

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Baker County and the City of Newton

RC: SWGRC

Submittal Type: Comp Plan Update

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: 8/3/17

Date Submittal Initially Received by RC: 8/3/17

Explain Unusual Time-lags or Other Anomalies, when present:

A few cities in Early County are very small and some have difficulty having meetings due to a lack of a quorum. Several attempts made to review plan and other necessary documents with one community.

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.
- COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.



Baker County Board of Commissioners



229-734-3000

167 Baker Place
P. O. Box 607
Newton, Georgia 39870
comanager@bakercountyga.com

Fax: 229-734-8822

Connie C. Hobbs, Chairman
Vann Irvin, Vice-Chairman

Tommy Rentz, Commissioner
Matt Bryan, Commissioner
Chris Moore, Commissioner
Sherry Bailey, County Manager

August 3, 2017

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

To whom it may concern:

Baker County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Sherry Bailey, County Manager, at 229-734-3000, comanager@bakercountyga.com.

Sincerely,

Connie Hobbs
Baker County Commission Chairman

Enclosures

CITY OF NEWTON

P O BOX 238 NEWTON, GEORGIA 39870 PHONE 229-734-5421 FAX 229-734-8536

COUNCIL

JOHN SPAN

GUS JACKSON

DENISE ROBINSON

JACK HENDERSON

MAYOR

GARY COKER

CITY CLERK

PAT HART

August 3, 2017

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal


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

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

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

If you have any questions concerning our submittal, please contact Gary Coker, Mayor, at 229-734-5421.

Sincerely,



Gary Coker

Mayor, City of Newton

Enclosures

COMPREHENSIVE PLAN 2017

BAKER COUNTY AND THE CITY OF NEWTON



Flint River, Baker County

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future.

Prepared by Baker County and the City of Newton
with the assistance of the
Southwest Georgia Regional Commission
181 East Broad Street
Camilla, Georgia 31730
229.522.3522
www.swgrc.org

CONTENTS

Introduction	3
Public Involvement	4
Community Profile	4
Needs and Opportunities	7
SWOT Analysis.....	7
Local Facts/ Steering Committee.....	9
Vision, Goals and Policies.....	10
Economic Development Element	14
Transportation.....	17
Future Land Use Map	18
Report of Accomplishments 2012-2016.....	21
Community Work Program 2017-2021	31
Appendix.....	36

Introduction

The Baker County Comprehensive Plan was mandated by the Georgia Planning Act 1989. The plan represents participation by both the City of Newton and Baker County. The plan provides guidance for city and county officials as they make decisions and manage and promote quality growth and development that is sustainable. Georgia Comprehensive Planning process has been simplified and communities are required to include the following element; however other elements may be included based on community needs and desires. The Comprehensive Plan includes a Community Work Program Element which outlines specific strategies communities will strive to meeting in the following five years, and must also include a report of the local government's accomplishments. The Plan also includes a Service Delivery Strategy (SDS), which is a process that gives local governments and authorities the opportunity to agree on the delivery of services in an effective and cost efficient manner to its citizens. The Act intent is to provide flexibility for local governments and minimize duplication or competition and resolve disputes for local service delivery.

The Baker County Comprehensive Plan was prepared using the process outlined in the Georgia's Minimum Planning Standards and Procedures. The required planning elements include Community Goals, Needs and Opportunities, Community Work Program, Economic Development, and Land Use. The Baker County Plan includes a Transportation element made possible through funding from the Georgia Department of Transportation.

Baker County and Newton Georgia were formed from the eastern portion of Early County and is named for Colonel John Baker, A hero of the American Revolutionary War. Baker County is included in the Albany, GA Metropolitan Statistical Area (MSA). The county seat is Newton. Both the City and County suffered an economic blow, but are trying to turning things around. The county and city are home to the Flint River and both have an abundant supply of natural resources.

Southwest Georgia Regional Commission Role

The Southwest Georgia Regional Commission's Planning Department facilitated the 2017 Comprehensive Plan update for Baker County. Leading community input sessions and Steering Committee meetings, the Southwest Georgia Regional Commission (SWGRC) team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public Involvement

The Baker County Plan had strong community support. All meetings were well attended and the City and County identified stakeholders that were present and engaged. The elected officials from both municipalities also participated and were actively involved and served on the steering committee. The Steering Committee included both public and private citizens. It was evident that Newton and Baker County resident wanted to be involved by the number of individuals that participated.

Baker County and the City of Newton are extremely small in size but all efforts were made to work with officials to identify stakeholders. The draft version of the Baker County Comprehensive plan is available for public view on the Southwest Georgia Regional Commission's website at: <http://www.swgrcplanning.org/comprehensive-plans.html>

Community Profile

This section examines the demographics of Baker County and the City of Newton. The following is a more detailed profile on for the County and City. The information contained on the following pages was obtained from the U.S. Census (2010 and 2015 American Community Survey Estimates).

Baker County is the least populous county in the region and over the past decades the population has been declining. Persons over 18 years of age represent more than 75% of the population in both Baker and Newton. Those over 65 years of age are growing in Baker and Newton as well as the region. This number is expected to continue to increase and can be explained by increased longevity, a pattern that has been apparent for several decades. People are living longer and having fewer children. With these demographics, local leaders should focus on areas such as housing, transportation and recreation to make the community more age friendly.

Single family housing predominates the housing stock for Baker and Newton and owner occupied represents over 50% of the housing that is occupied. Like other communities Baker and the City of Newton have substandard housing this impacts growth and development. Residents moving in the area want good quality housing to select from. Both the City and County suffered severely in the 1994 flood, more than half of their housing stock was lost and they are working to recover. The County has several plantations that limits the availability of land for development. Housing in rural communities is challenging and funding is extremely limited. In fact, despite lower costs of living and substantially lower housing costs, the housing opportunities in rural communities are limited in part due to limited economic opportunities and struggling industries. Local leaders must focus on

economic development and housing simultaneously in order to build a strong economy and community.

Baker County

POPULATION (Baker)		GENDER %	
Total Population	3451	Male	48.5%
		Female	51.5%
PROJECTIONS		RACE AND ETHNICITY	
2011	3,317	White (1675)	48.5%
2012	3,367	Black or African American (1613)	46.7%
2013	3,324	Hispanic or Latino(145)	4.2%
2014	3,274	Two or More Races (42)	1.2%
2015	3,180	HOUSING	
AGE		Occupied housing units	1,372 (83.1%)
Persons under 5 years, 2010	220 6.4%	Owner-Occupied Housing Units	973 (70.9%)
Persons under 18 2010	801 23.2%	Median Value of owner occupied units	\$76,500
Persons over 18 years, 2010	2,650 76.8%	Renter-Occupied Housing Units	399 (29.1%)
Persons 65 years & 2010	530 15.4%	Median gross rent	\$414

City of Newton

POPULATION (Newton)		GENDER %	
Total Population	654	Male	47.7%
		Female	52.3%
PROJECTIONS		RACE AND ETHNICITY	
2011	627	White(279)	42.7%
2012	635	Black or African American (337)	51.5%
2013	625	Hispanic or Latino (47)	7.2%
2014	614	Two or More Races (7)	1.1%
2015	594	HOUSING	
AGE		Occupied housing units	263 (83.2%)
Persons under 5 years	56 8.6%	Owner-Occupied Housing Units	141 (53.6%)
Persons under 18 years 2010	181 27.7%	Median Value of owner occupied units	\$81,100
Persons over 18 years 2010	473 72.3%	Renter-Occupied Housing Units	122 (46.6)%
Persons 65 years and over 2010	79 12.1%	Median gross rent	\$434

Needs and Opportunities

The identification of needs and opportunities is an important step in the development of strategies to address those needs and opportunities. The City and County's desire is to move forward in the future. Public and community input was a vital part of identifying needs and opportunities.

