

# CANOCHEE DELIGHT: FRUITCAKE, FAMILY, & FORTUNE



## A Joint Comprehensive Plan for Evans County, Bellville, Claxton, Daisy, and Hagan, Georgia

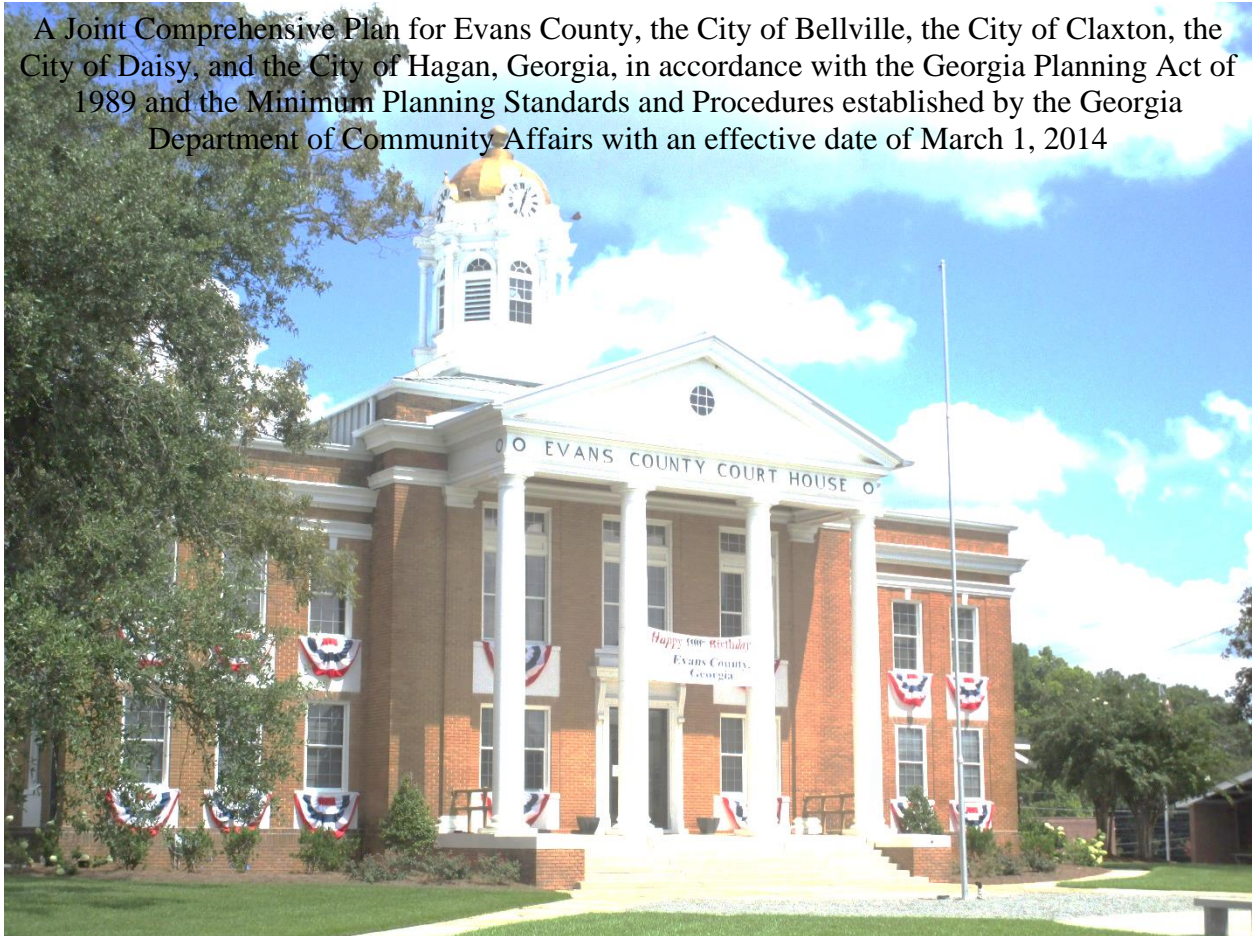


August, 2014

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A Joint Comprehensive Plan for Evans County, the City of Bellville, the City of Claxton, the City of Daisy, and the City of Hagan, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of March 1, 2014



Prepared By:

The Evans County Joint Comprehensive Plan Coordination Committee  
The Evans County Local Governments

Heart of Georgia Altamaha Regional Commission

August, 2014

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# INTRODUCTION AND EXECUTIVE SUMMARY

**Canoochee Delight: Fruitcake, Family, and Fortune -- The Evans County Joint Comprehensive Plan** is a comprehensive plan prepared under the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Evans County and its municipalities – the City of Bellville, the City of Claxton, the City of Daisy, and the City of Hagan.

Evans County is a small rural county in southeast Georgia with a 2010 Census population of 11,000 (ranking 123<sup>rd</sup> in the state of Georgia). The county's size of 182.9 square miles ranks 145<sup>th</sup> in Georgia (out of 159 counties) giving it a population density of only 60.2 people per square mile, much less than the Georgia total of 168.4/sq. mile, and even significantly less than the U.S. total of 87.4/sq. mile. The county's population growth from 2000 to 2010 was 4.8%, according to the Census Bureau. This population growth rate was considerably less than that of the State of Georgia (18.3%), and less than half that of the U.S. average (9.7%). The 2013 U.S. Census Bureau county population estimates shows a slight decline of about 1.5% since 2010. Evans County is one of Georgia's counties described as having persistent poverty, currently measured around 26% of its population, compared to 17% in Georgia overall. The annual average unemployment rate in Evans County was 7.8% in 2013, actually better than Georgia's 8.2%, but higher than the U.S.'s 7.4%. The poverty rate ranks as the 42<sup>nd</sup> worst in the state. Per capita income in Evans County, as well as median household income, does rank near the average for Georgia counties.

Evans County does have advantages and assets for future growth. The community slogan is "preserving the past, preparing for the future." The Evans community has an outstanding agricultural/forestry heritage; much scenic natural beauty; a history of tourism, civic pride, and entrepreneurial success; and an advantageous location which provides great opportunity and

attraction for residency. Evans County sees itself as a growing rural county offering southern charm and a slow-paced small town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers many southern treats beyond the palate, friendly hospitality, and a welcoming, advantageous business environment and location. The community has a history of U.S. 301 tourism during the so-called golden age of motoring, and a history of family entrepreneurial success on a regional scale. It is home to the world famous Claxton fruitcake and the well-known Claxton Poultry, and to a top 20 Southeast tourism event, and pays much homage to its heritage through events, museums, and other ways. The community has excellent infrastructure and facilities, four-lane access to I-16, as well as excellent rail, airport, and other highway access. The community is blessed with winding miles of enchanting natural splendor of the Canoochee River, a state Public Fishing Area, a local golf course, and excellent local recreational facilities and programs. The stunning environment and welcoming people and landscape of Evans County are assets only enhanced by its location near I-16 and larger urban areas of Statesboro, Vidalia, Hinesville, Savannah, and others, and its easy transportation and highway access to two interstates and other major highways. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, retire, work, play, or visit; to do or start a business; and to otherwise enhance quality future growth and development.

The new DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Evans County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. “Canoochee Delight: Fruitcake, Family, and Fortune” captures reference to Evans County’s agricultural heritage and development, its natural beauty, its family oriented outlook, and to its future aspirations. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland “The Joint Evans County Comprehensive Plan.” The Evans County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new



Claxton Bakery – home of Claxton Fruitcake



Claxton Poultry Plant



Canoochee River Landing at The Rocks



Evans County Public Fishing Area



Bellville residence



Claxton-Evans County Industrial Park



residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be thriving and intriguing “Canoochee Delight.”

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1994, while the second comprehensive plan was adopted in 2004. A partial update of the second plan was also adopted in 2009 in accordance with state requirements. Both of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Evans County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan and partial update are available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Evans County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The new DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Evans County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://quickfacts.census.gov) which provides a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://www.statsamerica.org), which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic

Development Administration. The University of Georgia maintains a website, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu), where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested under "Other Resources." The State of Georgia has official labor and economic data and other links to state data at [georgiafacts.org](http://georgiafacts.org). Additional state sponsored economic data is available at [www.georgialogistics.com](http://www.georgialogistics.com). Excellent overall private data sources include [www.city-data.com](http://www.city-data.com), and [www.usa.com](http://www.usa.com); while [www.headwaterseconomics.org](http://www.headwaterseconomics.org) is an excellent source for socioeconomic information, including data and interpretation.

Population Projections. As noted earlier, the official 2010 Census population of Evans County was 11,000, up 4.8% from 2000's 10,495. This growth was only about one fourth that of Georgia's 18.3% and less than half of the national U.S. rate of 9.7%. Evans County's location inland from the Georgia coast and close to Statesboro and other growth centers has helped. The U.S. Census Bureau estimate for 2013 Evans County population is 10,833, a decline of 167 persons from 2010. This suggests very little current growth. The high mark of population in Evans County is now, but it took until the 1970s to again reach 1940's 7,290. Evans County's location, existing businesses, quality of life, and easy access to larger surrounding growth centers are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Evans County were contained in the Altamaha Regional Water Plan and showed growth to 16,103 in 2030, extrapolated to 18,148 in 2040. Current OPG projections for Evans County, as shown on the [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) website, are 12,261 persons in 2030. The Heart of Georgia Altamaha Regional Commission (HOGARC) also

prepares population projections which have proven to be relatively accurate in the past. HOGARC’s population projections for Evans County, as noted in the 2013 Regional Assessment of its Regional Plan, show lower expected population levels than the Regional Water Plan (overestimated 2010), but higher expected levels than current OPB projections. These include 14,192 in 2030 and 15,936 in 2040.

**Population Projections, Evans County**

	2010	2015	2020	2025	2030	2035	2040
<b>OPB, Water Plan</b>	12,004		14,052		11,103		18,128
<b>OPB, georgiastats</b>	11,000	11,382	11,665	11,942	12,261		
<b>Regional Commission</b>	11,000	11,927	12,639	13,393	14,192	15,039	15,936

Sources: Altamaha Regional Water Plan, 2011, [www.altamahacouncil.org](http://www.altamahacouncil.org); [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) (county by county analysis, population, estimates and projections, State Office of Planning and Budget); Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013.

Coordination with Other Plans. Evans County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Evans County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

The Evans County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission’s Comprehensive Economic Development Strategy. The Strategy’s goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown

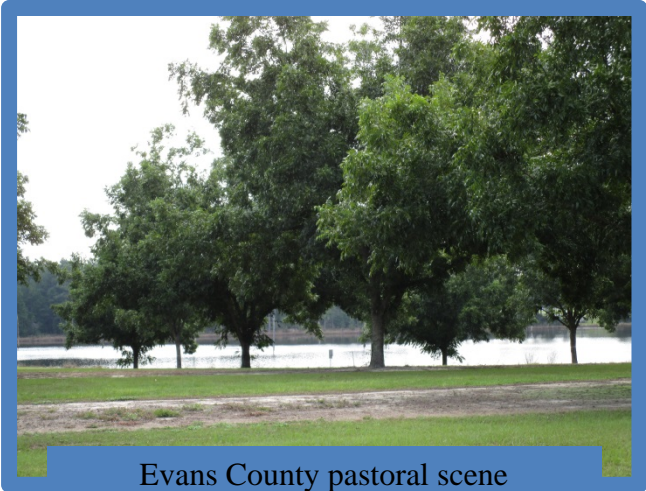


development, are repeated as principal goals in the Evans County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

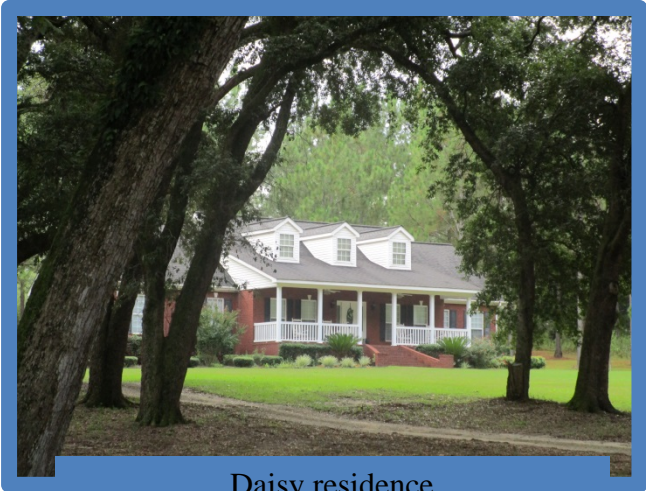
Regional Water Plan and Environmental Planning Criteria Consideration. Evans County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011), was considered by the Evans County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, "to wisely manage, develop and protect the region's water resources...to enhance quality of life..., protect natural systems..., and support the basin's economy," is inherent in this comprehensive plan's community vision and goals. In the Regional Water Planning Council's 2014 implementation report, Claxton's GEFA loan to upgrade its drinking water system and Claxton Poultry's planned wastewater treatment upgrades are specifically cited as supportive implementation activities.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Evans County, including Evans County, the City of Bellville, the City of Claxton, the City of Daisy, and the City of Hagan, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinances in 2000.

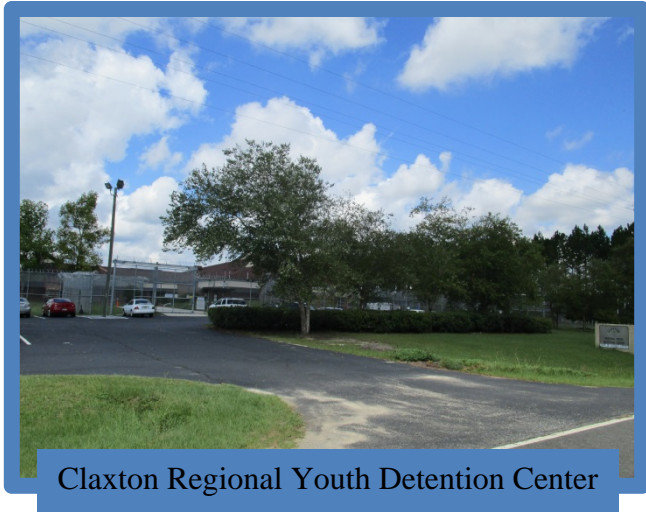
Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.



Evans County pastoral scene



Daisy residence



Claxton Regional Youth Detention Center



Job Training Unlimited



Evans County Recreation Park



Claxton Middle School

The Evans County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Evans County, which is consistent with a quality community and the DCA Quality Community Objectives. The Evans County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement. As noted earlier, the Evans County local governments clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Evans County and its municipalities. To accomplish this, they created a steering committee, the Evans County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal.

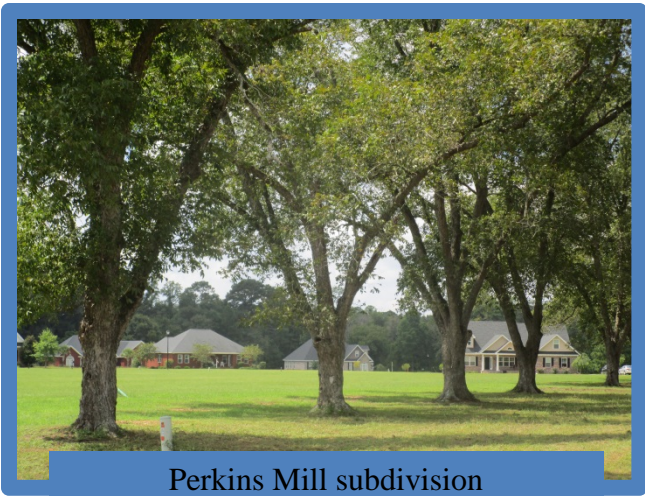
“Canoochee Delight: Fruitcake, Family, and Fortune” is truly a locally developed guide to, and framework for, future growth and development of Evans County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Evans County community an improved place to live and



work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and a Community Vision which essentially and succinctly summarizes the community’s aspirations and plan’s objectives. To ensure that municipal aspirations are clearly delineated, particularly for the smaller municipalities, separate municipal descriptions are included. While the joint plan and the general Community Vision truly addresses all governments within the county, this should help those concerned with one government entity more clearly understand the joint plan in terms of that particular community.



First United Methodist Church, Claxton



Perkins Mill subdivision



Ogeechee Tech, Hagan campus



New Claxton City Hall under construction

# COMMUNITY GOALS

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Evans County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, a listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

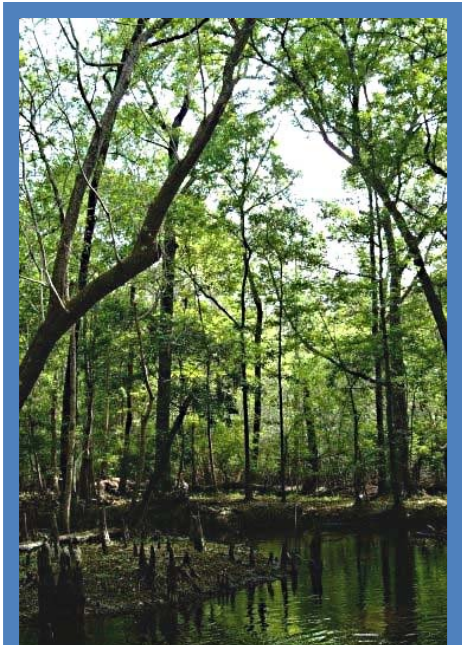
## COMMUNITY VISION

### **“Canoochee Delight: Fruitcake, Family, and Fortune”**

Evans County is a small, rural county in southeast Georgia located at the crossroads of two major US highways, US 280 and US 301, and only minutes away from both I-16 and I-95. Its municipalities include Bellville, Claxton, Daisy, and Hagan. The community has an amazing history of agricultural heritage, natural splendor, and entrepreneurial success. The Canoochee River flows through the county, and has been described by Sherpa Guides as “one of the most enchanting rivers in Georgia to canoe, with its tea-colored swamp waters contrasting with white, sandy banks.” The community affords access to this natural jewel through three locations, local parks and facilities at Rocks River Park and Brewton Ford Park, and access at the Rogers Bridge, on the Daisy-Nevils Highway. The county is home to much more outdoor adventure with abundant wildlife and a state-managed 350 acre Evans County Public Fishing Area. The community has hosted a Rattlesnake and Wildlife Festival for nearly 50 years, an event voted by the Southeast Tourism Society as one of the top 20 events in the Southeast. The small towns of Bellville and Daisy pay homage to their local heritage with Railroad Day and Daisy Days, respectively. The City of Hagan has the community-owned George W. DeLoach House, which is a Folk Victorian home listed in the National Register of Historic Places, built by one of the town’s founders and used for special events. The Evans County Parks and Recreation Department provides year around sports, activities, and events with outstanding programs for children, adults, and seniors, including a wellness center.

Georgia’s state tourism site, [Exploregeorgia.org](http://Exploregeorgia.org), touts “you can’t say Claxton without thinking of fruitcake.” This is reference to Claxton’s “World Famous Old Fashion Fruitcake” produced by the Claxton Bakery and also the presence of another fruitcake company in town, the Georgia Fruitcake Company. The Claxton Fruitcake is distributed world-wide with an annual production of millions of pounds. It was the only fruitcake exhibited at the New York World’s Fair in 1964/65.

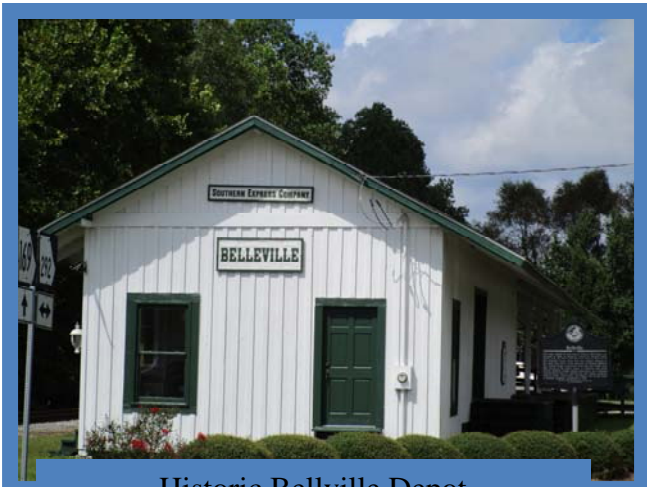




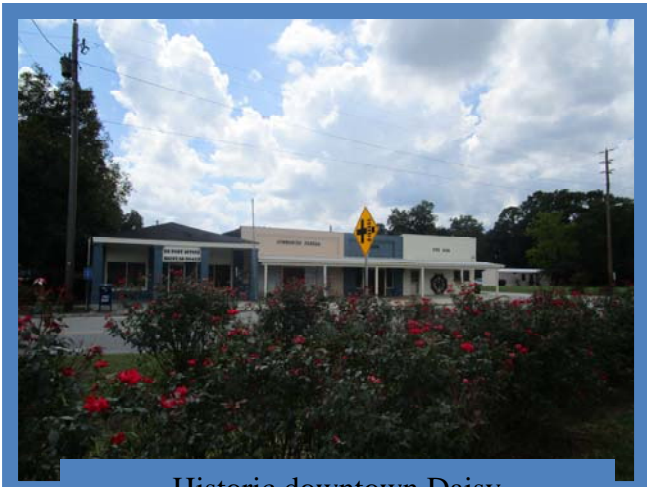
Canoochee River on Fort Stewart



Evans County Wildlife Club



Historic Bellville Depot



Historic downtown Daisy



Historic George W. DeLoach House, Hagan



Claxton Bakery – home of Claxton Fruitcake



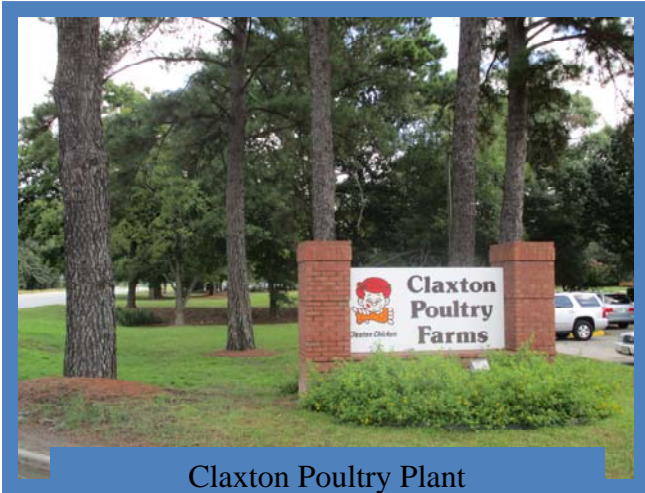
The Claxton Fruitcake is an outstanding example of family and entrepreneurial success, first with the establishment of the bakery by the Tos family, Italian immigrants originally from New York, in 1910 and later by its expansion into fruitcake and to its current status by the Parker family. The Claxton Fruitcake Company website subtitles its “About Us” information tab with “It’s All About Family.” Family and entrepreneurial success in Evans County is not limited to fruitcake. The Fries family has grown Claxton Poultry from a small company in 1949 to a nationally distributed enterprise producing over 200 “fresh-from-the-farm,” all natural chicken products. It is one of the largest family-owned broiler production companies in the United States, producing over 300 million pounds of chicken annually. It employs in total over 1,800 persons. Other more regional entrepreneurial and family success stories with Evans County beginnings include NeSmith Chevrolet, Pride Pools and Spas, and Wilbanks Apiaries. NeSmith Chevrolet also has the distinction as the originator of “no-hassle” automobile pricing.

