

# Prosperity

Past

Present

Future

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

September 2019

# Prosperity: Past, Present, Future

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

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 October 1, 2018



Prepared By:

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

Heart of Georgia Altamaha Regional Commission

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# Introduction and Executive Summary

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*Prosperity: Past, Present, Future* --

The Evans County Joint Comprehensive Plan is a comprehensive plan prepared in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA). The current Minimum Standards became effective on October 1, 2018. 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 2018 estimated Census population of 10,721 (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 58.6 people per square mile, much less than the Georgia total of 182.9/sq. mile, and even significantly less than the U.S. total of 92.6/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 2018 U.S. Census Bureau county population estimates shows a slight decline of about 2.5% 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. In 2019 the unemployment rate in Evans County measured 4.0%, nearly even with Georgia's 3.9%, but higher than the U.S.'s 3.7%. 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. The average weekly wage in the fourth quarter of 2018 was \$716.

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

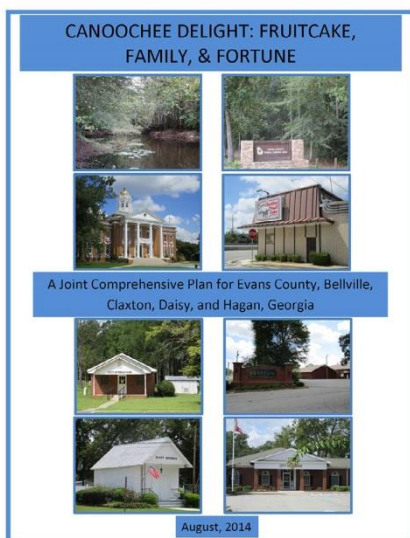


winding miles of enchanting natural splendor of the Canoochee River, a state Public Fishing Area, a local golf course, and excellent local recreational facilities and programs. The stunning environment and welcoming people and landscape of Evans County are assets only enhanced by its location near I-16 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.

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. This plan title was chosen carefully to stimulate and encourage interest, reading, and implementation. “Prosperity: Past, Present, Future” embodies the entrepreneur spirit of the community and incorporates the desire to grow well into the future. The Evans County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new 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 a thriving place for prosperity today and for future generations.

## Previous Plans



This comprehensive plan is the fourth 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. A full update titled “*Canoochee Delight: Fruitcake, Family, and Fortune*” was completed in 2014 and was developed to reduced minimum standards which focused on community involvement and individual local government needs.

The second plan, in particular, remains a useful tool for the public to obtain 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. Previous plans 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 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 will provide 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.georgiadata.org](http://www.georgiadata.org), 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 in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at [explorer.gdol.ga.gov](http://explorer.gdol.ga.gov). Additional state sponsored economic data is available at [www.georgia.org](http://www.georgia.org). Excellent overall private data sources include [www.city-data.com](http://www.city-data.com), [datausa.io](http://datausa.io), 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 through its economic profile system.



## 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%. More recent projections (2018) by the Census Bureau report the County losing 2.5% or 249 people. This suggests very little current growth. Evans County's location inland from the Georgia coast and close to Statesboro and other growth centers has surely helped. 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.

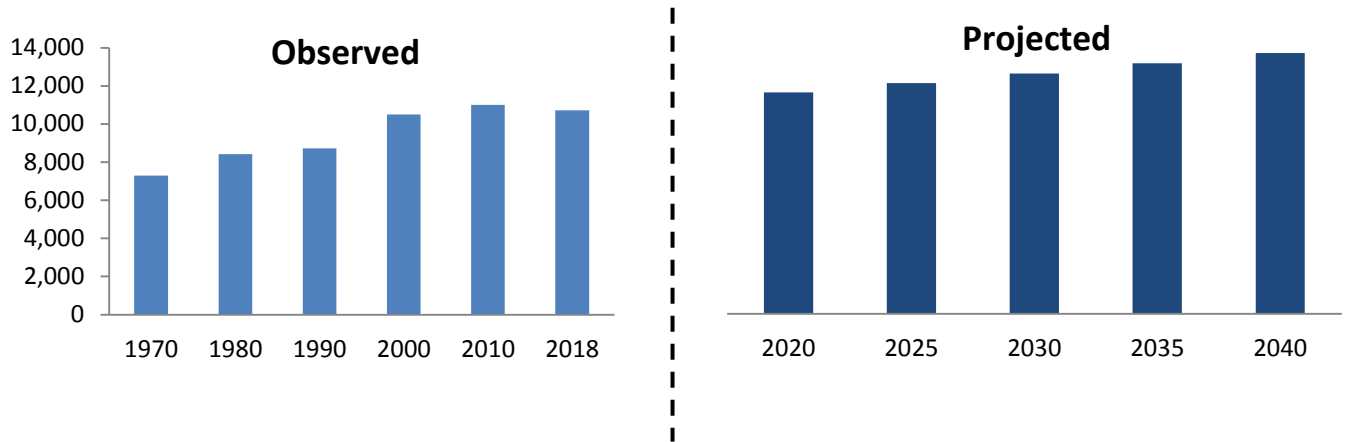
While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Evans County were developed in 2015 and showed growth to 11,841 in 2035, extrapolated to 12,043 in 2040. 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 2019 Regional Plan 2040, show higher expected levels than current OPB projections. These include 12,807 in 2030 and 13,995 in 2040. In addition, the Regional Commission reexamined the population projections for this plan utilizing the 2018 estimated Census figure as another trend point. This evaluation, based on historical population trends, estimates the Evans County population to grow albeit at a slow pace to 12,916 in 2035 and increase to 13,456 in 2040.

### Population Projections, Evans County

|                             | 2010   | 2018   | 2020   | 2025   | 2030   | 2035   | 2040   |
|-----------------------------|--------|--------|--------|--------|--------|--------|--------|
| <b>OPB, 2015</b>            | 12,004 | 11,076 | 11,166 | 11,396 | 11,627 | 11,841 | 12,043 |
| <b>HOGARC Regional Plan</b> | 11,000 |        | 11,719 | 12,251 | 12,807 |        | 13,995 |
| <b>Regional Commission</b>  | 11,000 | 10,721 | 11,425 | 11,902 | 12,399 | 12,916 | 13,456 |

Sources: State Office of Planning and Budget, 2015, Daniel Adams, email, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, 2019; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2019.

### Evans County Population Projections



Source: U.S. Decennial Census, ACS Estimates; HOGARC Staff Projections, 2019.

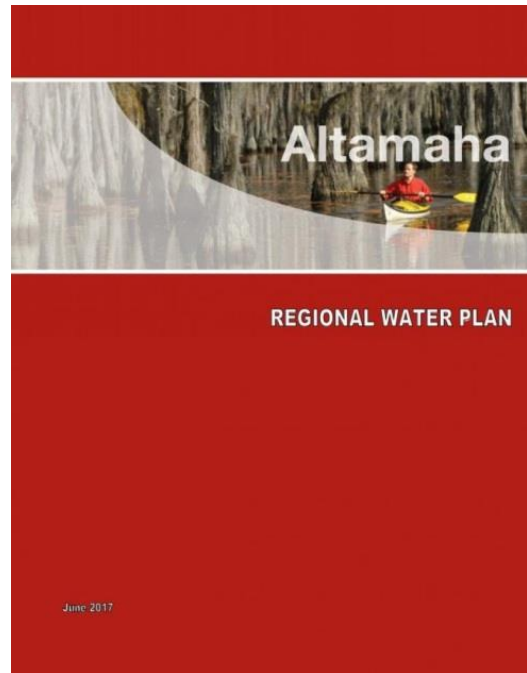
## Coordination with Other Plans

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 & 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) and amended in 2017, 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 use, 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.

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 aimed 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. Many of the stakeholders participated with drafting the previous 2014 plan. The committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as others concerned with community and economic development and other issues within the entire community. 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 initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. The newly required Broadband Services element highlights the lack of broadband service in Evans County. 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. Citizens were also provided the opportunity to give their opinions during a community drop-in/input session held at the Veterans Community Center in Claxton from 4:00 p.m. to 6:00 p.m. which was both publicly posted and announced in the local newspaper. A webpage specifically devoted to this plan was promoted throughout the community which allowed for administration of a Community Vision survey. A more detailed summary of community involvement is included in the appendix.

*Prosperity: Past, Present, Future* 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.



# 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, 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

## Evans County Is:

“A safe, rural community brimming with pride. We are poised for growth with our strategic location and exceptional entrepreneurial spirit. We seek to promote our natural resources and cultural heritage while maintaining a focus on resident attraction and community enhancements.”

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.



## TO FULFILL OUR VISION, WE WILL CONSIDER THE FOLLOWING GOALS WHEN PROMOTING OUR COMMUNITY:



**Promote a healthy, transparent citizen/government relationship**



**Follow a “Complete Streets” policy to develop safe infrastructure for the inclusion of bicycle and pedestrian users**



**Remain vigilant of tourism trends and seek ways to innovate promotion of the community**



**Preserve, enhance, and promote the area’s cultural and natural resources**



**Maintain the sense of place and small-town character and feel of Evans County while supporting modern technologies, such as broadband connectivity**



**Become a Broadband Ready Community in order to achieve connectivity community wide**



**Attract retirees seeking an excellent climate, affordable living, and bedroom community appeal**

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 Bridge Park, and access at the Rogers Bridge, on the Daisy-Nevels 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 is host to a Rattlesnake and Wildlife Festival, an annual event for nearly 50 years, and has received accolades by the Southeast Tourism Society as one of the top 20 events in the Southeast. The small towns of Bellville and Daisy pay or have paid homage to their local heritage with Railroad Day and Daisy Days, respectively. The City of





Hagan has the 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.

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 subtiles 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 Durrence Layne Chevrolet (formerly NeSmith), Pride Pools and Spas, Wilbanks Apiaries, Kemp's Pharmacy, Claxton Hardware,



Harry's Barbeque, Claxton Oil, Daniel Brick, Evans Concrete, Mitchell Ace Hardware, and others.

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. Proximity to nearby growth centers provides commuting opportunities and expansion of the county as a bedroom community, an aspect which will be promoted. 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 an 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 with 5,000 foot runway and 10 new hangars; an expansive industrial park with provided services, 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.



# City of Bellville

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 Evans County, but was not formally incorporated until 1959. The town was named for Fannie Bell, who married area pioneer James Smith. The Smith, Tippins, 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 119 persons (2018 Census estimate), down from 123 in 2010, and 2000's 130. In addition to its beautiful homes, Bellville is home to Pinewood Christian Academy, a private school of about 550 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 retains 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 celebration of its heritage, Railroad Days.

## City of Bellville 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.



## City of Bellville Needs

Continuing maintenance of infrastructure

Railroad Depot/landmark renovations/maintenance

Development of conservation/nature preserve along the City's property on U.S. 280



## City of Bellville 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

# City of Claxton

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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 2018 Census estimated population of 2,235, 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 (now Durrence Layne) Chevrolet, Wilbanks Apiaries, and Pride Pools, all widely known and successful companies associated with Claxton.



Claxton was home to the first brick building in the county, the former Claxton Elementary 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 the 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 construction of new elementary and middle schools and planned construction of an adjacent high school; and the development of a large, well-landscaped, passive senior citizens park to 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.



## City of 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.**



## City of Claxton Needs

Continued implementation of the Downtown Master Plan/Downtown Revitalization

Renovation of old city hall for public safety/utilities

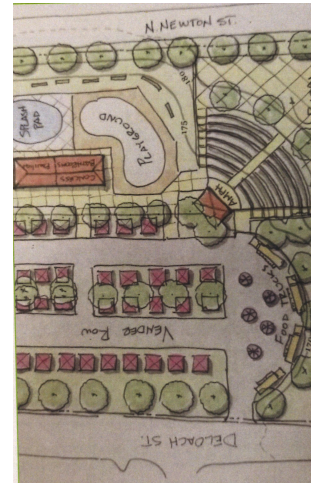
Continued upgrade/expansion of water/sewer infrastructure/services

Upgraded city website

Continued street improvements

Tos Theater/Veterans Community Center rehabilitation

Enhanced retail development



## City of Claxton Opportunities



Claxton Poultry/Claxton Fruitcake/Existing Business

U.S. 301/U.S. 280 improvements and promotion

New hangars at Claxton-Evans County Airport

Annexation

Tourism

Downtown development/streetscape

Local schools/recreational facilities

Many civic clubs

# City of Daisy

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 2018 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 were also celebrated annually for many years during a "Daisy Days" homecoming festival. The community is home to a new speedway billed as "the Premier ¼ mile of the South" according to racing enthusiasts. At completion, the race track grand stands will have a capacity of nearly 4,000. While the Daisy Speedway at Live Oak Motor Park sits outside of the city limits of Daisy, the City aims to benefit from the recognition.

## City of Daisy 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.

## City of Daisy Needs

Continuing water system improvements

Street improvements, particularly resurfacing, curb and gutter, and sidewalk enhancements

Maintenance of its historic building fabric

Highway 250 drainage improvements



## City of Daisy Opportunities



Community appearance

Extant history and preserved downtown buildings

Possible return of the Daisy Days Festival

No current local property taxes

Surrounding countryside and natural resources

Daisy Speedway at Live Oak Motor Park

# City of Hagan

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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 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. In 2019, a new manufactured housing retail business, Todd Padgett Housing, located adjacent to the Hagan Post Office with plans to bring additional jobs and tax revenue opportunities to the community. The emerging growth of Hagan is evident in its population numbers. The 2018 Census population estimate of the City is 971, down slightly from the 2010 population of 996, but higher than the 2000 City population of 898. The local newspaper has described the City as "ideally positioned for growth."

## City of Hagan Vision

The City of Hagan wants to continue its quiet growth as a **BUSINESS and RESIDENTIAL CENTER** within Evans County. Durrence Layne Chevrolet, Pride Pools, 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**. **CONNECTIVITY** to adjacent municipalities through trails or greenspace will enable Hagan citizens to access additional amenities located nearby.