Needs:

- Development on the Flint River
- Commercial development of the Town Center
- Establish a Recreation & Parks Department
- Recruitment and Retention of Businesses

Opportunities:

- The addition of more Restaurants downtown
- Collaboration between local governments and the local school
- Develop a Keep Baker Beautiful Committee
- Increase City/County operations with increased technology (i.e. Online payment; Use of debit/credit cards for payments)
- Find ways to meet State/Federal threshold requirements

SWOT Analysis

RC staff met with Baker County and the City of Newton for (2) meetings on November 4, 2015 and December 10, 2015. Both meetings were very well attended for such a small community. The stakeholders and community was a representative of a very diverse group. The following is a list of strengths, weaknesses, opportunities and threats that were discussed:



STRENGTHS

- Bank
- Broadband Internet Services
- Great Inter Government Relationships
- Regional Collaboration
- Low Tax Base
- RV Park Area (Rocky Bend)
- Benton Activity Park (Potential)
- Corn Express (Buy Corn by the drum; Locally grown)
- Jones Center
- Employment, Economic, Educational Environment
- Flint river
- Plantation, Ag Tourism
- Lofton's Funeral Home
- Lofton's BBQ
- Volunteer Fire Department
- Beauty Shop/Salon
- Businesses in Town Center
- Dollar General
- Single Family Home (American Home's)
- County Website (Working On)
- Volunteerism

- East Baker Historical Society
 - Summer Camp
 - Commercial Kitchen
- Baker County Primary Health
 - Emergency Services

- Dilapidated Business and Signage
- Dilapidated Housing
- Lack of Restaurants
- Old Tires & Furniture being dumped in creeks and side the road
- No Landfill
- No Newspapers/Communication
- Sewer System
- Inability to transfer payments (City/County Fines) electronically.
- No Bail bondsman
- No Jail

W EAKNESSES

- Roads (Unpaved)
 - Recreation & Parks
 - Recreation
- Department

O PPORTUNITIES

- Consolidation of government
- Restaurants/Place to Eat
- School Involvement/Collaboration
 - Volunteers-School Credit
- Baker County/City of Newton Clean Up Day
- Development of Keep Baker Beautiful Committee
- “Build a Better Baker”
- Solar Panels (2 Solar Panels in Baker; County has ordinance)
- Debit/Credit Machine(City/County) for payments
- Bails Bondman
- Library Relocation
- Animal Control

T HREATS

- People (Unconcerned Citizens)
- Apathy/unconcern
- Money
- Decrease in population
 - No response to Census
- Lack of togetherness
- Other Businesses outside of area
- Mother Nature (Floods, etc.)
- Flint River
- Inability to meet State/Federal threshold requirements
- Politics

Local Facts

Baker County ~ Newton

National Register Listings: Baker County Courthouse, Notchaway Baptist Church and Cemetery, Pine Bloom & Tarver Plantations

Historical Resources(Not listed on National Historical Register): Ichauway Plantation, Blue Springs Plantation, Pineland Plantation, Nilo Plantation, Newberry Angus Farms, W.C. Newberry Farms, Pinegrove School and Cemetery, East Baker High School & Clare Cross House

Baker County High school complex (main building used as County Courthouse) some parts built by Civilian Conservation Corps.

Steering Committee

Connie Hobbs	Tommy Rentz, Jr	Vann Irvin	Matt Bryan	Chris Moore	Gary Coker	Gail White
Jack Henderson	Gus Jackson	John Spann	Sherry Bailey	Eddie Hopkins	Alvin Lofton	Grace Miller
Mollie Hawkins	Willie Mitchell	Johnne Mitchell	Debbie Williamson	Melinda Clemons	Shepherd Simmons	Louise Broadways
Trudie Spears	Melvin Burns	Priscilla Snow	Cathy Majors	Carrie Hall	Kevin Coker	Jackie Bush
Mona Smith	Kenneth Deese	Francis Deese	Cozetta Simmons			

Vision:

A very interactive session took place to create the vision statement for both the county and city:

Baker County and the City of Newton will provide professional, economical and innovative services to promote health, safety and quality of life for all residents.

Goals and Policies

The Community Goals are the most important part of the plan, for they identify the community's direction for the future. The purpose of the goals are to lay out a road map for the community's future through a public process involving community partners and other stakeholders in the decision making process about the future of Baker County and the City of Newton.

The following goals and policies were identified to guide the City and County in its decision making process and produce a desired outcome for county and city officials. Both municipalities sought goals and policies that will have a positive impact on the community.

Economic Prosperity

Baker County and the City of Newton will encourage development or expansion of businesses and industries that are suitable for the community.

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will take into account access to housing and impacts on transportation when considering economic development projects.

Resource Management

Baker County and the City of Newton will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community.

- The protection and conservation of our community’s resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage development in order to preserve green open space and natural resource areas.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

Efficient Land Use

Baker County and the City of Newton will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community.

- Our community will use land efficiently
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.

Local Preparedness

Baker County and the City of Newton will identify and put in place the prerequisites for the type of future the community seeks to achieve.

- We will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- We will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Sense of Place

Baker County and the City of Newton will protect and enhance the community’s unique qualities.

- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Regional Cooperation

Baker County and the City of Newton will cooperate with neighboring jurisdictions to address shared needs. Developing collaborative solutions for regional issues such as protection of shared natural resources, development of transportation network, or creation of a tourism plan, and internet and broadband services.

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions

Housing Option

Baker County and the City of Newton will promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community.

- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will stimulate infill housing development in existing neighborhoods.

Transportation Options

Baker County and the City of Newton will address the transportation needs, challenges and opportunities of all community residents.

- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand

for land development in adjacent areas).

Educational Opportunities

Baker County and the City of Newton will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Community Health

Baker County and the City of Newton will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

- We are committed to providing quality, affordable and accessible to healthcare and recreational opportunities that ensure the quality of life for all citizens.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

Economic Development

Baker County and the City of Newton do not currently have an Economic Developer or Chamber of Commerce. The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration and is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Baker County and the City of Newton

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources. Portions of the CEDS for Baker County are included in this plan element and are listed below.

Baker County is a rural county with a population of 3,451, according to the 2010 Census, which is a population decrease of 623 from the 2000 Census. The median household income is \$44,297.00. Primarily an agricultural community, Baker County produces peanuts, cotton, canola, poultry, and beef. Baker County has 125 businesses that employ 565 people. There is one incorporated city in Baker County, the City of Newton that also serves as the County seat. The City of Newton was incorporated January 20, 1872 and is located right on the Flint River.

Baker County is home to two significant water bodies, the Flint River and the Ichawaynochaway Creek. Baker County has numerous strengths, attractions and commodities for enjoying life. Some to include the many plantations, large agricultural life, forest areas, river corridor, a flood



plain, downtown Newton and cross roads community. Also, you can add additional strengths such as residential areas, commercial node, boating, hunting, fishing, new county schools, beautiful canopy roads, and growth in the minority population. In 2001, the Baker County Board of Education voted to separate their school system from the Mitchell County School System and build a K-12 facility that currently has about 334 students. There are also weaknesses, the continued flooding, inadequate cultural and recreational facilities, high demand on public services and facilities due to the increase in youth and elderly populations, high levels of poverty, and possible water contamination from aging septic systems.

Traditionally, Baker County's economy has been based on agriculture and over 90% of the Baker County territory is dedicated to it. Some 64% of the population in Baker County work outside the county in the MSA area (Dougherty County) resulting in a loss of sales tax revenues. Having such a high percentage of the economically active residents of Baker commuting proves the severe absence of local jobs. Baker County encompasses 347 square miles (222,080 acres) and has one of the lowest population densities in the state. Most of the land is used for agriculture and forestry. Agriculture accounts for 28% of land use in the unincorporated areas. Nearly half (47%) of the agricultural and forestry lands are located on large plantations. Many of these plantations have active farming and forestry operations, although a significant portion is in conservation use, including the large tract that is home to the J. W. Jones Ecological Center.

The J. W. Jones Ecological Research Center was established in 1991 as a research, conservation and education center. It is a 29,000 acre outdoor laboratory. It is a nonprofit organization that employs over 100 people. Graduate students from all over the country have completed thesis research with on-site advisors. The original acreage was established as a quail hunting reserve in the 1920's by Robert W. Woodruff, who became the long term chairman of the Coco-Cola Company. The center has an enormous economic impact for the City and County

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Baker County and the City of Newton:

Goal:

Our community will expand existing industries.

Objective:

We will develop and support the increase that existing industries will expand into the region.

Goal:

Our community will provide a well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective:

We will improve education attainment by reducing high school drop-out rate.