While Evans County has suffered significant economic decline, particularly retail, because of the nearby growth center of Statesboro, Evans County wishes to utilize its location, natural splendor, its southern charm, and entrepreneurial history to its advantage to attract new residents, retirees, and businesses to locate in and grow the community. As noted, the evident outdoor beauty, slower paced lifestyle, and overall quality of life are distinct calling cards of attraction. The community has already proven itself as a center of entrepreneurial fortune. US 301 is already four-laned to I-16 from the community, and US 280 has been slated for multi-laning across Georgia from Savannah to Columbus as part of the Governors Road Improvement Program. Before interstates, US 301 was an important tourist route, and has been described as one of the most historic highways east of the Mississippi. During the so-called “golden age of motoring,” Claxton was home to several “tourist or travelers courts,” including one called “Rest Haven.” Multi-laning of US 301 could again attract tourists and drivers seeking “slower-paced” interstate alternatives. It would add additional dimension to a retirement-friendly and livable location and overall quality of life in Evans County.

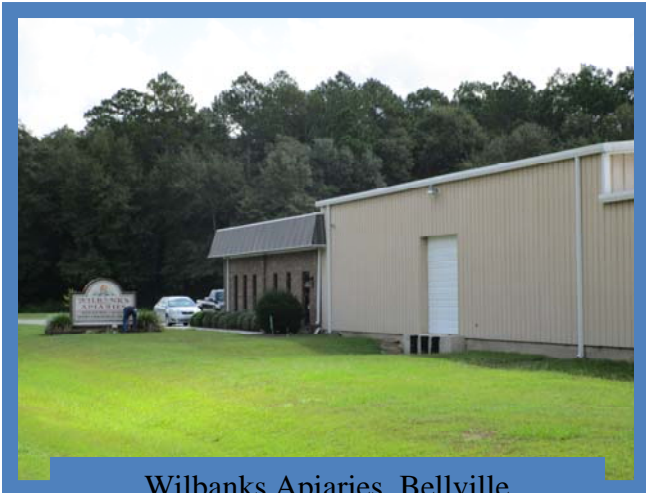
Evans County has much to offer both to residents and businesses alike with local services, including a hospital with an “exceptional range of medical services;” both public and private school systems and a campus of Ogeechee Technical College; a general aviation airport



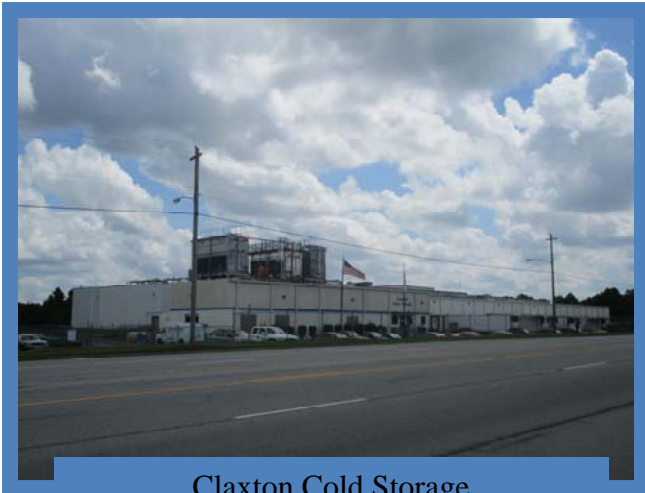
Historic Tos Theater, Claxton



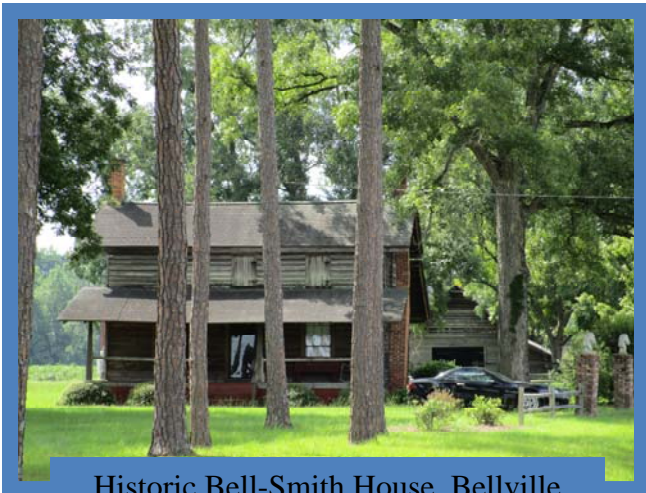
Claxton Poultry Plant



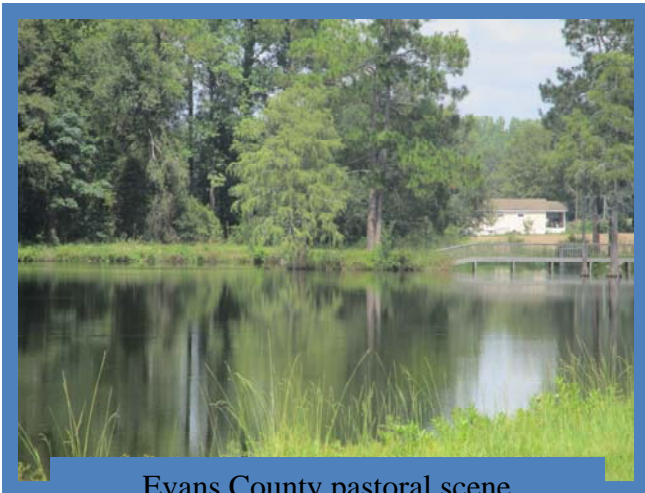
Wilbanks Apiaries, Bellville



Claxton Cold Storage



Historic Bell-Smith House, Bellville



Evans County pastoral scene

with 5,000 foot runway; an expansive industrial park with provided services, rail availability, and easy four-lane highway access; an active rail line which runs through all four municipalities; an outstanding recreation department and facilities; and other amenities. Plans are underway by the community to restore its historic Tos Theater in downtown Claxton to a cultural arts center. The community wishes to capitalize on its outdoor paradise, its agricultural and entrepreneurial heritage, its current location and service amenities to attract residents, retirees, businesses, and entrepreneurs alike. The community will be a progressive, rural community which respects and retains its unique character and charm while continuing to improve its infrastructure and services. It will be a coveted address for new families to live and raise children, a community of continued southern charm and hospitality and outdoor adventure, and an economic haven for both businesses and entrepreneurs alike. The community, while offering an outstanding quality of life, and access to economic and job opportunities both nearby and within, will continue to develop itself into a vibrant, self-supporting community with full-service retail and service sectors and a wider choice of shops and restaurants. While the larger communities of Claxton and Hagan will be the county home to intense land uses and its commercial, industrial, government, and social center, the smaller communities of Bellville and Daisy will be desired locations for unique small town living and quaint charm. Both are desired quality residential addresses. Pinewood Christian Academy and a mixture of nearby farm uses add intrinsic appeal to Bellville, while Daisy's attention to historic preservation and community landscape, and easy access to the Evans County Public Fishing Area and surrounding outdoors, provide serene attraction. Living in Evans County will truly be a "Canoochee Delight," an outstanding location for families and others seeking respite and fortune, not to mention plenty of fried chicken, fruitcake, and other wonderful Southern fare to share.

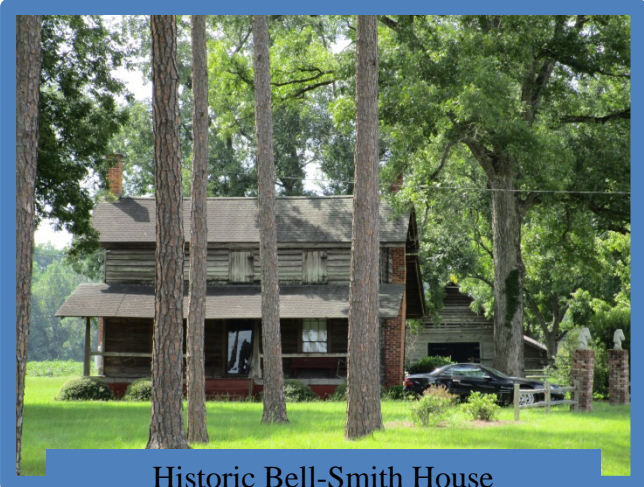
## BELLVILLE

### Description

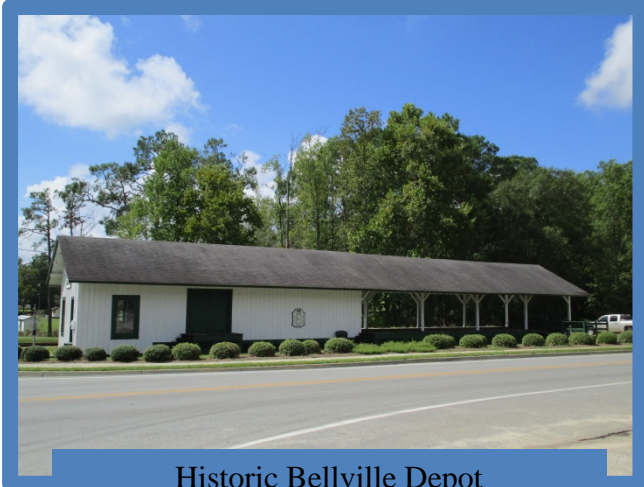
The City of Bellville is located along U.S. 280 and Georgia Highway 292 at the intersection of Georgia Highway 169. It is the westernmost municipality of Evans County, with all located on U.S. 280. The community is a charming and inviting small town known for its visual appeal as a residential community, both with historic frame and newer brick homes, all well-kept and beautifully landscaped. Bellville was founded in 1890 when the Savannah and Western Railroad came through the County, but was not formally incorporated until 1959. The town was named for Fannie Bell, who married James Smith. The Smith and Brewton families were instrumental in the town's development, which once housed cotton gins, turpentine stills, sawmills, as well as general merchandise stores. The original Bell-Smith house, like the town, is immaculately preserved just south of the U.S. 280/Ga. 169 intersection and the Smith Cemetery, and is used for family functions. Unfortunately, a 1901 fire destroyed most of Bellville's commercial businesses and industry. However, the Bellville railroad depot survives, has been restored, and functions as a museum/community center.

Today, Bellville has a population of 123 persons (2010 Census), down from 2000's 130. In addition to its beautiful homes, Bellville is home to Pinewood Christian Academy, a private school of about 650 students, established in 1970 and serving students from a number of surrounding counties. This academy continues a tradition of education support in the community whose first school was built in 1890 by two prominent citizens. It is also home to Wilbanks Apiaries, one of the largest bee packaging concerns in Georgia, which is one of the largest bee-producing states in the U.S. Downtown Bellville does retain Bernie's Store, an eclectic marriage of an old general store and convenience center. The Bellville Railroad Depot is also the center of the community's annual celebration of its heritage, Railroad Days.

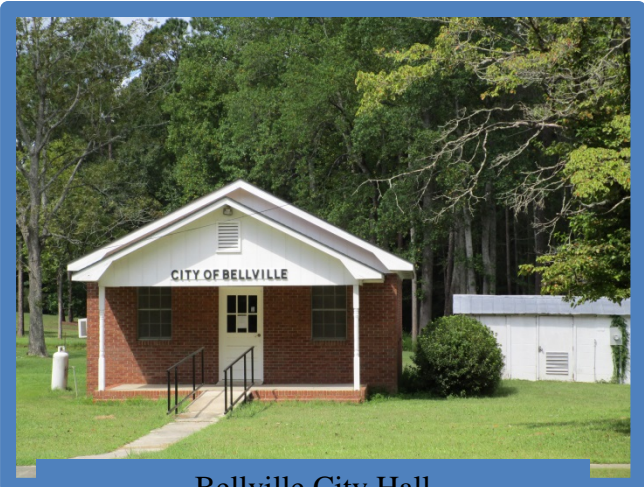




Historic Bell-Smith House



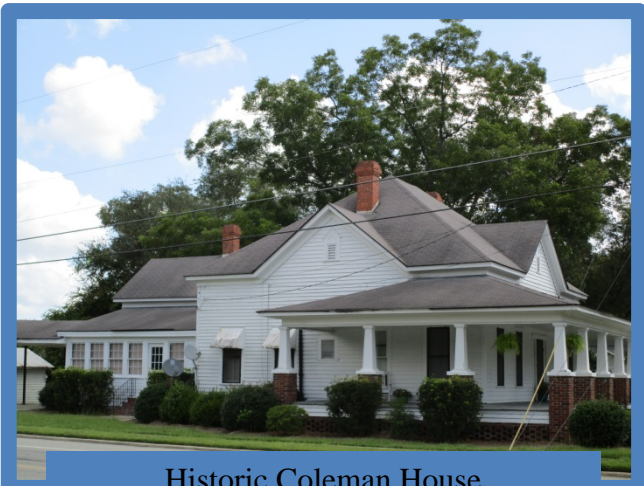
Historic Bellville Depot



Bellville City Hall



Bernie's Country Store



Historic Coleman House



Pinewood Christian Academy

## **Vision**

The City of Bellville wants to remain “a beautiful spot in Evans County,” as described by the local newspaper, one which retains its well-kept appearance, its historic identity, and its strong sense of community. The community would house an involved and accommodating populace, additional mom and pop shops, in a warm and inviting landscape and small-town residential community. Its remaining historic landmarks would be lovingly preserved, and its heritage would continue to be celebrated.

## **Needs**

- Continuing maintenance of infrastructure
- Renovation and expansion of City maintenance building
- Railroad Depot/landmark renovations/maintenance

## **Opportunities**

- Community appearance and character
- Railroad Depot and Railroad Days celebration
- No current property taxes
- Pinewood Christian Academy
- Existing businesses
- Bell-Smith House and Cemetery, other historic landmarks
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

# CLAXTON

## Description

The City of Claxton is the governmental, educational, commercial, and social center of Evans County. It is the county seat of Evans County with a 2010 Census population of 2,746, which is more than twice as much as the combined population of the County's other three municipalities, Bellville, Daisy, and Hagan. It is known worldwide because of the "Claxton Old-Fashion Fruitcake." Claxton is the home of two fruitcake companies, the more well-known Claxton Bakery (producer of the Old-Fashion Fruitcake) and the Georgia Fruitcake Company. Claxton provides the infrastructure to most of the county's principal businesses, and houses all county schools.

The City of Claxton has always been known for its family entrepreneurship and civic leadership. The City owes both its beginnings, international fame, and current status to these ideals. In some sense, Claxton is Evans County's youngest municipality, despite its current dominance. When the Savannah and Western Railroad passed through the county in 1890, Claxton is said to have had only had two houses. The Hendricks family, primarily W.R. Hendricks and his parents, Glenn and Nancy, sought to establish a town and railroad station in current Claxton. The Railroad at first was reluctant because it already had a full station in Hagan and half-stations in Bellville and Daisy. The Hendricks provided the vision and entrepreneurship, which the Railroad could not refuse, when they dug a well and installed a water pump for free use by the railroad company's trains. To obtain residents and businesses, the Hendricks first offered free lots, and then buy one, get one lots to all who would build. The town was not able to be named Hendricks because of the name's use elsewhere. It was then named Claxton with some debate whether for Kate Claxton, a noted actress, or Philander Priestley Claxton, a noted educator at the time. The community rapidly grew because of this between 1890 and 1910. This support of development and bustling growth led to S.G. Tos, an Italian immigrant, to relocate to Claxton from Macon in 1910 and establish the Claxton Bakery. Tos' civic pride and his support of the community led him to establish the Tos Theater for community entertainment and coalescing. The business was sold to local employee Albert

Parker in 1945, who also worked to improve the community in many ways. Parker's association with the Civitan Club led to the worldwide distribution and fame of the Claxton Fruitcake. Family entrepreneurship was also the key to Claxton Poultry (Fries family), NeSmith Chevrolet, Wilbanks Apiaries, and Pride Pools, all widely known and successful companies begun in Claxton.

Claxton was home to the first brick building in the county, the former Claxton Middle School still located along Main Street (U.S. 280), when it was constructed as a public school and financed by bonds voted on by the citizens of Evans County in 1921-22. Civic and community leadership has continued through today. Claxton was home to the county's first telephone, electric, and water systems. Claxton's leadership was instrumental in establishing the local hospital after many years of effort in 1968. Important leaders in more recent times have included the state-wide known Perry Lee DeLoach, who served as Mayor from 1970-2004; Senator Joe Kennedy, who served in the state legislature from 1967-1991, rising to rank of Senate Pro-Tem. He was instrumental in the creation of Ogeechee Technical College, among many civic improvements. Claxton was also the center of important medical research through local physician, Dr. Curtis G. Hames and his famed National Institute of Health funded Evans County Health Study, which ran from 1958-1995. Dr. Hames practiced general family medicine from 1947-1988. This Health Study was one of the first to study patients within their local environment, and led to seminal findings, including the protective value of HDL cholesterol and the value of trace minerals, like selenium, in the diet. Community leadership continues today from the multi-laning of U.S. 280 through Claxton and Hagan; the recent construction of new elementary and middle schools; and the development of a large, well-landscaped, passive senior citizens park to the ongoing construction of a new, large, and architecturally significant city hall in the downtown area. Claxton was first incorporated in Tattnall Superior Court in 1894, but then more formally by the state legislature in 1911.





Claxton entrance sign and Veterans Center



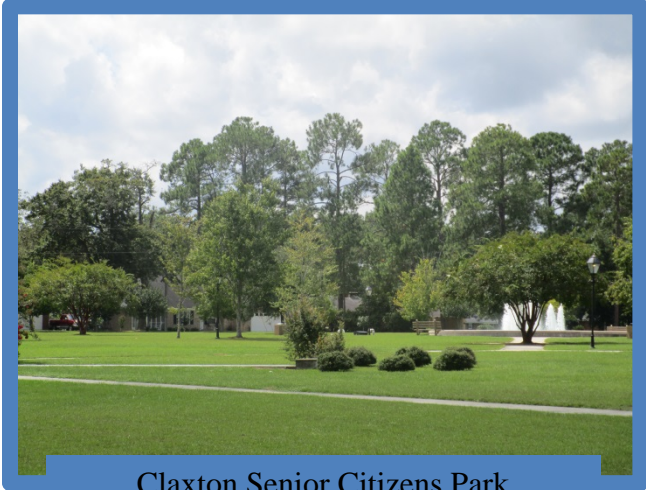
New City Hall under construction and water tank



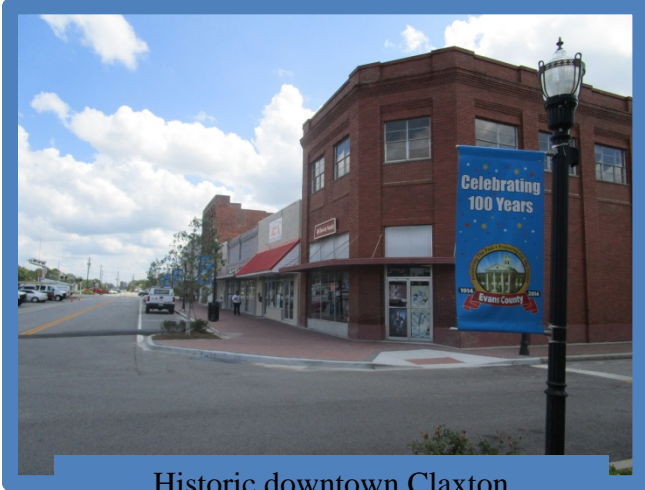
Historic Claxton Middle School



Historic residences



Claxton Senior Citizens Park



Historic downtown Claxton

## **Vision**

The City of Claxton wants to continue its status as the governmental, educational, commercial, social, and cultural center of Evans County. The City will continue to exhibit the civic minded community leadership and investment necessary to improve the economic and community development of the entire county community, while progressively serving existing and new residents. The small-town, family-oriented charm, friendliness, and support of local business and entrepreneurship will be continued and retained.

## **Needs**

- Continued implementation of the Downtown Master Plan/Downtown Revitalization
- Renovation of old city hall for public safety/utilities
- Continued upgrade/expansion of water/sewer infrastructure/services
- Upgraded city website
- Continued street improvements
- Tos Theater/Veterans Community Center rehabilitation
- Enhanced retail development

## **Opportunities**

- Claxton Poultry/Claxton Fruitcake/Existing Business
- U.S. 301/U.S. 280 improvements and promotion
- Annexation
- Tourism
- Downtown development/streetscape
- Local schools/recreational facilities
- Many civic clubs

## DAISY

### Description

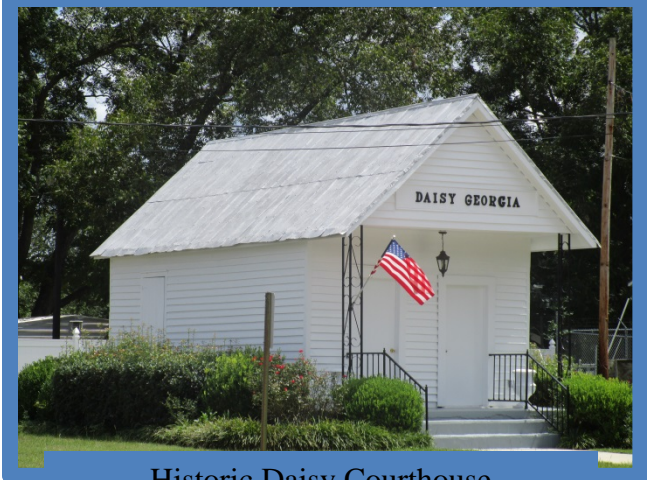
The City of Daisy is located along U.S. 280 about three miles from the eastern boundary of Evans County. It is located in a still thriving farming section of the county, and near both the Canoochee River and the Evans County Public Fishing Area. The town was originally a center of cotton ginning and turpentine within the county, and was incorporated in 1890 when the Savannah and Western Railroad built a railroad line through the county (then Tattnall County). It was named for Daisy, the daughter of one of the town's founders, Thomas Jefferson Edwards, after the post office rejected the name Conley. Conley was the last name of a prominent Methodist minister, W.F.M. Conley, who served the area. Daisy's mother, and T.J. Edwards' wife Ann, was the Rev. Conley's daughter. After the railroad's establishment, Daisy became a prosperous trade center for a relatively short period of time. The boll weevil, the decline of turpentine and the railroad, the growth of the nearby county seat Claxton, and the automobile all spelled decline for Daisy as a trade center.

Today, Daisy is a flourishing small town attractive for residential living and visitors alike, described by the local newspaper as "picture perfect" and appearing as a "restored photograph from the past." The City of Daisy's official 2010 Census population was 129, up from 124 in 2000. The U.S. Census Bureau estimate for Daisy's 2012 population is 141. The community owns and has restored a number of historic buildings on a block of its original downtown Main Street facing the railroad, which now house Daisy's fire department, post office, town hall, and a museum. The community has also preserved a red caboose and beautifully landscaped downtown to celebrate its heritage and past. Daisy's community pride and homage to its past are visually evident, but also celebrated annually during a "Daisy Days" homecoming festival.





Historic downtown Daisy



Historic Daisy Courthouse



Daisy Caboose



Historic downtown Daisy and railroad



Historic residence



Daisy residence



## **Vision**

The City of Daisy wants to remain a quiet, “picture perfect” small town attractive to residents and visitors alike. The community will continue to honor its heritage and preserve reminders of its past, while upgrading and modernizing its infrastructure and accommodating compatible growth, principally residential.

