Center, Historical Society Museum, Boneyard, Stillmore Museum, Twin City Museum, other historic buildings and sites, as preserved, functioning landmarks

Proactively Manage/Guide Growth Policy

See Strategy of Proactively Manage/Implement Community Vision Policy under Economic Development

Conserve the open spaces/landscapes, natural resources, and agricultural/forestry uses of the county through guidance, community facility/infrastructure extension/location control, land use regulation and code enforcement, as appropriate

Develop/Enhance Solid Waste/Recycling Activities Policy

See Strategy of Improve Appearance/Aesthetics Policy under Economic Development

See Strategy of Solid Waste/Recycling Policy under Community Facilities and Services

Housing

Improving Housing Stock Policy

A. Improve Quality

Utilize state and federal programs/grants for housing rehabilitation

Utilize code enforcement to upgrade existing housing and prevent further deterioration and substandard housing

Develop and enforce zoning and other supportive land use regulations which encourage quality housing investment

Continue to enforce manufactured home/park regulations

Further develop subdivision regulations in all jurisdictions

Develop and enforce construction code regulations countywide

B. Increase Quantity

Promote and encourage utilization of existing programs by developers and individuals

Seek funding and provide infrastructure in/near municipalities to encourage/guide residential development in desired locations

Market housing needs and land availability to the private sector

Address Substandard Housing/Blight Policy

See Strategies of “Improve Quality” of Improving Housing Stock Policy above

Establish programs to remove dilapidated manufactured homes/housing units countywide

Encourage Diverse Housing Policy

Seek funding and provide infrastructure in/near the municipalities to encourage/guide residential development of all types in desired locations

Develop zoning and other appropriate land use regulations countywide, and enforce existing regulations in Swainsboro and Twin City, which encourage/guide location of residential development of all types

Seek assistance from DCA’s Office of Housing to define needs, identify possible solutions/programs, and help provide implementation assistance

Promote and encourage utilization of existing state and federal programs by developers and individuals

Market housing needs, land availability, and potential residential/retiree location

Seek to develop a more diverse mix of workforce housing, including additional rental properties

Encourage Use of State/Federal Programs Policy

Utilize the Chamber and Housing Authority for education, promotion, and marketing of quality housing and to encourage homeownership

Seek the assistance of DCA's Office of Housing

Utilize DCA, USDA Rural Development, and other state/federal programs, as appropriate

Encourage Compatible Residential Location Policy

Utilize infrastructure extension (including road paving) to encourage/guide growth and development in desired locations

Develop and enforce zoning and other supportive land use regulations countywide

Continue to enforce manufactured home/park regulations

Further develop subdivision regulations in all jurisdictions

Expand infrastructure and enforce land use regulations in Swainsboro which encourage/guide residential development

Community Guidance Policy

Jointly cooperate as a community on compatible planning and infrastructure extensions

Utilize the comprehensive plan to express the community vision and desired growth and development patterns and locations

Utilize infrastructure extension to encourage/guide growth and development in desired locations

Develop and enforce supportive and coordinated zoning/land use/manufactured home/park/subdivision regulations and construction codes

Upgrade Appearance/Quality of Housing Developments Policy

See Strategies of "Improve Quality" of Improving Housing Stock Policy above

Adopt landscaping and other requirements in subdivision and other land use regulations as appropriate

See Strategies of Improve Appearance/Aesthetics Policy in Economic Development

Land Use

Plan/Manage Future Growth Policy

See strategies of Rural Character Policy under Economic Development

Develop and enforce zoning and other supportive land use regulation countywide

See strategies of Downtown Revitalization Policy under Economic Development

Rural Character Policy

See strategies of Rural Character Policy under Economic Development

Continue to support and encourage local and state recreational facility and parks development

U.S. 1 Corridor Development Policy

Pursue the completion of the four-laning of U.S. 1 from Swainsboro to I-16

Complete the development of the new industrial park along the intersection of U.S. 1 and I-16

Utilize infrastructure development/expansion to guide development in/near Swainsboro, Oak Park, and U.S. 1 Swainsboro By-Pass

Market land availability to the private sector for development

Increase the availability of community signage along the U.S. 1 Swainsboro By-Pass

Pursue the four-laning of U.S. 1 Business (north and south from Swainsboro) to the U.S. 1 By-Pass

Expand water/sewer in U.S. 1 Corridor to I-16 and GA 297 Corridor to Nunez

Recreation Facilities Development/Enhancement Policy

Continue to support and encourage local and state recreational facilities, programs, and parks development

Utilize/promote nature-based and heritage tourism

Pursue expansion of recreational facilities as needed to attract additional tournaments and other special events

Encourage and support the private sector development of additional recreational/leisure facilities

Downtown/Commercial Areas Revitalization Policy (all municipalities)

Reactivate and utilize the Swainsboro Downtown Development Authority as a guiding/implementing vehicle

Expand community sponsorship and promotion of existing events, and develop other special events/activities designed to attract visitors

Utilize codes enforcement by the cities of Swainsboro and Twin City to legally enforce revitalization plans and encourage private rehabilitation