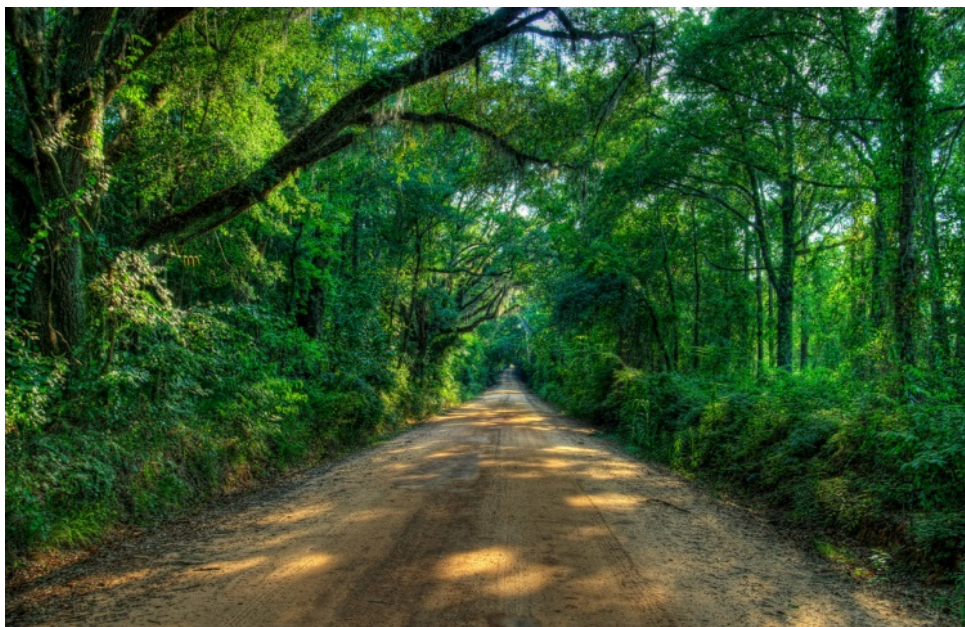
Transportation

Baker County and the City of Newton have a combined population of 4, 105. The county has more than sufficient roadway network for the types of functions it now serves. This system provides for the existing land use activities and at the current rate of growth will be ample for the years to come. Local residents in the City of Newton have expressed concern due to the lack of paved roads and the problems they cause when it rains. This prompted the City of Newton to apply for a Community Development Block Grant (CDBG) to help repair some of the roads in the city.

Public transportation provides the only means of transportation for some people within the county. The existing public transportation system, however minimal the service, enables people to travel to many commercial, medical and residential locations. The Southwest Georgia Rural Transportation System provides demand responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the general public in Baker County from 6 am to 8 pm Monday through Friday. These transportation services are provided through the Department of Human Resources (DHR). Access to some form of public transit is already and will remain a significant issue for residents of both Baker County and the City of Newton.

The transportation system in Baker County is sparse. Baker County has 361 miles of road roughly half of which are paved. 78 miles of the road system are State Highway while the county maintains 272 miles of road, of which 175 miles are unpaved. The county's major federal and state routes are: GA 91, GA 37, GA 216, GA 200, and GA 253. Most of these routes are two lane routes.

The annual average daily traffic (ADDT) in Baker County is moderate on the most used roads in Baker County. These roads are GA 91, GA 37 followed by GA 216, GA 200, and GA 253. Maintenance of the roads is handled by the road department.



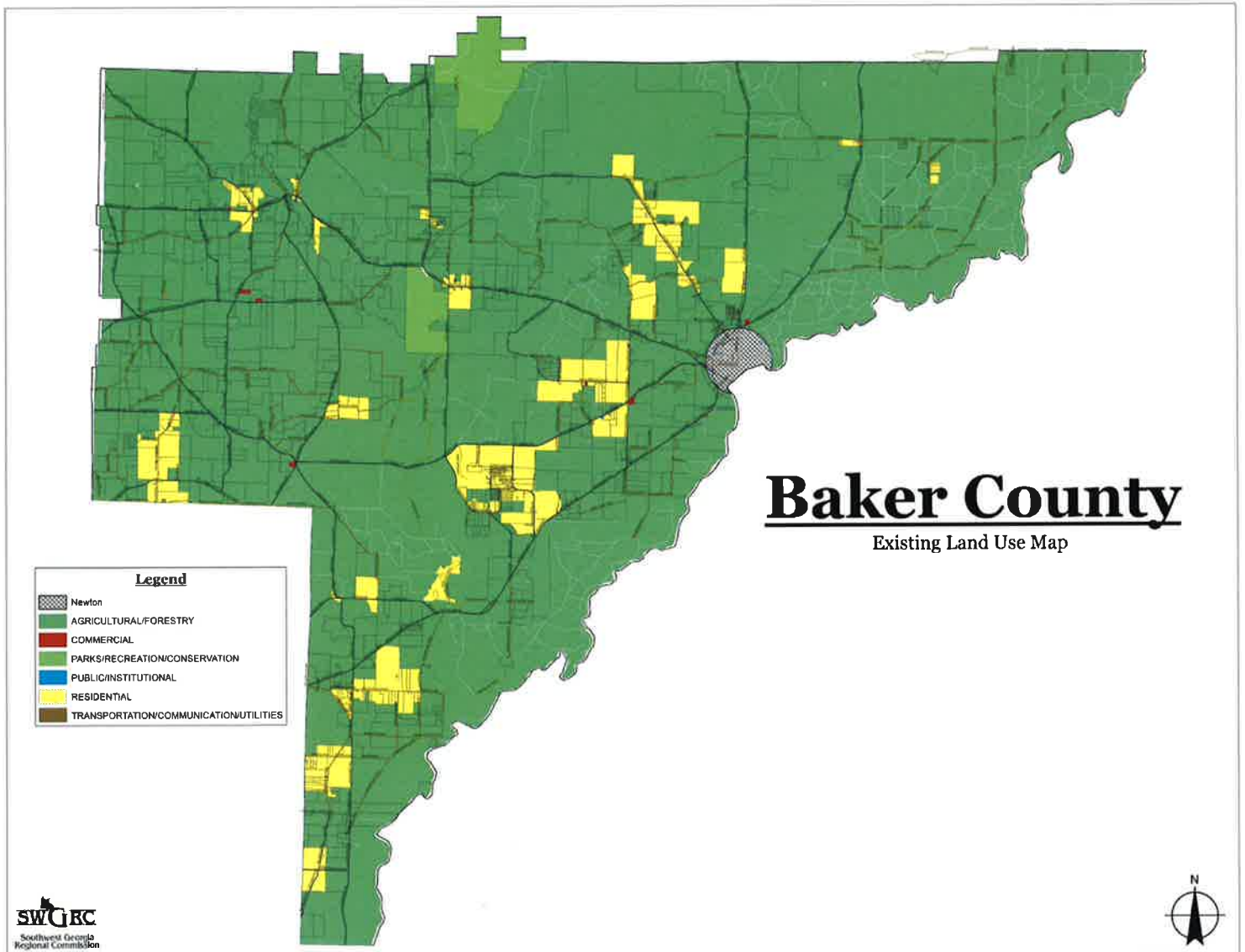
Future Land Use

Land use for small communities must maintain rural characters and strength economic potential. Rural Communities need to identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that encourages sustainable rural development, while respecting the rights of rural community and residents.

The future land use categories are not zoning classifications. Instead, they act to inform leaders on decisions regarding rezoning and development. They will identify the specific use that is proposed for a parcel. The future land use categories are defined below:

