



## COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Miller County and the City of Colquitt**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **9/12/22**

Date Submittal Initially Received by RC: **9/12/22**

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

*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.**

# CITY OF COLQUITT

154 West Street, Colquitt, GA 39837

(Telephone) 229-758-1000 (Facsimile) 229-758-4181 (Website) [www.colquittga.gov](http://www.colquittga.gov)

Preston R. Clenney, Mayor  
KaCee Holt, District One  
ReCarlos Williams, District Two  
Algin Merritt, District Three  
David C. Varnadoe, District Four



Cory J. Thomas, City Manager  
Kesha C. Lavette, City Clerk  
Ronald H. Rentz, City Attorney

---

September 12, 2022

Southwest Georgia Regional Commission  
PO Box 346  
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Colquitt 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 the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

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 Preston R. Clenney, Mayor, at 229-758-1000.

Sincerely,

Preston R. Clenney  
Mayor, City of Colquitt

Enclosures



---

**Miller County Government**  
304 W. Pine Street  
Colquitt, Georgia 39837  
P: 229.758.4104 | F: 229.758.2229  
**Board of Commissioners**

---



September 12, 2022

Southwest Georgia Regional Commission  
PO Box 346  
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The Decatur 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 the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

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.

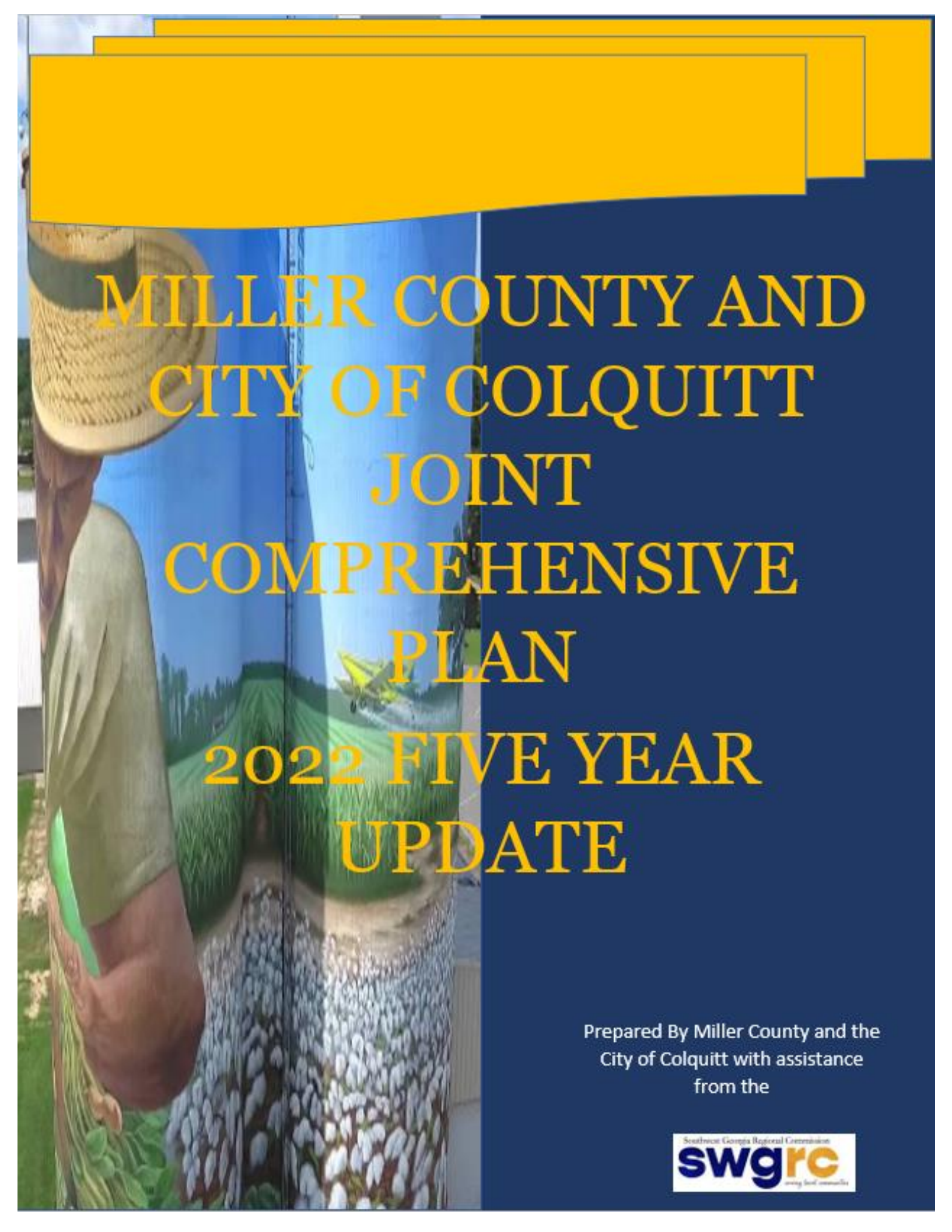
If you have any questions concerning our submittal, please contact Kreg Freeman, County Chairman, at 229.758.2229

Sincerely,

A handwritten signature in blue ink that reads 'Kreg Freeman'.

Kreg Freeman  
County Chairman, Miller County

Enclosures



**MILLER COUNTY AND  
CITY OF COLQUITT  
JOINT  
COMPREHENSIVE  
PLAN  
2022 FIVE YEAR  
UPDATE**

Prepared By Miller County and the  
City of Colquitt with assistance  
from the



## Table of Contents

INTRODUCTION.....	7
SOUTHWEST GEORGIA REGIONAL COMMISSION ROLE .....	7
MILLER COUNTY: PAST AND PRESENT .....	8
PUBLIC INVOLVEMENT .....	9
COMMUNITY PROFILE .....	10
STEERING COMMITTEE .....	12
ISSUES AND OPPORTUNITIES.....	12
SWOT Analysis .....	13
STRENGTHS .....	13
WEAKNESSES.....	13
OPPORTUNITIES .....	14
THREATS .....	14
VISION STATEMENT.....	15
GOALS AND POLICIES.....	15
ECONOMIC DEVELOPMENT .....	19
TRANSPORTATION .....	21
BROADBAND ELEMENT.....	23
FUTURE LAND USE .....	27
FUTURE LAND USE MAP .....	28
REPORT OF ACCOMPLISHMENTS.....	30
COMMUNITY WORK PROGRAM .....	36
APPENDIX.....	40
Resolutions.....	40
Steering Committee Members.....	40
Public Hearing Advertisements.....	40

Attendance Sheets ..... 40

## ***INTRODUCTION***

---

This comprehensive plan is a long-range statement of a community's vision for development and redevelopment. By addressing the entire physical environment of the county and city and the multitudes of functions, policies, and programs that comprise their day-to-day workings, the plan seeks to guide the what, when, where, why, and how of future physical changes to the landscape of Miller County and the City of Colquitt.

The development of the Miller County Comprehensive Plan was mandated by the Georgia Planning Act of 1989. The plan represents joint participation in Georgia's coordinated planning process by Miller County and the City of Colquitt. The purpose of the Miller County Comprehensive Plan is to provide the elected and advisory officials of Miller County and the City of Colquitt with a guidance tool to manage, guide, and promote community growth and development in an organized fashion.

Georgia's comprehensive planning process requires the development of a short-term work program outlining specific strategies by which the communities will strive to meet their needs and goals in the following five years. In addition, the comprehensive plan will serve as the foundation for long-term decision-making regarding the future land use pattern, economic development strategies, housing improvements, and environmental and historic resource protection.

By meeting Georgia's Minimum Planning Standards and Procedures established as part of the Georgia Planning Act, each participating community will retain its Qualified Local Government status. This status enables Georgia communities to remain eligible for state loans and grants.

## ***SOUTHWEST GEORGIA REGIONAL COMMISSION ROLE***

---

The Southwest Georgia Regional Commission's Planning Department facilitated the 2022 Comprehensive Plan update for Miller County. Leading community input sessions and Steering Committee meetings, the 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.

## MILLER COUNTY: PAST AND PRESENT

---

**M**iller County, the state's 117th county, was created by the state legislature in 1856 out of portions of Early and Baker counties. The county was named for attorney Andrew Miller, who served in the state senate and later became president of the Medical College of Georgia in Augusta.

Colquitt was designated as the county seat in the same year as the county's founding. The city was named after Walter T. Colquitt, a clergyman, attorney, and judge, who served in the U.S. Senate from 1843 to 1848. The county's first courthouse, built in Colquitt, was replaced once and then burned twice before the current structure was completed in 1977. Colquitt is Georgia's first Mural City. Several beautiful murals are visible around the city. One of the most astonishing murals is the one that tribute to the American Farmer and is the gateway to the city. It can be seen from miles away.



At the turn of the twenty-first century, cotton, peanuts, and corn for grain were the top crops in Miller County, which today ranks fourth in total peanut production in Georgia.