Pursue public streetscape improvements through Transportation Enhancement or other grant sources

Encourage and support hospitality businesses, such as restaurants, to locate in downtown areas

Promote and encourage use of historic rehabilitation tax incentives for private rehabilitation of historic downtown structures

Maximize Infrastructure Investment Policy

Encourage new developments to first consider infill locations where community infrastructure and service areas already exist

See Strategies of Proactively Manage/Implement Community Vision of Economic Development Policy

See Strategies of Seek/Promote Compatible/Supportive Development Policy of Natural and Cultural Resources

Improve Appearance/Aesthetics of Gateways/Corridors/Streetscapes/New Developments Policy

Upgrade and improve landscaping/appearance of entranceways of all municipalities

Upgrade appearance of the streetscapes of all municipalities

Improve the landscaping/appearance of the U.S. 1 South and Georgia Highway 297 Corridors

See the Upgrade Appearance/Quality of Housing Developments Policy in Housing

Enhance Solid Waste/Recycling Facilities Policy

See Strategies of Develop/Enhance Solid Waste/Recycling Activities of Natural and Cultural Resources

Community Facilities and Services

Maintain/Upgrade/Expand Infrastructure Policy

Expand/upgrade water/sewer to areas of need in municipalities

Expand broadband and other technology access as needed within the community

Expand water/sewer in U.S. 1 Corridor to I-16 and GA 297 Corridor to Nunez

Utilize Infrastructure to Guide Growth Policy

Expand/upgrade water/sewer to areas of need in municipalities

Continue to prioritize road paving to help in areas of development

Construct new school facilities countywide as needed

Seek the extension of water/sewer along the U.S. 1 Corridor between Swainsboro and Oak Park/I-16 and GA 297 Corridor between Swainsboro and Nunez

See Strategies of Maximize Infrastructure Investment Policy of Land Use

U.S. 1 Corridor Development Policy

Pursue the completion of the four-laning of U.S. 1 from Swainsboro to I-16

Complete the development of the new industrial park along the intersection of U.S. 1 and I-16

Utilize infrastructure development/expansion to guide development in/near Swainsboro, Oak Park, and U.S. 1 Swainsboro By-Pass

Market land availability to the private sector for development

Increase the availability of community signage along the U.S. 1 Swainsboro By-Pass

Seek the extension of water/sewer along the U.S. 1 Corridor between Swainsboro and Oak Park/I-16 and GA 297 Corridor between Swainsboro and Nunez

Pursue the four-laning of U.S. 1 Business (north and south from Swainsboro) to the U.S. 1 By-Pass

Pursue the construction of a connector road from U.S. 1 Business North to GA 57/U.S. 1 By-Pass

Transportation Improvements Policy

Reduce mileage of dirt roads in the county by upgrading or paving

Pursue funding to pave new roads and resurface and improve drainage on existing roads

Pursue the completion of U.S. 1 four-laning from Swainsboro to I-16 and seek to upgrade U.S. 1 through Emanuel County

Pursue the four-laning of U.S. 1 Business (north and south from Swainsboro) to the U.S. 1 By-Pass

Pursue the construction of a connector road from U.S. 1 Business North to GA 57/U.S. 1 By-Pass

Continue to improve/upgrade Swainsboro's airport including the construction of additional hangers, a new terminal building with conference rooms, a new ILS system, the installation of fencing, etc.

Pursue downtown streetscape and parking improvements in Swainsboro

Seek funding for sidewalk improvements and development of new sidewalks or other pedestrian facilities

Develop local bike paths/routes connecting public facilities within Swainsboro and to connect to regional and state bike routes and important recreational/natural resource facilities

Pursue public streetscape improvements through Transportation Enhancement or other grant sources

Upgrade Educational Facilities/Services Policy

Maintain/construct new school facilities as needed

Support and cooperate with Swainsboro Tech and East Georgia College to expand facilities and services

Strengthen and utilize educational systems (BOE, EGC, Swainsboro Tech) to further local programs

See Strategies of Local Graduate Retention and Reduction of Drop-Out Rate policies of Economic Development

See Strategies of Rural Technology Leader Policy of Economic Development

Parks/Recreational Facilities Enhancement/Development Policy

See Recreation Facilities Enhancement/Development Policy under Land Use

Pursue funding as needed to expand recreation facilities/programs/services

Continue to support and encourage local and state recreational facility and parks development

Solid Waste/Recycling Policy

Seek the expansion of recycling activities countywide

Pursue the expansion of the City of Swainsboro's Recycling Center

Seek funding as needed to develop recycling activities

Seek funding to develop manned convenience stations countywide and pursue the reduction/elimination of dumpster sites

Hospital and Health Care System Policy

Continue to cooperatively maintain and upgrade Emanuel Medical Center, the Health Department, and its satellite clinics as modern, viable facilities

Continue to actively recruit needed and appropriate health care professionals

Maintain and expand, when appropriate, local nursing home facilities

Support the development of public and private facilities and services devoted to senior citizens