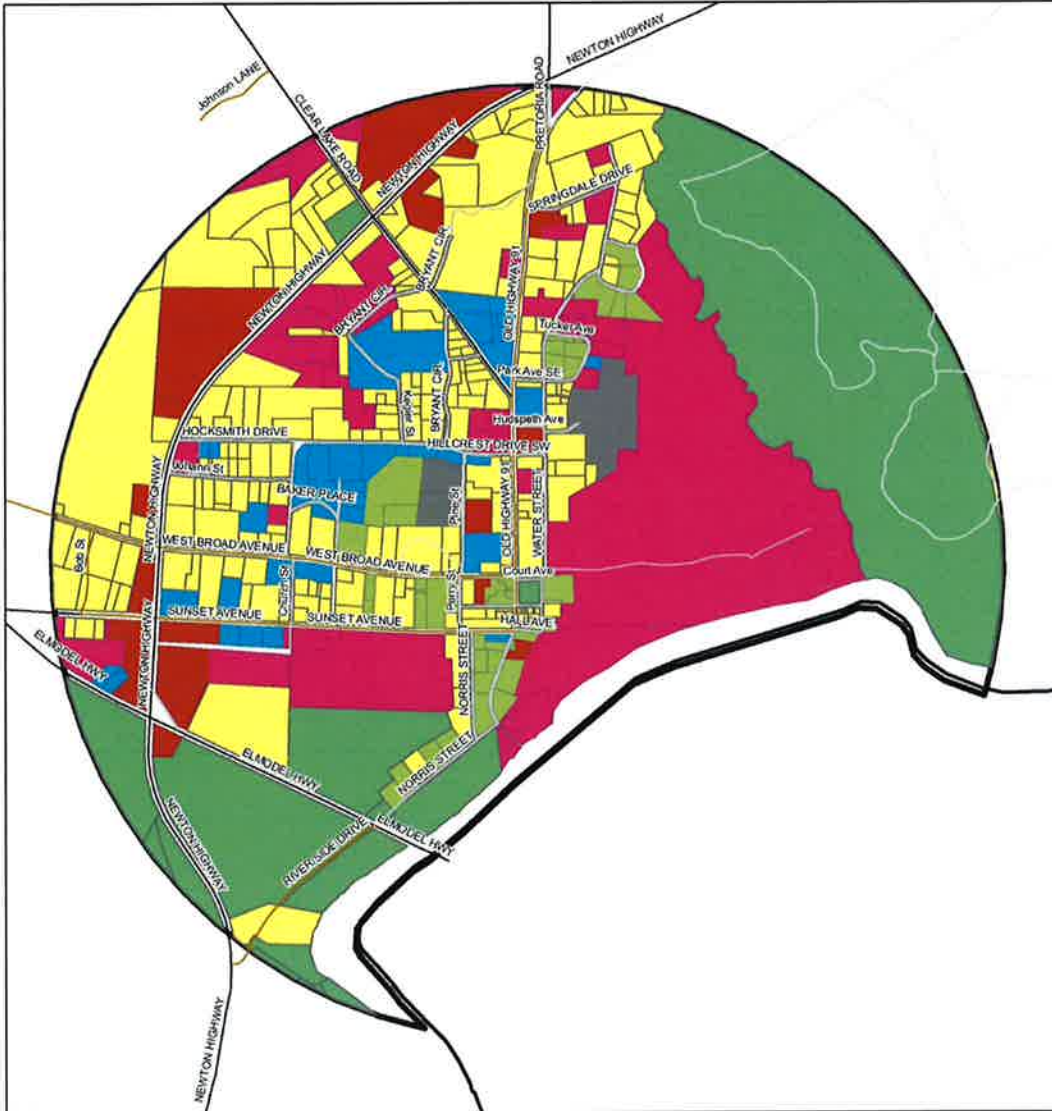
Land Use Classifications	
Residential	The predominant use of land is residential, single-family and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in one building or grouped together in a shopping center or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional	Includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Transportation/Communication/Utilities	Includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Undeveloped/Vacant	Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Future Land Use Maps



Newton

Future Land Use Map



Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL
- TRANSPORTATION/COMMUNICATION/UTILITIES
- UNUSED/UNDEVELOPED



Report of Accomplishments

Baker County Report of Accomplishments									
Work Program	2012	2013	2014	2015	2016	Responsible Party	Cost Estimate	Funding Source	Status Update
Element: Housing									
Identify dilapidated manufactured housing and develop demolition plan	X	X	X	X	X	County	\$5,000	Grants	Postponed Lack of Funding Completion date 2021
Seek grant funding for demolition of manufactured housing	X	X	X	X	X	County	\$200,000	Grants	Postponed Lack of Funding Completion date 2021
Develop an efficient permitting and fee system to license contractors	X	X	X	X	X	County	\$2,000	General Fund	Postponed Lack of Funding Completion date 2021
Examine the possibilities of the remediation of dilapidated manufactured housing stock	X	X	X	X	X	City/County	\$1,000	General Fund	Postponed Lack of Funding Completion date 2021
Adopt Building Codes			X	X	X	County	variable	General Fund	Postponed Lack of Funding Completion date 2021
Element: Natural Resources									
Work with DNR to develop a plan for preservation and use (eco-tourism) for activities on Flint River	X	X	X	X	X	County	\$10,000	Grants, College & University Programs	Underway Completion date 2020

Continue support of Best Management Practices as advocated by Natural Resources agencies, and enforcement of Clean Water Act, Endangered Species Act, environmental ordinances, Soil and Sedimentation Act and related agricultural regulations.	X	X	X	X	X	County, NRCS, Forestry Service, RC	N/A	Operating Budgets	Underway Completion date 2021
Appoint local representatives, as needed, to attend River Basin Management Plan meetings.		X	X	X	X	County	N/A	General Fund	Complete
Write and adopt County wide sign ordinance	X	X	X			County/RC	\$2,000	General Fund	No longer being considered Lack of support
Element: Historic/Archaeological Resources									
Identify properties eligible from survey for historic designation	X	X	X	X	X	County/RC	\$2,000	General Fund	Underway Completion date 2020
Work with Baker County Historical Society to nominate properties or districts to the National		X	X	X	X	County, Historical Society, RC	\$1,000	Grant, General Fund	Underway Completion date 2020

Register with assistance from RDC Preservation Planner									
Get Highways 37 & 91 Identified as scenic byways		X	X	X	X	City, County, RC, DOT	N/A	N/A	No longer being considered Lack of resources & zoning
Element: Economic Development									
Work with GA Tech or UGA to research and formulate plan for agritourism	X	X	X	X	X	County	No cost if University or Tech School utilized	N/A	Underway Completion date 2020
Establish committee to act as liaison between local governments and economic development agencies to provide guidance in the establishment of economic development programs. (This committee will be composed of citizens appointed by the county to augment efforts of the Baker, Dougherty, Lee and Terrell joint economic development authority.)	X	X	X	X	X	County	N/A	Operating Budget	No longer being considered Joint Development Authority is currently not active
Develop a county economic development		X	X			Economic Development Committee	N/A	County Operating Budget	Postponed Lack of Funding Completion

plan which outlines projects of the committee									date 2021
Present county economic development plan to County Commission for approval and funding of projects.				X	X	ED Committee	N/A	Grants, General Funds	Postponed Lack of Funding Completion date 2021
Conduct a BREP survey with assistance from DITT staff	X	X	X	X	X	ED Committee	N/A	DITT funds	No longer being considered Resources no longer available
Support efforts to develop downtown Newton area	X	X	X	X	X	County, ED Committee	N/A	General Funds	Underway Completion date of 2019
Expansion of County Website with links to local businesses to emphasize the agri-tourism opportunities, promote Quail festival and the actions of local Governments. Website should be linked to other online regional resources sites	X	X	X	X	X	County, ED Committee	N/A	General Funds	Underway Completion date of 2018
Create a County/City Capital Improvement plan and budget		X	X	X	X	County/City	\$2,000	General Funds	Underway Completion date of 2020
Element: Community Facilities									

Work with local school to utilize school building as community resource center	X	X	X	X	X	County/School System	N/A	N/A	Underway Completion date of 2018
Continue road and drainage projects according to current annual priority list	X	X	X	X	X	County, DOT	\$1 million	County, DOT, Grants	Underway Completion date 2021
Continue Bridge Construction and ROW acquisition according to current annual priority list	X	X	X	X	X	County, DOT	Variable	County, DOT	Underway Completion date 2021
Continue development of long term maintenance plan for governmental facilities	X	X	X	X	X	County, RC	N/A	Operating Budget	Underway Completion date 2021
Develop plan for facility and operational improvements to fire protection to improve ISO rating for county, including consolidation of city and county departments	X	X	X	X	X	County/Newtown	N/A	Operating Budget	Underway Completion date of 2019
Work with Albany/Dougherty County to educate and build support for continuation of volunteer recycling program.		X	X	X	X	County/Newtown	N/A	Operating Budget	No longer being considered Lack of funds

Element: Recreation Facilities/Services									
Formulate plan for developing small community parks in the most heavily populated sections of the county		X	X	X	X	County, RC	N/A	General Fund	Underway Completion date of 2019
Research efforts to pursue funding to develop small community parks through available grants	X	X	X	X	X	County, RC	Varies	General Fund	Underway Completion date of 2019
Element: Land Use									
Review comprehensive plan for updates	X	X	X	X	X	County, RC	N/A	DCA	Underway Completion date of 2017
Update Short Term Work Program (STWP)	X	X	X	X	X	County, RC	N/A	DCA	Underway Completion date of 2017