Miller County is home to Georgia's official folk life play, Swamp Gravy. The ever-changing play is regularly scheduled at the historic Cotton Hall in Colquitt, which also houses the Museum of Southern Cultures. Storytelling circles are also popular because of the play. The Swamp Gravy Institute, an arts service organization formed as an outgrowth of the play, is a consulting and training unit of the Colquitt-Miller Arts Council. A storytelling festival is held in Colquitt in August, and the May-Haw Festival, honoring the tart South Georgia fruit, is held in April at Spring Creek Park, which also contains ecologically fragile wetlands.

The ongoing Millennium Murals Project, funded by public and private sources, has become a community beautification project. Using walls on area schools and business establishments, project designers pair artists with local middle and high school students, teachers, and community members. The murals depict stories told by locals about community happenings.



According to the 2020 U.S. census, the population of Miller County is 6,000 (67.7 percent white, 31 percent black, and 0.5 percent Hispanic).

## ***PUBLIC INVOLVEMENT***














































---

On March 4, 2022, The SWGRC's Planning Department facilitated the 2022 Comprehensive Plan update for Miller County and the City of Colquitt. The planning process began with initial public hearings at the Miller County government building located at 304 W. Pine Street, Colquitt, Georgia. Seven people participated in Miller County's first joint public hearing including the City of Colquitt. The second public hearing was held on Wednesday, September 7, 2022. At the initial hearings, plan requirements were discussed and an overview of the comprehensive planning process as well as various ways the public could participate. The timeline for the activities to effectively complete the plan update was discussed at the initial meeting. A traditional advertised meeting was conducted to review the strengths, weaknesses, opportunities, and threats (SWOT) on Thursday, August 25, 2022. At this meeting, the steering committee and stakeholders list was reviewed, and the newly selected members were composed of representatives from the county and cities based on evaluation of the existing members and recommendations from the participants. Although some of the existing committee's member positions have changed, still of value to the updated committee's members. At the second public meeting, five people participated to review the SWOT, Goals and Opportunities, Land use maps, and Community Work Programs during the public meeting session. The participants include Miller County Council members, county administrator, Colquitt City Manager, Finance Director, and RC's staff. Although the planner was expecting a high number of people to participate in the plan update, there was low attendance in the meetings, and comments include the change in position of committee members, county commissioners, SWOT, renovation of Miller County Court-house, grants application, rephrasing of sentences, and additional projects to the community work program. All the comments received were incorporated into the plan update. At the second advertised public hearing, six people were present, and the draft plan was presented for final input and comments. Some of the comments are additional projects to the community work program, corrections on SWOT, comments on broadband availability and its effectiveness, and rephrasing sentences. All the changes were made and incorporated into the plan updated. In addition, the final draft plan was sent to contiguous counties and cities for comments and no comments were received.

The draft version of the Miller County Comprehensive plan is available for public view on the Southwest Georgia Regional Commission's website at: [www.swgrc.org/planning](http://www.swgrc.org/planning).

# COMMUNITY PROFILE

## Demographics

All Topics 	Miller County, Georgia
 Population Estimates, July 1 2021, (V2021)	 5,919
 PEOPLE	
<b>Population</b>	
 Population Estimates, July 1 2021, (V2021)	 5,919
 Population estimates base, April 1, 2020, (V2021)	 6,000
 Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	 -1.4%
 Population, Census, April 1, 2020	6,000
 Population, Census, April 1, 2010	6,125
<b>Age and Sex</b>	
 Persons under 5 years, percent	 6.1%
 Persons under 18 years, percent	 23.0%
 Persons 65 years and over, percent	 22.2%
 Female persons, percent	 52.2%
<b>Race and Hispanic Origin</b>	
 White alone, percent	 68.5%
 Black or African American alone, percent (a)	 28.6%
 American Indian and Alaska Native alone, percent (a)	 0.4%
 Asian alone, percent (a)	 0.6%
 Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.1%
 Two or More Races, percent	 1.8%
 Hispanic or Latino, percent (b)	 3.4%
 White alone, not Hispanic or Latino, percent	 66.1%
<b>Population Characteristics</b>	
 Veterans, 2016-2020	196
 Foreign born persons, percent, 2016-2020	0.4%
<b>Housing</b>	
 Housing units, July 1, 2021, (V2021)	2,859
 Owner-occupied housing unit rate, 2016-2020	66.5%
 Median value of owner-occupied housing units, 2016-2020	\$99,400
 Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,105
 Median selected monthly owner costs -without a mortgage, 2016-2020	\$433
 Median gross rent, 2016-2020	\$562
 Building permits, 2021	1

## Demographics Continued

📍 Population Estimates, July 1 2021, (V2021)		△ 5,919
<b>Families &amp; Living Arrangements</b>		
📍 Households, 2016-2020		2,339
📍 Persons per household, 2016-2020		2.37
📍 Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020		89.6%
📍 Language other than English spoken at home, percent of persons age 5 years+, 2016-2020		0.4%
<b>Computer and Internet Use</b>		
📍 Households with a computer, percent, 2016-2020		65.9%
📍 Households with a broadband Internet subscription, percent, 2016-2020		54.1%
<b>Education</b>		
📍 High school graduate or higher, percent of persons age 25 years+, 2016-2020		85.4%
📍 Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020		18.6%
<b>Health</b>		
📍 With a disability, under age 65 years, percent, 2016-2020		8.2%
📍 Persons without health insurance, under age 65 years, percent		△ 17.2%
<b>Economy</b>		
📍 In civilian labor force, total, percent of population age 16 years+, 2016-2020		54.6%
📍 In civilian labor force, female, percent of population age 16 years+, 2016-2020		52.9%
📍 Total accommodation and food services sales, 2017 (\$1,000) (c)		3,520
📍 Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)		57,253
📍 Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)		D
📍 Total retail sales, 2017 (\$1,000) (c)		57,616
📍 Total retail sales per capita, 2017 (c)		\$9,906
<b>Transportation</b>		
📍 Mean travel time to work (minutes), workers age 16 years+, 2016-2020		24.2
<b>Income &amp; Poverty</b>		
📍 Median household income (in 2020 dollars), 2016-2020		\$49,771
📍 Per capita income in past 12 months (in 2020 dollars), 2016-2020		\$24,492
📍 Persons in poverty, percent		△ 19.8%
<b>🏢 BUSINESSES</b>		
<b>Businesses</b>		
📍 Total employer establishments, 2020		127
📍 Total employment, 2020		1,309
📍 Total annual payroll, 2020 (\$1,000)		51,431
📍 Total nonemployer establishments, 2019		345
📍 All employer firms, Reference year 2017		S
📍 Men-owned employer firms, Reference year 2017		S
📍 Women-owned employer firms, Reference year 2017		S
📍 Minority-owned employer firms, Reference year 2017		S
📍 Nonminority-owned employer firms, Reference year 2017		S
📍 Veteran-owned employer firms, Reference year 2017		S
📍 Nonveteran-owned employer firms, Reference year 2017		S
<b>🌐 GEOGRAPHY</b>		
<b>Geography</b>		
📍 Population per square mile, 2020		21.2
📍 Population per square mile, 2010		21.7
📍 Land area in square miles, 2020		282.42
📍 Land area in square miles, 2010		282.42
📍 FIPS Code		13201

Source: 2020 US Census Bureau

## ***STEERING COMMITTEE***

---

### **Miller County**

Kreg Freeman - County Chairman  
Cristene Edwards - County Commissioner  
Niki Nixon - County Commissioner  
Allen Worsley - County Commissioner  
Ladon Calhoun - County Commissioner  
County Clerk - Douglas Cofty  
County Manager - Douglas Cofty

### **City of Colquitt**

Preston Clenney - Mayor  
Algin Merritt - City Council  
ReCarlos Williams - City Council  
David Varnadoe - City Council  
KaCee Holt - City Council  
Kesha Lavette - City Clerk  
Corey Thomas - City Manager

### **Chamber of Commerce**

Mandy Roland

## ***ISSUES AND OPPORTUNITIES***

---

The list of needs and opportunities below are a priority for the county and city. This list was developed from the identified strengths, weaknesses, opportunities, and threats facing Miller County and the City of Colquitt.

- We have a strong tourism component focused on the arts but we need to diversify the local economy and also our tax base.
- We need to continue to protect and preserve Spring Creek and other natural resources
  - We need to support local businesses and provide incentives for growth and expr
- We need to increase recreational and leisure opportunities for all ages.
- We need to continue to support agritourism

- We have good schools but need to work with the educational system to increase and expand vocational opportunities to prepare students for the workforce.
- We have affordable housing but need to continue to work and provide affordable housing for residents.
- We need to improve transportation options and support alternative means (i.e. bicycling or walking) for everyone including the disabled.
- Both the City and county need to continue to work together to maximize efficiency and improve services.