Develop/Promote Cultural Facilities Policy

Pursue funding to expand library facilities/services as needed

Develop new cultural facilities as appropriate to encourage/promote additional venues/activities

Pursue upgrades to community centers in Nunez and Summertown

Seek to develop the Historical Society Museum as a museum/tourist venue

Work to keep the Emanuel Arts Center, Historical Society Museum, Boneyard, Stillmore Museum, Twin City Museum, and other cultural facilities as preserved, functioning landmarks

Seek to develop the Water and Light Plant in Swainsboro as a museum/tourist venue

Public Safety Policy

Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies

Seek the improvement of fire protection coordination county wide as appropriate

Continue to maintain/upgrade all local public safety facilities, services, and equipment as appropriate

Intergovernmental Coordination

Local/Regional Cooperation Policy

See Local/Regional Cooperation Policy under Economic Development

Pursue the development of compatible zoning and land use regulations and a possible joint codes enforcement program

Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies, including upgrading/improving mutual-aid agreements, both in and out-of-the county

Coordinate and Share/Consolidate Services Policy

Seek the improvement of fire protection coordination countywide as appropriate

Seek to coordinate service delivery efforts among all local governments where appropriate

Pursue joint planning and coordinated or joint codes enforcement and zoning/land use regulation

Coordinated Planning Policy

See Strategies of Proactively Manage/Implement Community Vision Policy under Economic Development

See Strategies of Community Guidance Policy under Housing

Investigate establishing a joint planning commission or other body to coordinate countywide land use and other planning

Pursue joint planning and coordinated joint codes enforcement and zoning/land use regulation

**EMANUEL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Pursue the development of the Emanuel/I-16 Industrial Park, including the extension of infrastructure, construction of a spec building(s), etc. as appropriate	X	X	X	X	X	X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't, SPLOST	\$10 million (total)	X	X	X	
ED, IC	Develop a community collaborative among the school system, East Georgia College, Swainsboro Technical College, the Chamber of Commerce, the Joint Development Authorities, existing businesses/industries, and other agencies as appropriate to establish programs and policies to help local graduates find viable employment locally		X				X	S'boro	BOE, EGC, STC, Chamber, Dev. Auth., Private Businesses and Industries	NA				
ED, IC	Develop a community collaborative among the school system, Swainsboro Technical College, East Georgia College, Family Connections, the Chamber of Commerce, and other agencies as appropriate to establish programs and policies to retain youth in school and reduce drop-outs		X				X	S'boro	BOE, EGC, STC, Family Connections, Chamber	NA				
ED, CFS, LU, IC	Seek funding to continue to upgrade Swainsboro's airport, including constructing additional hangars, a new terminal building with conference rooms, and other improvements as appropriate	X	X	X	X	X	X	S'boro	Airport Committee, DOT, SPLOST	\$3-4 million (total)	X	X	X	

**EMANUEL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Pursue the reopening of rail access between Swainsboro and Vidalia to assist with the development of the Rayonier Wood and Huber Engineered Wood facilities and other future developments	X	X	X			X	S'boro	Chamber, Dev. Auth., DOT	NA (no DOT estimate available as of yet)	X	X		
ED, CFS, LU, IC	Pursue the completion of the four-laning of U.S. 1 from Swainsboro to I-16	X	X	X	X		X		DOT (GRIP)	\$20 million (total)		X	X	
ED, CFS, LU, IC	Seek increased community signage along the U.S. 1 Swainsboro By-Pass to improve traffic flow and enhance community marketing efforts	X					X	X	Chamber	\$25,000/yr.	X			
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors		X				X	All	RDC	NA				

**EMANUEL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				

**EMANUEL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City	X (Stil.)	X (Stil.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X	Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF ADRIAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, CFS	Explore the feasibility of establishing a sewer system and pursue funding as appropriate	X	X	X	X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$15 million (total)	X	X	X	
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands and river corridors		X				X	All	RDC	NA				
NCR	Continue to pursue façade and other improvements to downtown historic structures	X	X	X	X	X		X	DNR (HPD)	\$20,000 (total)	X	X		X
CFS	Seek funding to pave remaining unpaved streets	X	X					X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Complete the installation of fire hydrants in areas of need	X	X	X				X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to complete the interior of the new fire house	X	X	X				X		\$10,000 (total)	X			
CFS	Complete the updating of the City's Code of Ordinances to achieve state compliance	X	X					X		\$1,000 (total)	X			

**CITY OF ADRIAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to complete the construction of a multi-purpose facility that will house a community center, city hall, and provide medical office space for out-of-town physicians when seeing patients in the city		X	X	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF ADRIAN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City			X	X	X	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF GARFIELD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands		X				X	All	RDC	NA				
CFS	Seek funding to acquire new pumps for the City's wells					X		X		\$5,000	X			
CFS	Pursue funding as appropriate to hire an additional police officer	X	X					X		\$12,000/yr.	X			
CFS	Seek funding as needed to upgrade police equipment, including an in-car camera and radar for the new patrol car	X	X	X				X		\$5,000 (total)	X			
CFS	Pursue funding as needed to construct a new fire station					X		X	Local Assistance Grant	\$100,000	X	X		
CFS	Seek funding as appropriate to acquire additional land for the City's recreation area			X				X		\$20,000	X			
CFS	Pursue funding to construct a tennis court		X				X	X	SPLOST	\$10,000	X			
CFS	Seek funding to construct a walking track				X		X	X	SPLOST	\$3,500	X			
CFS	Pursue funding to construct a new maintenance/storage facility		X					X		\$7,000	X			