## **Needs**

- Continuing water system improvements, particularly a new elevated storage tank
- Street improvements, particularly resurfacing, curb and gutter, and sidewalk enhancements
- Maintenance of its historic building fabric

## **Opportunities**

- Community appearance
- Extant history and preserved downtown buildings
- Daisy Days Festival
- No current local property taxes
- Surrounding countryside and natural resources

# HAGAN

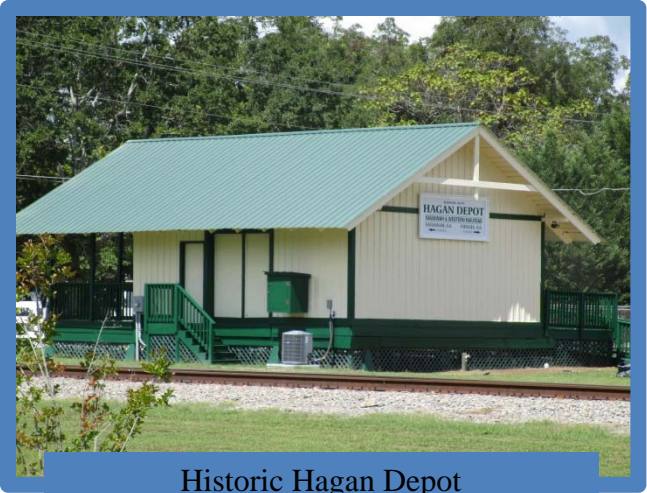
## Description

The City of Hagan is located adjacent to the western city limits of Claxton, the county seat, and is an emerging growth center in Evans County for both residential and commercial growth. The community was named for the maiden name of the Civil War widow, Susannah Hagan Brewton, by her new husband Marshall A. Smith, upon the town's establishment in 1890. The town was not formally incorporated until 1906. Major developers in Hagan were the DeLoach brothers, including George W. DeLoach. The G.W. DeLoach house, an impressive two-story folk Victorian structure, is listed in the National Register of Historic Places. It is currently owned by the City of Hagan and is utilized for community and civic functions. The DeLoach brothers built a number of early buildings in town, including those sold to professionals to entice them to practice in Hagan. Much of the early economy in Hagan was centered around the Perkins Sawmill, which was one of the largest lumber mills in the Region, and employed as many as 365 men. Fallout from the economic depression of 1907 resulted in the closing of the Perkins Sawmill in 1910. The community, which had been the principal stop of the Savannah and Western Railroad within the county, suffered severe economic and population decline as a result.

Today, the City of Hagan is to some extent the major growth center of Evans County because of the recent five-laning of U.S. 280, abundant available land for both residential and commercial development, the location of the Claxton-Evans County Industrial Park in the town's western fringes, and the recent establishment and construction of a wastewater treatment system and other civic improvements. The City of Hagan opened a new City Hall in 2003, as well as an adjacent new children's park. The community also has an attractive city-block long, Bradley Memorial Park, for local recreation, and a relatively new post office along U.S. 280. The Perkins Mill Road area has become a desired address for large lot, upscale residential development. The emerging growth of Hagan is evident in its population numbers. The 2010 Census population of the City was just shy of 1,000 (996), up nearly 100 persons from the 2000 City population of 898. This increase was the largest for a governmental



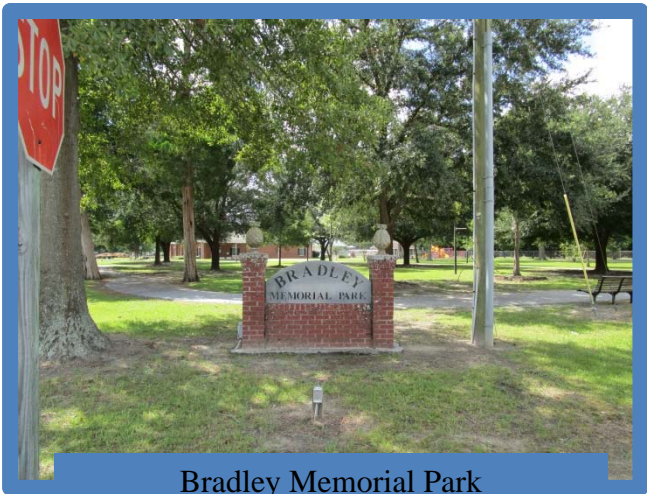
Hagan City Hall



Historic Hagan Depot



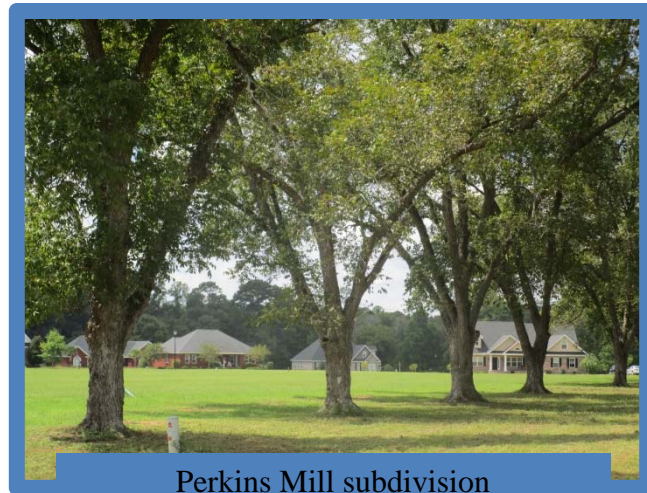
Historic George W. DeLoach House



Bradley Memorial Park



Historic Hagan Baptist Church



Perkins Mill subdivision

jurisdiction within the county on a percentage basis. The local newspaper describes the City as “ideally positioned for growth.”

## **Vision**

The City of Hagan wants to continue its quiet growth as a business and residential center within Evans County, even while its more well-known sister municipality, Claxton, gets much of the credit. NeSmith Chevrolet and Harry’s BBQ, both well-known “Claxton” business concerns, are actually located in Hagan. At the same time, Hagan wants this growth to be compatible, and to retain its small town, family-oriented character and values.

## **Needs**

- Additional business development and jobs
- Additional retail stores
- Continuing infrastructure improvements, including streets, water, and wastewater
- Police department upgrades
- Community Center
- Beautification

## **Opportunities**

- Growth of retirees and others moving into City
- Available land
- New wastewater system
- George W. DeLoach house
- Claxton/Evans County Industrial Park location



## COMMUNITY GOALS

### Economic Development

- Enhance intergovernmental cooperation
- Address low education levels
- Address continuing education/job skills improvements
- Nurture existing businesses/entrepreneurs
- Attract new businesses/jobs
- Address/improve infrastructure needs
- Support continued development of Claxton-Evans Industrial Park
- Improve transportation access/quality
- Develop/enhance tourism
- Address/improve community appearance/aesthetics
- Revitalize downtown Claxton
- Support rural character preservation
- Utilize/promote outdoor amenities/natural resources
- Assure viability/support/enhance agricultural/forestry uses
- Address growth management issues
- Support continued viability of Fort Stewart and regional detention/transition centers
- Promote community pride/location and quality of life
- Promote/maintain/adaptively use local historic resources
- Support continued low density uses within Fort Stewart Compatible Use Buffer



Valmont Newmark Concrete Pole Plant



Historic downtown Claxton

## Natural and Cultural Resources

- Seek compatible development/utilization
- Address conservation/utilization of Canoochee River/natural areas
- Protect significant natural resources of County
- Support continued protection, promotion, and enhancement of community's outdoor recreation/nature venues
- Promote agri-tourism, heritage tourism, recreation and bicycling tourism opportunities
- Utilize/preserve/adaptively use historic resources/heritage of County
- Address growth management/natural and cultural resources protection
- Improve community appearance/aesthetics
- Maintain open spaces/agricultural/forestry uses
- Seek protection/maintain agricultural/forestry uses in Fort Stewart Compatible Use Buffer



Evans County agricultural scene



Historic Bell-Smith House, Bellville



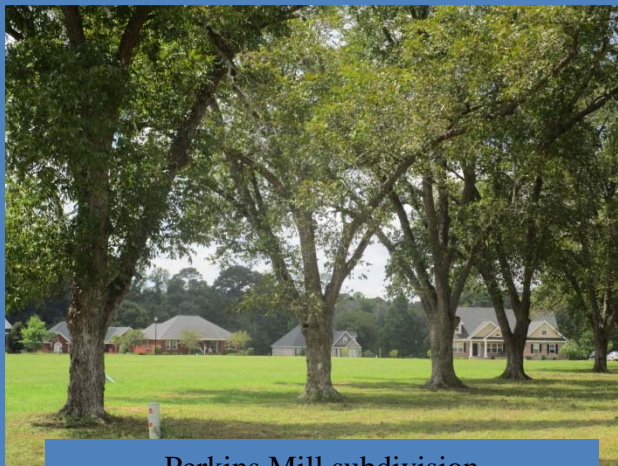
Evans County Centennial banner,  
downtown Claxton

## Housing

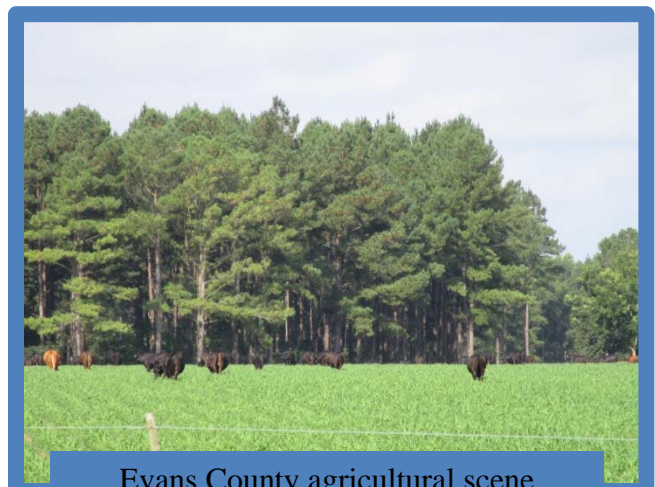
- Rehabilitate existing housing stock/improve quality of all housing
- Encourage diverse housing mix
- Market available housing
- Utilize state/federal programs
- Guide/plan residential development
- Upgrade community appearance
- Improve subdivision/manufactured housing/land use regulation/code enforcement

## Land Use

- Address growth management/compatible development
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Protect rural character/quality of life
- Maintain open spaces/agricultural/forestry uses
- Develop/improve recreation/leisure use facilities
- Encourage infill development
- Maintain/improve community appearance/aesthetics
- Seek compatible development/utilization
- Utilize annexation(s), as needed
- Seek protection/maintain low density uses in Fort Stewart Compatible Use Buffer



Perkins Mill subdivision



Evans County agricultural scene



## Community Facilities and Services

- Maintain appropriate governmental facilities/services
- Address/improve infrastructure needs
- Utilize infrastructure expansion/upgrades to guide growth
- Improve/promote transportation access/quality
- Maintain/upgrade Claxton-Evans County Industrial Park
- Maintain quality educational facilities/services
- Maintain/enhance solid waste management/recycling facilities/programs/initiatives
- Maintain/upgrade local hospital and other health care access/facilities/services within the community
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Continue to upgrade public safety/emergency medical facilities/services
- Improve fire service countywide
- Develop/improve/promote recreation facilities and programs
- Continue utilization of local churches/civic organizations for community projects

## Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinated planning/growth management



Claxton-Evans County Industrial Park



Ogeechee Tech, Hagan campus



## **LONG TERM COMMUNITY POLICIES**

### Economic Development

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

The community will collaboratively support the local school system and cooperative efforts to engage students to remain in school, thus reducing the local dropout rate and improving the literacy rate

The community will work collaboratively to develop measures and programs to improve the literacy rate

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers

The community will continue to support and seek the enhancement of educational opportunities provided to the community by Ogeechee Technical College

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

The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

The community will work to enhance economic development marketing efforts, including promotion of its proximity to retail markets, through an active Chamber of Commerce, Development Authority and other regional/state agencies, as well as through a full-time economic development director

The community will continue to seek retail trade/service sector and hospitality business development to further enhance the local economy and support increased tourism

The community will work to develop and maintain the necessary infrastructure, including broadband telecommunications and industrial park improvements, to facilitate and accommodate desired commercial and industrial growth

The community will maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion as needed

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

The community will work together to maintain a modern airport through continued necessary infrastructure/equipment upgrades and maintenance

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, bicycling, agri-tourism, nature-based tourism, concert promotion, and recognition/promotion of its historic districts/cultural sites

The community will work cooperatively to promote use and four-laning of US 280 and US 301 (interstate alternative) and their tourism attractions

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

The community will support and target downtown revitalization and investment efforts in Claxton to maintain it as an important, functioning economic, social, and governmental center

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

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

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

The community will work to support regional detention/transition centers and their future growth

The community will actively strive to attract new residents, including retirees, through promotion of location and quality of life

The community will continue to utilize local churches and civic organizations to actively participate in civic efforts and projects to improve the local quality of life

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will continue to support and cooperate with Fort Stewart and encourage low density uses in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts

### Natural and Cultural Resources

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

The community will seek to conserve and protect the Canoochee River, the county's significant groundwater recharge areas, wetlands, floodplains, other important natural resources, and the open spaces and landscapes of the county

The community will seek to conserve, protect, upgrade, and promote the Evans County Public Fishing Area, the Rocks River Park, Brewton Ford Park, Canoochee River access at Rogers Bridge, and other outdoor recreation or nature venues

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

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures, including the Tos Theater (Claxton), Daisy Museum and Community Center, George W. DeLoach House (Hagan), and the Bellville Depot

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

The community will work to improve its appearance and aesthetics through code enforcement and other means

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

The community will seek to encourage continued agricultural/forestry uses within, and otherwise promote conservation of, the Fort Stewart Compatible Use Buffer

### Housing

The community will work toward both improving the quality of existing housing and promoting quality new development

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

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

The community will work to market available housing throughout the region to attract new residents, including retirees, seeking small town/rural character and quality of life

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

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

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of updated coordinated land use/manufactured housing regulations, and code enforcement

The community will cooperate to implement and enforce the need for updated coordinated and comprehensive land use planning, manufactured housing/land use regulations, and construction code enforcement in Bellville, Daisy, and unincorporated areas

### Land Use

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

The community will cooperate to implement and enforce the need for updated coordinated and comprehensive land use planning, manufactured housing/land use regulations, and construction code enforcement, particularly in Bellville, Daisy, and the unincorporated areas

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will continue to maintain and improve its appearance and aesthetics through ongoing landscaping/beautification efforts, code enforcement, and other means



The community will seek and promote development that is compatible with existing infrastructure location to guide future growth

The community will consider annexation, as needed, to extend municipal boundaries and infrastructure service areas

The community will continue to support and cooperate with Fort Stewart and encourage low density uses (agriculture/forestry/conservation) in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts

### Community Facilities and Services

The community will provide and maintain adequate government facilities, including city administrative facilities

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

The community will maintain adequate water/sewer service provision, and pursue development of additional facilities and areas of service as needed

The community will seek and support availability of appropriate local broadband telecommunications service

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

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

The community will continue to develop and maintain the infrastructure at the Claxton-Evans County Industrial Park to facilitate and accommodate desired commercial and industrial growth, including concert venue facilities

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

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

The community will work together to maintain its local hospital and upgrade its health care facilities and services conducive to economic development and a high quality of life

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

The community will continue to improve public safety and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters, including construction of a new public safety complex/jail

The community will work to improve fire service county-wide, including adequate training of personnel

The community will seek to conserve and protect Evans County Public Fishing Area and to enhance and promote existing parks and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

The community will continue to utilize local churches and civic organizations to actively participate in civic efforts and projects to improve the local quality of life

#### Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Evans County

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

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

# **NEEDS AND OPPORTUNITIES**

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Evans County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

## NEEDS AND OPPORTUNITIES

### Economic Development

#### Issue 1: Intergovernmental cooperation enhancement

##### Needs:

- Enhance intergovernmental cooperation on the local, regional, and state levels

##### Opportunities:

- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Fort Stewart coordination
- Utilization of state agency Georgia Southern University assistance
- Middle Coastal United Development Authority
- Entrepreneur Alliance
- E-911 with Bulloch and Candler counties

#### Issue 2: Low education levels

##### Needs:

- Improve drop-out rates
- Improve literacy rates
- Seek Certified Literate Community designation

##### Opportunities:

- Support/participate in programs, such as local Evans County Community Center and statewide Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life
- GED Program/incentives through Ogeechee Technical College



### Issue 3: Continuing education/jobs skills improvements

#### Needs:

- Improve continuing education/job skill levels to provide better qualified workforce
- Diverse mix of jobs appropriate to the educational/skills levels of local workforce
- Retention of local graduates

#### Opportunities:

- Job Training Unlimited (JTU) headquartered in Claxton
- Proximity to Ogeechee Technical College and Georgia Southern University
- Ogeechee Technical College Partnership for Quick Start
- Law enforcement and driving school at Ogeechee Technical College
- Local diversion center programs
- Local Ogeechee Technical College campus/programs

### Issue 4: Existing business/entrepreneur retention

#### Needs:

- Nurture existing businesses and entrepreneurs to help retain them and encourage expansion, as appropriate
- Continue participation in Entrepreneur Alliance (with Bulloch and Screven counties)
- Increased job opportunities to retain local graduates
- Seek state support and utilization of state assistance/designation programs

#### Opportunities:

- Entrepreneur Alliance participation
- Strong existing businesses, such as Claxton Poultry, Claxton Fruitcake, Georgia Fruitcake, Wilbanks Apiaries, and others

## Issue 5: New business attraction

## Needs:

- Attract new economic development, including small business/entrepreneurs
- Create more jobs to address high local unemployment rate
- Retail trade/service sector and hospitality business development
- Support/enhance agribusiness development
- Employ full-time economic development director
- Enhance economic development funding/activities/marketing through active Claxton-Evans County Chamber of Commerce, Claxton-Evans County Industrial Development Authority, Middle Coastal Unified Development Authority, and other regional/state agencies
- Develop marketing strategy and materials, including incentive packages
- Seek state supported and utilization of state assistance/designation programs
- Retain local graduates through provision of increased job opportunities
- Diverse mix of jobs appropriate to education/skills levels of local workplace
- Develop infrastructure for industrial recruitment
- Revitalize downtown Claxton

## Opportunities:

- Proximity to retail markets/jobs opportunities
- Entrepreneur Alliance
- Claxton-Evans County Industrial Development Authority
- Claxton-Evans County Chamber of Commerce
- Member of Middle Coastal Unified Development Authority
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

## Issue 6: Infrastructure provision/maintenance/upgrades

## Needs:

- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- Upgrade water lines/facilities in areas of Claxton and Bellville and throughout Daisy and Hagan, as needed
- Seek drainage improvements in Bellville, Claxton, and Daisy
- Upgrade lift station near industrial park in Claxton, and upgrade sewer line along Hendrick Street
- Seek/support availability of appropriate local broadband telecommunications service

## Opportunities:

- Community Development Block Grant (CDBG) and other potential federal/state funding sources
- Completion of Hagan's sewerage system and new water well (2011)
- Water system upgrades in Bellville (2013) and Claxton (2014)
- City of Claxton sewerage system upgrades (2014)

## Issue 7: Claxton-Evans Industrial Park continuing development

## Needs:

- Further develop/improve Claxton-Evans Industrial Park via rail spur provision and other infrastructure as needed
- Employ full-time economic development director
- Enhance economic development funding/activities/marketing through active Chamber of Commerce, Development Authority, Middle Coastal Unified Development Authority, and other regional/state agencies

Opportunities:

- Recent improvements at Claxton-Evans Industrial Park
- Claxton-Evans County Industrial Development Authority
- Claxton-Evans County Chamber of Commerce
- Middle Coastal Unified Development Authority

Issue 8: Transportation access/quality

Needs:

- Seek transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts
- Improve transportation access/quality, such as US 280 and US 301 multi-laning
- Promote US 301 as an interstate alternative
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Improve bicycle/pedestrian facilities
- Continue to maintain Claxton-Evans County Airport as modern airport facility through infrastructure/equipment upgrades/maintenance, as needed
- Maintain Claxton-Evans County Airport's status as secondary use airport for Fort Stewart

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Upgrades at Claxton-Evans County Airport, and its secondary use status for Fort Stewart
- US 301 promotion
- Annual Cruisin' in the Country bike ride



## Issue 9: Tourism development

## Needs:

- Develop/enhance/promote tourism, including festivals, concert promotion, recreation, nature-based, agri-tourism, and heritage tourism
- Conserve and protect Canoochee River in Evans County, and promote for increased recreation usage
- Protect, maintain, and upgrade, as needed, Evans County Public Fishing Area, Brewton Ford Park, Canoochee River access at Rogers Bridge, Rocks River Park, and other outdoor/nature-based tourism venues in Evans County
- Seek increased heritage tourism utilizing downtown Claxton, Bellville Depot, George W. DeLoach House (Hagan) , Daisy Museum and Community Center, and other Evans County historic resources
- Complete Tos Theater renovations
- Seek retail trade/service sector and hospitality business development to support increased tourism
- Promote/market use and four-laning of U.S. 280 and U.S. 301 (interstate alternative) and their tourism attractions
- Support/promote bicycling through county, including annual Cruisin' in the Country bike ride, and improve bicycle/pedestrian facilities
- Support existing community festivals, such as the Rattlesnake and Wildlife Festival, Bellville Railroad Day, and Daisy Days, and develop others, as appropriate
- Seek to host additional concerts, as well as continue annual Luke Bryan performance, and upgrade venue site, as needed

## Opportunities:

- Canoochee River, including access at Rogers Bridge, Brewton Ford Park, and Rocks River Park
- Claxton Rattlesnake and Wildlife Festival
- Bellville Railroad Day

- Daisy Days Festival
- Evans County Centennial celebration (2014)
- Evans County Public Fishing Area
- Crusin' in the Country annual bike ride
- Downtown Claxton
- Tos Theater rehabilitation
- Bellville Depot
- Daisy Museum and Community Center
- George W. DeLoach House (Hagan)
- Annual Luke Bryan concert

#### Issue 10: Community appearance/aesthetics

##### Needs:

- Improve general community appearance/aesthetics through code enforcement, active Pride in Evans countywide beautification/cleanliness program, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private, funding to assist with improvements
- Revitalize downtown Claxton, including additional streetscape improvements, as needed
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements

##### Opportunities:

- County environmental codes enforcement officer
- Building code inspector shared by Claxton and Hagan
- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Pride in Evans program
- Active local civic organizations and churches, which could help sponsor community beautification, litter removal, home repair/construction, and/or other projects

#### Issue 11: Downtown Claxton revitalization

##### Needs:

- Support/target downtown revitalization and investment efforts in Claxton to maintain it as an important, functioning economic, social, and governmental center
- Utilize/maintain existing historic structures
- Complete Tos Theatre rehabilitation

##### Opportunities:

- Downtown Claxton U.S. 280 one-way pairing/streetscape improvements
- Downtown Claxton Master Plan
- Claxton Downtown Development Authority
- Tos Theatre ongoing rehabilitation
- Evans County Courthouse
- Historic preservation rehabilitation tax incentives

#### Issue 12: Rural character preservation

##### Needs:

- Proactively protect community's rural character through community investment and appropriate regulation which encourage/support compatible uses
- Market continued agricultural land uses
- Promote/develop increased agri-tourism

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Historic small towns
- Claxton Rattlesnake and Wildlife Festival and others
- Cruisin' in the Country annual bike ride
- Buurma Farms
- Wilbanks Apiaries
- Claxton Poultry

Issue 13: Outdoor amenities/natural resources

Needs:

- Utilize/promote outdoor amenities/natural resources of Evans County for recreation, nature-based, and agri-tourism
- Conserve, protect, maintain, and upgrade Evans County Public Fishing Area, Canoochee River access at Rogers Bridge, Rocks River Park, Brewton Ford Park, and other outdoor/nature venues
- Continue to support annual Claxton Rattlesnake and Wildlife Festival, Bellville Railroad Day, Daisy Days, and other local festivals
- Support/promote bicycling through county, including annual Cruisin' in the Country bike ride and organization of other cycling events
- Continue to host annual Luke Bryan concert, and seek to host additional outdoor concerts