## **SWOT Analysis**

### ***STRENGTHS***

- Good Recreation (Golf)
- EMS & Fire
- The presence of a Healthcare Facility
- Good Schools (Good School Pride)
- Tourism; Arts (Swamp Gravy)
- Murals-Mayhaw (A colorful precise and unique Art drawing)
- Halloween Festival
- Young Business Owners
- HWY 27

### ***WEAKNESSES***

- School (Job Ready, Work Ready)
- Lapses in communication between the residents and local governments
- Signage (Especially Truck Routes)
- Need more Rental Properties
- Walking, Biking(sidewalk/bike lanes)
- Vacant business buildings
- Night Life/Social Life
- Inadequate land for a residential development
- High Taxes
- Lack of Job Opportunities
- Lack of Handicap accessibility around town

## *OPPORTUNITIES*

- Increase vocational opportunities at schools
- Potential Technical School Site
- Increase Signage
- Increase communication between City and County
- Offer incentives to business owners (New and Existing)
- Improve Spring Creek Park Facilities  
& Jame Meritt Memorial Park
- Increase leisure opportunities and entertainment activities for young families and individuals
- Agri-Tourism
- Cooperation and management of services between the County and the City
- ADA Complaint

## *THREATS*

- Lack of Funding
- Lack of communication and collaboration
- Awareness and knowledge
- Apathy and lack of interest
- Neighboring Communities
- Lack of land for development
- Large businesses
- Lack of support for change

## ***VISION STATEMENT***

---

Miller County and the City of Colquitt will create a small town environment that provides quality of life through the enhancement of economic and social vitality and the integration of a cooperative, creative and innovative spirit.

## ***GOALS AND POLICIES***

---

### **1. Economic Prosperity**

Miller County and the City of Colquitt will encourage the development, expansion, or retention of businesses and industries that are suitable for the community.

- a. 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.
- b. We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings, and downtown areas.

### **2. Resource Management**

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

- a. 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
- b. We will minimize inefficient land consumption.

### **3. Efficient Land Use**

Miller County and the City of Colquitt will maximize the use of existing infrastructure.

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

#### **4. Local Preparedness**

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

- a. Our community 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.
- b. Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- c. Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

#### **5. Sense of Place**

Miller County and the City of Colquitt will protect and enhance the community's unique qualities.

- a. We will encourage redevelopment in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological, or cultural resources from encroachment.
- b. We will ensure safe and adequate supplies of water through the protection of ground and surface water sources.

#### **6. Regional and Local Cooperation**

Miller County and the City of Colquitt will cooperate with neighboring jurisdictions to address shared needs.

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

#### **7. Housing Options**

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



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

## **8. Transportation Options**

Miller County and the City of Colquitt will address the needs, challenges, and opportunities of all community residents.

- a. We will take into account access to housing and impacts on transportation when considering economic development projects.
- b. We will make decisions that encourage walking, biking, carpooling, and other alternative transportation choices.
- c. 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).

## **9. Educational Opportunities**

Miller County and the City of Colquitt 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.

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

## **10. Community Health**

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

- a. We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- b. We will invest in parks and open spaces to enhance the quality of life for our citizens.

- c. We are committed to providing access to affordable healthcare and other goods and services.



## 11. Broadband Option

Miller County and the City of Colquitt will facilitate the development of Broadband facilities for the provision of high-speed internet connectivity to the World Wide Web in underserved and unserved areas.

### Policies:

- a. Apply for grants for the provision of high-speed internet connectivity and accessibility
- b. Amend the Land-use policies when it's necessary to accommodate the broadband installation.
- c. Make high-speed internet available for households in Miller County and the City of Colquitt.

## ***ECONOMIC DEVELOPMENT***

---

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 is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Miller County and the City of Colquitt.

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 analyses the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

Policies, issues and opportunities, and Community Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities. Portions of the CEDS are included in this comprehensive plan element and are listed below.

Colquitt, Georgia is the county seat of Miller County and home to Swamp Gravy, Georgia's official folk life play and annual Mayhaw Festival that attracts nearly 20,000 visitors. Since 1992, Swamp Gravy has toured all over the United States and South America. It has a permanent home in a cotton warehouse which has been converted to a 284-seat theater. According to the 2010 Census, there are 6,000 residents in Miller County. It is one of the least populated counties in the region.

Like most counties in the region, it is heavily dependent on agriculture and has several industries related to agricultural products. Residents often think of Colquitt, the county seat, as the "Mayhaw Capital of the World".

A mayhaw is a small, red berry often used for jams and jellies. Colquitt is the site of a 23-foot Red Oak tree that sculptor Peter Toth carved into the head of an Indian brave. Also in memory of Native American Indian culture is the Native American and Early Pioneer Museum which houses more than 100,000 artifacts. Colquitt has become the region's leader in tourism and is heavily invested in cultural activities to attract visitors and increase the tax base.

As far as we can determine at this time, Colquitt, Georgia has one of the largest hand-painted murals in the United States. The 27,000-square-foot structure is owned by Birdsong Peanut Company and is used to store peanuts. It serves as a gateway of sorts to the City and is breathtakingly beautiful. Miller County like other counties is facing economic issues. Most of

the residents work outside of the County. Nearly 41 % of the population has completed high school or GED, and a 20.3 % level of poverty according to the 2020 Census.

Miller County has capitalized on the arts and the historic city square. Hwy 27 runs through the center of the county which attracts substantial traffic going from Florida to Tennessee and returning. The highway has been designated as a freight highway for Georgia. The Georgia Department of Transportation will expand this highway to four lanes. The 31-million-dollar project has been in the making for more than 25 years and included 46 counties at the table. These counties expect to self-generate \$1.8 billion in new revenue dedicated to local transportation improvements.



## TRANSPORTATION

---

Miller County is approximately fifty miles from Interstate 10, seventy-five miles from Interstate 75, and approximately 75 miles from Interstate connector 185 in Columbus. These are the closest interstate routes. The County is served by one federal route: U.S. 27. U.S. Highway 27 (GA. 1) ascends through the County from Decatur County moving through the City of Blakely and veering North West toward the City of Blakely in Early County. U.S. 27 is a major artery linking Florida (I-10) and Indiana.

State routes account for a majority of the County's total roadway. Five major state routes provide access to and within Miller County. These include Georgia Highway 91, which runs west to east connecting the Cities of Donalsonville to Colquitt to Newton. Georgia Highway 273 runs east-west from Miller County to southern Early County. Georgia Highway 39 connects Donalsonville to the City of Blakely via the southwest corner of Miller County. U.S. Highway 310 runs from Decatur County through Colquitt to connect with Highway 45 to the City of Arlington.

Maintenance and paving of County roads will be needed throughout the planning period. In this effort, the County will continue to work with the DOT on the Local Maintenance Improvement Grant (LMIG) throughout the planning process. The completion of the four-lane extension of U.S. Highway 27 will be an economic catalyst. In the longer-term planning period, the County is interested in improving its paved-to-dirt ratio and will continue to support developmental highway programs.

Colquitt's road system conforms to the gridiron pattern, with most roads oriented in a north-south pattern or east-west pattern. All traffic has to take a mini tour of the downtown area by way of its design. The square in Colquitt is a two-lane, one-way counter-clockwise route with parallel and angle parking on the right-hand side. Traffic must yield on all routes before entering the square. Traffic control around the courthouse square in Colquitt is necessary to maintain a viable downtown Central Business District and to minimize congestion and traffic hazards. The completion of widening U.S. Highway 27 may increase traffic flow around the square.

Major collectors in Colquitt include Georgia Routes 91, 273, and 45. Minor collector routes, the next classification of thoroughfares, are community feeder routes designed primarily to carry residential traffic and occasional trucks onto the main arterials. These roads are generally city-maintained roads that provide access to a specified sector of the community. Minor collector routes in Colquitt include the following streets or portions thereof:

1. First Street
2. Main Street
3. Milford Road/Philipsburg Road
4. College Street
5. Twilight Church Road
6. Perry Drive

The next category of streets is local collectors, which serve residential and other areas by dispersing traffic from the arterials and conversely, by collecting and channeling traffic from local streets to arterial routes. These local collectors provide for both land access service and local traffic movement within residential neighborhoods, commercial areas, or industrial areas. The local collector streets in Colquitt include the following streets or portions of those streets:

1. Pine Street
2. Cuthbert Street
3. Fourth Street
4. Second Street
5. Third Street
6. Dancer Street

All other streets in the City are classified as local streets which primarily provide access to abutting land and the higher order systems. They are proposed to be purely residential neighborhood streets serving the immediate abutting property.

The majority of the streets in Colquitt are paved; however, some streets are needing resurfacing.

Parking improvements are desired in the downtown square area but are adequate at present. U.S. 27 is the major north-south route through Colquitt and the most heavily traveled route in the urban area. Most truck traffic will continue to utilize U.S. 27. State Route 91 is the major northeast-south west route through Colquitt.

Average Daily Traffic

The average daily traffic in Colquitt is light to moderate on the majority of the routes. According to the recent DOT Coverage County Report, the most heavily traveled areas include U.S. 27 where it merges into College Street, Hwy. 91 NE of GA 45, GA 91 S of CR 542, and GA 45 S of GA

91. Also, traffic around the square is relatively high. Another traffic problem noted by the stakeholders are trucks traveling through downtown around the square. Large trucks, such as logging trucks, cannot make the turns around the square and often damage the landscape as well as obstruct traffic flows. There are alternative route signs posted and warning tickets issued, but the problem still exists.

Miller County and Colquitt are not served by a public transportation system. Transportation services are provided through a contract with the Southwest Georgia Regional Commission with funding from the Georgia Department of Human Resources (DHR). The program is not an on-demand system but meets the transportation needs of the elderly and those persons with disabilities and also the general public. Between July 2021 and July 2022, over 6,000 trips were provided to Miller County and Colquitt, Georgia residents.