## City of Hagan Needs

Additional business development and jobs

Additional retail stores

Continuing infrastructure improvements, including streets, water, and wastewater

Police department upgrades

Community Center

Beautification



## City of Hagan Opportunities



Growth of retirees and others moving into City

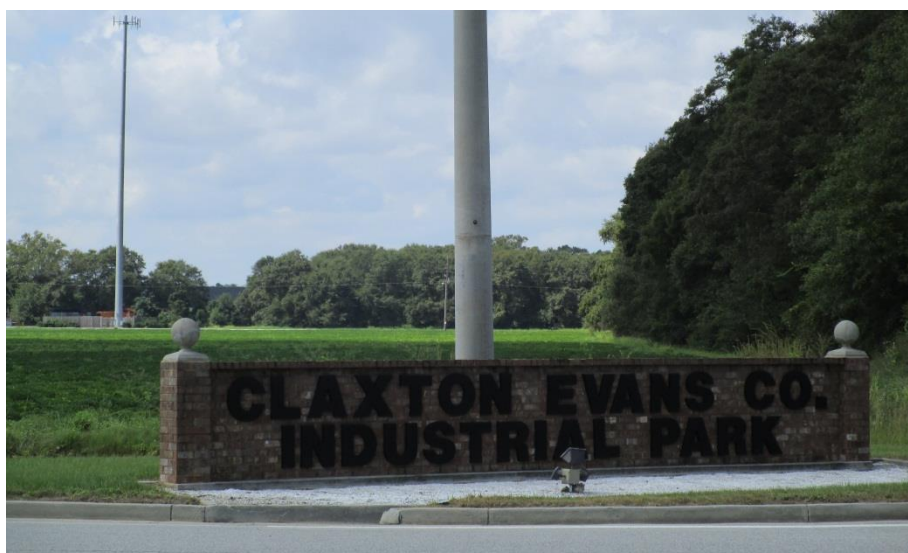
Available land

Wastewater system

George W. DeLoach house

Historic Hagan Depot

Claxton/Evans County Industrial Park location



# Community Goals



## Economic Development

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

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



## Natural & Cultural Resources



## 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



- 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 use
- 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/ Sentinel Landscapes



Land Use



Community Facilities & Services

- Maintain appropriate governmental facilities/services
- Address/improve infrastructure needs
- Utilize infrastructure expansion/upgrades to guide growth
- Enhance broadband internet deployment/high speed connectivity
- 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

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



Intergovernmental Coordination

# Long Term Policies

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## 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 telecommunication s 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 become a Broadband Ready Community to achieve connectivity countywide

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

The community will follow a “Complete Streets” policy to develop safe infrastructure for inclusion of bicycle and pedestrian users

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, and recognition/promotion of its historic districts/cultural sites

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 a viable economic use 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

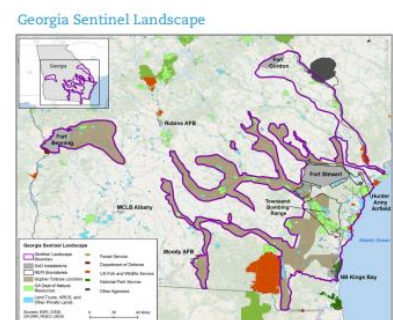
The community will work to support regional detention/transition centers and their future growth

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/Sentinel Landscapes to help protect the mission of Fort Stewart and minimize land use conflicts



### Natural & 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), old Claxton Elementary School, Daisy Museum and Community Center, George W. DeLoach House (Hagan), and the Bellville and Hagan depots

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 use within, and otherwise promote conservation of, the Fort Stewart Compatible Use Buffer/Sentinel Landscapes



### 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, starter, and manufactured homes

The community will work to market available housing throughout the region to attract new residents, including retirees and commuters, 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 a viable, functioning land use

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/Sentinel Landscapes to help protect the mission of Fort Stewart and minimize land use conflicts



### Community Facilities & 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 and will become a Broadband Ready Community to achieve connectivity countywide

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 follow a “Complete Streets” policy to develop safe infrastructure for inclusion of bicycle and pedestrian users



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

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 Evans 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 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 & Opportunities

## Needs

- Continuing local, regional, and state agency cooperation/coordination (Economic Development (ED), Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Continuing support for the local school system and its increasing high school graduation rate/improving literacy rate and through collaborative measures/program development (ED, CFS, IC)
- Continuing education/job skills improvements (ED, CFS, IC)
- Support for enhanced post-secondary education resources through nearby Ogeechee Technical College (ED, CFS, IC)
- Retention of local graduates (ED, HO, CFS)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Compatible new business/industry/jobs attraction/creation (ED, NCR, LU, CFS, IC)
- Local youth entertainment options, such as movie theater (ED, LU)
- Promotion of proximity to Savannah Port, I-16 and I-95, 301 Industrial Park in Bulloch County (ED, LU, CFS, IC)
- Continued coordination/enhancement of economic development marketing through active Chamber, Development Authority, regional/state agencies, and full-time economic development director (ED, NCR, HO, LU, CFS, IC)
- Additional local retail trade/service sector/hospitality business options, including restaurants (ED, LU, CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth/quality of life, including transportation, water/sewer, natural gas, broadband high speed connectivity, and industrial park improvements (ED, LU, CFS, IC)
- Improvements to Internet/broadband access/service/facilities supportive of state-of-the art technology (ED, CFS, IC)
- Adoption of DCA's model Broadband Services ordinance and certification as Broadband Ready Community countywide (ED, CFS, IC)
- Broadband education for local leadership (ED, CFS, IC)

- Continued improvements/promotion of all kinds of transportation access/quality, including highway, roads/streets, airport, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)
- “Complete Streets” policy to develop safe infrastructure for bicycle and pedestrian users (ED, CFS, IC)
- Increased development of local bicycle/pedestrian infrastructure, such as bicycle/walking trails and more signage to promote increased bicycle use (ED, CFS, IC)
- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)
- U.S. 280 and U.S. 301 upgrading to 4 lanes and promotion of their tourist attractions (ED, NCR, HO, LU, CFS, IC)
- Completion of TIA Band 3 projects, including Stafford and Lex Strickland roads, Melissa Circle (County); Barnes, Freeman, S. Claxton Avenue, Ridge, E. Long, Bowen Lane, S. Peters, E. Smith, Perry Lee DeLoach, and W. Liberty Street (Claxton); and West Railroad Street (Daisy) (ED, CFS, IC)
- Resurface West Railroad and Main streets in Daisy (CFS, IC)
- Repave/construct drainage infrastructure on Smith Drive in Hagan
- Expand railroad crossing at East Railroad Street in Daisy (CFS, IC)
- Upgrade approximately 10 street signs in Daisy annually (CFS, IC)
- Purchase one new motor grader for Evans County (CFS, IC)
- Purchase street sweeper and grapple truck for Claxton (CFS, IC)
- Passage of second T-SPLOST in Heart of Georgia Altamaha Region (ED, LU, CFS, IC)
- Continue to maintain modern Claxton-Evans County Airport, including regular infrastructure/equipment upgrades (ED, CFS, IC)
- Local/regional tourism enhancement/growth through events, such as Claxton Rattlesnake and Wildlife Festival and Cruisin’ in the Country bike ride; Bellville Railroad Day; Daisy Day; recreation/leisure activities; heritage tourism; agri-tourism, such as Georgia Grown 301 Trail; nature based tourism; and other means (ED, NCR, CFS, IC)
- Utilize 2019 Evans County Tourism Product Development Resource Team Report to enhance local tourism (ED, NCR, LU, CFS, IC)
- Community appearance improvements/redevelopment of declining areas/address dilapidated properties through code enforcement (ED, NCR, HO, LU, CFS, IC)
- Continued downtown revitalization/investment in Claxton, including possible Main Street Program participation (ED, NCR, HO, LU, CFS, IC)

- Construct amphitheater in downtown Claxton (ED, NCR, LU, CFS, IC)
- Maintain active Evans County Historical Society (NCR, CFS, IC)
- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life (ED, NCR, LU, CFS)
- Maintenance of agriculture/forestry as viable economic land use through traditional and alternative means, such as agri- and nature-based tourism (ED, NCR, LU, IC)
- Proactive growth management of future compatible development, and protection/conservation of significant natural and cultural resources, through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Support continuing operation of regional detention/transition centers in Evans County, including any future expansions (ED, NCR, LU, CFS, IC)
- Attraction/maintenance of residential growth, including retirees and commuters, through quality of life and bedroom community promotion (ED, NCR, HO, LU, CFS, IC)
- Continue to utilize local churches/civic organizations to participate actively in community improvement efforts (ED, NCR, HO, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, including Tos Theatre (Claxton), old Claxton Elementary School, Daisy Museum and Community Center, DeLoach House (Hagan), and Bellville and Hagan depots, as well as rehabilitation of downtown Claxton commercial structures (ED, NCR, HO, CFS, IC)
- Continue support/cooperation with Fort Stewart to encourage/maintain low density agricultural/forestry/conservation uses in Compatible Use Buffer/Sentinel Landscapes (NCR, LU, CFS, IC)
- Conservation/protection of Canoochee River, significant natural resources, and open spaces/landscapes of Evans County (ED, NCR, LU, CFS, IC)
- Conserve/protect/upgrade/promote Evans County Public Fishing Area, Rocks River Park, Brewton Bridge Park, Canoochee River access at Rogers Bridge, and develop other recreation/nature venues as needed (ED, NCR, CFS, IC)
- Continuing protection of Evans County's significant natural and cultural resources through community investment and appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Continued stewardship and local government use of National Register-listed historic Evans County Courthouse (ED, NCR, CFS)

- Promotion/development of greater compatible economic use/tourism of parks, Canoochee River, open spaces, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Complete Phase I Land & Water Conservation Fund upgrades at Evans County Parks and Recreation Department (ED, CFS, IC)
- Develop City owned “Lake Bellville” Conservation and Wildlife Viewing Area (NCR, LU, CFS, IC)
- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- Diverse mix of quality housing (safe, affordable, rental, starter, manufactured homes) (ED, HO, LU, CFS, IC)
- Market available housing to attract new residents, including commuters and retirees (ED, NCR, HO, CFS, IC)
- State/federal housing programs utilization to improve availability of affordable/quality housing and home ownership (ED, NCR, HO, LU, CFS, IC)
- Continued pursuit of CDBG/CHIP grants and others to rehabilitate substandard housing, as appropriate (ED, NCR, HO, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community’s vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Updated, coordinated countywide land use planning/manufactured housing regulations/increased code enforcement and enforcement to improve appearance/quality of housing developments (ED, NCR, HO, LU, CFS, IC)
- Promotion of available land for economic development/residential attraction (ED, NCR, HO, LU, CFS, IC)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/land use regulations, and construction code enforcement, particularly in Bellville, Daisy, and unincorporated areas of Evans County county-wide (ED, NCR, HO, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Install welcome sign at East gateways to Bellville (CFS, IC)

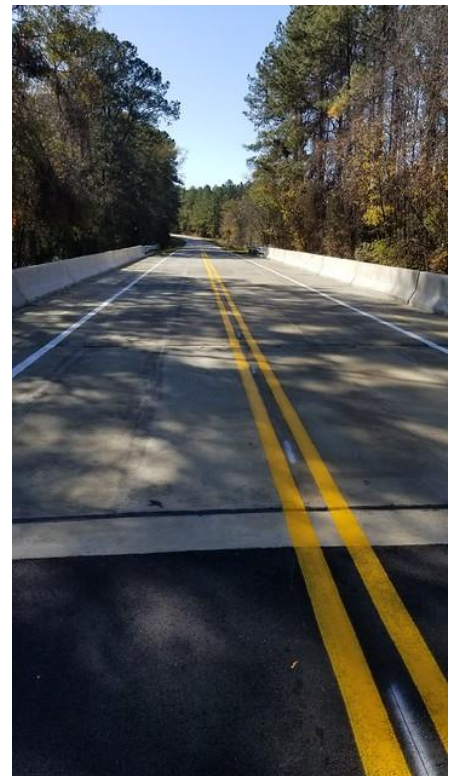
- Landscape/enhance rights-of-way along railroad tracks and Highway 292 in Bellville and on City owned property on Highway 280 (ED, NCR, LU, CFS, IC)
- Development compatible with existing infrastructure location to guide future growth (ED, NCR, HO, LU, CFS, IC)
- Consider annexation, as needed, to extend municipal boundaries and infrastructure service areas (ED, NCR, HO, LU, CFS, IC)
- Annex into Claxton areas along U.S. 301 and GA 129 where City services are extended (ED, LU, CFS, IC)
- Continued maintenance and provision of adequate local government facilities/services, including city administrative facilities (ED, CFS, IC)
- Veterans Community Center renovations (CFS, IC)
- Renovate old Claxton City Hall for public safety/utilities use (CFS, IC)
- Upgrade to City of Claxton's website (CFS, IC)
- Purchase zero turn mower for Hagan (CFS, IC)
- Purchase heavy duty vehicle for Claxton Utility Department (CFS, IC)
- Maintain/upgrade/expand water/sewer service provision as needed (ED, LU, CFS, IC)
- Sandblast/repaint exterior of Daisy and Hagan water towers/tanks (CFS, IC)
- Purchase generators for water and sewer stations in Claxton (CFS, IC)
- Purchase generator for each lift station and water well in Hagan (CFS, IC)
- Purchase generator for Daisy's water well (CFS, IC)
- Extend water service along U.S. 280 to Lakeside Drive in Daisy (HO, LU, CFS, IC)
- Improve drainage along Highway 250 in Daisy (CFS, IC)
- Modify/retrofit generator at Hagan wastewater treatment plant to operate land application system (CFS, IC)
- Acquisition of additional land and development/enhancement/maintenance of needed infrastructure at Claxton-Evans County Industrial Park, including improved accessibility and rail spur (ED, CFS, IC)
- Continued maintenance/enhancement to retain excellent quality local educational facilities/services/technology, including construction of new high school (ED, CFS, IC)
- Maintain/upgrade County's solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts (ED, NCR, CFS, IC)
- Purchase landfill compactor (CFS, IC)
- Construct new animal shelter for dogs and cats in Claxton (CFS, IC)

- Continued maintenance/upgrades, as needed, of local hospital and healthcare facilities/services/equipment (ED, CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones (NCR, CFS, IC)
- Renovate interior of historic Tos Theatre in Claxton (ED, NCR, CFS, IC)
- Continued support for local Evans County Public Library through facility, equipment, staffing, program, and other improvements/expansions, as needed (ED, CFS)
- Update/maintain historic Bellville Train Depot (ED, NCR, CFS, IC)
- Repaint Daisy caboose (NCR, CFS, IC)
- Replace Daisy Community Center/Museum roof (NCR, CFS, IC)
- Continued improvements to local public safety/fire/emergency medical services, equipment, training, and facilities, as needed (CFS, IC)
- Discussion meetings concerning possible countywide public safety consolidation (CFS, IC)
- Purchase turnout gear for firefighters (CFS, IC)
- Purchase new vehicle for Claxton Police Department (CFS, IC)
- Renovate Hagan City Hall to accommodate Hagan Police Department with new secure evidence locker (CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridor (NCR, LU, CFS, IC)



## Opportunities

- Continuing existing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Job Training Unlimited headquartered in Claxton (ED, CFS, IC)
- Post-secondary education access nearby at Ogeechee Technical College, Georgia Southern University, and other nearby institutions (ED, IC)
- Excellent local schools, including planned new Evans County High School facility, technology, and dual enrollment opportunities (ED, CFS, IC)
- E-SPLOST funding (ED, LU, CFS, IC)
- Increasing local high school graduation rate (ED, CFS)
- Claxton-Evans County Industrial park upgrades, including extended water/fire protection, gas line, new road to agri-business, and plans for rail spur (ED, CFS, IC)
- Excess water/sewer capacity at Industrial Park (ED, CFS, IC)
- Existing businesses/industries, such as Claxton Fruitcake, Pride Pools and Spas, Harry's Barbeque, Durrence Layne Chevrolet, Daniel Brick, Claxton Oil, and others (ED, NCR, CFS, IC)
- New Todd Padgett Housing business in Hagan (ED, LU, CFS, IC)
- Local employment at detention and transition centers (ED, CFS, IC)
- Low unemployment (ED, IC)
- Existing agricultural/forestry use, such as Wilbanks Apiaries, Claxton Poultry, and Red Sky Ag LLC (ED, NCR, LU, IC)
- Available industrial space (ED, CFS, IC)
- Transportation improvements, including TIA funded resurfacing and paving projects (ED, CFS, IC)
- Proximity to Savannah Port, Interstates 16 and 95, and new 301 Industrial Park in Bulloch County (ED, CFS, IC)
- Greater Savannah Regional Alliance participation (ED, IC)
- Claxton-Evans County Airport improvements and secondary use for Fort Stewart (ED, CFS, IC)