**CITY OF GARFIELD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to complete the renovation of City Hall to include space for a community center	X						X		\$10,000	X			
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF GARFIELD COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City			X	X	X	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF NUNEZ COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands		X				X	All	RDC	NA				
CFS	Seek funding to complete the renovation of the former fire station into a community center	X	X	X	X	X		X	DCA (LDF)	\$25,000 (total)	X	X		
CFS	Seek funding to purchase Christmas decorations	X	X					X		\$1,000 (total)	X			
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				

**CITY OF NUNEZ COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City			X	X	X	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			
LU	Seek the annexation of the City's ball park and surrounding land into the City					X		X		\$1,000	X			

**CITY OF OAK PARK COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Coordinate as needed with Emanuel County and the Joint Development Authorities with the development of the Emanuel/I-16 Industrial Park	X	X	X	X	X	X	X	Dev. Auth., DCA (OneGeorgia), SPLOST	\$10 million (total)	X	X	X	
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas, protected river corridors, and wetlands		X				X	All	RDC	NA				
CFS	Pursue funding as needed to replace existing deteriorating water lines with new water lines	X	X	X	X	X		X	DCA (CDBG), USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Complete the construction of a picnic shelter at Oak Park City Park	X	X				X	X		\$5,000 (total)	X			
CFS	Seek funding to acquire new turnout gear and a new fire truck	X	X	X				X	FEMA, GEMA	\$200,000 (total)	X	X	X	
CFS	Seek funding to acquire lighting for the walking track		X				X	X	DCA (LDF)	\$15,000 (total)	X	X		
CFS	Pursue funding to construct a picnic area and restrooms			X			X	X	DCA (LDF)	\$20,000 (total)	X	X		
CFS	Seek funding for water system improvements, including a new backup pump, generator, well, etc.	X	X	X	X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$5 million (total)	X	X	X	

**CITY OF OAK PARK COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				

**CITY OF OAK PARK COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City			X	X	X	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF STILLMORE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands		X				X	All	RDC	NA				
CFS	Complete current sidewalk and drainage improvements in the area near City Hall	X	X					X	DCA (LDF)	\$10,000 (total)	X	X		
CFS	Pursue funding to acquire new street signage		X	X				X		\$10,000 (total)	X			
CFS	Seek funding as appropriate to upgrade the wastewater treatment system in order to expand the City's wastewater treatment capacity	X	X	X				X	DCA (CDBG), GEFA, Local Assistance Grant	\$916,000 (total)	X	X	X	
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF STILLMORE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City	X (Still.)	X (Still.)	X (Co., Adr., Garf., Nunez, Oak Park, Summ.)	X (Co., Adr., Garf., Nunez, Oak Park, Summ.)	X (Co., Adr., Garf., Nunez, Oak Park, Summ.)	X	Adr., Garf., Nunez, O. P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF SUMMERTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, NCR, HO, LU, IC	Pursue the development of zoning and other supportive countywide land use regulations	X	X	X			X	All	Planning Committee, RDC	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands		X				X	All	RDC	NA				
NCR	Appoint a committee to research historic structures and funding sources				X			X		NA				
CFS	Pursue funding as appropriate to upgrade the community center	X	X	X				X	DCA (CDBG)	\$100,000 (total)	X	X		
CFS	Seek funding to upgrade software for the City's computer system					X		X		\$3,000	X			
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF SUMMERTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City			X	X	X	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, CFS, LU, IC	Seek funding to continue to upgrade Swainsboro's airport, including constructing additional hangars, a new terminal building with conference rooms, the installation of fencing and a new ILS system, and other improvements as appropriate	X	X	X	X	X	X	X	Airport Committee, DOT, SPLOST	\$3-4 million (total)	X	X	X	
ED, CFS, LU, IC	Pursue the reopening of rail access between Swainsboro and Vidalia to assist with the development of the Rayonier Wood and Huber Engineered Wood facilities and other future developments	X	X	X			X	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available as of yet)		X		
ED, CFS, LU, IC	Seek increased community signage along the U.S. 1 Swainsboro By-Pass to improve traffic flow and enhance community marketing efforts	X						X	Chamber	\$25,000/yr.	X			
ED, CFS, LU	Pursue the reactivation of the Swainsboro Downtown Development Authority	X						X	DDA	NA				
ED, NCR, HO, LU, IC	Seek to update zoning and other land use regulations as appropriate to maintain compatibility with those developed countywide	X	X	X				X	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands		X				X	All	RDC	NA				
NCR	Complete efforts to establish a Historic District and begin pursuing National Register nominations for historic structures	X	X	X				X	Chamber, DDA, Hist. Soc., HPD, RDC	\$5,000 (total)	X			
NCR, CFS	Pursue TE and other funding as appropriate for downtown streetscape and parking improvements upon establishment of the Historic District	X						X	DDA, DOT (TE), Hist. Soc.	\$500,000 (total)	X	X	X	
CFS	Complete the painting of all water towers		X	X				X		\$250,000	X			
CFS	Pursue funding to construct a new water storage tank and well	X (wells)			X (tank)			X		\$1.5 million (tank)	X			
CFS	Seek funding to replace those water lines having asbestos and become galvanized		X		X			X	DCA (CDBG)	\$1 million (total)	X	X	X	
CFS	Seek funding to replace can stations with Flight submersibles as appropriate	X		X		X		X	DCA (CDBG)	\$1 million (total)	X	X	X	
CFS	Seek funding to replace Pump Station 18 with triplex submersibles				X			X		\$300,000	X			
CFS	Seek funding to replace Suction Lift Station 17 with Flight submersibles		X		X			X	DCA (CDBG)	\$200,000 (total)	X	X	X	