## ***BROADBAND ELEMENT***

---

Broadband technology infrastructure provides high-speed internet connectivity to access the World Wide Web. This technology is a vital resource that increases citizens' access to employment opportunities, education training, businesses, healthcare, homes, and other uses for good quality of life and well-being. Low-to-moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households.

In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps. With broadband access, internet users can participate in file downloading, video streaming, email, and other critical features necessary for modern communications. The COVID-19 pandemic has highlighted the importance of internet connectivity and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transition to virtual schooling. In areas that are underserved or unserved, it is a great challenge to transition into the new means of communication as they lack a reliable high-speed connection.

Recognizing the importance of broadband availability to all Georgians, in 2018 the General Assembly passed SB402 also known as Achieving Connectivity Everywhere (ACE) creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and

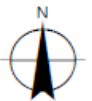
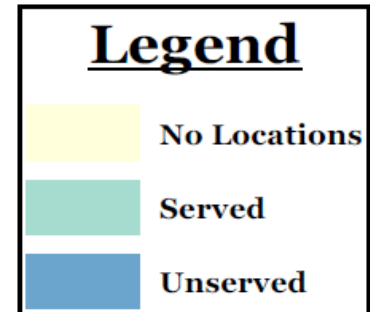
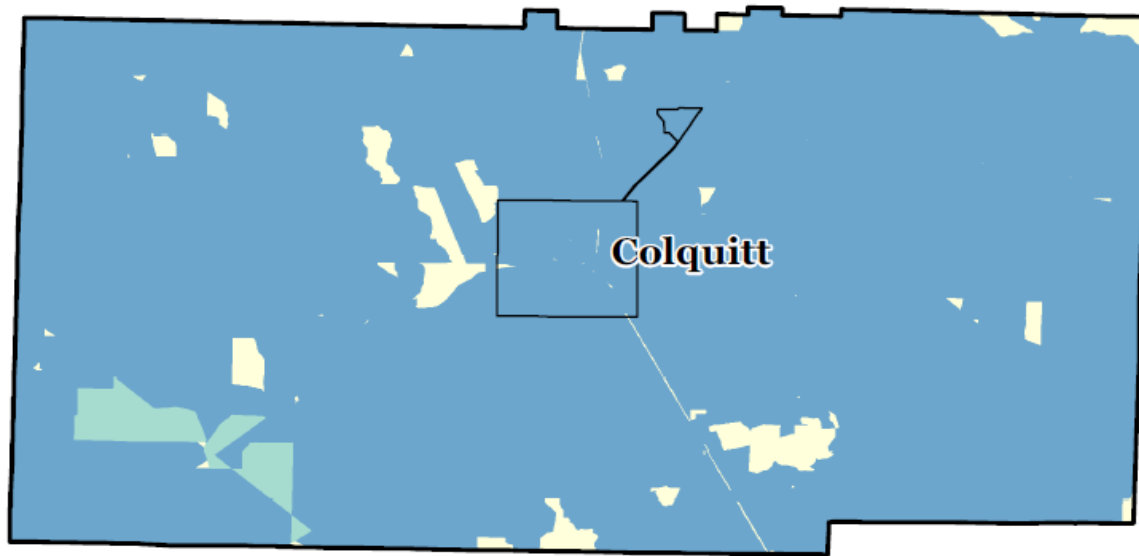
deployment of broadband services throughout the state to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds. The purpose of the Georgia Broadband Deployment Initiative is to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

According to the United States Census Bureau 2020, 28.4% of households have broadband (Cable, Fiber Optic, or DSL) in Miller County, and 30.4% of households in the City of Colquitt. Also, the Georgia Broadband Availability Map (GBAM) reported that three thousand eight hundred and twenty-nine (3,829) locations are unserved, and one hundred and three (103) locations are served in Miller County. As a result, 97% of Miller County is unserved. Based on the comments received during the meetings, the Planner observes that perhaps the existing broadband services are not reliable and effective due to improper laying of fiber optics cables. Thus, the residents complained about the internet service being provided. The maps below show areas in Miller County and the City of Colquitt that are served or unserved with broadband service.