- Full-time economic development director (ED, CFS, IC)
- Updated Economic Development Authority website (ED, CFS, IC)
- Daisy Speedway at Live Oak Motor Park (ED, LU, CFS, IC)
- New Dollar General store in Daisy (ED, LU, CFS, IC)
- Progressive local Broadband leadership/Reconnect Program application (ED, CFS, IC)
- Passage of 2017 SPLOST (ED, CFS, IC)
- Improved water and sewer infrastructure in Hagan (ED, CFS, IC)
- Bellville and Claxton water system upgrades (CFS, IC)
- Historic downtown Claxton with rehabilitation opportunities (ED, NCR, HO, LU, CFS, IC)
- Tos Theater rehabilitation (ED, NCR, CFS, IC)
- Local/regional tourism events/venues, such as Cruisin' in the Country and Claxton Rattlesnake and Wildlife Festival (ED, NCR, CFS, IC)
- Nature-based, agri-tourism, recreation, heritage, and other tourism venues, including the Canoochee River; Evans County Public Fishing Area; and Georgia Grown 301 Trail (ED, NCR, LU, CFS, IC)
- Evans County Tourism Product Development Resource Team Report, Georgia Department of Economic Development, July 2019 (ED, NCR, LU, CFS, IC)
- Campsite and well/water system improvements at Evans County Public Fishing Area (ED, NCR, CFS, IC)
- Rock River Park, Brewton Bridge, and Rogers Bridge access on Canoochee River in Evans County (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Evans County Courthouse, Bellville and Hagan depots, DeLoach House (Hagan), Daisy caboose, Tos Theater in Claxton, and opportunities for increased heritage tourism (ED, NCR, CFS, IC)
- Community's rural character/small town quality of life (ED, NCR, HO, LU, CFS, IC)
- Lower property values/lower property taxes (ED, NCR, HO, LU, CFS, IC)
- Significant natural resources, including Canoochee River and its corridor, and others (ED, NCR, LU, IC)
- Ogeechee Riverkeeper covers Canoochee River (ED, NCR, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)
- Lower cost of living and housing costs (ED, NCR, HO, LU, CFS, IC)
- Bedroom community status (ED, NCR, HO, LU, CFS, IC)
- Existing zoning in Claxton and Hagan (ED, NCR, HO, LU, CFS, IC)



- New full-time County building and environmental codes enforcement officer (ED, NCR, HO, LU, CFS, IC)
- Blight ordinances adopted by Daisy and Hagan (ED, NCR, HO, LU, CFS, IC)
- Blighted structure in Claxton replaced with Burger King restaurant (ED, NCR, LU, CFS, IC)
- Land available for sale (ED, NCR, HO, LU, CFS, IC)
- Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, CFS, IC)
- New senior living center being planned for Claxton/Hagan (ED, HO, LU, CFS, IC)
- New hospice in Hagan (ED, CFS, IC)
- Spay Clax volunteer non-profit organization seeking to control local dog/cat overpopulation (CFS, IC)
- Continued use of historic Evans County Courthouse (NCR, CFS)
- SPLOST funding (ED, LU, CFS, IC)
- Pride in Evans Program (ED, NCR, HO, LU, CFS, IC)
- Jack Strickland Foundation, private philanthropic foundation started by Evans County native (ED, NCR, HO, LU, CFS, IC)
- Evans County Senior Center (ED, LU, CFS, IC)
- Evans County Recreation complex improvements (ED, CFS, IC)
- Strong local public safety/enforcement and low crime rate (CFS, IC)
- Planned new high school facility/E-SPLOST/Charter School system (CFS, LU, IC)
- Pinewood Christian Academy in Bellville (ED, CFS, IC)
- Active local civic organizations and churches (ED, CFS, IC)
- Concept drawing for amphitheater in downtown Claxton (ED, NCR, LU, CFS, IC)
- Evans County Library (ED, CFS, IC)
- Active Evans County Historical Society (NCR, CFS)
- Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others (ED, NCR, CFS, IC)



# Economic Development

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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.

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 56 percent that of the state. The per capita money income in Evans County as reported by the Census Bureau for 2003-2017 is \$20,736, compared to \$28,015 in Georgia as a whole. Median household income is \$38,736, 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 38% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for higher wage jobs. The county boasts a strong unemployment rate of 3.6% in early 2019, actually less than Georgia's 3.7%, and the U.S.'s 3.9%. About 40% of county workers work outside Evans County, including 11% in neighboring Bulloch County. The average travel time to work is 23 minutes. In addition, 96% of the households report at least one vehicle is available. Job skills of local residents are also a concern; about 24% of local residents are without a high school diploma compared to 14% statewide. Local high school graduation rates have risen for the last three years reaching 80.6%. 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. With a county labor force of 4,915, employment percentages by industry sector within the county include goods producing (49%), service providing (35%), and government (14%). 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. The new U.S. 301 Industrial Park in neighboring Bulloch County is also expected to provide employment for Evans County workers. 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.**

- **Improve Educational Levels/Improve Jobs Skills**

Evans County will continue to support its school system, the local job training concern Job Training Unlimited (JTU), Ogeechee Technical College programs, GED programs, and regional Workforce Innovation and Opportunity 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 Use**



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, such as Claxton Poultry, Wilbanks Apiaries, and Red Sky Ag LLC will be maintained. Active participation in the U.S. 301 Georgia Grown Trail Association helps promote the area's agricultural products and heritage.

- **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 Greater Savannah Regional Alliance 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 maintain a local, full-time economic development director.

- **Develop/Enhance Tourism**



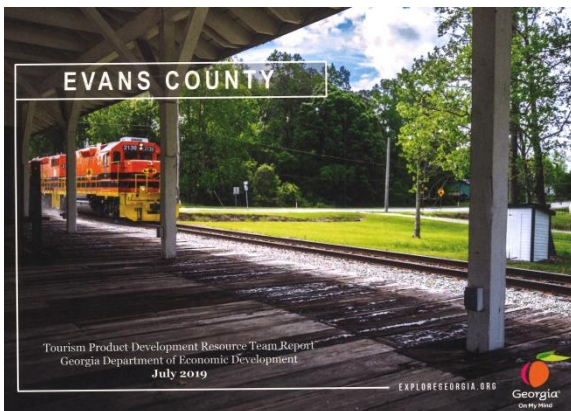
Evans County’s Canoochee River, the Evans County Public Fishing Area and outdoor amenities; its Rattlesnake and Wildlife Festival, other festivals, museums, and community centers; its Cruisin’ in the Country bike ride; many historic structures; its location along U.S. 301 and U.S. 280, as well as its farms and scenic countryside offer much more potential to increase visitors. In 2017, visitor spending/tourism had an impact of \$14 million in Evans County. The recently completed Evans County Tourism Product Development Resource Team Report (July 2019) through the Georgia Department of Economic Development contains extensive information and ideas for enhancing tourism throughout the community. There is also potential for a U.S. 280 cooperative yard sale. Additional promotion would be important. The U.S. 301 Georgia Grown Trail is being promoted cooperatively for its agricultural products, historic/cultural resources, and as an interstate alternative.

- **Improve Transportation Access/Quality**

The Regional T-SPLOST has delivered in many needed local resurfacing and other road improvements which have enhanced the community as a place to live and work. Continued support for a Regional T-SPLOST will be considered in 2020 with a Regional referendum for continuation of the program after 2022. 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 further 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

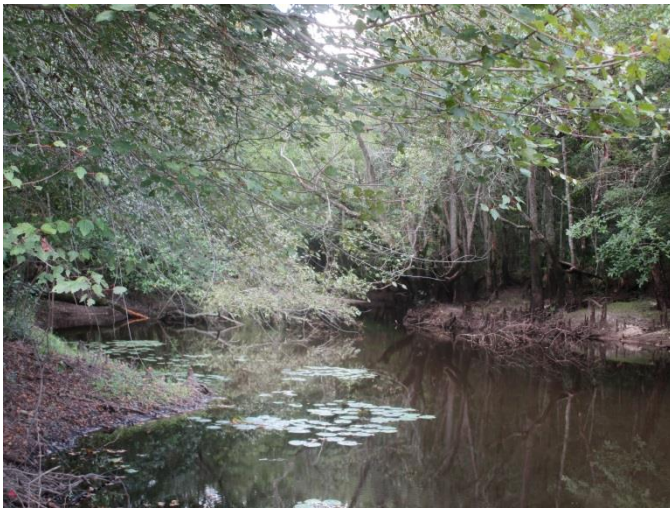
further implementation of the Downtown Claxton Master Plan would allow for targeted improvement. The 2019 Evans County Tourism Product Development Resource Team Report also contains downtown revitalization recommendations to enhance tourism in downtown Claxton.

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

The community has a number of available sites and buildings to market. The Claxton-Evans Industrial Park has excess water and sewer service available, but does need a rail spur and other improvements. The hiring of a full-time economic development director has enhanced local and regional marketing. 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, Evans County 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

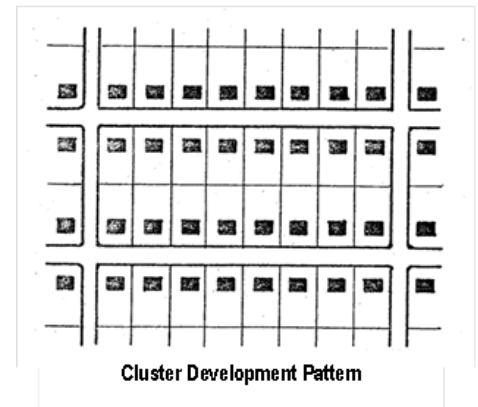
further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

- **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/Community Aesthetics**

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. The hiring of a full-time economic development director has provided 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.



# Broadband Services

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Evans County Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

# Broadband Services

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Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost- return on infrastructure investments. It is Evans County's goal to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Evans County is located, was determined in a 2015 Digital Economy Plan to rank 12 out of 12 areas of Georgia for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area included. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10

Mbps/3 Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2018 Broadband Deployment Report, it was found that 58.4 percent of the population in Evans County have access to fixed broadband technology served by DSL and Cable networks.

DSL service is available with a speed up to 25 Mbps in an area in and around the cities of Bellville, Claxton, Daisy, and Hagan. Various blocks in the unincorporated county have access to DSL technology with download speeds up to 10 Mbps. Cable line access is available in each of the municipalities and blocks along U.S. highways 280 and 301. Other blocks served with cable are located within 10 miles of the municipal boundaries of Bellville, Claxton, and Hagan. The areas served by cable service have download speeds exceeding 100 Mbps. Less than five census blocks are served by a fiber optic network in Evans County. The blocks are located in the northern section of Evans County adjacent to Bulloch County and are in a low density area.

Other avenues of broadband service technologies available in the community are through either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Evans County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.

Certainly an industry desiring an improved communications network will seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Evans County; however, the fixed broadband technology fails to reach 4 out of 10 homes in the county. Increased competition among providers may also decrease the cost charged to the consumer. Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service in Evans County is critical as it is determined to be underserved by both fixed broadband technology and

wireless broadband technology. Evans County and the cities of Bellville, Claxton, Daisy, and Hagan desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”





The Evans County community has chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are actions steps the community will take to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communications technologies.

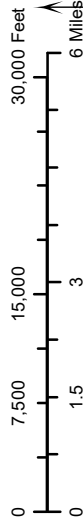
- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

# Evans County Digital Economy Fixed Network

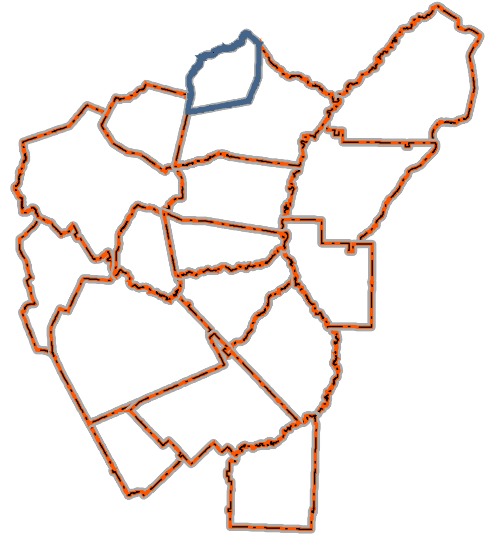
-  City Limits
-  County Boundary

## Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL

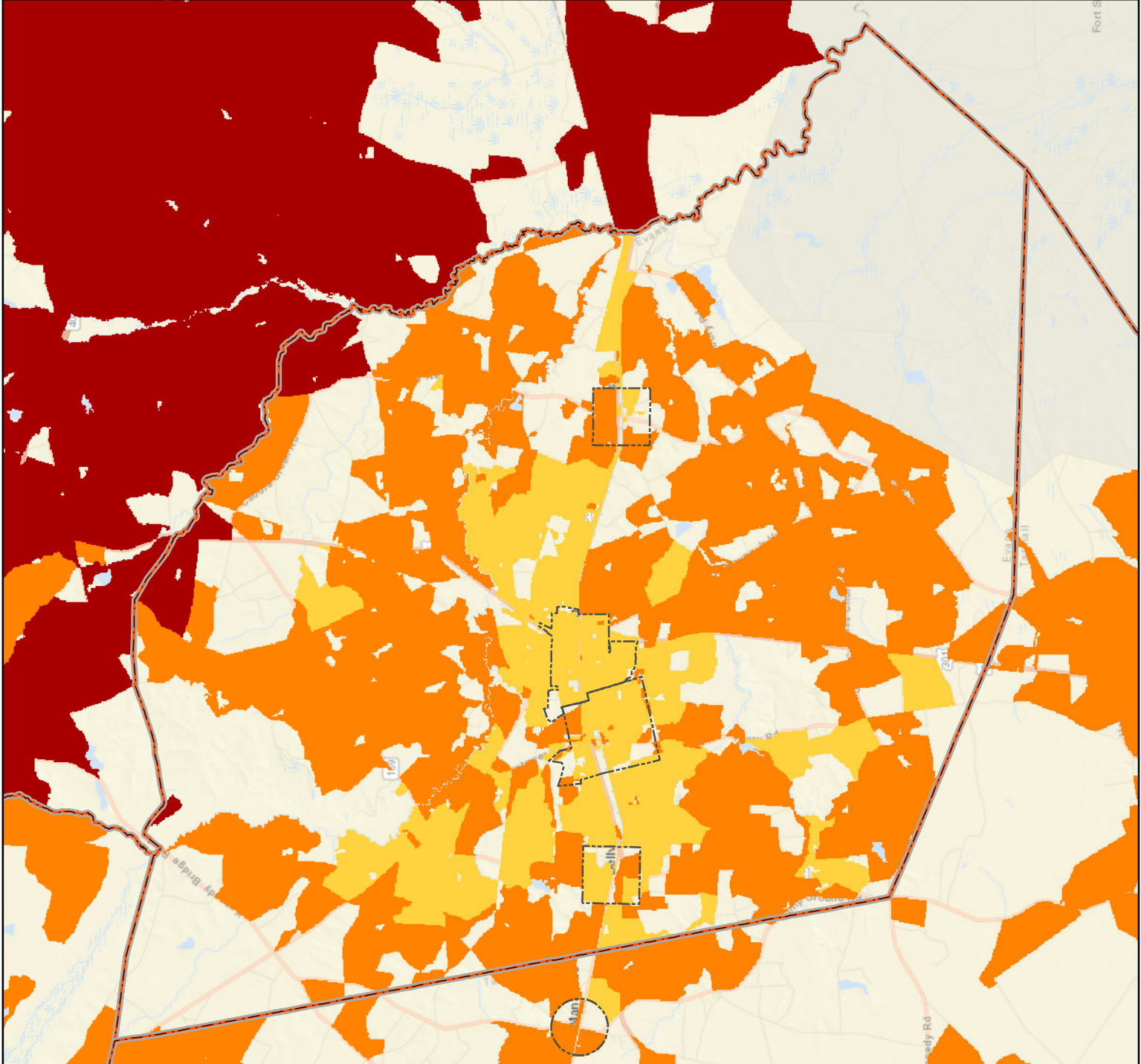


"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



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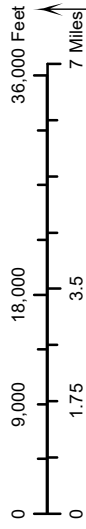