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
CFS	Purchase an electric generator for the Wastewater Treatment Plant	X						X		\$35,000	X			
CFS	Purchase portable generators for various pump stations	X						X		\$35,000/each	X			
CFS	Pursue funding for needed by-passes for pump stations		X		X			X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X	X	
CFS	Seek funding to replace all clay sewer pipes over four inches	X	X	X	X	X		X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X	X	
CFS	Complete the construction of the new police station	X						X	SPLOST	\$1.2 million	X			
CFS	Seek funding to construct a facility for long-term evidence storage for the police department	X						X	SPLOST	\$1.2 million (part of SPLOST above)	X			
CFS	Seek to acquire an impound yard for the police department	X						X	SPLOST	\$1.2 million (part of SPLOST above)	X			
CFS	Pursue funding to purchase a generator for the police department	X						X	SPLOST	\$1.2 million (part of SPLOST above)	X			
CFS	Seek funding to increase police department personnel, including new patrol positions and one new detective position		X					X		\$200,000	X			
CFS	Pursue funding to purchase two new fire trucks	X						X		\$135,000 (total)	X			
CFS	Seek funding to purchase laptop computers for all emergency vehicles	X						X	U.S. Dept. of Justice	\$30,000	X		X	
CFS	Seek funding to increase the number of fire hydrants in the city	X	X	X	X	X		X		\$3,000/hydrant	X			
CFS	Seek funding to purchase an early alert system for the city	X						X	Mill Creek Foundation	\$10,000	X			X

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding to purchase 800 MGH communications for the fire department			X	X			X	GEMA	\$500,000	X	X		
CFS	Construct a bicycle trail at the Recreation Complex			X				X	SPLOST	\$75,000	X			
CFS	Construct outdoor volleyball courts		X					X		\$10,000	X			
CFS	Pursue funding as needed to develop passive recreation areas, including a nature trail	X						X		\$150,000	X			
CFS	Pursue funding to expand the City of Swainsboro's Recycling Center	X						X	GEFA	\$50,000	X	X		
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City	X (Stil.)	X (Stil.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X	Adr., Garf., Nun., O.P., Still., Summ.	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF TWIN CITY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
ED, NCR, HO, LU, IC	Seek to update zoning and other land use regulations as appropriate to maintain compatibility with those developed countywide	X	X	X				X	Planning Committee	\$1,000 (enforcement)	X			
NCR	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands		X				X	All	RDC	NA				
CFS	Pursue funding to construct a new well and water storage tank			X	X			X	DCA (CDBG), USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Pursue funding to replace water lines in needed areas on the City's north side			X	X			X	DCA (CDBG), USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Seek to upgrade the City's wastewater treatment system to a Land Application Spray system	X	X					X	DCA (CDBG), GEFA	\$4 million (total)	X	X	X	
CFS	Pursue funding to upgrade pump stations		X	X	X	X		X		\$7-10,000 (total)	X			
CFS	Complete the ISO survey	X						X		NA				
CFS	Complete the construction of a picnic shelter at the Veteran's Park	X	X					X		\$2,500	X			
HO, IC	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/codes enforcement program	X	X	X			X	All	Planning Committee	\$1,000 (enforcement)	X			

**CITY OF TWIN CITY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2007-2011**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	X	X				X	All	Planning Committee	NA				
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	X	X	X			X	All	Planning Committee	\$1,000/yr.	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth			X	X	X	X	All	Planning Committee	\$1,000 (enforcement)	X			
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X	X	All	Planning Committee	NA				
LU, IC	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City	X (Stil.)	X (Stil.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X (Co., Adr., Garf., Nun., O.P., Summ.)	X	Adr., Garf., Nun., O.P., Summ.	Planning Committee	\$1,000 (enforcement)	X			
LU	Explore annexation of outlying residential communities		X	X				X		\$2,500 (total)	X			