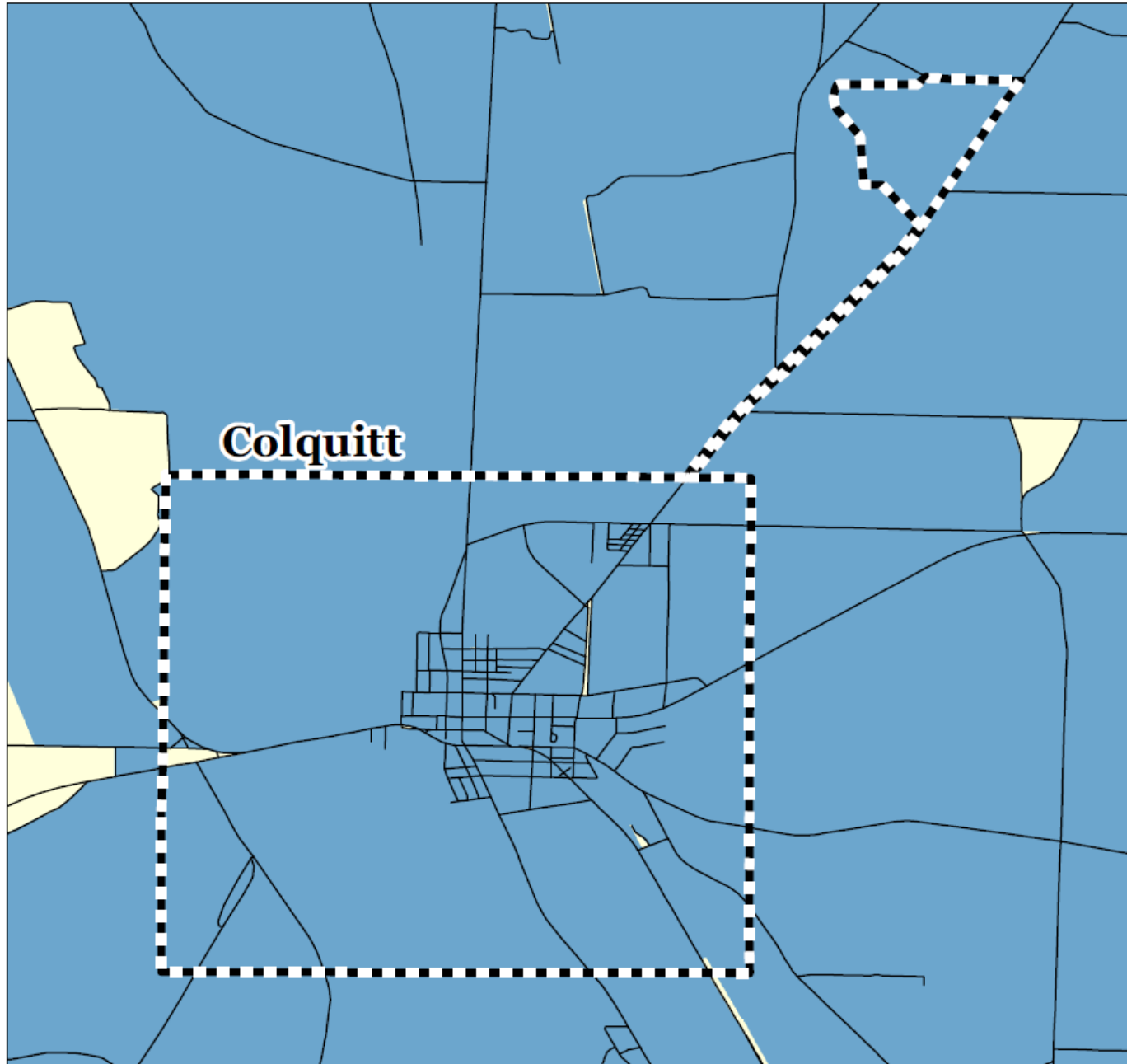
# Miller County

Broadband Map






# Colquitt

Broadband Map

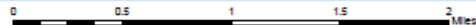


Colquitt

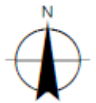
### Legend

	No Locations
	Served
	Unserviced

Produced: April, 2022



**SWGRC**  
Southwest Georgia  
Regional Commission



## *FUTURE LAND USE*

---

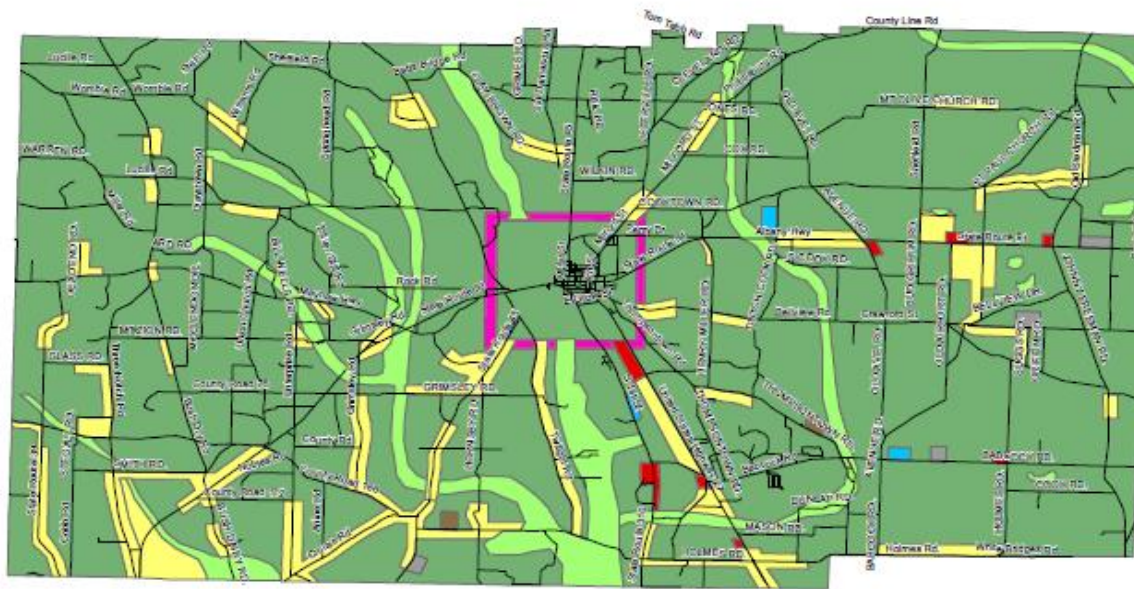
Land use for small communities must maintain rural character to strengthen economic potential. Rural Communities need to identify strategies that they can implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that encourages sustainable rural development while respecting the rights of the 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:

<b>Land Use Classifications</b>	
<b>Residential</b>	The predominant use of land is residential, single-family, and multi-family dwelling units
<b>Commercial</b>	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are organized in one building or grouped in a shopping center or office building.
<b>Industrial</b>	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
<b>Public/Institutional</b>	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.
<b>Transportation/Communication/Utilities</b>	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.
<b>Parks/Recreation/Conservation</b>	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.
<b>Agriculture/Forestry</b>	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
<b>Undeveloped/Vacant</b>	Lots of tracts of land 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.

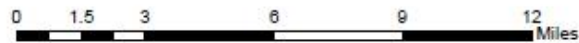
# FUTURE LAND USE MAP

## Miller County Future Development Map

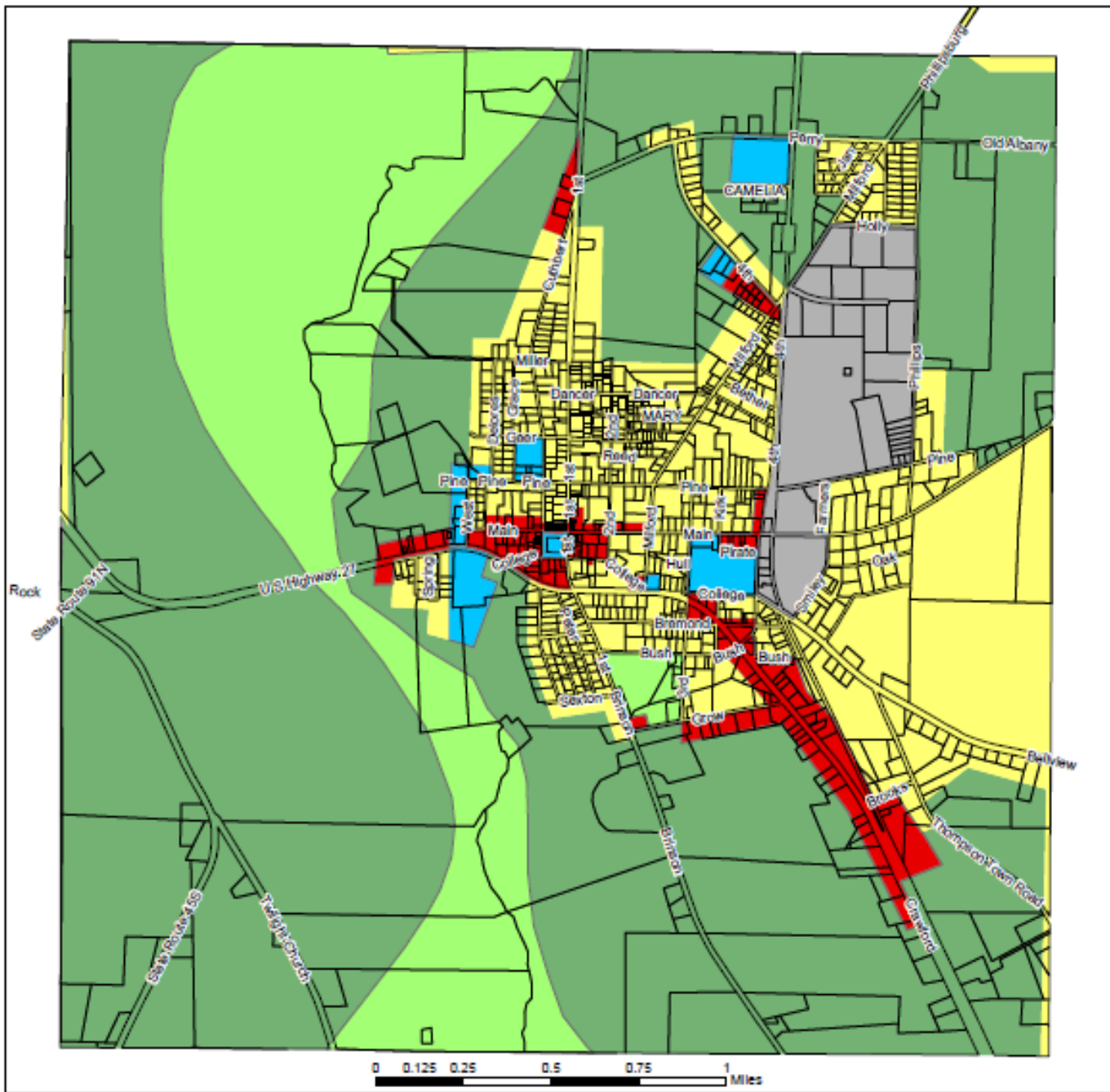


**Legend**

- AGRICULTURAL/FORESTRY
- COMMERCIAL
- RESIDENTIAL
- INDUSTRIAL
- PARK/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- TRANSPORTATION/COMMUNICATIONS/UTILITIES
- UNDEVELOPED/VACANT



Produced: August, 2022



**Legend**

<span style="color: green;">■</span>	AGRICULTURAL/FORESTRY
<span style="color: red;">■</span>	COMMERCIAL
<span style="color: yellow;">■</span>	RESIDENTIAL
<span style="color: grey;">■</span>	INDUSTRIAL
<span style="color: lightgreen;">■</span>	PARK/RECREATION/CONSERVATION
<span style="color: blue;">■</span>	PUBLIC/INSTITUTIONAL

# City of Colquitt

## Future Development Map



## REPORT OF ACCOMPLISHMENTS

---

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project’s status. These classifications are:

- Completed
  - Currently Underway (Include a projected completion date)
  - Postponed (Include an explanation of the reason)
  - Not Accomplished and will no longer be undertaken or pursued by the local government (Include an explanation for the reason)
- Any projects that are not completed and active are moved to the new community work program (2023-2027).

Miller County Report of Accomplishment					
Work Items/Projects	Year 2018-2022	Responsible Party	Cost Estimate	Funding Source	Status
<b>Element: Housing</b>					
Provide funding to study the need for recreation sites to be located in specific County neighborhoods	2018-2019	County	N/A	Operating Budget	Currently Underway 2026
<b>Element: Natural Resources</b>					
Provide funds to clean up and preservation of Spring Creek	2018-2019	County, NRCS	N/A	Grant and general funds	Completed
Provide funds to support the Best Management Practices as advocated by Natural Resources agencies, and enforcement of the Clean Water Act, Endangered Species Act, environmental ordinances, Soil and Sedimentation Act, and related ordinances.	2018-2022	County, RDC, NRCS	N/A	Operating Budget	Currently Underway 2025
Provide funding to promote the use of conservation easements to protect sensitive natural environments, plants, and animals.	2018-2022	County, RDC, NRCS	N/A	Grant and general funds	Currently Underway 2026
<b>Element: Historic/Archaeological Resources</b>					

Work with economic development organizations by participating (through meetings) in preservation activities designed to protect historic and archaeological resources.	2019-2022	County, Chamber, IDA, DDA, City	not known	Grant and general funds	Currently Underway 2025
<b>Element: Economic Development</b>					
Attend monthly meetings of the Arts Council, City, and Chamber of Commerce to discuss current issues	2018-2022	County, City, Miller County Arts Council	N/A	Operating Funds	Currently Underway 2023
Provide funding to help develop ancillary mentoring/educational programs focused on Antiques, historical preservation, and media production	2018-2022	County, City, Miller County Arts Council, Miller County Schools, SWG Film Commission	N/A	Operating Funds	Not Accomplished and will no longer be pursued by the local government due to a lack of funding
<b>Element: Community Facilities</b>					
Complete resurfacing, paving and bridge improvements according to the priority list adopted annually by County Commission.	2018-2022	County, DOT	\$50,000	Department Budget	Currently Underway 2022
Sheriff's Dept.	2018-2022		\$2 million	SPLOST, DOT, General Funds	Not accomplished and will no longer be pursued by the local government due to a lack of funding
Prioritize & provide funding for Community Facility needs & equipment.	2018-2022	County	\$2 million	SPLOST, DOT, General Funds	Not Accomplished and will no longer be pursued local government due to lack of funding
Provide funding to expand staff (deputies) as needed	2018-2022	County	\$3000-\$20,000	Grant and general funds	Not Accomplished and will no longer be pursued by the local government due to lack of funding
<b>Element: Land Use</b>					
Adopt building permit requirements, and begin enforcement of Standard Building and Housing Codes to unify code enforcement throughout the county	2019-2022	County	\$20,000-\$30,000	Operating funds, fees	Completed