# Evans County Digital Economy Fixed Network DSL

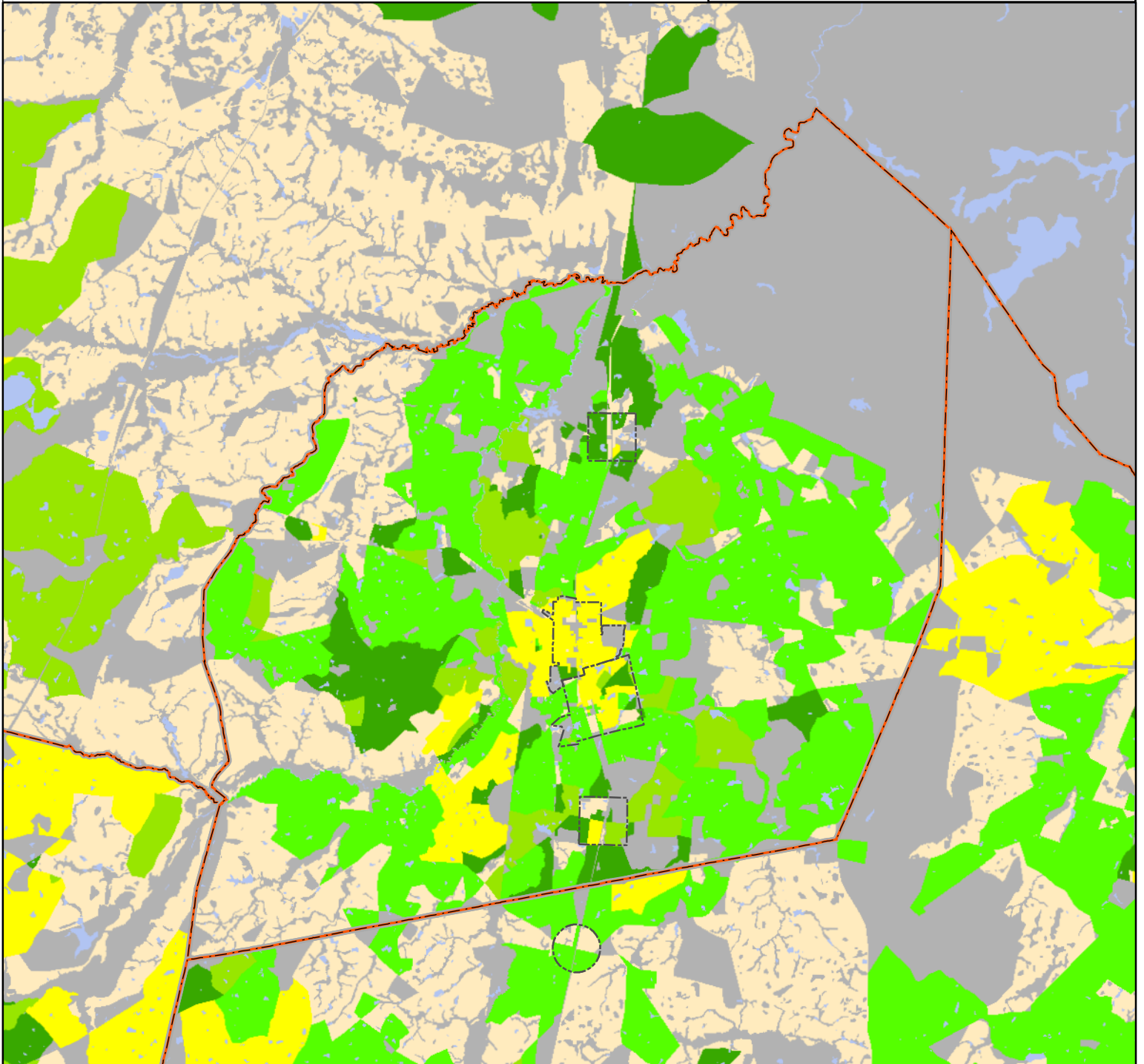
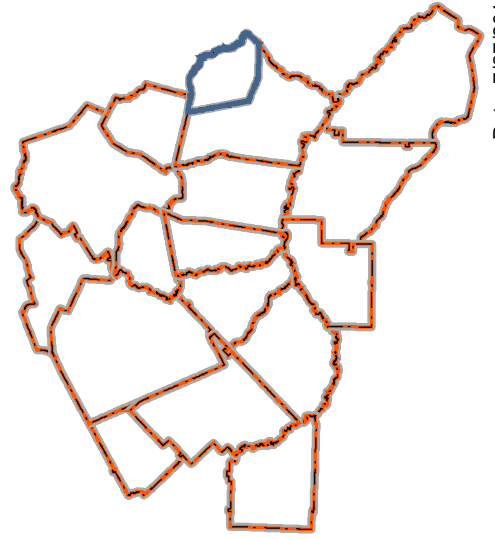
City Limits  
County Boundary

## Speed Availability

- 3 mbps or less
- 3 mbps - 6 mbps
- 6 mbps - 10 mbps
- 10 mbps - 25 mbps
- 25 mbps - 50 mbps
- 50 mbps - 100 mbps
- 100 mbps - 1 gbps
- Greater than 1 gbps
- Water
- Unpopulated Lands
- Unserviced Areas Less than 768 kbps Down



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

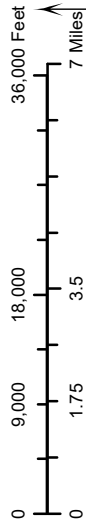


# Evans County Digital Economy Fixed Network Fiber

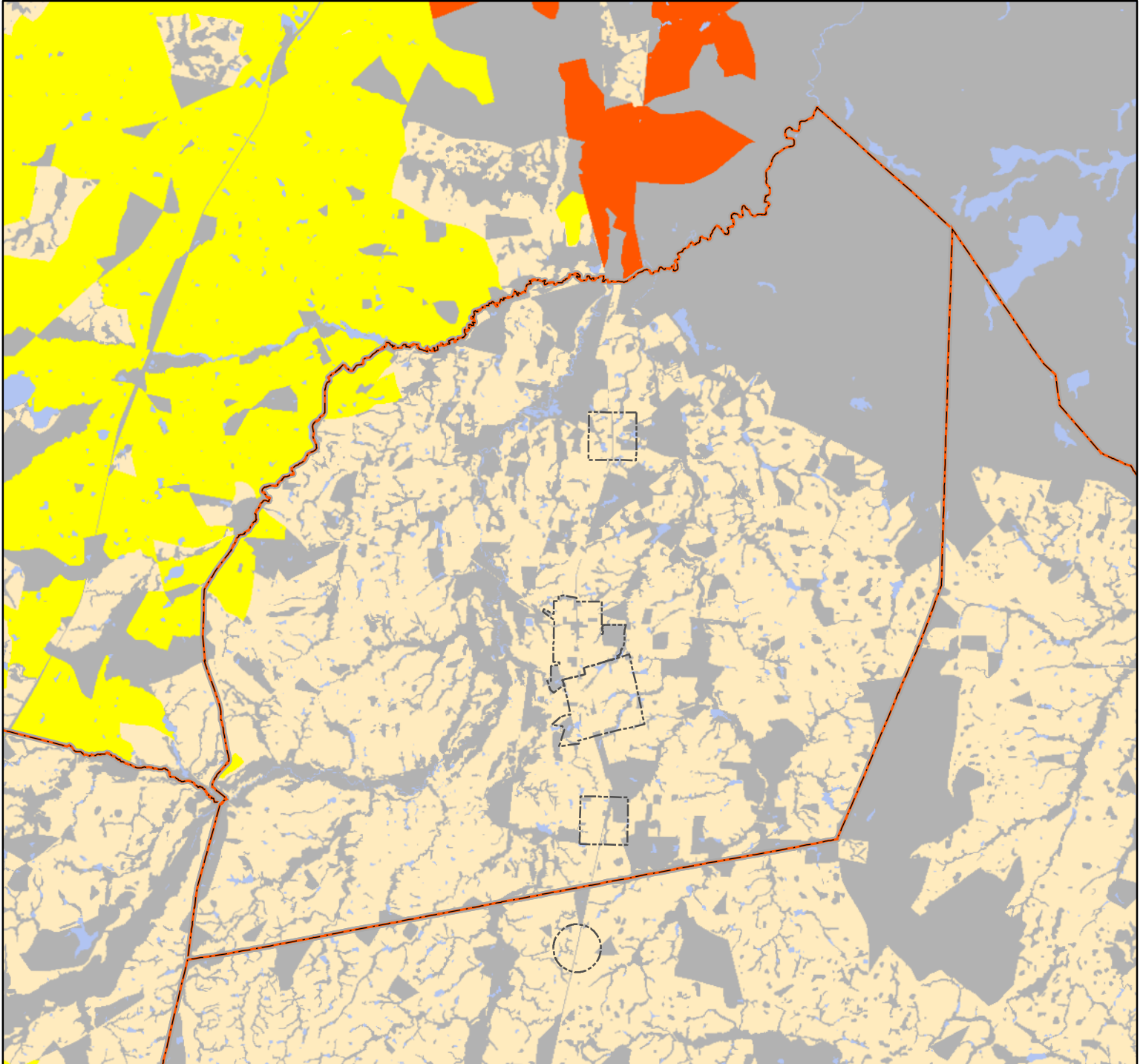
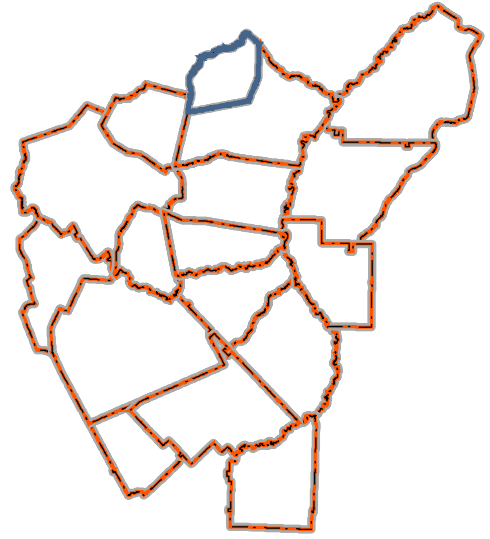
City Limits  
County Boundary

## Speed Availability

- 3 mbps or less
- 3 mbps - 6 mbps
- 6 mbps - 10 mbps
- 10 mbps - 25 mbps
- 25 mbps - 50 mbps
- 50 mbps - 100 mbps
- 100 mbps - 1 gbps
- Greater than 1 gbps
- Water
- Unpopulated Lands
- Unserviced Areas Less than 768 kbps Down














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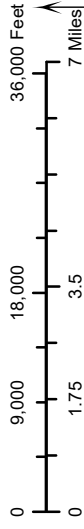


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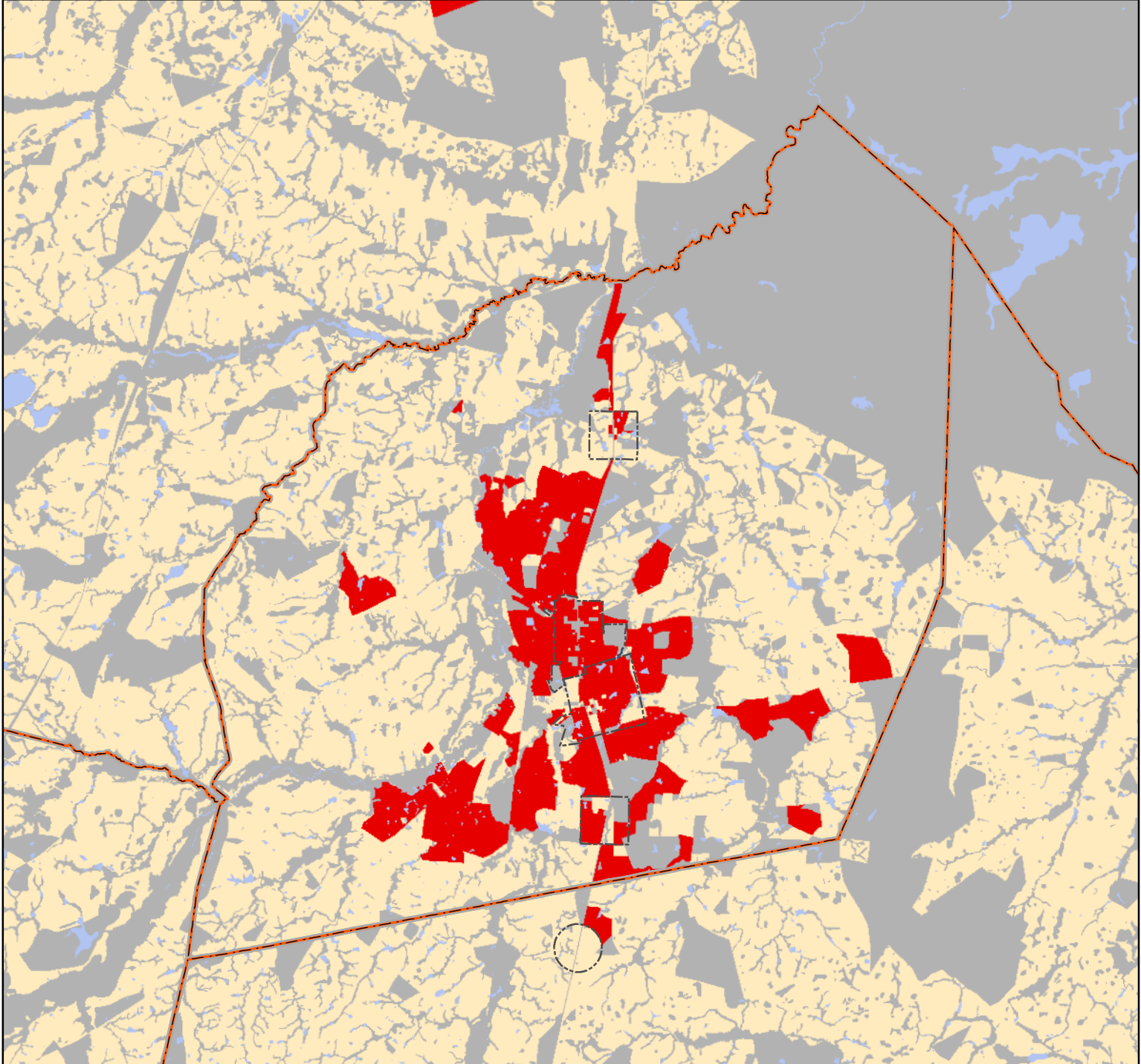
-  City Limits
-  County Boundary

## Speed Availability

-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Water
-  Unpopulated Lands
-  Unserved Areas Less than 768 kbps Down



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."