Opportunities:

- Canoochee River, including access at Rogers Bridge, Rocks River and Brewton Ford parks
- Evans County Public Fishing Area
- Claxton Rattlesnake and Wildlife Festival
- Bellville Railroad Day
- Daisy Days



- Cruisin' in the Country annual bike ride
- Annual outdoor Luke Bryan concert

#### Issue 14: Agricultural/forestry uses viability

##### Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism
- Market agricultural/forestry uses
- Promote/develop agri-tourism venues and events
- Work to support/enhance local agriculture and agribusiness
- Seek development compatible with and supportive of existing rural/agricultural character
- Encourage local cultivation of new crops, such as carrots, and other agricultural enterprises

##### Opportunities:

- Claxton Poultry
- Wilbanks Apiaries
- Buurma Farms carrots
- Low population densities

#### Issue 15: Growth Management

##### Needs:

- Proactively manage and guide growth and development and protect/conserv community's important natural and cultural resources through community investment and appropriate regulation
- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure
- Pursue annexation, as needed, to extend municipal boundaries and infrastructure

service areas

- Continue to support/cooperate with Fort Stewart to encourage low density agriculture/forestry/conservation uses in identified Compatible Use Buffer

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Fort Stewart Compatible Use Buffer
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

#### Issue 16: Regional detention/transition center viability

Needs:

- Support retention of regional detention centers and their growth
- Continued local, regional, state cooperation

Opportunities:

- Presence of regional detention centers in close proximity to Evans County

#### Issue 17: Community pride/location and quality of life

Needs:

- Promote the excellent quality of life, lower cost of living, and convenient location of Evans County to potential residents/retirees and businesses
- Preserve community's natural beauty and unique landscapes, and encourage development compatible with the existing rural character
- Proactively manage and guide future growth and development through community investment and appropriate regulation
- Continue to utilize local churches and civic organizations to participate actively in community efforts/projects

Opportunities:

- Active local churches and civic clubs

- Evans County Wildlife Club
- Claxton-Evans County Chamber of Commerce
- Pride in Evans program

#### Issue 18: Local historic resources preservation

##### Needs:

- Continue to maintain, utilize, promote, and preserve significant historic resources
- Encourage compatible adaptive use of local historic properties
- Continue to maintain and utilize National Register-listed Evans County Courthouse
- Support downtown rehabilitation efforts in Claxton
- Complete rehabilitation of Claxton's Tos Theater
- Continue utilization and preservation of local historic landmarks, including the Bellville Depot, Daisy Museum and Community Center, the George W. DeLoach House in Hagan, and others
- Seek increased heritage tourism throughout Evans County through tours, festivals, other special events, and the like

##### Opportunities:

- Evans County Courthouse
- Downtown Claxton
- George W. DeLoach House, Hagan
- Bellville Depot
- Daisy Museum and Community Center
- Evans County Centennial (2014)
- Evans County Historical Society

## Issue 19: Fort Stewart viability

## Needs:

- Support continued viability of nearby Fort Stewart
- Encourage continued low density uses in identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts
- Continued local, regional, and state cooperation
- Maintain Claxton-Evans County Airport as secondary use airport for Fort Stewart

## Opportunities:

- Fort Stewart Compatible Use Buffer
- Claxton-Evans County Airport secondary use status for Fort Stewart

Natural and Cultural Resources

## Issue 1: Compatible development/utilization of natural resources

## Needs:

- Encourage and cultivate compatible uses/economic development of Evans County's natural resources, as appropriate
- Proactively manage and guide growth and development through community investment and appropriate regulation
- Promote increased agri-tourism, recreation, and nature-based tourism

## Opportunities:

- Increased usage of Canoochee River
- Rocks River Park
- Brewton Ford Park
- Canoochee River access at Rogers Bridge
- Evans County Public Fishing Area

## Issue 2: Conservation/utilization of Canoochee River/natural areas

### Needs:

- Seek to conserve/protect the Canoochee River
- Conserve/protect/promote Evans County Public Fishing Area, Rocks River Park, Brewton Ford Park, Canoochee River access at Rogers Bridge, and other outdoor recreation or nature venues
- Upgrade existing public parks/landings along Canoochee River within the county, as needed

### Opportunities:

- Existing Canoochee River public landings/parks, including Rocks River Park, Brewton Ford Park, and access at Rogers Bridge
- Evans Public Fishing Area
- Fort Stewart Compatible Use Buffer

## Issue 3: Protection of significant natural resources

### Needs:

- Conserve/protect Evans County community's significant natural resources, including groundwater recharge areas, wetlands, floodplains, Canoochee River, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and Canoochee River corridor
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through appropriate countywide land use and environmental regulations
- Preserve rural agricultural and forestry character



Opportunities:

- Environmental Conservation Ordinance
- Cooperation with Georgia Department of Natural Resources
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan
- Fort Stewart Compatible Use Buffer

Issue 4: Protection, promotion, and enhancement of community's outdoor recreation/nature venues

Needs:

- Conserve/protect/upgrade/promote community's outdoor recreation/nature venues, including Evans County Public Fishing Area, Rocks River Park, Brewton Ford Park, Canoochee River access at Rogers Bridge, and others
- Upgrade Brewton Ford Park and Rocks River Park
- Organize Canoochee River kayaking/paddling event(s)

Opportunities:

- Evans County Public Fishing Area
- Canoochee River and its popularity with paddlers
- Rocks River Park
- Brewton Ford Park
- Rogers Bridge access to Canoochee
- Cooperation with Georgia Department of Natural Resources

Issue 5: Agri-tourism, heritage tourism, recreation and bicycling tourism promotion

Needs:

- Promote increased agri-tourism, heritage tourism, recreation and bicycling tourism opportunities
- Support/promote bicycling through Evans County, including annual Cruisin' in the Country bike ride, and improve bicycle/pedestrian facilities

- Support existing community festivals, such as the Claxton Rattlesnake and Wildlife Festival, Bellville Railroad Day, and Daisy Days, and develop others, as appropriate
- Promote/utilize local historic resources, such as Bellville Depot, downtown Claxton, Daisy Museum and Community Center, George W. DeLoach House, and Evans County Courthouse for increased heritage tourism events/activities
- Complete rehabilitation of Tos Theater in downtown Claxton and utilize as a heritage/cultural tourism attraction
- Promote usage of Evans County’s outdoor recreation/nature venues, including Canoochee River and access points at Rogers Bridge, Rocks River Park, and Brewton Ford Park; Evans County Public Fishing Area; and others
- Organize Canoochee River kayaking/paddling event(s)

Opportunities:

- Cruisin’ in the Country bike ride
- Claxton Rattlesnake and Wildlife Festival
- Bellville Railroad Day/Bellville Depot
- Daisy Days/Daisy Museum and Community Center
- George W. DeLoach House
- Evans County Courthouse
- Tos Theater
- Canoochee River and access points at Rogers Bridge, Rocks River Park, and Brewton Ford Park
- Evans County Public Fishing Area
- Annual Luke Bryan Concert

Issue 6: Historic resources preservation

Needs:

- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate

- Complete Tos Theater renovations and return to active use
- Promote increased heritage tourism, including utilization of historic landmarks such as the George W. DeLoach House, Daisy Museum and Community Center, Bellville Depot, and others for tours, other special events/activities
- Support historic downtown revitalization efforts in Claxton
- Maintain historic architectural integrity of National Register-listed Evans County Courthouse and its continued usage
- Maintain an active Evans County Historical Society
- Follow up on 2014 Evans County Centennial with events/activities celebrating the county's history
- Continue to celebrate local heritage themed festivals, such as Bellville Railroad Day and Daisy Days, and develop others, as appropriate

Opportunities:

- National Register-listed Evans County Courthouse and George W. DeLoach House
- Daisy Museum and Community Center
- Downtown Claxton revitalization
- Ongoing Tos Theater rehabilitation
- Bellville Depot
- Evans County Historical Society
- 2014 Evans County Centennial
- Evans County Centennial Driving Tour of Historic Homes and Landmarks
- Local heritage festivals, including Bellville Railroad Day and Daisy Days
- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners

Issue 7: Growth management/natural and cultural resources protection

Needs:

- Proactively manage and guide growth and development and protect/conserv

Evans County community’s significant natural and cultural resources through community investment and appropriate regulation

- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure
- Pursue annexation, as appropriate, to extend municipal boundaries and infrastructure areas
- Continue to support/cooperate with Fort Stewart to encourage low density agriculture/forestry/conservation uses in identified Compatible Use Buffer

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Fort Stewart Compatible Use Buffer

Issue 8: Community appearance/aesthetics

Needs:

- Improve general community appearance/aesthetics through code enforcement, Pride in Evans countywide beautification/cleanliness program, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Revitalize downtown Claxton, including additional streetscape improvements, as needed
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements

Opportunities:

- County environmental codes enforcement officer
- Building code inspector shared by Claxton and Hagan

- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Pride in Evans Program
- Active local civic organizations and churches, which could help sponsor community beautification, litter removal, home repair/construction, and/or other projects
- Downtown Claxton Master Plan, included adopted color scheme

#### Issue 9: Open spaces/agricultural/forestry uses viability

##### Needs:

- Maintain viability of open spaces and agricultural/forestry uses through traditional and alternative enterprises
- Encourage development of agri-businesses, agri-tourism, nature-based tourism, and other economic efforts supportive of agriculture and forestry
- Market agricultural/forestry uses
- Encourage local cultivation of new crops, such as carrots, and other agricultural opportunities
- Preserve rural agricultural character
- Seek development compatible with and supportive of existing rural character
- Maintain/protect agricultural/forestry uses in Fort Stewart Compatible Use Buffer
- Manage desired growth through appropriate land use and environmental regulations countywide

##### Opportunities:

- Unspoiled open spaces
- Low population density
- Agricultural/forestry traditional land uses
- Existing businesses, such as Claxton Poultry, Wilbanks Apiaries, Buurma Farms carrots, sweet onion growers



- Fort Stewart Compatible Use Buffer

#### Issue 10: Agricultural/forestry uses in Fort Stewart Compatible Use Buffer

##### Needs:

- Seek to protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer near Evans County

##### Opportunities:

- Fort Stewart Compatible Use Buffer

### Housing

#### Issue 1: Existing/new housing stock quality

##### Needs:

- Improve quality of existing and new housing stock through rehabilitation, codes enforcement, and/or other means
- Improve and/or remove substandard housing/eliminate blight
- Utilize available state/federal programs, such as Community Development Block Grants (CDBGs), as appropriate
- Improve community aesthetics/appearance
- Finalize updating coordinated, countywide land use/subdivision/manufactured housing regulations and code enforcement

##### Opportunities:

- Pursue CDBG, CHIP, and other public/private programs to rehabilitate low and moderate income housing
- Code enforcement officer shared between Claxton and Hagan
- Pride in Evans Program
- Active local churches/civic organizations that might aid in community

beautification efforts

Issue 2: Encourage diverse housing mix

Needs:

- Seek to encourage diverse housing mix of safe, quality, housing, including affordable, rental, and manufactured homes
- Additional affordable housing
- Strengthen/establish land use/subdivision/manufactured housing/code enforcement regulations

Opportunities:

- Georgia Department of Community Affairs and other housing assistance programs
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

Issue 3: Market available housing

Needs:

- Work to market available housing to attract potential new residents/retirees
- Improve quality of existing housing stock through rehabilitation, codes enforcement, and/or other means
- Promote relatively low housing/living costs
- Improve community aesthetics/appearance

Opportunities:

- Ample available housing
- Relatively low housing/living costs
- Quality of life
- New resident/retiree attraction
- Pride in Evans Program

- Chamber of Commerce

#### Issue 4: Utilize state and federal programs

##### Needs:

- Encourage use of state and federal programs for affordable/quality housing and to encourage home ownership
- Additional affordable housing

##### Opportunities:

- Federal Housing and Urban Development (HUD), Georgia Department of Community Affairs Housing Programs and others
- Community Development Block Grant (CDBG), CHIP funding for substandard housing rehabilitation/removal; supporting infrastructure, and related improvements

#### Issue 5: Residential development planning

##### Needs:

- Guide/plan residential development using appropriate land use, subdivision, manufactured housing, environmental, and other regulations, as appropriate

##### Opportunities:

- Code enforcement officer shared between Claxton and Hagan

#### Issue 6: Community appearance

##### Needs:

- Upgrade Evans County's community appearance through codes enforcement, active Pride in Evans countywide beautification/cleanliness program, landscaping/beautification efforts, and other means

- Utilize existing building codes enforcement officer shared by Claxton and Hagan and County's environmental codes enforcement officer to enforce existing codes and ordinances
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG), CHIP, and/or other federal, state, private funding to assist with improvements
- Continue downtown Claxton revitalization efforts
- Maintain/upgrade, as needed, existing roads and city streets through resurfacing, paving, and other improvements

#### Opportunities:

- Existing joint building codes enforcement officer serving Claxton and Hagan
- Existing County environmental codes enforcement officer
- Pride in Evans program
- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Active local civic organizations and churches, which could help sponsor litter removal, home repair/construction, beautification, and/or other projects
- Downtown Claxton Master Plan

Issue 7: Subdivision/manufactured housing/land use regulation and construction code enforcement

#### Needs:

- Implement/enforce updated, coordinated, and comprehensive land use planning/manufactured housing/land use regulations and construction code enforcement in Bellville, Daisy, and unincorporated Evans County
- Consider establishing joint construction codes enforcement for unincorporated Evans County, Bellville, and Daisy, possibly in conjunction with existing officer serving Claxton and Hagan

Opportunities:

- Existing shared construction codes enforcement officer in Claxton and Hagan

Land Use

Issue 1: Growth management/compatible development

Needs:

- Address growth management through planning, appropriate regulation, and code enforcement
- Finalize upgrading countywide land development regulations, including improving subdivision and manufactured housing standards
- Continue downtown revitalization efforts in Claxton
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Utilize infrastructure to guide growth
- Encourage compatible infill development and location of use management
- Improve transportation facilities
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer
- Pursue municipal annexations where needed

Opportunities:

- Fort Stewart Compatible Use Buffer
- Claxton downtown revitalization
- Upgraded countywide land development regulations
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville



Issue 2: Subdivision/manufactured housing/land use regulation/code enforcement

Needs:

- Finalize upgrading countywide land development regulations, including subdivision and manufactured housing standards
- Consider establishing joint construction codes enforcement for unincorporated Evans County, Bellville, and Daisy, possibly in conjunction with existing officer serving Claxton and Hagan

Opportunities:

- Updated countywide land development regulations
- Existing shared construction codes enforcement officer in Claxton and Hagan

Issue 3: Rural character/quality of life protection

Needs:

- Maintain rural character/quality of life preservation
- Preserve open spaces and agricultural/forestry land uses through land development regulations, conservation use easements, and other means
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth

Opportunities:

- Updated countywide land development regulations
- County's environmental codes enforcement officer
- Fort Stewart Compatible Use Buffer

## Issue 4: Maintenance of open spaces/agricultural/forestry uses

## Needs:

- Maintain rural character/quality of life preservation
- Preserve agricultural and forestry as viable, functioning land uses
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer

## Opportunities:

- Ample open spaces/undeveloped agricultural and forestry acreage
- Fort Stewart Compatible Use Buffer

## Issue 5: Recreation/leisure use facilities development/improvement

## Needs:

- Develop/improve recreation/leisure facilities and programs
- Prepare countywide recreation master plan
- Support needed enhancements at Evans County Public Fishing Area, such as addition of rental cottages
- Pursue hosting Paddle Georgia and/or other river excursions along Canoochee
- Promote local recreation/nature-based tourism resources/opportunities, such as annual Cruisin' in the Country bike ride

## Opportunities:

- Existing Canoochee River access at Rogers Bridge, River Rocks Park, and Brewton Ford Park
- Evans County Public Fishing Area, including recent additions of shelters, tables, RV hook-ups
- Cruisin' in the Country annual bike ride
- Paddle Georgia
- Annual Luke Bryan concert

## Issue 6: Infill development

### Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth
- Continue downtown revitalization efforts in Claxton

### Opportunities:

- Claxton downtown revitalization
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

## Issue 7: Community appearance

### Needs:

- Upgrade Evans County's community appearance through codes enforcement, active Pride in Evans countywide beautification/cleanliness program, landscaping/beautification efforts, and other means
- Utilize existing building codes enforcement officer shared by Claxton and Hagan and County's environmental codes enforcement officer to enforce existing codes and ordinances
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Continue downtown Claxton revitalization efforts
- Install now welcome signage at gateways to Bellville and Hagan
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements

Opportunities:

- County environmental codes enforcement officer
- Claxton/Hagan building codes inspector
- Pride in Evans program
- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Active local civic organizations and churches, which could help sponsor litter removal, home repair/construction, beautification, and/or other projects

Issue 8: Compatible development/utilization

Needs:

- Finalize updating coordinated countywide land use/subdivision/manufactured housing regulations
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer

Opportunities:

- Upgraded countywide land development regulations
- Fort Stewart Compatible Use Buffer
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

Issue 9: Annexation

Needs:

- Utilize annexation, as needed, to extend municipal boundaries and infrastructure

service areas

- Pursue annexation into City of Claxton of areas along U.S. 301 and GA 129 where City services are extended

Opportunities:

- Annexation into Claxton of land provided with City services
- Hagan annexation

#### Issue 10: Low density uses in Fort Stewart Compatible Use Buffer

Needs:

- Seek to protect/maintain low density (agricultural/forestry/conservation) uses within Fort Stewart Compatible Use Buffer near Evans County

Opportunities:

- Fort Stewart Compatible Use Buffer

### Community Facilities and Services

#### Issue 1: Governmental facilities/services

Needs:

- Provide/maintain adequate government facilities and services, and enhance as needed
- Complete upgrading County administrative buildings to make them more energy efficient
- Install new roof and bay doors on Bellville's storage facility
- Construct new Hagan maintenance shop
- Complete construction of new Claxton City Hall and establish/pave parking lot
- Renovate old Claxton City Hall for police, fire, and utilities departments

- Renovate purchased housing for City of Claxton's use
- Create and launch new website for City of Claxton

#### Opportunities:

- Renovated, energy efficient County administrative buildings
- Completed new Claxton City Hall, and availability of old city hall for renovations for City's police, fire, and utilities departments

#### Issue 2: Infrastructure needs

##### Needs:

- Maintain, upgrade, and expand existing infrastructure and services, as needed
- Provide adequate water/sewer service, and expand, as needed
- Utilize CDBG funds to improve infrastructure at La Casa de Carmen subdivision in unincorporated Evans County
- Upgrade lift station located in Claxton near industrial park
- Upgrade water/sewer lines along Hendrick Street in Claxton
- Seek funding for drainage improvements in Bellville, Claxton, and Daisy (River and West Railroad streets area)
- Upgrade water lines throughout Hagan
- Seek/support availability of appropriate local broadband telecommunications service

##### Opportunities:

- Completion of Hagan's sewerage system (2011)
- Water system upgrades in Bellville (2013) and Claxton (2014)
- City of Claxton drainage improvements along US 280 and Railroad Street (2013)
- City of Claxton sewerage system upgrades (2014)
- New water well in Hagan (2011)



### Issue 3: Infrastructure to guide growth

#### Needs:

- Utilize infrastructure expansion/upgrades to guide growth

### Issue 4: Transportation access/quality

#### Needs:

- Improve/upgrade developmental highways/four-lane connectors, including US 280 and US 301 four-laning and paving
- Pave more county roads and city streets
- Restripe all streets in Claxton
- Promote US 301 as interstate alternative
- Seek streetscape/sidewalk/drainage improvements in Evans municipalities, as needed
- Maintain Claxton-Evans County Airport and upgrade as needed
- Seek rail spur to serve industrial park
- Improve bicycle/pedestrian facilities to support Cruisin' in the Country annual bike ride and other events, and to encourage increased alternative transportation

#### Opportunities:

- Passage of T-SPLOST in Heart of Georgia Altamaha RC Region
- U.S. 280 five-laning through Claxton
- Claxton-Evans County Airport upgrades, including parallel taxiway and soon to be completed T-hangars
- Claxton downtown streetscape improvements
- U.S. 280 Governors Road Improvement Program designation

### Issue 5: Claxton-Evans County Industrial Park

#### Needs:

- Continue to maintain/develop industrial park infrastructure to facilitate and

accommodate desired commercial and industrial growth

- Seek rail spur to serve industrial park
- Upgrade lift station near industrial park
- Upgrade outdoor concert venue facilities at industrial park to attract additional concerts/events
- Consider establishing new industrial site on US 301 North

Opportunities:

- Existing industrial park
- Outdoor concert venue, and annual Luke Bryan performance

Issue 6: Educational facilities/services

Needs:

- Maintain quality educational facilities, programs, and services
- Develop walking track at new school complex

Opportunities:

- New Claxton School complex
- Pinewood Christian Academy, Bellville
- Little Ogeechee Technical College campus/programs
- 

Issue 7: Solid waste management/recycling

Needs:

- Maintain appropriate solid waste management/recycling facilities/programs/initiatives as needed
- Investigate feasibility of establishing central recycling center
- Purchase new truck for Bellville garbage collection

Opportunities:

- Existing recycling program convenience centers
- Pride in Evans beautification program

Issue 8: Evans Memorial Hospital and other health care access

Needs:

- Work together to maintain/upgrade Evans Memorial Hospital and other health care access, facilities, services, and equipment in the Evans County community

Opportunities:

- Evans Memorial Hospital
- New Spanish Oaks assisted living/retirement/hospice facility planned for Bellville

Issue 9: Cultural facilities/activities

Needs:

- Enhance and promote utilization of cultural facilities/activities, such as the Bellville Depot, Daisy Museum and Community Center, George W. DeLoach House, community festivals, and Veterans Center in Claxton
- Upgrade outdoor concert venue facilities at industrial park
- Complete Tos Theater renovations
- Renovate Hagan Depot
- Renovate interior of Daisy Post Office and reroof
- Seek funding to upgrade public library
- Upgrade exterior of Veterans Center, and resurface parking lot

Opportunities:

- Bellville Depot
- Daisy Museum and Community Center
- Veterans Center

- George W. DeLoach House
- Hagan Depot
- Annual festivals/celebrations countywide
- Evans County Centennial (2014)
- Annual Luke Bryan concert at industrial park
- Daisy Caboose

#### Issue 10: Public safety/emergency medical

##### Needs:

- Continue to upgrade public safety/emergency medical facilities and services as needed
- Adequate training of public safety/emergency medical personnel and provision of adequate equipment
- Seek to consolidate public safety departments countywide, and construct new joint law enforcement facility and new jail
- Renovate old Claxton City Hall for public safety and utilities departments

##### Opportunities:

- E-911 by contract with Bulloch County
- New County EMA/EMS/Fire/Code Enforcement building

#### Issue 11: Fire service

##### Needs:

- Seek to improve fire service countywide, including provision of adequate training, facilities, and equipment
- Renovate old Claxton City Hall for police, fire, and utilities departments

##### Opportunities:

- Two new fire stations in northern and southern parts of county (2013)

- Countywide fire department consolidation, except for City of Claxton

#### Issue 12: Recreation facilities

##### Needs:

- Develop/improve/maintain/promote park/recreation facilities
- Support Evans County Public Fishing Area and seek additional enhancements as needed, such as rental cabins
- Maintain/upgrade public access to Canoochee River, including Rocks River Park, Brewton Ford Park, and at Rogers Bridge
- Seek increased recreation and nature-based tourism
- Upgrade/expand fitness equipment at Senior Center
- Upgrade outdoor concert venue facilities at industrial park
- Develop walking track at new school complex
- Prepare countywide recreation master plan

##### Opportunities:

- Evans County Public Fishing Area and recent upgrades
- Canoochee River access at Rogers Bridge, Rocks River Park, and Brewton Ford Park
- Concert venue at industrial park and annual Luke Bryan performance
- Local active and passive parks in Claxton and Hagan
- Bacon Ford Park improvements (Claxton, 2012)

#### Issue 13: Local churches/civic organizations

##### Needs:

- Continue to utilize local churches/civic organizations to participate actively in civic efforts/projects

Opportunities:

- Active churches and civic organizations in Evans County community
- Evans County Community Center

Intergovernmental Coordination

Issue 1: Local, regional, state cooperation

Needs:

- Maintain/enhance local, regional, and state cooperation
- Coordinate planning/growth management
- Continue participation in Entrepreneur Alliance (with Bulloch and Screven counties)
- Continue participation in Middle Coastal Unified Development Authority

Opportunities:

- Existing local and regional public safety/fire service cooperation
- Participation on Heart of Georgia Altamaha Regional Commission
- Fort Stewart coordination
- Entrepreneur Alliance participation
- Middle Coastal Unified Development Authority
- Claxton-Evans Industrial Development Authority
- E-911 service through Bulloch County (also serves Candler)

Issue 2: Service delivery

Needs:

- Seek services sharing/cooperation/consolidation/coordination/joint delivery whenever feasible
- Continue to discuss possible future consolidation of law enforcement countywide, including joint law enforcement facility and Evans County jail facility

construction

Opportunities:

- Shared Claxton and Hagan construction codes enforcement officer
- Consolidated fire departments/fire service (except for Claxton)
- E-911 service through Bulloch County (also serves Candler)

Issue 3: Coordinated planning/growth management

Needs:

- Finalize updating coordinated countywide land use/subdivision/manufactured housing regulations

Opportunities:

- County environmental codes enforcement officer and Claxton/Hagan building codes enforcement officer
- Upgraded countywide land development regulations



## ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Evans County. Much of Evans County's growth has resulted from hometown entrepreneurship and railroad establishment, even causing its formal county establishment in 1914. The Claxton Bakery and Claxton Poultry, the location of state detention facilities, keeping agriculture relevant and vital, along with improving highways and location, have stabilized and stimulated growth in the county. This has occurred despite suffering declines because of loss of turpentine and sawmilling, the mechanization of agriculture, and the growth of larger nearby urban centers, particularly Statesboro. The four-laning of U.S. 301 and the opening of I-16 have conversely opened doors of growth and opportunity for the Evans County community.