City of Newton Report of Accomplishment

Work Program	2012	2013	2014	2015	2016	Responsible Party	Cost Estimate	Funding Source	Status Update
Element: Housing									
Grants for Housing Rehab (CHIP)		X	X	X	X	City	\$10,000	Grants	Postponed Lack of Funding Completion date 2021
Grants for conducting surveys for newcomers to make into flood zone - Develop study of all flood properties	X	X	X	X	X	City	\$500/home	Grants/ Resident	Postponed Lack of Funding Completion date 2021
GICH presentation at Council meeting to learn about program						City	N/A	N/A	Completed
Develop a plan with County for bed & breakfast, involving local farmers, plantation owners, etc.						City	\$100,000	One GA Grants	No longer being considered No longer feasible
Conduct a housing needs survey in cooperation with Housing Authority	X	X	X	X	X	City, Housing Authority	variable	Operating Budgets	Postponed Lack of Funding Completion date 2021
Develop and implement housing plan based on findings of housing needs survey				X	X	City, Housing Authority	\$500,000	CDBG, CHIP	Postponed Lack of Funding Completion date 2021
Examine the possibilities of the remediation of dilapidated manufactured housing stock		X	X	X		City/County	variable	General Fund, Grants	Postponed Lack of Funding Completion date 2021
Element: Natural Resources									
Continue support of Best Management Practices as advocated by Natural Resources agencies, and enforcement of Clean Water Act, Endangered Species Act, environmental	X	X	X	X	X	City, NRCS, Forestry Service, RC	N/A	Operating Budgets	Completed

ordinances, Soil and Sedimentation Act and related agricultural regulations.									
Element: Historic/Archaeological Resources									
Mac Short Gardens & walking trails-Explore possibility of historical designation	X	X				City	No Cost if collaborate with College/University	N/A	No longer being considered Lack of Funds
Old Artisan Well-Explore possibility of historical designation									No longer being considered Lack of Public Interest
Get Highways 37 & 91 Identified as scenic byways	X	X	X	X	X	DOT	N/A	N/A	No longer being considered Lack of Interest
Element: Economic Development									
Revitalize Baker County Leadership Program		X	X	X		City	\$500	General Fund, Grants	Postponed Lack of Funding Completion date 2021
Cost analysis for developing Chamber of Commerce			X	X	X	City	\$500		Postponed Lack of Funding Completion date 2021
Explore requirements for designation as "film ready" for future projects						City	\$700		Postponed Lack of Funding Completion date 2021
Develop a city plan to support development and implementation of county economic development plan	X	X	X	X	X	County Economic Development Committee	\$1,000	Grants, General Fund,	Postponed Lack of Funding Completion date 2021
Develop City Website with links to community businesses	X	X				City, County	\$500	General Fund	Postponed Lack of Funding Completion date 2021

Develop city wide sidewalks with context appropriate street lighting		X	X	X	X	City	\$500,000	GDOT, grants, General Fund	Postponed Lack of Funding Completion date 2021
Study the possibility of Weekend Farmers Market in Commercial node	X	X	X	X	X	City	N/A	General Fund	Postponed Lack of Funding Completion date 2021
Element: Community Facilities									
Develop strategy/plan for construction of Waste Water Treatment Plant		X	X	X	X	City	3 million	Bonds, SPLOST, Loans	Postponed Lack of Funding Completion date 2021
Develop a plan for a Sewer System			X	X	X	City	2 Million	Bonds, SPLOST, Loans	Postponed Lack of Funding Completion date 2021
Locate funding to address drainage issues within the city (Sunset Blvd, Main St, Phipps Ave, Hoke-Smith Drive, Park Circle)	X	X	X	X	X	City, DOT, RC	N/A	Operating Budget	Completed
Continue road and drainage projects according to current annual priority list						City	\$1 million	City, DOT, Grants	Postponed Lack of Funding Completion date 2021
Continue ROW acquisition according to current annual priority list						City, DOT	variable	City, DOT	Postponed Lack of Funding Completion date 2021
Develop LARP priority list annually	X	X	X	X	X	City	N/A	Operating Budget	No longer being considered Lack of Funds
Develop and adopt map of bicycle routes		X	X	X	X	City, RC	\$700	Operating Budget	No longer being considered Lack of Funds
In conjunction with the County explore additional river access points/boat ramps		X	X	X	X	City/County	N/A	Operating Budget	No longer being considered No access point in City

Public Safety										
Apply for grants for personnel and equipment when available	X	X	X	X	X	City	\$100,000	Grant	Postponed Lack of Funding Completion date 2021	
Develop perk based staff retention package including lowered taxes and utility fees	X	X	X	X	X	City	N/A	Operating Budget	Postponed Lack of Funding Completion date 2021	
City Operations										
Develop a Capital Improvement Plan.	X	X	X	X	X	City	N/A	General Fund	Underway Completion date 2021	
Implement annual audit recommendations						City, Accountant	N/A	General Fund	Underway Completion date 2021	
Host periodic citywide public meetings to discuss citizen interests and build community spirit and pride.	X	X	X	X	X	City	N/A	General Fund	Postponed Lack of Funds & Public Interest Completion date 2021	
Element: Land Use										
Review Comprehensive Plan for updates and amendments	X	X	X	X	X	City, County, RC	N/A	DCA	Complete	
Update Short Term Work Program	X	X				RC, City	N/A	DCA	Complete	

Community Work Program 2017-2021

Baker County Community Work Program								
Work Program	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Funding Source
Element: Housing								
Identify dilapidated manufactured housing and develop demolition plan	X	X	X	X	X	County	\$5,000	Grants
Seek grant funding for demolition of manufactured housing	X	X	X	X	X	County	\$200,000	Grants
Develop an efficient permitting and fee system to license contractors	X	X	X	X	X	County	\$2,000	General Fund
Examine the possibilities of the remediation of dilapidated manufactured housing stock	X	X	X	X	X	City/County	\$1,000	General Fund
Adopt Building Codes			X	X	X	County	variable	General Fund
Element: Natural Resources								
Work with DNR to develop a plan for preservation and use (eco-tourism) for activities on Flint River	X	X	X	X	X	County	\$10,000	Grants, College & University Programs
Continue to support and implement Best Management Practices as advocated by Natural Resources agencies, and enforcement of Clean Water Act, Endangered Species Act, environmental ordinances, Soil and Sedimentation Act and related agricultural regulations.	X	X	X	X	X	County, NRCS, Forestry Service, RC	N/A	Operating Budgets

Element: Historic/Archaeological Resources								
Identify properties eligible from survey for historic designation	X	X	X	X	X	County/RC	\$2,000	General Fund
Work with Baker County Historical Society to nominate properties or districts to the National Register with assistance from RDC Preservation Planner		X	X	X	X	County, Historical Society, RC	\$1,000	Grant, General Fund
Element: Economic Development								
Work with GA Tech or UGA to research and formulate plan for agritourism	X	X	X	X	X	County	No cost if University or Tech School utilized	N/A
Develop a county economic development plan which outlines projects of the committee		X	X			Economic Development Committee	N/A	County Operating Budget
Present county economic development plan to County Commission for approval and funding of projects.				X	X	ED Committee	N/A	Grants, General Funds
Collaborate with city to develop downtown Newton area	X	X	X	X	X	County, ED Committee	N/A	General Funds
Expand of County Website with links to local businesses to emphasize the agritourism opportunities, promote Quail festival and the actions of local Governments. Website should be linked to other online regional resources sites	X	X	X	X	X	County, ED Committee	N/A	General Funds
Create a County/City Capital Improvement plan and budget		X	X	X	X	County/City	\$2,000	General Funds
Element: Community Facilities								

Work with local school to utilize school building as community resource center	X	X	X	X	X	County/School System	N/A	N/A
Continue road and drainage projects according to current annual priority list	X	X	X	X	X	County, DOT	\$1 million	County, DOT, Grants
Continue Bridge Construction and ROW acquisition according to current annual priority list	X	X	X	X	X	County, DOT	Variable	County, DOT
Continue development of long term maintenance plan for governmental facilities	X	X	X	X	X	County, RC	N/A	Operating Budget
Develop plan for facility and operational improvements to fire protection to improve ISO rating for county, including consolidation of city and county departments	X	X	X	X	X	County/Newton	N/A	Operating Budget
Element: Recreation Facilities/Services								
Formulate plan for developing small community parks in the most heavily populated sections of the county		X	X	X	X	County, RC	N/A	General Fund
Research and pursue funding to develop small community parks through available grants	X	X	X	X	X	County, RC	Varies	General Fund
Element: Land Use								
Review comprehensive plan for updates	X	X	X	X	X	County, RC	N/A	DCA
Update Community Work Program (CWP)	X	X	X	X	X	County, RC	N/A	DCA