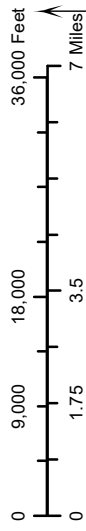


# Evans County Digital Economy Wireless 4g LTE

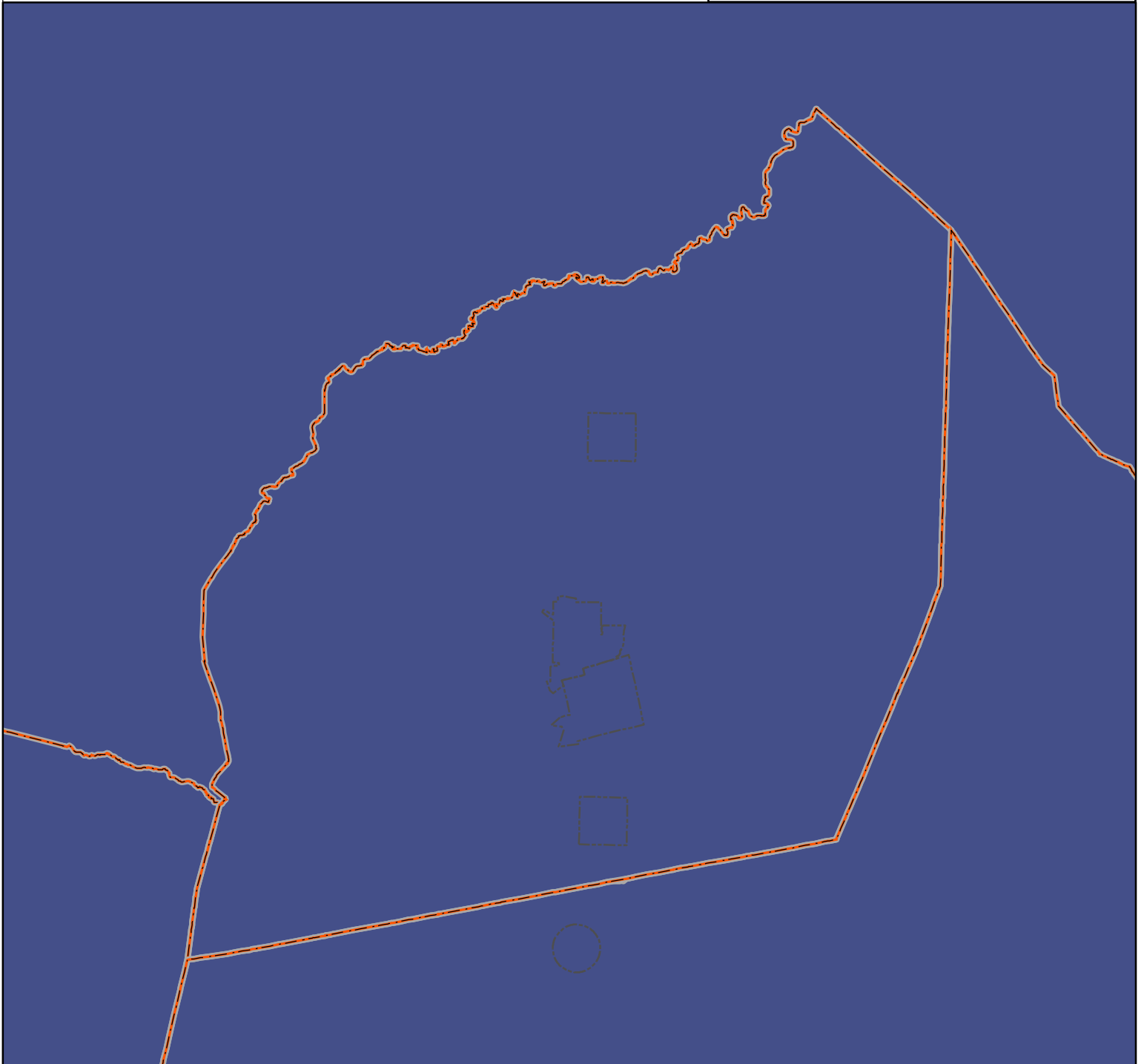
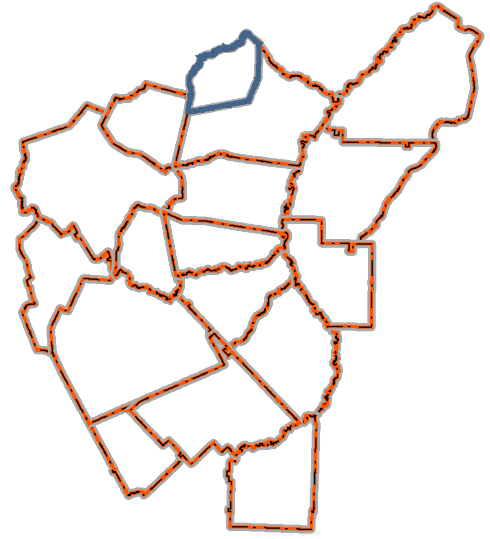
-  City Limits
-  County Boundary

## Availability

-  Wireless 4G LTE



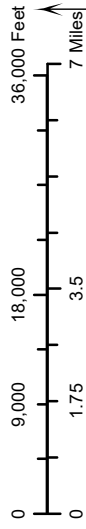
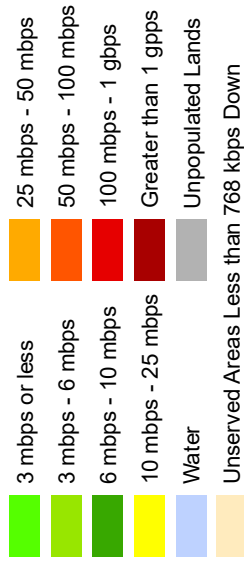
"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



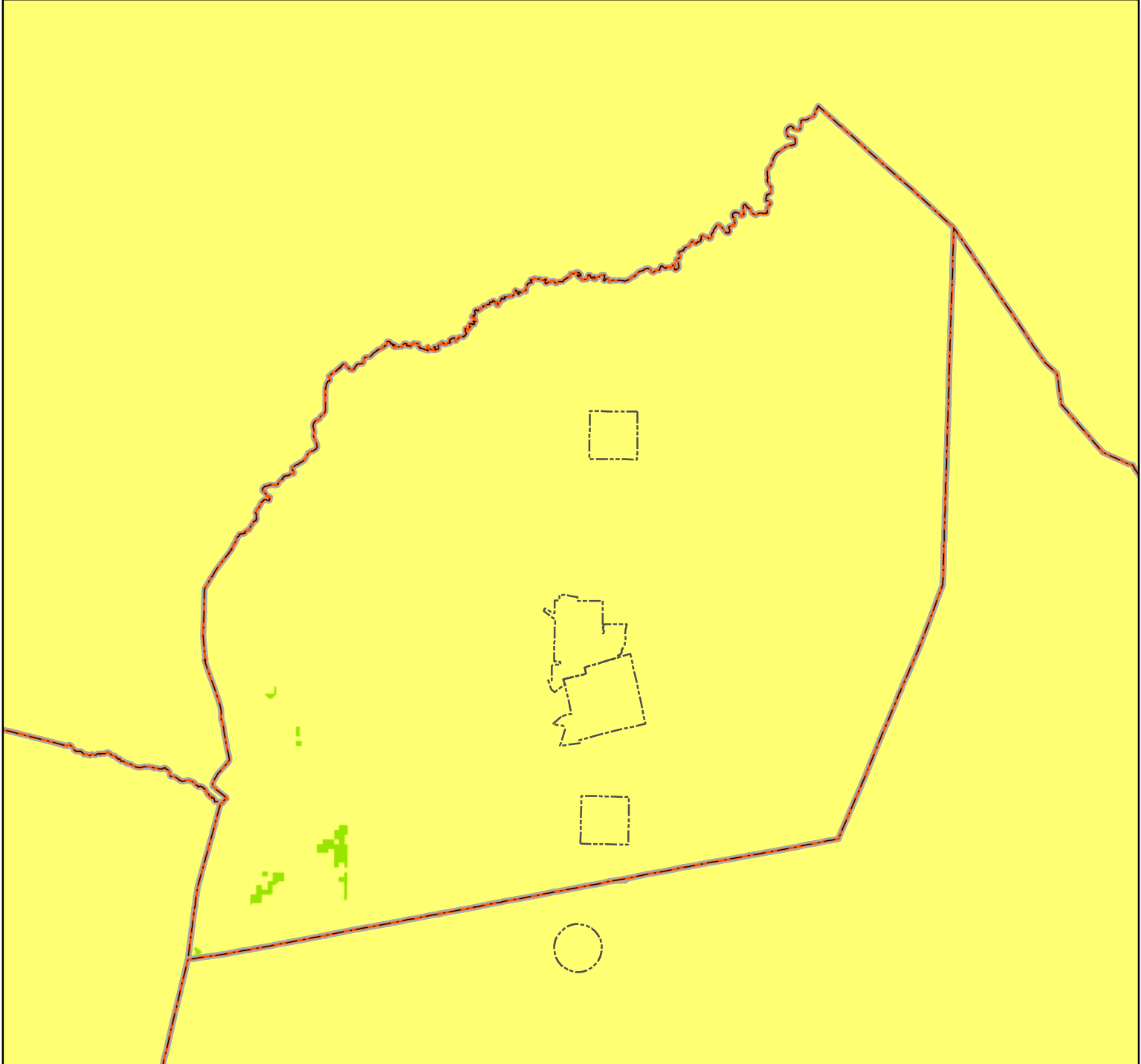
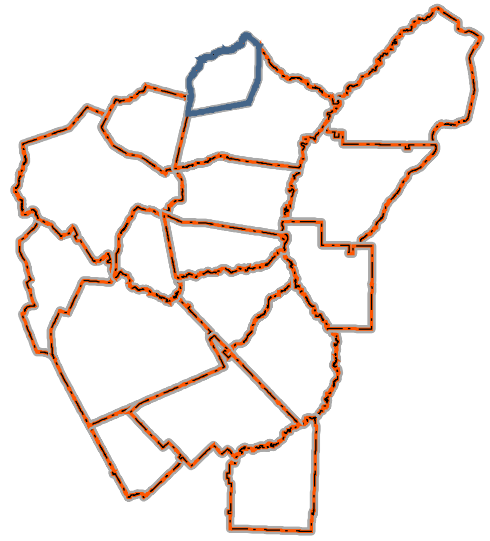
# Evans County Digital Economy Wireless 4g LTE



## Speed Availability



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



# Land Use

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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. Agriculture/forestry use would be kept viable and remain the principal land use 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 agriculture/forestry and conservation use, 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 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.

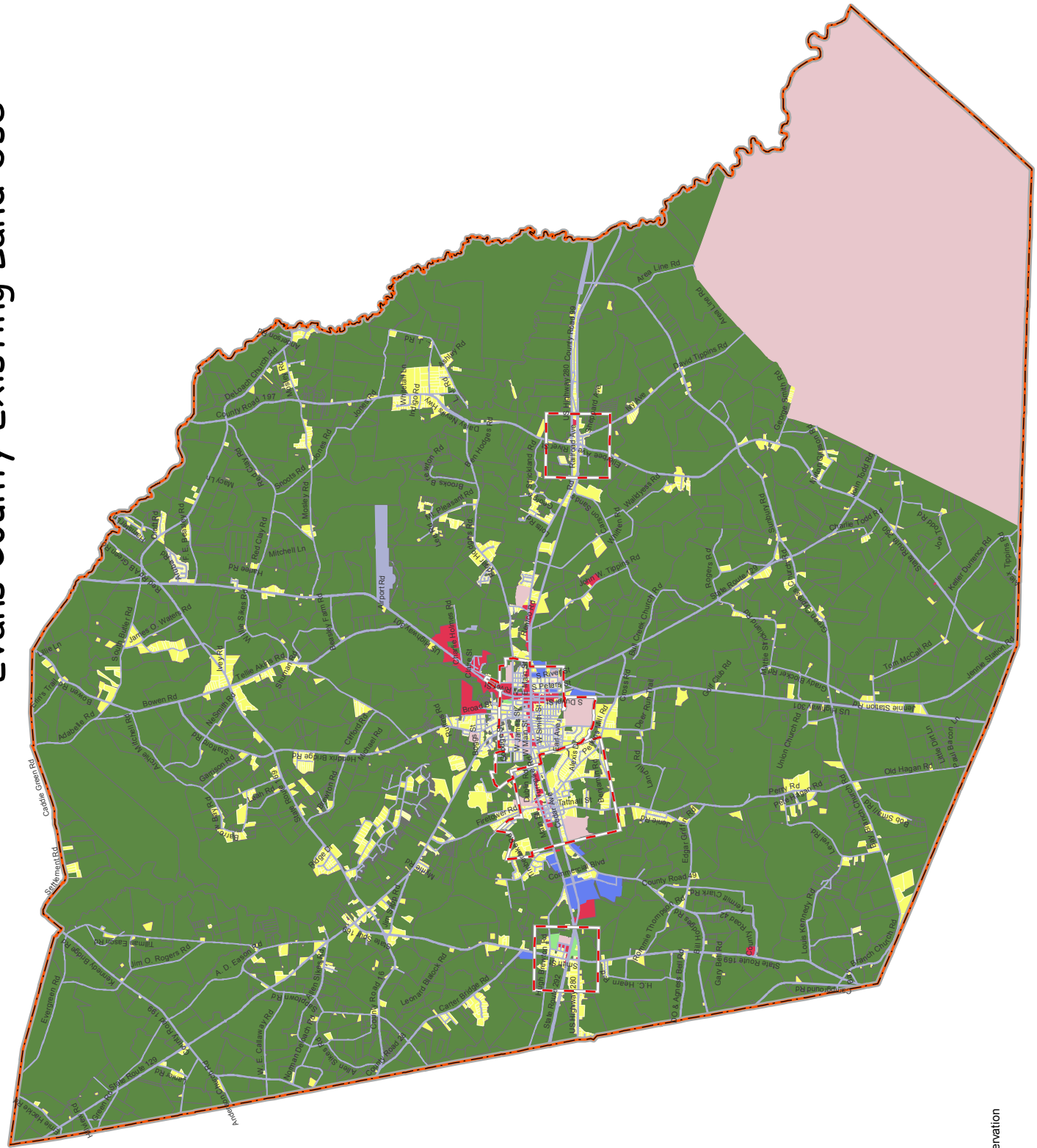
**TRANSPORTATION/COMMUNICATIONS/UTILITIES** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**PARK/RECREATION/CONSERVATION** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**AGRICULTURE/FORESTRY** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting, or similar rural uses.