Evans County was an early frontier area of Georgia, settled because of its natural beauty, fertile soils, and abundant pine forests, but not formally separated as a county until 1914, following economic growth and the opening of outside markets with the arrival of the Savannah and Western Railroad in the 1890s. The abundant natural resources provided for important economic opportunities, and a profitable lumber and naval stores industry resulted. Local entrepreneurs have always been important to Evans County, from the Tos and Parker families, to the Fries, NeSmith and Wilbanks families. The county has become well known because of the Claxton Fruitcake and natural Claxton Poultry brand. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 301, U.S. 280 and I-16. The Canoochee River, the Evans County Public Fishing Area, and the Evans County Rattlesnake and Wildlife Festival have been calling cards of the community's outside natural resources and beauty. Quality of life, family orientation, small-town charm, outdoor scenic

beauty, and celebration of local heritage are local economic strengths and opportunities available today for supporting and developing additional economic development opportunities. The community truly is a “Canoochee Delight” offering many facets of charm and opportunity.

There are continuing needs for Evans County’s economic development. Incomes in Evans County remain relatively low, ranking in the bottom third of Georgia counties and about 75 percent that of the state. The per capita money income in Evans County as reported by the Census Bureau for 2008-2012 is \$18,588, compared to \$25,309 in Georgia as a whole. Median household income is \$36,602, again about 75% that of Georgia. Over one-fourth of Evans County citizens are in poverty, compared to only 17% in Georgia as a whole. Over 26% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 7.8% in 2013, actually less than Georgia’s 8.2%, but higher than the U.S.’s 7.4%. About 40% of county workers work outside Evans County, including 11% in neighboring Bulloch County. Job skills of local residents are also a concern; about 24% of local residents are without a high school diploma compared to 16% statewide. Transfer payments represent about 27% of total personal income compared to about 17% statewide.

There are opportunities and cause for optimism for economic development in Evans County as well. Employment within the county remains concentrated within manufacturing (20%), government (28%), agricultural, forestry, fishing (13%), and construction (25%) sectors. This reflects the stability and importance of agriculture and forestry, Claxton Poultry, and the detention/transition centers within the county, as well as the hospital and local schools. There remain additional opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Evans County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities. The same can be said for location of business and entrepreneurial opportunities, particularly given county history and the dearth of the local retail sector.

The Evans County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Evans County.

#### Address Low Educational Levels/Improve Jobs Skills

Evans County will continue to support its school system, the local job training concern JTU, Ogeechee Technical College programs, and regional Workforce Investment Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation particularly on the regional levels. The Great Promise Partnership will be investigated, and its local community center programs will be supported. The community will support worker training and recruitment, particularly for Claxton Poultry. The retention of local graduates through enhanced opportunities will be pursued.

#### Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. Support of existing industries, including Claxton Poultry, Wilbanks Apiaries, and Burma Farms will be maintained.

#### Address/Improve Infrastructure Needs

The Evans County community will jointly work to solve any infrastructure deficiencies, including highway needs, drainage issues, and otherwise address water/sewer and other needs. The lack of appropriate broadband telecommunications access will also be addressed.

### Nurture Existing Businesses/Entrepreneurs

The Evans County community will work through its Development Authority and Chamber of Commerce, and in cooperation with Ogeechee Technical College and state agencies, to meet local industry and business needs and encourage expansions and new local business development. Participation in the regional Entrepreneur Alliance with Bulloch and Screven counties will continue, and state designations sought. Job Training Unlimited programs can also help.

### Attract New Businesses

The Evans County community, through its Development Authority, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will work diligently to effect the hiring of a local, full-time economic development director.

### Develop/Enhance Tourism

Evans County's Canoochee River, the Evans County Public Fishing Area and outdoor amenities; its Rattlesnake and Wildlife Festival, other festivals, museums, and community centers; its bike ride; its Luke Bryan concert; many historic structures; its location along U.S. 301 and U.S. 280, as well as its farms and scenic countryside offer much more potential to increase visitors. There is potential for a U.S. 280 cooperative yard sale. Additional promotion would be important. U.S. 301 could be cooperatively promoted as an interstate alternative.

### Improve Transportation Access/Quality

The recently passed regional T-SPLOST will result in many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. The completion of widening of U.S. 280

under Georgia's GRIP program would bring more usage and travelers to the county, as well as would statewide upgrades to U.S. 301. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Evans, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The Claxton-Evans County airport and its continued improvement is also important. U.S. 301 needs statewide promotion as an interstate alternative.

#### Revitalize Downtowns

The historic fabric and available buildings in downtown Claxton, in particular, and a more limited way in the other municipalities, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride, community cooperation and further avenues for community use and celebration. They also can stimulate private investment. The further implementation of the Downtown Claxton Master Plan would allow for targeted improvement.

#### Develop/Improve Claxton-Evans County Industrial Park

The community has a number of available sites and buildings to market. The Claxton-Evans Industrial Park does need the provision of rail spur and other improvements. The hiring of a full-time economic development director and enhanced local and regional marketing would help. There is also potential for another industrial park along US. 301.

#### Promote Quality of Life/Civic and Community Pride/Location

Evans County has an opportunity to promote its small town and rural character, family-friendly orientation, and excellent quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the Canoochee River, Public Fishing Area, and many outdoor amenities and events; the many, active civic clubs; and the

landscape and simple outdoor amenities are all easy selling cards. The overall county location near the coast and I-16 and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

#### Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce, development authority, and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

#### Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community overall has developed individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

#### Enhance Economic Development Marketing

Evans County has been noted in the past for its local leadership, community cooperation, and entrepreneurship. Reenergized efforts supported by the local governments, local chamber and local civic groups, and local industry can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help. Hiring of a full-time economic development director can provide a local champion and focus of leadership.

### Support Fort Stewart/Regional Detention/Transition Centers

As noted earlier, existing private industries like Claxton Bakery and Claxton Poultry have been very important continuing principal contributors to a stabilized local economic base. Government facilities like nearby Fort Stewart and the state detention/transition center facilities within the county are also crucial to a diversified and stable economy. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

### Utilize/Promote/Conserve Outdoor Amenities/Natural Resources

The fields, forests, and rich natural resources of Evans County have always been important to community and economic development within the county, and remain so today. Much of the community's attraction rests with the Canoochee River, the Evans County Public Fishing Area, and local heritage preservation and celebration. These amenities are treasured both for their contribution to quality of life and economic development potential.



## LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Evans County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural resources, great natural beauty, fortuitous location, a history of entrepreneurship, and many other assets for growth. The community's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. The natural beauty and landscape would be utilized for tourism development and treasured for its quality of life contributions. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry/conservation uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the cities of Claxton and Hagan are required, because of their zoning ordinances, to have a Land Use element in its comprehensive plan under the new DCA

planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

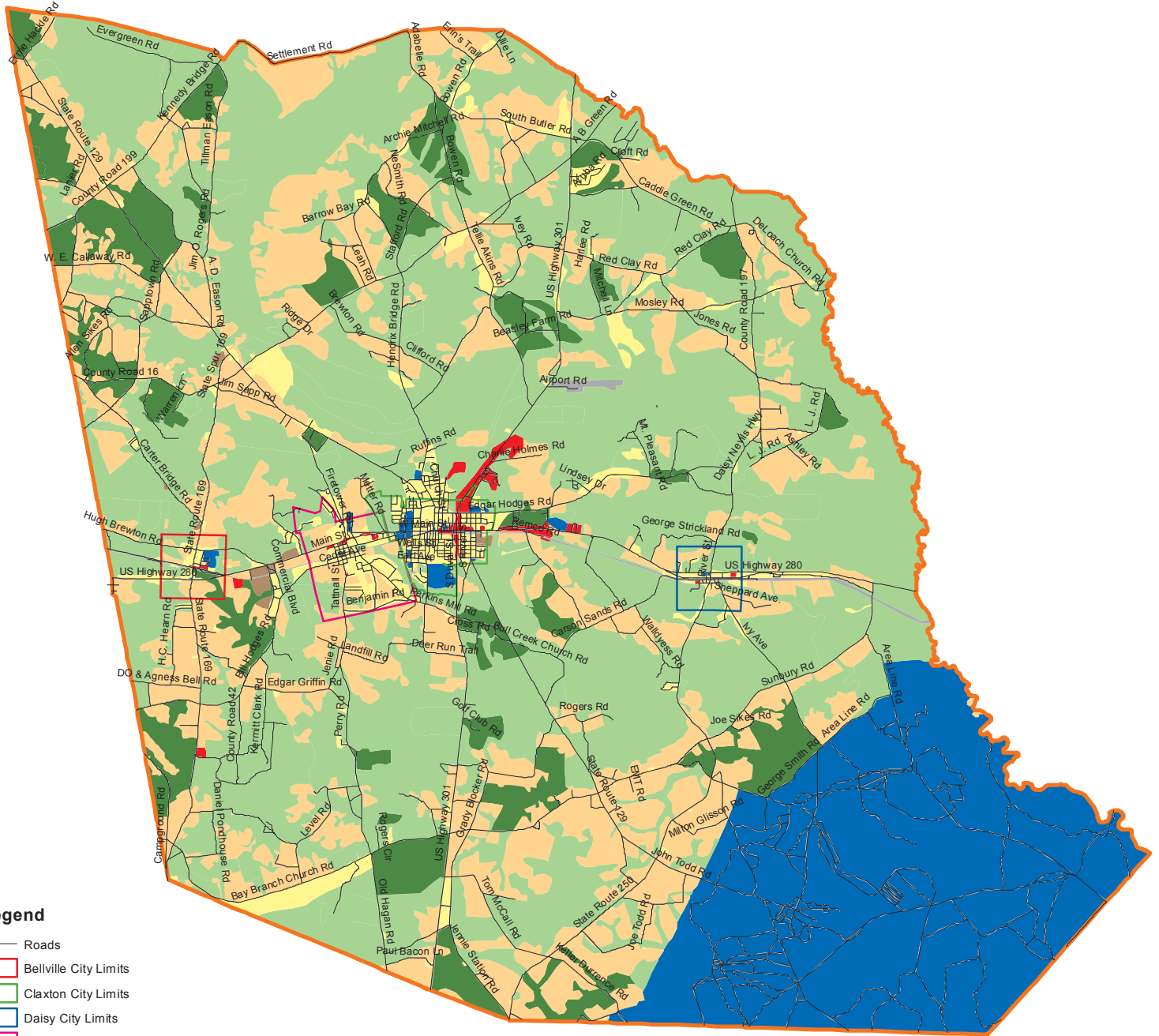
Existing Land Uses. Existing land use patterns for Evans County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.

- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communications/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, golf courses, recreation centers or similar uses.
- **Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.
- **Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

# Evans County Existing Land Use



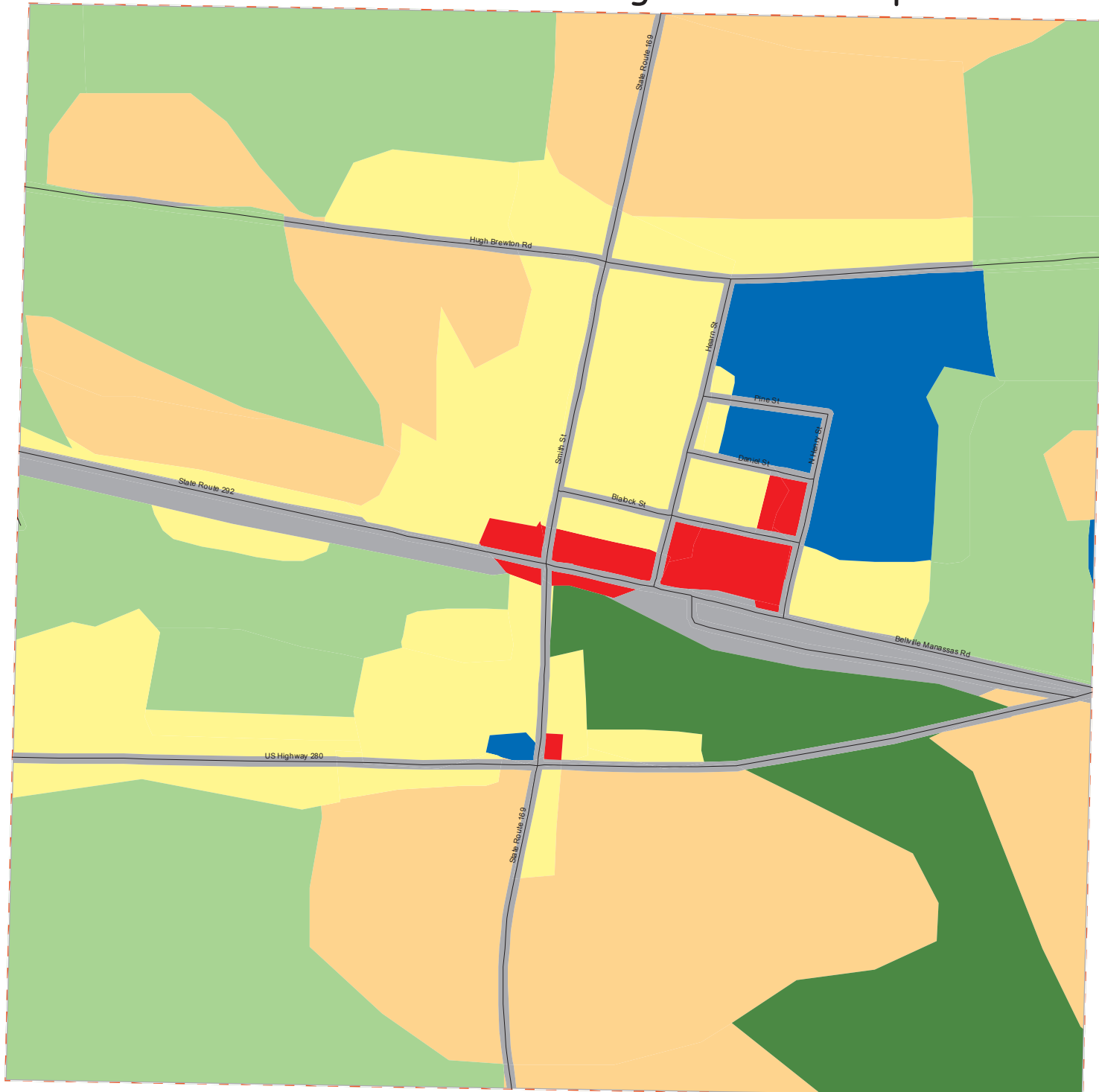
## Legend

- Roads
- Bellville City Limits
- Claxton City Limits
- Daisy City Limits
- Hagan City Limits
- County Boundary
- Existing Land Use**
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

# Bellville Existing Land Use Map



96



## Legend

- Bellville City Limits
- County Boundary
- Existing Land Use**
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

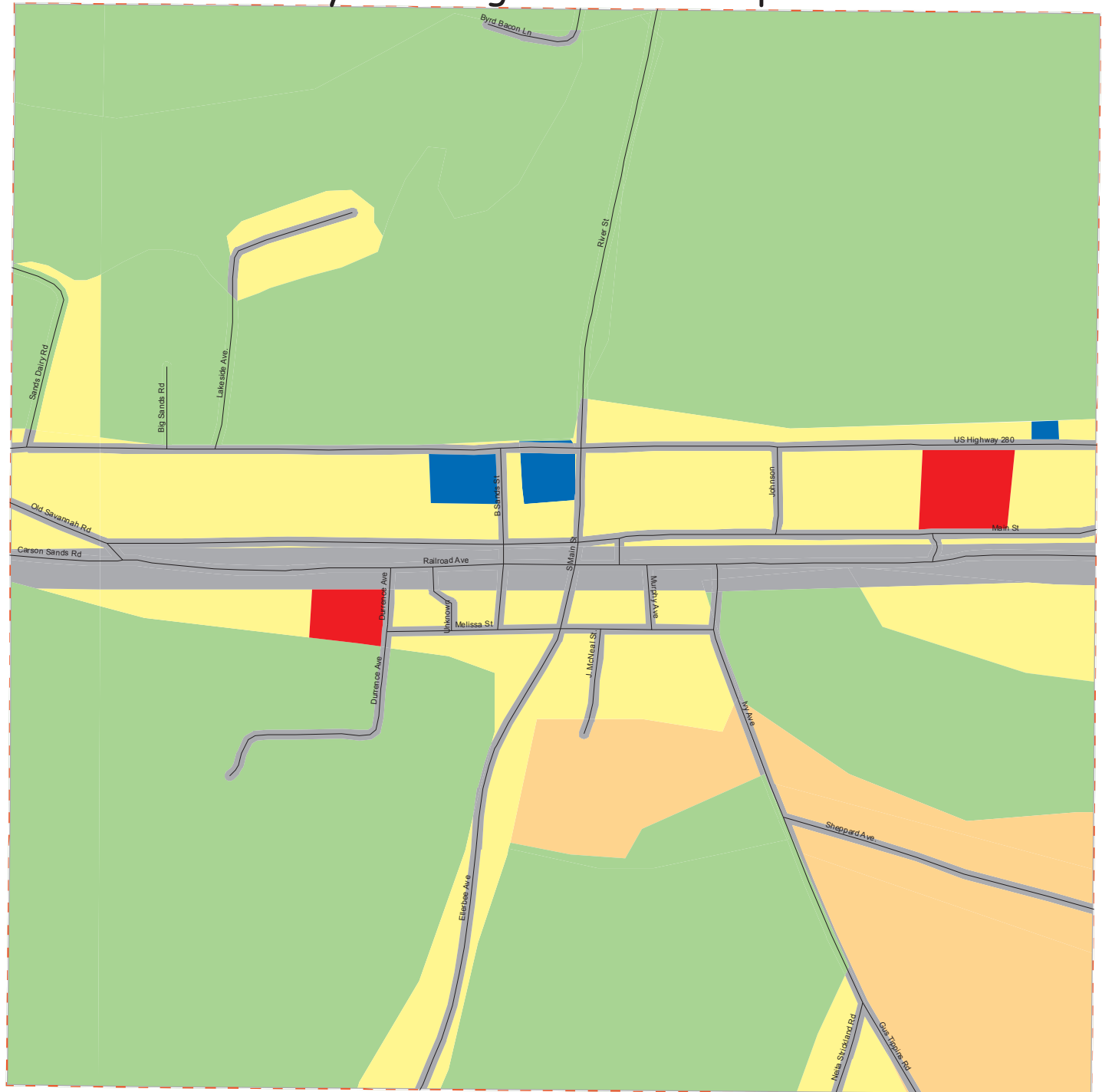













# Daisy Existing Land Use Map



92



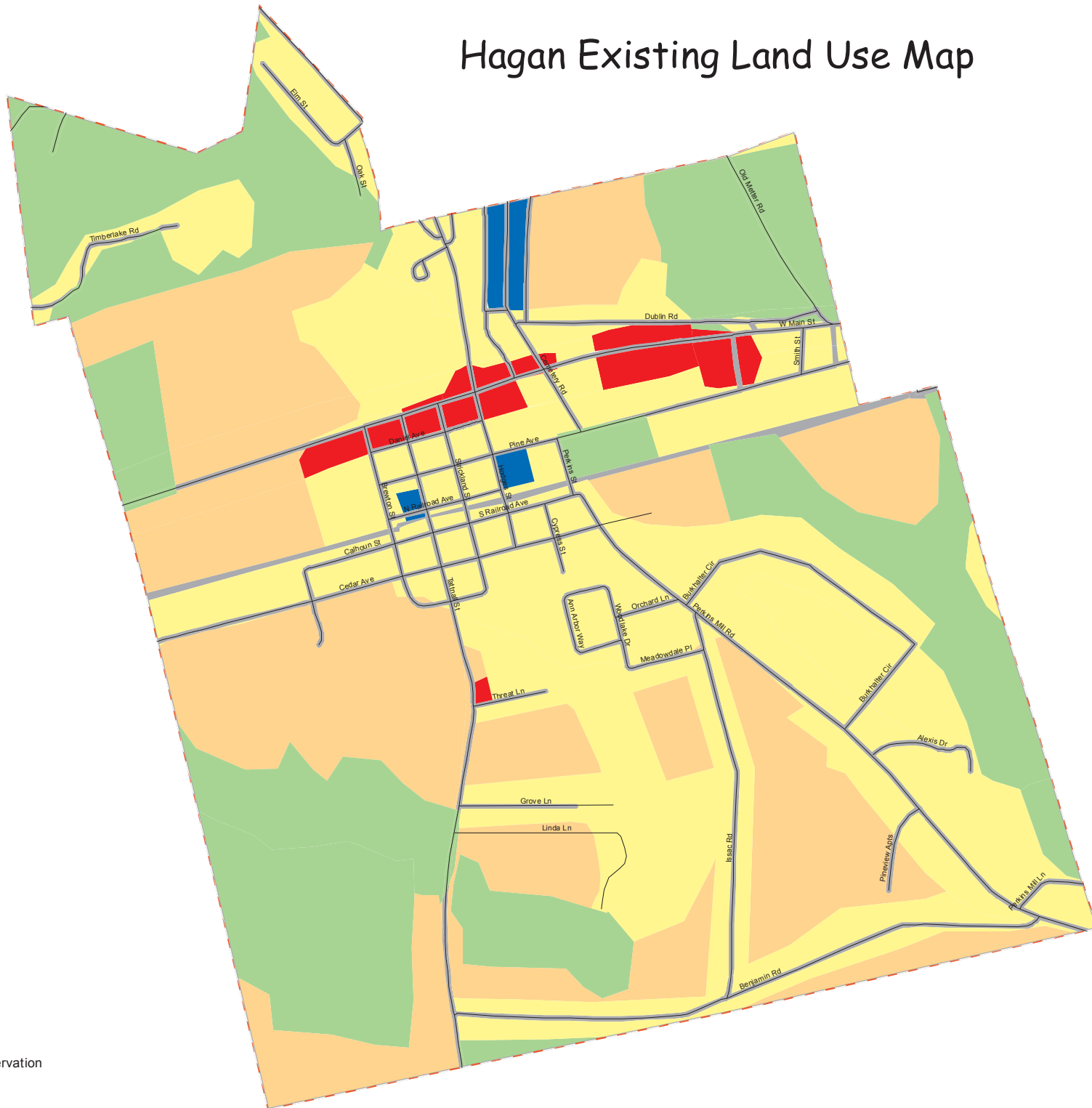
## Legend

-  Daisy City Limits
- Existing Land Use**
-  Agriculture
-  Forestry
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Transportation/Communications/Utilities












# Hagan Existing Land Use Map

93



## Legend

-  Hagan City Limits
- Existing Land Use**
-  Agriculture
-  Forestry
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Transportation/Communications/Utilities

**Existing Land Use Distribution, 2014****(Acres)****Evans County**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percent of Total</b>
<b>Agriculture</b>	28046	23.47
<b>Commercial</b>	412	0.34
<b>Forestry</b>	57484	48.09
<b>Industrial</b>	185	0.15
<b>Park/Recreation/Conservation</b>	9105	7.62
<b>Public/Institutional</b>	17451	14.60
<b>Residential</b>	4429	3.71
<b>Transportation/Communications/Utilities</b>	2410	2.02
<b>Total</b>	119522	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2014.