City of Newton Community Work Program

Work Program	2017	2018	2019	2020	2021	Responsible Party	Cost Estimate	Funding Source
Element: Housing								
Apply for grants for Housing Rehab (CHIP)		X	X	X	X	City	\$10,000	Grants
Apply for grants for conducting surveys for newcomers to make into flood zone - Develop study of all flood properties	X	X	X	X	X	City	\$500/home	Grants/Resident
Conduct a housing needs survey in cooperation with Housing Authority	X	X	X	X	X	City, Housing Authority	variable	Operating Budgets
Develop and implement housing plan based on findings of housing needs survey				X	X	City, Housing Authority	\$500,000	CDBG, CHIP
Examine the possibilities of the remediation of dilapidated manufactured housing stock		X	X	X		City/County	variable	General Fund, Grants
Element: Economic Development								
Revitalize Baker County Leadership Program		X	X	X		City	\$500	General Fund, Grants
Develop a cost analysis for developing a Chamber of Commerce			X	X	X	City	\$500	
Conduct a study to explore requirements for designation as "film ready" for future projects						City	\$700	
Develop a city plan to support development and implementation of county economic development plan	X	X	X	X	X	County Economic Development Committee	\$1,000	Grants, General Fund,
Develop City Website with links to community businesses	X	X				City, County	\$500	General Fund
Develop city wide sidewalks with context appropriate street lighting		X	X	X	X	City	\$500,000	GDOT, grants, General Fund
Study the possibility of Weekend Farmers Market in Commercial node	X	X	X	X	X	City	N/A	General Fund
Element: Community Facilities								
Develop strategy/plan for construction of Waste Water		X	X	X	X	City	3 million	Bonds, SPLOST,

Treatment Plant								Loans
Develop a plan for a Sewer System			X	X	X	City	2 Million	Bonds, SPLOST, Loans
Continue road and drainage projects according to current annual priority list						City	\$1 million	City, DOT, Grants
Continue ROW acquisition according to current annual priority list	X	X	X	X	X	City, DOT	variable	City, DOT
Public Safety								
Apply for grants for personnel and equipment when available	X	X	X	X	X	City	\$100,000	Grant
Develop perk based staff retention package including lowered taxes and utility fees	X	X	X	X	X	City	N/A	Operating Budget
City Operations								
Develop a Capital Improvement Plan.	X	X	X	X	X	City	N/A	General Fund
Implement annual audit recommendations						City, Accountant	N/A	General Fund
Host periodic citywide public meetings to discuss citizen interests and build community spirit and pride.	X	X	X	X	X	City	N/A	General Fund
Update Community Work Program				X	X	City	N/A	DCA Contact, General Funds

Appendix

Resolutions

Public Hearing Advertisements

Attendance Sheets

Future Land Use Map

RESOLUTIONS

A RESOLUTION TO ADOPT THE BAKER COUNTY COMPREHENSIVE PLAN

WHEREAS, Baker County, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Baker County examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Baker County Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the _____ day of _____ 2017.

Commission Chair

Connie Hobbs

Witness

Penny Eure, County Clerk

A RESOLUTION TO ADOPT THE BAKER COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Newton, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Newton examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Newton, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the _____ day of _____ 2017.

Mayor

Gary Coker

Witness

Pat Hart, City Clerk

ATTENDANCE SHEETS

Southwest Georgia Regional Commission
Baker County and the City of Newton
Joint Public Hearing
September 14, 2015
7:00 PM

Sign In Sheet

Name	Agency	Telephone	E-mail
1. Connie L. Hobbs	Baker Co. Bd. of Comm.	229-220-4220	Connie.hobbs@bakercountyga.com
2. Matt Bryan	Baker Co.	(229)894-6048	mattbryan888@mc.com
3. Kevin Cooke		229-344-1887	kevin@jonesctf.org
4. Vann Irwin		229-343-3111	
5. Tommy Rantz		229-221-2436	
6. Day White		229-346-0314	
7. Barbara Daddi		229-522-3552	
8. Thomas Benton			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

Baker County & City of Newton Comprehensive Plan

Saturday, October 22, 2016

Sign In Sheet



Name	Phone Number	Email Address	Agency or Organization
Jackie Bush	229-734-6611	jackie.bush@sgfrc.com makerslay@gmail.com	Southwest Georgia Bank
Priscilla Snow	229-349-0128	Priscilla.Snow@dph.ga.gov tcoker2002@yahoo.com	Baker Co. HD
Gary Coker	229-603-1344	-	City of Newton
Chris Moore	229-416-8107	-	BAKER Co Comm
Van Trice	229-343-3111		Baker Co Comm
Connie Hobbs	229-220-4220	connie.hobbs@bakercountyga.com	Baker Co. Comm
Sherry Bailey	229-734-3000	comanager@bakercountyga.com	Baker Co Manager
Debra Williamson	229-881-3283	dwilliamson56@ymail.com	Southwest GA Bank



Baker County & City of Newton Comprehensive Plan
 Saturday, October 22, 2016
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Jackie Bush	229-734-6611	jackie.bush@sgarc.com makersclaya@gmail.com	Southwest Georgia Bank
Priscilla Snow	229-349-0128	Priscilla.Snow@dpf.ga.gov tcokers2002@yahoo.com	Baker Co. HD
Gary Coker	229-603-1344		City of Newton
Chris Moore	229-416-8107	- 0 -	BAKER Co Comm
Van Truc	229-343-3111		Baker Co Comm
Connie Hobbs	229-220-4220	connie.hobbs@bakercountyga.com	Baker Co. Comm
Sherry Bailey	229-734-3000	comanager@bakercountyga.com	Baker Co Manager
Deborah Williamson	229-881-3283	dwilliamson56@gmail.com	Southwest GA Bank

Southwest Georgia Regional Commission
Baker County and City of Newton Comprehensive Plan Kick Off Meeting
November 4, 2015
10:00 AM

Sign In Sheet

Name	Agency	Telephone	Email
1. Connie Hobbs	Baker Co Bd. of Comm.	229-220-4220	connie.hobbs@bakercountyga.com
2. Willie + JoAnne Mitchell		229-734-9633	willieAMitchell@bksouth.com
3. Kevin Cooke		229-344-1887	keoker@jonesctr.org
4. Jimmy Best		229-221-2436	
5. Eddie Hopkins		734-8124	
6. Gina Webb	DCA		gina.webb@dca.ga.gov
7. Mollie Hawkins		734-8771	
8. John Spann			
9. Sherry Bailey	Baker Co. Comm		
10. Mona Smith	Baker Co Tax Comm		taxcomm@bakercountyga.com
11. Debbie Williamson	Southwest GA Bank		debbie.williamson@sgfc.com
12. Melinda Clemens	Baker Co Board of Elections		myclemens1961@yol.com
13. Kimberly Dees	Roddy Bend	734-4109	
14. Ana Dees	Roddy Bend	734-4109	
15. Alvin Hoffman	Hoffman Funeral Home	734-4915	
16. Grace Miller		734-5943	
17. Shepherd Simmons		734-5017	
18. Cytha Simmons		734-5017	
19. Louise Broadway		734-5459	
20. Barbara Reddick			
21. Kimberly Brooks			
22.			



Baker County Board of Commissioners
Public Hearing – Baker County/City of Newton Comp Plan
County Courthouse, Newton
August 14th, 2017
@ 7:15 PM
Connie C. Hobbs – Chairperson,
Vann Irvin – Vice Chairman,
Tommy Rentz – Commissioner,
Matt Bryan – Commissioner, Chris Moore- Commissioner

Fay Forrester	Connie Hobbs
Sherry Bailey	
Chris Moore	
Jack Henderson	
Don Cook	
Sheila Hudson	
Ken Giffen	
Vc G	
Tommy Rentz	

PUBLIC HEARING ADVERTISEMENT

Right of Redemption

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY PURCHASED AT MITCHELL COUNTY TAX SALE IN RE: 135 Walker Street, Camilla, Mitchell County, Georgia 31730 Tax Map C20, Parcel 135 TO: Mr. Toy Lee Williams ANY OTHER INTERESTED PERSONS Take notice that: The right to redeem the real property commonly known as 135 Walker Street, Camilla, Mitchell County, Georgia 31730, which is more particularly described as: And being all and only that parcel of land designated as Tax Parcel C20 135, in the City of Camilla, Mitchell County, Georgia containing .029 acres, more or less, known as 135 Walker Street. Being the same property conveyed to Community Ventures, Inc. by Quit Claim Deed dated September 9, 2014 and recorded in Deed Book 1082, Page 348 Mitchell County Records. will expire and be forever foreclosed and barred on and after the 9th day of October, 2015. The tax deed to which this notice relates is dated the 2nd day of October, 2012, and is recorded in the office of the Clerk of the Superior Court of Mitchell County, Georgia, in Deed Book 1028 at page 0268 as further conveyed to Community Ventures, Inc. by deed dated September 9, 2014 and recorded in Deed Book 1082, Page 348, Mitchell County Records. The property may be redeemed at