Adopt progressive Subdivision Ordinance	2018	County, RDC	unknown	Operating funds, fees	Currently Underway. 2027
Establish County Planning Commission	2018	County, RDC	unknown	DCA Contract	Not Accomplished and will no longer be pursued by the local government due to lack of funding
Provide financial support for the planning commission chairman or members to attend GAZA workshops	2018-2022	County	unknown	DCA Contract	Not Accomplished and will no longer be pursued by the local government due to lack of funding
Planning Commission to work with RC to develop a zoning ordinance tailored to the needs of Miller County protecting against undesirable and incompatible land uses	2019	County, RDC	\$500	General funds	Not Accomplished and will no longer be pursued by the local government because it's no longer a priority
Provide funding to develop Nuisance Ordinance	2018	County	\$3,000	General funds	Currently Underway 2022



City of Colquitt Report of Accomplishments					
Work Program	Year 2018-2022	Responsible Party	Cost Estimate	Funding Source	Status
<b>Element: Housing</b>					
Support activities of County Housing Task Force.	2018-2022	Industrial Development Authority, City and County	N/A	Operating Budget	Currently underway 2027
Annually prioritize demolition program to abolish substandard structures	2018-2022	City	Variable	General funds	Completed, will continue
Study the need for recreation sites to be located in specific neighborhoods	2018-2019	Recreation Department/ City	N/A	Operating Budget	Completed, will continue
Support activities of the Community Development Corporation and Jinks Foundation	2018-2022	City, County, CDC, Jinks Foundation	N/A	Operating Budget	Not Accomplished and will no longer be undertaken because the organization no longer exist
<b>Element: Natural Resources</b>					
Continue clean up and preservation of Spring Creek	2018-2019	County, NRCS	N/A	Grant and general funds	Completed, will continue
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 ordinances.	2018-2022	City, County, RDC, NRCS	N/A	Operating Budge	Completed
Promote the use of conservation easements to protect sensitive natural environments, plants, and animals.	2018-2022	City, County, RDC, NRCS	N/A	Grant and general funds	Completed
Appoint local representatives, as needed, to attend the River Basin Management Plan meetings	2019-2020	City	N/A	Operating Budget	Completed, will continue
<b>Element: Historic/Archaeological Resources</b>					

Work with economic development organizations by participating in preservation activities designed to protect historic and archaeological resources.	2019-2022	County, Chamber, IDA, DDA, City	Not known	Grant and general funds	Completed, will continue
Historic Preservation Commission will continue the issuance of Certificates of Appropriateness	2018-2022	Historic Preservation Commission	N/A	Operating Budget	Completed, will continue
Provide funding to conduct a Historic Structures Survey for the city	2019	City	\$3,000	Grant and general funds	Completed, will continue
Provide limited funding to continue nomination of National Register eligible properties	2018-2022	City, Historic Preservation Commission, RDC	\$3,000	Grant and general funds	Completed, will continue
<b>Element: Economic Development</b>					
Continue work with DDA and Better Hometown to develop programs	2018-2022	City	Variable	Grant and general funds	Completed
Promote the development of entrepreneur education focusing on Antique valuation and marketing, historic preservation, and Retiree service industries	2018-2022	City, County, Miller County School District	Variable	General Funds, Grants	Completed
Provide funding to continue developing City's brand around Mayhaw Festival and Swamp Gravy	2018-2022	City, County, Miller County Arts District	N/A	General Funds, Grants	Completed, Will Continue
Meet quarterly to discuss current issues with representatives of the County and Miller County Arts District	2018-2022	City, County, Miler County Arts District	N/A	General Funds, Grants	Completed, will continue
Identify facilities and businesses that attract retirees	2018-2020	City, County Health Dept., Chamber of Commerce	N/A	General Funds, Grants	Completed, will continue

Promote expansion of medical and assisted living facilities	2018-2022	City, County, Health Dept.	N/A	General Funds, Grants	Completed
<b>Element: Community Facilities</b>					
Police Dept: Continue to provide funding for annual equipment purchases	2018-2022	City	\$3000 - \$20,000	Grant and general funds	Completed, will continue
Government Buildings: Seek funding to Renovate Movie Theater.	2018-2022	City, County, Arts Council	N/A	General Funds, Grants	Completed, 2018
Recreation: Seek funding to Complete all phases of Spring Creek Park	2018-2019	City, County	\$800,000	Jinks Foundation, DOT Assistance	Completed, will continue
Provide funding to develop a county-wide park development plan	2019	City/County	Variable	Operating Budget	Completed, will continue
Colquitt-Miller - Miller Arts Council Projects Seek funding to Develop Heritage Village	2018-2022	Arts Council	\$45,000	Arts Budget & Grants	Postponed due to a lack of funding and changes in direction
<b>Element: Land Use</b>					
Provide funding to continue the joint building department, as feasible	2019-2022	County, City	\$20,000-\$30,000	Operating funds, fees	Completed, will continue
Provide financial support of Council member's attendance at training programs	2018-2022	City	Variable	General funds	Completed, will continue
Provide financial support for Planning Commission chairman or members to attend GAZA workshops	2018-2022	City	\$500	General funds	Completed, will continue
Update existing Land Use Ordinances including Sub Division Regulations and historic district overlays	2018-2019	City	\$4000	General funds	Completed, will continue
Identify land adjacent to City limits for residential development and create an annexation plan.	2018-2020	City/County	\$1000	General funds	Completed, will continue

Identify businesses suitable for Hwy 27 corridor and those ideals for the city center	2018-2022	City	N/A	General Funds	Completed, will continue
---	-----------	------	-----	---------------	--------------------------

## COMMUNITY WORK PROGRAM

Miller County Community Work Program 2023-2027				
Work Program	Year 2023-2027	Responsible Party	Cost Estimate	Funding Source
<b>General Planning</b>				
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	\$25000	County	GEMA, FEMA, Grants
Participate in the development and updating of the Joint Comprehensive Plan	2023-2027	Staff-Time	County	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	Southwest Regional Commission / City	Grants
<b>Element: Housing</b>				
Provide funding to study the need for recreation sites to be located in specific County neighborhoods	2023-2024	County	N/A	Operating Budget, Grants
<b>Element: Natural Resources</b>				
Provide funds to support the Best Management Practices as advocated by Natural Resources agencies, and enforcement of the Clean Water Act, Endangered Species Act, environmental ordinances, Soil and Sedimentation Act, and related ordinances.	2023-2025	County, RDC, NRCS	N/A	Operating Budget, Grants
Provide funding to promote the use of conservation easements to protect sensitive natural environments, plants, and animals.	2023-2026	County, RDC, NRCS	N/A	Grant and general funds
<b>Element: Historic/Archaeological Resources</b>				
Work with economic development organizations by participating (through meetings) in preservation activities designed to protect historic and archaeological resources.	2023-2025	County, Chamber, IDA, DDA, City	not known	Grant and general funds
<b>Element: Economic Development</b>				
Attend monthly meetings of the Arts Council, City, and Chamber of Commerce to discuss current issues	2023	County, City, Miller County Arts Council	N/A	Operating Funds
<b>Element: Community Facilities</b>				

Complete resurfacing, paving and bridge improvements according to the priority list adopted annually by County Commission.	2023-2027	County, DOT, TSPLOST	\$50,000	Department Budget, TSPLOST
Sheriff's Dept. ( Provide emergency services and communication upgrade system)	2023-2027		\$2 million	SPLOST, DOT, General Funds
<b>Element: Land Use</b>				
Adopt progressive Subdivision Ordinance	2023-2027	County, RDC	unknown	Operating funds, fees
Provide funding to develop Nuisance Ordinance	2023-2024	County	\$3,000	General funds