Future Land Uses. Evans County is one of Georgia's ten newest counties, having been established in 1914 (152<sup>nd</sup> in creation) from lands of Tattnall and Bulloch. The creation of Evans County was enabled by Savannah and Western Railroad arrival in the 1890s, and the resulting economic growth fueled by farming and forest interests of sawmilling and turpentine. However, there never was a true population growth boom in the county as its 1920 population was 6,594 and remained relatively stable as its 1970 population was 7,290. The presence of highways U.S. 280 and U.S. 301, and the emergence of local entrepreneurs and industry, like Claxton Poultry, were also important.

Evans County's location, natural resources, and transportation facilities are again facilitating slow, steady growth and portend well for continued future growth and development. U.S. 301 is four-laned from the community to I-16, and U.S. 280 is scheduled for future state improvement. Claxton Poultry and other existing businesses continue to thrive. The Canoochee River, the Evans County Public Fishing Area, and other natural beauty and the open, pastoral

landscapes of the county contribute to a quality of life making the community very attractive for visitors, residents, and businesses alike. The proximity of Statesboro and Savannah, the family-friendly charm of the community, and the community's continuing commitment for establishing and maintaining infrastructure and facilities and celebrating its heritage all reinforce this character and attractiveness. The community's 2010 population was 11,000, up from 10,495 in 2000 and 8,724 in 1990.

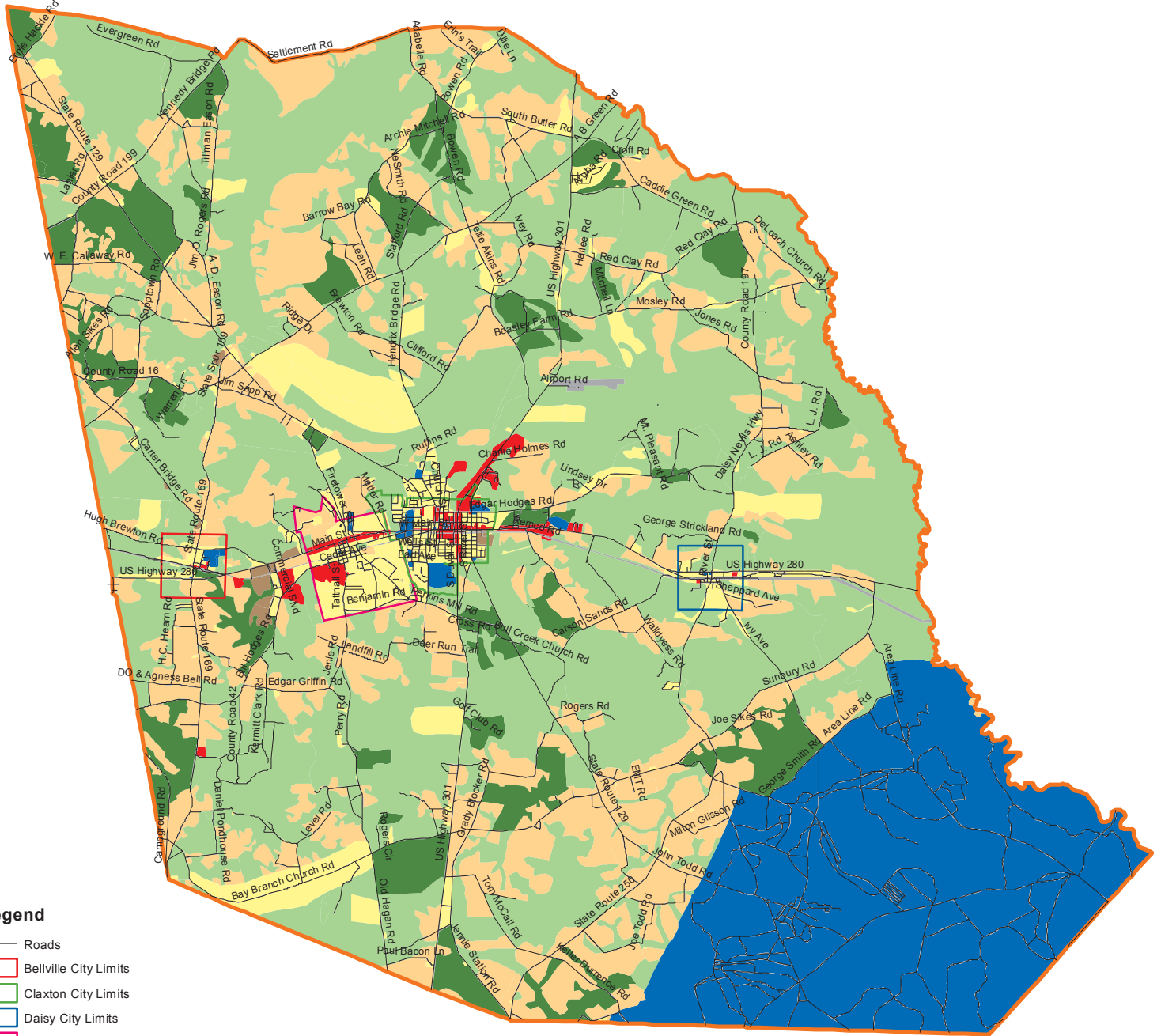
Most of the county's more recent growth has been near Claxton and Hagan, both residential, commercial, and industrial. Commercial developments have primarily occurred along the U.S. 301 and U.S. 280 corridors. The industrial park along U.S. 280 East in and adjacent to Hagan will likely be the home of most industrial development, although there could be some industrial development along U.S. 301, especially south of Claxton.

Recent residential growth has primarily concentrated in unincorporated Evans County, but close to Hagan and Claxton. This growth includes the Perkins Mill Road area from Hagan east to U.S. 301. Other areas include west of Bellville, between Claxton and Daisy, near the golf course south of Claxton, and scattered residential growth in north central Evans County above Hagan and Claxton, and in southwest Evans County along Bay Branch Church Road. There may be limited growth in west/northwest Bellville, and in northwest and southeast Daisy. These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Evans County, Bellville, Claxton, Daisy, and Hagan are included following this description.

Land Use Goals. Evans County and its municipalities seek future growth and development respective of its rural character, scenic natural resources and agricultural/forestry uses, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of

# Evans County Future Land Use



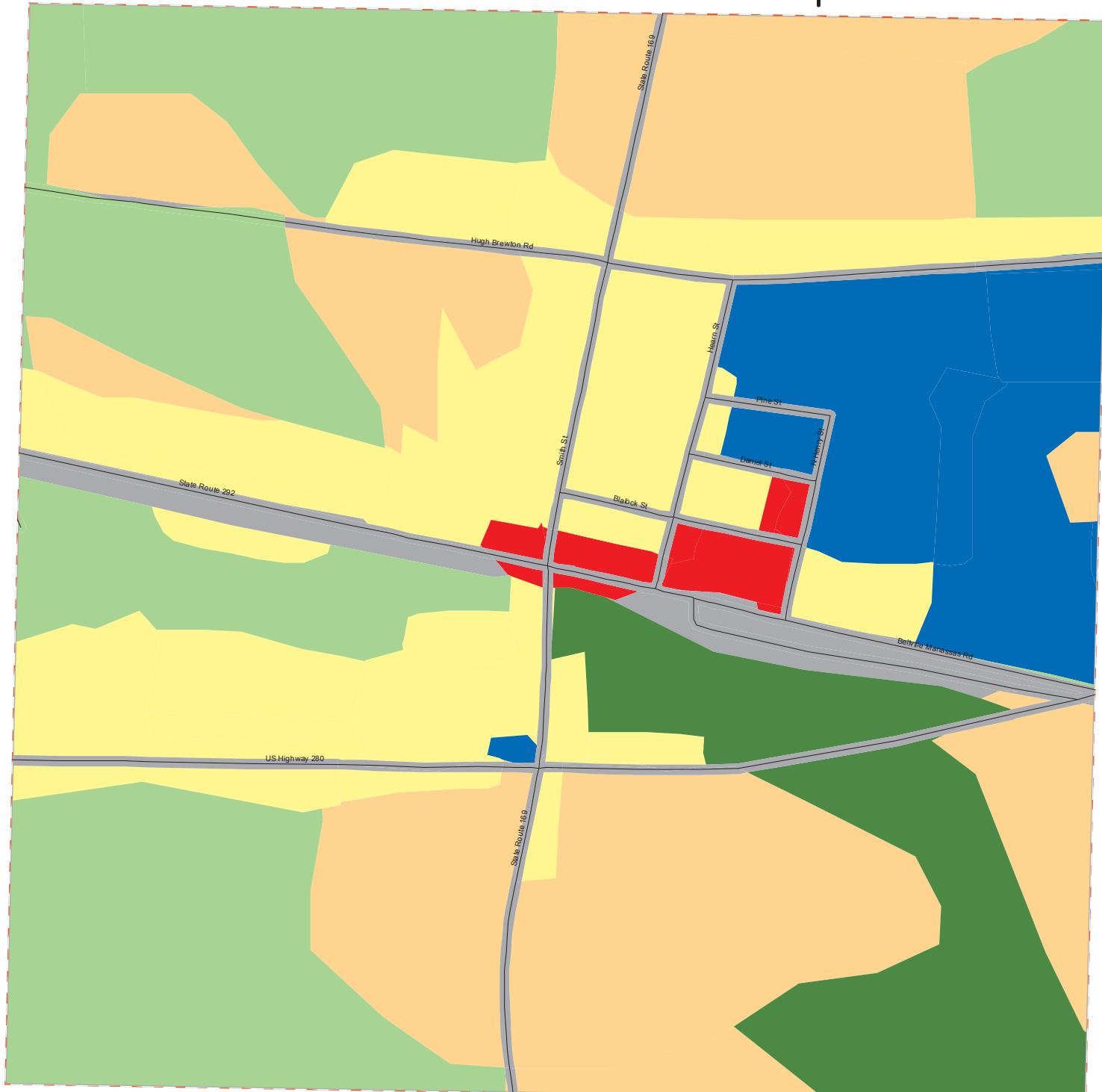
## Legend

- Roads
- Bellville City Limits
- Claxton City Limits
- Daisy City Limits
- Hagan City Limits
- County Boundary
- Future Land Use**
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

# Bellville Future Land Use Map



97

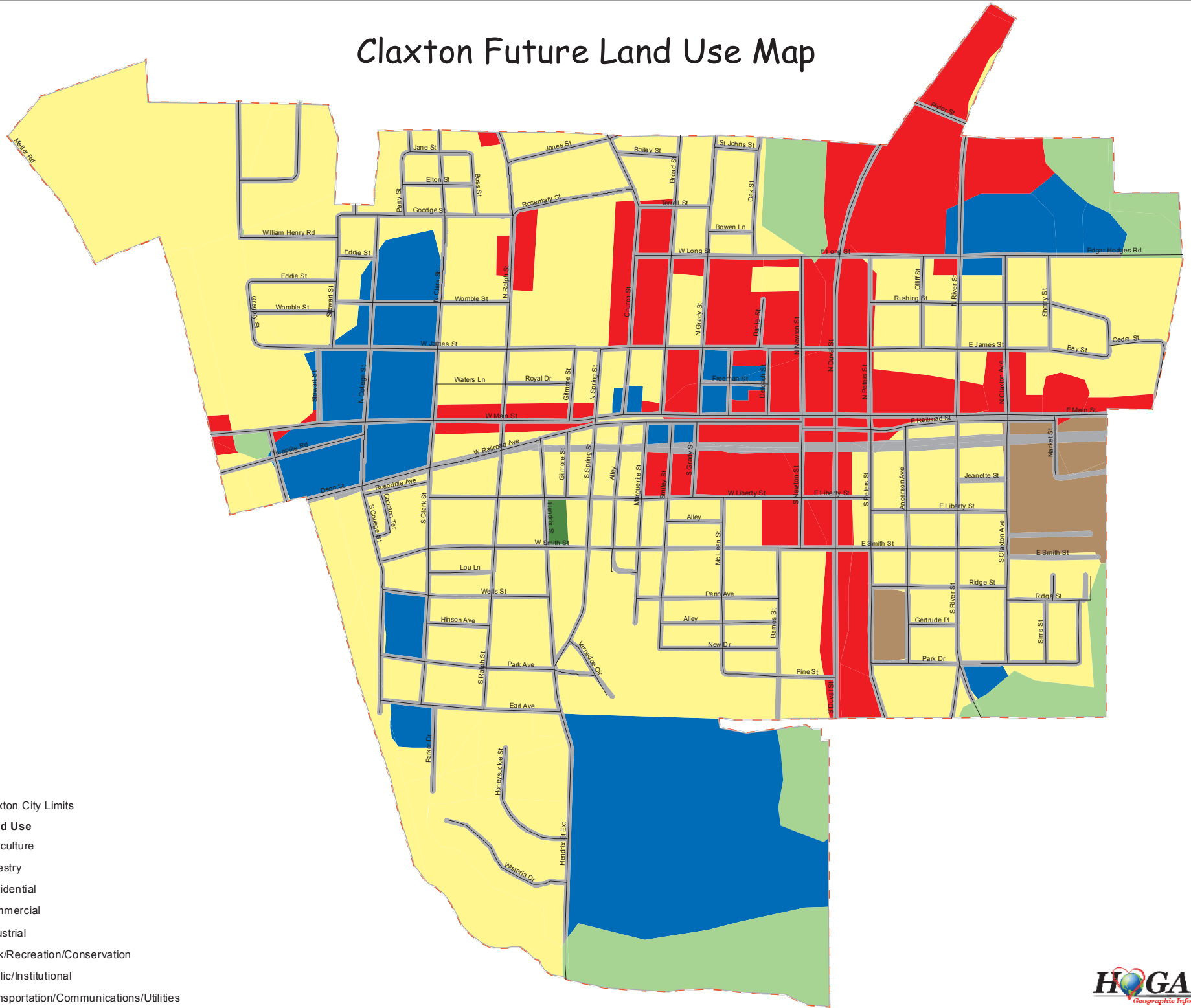


- Legend**
- Bellville City Limits
  - County Boundary
  - Future Land Use**
  - Agriculture
  - Forestry
  - Residential
  - Commercial
  - Industrial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Transportation/Communications/Utilities



# Claxton Future Land Use Map

86



## Legend

Claxton City Limits

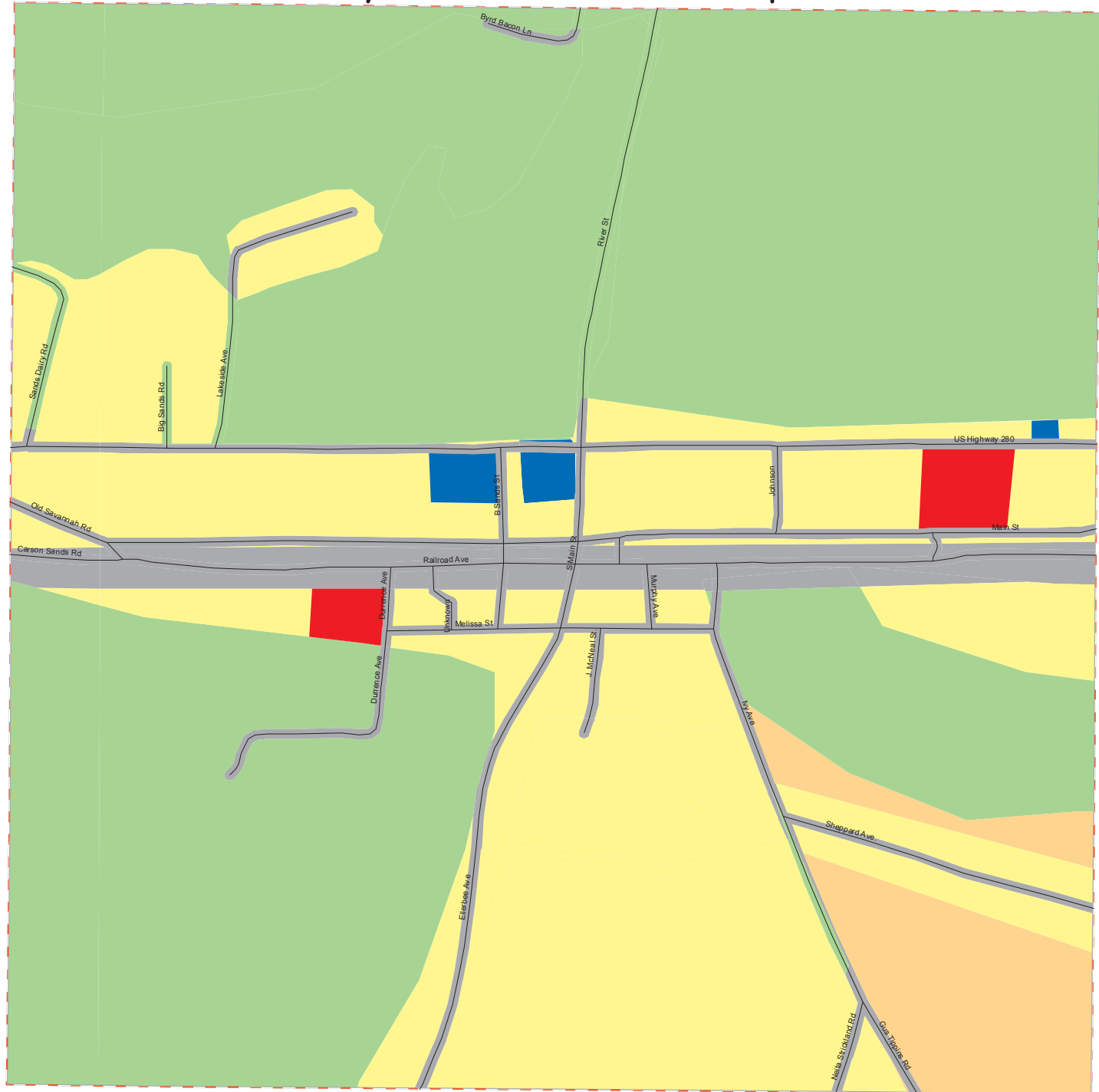
### Future Land Use

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










# Daisy Future Land Use Map



66



## Legend

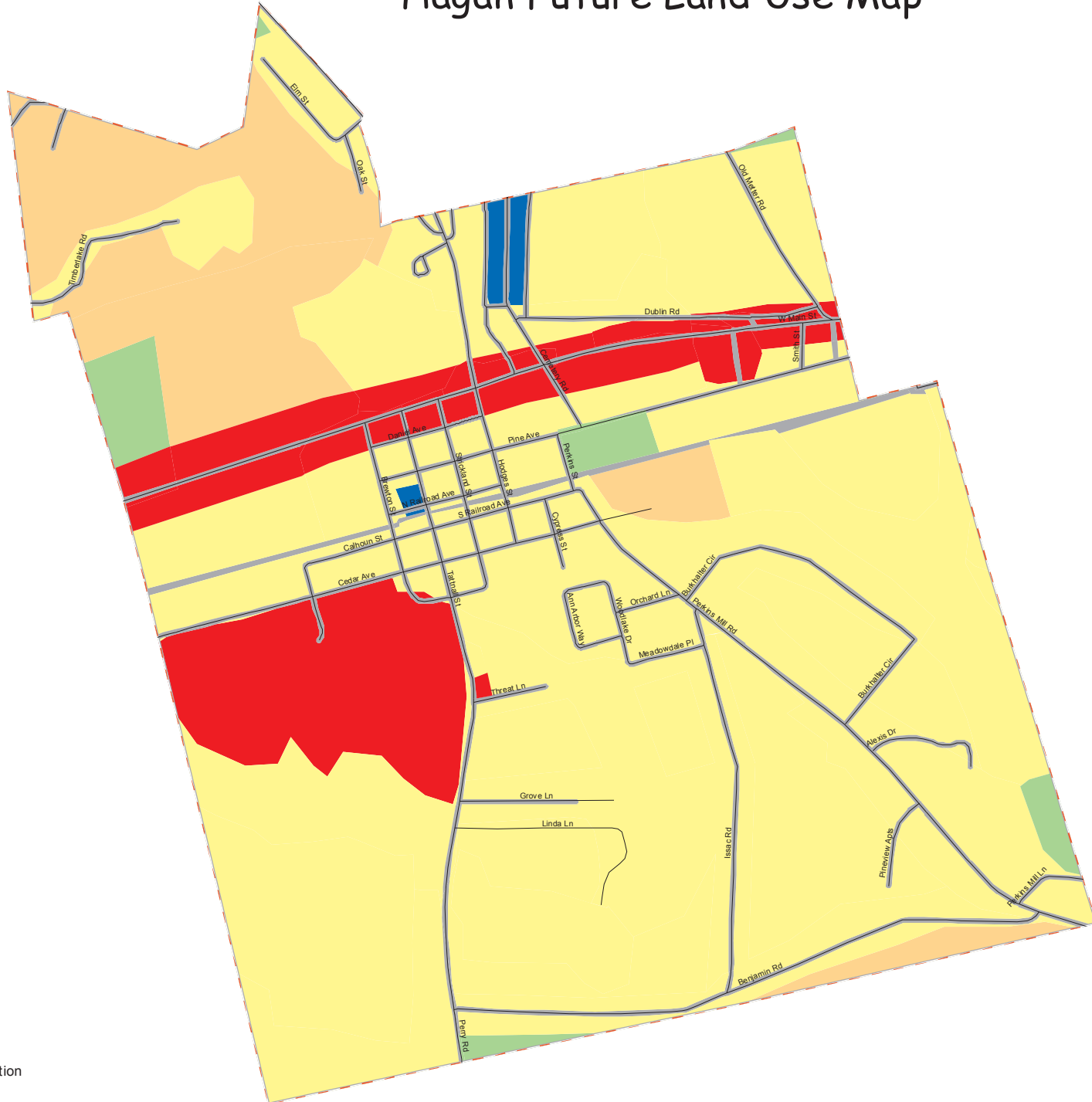
-  Daisy City Limits
- Future Land Use**
-  Agriculture
-  Forestry
-  Residential
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Transportation/Communications/Utilities





# Hagan Future Land Use Map

100



## Legend

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

development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

#### Address Growth Management/Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community, outside of Claxton and Hagan, has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

#### Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Evans County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Claxton and Hagan have a zoning ordinance and building code enforcement. The County is currently finalizing updating, expanded, coordinated, and joint collaborative countywide land use/subdivision/manufactured housing regulations and code enforcement to initiate a more comprehensive approach.

#### Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The celebration of the community's heritage and resources in festivals provides outside exposure and

recruitment of residents and businesses. Protection of the Canoochee River, the Evans County Public Fishing Area, the Fort Stewart Buffer Area and the improvement of recreational facilities and access will also help. Regulation can also be utilized.

#### Develop/Improve Recreation/Leisure Use Facilities and Encourage Utilization/Access/Tourism for Natural/Cultural Resources

The Canoochee River, the Evans County Public Fishing Area, U.S. 301, and the Rattlesnake and Wildlife Festival all have much history for recreation, tourism, and motoring within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 280 and U.S. 301 also hold promise. Improvement of Canoochee River access and local recreational facilities; museums; enhancement of events or festivals, and continued preservation of community landmarks and heritage will also reap benefits.

#### Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings in downtown Claxton are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Public preservation of landmarks and important structures as has happened in Evans County, can further stimulate nearby private investment.

### Improve Community Appearance

Evans County and its municipalities have much intrinsic natural and cultural beauty and Southern charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this. The Pride in Evans community beautification/cleanliness program can help spearhead such activities. Continuing gateway improvements, particularly along U.S. 301 and U.S. 280, can enhance community image and attractiveness. Upgrade of the housing stock quality and planned resurfacing of local streets under T-SPLOST will also help.

### Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry uses is desired.

### Pursue Annexation

Since significant growth is occurring near Claxton and Hagan, and both now offer public water and sewer services, annexation can provide better control of this growth as well as allow better service provision and environmental protection.

### Maintain Low Density Use in Fort Stewart Buffer Area

Maintaining low density (agricultural/forestry/conservation) uses in the Fort Stewart Compatible Use Buffer Area located within Evans County serves a dual purpose. It protects this important national security use and economic engine, while also preserving the open spaces contributing to the county's important rural character and quality of life.

# COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Evans County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

# **EVANS COUNTY**

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Investigate the feasibility of hiring a full time IDA director	Y	2014						The County is currently in the process of seeking a candidate to fulfill the IDA director position.
ED, CFS, IC	2010	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway	Y	2014 (Will Complete)						The County and City of Claxton completed the construction of the parallel taxiway in early 2014. The construction of T-Hangars is underway and will be completed by the end of 2014.
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county					Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED, CFS, IC	2010	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative			Y	Ongoing (Long Term Policy)				The County actively supports regional efforts for US 301 and will continue to do so. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, IC	2010	Purchase additional property as needed near the industrial park for future expansion							Y	This item has been dropped, as there is no interest in purchasing property to expand to the existing industrial park. However, the establishment of a new industrial park on US 301 North near Interstate 16 is a long term goal and policy.
ED, IC	2010	Participate in the Greater Savannah Alliance, GEDA, and other statewide organizations					Y	Resume in 2015 (Long Term Policy)		This item has been put on hold due to change in personnel and will continue upon the hiring of an IDA director. This item is a long term policy due to its nature, and to conform to new standards.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED, CFS	2010	Construct a new facility to house the Welcome Center, Chamber, and IDA							Y	This item has been dropped until a feasible alternative can be developed.
ED, NCR, CFS	2010	Advocate state development of additional picnic facilities/shelters at the Evans County Public Fishing Area	Y	2012						The County installed new picnic tables and shelters for cover.
ED	2010	Investigate the feasibility of hiring a full time planning director and clerk							Y	This item has been dropped due to a lack of funding and necessity.
NCR	2010	Expand existing Canoochee River clean-up efforts (Rivers Alive) to include additional areas as needed					Y	Ongoing (Long Term Policy)		The protection and clean-up of the Canoochee River and other resources is an ongoing policy. This item is in the policy section due to its nature, and to conform to new standards.



**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR, CFS	2013	Upgrade outdoor facilities at Rocks Park and Brewton Bridge boat landings along the Canoochee River						Y	Ongoing (Long Term Policy)		The improvement of recreation facilities and river landings is an ongoing policy, but is limited by funding constraints. This item is in the policy section due to its nature, and to conform to new standards.
NCR	2010	Rehabilitate the historic Tos Theatre in downtown Claxton for public use			Y	2017					The exterior of the Tos Theatre has been completed. The County is currently seeking funds to complete the interior.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The County successfully organized a diverse group of community members to plan the celebration
NCR, CFS	2010	Seek funds for tourist attractions at the public fishing area including, cottages and RV hook up	Y	2013	Y	2019					The County installed RV hook-ups in 2013 and are currently investigating the feasibility of constructing cottages at the PFA as well.
CFS	2010	Seek funding for hospital equipment and service improvements, as needed						Y	Ongoing (Long Term Policy)		This item has been deferred due to lack of funding. This item is in the policy section due to its nature, and to conform to new standards.
CFS	2013	Seek funds to upgrade EMS equipment and facilities as needed	Y	2013	Y	Ongoing (Long Term Policy)					The County purchased a new building to house the EMA/EMS/Fire/Code Enforcement departments. This item is a long term policy.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS, IC	2010	Seek funds to expand recycling activities countywide			Y	2015				The County is in the process of assessing the feasibility of establishing a central recycling center.
CFS	2010	Construct a new fire department in the northern and southern part of the county	Y	2013						The County built two new fire stations to keep up with ISO ratings.
CFS, IC	2013	Seek funds to consolidate all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2013	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2013	Construct a new Evans County jail facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Prepare a countywide master plan to best determine proper utilization and expansion of all existing recreational facilities within the county							Y	This item has been dropped as it is not a priority at this time. Improvements to recreation facilities and services is a long term policy.
CFS	2013	Seek funding to upgrade and expand fitness equipment at the Senior Center							Y	This item has been dropped as it is not a priority at this time. Improvements to recreation facilities and services is a long term policy.
CFS, IC	2010	Establish a countywide Clean and Beautiful Committee	Y	2013						The County established the "Pride in Evans" program to address countywide beautification and cleanliness.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Pursue funding as needed to continue to make upgrades to the public library						Y	Ongoing (Long Term Policy)	No improvements have been made to the public library due to a lack of funding. This item is a long term policy.
CFS	2010	Seek funds for Evans County annual clean-up day	Y	2012	Y	Ongoing (Long Term Policy)				Funds are allocated each year for a bi-annual clean-up day throughout the County. This item is a long term policy.
CFS	2010	Seek funds to widen, resurface, and upgrade Old Highway 250 and Sunbury Rd.						Y	Ongoing (Long Term Policy)	This item has been deferred due to a lack of funding and the priority of other GDOT projects. This item is in the policy section due to its nature, and to conform to new standards. Sunbury Road Bridge replacement is on the new work program within the TIA Band 2 listing.
CFS	2010	Seek funds to make County administrative buildings energy efficient	Y	2014 (Will Complete)						The County is in the process of replacing windows, equipment, appliances, and old technologies to allow the administrative buildings to become more energy efficient, which will be completed by the end of 2014.
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.
HO, LU, IC	2014	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinances regarding land development. This item is a long term goal and policy.
NCR, LU, IC	2010	Prepare and adopt a MOU between the County and Fort Stewart for coordination and implementation of the JLUS cooperative planning efforts	Y	2010						Evans County adopted a Memorandum of Understanding with Fort Stewart providing for the Joint Land Use Study Program's planning efforts and activities.
NCR, LU, IC	2010	Continue to participate in the Fort Stewart/HAAF JLUS Regional Coordinating Committee	Y	2010 (Long Term Policy)						The County has and will continue to participate in the Fort Stewart/HAAF JLUS Regional Coordinating Committee. This item is a long term policy.

**EVANS COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Establish a walking trail at the new school complex		X	X				X		Evans BOE	\$50,000	X	X		
CFS	Consolidate the recycling program to include all convenience centers throughout the County				X			X	Bellville Claxton Daisy Hagan		\$5,000	X			
CFS	Complete assessment for determining the feasibility of establishing a central recycling center	X						X			N/A				
CFS	Consolidate the public safety departments (Fire, EMS, EMA, and Code Enforcement) countywide						X	X	Bellville Claxton Daisy Hagan		N/A	X	X		
CFS	Purchase a new police pursuit vehicle each year						X	X		SPLOST	\$35,000 per year	X	X		
CFS, NCR	Renovate the interior of the historic Tos Theatre	X	X	X				X	Claxton	SPLOST	\$100,000	X	X		
CFS	Construct cottages for rental use at the public fishing area					X		X		SPLOST	\$300,000	X			

**EVANS COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Complete road construction and resurfacing projects allocated for through LMIG funds						X	X		LMIG	\$1,050,000	X	X		
CFS, NCR	Utilize CDBG funds to improve infrastructure and overall appearance of the La Casa de Carmen subdivision			X	X	X		X		CDBG	\$300,000	X	X		
CFS	Complete projects listed on TIA Band 1 (Bill Hodges Road; Commercial Blvd.; John W. Tippins Road)	X						X		TIA GDOT	\$756,000				
CFS	Complete projects listed on TIA Band 2 (Sunbury Road Bridge; Daisy-Nevils Highway Bridge; FE Beasley Road; Bowen Road)		X	X	X	X		X		TIA GDOT	\$2,223,000	X	X		
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF BELLVILLE**

**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015					The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013							The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015					The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015					The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
NCR, IC	2013	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The City of Bellville organized a diverse group of its community to serve on the committee for the Centennial Celebration.
NCR	2010	Continue to maintain and upgrade Depot in Bellville, as needed	Y	2014							The City painted the exterior of the depot, and plans to maintain and upgrade the historic building will continue to be in place.



**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2013	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy							Y (Long Term Policy)	This item has been dropped as it is not feasible at this time. However, the improvement of sewerage services is a long term policy.
CFS	2010	Seek funding as needed for drainage improvements in Bellville in identified areas of need			Y	Ongoing (Long Term Policy)				This is an ongoing item that is a long term policy.
CFS	2010	Seek funding as needed for water system upgrades	Y	2013	Y	Ongoing (Long Term Policy)				The City received funding to upgrade the lines of its water system. The City will continue to seek funding for water system upgrades. This item is in the policy section due to its nature, and to conform to new standards.
CFS	2010	Construct an elevated storage tank in Bellville							Y	This item has been dropped as it is no longer an interest or priority need for the City. Improvement of water facilities and services is a long term policy.
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.

**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinance regarding land development. This item is a long term goal and policy.

**CITY OF BELLVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Install a new roof and bay doors on the City's storage facility		X						X	SPLOST	\$125,000	X	X		
CFS	Purchase a new truck for garbage collection purposes		X						X	SPLOST	\$70,000	X	X		
CFS, NCR	Update and maintain the Historic Train Depot						X		X		\$15,000	X			
NCR	Beautify the areas along Railroad Street						X		X		\$3,000	X			
NCR	Install new welcome signage at the gateways into the City				X				X		\$5,000	X			
ED	Develop and fund a professional marketing plan for Evans County	X						X	X		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	X		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	X		N/A				

**CITY OF BELLVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Complete projects listed on TIA Band 1 (Hugh Brewton Street)	X							X	TIA	\$17,898	X	X		
CFS	Complete projects listed on TIA Band 2 (Henry Street; Buckcravey Drive)		X	X	X	X			X	TIA	\$42,969	X	X		

**CITY OF CLAXTON**

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS, IC	2010	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway	Y	2014 (Will Complete)						The County and City of Claxton completed the construction of the parallel taxiway in early 2014. The construction of T-Hangars is underway and will be completed by the end of 2014.
ED, CFS	2010	Complete the five-laning of U.S. 280 through Claxton	Y	2012						The five-laning of US 280 through the City of Claxton was completed in 2012.
ED, CFS	2010	Complete the five-laning of U.S. 280 through Evans County					Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED, CFS, IC	2010	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative			Y	Ongoing (Long Term Policy)				The City actively supports regional efforts for US 301 and will continue to do so. This item is a long term policy.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED, IC	2010	Purchase additional property as needed near the industrial park for future expansion							Y	This item has been dropped, as there is no interest in purchasing property to expand to the existing industrial park. However, the establishment of a new industrial park on US 301 North near Interstate 16 is a long term goal and policy.

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
ED, CFS	2010	Construct a new facility to house the Welcome Center, Chamber, and IDA							Y	This item has been dropped until a feasible alternative can be developed.
NCR	2010	Implement in phases Downtown Claxton's Master Plan to improve the area's appearance and infrastructure and further revitalization efforts	Y	2013						The City adopted a color scheme for its buildings; installed pavers, benches, street lamps, and a small park along US 301 and Railroad Street.
NCR	2010	Continue to utilize a façade grant program and other downtown revitalization efforts through the Downtown Development Authority to assist with downtown renovations and improvements					Y	Ongoing (Long Term Policy)		The City has not received any grant funding for such projects, but will continue to seek those funds. This item is a long term policy.
NCR	2010	Rehabilitate the historic Tos Theatre in downtown Claxton for public use			Y	2017				The exterior of the Tos Theatre has been completed. The County is currently seeking funds to complete the interior.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014						The City organized a diverse group of its community members to serve on the committee for the Centennial Celebration.

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Seek funding as needed for drainage improvements in Claxton in identified areas of need	Y	2013	Y	Ongoing (Long Term Policy)				The drainage was improved along US 280 and Railroad Street in 2013. The City will continue to seek funding for similar projects. This item is a long term policy.
CFS	2010	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Claxton	Y	2013	Y	Ongoing (Long Term Policy)				Sidewalk improvements were made along US 280 and Railroad Street in 2013. The City will continue to seek funding for sidewalk improvements. This item is a long term policy.
CFS	2010	Seek CDBG and other funding as needed for upgrading water system in Claxton	Y	2014	Y	Ongoing (Long Term Policy)				The City received CDBG funding to loop/replace water lines, replace fire hydrants, and replace water meters. The City will continue to seek funding for upgrading the water system, as needed. This item is a long term policy.
CFS	2010	Seek funding as needed to upgrade sewerage services to all unserved residents of Claxton	Y	2014						The City installed 2 new lift stations, while the third is currently being installed. The City will continue to seek funding to upgrade its sewer system, as needed. This item is a long term policy.
CFS	2012	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County	Y	2014						The City has 20 volunteer firefighters to assist the County, if needed.
CFS	2010	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.



**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2013	Study the feasibility of consolidating all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Renovate and expand Claxton's current city hall, police department, and fire department facility			Y	2015				The City is currently in the process of constructing a new City Hall. Once completed, the former City Hall will be remodeled to accommodate the police, fire, and utilities departments.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed			Y	Ongoing (Long Term Policy)				The City has not received any funding for rehabilitation of substandard housing, but is in need as several houses are in danger of collapsing. The City will continue to seek funding for substandard housing. This item is in the policy section due to its nature, and to conform to new standards.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	The City of Claxton has its own land use regulations and ordinances. Although consolidation of county land use regulations and ordinances is a possibility, it is not feasible at this time. This item is a long term goal and policy.

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Purchase at least 1 new police car each year						X		X	SPLOST	\$25,000 per year	X			
CFS	Resurface the parking lot at the Veterans Center		X						X		\$30,000	X			
CFS, NCR	Improve the exterior aesthetics of the Veterans Center		X						X		\$2,000	X			
CFS	Re-stripe all streets within the City's limits	X	X						X		\$3,000	X			
CFS	Renovate the old City Hall to accommodate the Police, Fire, and Utilities departments	X							X	SPLOST	\$75,000	X	X		
CFS	Complete the construction of the new City Hall	X							X	SPLOST	\$1,100,000	X	X		
CFS	Renovate purchased housing for City uses		X	X					X		\$25,000	X			
CFS	Establish and pave a parking lot for the new City Hall	X							X		\$10,000	X			
CFS	Upgrade the lift station located near the industrial park			X					X		\$100,000	X			

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Annex areas along US 301 and GA 129 where city services are extended					X			X		\$20,000	X			
CFS	Upgrade water and sewer lines on Hendrick Street			X	X				X		\$50,000	X			
CFS	Purchase a new vehicle for the Utilities Department		X						X		\$56,000	X			
CFS, ED	Create and launch a new City website	X	X						X		\$5,000	X			
CFS, NCR, ED	Renovate the interior of the Tos Theatre	X	X	X				X	X		\$100,000	X			
CFS	Complete the projects listed on TIA Band 1 (Perry Lee Deloach; West Liberty Street; Courthouse Street; Turnpike Road; North Peters Street)	X							X	TIA	\$290,921	X	X		
CFS	Complete the projects listed on TIA Band 2 (North College Street; North Clark Street; South Clark Street; Church Street; South College Street; South Ralph Street; City Hall Alley)		X	X	X	X			X	TIA	\$340,256	X	X		

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF DAISY**

**CITY OF DAISY**  
**Comprehensive Plan Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015					The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013							The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015					The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015					The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The City organized a diverse group of its community's citizens to serve on the Centennial Celebration committee. The committee created a "History of Daisy" video for the event.

**CITY OF DAISY**  
**Comprehensive Plan Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy							Y (Long Term Policy)	This item has been dropped as it is not feasible at this time. The improvement of sewerage services is a long term policy.
CFS	2010	Seek funding as needed for sidewalk improvements			Y	Ongoing (Long Term Policy)				The City has made no improvements to sidewalks recently. However, plans to do so are of interest to the City, but not expected in the immediate planning period. This item is a long term policy.
CFS	2010	Seek funding for street improvements in Daisy	Y	2012	Y	Ongoing (Long Term Policy)				The City resurfaced 1500 feet of Railroad Street in 2012. The City will continue to seek funding to improve its road. This item is a long term policy due to its nature, and to conform to new standards.
CFS	2010	Seek funding as needed for water system upgrades, as needed					Y	Ongoing (Long Term Policy)		The city has not received any funds or made any upgrades since 2002. The City will continue to seek funds for water system upgrades, as needed. This item is a long term policy.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed					Y	Ongoing (Long Term Policy)		The City has not received any funding from CDBG or CHIP to rehabilitate substandard housing, but will continue to seek those funds, as needed. This item is a long term policy due to its nature, and to conform to new standards.

**CITY OF DAISY**  
**Comprehensive Plan Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term goal and policy.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinances regarding land development. This item is a long term policy.



**CITY OF DAISY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Improve the drainage along River Street and West Railroad Street	X	X						X		\$8,000	X			
CFS	Install curbing along Melissa Street				X	X			X		\$7,000	X			
CFS, NCR	Renovate the Post Office (install a new roof; remodel interior)					X			X		\$8,000	X			
CFS	Complete projects listed on TIA Band 1 (East Main Street)	X							X	TIA	\$15,900	X	X		
CFS	Complete projects listed on TIA Band 2 (East Railroad Street)		X	X	X	X			X	TIA	\$18,200	X	X		
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF HAGAN**

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)	This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County is currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County is currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County is currently working on the creation of a tax abatement schedule that will attract new business.

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014						The City established a diverse group of their community members to serve as the Centennial Committee for the celebration.
CFS	2010	Complete construction of sewerage system in Hagan	Y	2011						The City of Hagan completed the construction of the sewer system in 2011.
CFS	2010	Seek funds to install a new water well	Y	2011						The City of Hagan installed a new water well in 2011.
CFS	2010	Investigate the feasibility of employing a full-time police officer	Y	2010						The City of Hagan employed 1 full-officer beginning in 2010.
CFS, IC	2014	Seek funds to consolidate all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2012	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County							Y	This item has been dropped as it not a concern or interest for the City of Hagan.
CFS	2010	Investigate the feasibility of employing full-time firefighters in Hagan							Y	The City of Hagan does not employ firefighters after consolidating services with the County.
CFS LU	2011	Investigate the feasibility of extending the city limits of Hagan							Y	This item has been dropped as is it not feasible or needed at this time.

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Investigate the feasibility of employing a city manager for Hagan							Y	This item has been dropped as is it not feasible or needed at this time.
CFS	2014	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Seek funding for firefighting equipment upgrades							Y	This item has been dropped as the City no longer has this responsibility after consolidating with the County.
CFS	2010	Continue to renovate existing fire station and/or develop new station as needed							Y	This item has been dropped as the City no longer has this responsibility after consolidating with the County.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed						Y	Ongoing (Long Term Policy)	This item has been deferred due to a lack of funding. However, the City actively seeks funding that will remodel/rehabilitate substandard housing, as appropriate. This item is a long term policy.

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	The City of Hagan has its own land development regulations, and although countywide cooperation is a possibility, it is not feasible at this time. This item is a long term goal and policy.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	The City of Hagan has its own land use regulations and ordinances. Although consolidation of county land use regulations and ordinances is a possibility, it is not feasible at this time. This item is a long term goal and policy.