# Evans County Existing Land Use



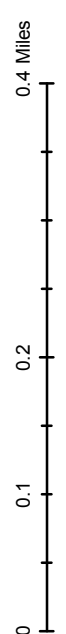
**Legend**

- City Limits
- County Boundary

**Landuse Existing**

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

# Bellville Existing Land Use



**Legend**

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



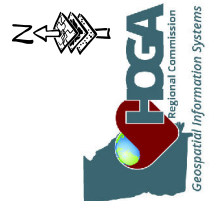


# Daisy Existing Land Use

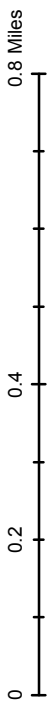


**Legend**

- Daisy City Limits
- Landuse**
- Existing**
  - Agriculture/Forestry
  - Commercial
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities



# Hagan Existing Land Use



**Legend**

- Hagan City Limits
- Landuse Existing**
  - Agriculture/Forestry
  - Commercial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities

| Existing Land Use Distribution, 2019<br>(Acres)<br>Evans County |                |                  |
|---|----------------|------------------|
| Land Use Category   | Acreage        | Percent of Total |
| Agriculture/Forestry  | 88,818         | 74.31            |
| Commercial  | 1,531          | 1.28             |
| Industrial  | 251            | 0.21             |
| Park/Recreation/Conservation                                    | 376            | 0.31             |
| Public/Institutional  | 19,346         | 16.19            |
| Residential   | 6,082          | 5.09             |
| Transportation/Communications/Utilities                         | 3,118          | 2.61             |
| <b>Total</b>  | <b>119,522</b> | <b>100.00</b>    |

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2019.

## Future Land Uses

Evans County is one of Georgia's ten newest counties, having been established in 1914 (152nd 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

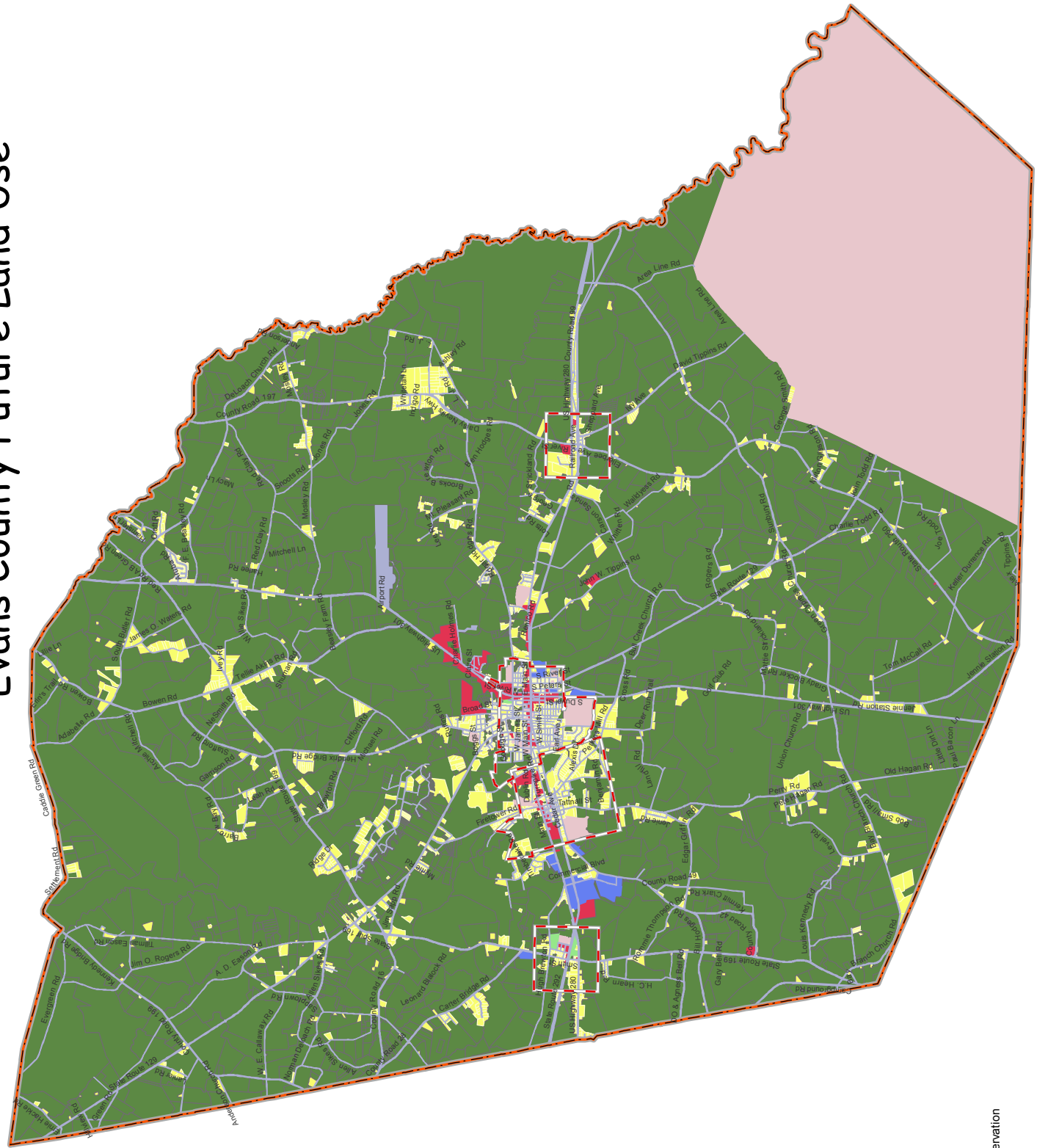
and other existing businesses continue to thrive. The Canoochee River, the Evans County Public Fishing Area, and other natural beauty and the open, pastoral landscapes of the county contribute to a quality of life making the community very attractive for visitors, residents, and businesses alike. The 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 2018 estimated population was 10,721, lower than the 2010 population of 11,000. The county population remains greater than the 2000 and 1990 figures of 10,495 and 8,724, respectively.

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, including the recent development of Todd Padgett Housing Center, 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 and GA 292, as well as south of Hagan along the old Glennville-Hagan Road in the Perry Road area. 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. Additional residential growth is anticipated in conjunction with development of the new U.S. 301 Industrial Park in Bulloch County, which is located within easy commuting distance from Evans County. The county's future land uses will closely resemble existing land uses. Agriculture/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.

# Evans County Future Land Use



**Legend**

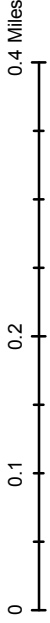
- City Limits
- County Boundary

**Landuse Future**

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



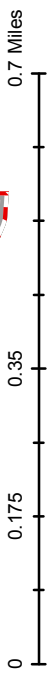
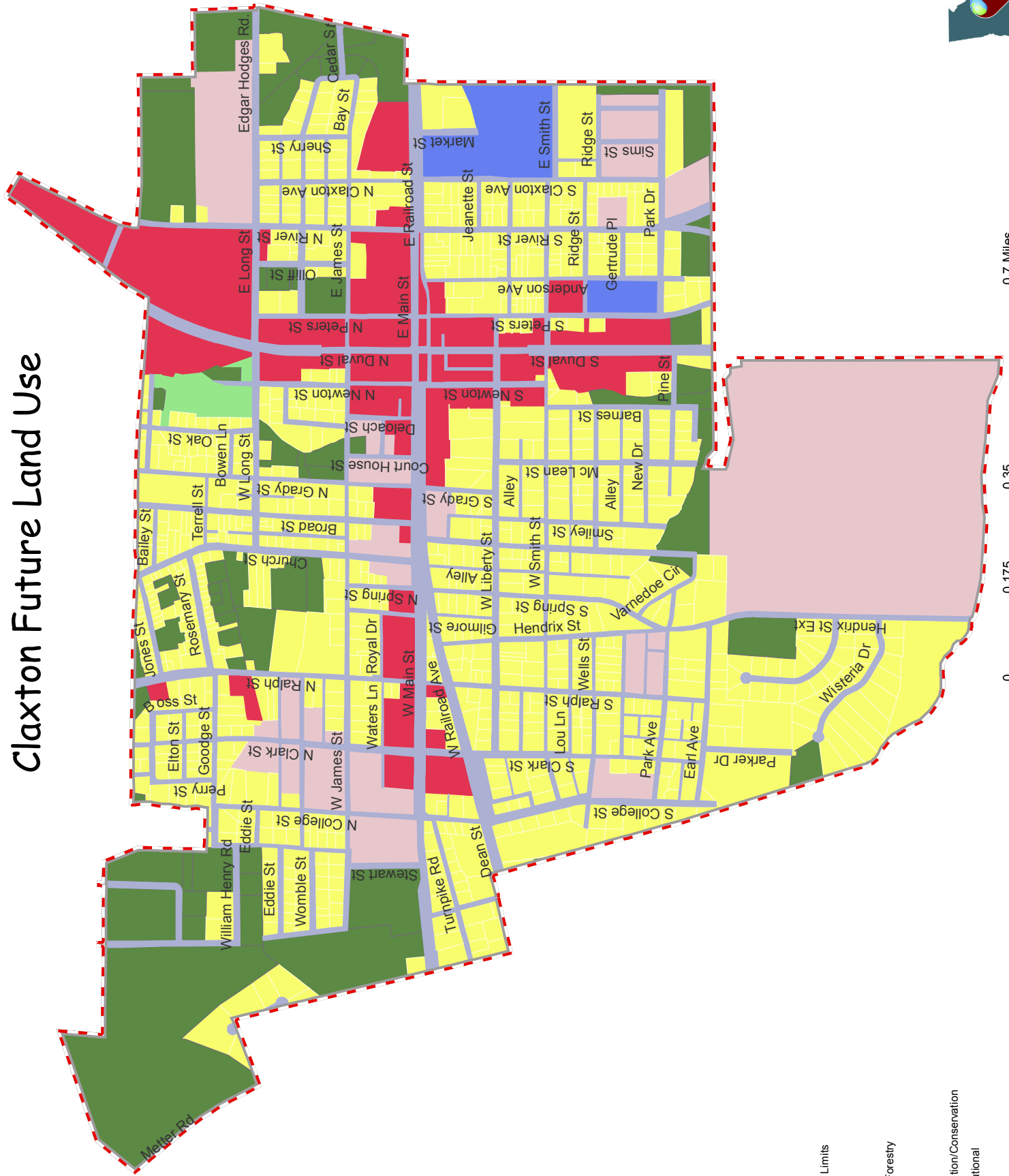
# Bellville Future Land Use



**Legend**

- Bellville City Limits
- Landuse Future**
- Agriculture/Forestry
- Commercial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

# Claxton Future Land Use

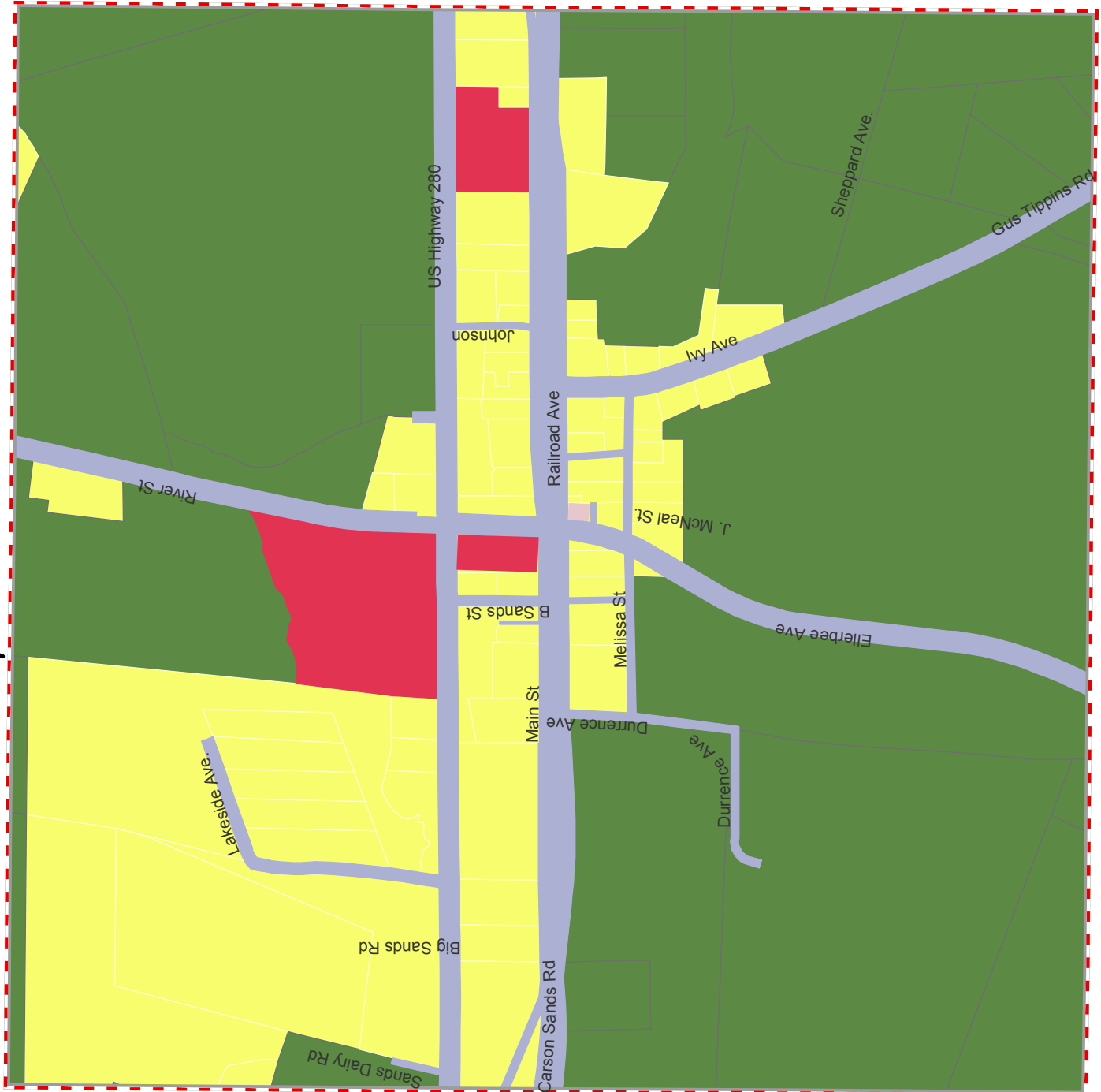


**Legend**







- Claxton City Limits
- Landuse**
- Future**
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