**EMANUEL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Continue to participate in the Emanuel-Johnson Joint Development Authority and other multi-county organizations as appropriate						X	X	X		Dev. Auth., Johnson Co., Johnson Co. Dev. Auth.	NA				
ED, CFS	Provide assistance to East Georgia College and Swainsboro Technical College as needed with the expansion of facilities and services						X	X	X	S'boro	Dev. Auth., EGC, STC, DTAE, Board of Regents	\$100,000 (total)	X	X		X
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate						X	X	X	S'boro	Dev. Auth.	NA	X			
ED	Develop additional incentives for business and industry retention and implement as appropriate						X	X	X	S'boro	Chamber, Dev. Auth., GREDC	NA	X			
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			X
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	X	Chamber, Dev. Auth., GREDC	NA	X			
ED, LU	Pursue funding as needed to further develop the county's industrial parks, including expansion and additional infrastructure, as appropriate						X	X	X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$500,000 (total)	X	X	X	

**EMANUEL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses within Swainsboro/ Emanuel County						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the Pine Tree Festival's facilities and events as appropriate						X	X	X	S'boro	Chamber, Kiwanis Club	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the Arts Emanuel's facilities and events as appropriate						X	X	X	S'boro	Chamber, Arts Council	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU, IC	Pursue funding as needed to continue the development of the Pathway Technology Park, including expansion and additional infrastructure, as appropriate						X	X	X	S'boro	Dev. Auth., GREDC, DCA (OneGeorgia), BellSouth	\$500,000 (total)	X	X	X	X
ED, CFS, LU, IC	Seek to attract technology-related businesses and industries to the Technology Park and elsewhere						X	X	X	S'boro	Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X	All	Dev. Auth., DCA (OneGeorgia), BellSouth	\$500,000 (total)	X	X	X	X
NCR, LU	Seek funding as needed to continue to develop the Historical Society Museum as a museum/tourist venue						X	X	X		Hist. Soc.	\$5,000/yr.	X			

**EMANUEL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Coordinate with the cities of Oak Park and Swainsboro as needed to extend water/sewer service along the U.S. 1 corridor from Swainsboro to I-16						X	X	X	Oak Park, S'boro	Dev. Auth., SPLOST, DCA (OneGeorgia), GEFA, USDA Rural Dev't.	\$10 million (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X		DOT	\$475,000 (County, total) \$300,000 (DOT, total)	X	X		
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X	X		DOT (LARP), SPLOST	\$100,000 (total, LARP)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X	X		DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Coordinate with the Hospital Authority as appropriate and pursue funding as needed to upgrade and improve Emanuel Medical Center						X	X	X	S'boro	Hosp. Auth.	\$100,000 (total)	X			
CFS	Seek funding as needed to upgrade the Health Department's facilities and services						X	X	X	Adrian, S'boro, Twin City	DHR	\$100,000 (total)	X	X		
CFS	Pursue funding to expand library facilities and services as needed						X	X	X	S'boro	Ogeechee Reg. Library Bd., DTAE	\$50,000 (total)	X	X		

**EMANUEL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	S'boro	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS, LU, IC	Seek the upgrading of U.S. 1 through Emanuel County						X	X	X		Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X	X	
CFS	Seek funding to upgrade firefighting equipment as needed						X	X	X		FEMA, GEMA, SPLOST	\$385,000/yr.	X	X	X	
CFS	Seek funding to develop manned convenience stations countywide and pursue the reduction/elimination of dumpster sites	X	X	X	X	X		X	X		GEFA, SPLOST	\$150,000/site	X	X		
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	NA					
CFS	Pursue funding as appropriate to increase the number of law enforcement personnel						X	X	X			\$25,000 (total)	X			
CFS	Seek funding as appropriate to expand the county jail						X	X	X			\$250,000 (total)	X			
CFS	Pursue funding as needed to obtain an ambulance and additional EMS personnel						X	X	X			\$85,000-\$100,000 (total)	X			
CFS	Seek funding as needed to upgrade EMA equipment						X	X	X		GEMA	\$25,000 (total)	X	X		
CFS	Explore the feasibility of establishing a public boat landing as appropriate						X	X	X			\$10,000 (total)	X			

**EMANUEL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate						X	X	X	Adrian, Swainsboro, Twin City	BOE	\$100,000 (total)	X	X		
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X	X		DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X	X		DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Seek to enforce manufactured home regulations and amend/strengthen as appropriate						X	X	X		Planning Committee	\$1,000 (enforcement)	X			
HO	Seek to update subdivision regulations and strengthen as appropriate						X	X	X		Planning Committee	\$1,000 (enforcement)	X			

**CITY OF ADRIAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000				
ED, CFS	Explore the feasibility of establishing a sewer system and pursue funding as appropriate	X	X	X	X	X		X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$15 million (total)	X	X	X	