City of Colquitt Community Work Program 2023 - 2027				
Work Program	Years 2023-2027	Responsible Party	Cost Estimate	Funding Source
<b>General Planning</b>				
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	\$25000	City	GEMA, FEMA, Grants
Participate in the development and updating of the Joint Comprehensive Plan	2023-2027	Staff-Time	City	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	Southwest Regional Commission / City	Grants
<b>Element: Housing</b>				
Re-establish GICH to support activities of the County Housing Task Force.	2023-2027	Industrial Development Authority, City and County	N/A	Operating Budget
Annually prioritize demolition program to abolish substandard structures	2023-2027	City	Variable	General funds
Study the need for recreation sites to be located in specific neighborhoods	2023-2027	Recreation Department/ City	N/A	Operating Budget
<b>Element: Natural Resources</b>				
Continue clean up and preservation of Spring Creek	2018-2019	County, NRCS	N/A	Grant and general funds
Adhere to 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 ordinances.	2023-2027	City, County, RDC, NRCS	N/A	Operating Budge
Engage in activities that promote the use of conservation easements to protect sensitive natural environments, plants, and animals.	2023-2027	City, County, RDC, NRCS	N/A	Grant and general funds
Appoint local representatives, as needed, to attend the River Basin Management Plan meetings	2019-2020	City	N/A	Operating Budget
<b>Element: Historic/Archaeological Resources</b>				
Work with economic development organizations by participating in preservation activities designed to protect historic and archaeological resources.	2023-2027	County, Chamber, IDA, DDA, City	Not known	Grant and general funds
Historic Preservation Commission will continue the issuance of Certificates of Appropriateness	2023-2027	Historic Preservation Commission	N/A	Operating Budget
Provide funding to conduct a Historic Structures Survey for the city	2023-2027	City	\$3,000	Grant and general funds
Provide limited funding to continue nomination of National Register eligible properties	2023-2027	City, Historic Preservation Commission, RDC	\$3,000	Grant and general funds
<b>Element: Economic Development</b>				
Collaborate with Downtown Development Authority and Better Hometown to develop programs	2023-2027	City	Variable	Grant and general funds
Participate in the development of entrepreneur education focusing on Antique valuation and marketing, historic preservation, and Retiree service industries	2023-2027	City, County, Miller County School District	Variable	General Funds, Grants

Provide funding to continue developing City's brand around Mayhaw Festival and Swamp Gravy	2023-2027	City, County, Miller County Arts District	N/A	General Funds, Grants
Meet quarterly to discuss current issues with representatives of the County and Miller County Arts District	2023-2027	City, County, Miller County Arts District	N/A	General Funds, Grants
Identify facilities and businesses that attract retiree's	2023-2027	City, County Health Dept., Chamber of Commerce	N/A	General Funds, Grants
Participate in the promotion of the expansion of medical and assisted living facilities.	2023-2027	City, County, Health Dept.	N/A	General Funds, Grants
<b>Element: Community Facilities</b>				
Police Dept: Continue to provide funding for annual equipment purchases	2023-2027	City	\$3000 – \$20,000	Grant and general funds
Recreation: Seek funding to Complete all phases of Spring Creek Park	2018-2019	City, County	\$800,000	DOT Assistance
Provide funding to develop a county-wide park development plan	2023-2027	City/County	Variable	Operating Budget
Colquitt-Miller - Miller Arts Council Projects Seek funding to Develop Heritage Village	2023-2027	Arts Council	\$45,000	Arts Budget & Grants
<b>Element: Land Use</b>				
Provide funding to continue the joint building department, as feasible	2023-2027	County, City	\$20,000-\$30,000	Operating funds, fees
Provide financial support for Council member's attendance at training programs	2023-2027	City	Variable	General funds
Provide financial support for the Planning Commission chairman or members to attend GAZA workshops	2023-2027	City	\$500	General funds
Update existing Land Use Ordinances including Sub Division Regulations and his district overlays	2023-2027	City	\$4000	General funds
Identify land adjacent to City limits for residential development and create an annexation plan.	2023-2027	City/County	\$1000	General funds
Identify businesses suitable for Hwy 27 corridor and those ideals for the city center	2023-2027	City	N/A	General Funds

## **APPENDIX**

---

*Resolutions*

*Steering Committee Members*

*Public Hearing Advertisements*

*Attendance Sheets*



# RESOLUTIONS

## A RESOLUTION TO ADOPT THE MILLER COUNTY COMPREHENSIVE PLAN

**WHEREAS**, MILLER 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 citizen's input;

**WHEREAS**, in the development of the comprehensive plan, MILLER 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 MILLER COUNTY Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 10 day of October 2022.

Commission Chair

  
\_\_\_\_\_  
Kreg Freeman



  
\_\_\_\_\_  
Douglas Coffy, County Clerk

**A RESOLUTION TO ADOPT THE MILLER COUNTY COMPREHENSIVE PLAN**

**WHEREAS**, the City Council of Colquitt, 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 Colquitt 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 Colquitt, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 11<sup>th</sup> day of October 2022.

Mayor



Preston R. Clenney

Witness

  
Keshja Lavette, City Clerk

## **Steering Committee Members**

### **Miller County**

Kreg Freeman - County Chairman  
Cristene Edwards - County Commissioner  
Niki Nixon - County Commissioner  
Allen Worsley - County Commissioner  
Ladon Calhoun - County Commissioner  
County Clerk - Douglas Cofty  
County Manager - Douglas Cofty

### **City of Colquitt**

Preston Clenney - Mayor  
Algin Merritt - City Council  
ReCarlos Williams - City Council  
David Varnadoe - City Council  
KaCee Holt - City Council  
Keshia Lavette - City Clerk  
Corey Thomas - City Manager  
Chamber of Commerce - Mandy Roland

# PUBLIC HEARING ADVERTISEMENT

## Classified

### HELP WANTED

**GIBSON CONTRACTORS:** For all your painting needs. Interior and exterior. Also wash houses. Call 229-201-1554. tfnpd.

### HELP WANTED

**HELPWANTED.** Must be able to accurately read a tape measure. Apply in person at Bradford's Cabinets, 560 East Main St., Colquitt. Monday-Friday 7-3. 3t/23np

### HELP WANTED

**WILL DO YARD WORK:** Grass cutting, trim hedges, clean flower beds, put out straw, tree trimming, etc. Call 229-201-1554. tfnpd.

### LAND FOR SALE

**LAND FOR SALE:** Two acres on Whites Bridge Road in Colquitt. Call 229-205-3871. 4t/23pd.

### LAND FOR SALE

**PRIVATE SALE OF 40 TO 65 ACRES.** Miller County farm #3048. Good peanut and farm allotment and mature timber. \$2500 an acre. Some funding available. (No dealers or Reps). Email to RICH-209@HOTMAIL.COM or text/call 229-220-9147. Land south Highway 273/ Mayhaw Road. Bordered by Moulton Road and Dead End Road. 4t/23pd.

### FOR RENT

**FOR RENT:** Commercial space for lease in Colquitt. Approximately 2600 square feet. Newly renovated. Call or text (229) 254-5998. 4t3/16pd.

### MOBILE HOME

**FOR RENT:** Three bedroom, 2 bath mobile home located on Lane Road in Colquitt. Call 229-726-0586 or 229-726-2069. 3t3/9pd.

### CLASSIFIED WORKS

Call  
**Wanda at  
758-5549**

## PUBLIC HEARING NOTICE

Miller County and the City of Colquitt are conducting a Public Hearing to update the Miller County Comprehensive Plan on March 4, 2022, 10:00 a.m. at the Miller County Government Complex located at 304 W. Pine Street, Colquitt, Georgia 39837. The current plan will expire on October 31, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 11-12-1), 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 update 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: [http://swgrcplanning.org/uploads/6/1/8/4/61849693/miller\\_co\\_comp\\_plan\\_final.pdf](http://swgrcplanning.org/uploads/6/1/8/4/61849693/miller_co_comp_plan_final.pdf)

Or at the following local government:

Miller County 304 W. Pine Street Colquitt, GA 39837 229-758-4104 Monday - Friday 8:00 a.m. - 5:00 p.m.	City of Colquitt 154 West Street Colquitt, GA 39837 229-758-1000 Monday - Friday 8:00 a.m. - 5:00 p.m.
--	--

Questions should be directed to the City of Colquitt, and the County Office listed above or alternatively call Kay Olubowale, Southwest Georgia Regional Commission, 229-522-3552.

### HELP WANTED

The Miller County FSA Office will accept applications for Program Technician position through the close of business on Friday, February 25, 2022. This position is for office assistance to help administer federal farm programs to producers in Miller-Baker County. The incumbent will work only when needed. This job will be a temporary position not to exceed September 20, 2022. Salary will depend on the experience of the person selected, but no less than \$15.47 per hour. Vacancy announcements and applications may be picked up at the Miller County FSA Office at 150 West St., Colquitt, GA.

FSA is an Equal Employment Opportunity Employer.

# STATEWIDE CLASSIFIEDS



---

---

## Miller County Government

304 W. Pine Street  
Colquitt, Georgia 39837  
P: 229.758.4104 | F: 229.758.2229  
Board of Commissioners

---

---



## PUBLIC MEETING

Miller County and the City of Colquitt will be conducting a public meeting to review Goals/Policies, SWOT (Strengths Weaknesses, Opportunities, and Threats), and Needs and Opportunities for the Miller County Joint Comprehensive Plan Five-Year Update. The meeting will be held on **Thursday, August 25, 2022, at 10.00 am** at the Miller County Government Complex located at 304 W. Pine Street, Colquitt Georgia.

The Public is encouraged to attend and provide input on what it views as needs and opportunities and potential future goals and policies for Miller County and the cities. The input will be utilized in updating the Miller County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan please visit:

[https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/miller\\_county\\_comp\\_plan\\_2022\\_draft\\_plan.pdf](https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/miller_county_comp_plan_2022_draft_plan.pdf)

Questions should be directed to Kay Olubowale with the Southwest Georgia Regional Commission.