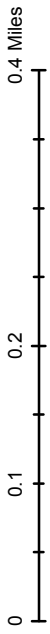


# Daisy Future Land Use

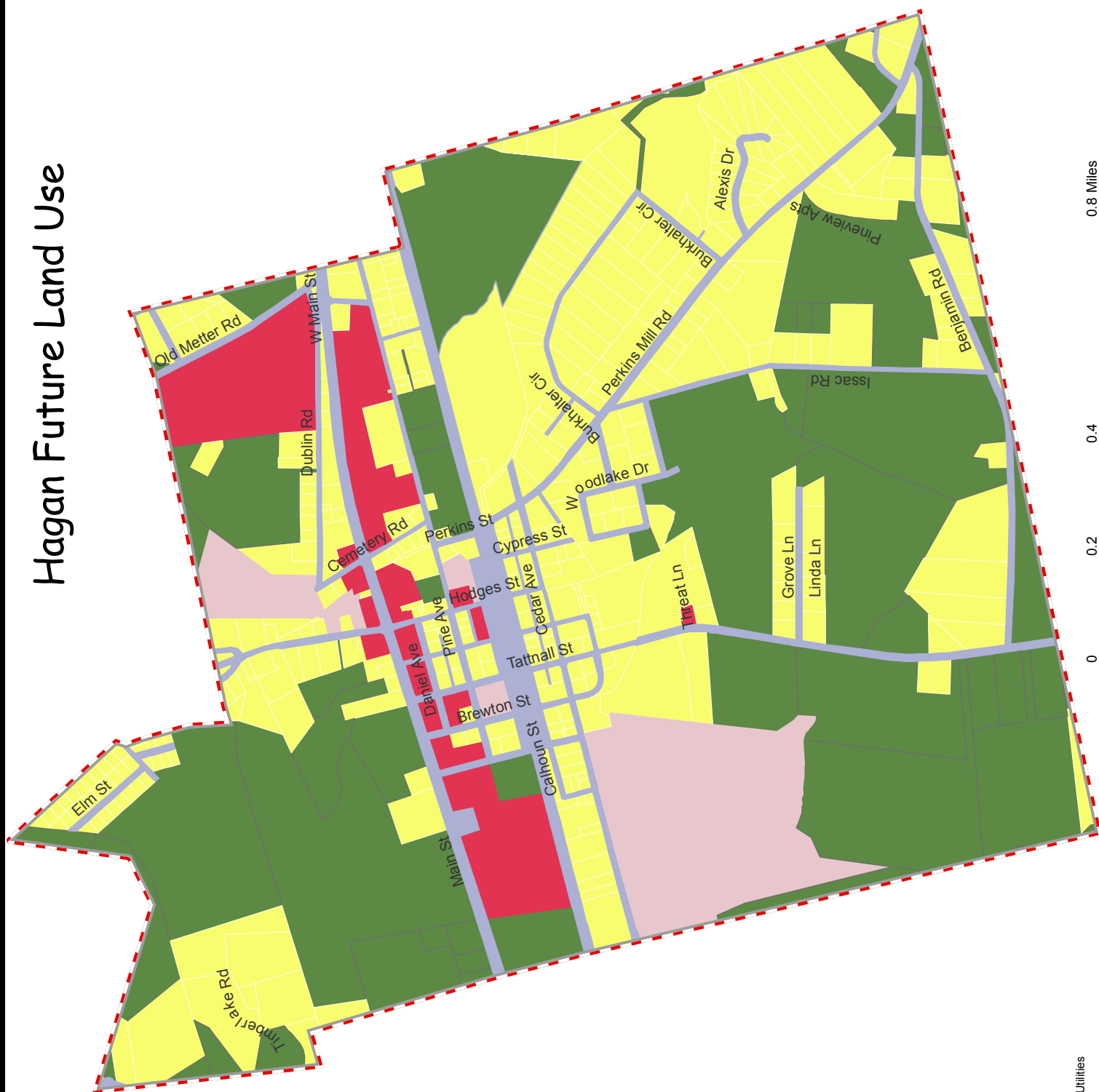


**Legend**

-  Daisy City Limits
- Landuse**
- Future**
-  Agriculture/Forestry
-  Commercial
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



# Hagan Future Land Use



**Legend**

- Hagan City Limits
- Landuse**
- Future**
- Agriculture/Forestry
- Commercial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

## Land Use Goals

Evans County and its municipalities seek future growth and development respective of its rural character, scenic natural resources and agriculture/forestry use, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry use, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of 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 agriculture/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. The County has recently approved hiring a full-time building and environmental codes enforcement officer.

- **Maintain Open Spaces/Agricultural/Forestry Use/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 Recreational/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; 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. Further development of solid waste collections should be investigated and may lead to easier and increased use of solid waste facilities. 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**

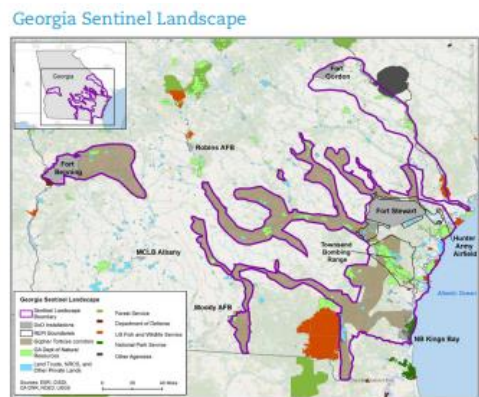
Growth supportive, not disruptive through use, scale, or intensity, of the community’s existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry use is desired.

- **Pursue Annexation**

Since significant growth is occurring near Claxton and Hagan, and both 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**

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## **Report of Accomplishments and Community Work Program**

**EVANS COUNTY**  
**Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

| Initiation Year | Description  | Accomplished |      | Underway |      | Postponed |      | Dropped Y/N | Status/Comments   |
|-----------------|--|--------------|------|----------|------|-----------|------|-------------|---|
|                 |  | Y/N          | Year | Y/N      | Year | Y/N       | Year |             |   |
| 2016            | Establish a walking trail at the new school complex  |              |      |          |      |           |      | Y           | This project has been deleted due to the new location of the school complex. The county may pursue a new walking trail in the future at the recreation center.  |
| 2018            | Consolidate the recycling program to include all convenience centers throughout the County               | Y            | 2018 |          |      |           |      |             | The City of Claxton offers the only recycling location in Evans County.   |
| 2015            | Complete assessment for determining the feasibility of establishing a central recycling center           | Y            | 2018 |          |      |           |      |             | A central recycling center is in use and operated by the City of Claxton.   |
| 2015            | Consolidate the public safety departments (Fire, EMS, EMA, and Code Enforcement) countywide              |              |      |          |      | Y         | 2023 |             | Further action for the project has been postponed. The Carl Vinson Institute of Government completed a consolidation study in 2017 and has formed the framework to move forward. Action item language has been modified for the new community work program. |
| 2015            | Purchase a new police pursuit vehicle each year  | Y            | 2015 |          |      |           |      |             | The County has been successful in capital purchases including law enforcement vehicles.   |
| 2015            | Renovate the interior of the historic Tos Theatre  |              |      |          |      | Y         | 2022 |             | This project has been postponed until property can be transferred to the DDA. Upon transfer, the responsibility will be reside with the City of Claxton. The County will work in coordination with the DDA board as necessary.                              |
| 2019            | Construct cottages for rental use at the public fishing area   | Y            | 2019 |          |      |           |      |             | High quality camp sites were developed in place of the initial cottage design.  |
| 2015            | Complete road construction and resurfacing projects allocated for through LMIG funds                     | Y            | 2015 |          |      |           |      |             | Projects have been completed annually with LMIG funds.  |
| 2017            | Utilize CDBG funds to improve infrastructure and overall appearance of the La Casa de Carmen subdivision | Y            | 2017 |          |      |           |      |             | This project was completed with CDBG grant funds in 2017.   |



**EVANS COUNTY**  
**Comprehensive Plan Community Work Program**  
**Report of Accomplishments**

| Initiation Year | Description  | Accomplished |      | Underway |      | Postponed |      | Dropped Y/N | Status/Comments  |
|-----------------|--|--------------|------|----------|------|-----------|------|-------------|--|
|                 |  | Y/N          | Year | Y/N      | Year | Y/N       | Year |             |  |
| 2015            | Complete projects listed on TIA Band 1 (Bill Hodges Road; Commercial Blvd.; John W. Tippins Road)                      | Y            | 2015 |          |      |           |      |             | TIA projects were completed according to schedule and budget.  |
| 2016            | Complete projects listed on TIA Band 2 (Sunbury Road Bridge; Daisy-Nevels Highway Bridge; FE Beasley Road; Bowen Road) | Y            | 2019 |          |      |           |      |             | TIA projects were completed according to schedule and budget.  |
| 2015            | Develop and fund a professional marketing plan for Evans County  | Y            | 2015 |          |      |           |      |             | The Economic Development Authority in partnership with Evans County and the municipalities hired a full time economic development professional and marketer in 2015. |
| 2015            | Develop additional incentives for business/industry retention and expansion and implement as appropriate               |              |      |          |      |           |      | Y           | This project has been dropped because it is considered a long term policy and ongoing action by the county and development authority.                                |
| 2015            | Develop incentives for new business/industry attraction and implement as appropriate                                   | Y            | 2018 |          |      |           |      |             | The Economic Development Authority was successful in paving a roadway in the industrial park to recruit a new industry for the community in 2018.                    |

**EVANS COUNTY**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity  | Years |      |      |      |      |           |             | Responsibility |         |               | Estimated Cost | Funding Source |       |         |         |
|---|-------|------|------|------|------|-----------|-------------|----------------|---------|---------------|----------------|----------------|-------|---------|---------|
|   | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City    | Other         |                | Local          | State | Federal | Private |
| Coordinate joint discussion meetings regarding the consolidation of the public safety departments (Fire, EMS, EMA, and Code Enforcement) countywide |       |      |      | X    |      |           |             | X              |         |               | X              |                |       |         |         |
| Renovate the interior of the historic Tos Theatre   |       |      | X    |      |      |           |             | X              | Claxton | DDA           | X              |                |       | X       |         |
| Adopt the DCA model ordinance for broadband deployment and permitting   | X     |      |      |      |      |           |             | X              |         |               | X              |                |       |         |         |
| Seek Broadband Ready Community Designation  | X     |      |      |      |      |           |             | X              |         | HOGARC        | X              |                |       |         |         |
| Purchase one new motor grader   | X     |      |      |      |      |           |             | X              |         | SPLOST        | X              |                |       |         |         |
| Purchase a landfill compactor   |       | X    |      |      |      |           |             | X              |         |               | X              |                |       |         |         |
| Purchase turnout gear for firefighters  |       | X    |      |      | X    |           |             | X              |         | AFG           | X              |                | X     |         |         |
| Complete TIA Band 3 projects (Stafford Road, Lex Strickland Road, Melissa Circle)   | X     | X    | X    |      |      |           |             | X              |         | TIA (TSPLOST) | X              | X              |       |         |         |
| Complete phase 1 of the Land & Water Conservation Fund project upgrades at the Evans County Parks and Recreation Department                         |       | X    | X    |      |      |           |             | X              |         | LWCF          | X              |                | X     |         |         |

# **City of Bellville**

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## **Report of Accomplishments and Community Work Program**

**CITY OF BELLVILLE**  
**Comprehensive Plan Community 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 |         |  |
| CFS      | 2016            | Install a new roof and bay doors on the City's storage facility  | Y            | 2016 |          |                 |           |                |         | The storage facility was renovated in 2016.  |
| CFS      | 2016            | Purchase a new truck for garbage collection purposes   | Y            | 2018 |          |                 |           |                |         | The City decided to refurbish the old solid waste collection truck and now has a dependable collection method.   |
| CFS, NCR | 2015            | Update and maintain the Historic Train Depot   |              |      |          |                 |           | Y              | 2020    | The project was postponed due to lack of funding.  |
| NCR      | 2015            | Beautify the areas along Railroad Street   | Y            | 2019 |          |                 |           |                |         | The City has completed substantial work items including removal of dead/hazardous trees, removal of a dilapidated house, constructed a new dirt road along the railroad tracks, and has purchased eight (8) acres for preservation. The City further plans to develop the property into a nature preserve and wildlife viewing area as reflected as a new item in the updated CWP. |
| NCR      | 2018            | Install new welcome signage at the gateways into the City  |              |      |          |                 |           | Y              | 2022    | The project was postponed due to lack of funding.  |
| ED       | 2015            | Develop and fund a professional marketing plan for Evans County  | Y            | 2015 |          |                 |           |                |         | The Economic Development Authority in partnership with Evans County and the municipalities hired a full time economic development professional and marketer in 2015.   |
| ED       | 2015            | Develop additional incentives for business/industry retention and expansion and implement as appropriate |              |      |          |                 |           |                |         | This project has been dropped because it is considered a long term policy and ongoing action by the county and development authority.  |

**CITY OF BELLVILLE**  
**Comprehensive Plan Community 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 |         |   |
| ED      | 2015            | Develop incentives for new business/industry attraction and implement as appropriate | Y            | 2018 |          |                 |           |                |         | The Economic Development Authority was successful in paving a roadway in the industrial park to recruit a new industry for the community in 2018. |
| CFS     | 2015            | Complete projects listed on TIA Band 1 (Hugh Brewton Street)                         | Y            | 2015 |          |                 |           |                |         | The Hugh Brewton Street project was completed in 2015.  |
| CFS     | 2016            | Complete projects listed on TIA Band 2 (Henry Street; Buckcravey Drive)              | Y            | 2016 |          |                 |           |                |         | The TIA Band 2 projects were completed as scheduled in 2016.  |

**CITY OF BELLVILLE**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |                     | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|---------------------|----------------|----------------|-------|---------|---------|
|  | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City | Other               |                | Local          | State | Federal | Private |
| Update and maintain the Historic Train Depot   | X     |      |      |      |      |           |             |                | X    |                     | X              |                |       |         |         |
| Install new welcome signage at the gateways into the City                              |       |      | X    |      |      |           |             |                | X    | GDOT                |                |                |       |         |         |
| Develop a City owned/supported “Lake Bellville” Conservation and Wildlife Viewing Area |       | X    | X    |      |      |           |             |                | X    | SPLOST, GDNR Trails | X              | X              |       |         |         |
| Landscape/enhance rights-of-way along the railroad tracks and Highway 292              |       | X    | X    |      |      |           |             |                | X    |                     | X              |                |       |         |         |
| Adopt the DCA model ordinance for broadband deployment and permitting                  | X     |      |      |      |      |           |             | X              |      |                     | X              |                |       |         |         |
| Seek Broadband Ready Community Designation   | X     |      |      |      |      |           |             | X              |      | HOGARC              | X              |                |       |         |         |

# **City of Claxton**

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## **Report of Accomplishments and Community Work Program**