**CITY OF ADRIAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
NCR	Continue to pursue façade and other improvements to downtown historic structures as needed						X	X		X	DNR (HPD)	\$20,000 (total)	X	X		X
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Pursue funding for the construction of a new well as needed						X	X		X		\$10,000 (total)	X			
CFS	Seek funding as needed to upgrade the Health Department's facilities and services						X	X	X	Adr., S'boro, T.C.	DHR	\$100,000 (total)	X	X		
CFS	Seek funding as appropriate to expand the Arts and Crafts Festival						X	X		X		\$5,000 (total)	X			
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	All	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	

**CITY OF ADRIAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to further develop recycling activities						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X	X	X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funding as needed to upgrade police equipment						X	X		X		\$20,000 (total)	X			
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate						X	X		X	BOE, SPLOST	\$2 million	X	X		
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X

**CITY OF ADRIAN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entranceways						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF GARFIELD COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**CITY OF GARFIELD COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Investigate the feasibility of establishing a city sewer system					X		X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X	X	X	DCA (LDF), SPLOST	\$15,000 (total)	X	X		
CFS, LU	Seek funding as appropriate to expand the Washpot Festival, including acquiring new facilities as needed						X	X		X		\$5,000 (total)	X			
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	

**CITY OF GARFIELD COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entrances						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF NUNEZ COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**CITY OF NUNEZ COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Investigate the feasibility of establishing a city sewer system and pursue funding to establish as deemed appropriate						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X	X	X	DCA (LDF)	\$20,000 (total)	X	X		
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		

**CITY OF NUNEZ COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entranceways						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF OAK PARK COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**CITY OF OAK PARK COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Explore the feasibility of installing new water lines in conjunction with the planned U.S. 1 By-Pass as appropriate					X		X		X	DCA (CDBG), USDA Rural Dev't.	\$3 million (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS, LU, IC	Seek the upgrading of U.S. 1 through Emanuel County						X	X	X	X	DOT (GRIP)	NA (no DOT estimate available)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X	X	X	DCA (LDF)	\$15,000 (total)	X	X		
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		

**CITY OF OAK PARK COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
CFS	Explore the feasibility of leasing an old factory for converting its use into a Senior Citizens Center				X	X		X		X		\$15-20,000 (total)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entranceways						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF STILLMORE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)				

**CITY OF STILLMORE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Seek funding as needed to expand the sewer system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000/yr.	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Explore the feasibility of contracting for solid waste collection and disposal as appropriate						X	X		X		\$10,000 (total)	X			
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X		X	DCA (LDF)	\$10,000 (total)	X	X		
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X		

**CITY OF STILLMORE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entrances						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF SUMMERTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**CITY OF SUMMERTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
NCR	Research and apply for funding as appropriate to preserve historic structures in Summertown					X		X		X	DNR (HPD), RDC	\$100,000 (total)	X	X		
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Investigate the feasibility of establishing a city sewer system					X		X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X	X	X	DCA (LDF)	\$15,000 (total)	X	X		
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	

**CITY OF SUMMERTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to develop recycling activities countywide						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entrances						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED, CFS	Provide assistance to East Georgia College and Swainsboro Technical College as needed with the expansion of facilities and services						X	X	X	X	Dev. Auth., EGC, STC, DTAE, Board of Regents	\$100,000 (total)	X	X		X
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate						X	X	X	X	Dev. Auth.	NA	X			
ED	Develop additional incentives for business and industry retention and implement as appropriate						X	X	X	X	Chamber, Dev. Auth., GREDC	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	X	Chamber, Dev. Auth., GREDC	NA	X			
ED, LU	Coordinate with the County and JDA as needed to further develop the county's industrial parks, including expansion and additional infrastructure, as appropriate						X	X	X	X	Chamber, Dev. Auth., GREDC, DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses within the downtown area						X	X			Chamber, Dev. Auth., DDA	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the Pine Tree Festival's facilities and events as appropriate						X	X	X	X	Chamber, Kiwanis Club	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the Arts Emanuel's facilities and events as appropriate						X	X	X	X	Chamber, Arts Council	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU, IC	Pursue funding as needed to continue the development of the Pathway Technology Park, including expansion and additional infrastructure, as appropriate						X	X	X	X	Dev. Auth., GREDC, DCA (OneGeorgia), BellSouth	\$500,000 (total)	X	X	X	X
ED, CFS, LU, IC	Seek to attract technology-related businesses and industries to the Technology Park and elsewhere						X	X	X	X	Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X	X	Dev. Auth., DCA (OneGeorgia), BellSouth	\$500,000 (total)	X	X	X	X
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Seek funding as needed to expand the sewer system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to pave new roads						X	X		X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to upgrade road/street equipment						X	X		X		\$50,000 (total)	X			
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Coordinate with the Hospital Authority as appropriate to upgrade and improve Emanuel Medical Center						X	X	X	X	Hosp. Auth.	\$100,000 (total)	X			
CFS	Pursue funding to expand library facilities and services as needed						X	X	X	X	Ogeechee Reg. Library Bd., DTAE	\$50,000 (total)	X	X		
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate						X	X	X	X	BOE	\$100,000 (total)	X	X		
CFS	Seek funding as needed to develop the former Water and Power facility as a museum/tourist venue						X	X		X	DCA (LDF), DNR (HPD), Mill Creek Foundation, Local Assist. Grant	\$225,000 (total)	X	X		X