City of Camilla, Mitchell County, Georgia containing .25 acres, more or less, described in Deed Book 241, Page 741 and known as 187 Harnay Street N. Being the same property conveyed to Community Ventures, Inc. by Quit Claim Deed dated September 9, 2014 and recorded in Deed Book 1082, Page 292 Mitchell County Records. will expire and be forever foreclosed and barred on and after the 9th day of October, 2015. The tax deed to which this notice relates is dated the 2nd day of October, 2012, and is recorded in the office of the Clerk of the Superior Court of Mitchell County, Georgia, in Deed Book 1028 at page 0263 as further conveyed to Community Ventures, Inc. by deed dated September 9, 2014 and recorded in Deed Book 1082, Page 292, Mitchell County Records. The property may be redeemed at any time before the 9th day of October, 2015, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Mickey E. Waller, Mickey E. Waller, PC, 24 First Avenue, SE, Moultrie, Georgia 31768 **PLEASE BE GOVERNED ACCORDINGLY.**
8/19/15, 8/26/15, 9/2/15, 9/9/15

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY PURCHASED AT MITCHELL COUNTY TAX SALE IN RE: 336 MLK Jr. Drive, Camilla, Mitchell County, Georgia 31730 Tax Map C0190, Parcel 025 TO: Ms. Leola B. Bell, Mr. Columbus Bell,

County, Georgia, in Deed Book 972 at page 029 as further conveyed to Community Ventures, Inc. by deed dated September 9, 2014 and recorded in Deed Book 1082, Page 290, Mitchell County Records. The property may be redeemed at any time before the 9th day of October, 2015, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Mickey E. Waller, Mickey E. Waller, PC, 24 First Avenue, SE, Moultrie, Georgia 31768 **PLEASE BE GOVERNED ACCORDINGLY.**
8/19/15, 8/26/15, 9/2/15, 9/9/15

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM PROPERTY PURCHASED AT MITCHELL COUNTY TAX SALE IN RE: Madison Street, SE, Baconton, Mitchell County Georgia 31716 Tax Map B0070, Parcel 038 TO: Willie James Smith, Sr., Lillie Pearl Smith, Willie James Smith, Jr., Geneva Smith Moore, Louise Smith Ward ANY OTHER INTERESTED PERSONS Take notice that: The right to redeem the real property commonly known as Madison Street, SE, Baconton, Mitchell County, Georgia 31716, which is more particularly described as: ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF BACONTON, MITCHELL COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT EIGHTY (80) FEET Collins,

8/26/15, 9/2/15

Probate Court

IN THE PROBATE COURT COUNTY OF MITCHELL STATE OF GEORGIA IN RE: ESTATE OF JAMES FRANKLIN WRIGHT, DECEASED ESTATE NO. 15-82 PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: ALL INTERESTED PARTIES RUTH BULLARD WRIGHT has petitioned to be appointed Administrator of the estate of JAMES FRANKLIN WRIGHT deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 8th, 2015. All pleadings/objections must be signed under oath before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition

P. O. Box 13962
8/12/15, 8/19/15

NOTICE TO STATE OF MITCHELL M. PARKE the estate of Milt to render th according t to said estate payme Administra Parker der Pelham, G/ 8/12/15, 8/19/15

NOTICE TO STATE OF MITCHELL SAPP, deced of GLADYS MITCHELL notified to undersigned sons indebted make imm signed as f July, 2015. Estate of C Randall E. Office Box E

Joint Public Hearing Notice

Baker County and the City of Newton are conducting a Public Hearing to begin the Baker County Comprehensive Plan on 7:00 PM, Sept. 14, 2015 at The Baker County Court House, 167 Baker Place, Newton, Ga. in the Commission Chambers. The current plan will expire on October 31, 2017. In accordance with Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of the public hearing is to brief the community on the process to be used to develop the comprehensive plan and offer opportunities for public participation in development of the plan and to obtain input on the proposed planning process.

Copies of the current Comprehensive Plan are available for viewing at:

Baker County
167 Baker Place
Newton, Georgia 39870
229.734.3000
Monday -Friday: 8:00 a.m.-5:00 p.m

City of Newton
146 Hwy 91
Newton, Georgia 39870
229.734.5421
Monday-Friday: 8:00 a.m.-5:00 p.m.
Close for lunch 12:00 p.m.-1:00 p.m.

Questions should be directed to the City of Newton or the County Office listed above or alternatively call Barbara Reddick, Southwest Georgia Regional Commission, 229.522.3552.

before a notary public or before a probate court clerk, and filing fees should be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Robert C. Richardson, P.O. Box 229, Camilla, GA 31730 (229) 336-2015
9/2/15, 9/9/15, 9/16/15, 9/23/15

Debtors and Creditors

Notice to Debtors and Creditors Georgia, Mitchell County. In Re: Estate of Edna E. Barrentine. All creditors of the Estate of Edna E. Barrentine, deceased, late of Mitchell County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to Jackie B. Johns and Vickie B. Morrell, as Co-Executors, c/o Powell & Erwin, P. C., P. O. Box 188, Camilla, GA 31730, /s/ Jackie B. Johns, as Co-Executor of the Estate of Edna E. Barrentine, deceased, /s/ Vickie B. Morrell, as Co-Executor of the Estate of Edna E. Barrentine, deceased. Powell & Erwin, P.C.,

IN THE COUNTY Name C Mitchell V-290 CHANG Mitchell, Court o 13th da name of Name c Date of Jayden affected case an set forth This 13t Mitchell Mitchell, (229) 29 8/19/15. Planters sealed b land in District. 1 erty con in two co acres (1.

**otices -
nd Baker County**

according to law, and all persons indebted to said Estate are required to make immediate payment to Wilson Vann Irvin as Executor of the Estate of Effie Holt Fulghum, deceased, c/o Vann Law Firm, P.C., P.O. Box 387, Camilla, GA 31730. /S/ Wilson Vann Irvin Executor of the Estate of Effie Holt Fulghum, Deceased VANN LAW FIRM, P.C., Attorney At Law, P.O. Box 387, Camilla, GA 31730
08/02/17, 08/09/17, 08/16/17, 08/23/17

ble to vote in this election. Voter registration applications are available at the City of Newton, Georgia City Hall, the county elections office, and online at sos.ga.gov.
08/09/17

Notice
The deadline for legal ads is **12 Noon Friday** for the next week edition. For more information call 229-336-5265 or fax 229-336-8476 or e-mail enterpriselegals@camillaga.net

Newton Election

Pursuant to O.C.G.A. Section 21-2-132, notice is hereby given that a Municipal General Election for the City of Newton, Georgia will be held Tuesday, November 7, 2017 to elect the Mayor and 2 city council members. The new four-year terms will begin January 1, 2018. Qualifying for each seat will begin the last Monday in August, August 21, 2017 at 8:30 a.m. and will end Friday August 25, 2017 at 4:30 p.m. at City Hall. Information may be obtained from the city clerk regarding qualifying requirements. Only those residents of Newton, Georgia who are registered city voters are eligi-



Gwendolyn Jenkins

**Come
and Let
Us Pray
Together**

by Gwendolyn Jenkins

The Prayer of
Thanksgiving
1st Thessalonians 5: 18

In every thing give thanks: For this is the will of God in Christ Jesus concerning you.

After instructing us to pray without ceasing in 1st Thessalonians 5: 17, the apostle Paul spends verse 18 directing us to give thanks to God in everything, no matter what our circumstances may be, stating that this is the will of God for us.

So.

Be thankful always, continually acknowledging, confessing, and glorifying His name in prayerful praise and worship.

Come pray with me
90 West Broad Street
every Sunday at 6 p.m.

For more information
call 229-336-4598 or 589-0240.

Public Notice

Baker County and The City of Newton are conducting a Public Hearing to present the Baker County Comprehensive Plan on Monday, August 14, 2017 at 7:15 pm at the Baker County Courthouse, 167 Baker Place, Newton, GA 39870 in the Commissioners' Chambers. The current plan will expire on October 31, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgrc-planning.org. Questions should be directed to Kimberly Brooks, Planner with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1615.