**CITY OF HAGAN COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, NCR	Renovate the Hagan Depot	X							X		\$15,000	X			
CFS	Construct a new maintenance shop	X							X	SPLOST	\$40,000	X	X		
CFS	Complete the N Hodges Street Sidewalk project	X	X						X	TE LMIG	\$45,000	X			
CFS	Construct a new Police Department facility					X			X	SPLOST	\$700,00	X	X		
NCR	Install new welcome signage at each gateway of the City		X						X		\$6,000	X			
CFS	Upgrade the water lines throughout the City	X	X						X	SPLOST LMIG	\$50,000	X	X		
CFS	Complete projects listed on TIA Band I (Old Dublin Road; Cedar Avenue)	X							X	TIA	\$144,000	X	X		
CFS	Complete projects listed on TIA Band 2 (Turnpike Road; Hodges Street; Pine Avenue)		X	X	X	X			X	TIA	\$152,600	X	X		

**CITY OF HAGAN COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				



# **EVANS COUNTY**

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Investigate the feasibility of hiring a full time IDA director	Y	2014						The County is currently in the process of seeking a candidate to fulfill the IDA director position.
ED, CFS, IC	2010	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway	Y	2014 (Will Complete)						The County and City of Claxton completed the construction of the parallel taxiway in early 2014. The construction of T-Hangars is underway and will be completed by the end of 2014.
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county					Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED, CFS, IC	2010	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative			Y	Ongoing (Long Term Policy)				The County actively supports regional efforts for US 301 and will continue to do so. This item will be placed in the policy section of future plans due to its nature, and to conform to new standards.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, IC	2010	Purchase additional property as needed near the industrial park for future expansion							Y	This item has been dropped, as there is no interest in purchasing property to expand to the existing industrial park. However, the establishment of a new industrial park on US 301 North near Interstate 16 is a long term goal and policy.
ED, IC	2010	Participate in the Greater Savannah Alliance, GEDA, and other statewide organizations					Y	Resume in 2015 (Long Term Policy)		This item has been put on hold due to change in personnel and will continue upon the hiring of an IDA director. This item is a long term policy due to its nature, and to conform to new standards.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED, CFS	2010	Construct a new facility to house the Welcome Center, Chamber, and IDA							Y	This item has been dropped until a feasible alternative can be developed.
ED, NCR, CFS	2010	Advocate state development of additional picnic facilities/shelters at the Evans County Public Fishing Area	Y	2012						The County installed new picnic tables and shelters for cover.
ED	2010	Investigate the feasibility of hiring a full time planning director and clerk							Y	This item has been dropped due to a lack of funding and necessity.
NCR	2010	Expand existing Canoochee River clean-up efforts (Rivers Alive) to include additional areas as needed					Y	Ongoing (Long Term Policy)		The protection and clean-up of the Canoochee River and other resources is an ongoing policy. This item is in the policy section due to its nature, and to conform to new standards.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR, CFS	2013	Upgrade outdoor facilities at Rocks Park and Brewton Bridge boat landings along the Canoochee River						Y	Ongoing (Long Term Policy)		The improvement of recreation facilities and river landings is an ongoing policy, but is limited by funding constraints. This item is in the policy section due to its nature, and to conform to new standards.
NCR	2010	Rehabilitate the historic Tos Theatre in downtown Claxton for public use			Y	2017					The exterior of the Tos Theatre has been completed. The County is currently seeking funds to complete the interior.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The County successfully organized a diverse group of community members to plan the celebration
NCR, CFS	2010	Seek funds for tourist attractions at the public fishing area including, cottages and RV hook up	Y	2013	Y	2019					The County installed RV hook-ups in 2013 and are currently investigating the feasibility of constructing cottages at the PFA as well.
CFS	2010	Seek funding for hospital equipment and service improvements, as needed						Y	Ongoing (Long Term Policy)		This item has been deferred due to lack of funding. This item is in the policy section due to its nature, and to conform to new standards.
CFS	2013	Seek funds to upgrade EMS equipment and facilities as needed	Y	2013	Y	Ongoing (Long Term Policy)					The County purchased a new building to house the EMA/EMS/Fire/Code Enforcement departments. This item is a long term policy.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS, IC	2010	Seek funds to expand recycling activities countywide			Y	2015				The County is in the process of assessing the feasibility of establishing a central recycling center.
CFS	2010	Construct a new fire department in the northern and southern part of the county	Y	2013						The County built two new fire stations to keep up with ISO ratings.
CFS, IC	2013	Seek funds to consolidate all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2013	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2013	Construct a new Evans County jail facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Prepare a countywide master plan to best determine proper utilization and expansion of all existing recreational facilities within the county							Y	This item has been dropped as it is not a priority at this time. Improvements to recreation facilities and services is a long term policy.
CFS	2013	Seek funding to upgrade and expand fitness equipment at the Senior Center							Y	This item has been dropped as it is not a priority at this time. Improvements to recreation facilities and services is a long term policy.
CFS, IC	2010	Establish a countywide Clean and Beautiful Committee	Y	2013						The County established the "Pride in Evans" program to address countywide beautification and cleanliness.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Pursue funding as needed to continue to make upgrades to the public library						Y	Ongoing (Long Term Policy)	No improvements have been made to the public library due to a lack of funding. This item is a long term policy.
CFS	2010	Seek funds for Evans County annual clean-up day	Y	2012	Y	Ongoing (Long Term Policy)				Funds are allocated each year for a bi-annual clean-up day throughout the County. This item is a long term policy.
CFS	2010	Seek funds to widen, resurface, and upgrade Old Highway 250 and Sunbury Rd.						Y	Ongoing (Long Term Policy)	This item has been deferred due to a lack of funding and the priority of other GDOT projects. This item is in the policy section due to its nature, and to conform to new standards. Sunbury Road Bridge replacement is on the new work program within the TIA Band 2 listing.
CFS	2010	Seek funds to make County administrative buildings energy efficient	Y	2014 (Will Complete)						The County is in the process of replacing windows, equipment, appliances, and old technologies to allow the administrative buildings to become more energy efficient, which will be completed by the end of 2014.
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.
HO, LU, IC	2014	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.

**EVANS COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinances regarding land development. This item is a long term goal and policy.
NCR, LU, IC	2010	Prepare and adopt a MOU between the County and Fort Stewart for coordination and implementation of the JLUS cooperative planning efforts	Y	2010						Evans County adopted a Memorandum of Understanding with Fort Stewart providing for the Joint Land Use Study Program's planning efforts and activities.
NCR, LU, IC	2010	Continue to participate in the Fort Stewart/HAAF JLUS Regional Coordinating Committee	Y	2010 (Long Term Policy)						The County has and will continue to participate in the Fort Stewart/HAAF JLUS Regional Coordinating Committee. This item is a long term policy.

**EVANS COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Establish a walking trail at the new school complex		X	X				X		Evans BOE	\$50,000	X	X		
CFS	Consolidate the recycling program to include all convenience centers throughout the County				X			X	Bellville Claxton Daisy Hagan		\$5,000	X			
CFS	Complete assessment for determining the feasibility of establishing a central recycling center	X						X			N/A				
CFS	Consolidate the public safety departments (Fire, EMS, EMA, and Code Enforcement) countywide						X	X	Bellville Claxton Daisy Hagan		N/A	X	X		
CFS	Purchase a new police pursuit vehicle each year						X	X		SPLOST	\$35,000 per year	X	X		
CFS, NCR	Renovate the interior of the historic Tos Theatre	X	X	X				X	Claxton	SPLOST	\$100,000	X	X		
CFS	Construct cottages for rental use at the public fishing area					X		X		SPLOST	\$300,000	X			



**EVANS COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Complete road construction and resurfacing projects allocated for through LMIG funds						X	X		LMIG	\$1,050,000	X	X		
CFS, NCR	Utilize CDBG funds to improve infrastructure and overall appearance of the La Casa de Carmen subdivision			X	X	X		X		CDBG	\$300,000	X	X		
CFS	Complete projects listed on TIA Band 1 (Bill Hodges Road; Commercial Blvd.; John W. Tippins Road)	X						X		TIA GDOT	\$756,000				
CFS	Complete projects listed on TIA Band 2 (Sunbury Road Bridge; Daisy-Nevils Highway Bridge; FE Beasley Road; Bowen Road)		X	X	X	X		X		TIA GDOT	\$2,223,000	X	X		
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF BELLVILLE**

**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015					The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013							The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015					The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015					The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
NCR, IC	2013	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The City of Bellville organized a diverse group of its community to serve on the committee for the Centennial Celebration.
NCR	2010	Continue to maintain and upgrade Depot in Bellville, as needed	Y	2014							The City painted the exterior of the depot, and plans to maintain and upgrade the historic building will continue to be in place.

**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2013	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy							Y (Long Term Policy)	This item has been dropped as it is not feasible at this time. However, the improvement of sewerage services is a long term policy.
CFS	2010	Seek funding as needed for drainage improvements in Bellville in identified areas of need			Y	Ongoing (Long Term Policy)				This is an ongoing item that is a long term policy.
CFS	2010	Seek funding as needed for water system upgrades	Y	2013	Y	Ongoing (Long Term Policy)				The City received funding to upgrade the lines of its water system. The City will continue to seek funding for water system upgrades. This item is in the policy section due to its nature, and to conform to new standards.
CFS	2010	Construct an elevated storage tank in Bellville							Y	This item has been dropped as it is no longer an interest or priority need for the City. Improvement of water facilities and services is a long term policy.
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term policy.

**CITY OF BELLVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinance regarding land development. This item is a long term goal and policy.

**CITY OF BELLVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Install a new roof and bay doors on the City's storage facility		X						X	SPLOST	\$125,000	X	X		
CFS	Purchase a new truck for garbage collection purposes		X						X	SPLOST	\$70,000	X	X		
CFS, NCR	Update and maintain the Historic Train Depot						X		X		\$15,000	X			
NCR	Beautify the areas along Railroad Street						X		X		\$3,000	X			
NCR	Install new welcome signage at the gateways into the City				X				X		\$5,000	X			
ED	Develop and fund a professional marketing plan for Evans County	X						X	X		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	X		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	X		N/A				

**CITY OF BELLVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Complete projects listed on TIA Band 1 (Hugh Brewton Street)	X							X	TIA	\$17,898	X	X		
CFS	Complete projects listed on TIA Band 2 (Henry Street; Buckcravey Drive)		X	X	X	X			X	TIA	\$42,969	X	X		

**CITY OF CLAXTON**



**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS, IC	2010	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway	Y	2014 (Will Complete)						The County and City of Claxton completed the construction of the parallel taxiway in early 2014. The construction of T-Hangars is underway and will be completed by the end of 2014.
ED, CFS	2010	Complete the five-laning of U.S. 280 through Claxton	Y	2012						The five-laning of US 280 through the City of Claxton was completed in 2012.
ED, CFS	2010	Complete the five-laning of U.S. 280 through Evans County					Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED, CFS, IC	2010	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative			Y	Ongoing (Long Term Policy)				The City actively supports regional efforts for US 301 and will continue to do so. This item is a long term policy.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED, IC	2010	Purchase additional property as needed near the industrial park for future expansion							Y	This item has been dropped, as there is no interest in purchasing property to expand to the existing industrial park. However, the establishment of a new industrial park on US 301 North near Interstate 16 is a long term goal and policy.

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
ED, CFS	2010	Construct a new facility to house the Welcome Center, Chamber, and IDA							Y	This item has been dropped until a feasible alternative can be developed.
NCR	2010	Implement in phases Downtown Claxton's Master Plan to improve the area's appearance and infrastructure and further revitalization efforts	Y	2013						The City adopted a color scheme for its buildings; installed pavers, benches, street lamps, and a small park along US 301 and Railroad Street.
NCR	2010	Continue to utilize a façade grant program and other downtown revitalization efforts through the Downtown Development Authority to assist with downtown renovations and improvements					Y	Ongoing (Long Term Policy)		The City has not received any grant funding for such projects, but will continue to seek those funds. This item is a long term policy.
NCR	2010	Rehabilitate the historic Tos Theatre in downtown Claxton for public use			Y	2017				The exterior of the Tos Theatre has been completed. The County is currently seeking funds to complete the interior.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014						The City organized a diverse group of its community members to serve on the committee for the Centennial Celebration.

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Seek funding as needed for drainage improvements in Claxton in identified areas of need	Y	2013	Y	Ongoing (Long Term Policy)				The drainage was improved along US 280 and Railroad Street in 2013. The City will continue to seek funding for similar projects. This item is a long term policy.
CFS	2010	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Claxton	Y	2013	Y	Ongoing (Long Term Policy)				Sidewalk improvements were made along US 280 and Railroad Street in 2013. The City will continue to seek funding for sidewalk improvements. This item is a long term policy.
CFS	2010	Seek CDBG and other funding as needed for upgrading water system in Claxton	Y	2014	Y	Ongoing (Long Term Policy)				The City received CDBG funding to loop/replace water lines, replace fire hydrants, and replace water meters. The City will continue to seek funding for upgrading the water system, as needed. This item is a long term policy.
CFS	2010	Seek funding as needed to upgrade sewerage services to all unserved residents of Claxton	Y	2014						The City installed 2 new lift stations, while the third is currently being installed. The City will continue to seek funding to upgrade its sewer system, as needed. This item is a long term policy.
CFS	2012	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County	Y	2014						The City has 20 volunteer firefighters to assist the County, if needed.
CFS	2010	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.

**CITY OF CLAXTON**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2013	Study the feasibility of consolidating all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Renovate and expand Claxton's current city hall, police department, and fire department facility			Y	2015				The City is currently in the process of constructing a new City Hall. Once completed, the former City Hall will be remodeled to accommodate the police, fire, and utilities departments.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed			Y	Ongoing (Long Term Policy)				The City has not received any funding for rehabilitation of substandard housing, but is in need as several houses are in danger of collapsing. The City will continue to seek funding for substandard housing. This item is in the policy section due to its nature, and to conform to new standards.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	The City of Claxton has its own land use regulations and ordinances. Although consolidation of county land use regulations and ordinances is a possibility, it is not feasible at this time. This item is a long term goal and policy.

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Purchase at least 1 new police car each year						X		X	SPLOST	\$25,000 per year	X			
CFS	Resurface the parking lot at the Veterans Center		X						X		\$30,000	X			
CFS, NCR	Improve the exterior aesthetics of the Veterans Center		X						X		\$2,000	X			
CFS	Re-stripe all streets within the City's limits	X	X						X		\$3,000	X			
CFS	Renovate the old City Hall to accommodate the Police, Fire, and Utilities departments	X							X	SPLOST	\$75,000	X	X		
CFS	Complete the construction of the new City Hall	X							X	SPLOST	\$1,100,000	X	X		
CFS	Renovate purchased housing for City uses		X	X					X		\$25,000	X			
CFS	Establish and pave a parking lot for the new City Hall	X							X		\$10,000	X			
CFS	Upgrade the lift station located near the industrial park			X					X		\$100,000	X			

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Annex areas along US 301 and GA 129 where city services are extended					X			X		\$20,000	X			
CFS	Upgrade water and sewer lines on Hendrick Street			X	X				X		\$50,000	X			
CFS	Purchase a new vehicle for the Utilities Department		X						X		\$56,000	X			
CFS, ED	Create and launch a new City website	X	X						X		\$5,000	X			
CFS, NCR, ED	Renovate the interior of the Tos Theatre	X	X	X				X	X		\$100,000	X			
CFS	Complete the projects listed on TIA Band 1 (Perry Lee Deloach; West Liberty Street; Courthouse Street; Turnpike Road; North Peters Street)	X							X	TIA	\$290,921	X	X		
CFS	Complete the projects listed on TIA Band 2 (North College Street; North Clark Street; South Clark Street; Church Street; South College Street; South Ralph Street; City Hall Alley)		X	X	X	X			X	TIA	\$340,256	X	X		

**CITY OF CLAXTON COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF DAISY**



**CITY OF DAISY**  
**Comprehensive Plan Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)		This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015					The County and its cities are currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013							The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015					The County and its cities are currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015					The County and its cities currently working on the creation of a tax abatement schedule that will attract new business.
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014							The City organized a diverse group of its community's citizens to serve on the Centennial Celebration committee. The committee created a "History of Daisy" video for the event.

**CITY OF DAISY  
Comprehensive Plan Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy							Y (Long Term Policy)	This item has been dropped as it is not feasible at this time. The improvement of sewerage services is a long term policy.
CFS	2010	Seek funding as needed for sidewalk improvements			Y	Ongoing (Long Term Policy)				The City has made no improvements to sidewalks recently. However, plans to do so are of interest to the City, but not expected in the immediate planning period. This item is a long term policy.
CFS	2010	Seek funding for street improvements in Daisy	Y	2012	Y	Ongoing (Long Term Policy)				The City resurfaced 1500 feet of Railroad Street in 2012. The City will continue to seek funding to improve its road. This item is a long term policy due to its nature, and to conform to new standards.
CFS	2010	Seek funding as needed for water system upgrades, as needed					Y	Ongoing (Long Term Policy)		The city has not received any funds or made any upgrades since 2002. The City will continue to seek funds for water system upgrades, as needed. This item is a long term policy.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed					Y	Ongoing (Long Term Policy)		The City has not received any funding from CDBG or CHIP to rehabilitate substandard housing, but will continue to seek those funds, as needed. This item is a long term policy due to its nature, and to conform to new standards.

**CITY OF DAISY**  
**Comprehensive Plan Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. However, this item is a long term goal and policy.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	This item has been dropped as it is not politically feasible at this time. The cities of Claxton and Hagan have their own land use regulations and ordinances regarding land development. This item is a long term policy.

**CITY OF DAISY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS	Improve the drainage along River Street and West Railroad Street	X	X						X		\$8,000	X			
CFS	Install curbing along Melissa Street				X	X			X		\$7,000	X			
CFS, NCR	Renovate the Post Office (install a new roof; remodel interior)					X			X		\$8,000	X			
CFS	Complete projects listed on TIA Band 1 (East Main Street)	X							X	TIA	\$15,900	X	X		
CFS	Complete projects listed on TIA Band 2 (East Railroad Street)		X	X	X	X			X	TIA	\$18,200	X	X		
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

# **CITY OF HAGAN**

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS	2010	Complete the five-laning of U.S. 280 through the county						Y	Ongoing (Long Term Policy)	This item is ongoing advocacy with GDOT which has other priorities. This item is in the long term policy section.
ED	2010	Develop and fund a professional marketing plan for Evans County			Y	2015				The County is currently in the process of seeking an IDA director, who will develop a marketing plan upon hiring. Funding has been allocated.
ED, CFS, IC	2010	Investigate the feasibility of consolidation of local government services	Y	2013						The County and its cities have consolidated the fire department, excluding the cities of Bellville and Claxton. Consolidation of other services is a long term policy.
ED	2010	Develop additional incentives for business/industry retention and expansion and implement as appropriate			Y	2015				The County is currently working on the creation of a tax abatement schedule that will seek to retain business.
ED	2010	Develop incentives for new business/industry attraction and implement as appropriate			Y	2015				The County is currently working on the creation of a tax abatement schedule that will attract new business.

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NCR, IC	2012	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	Y	2014						The City established a diverse group of their community members to serve as the Centennial Committee for the celebration.
CFS	2010	Complete construction of sewerage system in Hagan	Y	2011						The City of Hagan completed the construction of the sewer system in 2011.
CFS	2010	Seek funds to install a new water well	Y	2011						The City of Hagan installed a new water well in 2011.
CFS	2010	Investigate the feasibility of employing a full-time police officer	Y	2010						The City of Hagan employed 1 full-officer beginning in 2010.
CFS, IC	2014	Seek funds to consolidate all law enforcement agencies in Evans County							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2012	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County							Y	This item has been dropped as it not a concern or interest for the City of Hagan.
CFS	2010	Investigate the feasibility of employing full-time firefighters in Hagan							Y	The City of Hagan does not employ firefighters after consolidating services with the County.
CFS LU	2011	Investigate the feasibility of extending the city limits of Hagan							Y	This item has been dropped as is it not feasible or needed at this time.

**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2010	Investigate the feasibility of employing a city manager for Hagan							Y	This item has been dropped as is it not feasible or needed at this time.
CFS	2014	Construct a new joint law enforcement facility							Y	This item has been dropped as consolidation is not politically feasible at this time. The improvement of law enforcement facilities and services is a long term policy.
CFS	2010	Seek funding for firefighting equipment upgrades							Y	This item has been dropped as the City no longer has this responsibility after consolidating with the County.
CFS	2010	Continue to renovate existing fire station and/or develop new station as needed							Y	This item has been dropped as the City no longer has this responsibility after consolidating with the County.
HO	2010	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed						Y	Ongoing (Long Term Policy)	This item has been deferred due to a lack of funding. However, the City actively seeks funding that will remodel/rehabilitate substandard housing, as appropriate. This item is a long term policy.



**CITY OF HAGAN**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, IC	2010	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks							Y (Long Term Policy)	The City of Hagan has its own land development regulations, and although countywide cooperation is a possibility, it is not feasible at this time. This item is a long term goal and policy.
LU, IC	2010	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members							Y	This item has been dropped as there are no available funds, or a need, for such a committee at this time.
LU	2010	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y (Long Term Policy)	The City of Hagan has its own land use regulations and ordinances. Although consolidation of county land use regulations and ordinances is a possibility, it is not feasible at this time. This item is a long term goal and policy.

**CITY OF HAGAN COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
CFS, NCR	Renovate the Hagan Depot	X							X		\$15,000	X			
CFS	Construct a new maintenance shop	X							X	SPLOST	\$40,000	X	X		
CFS	Complete the N Hodges Street Sidewalk project	X	X						X	TE LMIG	\$45,000	X			
CFS	Construct a new Police Department facility					X			X	SPLOST	\$700,00	X	X		
NCR	Install new welcome signage at each gateway of the City		X						X		\$6,000	X			
CFS	Upgrade the water lines throughout the City	X	X						X	SPLOST LMIG	\$50,000	X	X		
CFS	Complete projects listed on TIA Band I (Old Dublin Road; Cedar Avenue)	X							X	TIA	\$144,000	X	X		
CFS	Complete projects listed on TIA Band 2 (Turnpike Road; Hodges Street; Pine Avenue)		X	X	X	X			X	TIA	\$152,600	X	X		

**CITY OF HAGAN COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2015-2019**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source			
		2015	2016	2017	2018	2019	Each	County	City	Other		Local	State	Federal	Private
ED	Develop and fund a professional marketing plan for Evans County	X						X	All Cities within Evans Co.		\$10,000	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X						X	All Cities within Evans Co.		N/A				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X						X	All Cities within Evans Co.		N/A				

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, Evans County, Georgia has participated with the cities of Bellville, Claxton, Daisy, and Hagan in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Evans County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, for Evans County and its municipalities; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, has now been certified by this review, after revision, as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Evans County is now desirous of adopting *Canoochee Delight: Fruitcake, Family, and Fortune* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Evans County Board of Commissioners hereby approves and adopts the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, as Evans County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

**BE IT FURTHER RESOLVED** that the Evans County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 29<sup>th</sup> day of October, 2014.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Bellville, Georgia has participated with Evans County and the cities of Claxton, Daisy, and Hagan in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Evans County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, for Evans County and its municipalities, including the City of Bellville; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and


WHEREAS, the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, has now been certified by this review, after revision, as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

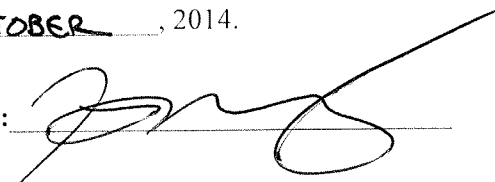
WHEREAS, the City of Bellville is now desirous of adopting *Canoochee Delight: Fruitcake, Family, and Fortune* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Bellville hereby approve and adopt the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, as the City of Bellville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Bellville hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 31<sup>ST</sup> day of OCTOBER, 2014.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Claxton, Georgia has participated with Evans County and the cities of Bellville, Daisy, Hagan in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Evans County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Canoochee Delight: Fruitcake, Family and Fortune*, for Evans County and its municipalities, including the City of Claxton; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family and Fortune*, has now been certified by this review, after revision, as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Claxton is now desirous of adopting *Canoochee Delight: Fruitcake, Family and Fortune* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Claxton hereby approve and adopt the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family and Fortune*, as the City of Claxton's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.


BE IT FURTHER RESOLVED, that the Mayor and City Council of the City of Claxton hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 6<sup>th</sup> day of November, 2014



Mayor, Luther W. Royal

Attest:



City Administrator, Gayle Durrence

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

**WHEREAS**, the City of Daisy, Georgia has participated with Evans County and the cities of Bellville, Claxton, and Hagan in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Evans County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, for Evans County and its municipalities, including the City of Daisy; and

**WHEREAS**, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, has now been certified by this review, after revision, as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Daisy is now desirous of adopting *Canoochee Delight: Fruitcake, Family, and Fortune* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Daisy hereby approve and adopt the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, as the City of Daisy's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Daisy hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

**SO RESOLVED**, this 28th day of October, 2014.

  
Mayor

**ATTEST:**   
Carolyn S. Brown, City Clerk

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Hagan, Georgia has participated with Evans County and the cities of Bellville, Claxton, and Daisy in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Evans County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, for Evans County and its municipalities, including the City of Hagan; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, has now been certified by this review, after revision, as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Hagan is now desirous of adopting *Canoochee Delight: Fruitcake, Family, and Fortune* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Hagan hereby approve and adopt the Evans County Joint Comprehensive Plan, *Canoochee Delight: Fruitcake, Family, and Fortune*, as the City of Hagan's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Hagan hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 30 day of October, 2014.

BY: Wanda E Ows

ATTEST: [Signature]