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X		X	DCA (LDF)	\$20,000 (total)	X	X		
CFS	Pursue funding to construct a new fire station and renovate Fire Station Number 1					X		X		X	SPLOST	\$1.2 million (total)	X			
CFS	Seek funding to construct a fire training facility					X		X		X	SPLOST	\$1.2 million (total)	X			
CFS	Seek funding to construct a new weight room with classroom for the fire department					X		X		X	SPLOST	\$1.2 million (total)	X			
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X		X	DCA (LDF), DNR (LWCF)	\$50,000 (total)	X	X		
CFS	Seek funding as needed to further develop recycling activities	X						X		X	GEFA	\$100,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X		X	
CFS	Continue to purchase one new police vehicle per year						X	X		X		\$25,000 (total)	X			
CFS	Seek funding to upgrade police equipment as needed						X	X		X		\$20,000 (total)	X			
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	\$5,000/yr. (S'boro)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	

**CITY OF SWAINSBORO COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
HO	Seek to enforce manufactured home regulations and amend/strengthen as appropriate						X	X		X		\$1,000 (enforcement)	X			
HO	Seek to update subdivision regulations and strengthen as appropriate						X	X		X		\$1,000 (enforcement)	X			
LU	Seek funding as needed to upgrade and improve landscaping/ appearance of all entranceways						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF TWIN CITY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
ED	Develop incentives for business and industry retention in the smaller municipalities and implement as appropriate						X	X		Adr., Garf., Nun., O.P., Still., Summ., T.C.	Chamber, Dev. Auth.	NA	X			
ED	Develop incentives for new business and industry attraction and implement as appropriate						X	X	X	All	Chamber, Dev. Auth.	NA	X			
ED, NCR, LU	Utilize the Chamber and the Development Authority to promote the development of hospitality businesses						X	X			Chamber, Dev. Auth.	\$5,000 (total)	X			X
ED, NCR, CFS, LU	Seek TE and other funding as appropriate for sidewalk and other public streetscape improvements						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors						X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, IC	Pursue funding as needed to expand broadband and other technology access within the community						X	X	X		Chamber, Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	

**CITY OF TWIN CITY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to expand the water system in areas of need						X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue funding as needed to replace water lines in areas of need on the City's south side			X	X	X		X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Seek funding as needed to expand the sewer system in areas of need		X	X	X	X		X		X	DCA (CDBG), GEFA, USDA Rural Dev't.	\$1 million (total)	X	X	X	
CFS	Pursue funding as needed to pave new roads						X	X	X	X		\$300,000/mile	X			
CFS	Seek funding as needed to resurface existing roads and improve drainage						X	X		X	DOT (LARP)	\$100,000/yr.	X	X		
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate						X	X	X	All	DOT	\$2 million (total)	X	X	X	
CFS	Seek funding as needed to upgrade the Health Department's facilities and services						X	X	X	X	DHR	\$100,000 (total)	X	X		
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate						X	X	X	X	BOE, SPLOST	\$100,000 (total)	X	X		

**CITY OF TWIN CITY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to upgrade playground equipment at the City's recreation area						X	X	X	X	DCA (LDF)	\$15,000 (total)	X	X		
CFS	Pursue funding as needed to expand recreation facilities, programs, and services						X	X	X	X	DC A (LDF), DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funding as needed to further develop recycling activities						X	X	X	All	GEFA	\$50,000 (total)	X	X		
CFS	Seek funding to upgrade firefighting equipment as needed						X	X		X	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funding to upgrade police equipment as needed						X	X		X	Dept. of Homeland Security	\$50,000 (total)	X	X	X	
CFS	Continue to participate in Keep Emanuel Beautiful activities as appropriate						X	X	X	All	KEB	NA				
CFS	Investigate the feasibility of establishing a community festival as appropriate						X	X		X	Civic Clubs	\$5,000 (total)	X			X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing			X		X		X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs and land availability to the private sector						X	X			Chamber	\$1,500/yr.				X

**CITY OF TWIN CITY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2007	2008	2009	2010	2011	Each Year	Beyond 2011	County	City	Other		Local	State	Federal	Private
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing						X	X		X	DCA, USDA Rural Dev't., Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X	X	X
HO	Pursue development of additional rental properties as appropriate						X	X		X	DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU	Seek funding as needed to upgrade and improve landscaping/appearance of all entranceways						X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	

Supplemental Plans

Emanuel County and the cities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City have developed a joint solid waste management plan under the Georgia Solid Waste Management Act of 1990 and the accompanying minimum planning standards established by the Georgia Department of Community Affairs. This plan was developed concurrently with the comprehensive planning process for consistency and coordination. This plan details the community's efforts concerning solid waste management in all its aspects. The resulting plan, the *Emanuel County Joint Solid Waste Management Plan 2017*, is hereby incorporated by reference as part of the comprehensive plan. It is included as Appendix B.