**CITY OF BACONTON
GENERAL ELECTION**

CITY COUNCIL DISTRICTS 1, 3, AND 5

November 7, 2017

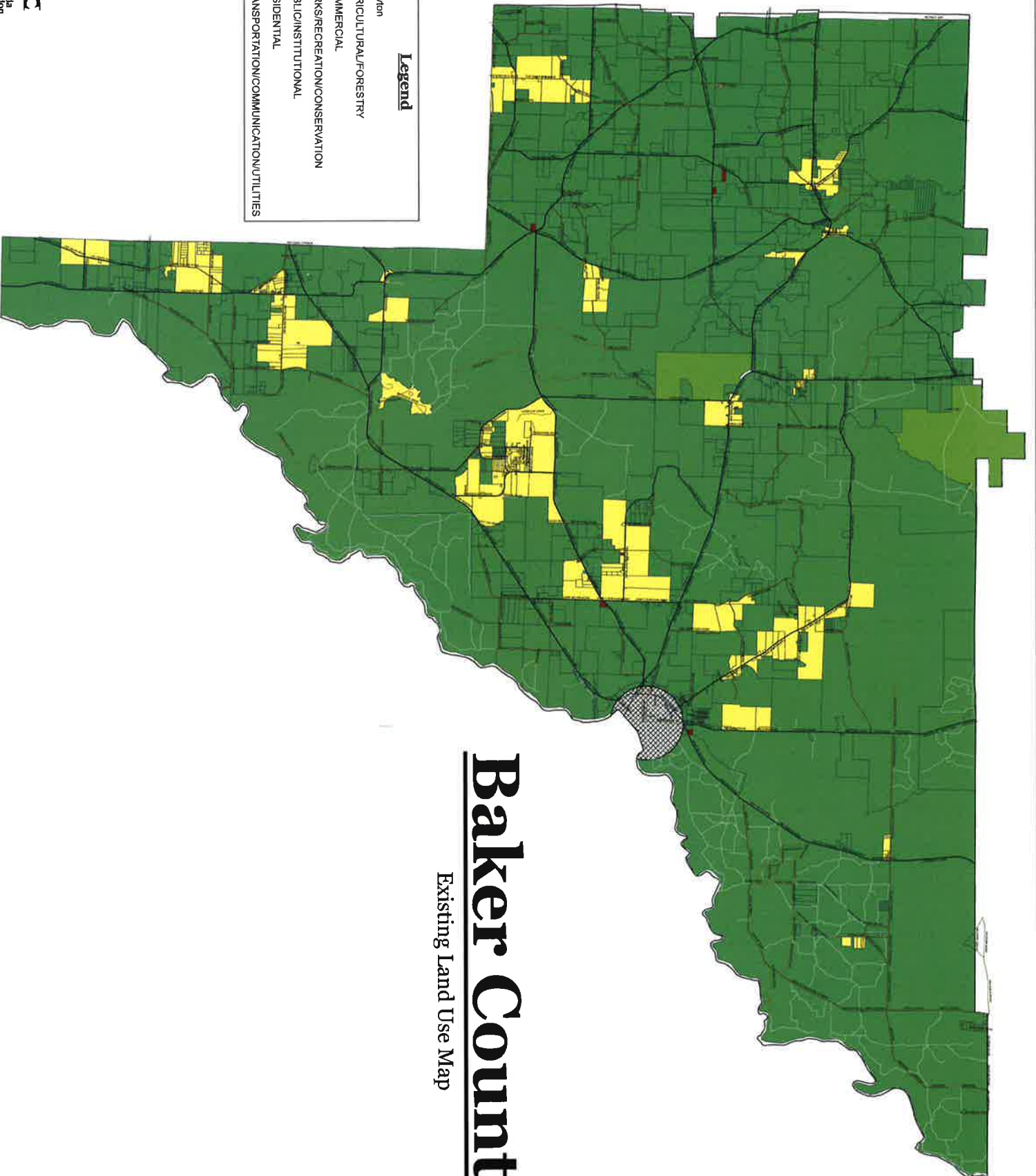
The City of Baconton will hold the General Election on November 7, 2017. Qualifying opens at 8:30 a.m. on Monday, August 21, 2017 and closes at 4:30 p.m. on Friday, August 25,

**Call Elsie
Doss at
336-5265**

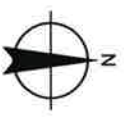
FUTURE LAND USE MAP

Baker County

Existing Land Use Map

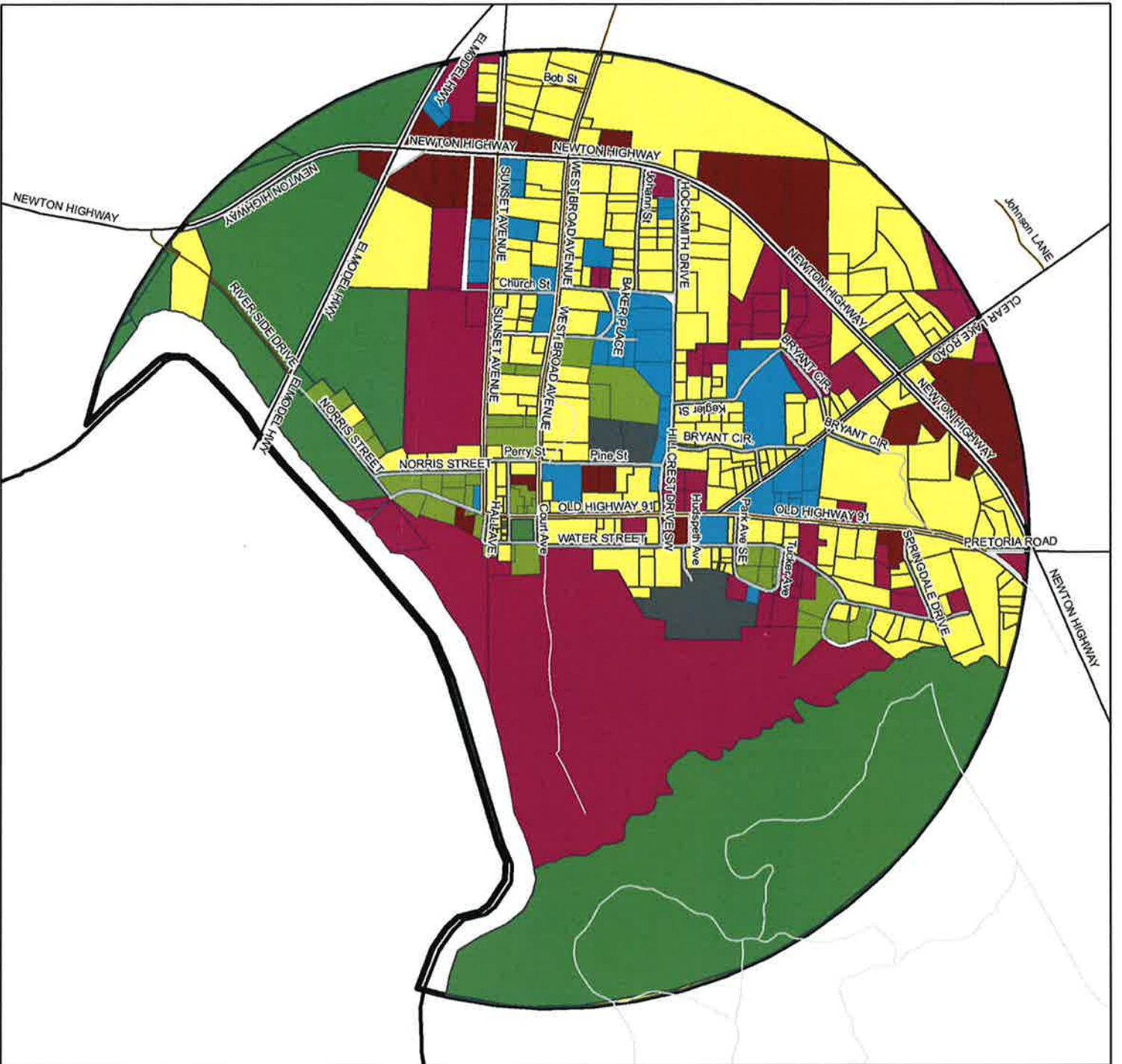


Legend



Newton

Future Land Use Map



Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL
- TRANSPORTATION/COMMUNICATION/UTILITIES
- UNUSED/UNDEVELOPED