Phone: 229-522-3552 ext. 112



**Miller County Government**  
304 W. Pine Street  
Colquitt, Georgia 39837  
P: 229.758.4104 | F: 229.758.2229  
**Board of Commissioners**



## 2<sup>ND</sup> Public Hearing Notice

**Miller County and the City of Colquitt** will be conducting a Public Hearing to present a draft of the Miller County Comprehensive Plan on **Wednesday, September 7, 2022, 10:00 A.M. at the Miller County Government Complex located at 304 W. Pine Street, Colquitt Georgia 39837**. The current plan will expire on October 31, 2022. 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.

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

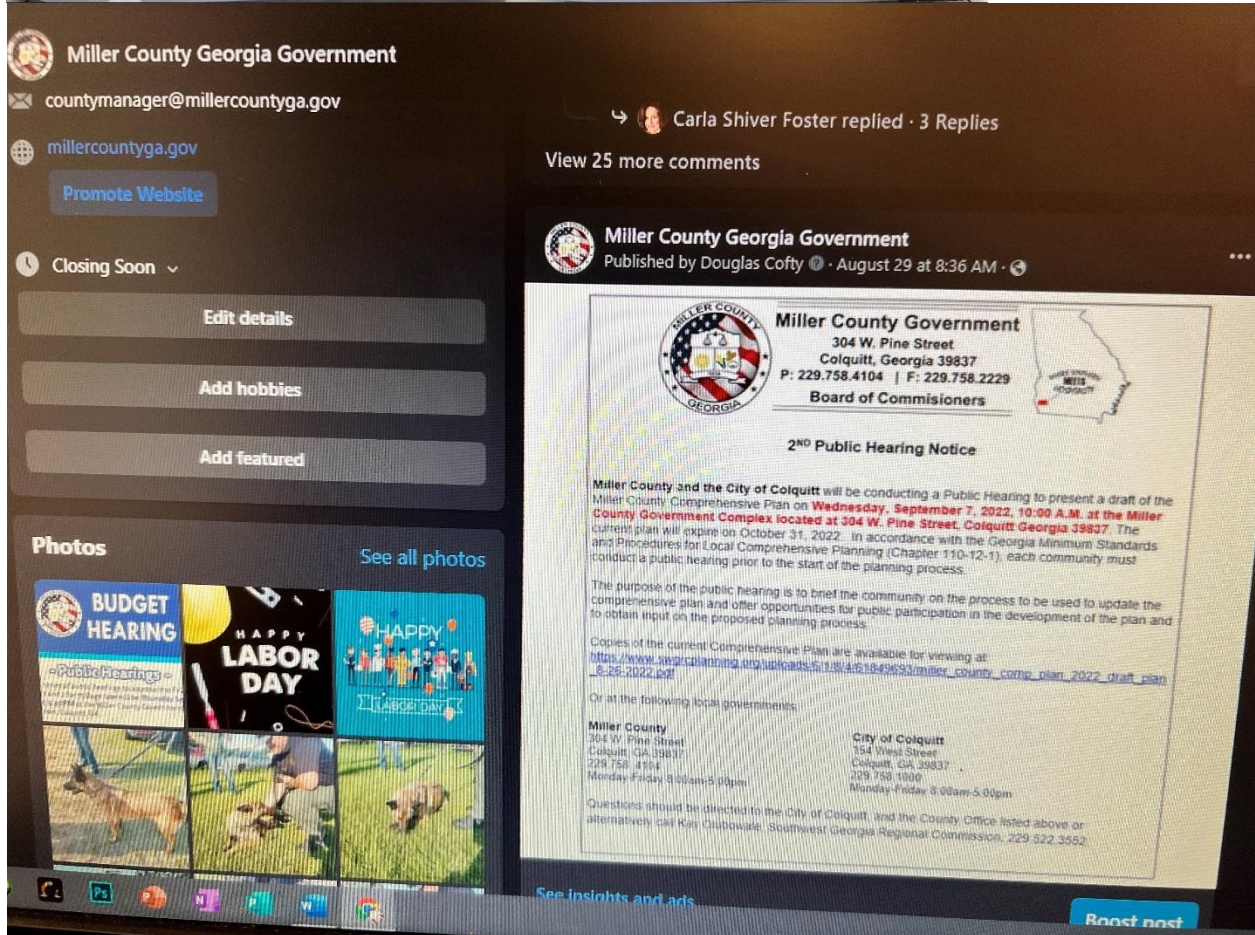
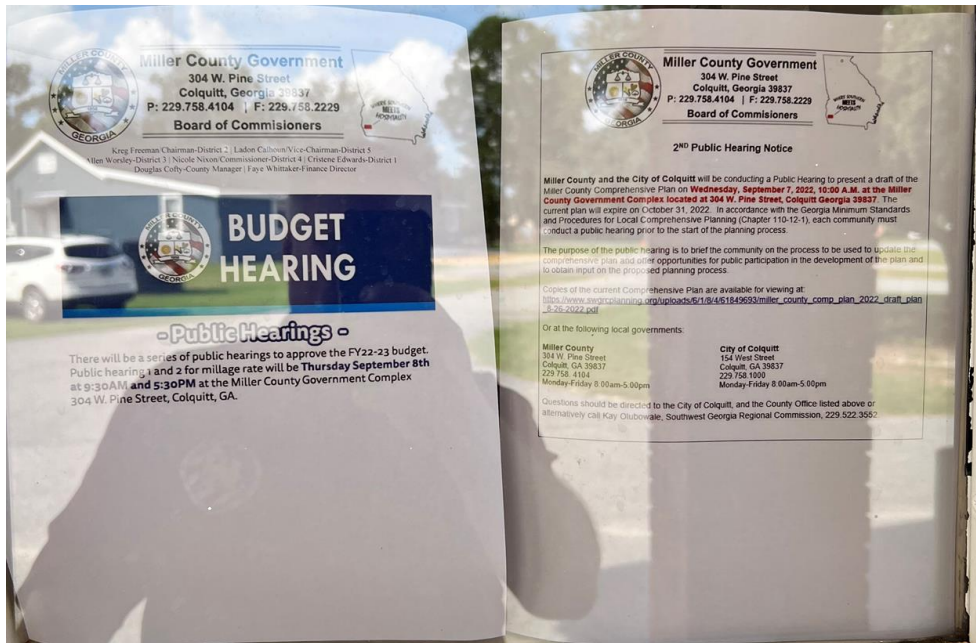
Copies of the current Comprehensive Plan are available for viewing at:  
[https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/miller\\_county\\_comp\\_plan\\_2022\\_draft\\_plan\\_8-26-2022.pdf](https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/miller_county_comp_plan_2022_draft_plan_8-26-2022.pdf)

Or at the following local governments:

**Miller County**  
304 W. Pine Street  
Colquitt, GA 39837  
229.758.4104  
Monday-Friday 8:00am-5:00pm

**City of Colquitt**  
154 West Street  
Colquitt, GA 39837  
229.758.1000  
Monday-Friday 8:00am-5:00pm

Questions should be directed to the City of Colquitt, and the County Office listed above or alternatively call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552.









# MILLER COUNTY AND THE CITY OF COLQUITT COMPREHENSIVE PLAN UPDATE

A local Comprehensive Plan is a legal document that addresses the needs, community issues, land-use, economy, infrastructure, and tracks implementation of community-based policies, that guide future growth and development. This plan is updated every five years to monitor, evaluate and measure the short-term goals listed in the Community Work Program (CWP). Thereafter, a Report of Accomplishments (ROA) is created to give an account of the community's project whether completed or not.

This strategic approach helps the local governments achieve their goals, and address community needs to improve the quality of life for all residents. The full Comprehensive Plan update is due every ten years. **Miller County Comprehensive Plan 5-year update is due by October 31, 2022.** We invite the community to participate!

## WHAT ARE THE MOST IMPORTANT PLANNING ELEMENTS ARE WE UPDATING?

- Community Goals; Needs and Opportunities; Report of Accomplishments; Community Work Program; Broadband Inclusion Element; Land Use; Transportation; Housing; and Community Profile

## WHO SHOULD BE INVOLVED IN THE PLAN-MAKING OR UPDATES?

- Elected local government officials; Community Residents; Business owners Stakeholders; Organizations; Contiguous counties or cities; and RC Staff

## WHERE CAN I OBTAIN A COPY OF THE COMPREHENSIVE PLAN FOR MY COUNTY OR CITY?

- Georgia Department of Community Affairs (DCA).  
<https://www.dca.ga.gov/node/1962/documents/2088>
- County or City's Website
- Southwest Georgia Regional Commission Website:  
<http://www.swgrcplanning.org/comprehensive-plans.html>



Let us know what you want in your new Comprehensive Plan! Share your ideas!  
Contact Olukayode (Kay) Olubowale at 229-522-3552 or [oolubowale@swgrc.org](mailto:oolubowale@swgrc.org)

## References

Federal Communications Commission (2022). Broadband Speed Guide. Retrieved: <https://www.fcc.gov/consumers/guides/broadband-speed-guide>

United States Census Bureau