**CITY OF CLAXTON**  
**Comprehensive Plan Community 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 |         |   |
| CFS      | 2015            | Purchase at least 1 new police car each year  | Y            | 2015 |          |                 |           |                |         | The City was successful in purchasing one (1) new police vehicle each year.   |
| CFS      | 2016            | Resurface the parking lot at the Veterans Center                                      | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.  |
| CFS, NCR | 2016            | Improve the exterior aesthetics of the Veterans Center                                | Y            | 2018 |          |                 |           |                |         | The project was completed in 2015.  |
| CFS      | 2016            | Re-stripe all streets within the City's limits  | Y            | 2015 |          |                 |           |                |         | All City streets were re-stripped with LMIG program funding.  |
| CFS      | 2015            | Renovate the old City Hall to accommodate the Police, Fire, and Utilities departments | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.  |
| CFS      | 2015            | Complete the construction of the new City Hall  | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.  |
| CFS      | 2016            | Renovate purchased housing for City uses  | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015. The City renovated a structure previously used as a residential purpose into the Chamber of Commerce and Economic Development Authority. |



**CITY OF CLAXTON**  
**Comprehensive Plan Community 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 |         |  |
| CFS          | 2015            | Establish and pave a parking lot for the new City Hall  | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS          | 2018            | Upgrade the lift station located near the industrial park   | Y            | 2018 |          |                 |           |                |         | The project was completed in 2018.   |
| CFS          | 2019            | Annex areas along US 301 and GA 129 where city services are extended  |              |      |          |                 | Y         | 2022           |         | The project has been postponed due to a lack of staff time.  |
| CFS          | 2017            | Upgrade water and sewer lines on Hendrick Street  | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS          | 2016            | Purchase a new vehicle for the Utilities Department   | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS, ED      | 2015            | Create and launch a new City website  | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS, NCR, ED | 2015            | Renovate the interior of the Tos Theatre  |              |      |          |                 |           | Y              | 2022    | The project has been postponed until ownership questions are solved and the Downtown Development Authority will be the primary entity responsible for renovations. |
| CFS          | 2015            | Complete the projects listed on TIA Band 1 (Perry Lee Deloach; West Liberty Street; Courthouse Street; Turnpike Road; North Peters Street)  | Y            | 2015 |          |                 |           |                |         | Courthouse Street, Turnpike Road and North Peters Street were completed in 2015. Perry Lee Deloach and West Liberty Street projects were moved to TIA Band 3.      |
| CFS          | 2016            | 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) | Y            | 2019 |          |                 |           |                |         | TIA Band 2 projects were completed by the early part of 2019.  |

**CITY OF CLAXTON**  
**Comprehensive Plan Community 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 |         |   |
| ED      | 2015            | Develop and fund a professional marketing plan for Evans County  | Y            | 2015 |          |                 |           |                |         | The Economic Development Authority in partnership with the City of Claxton and Evans County hired a full time economic development professional and marketer in 2015. |
| ED      | 2015            | Develop additional incentives for business/industry retention and expansion and implement as appropriate |              |      |          |                 |           |                | Y       | This project has been dropped because it is considered a long term policy and ongoing action by the county and development authority.                                 |
| ED      | 2015            | Develop incentives for new business/industry attraction and implement as appropriate                     | Y            | 2018 |          |                 |           |                |         | The Economic Development Authority was successful in paving a roadway in the industrial park to recruit a new industry for the community in 2018.                     |

**CITY OF CLAXTON**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |       | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------|----------------|----------------|-------|---------|---------|
|  | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City | Other |                | Local          | State | Federal | Private |
| Annex areas along US 301 and GA 129 where city services are extended |       |      | X    |      |      |           |             |                | X    |       | X              |                |       |         |         |
| Renovate the interior of the Tos Theatre                             |       |      | X    |      |      |           |             | X              | X    | DDA   | X              |                |       | X       |         |
| Purchase one heavy-duty vehicle for the utility department           |       |      | X    |      |      |           |             |                | X    |       | X              |                |       |         |         |
| Purchase one police pursuit vehicle                                  |       | X    |      |      |      |           |             |                | X    |       | X              |                |       |         |         |
| Construct an amphitheater in downtown                                |       | X    |      |      |      |           |             |                | X    | DDA   | X              |                |       |         |         |
| Revitalize/repurpose the two-story school building                   |       | X    |      |      |      |           |             |                | X    | DDA   | X              | X              | X     |         |         |
| Purchase a new streetsweeper   | X     |      |      |      |      |           |             |                | X    |       | X              |                |       |         |         |
| Purchase a new grapple truck   |       |      |      |      | X    |           |             |                | X    |       | X              |                |       |         |         |

**CITY OF CLAXTON**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity  | Years |      |      |      |      |           |             | Responsibility |      |                | Estimated Cost | Funding Source |       |         |         |
|---|-------|------|------|------|------|-----------|-------------|----------------|------|----------------|----------------|----------------|-------|---------|---------|
|   | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City | Other          |                | Local          | State | Federal | Private |
| Construct approximately one-half mile of bicycle and walking trails   |       |      |      |      | X    |           |             |                | X    | GDNR, GDOT TIA | X              | X              |       |         |         |
| Purchase approximately (10) generators to power water well pumps (3) and lift stations (7)  |       | X    |      |      |      |           |             |                | X    | GEMA, FEMA     | X              | X              | X     |         |         |
| Complete TIA Band 3 Projects (Barnes St., Freeman St., S. Claxton Ave., Ridge St., E. Long St., Bowen Ln., S. Peters St., E. Smith St., Perry Lee DeLoach, W. Liberty St. Segment 1, and W. Liberty St., Segment 2) | X     | X    | X    |      |      |           |             |                | X    | GDOT TIA       | X              | X              |       |         |         |
| Establish a Main Street Program   |       | X    |      |      |      |           |             |                | X    | DDA            | X              |                |       |         |         |
| Construct a new animal shelter to house dogs and cats   |       | X    |      |      |      |           |             |                | X    | USDA           | X              |                | X     |         |         |
| Adopt the DCA model ordinance for broadband deployment and permitting   | X     |      |      |      |      |           |             |                | X    |                |                |                |       |         |         |
| Seek Broadband Ready Community Designation  | X     |      |      |      |      |           |             |                | X    | HOGARC         | X              |                |       |         |         |

# **City of Daisy**

## **Report of Accomplishments and Community Work Program**

**CITY OF DAISY**  
**Comprehensive Plan Community 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 |         |  |
| CFS      | 2015            | Improve the drainage along River Street and West Railroad Street   | Y            | 2017 |          |                 |           |                |         | The project was completed using LMIG funding in 2017.  |
| CFS      | 2018            | Install curbing along Melissa Street   | Y            | 2018 |          |                 |           |                |         | The project was completed using LMIG and General funds in 2018.  |
| CFS, NCR | 2019            | Renovate the Post Office (install a new roof; remodel interior)  | Y            | 2017 |          |                 |           |                |         | The Post Office renovation project was completed in 2017.  |
| CFS      | 2015            | Complete projects listed on TIA Band 1 (East Main Street)  | Y            | 2015 |          |                 |           |                |         | East Main Street was completed in 2015.  |
| CFS      | 2016            | Complete projects listed on TIA Band 2 (East Railroad Street)  | Y            | 2016 |          |                 |           |                |         | East Railroad Street was completed in 2016.  |
| ED       | 2015            | Develop and fund a professional marketing plan for Evans County  | Y            | 2015 |          |                 |           |                |         | The Economic Development Authority in partnership with Evans County and the municipalities hired a full time economic development professional and marketer in 2015. |
| ED       | 2015            | Develop additional incentives for business/industry retention and expansion and implement as appropriate |              |      |          |                 |           |                | Y       | This project has been dropped because it is considered a long term policy and ongoing action by the county and development authority.                                |
| ED       | 2015            | Develop incentives for new business/industry attraction and implement as appropriate                     | Y            | 2018 |          |                 |           |                |         | The Economic Development Authority was successful in paving a roadway in the industrial park to recruit a new industry for the community in 2018.                    |

**CITY OF DAISY**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity  | Years |      |      |      |      |           |             | Responsibility |      |                | Estimated Cost | Funding Source |       |         |         |
|---|-------|------|------|------|------|-----------|-------------|----------------|------|----------------|----------------|----------------|-------|---------|---------|
|   | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City | Other          |                | Local          | State | Federal | Private |
| Complete the TIA Band 3 project West Railroad Street                      | X     | X    | X    |      |      |           |             |                | X    | GDOT TIA       |                | X              |       |         |         |
| Repaint the City owned caboose  | X     |      |      |      |      |           |             |                | X    |                |                |                |       |         |         |
| Sandblast and repaint the City's water tank                               | X     |      |      |      |      |           |             |                | X    |                |                |                |       |         |         |
| Replace roof of the community center and museum building                  |       | X    |      |      |      |           |             |                | X    |                |                |                |       |         |         |
| Expand the railroad crossing at East Railroad Street                      |       | X    |      |      |      |           |             |                | X    | SPLOST         |                |                |       |         |         |
| Purchase and install a generator for the City's water well                |       | X    | X    |      |      |           |             |                | X    | GEMA           |                | X              | X     |         |         |
| Resurface West Railroad Street and Main Street                            |       |      |      | X    | X    |           |             |                | X    | GDOT TIA, LMIG |                | X              |       |         |         |
| Extend water service along US 280 to Lakeside Drive                       |       |      |      |      | X    |           |             |                | X    |                |                |                |       |         |         |
| Upgrade approximately ten (10) street signs throughout the City each year |       |      |      |      |      | X         |             |                | X    |                |                |                |       |         |         |
| Adopt the DCA model ordinance for broadband deployment and permitting     | X     |      |      |      |      |           |             | X              |      |                |                |                |       |         |         |
| Seek Broadband Ready Community Designation                                | X     |      |      |      |      |           |             | X              |      | HOGARC         |                |                |       |         |         |
|   |       |      |      |      |      |           |             |                |      |                |                |                |       |         |         |

# City of Hagan

## **Report of Accomplishments and Community Work Program**



**CITY OF HAGAN  
Comprehensive Plan Community 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 |         |  |
| CFS, NCR | 2015            | Renovate the Hagan Depot   | Y            | 2015 |          |                 |           |                |         | Renovations of the depot were completed in 2015.   |
| CFS      | 2015            | Construct a new maintenance shop                                       | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS      | 2015            | Complete the N Hodges Street Sidewalk project                          | Y            | 2015 |          |                 |           |                |         | The project was completed in 2015.   |
| CFS      | 2019            | Construct a new Police Department facility                             |              |      |          |                 |           | Y              | 2023    | The City anticipates renovating city hall to accommodate the police department and secure evidence locker. This change will be reflected in the new CWP. |
| NCR      | 2016            | Install new welcome signage at each gateway of the City                | Y            | 2016 |          |                 |           |                |         | Two new welcome signs have been constructed on US 280.   |
| CFS      | 2015            | Upgrade the water lines throughout the City                            | Y            | 2016 |          |                 |           |                |         | Water lines were upgraded along Hodges Street, Deloach Mill Rd, Firetower Rd, and Perry Rd.  |
| CFS      | 2015            | Complete projects listed on TIA Band I (Old Dublin Road; Cedar Avenue) | Y            | 2015 |          |                 |           |                |         | The TIA Band I projects were completed in 2015.  |

**CITY OF HAGAN**  
**Comprehensive Plan Community 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 |         |   |
| CFS     | 2016            | Complete projects listed on TIA Band 2 (Turnpike Road; Hodges Street; Pine Avenue)                       | Y            | 2018 |          |                 |           |                |         | The TIA Band 2 projects were completed in 2018.   |
| ED      | 2015            | Develop and fund a professional marketing plan for Evans County  | Y            | 2015 |          |                 |           |                |         | The Economic Development Authority hired a full time economic development professional and marketer in 2015.                                      |
| ED      | 2015            | Develop additional incentives for business/industry retention and expansion and implement as appropriate |              |      |          |                 |           |                | Y       | This project has been dropped because it is considered a long term policy and ongoing action by the county and development authority.             |
| ED      | 2015            | Develop incentives for new business/industry attraction and implement as appropriate                     | Y            | 2018 |          |                 |           |                |         | The Economic Development Authority was successful in paving a roadway in the industrial park to recruit a new industry for the community in 2018. |

**CITY OF HAGAN**  
**Comprehensive Plan Community Work Program**  
**2020 – 2024**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |               | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|---------------|----------------|----------------|-------|---------|---------|
|  | 2020  | 2021 | 2022 | 2023 | 2024 | Each Year | Beyond 2024 | County         | City | Other         |                | Local          | State | Federal | Private |
| Renovate City Hall to accommodate the department with a new secure evidence locker                         |       |      |      | X    |      |           |             |                | X    |               | X              |                |       |         |         |
| Repair/maintain the City's elevated water tower by sandblasting and repainting exterior                    |       | X    |      |      |      |           |             |                | X    |               | X              |                |       |         |         |
| Repave and construct drainage infrastructure on Smith Drive  | X     |      |      |      |      |           |             |                | X    |               | X              |                |       |         |         |
| Purchase generators for each lift station (3 total) and water well (1 total)                               | X     |      |      |      |      |           |             |                | X    | GEMA, FEMA    | X              | X              | X     |         |         |
| Reconfigure the generator located at the wastewater treatment plant to operate the land application system | X     |      |      |      |      |           |             |                | X    |               | X              |                |       |         |         |
| Purchase a new zero-turn lawnmower   | X     |      |      |      |      |           |             |                | X    | TIA (TSPLOST) | X              | X              |       |         |         |
| Adopt the DCA model ordinance for broadband deployment and permitting                                      | X     |      |      |      |      |           |             | X              |      |               | N/A            |                |       |         |         |
| Seek Broadband Ready Community Designation   | X     |      |      |      |      |           |             | X              |      | HOGARC        | X              |                |       |         |         |

# Appendix

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**Community Involvement  
Public Hearing Notice 1  
News Release & Website Screen Capture  
Comprehensive Plan Website  
Community Vision Survey  
Public Hearing Notice 2  
Meeting Agendas  
Stakeholders Invited to Participate  
Active Participants**

## Community Involvement

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Evans County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal email and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in November, 2018, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments used their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 4:00 p.m. – 6:00 p.m. at the Veteran’s Community Center in Claxton where people could attend at their convenience, receive a one-on-one explanation and introduction to the

planning process, and offer their input. In addition, a webpage for this plan was developed which provided basic information, the meeting schedule, copies of the documents being developed at each meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session notice, screen captures of the Evans Plan website (<http://bit.ly/EvansComp2019>), and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

## **PUBLIC HEARING NOTICE**

### **Evans County Joint Comprehensive Plan “The Future of All of Evans County”**

The local governments of Evans County and the municipalities of Bellville, Claxton, Daisy, and Hagan are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Evans County and its municipalities better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Evans County?

**PUBLIC HEARING DATE AND TIME: Monday, March 11, 2019 at 5:30 p.m.**

**LOCATION OF PUBLIC HEARING: Evans County Commissioners’ Meeting Room, Claxton**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact the Evans County Board of Commissioners, 3 Freeman Street, Claxton, Georgia, or call (912) 739-1141.

# NEWS RELEASE

## **PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN**

**DATE:**                **Thursday, February 21, 2019    4:00 – 6:00 PM**

**LOCATION:**        **Veteran's Community Center, Claxton**

Are you concerned about the future of Evans County, Bellville, Claxton, Daisy, and Hagan? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Evans County, the Evans County Board of Commissioners, and the cities of Bellville, Claxton, Daisy, and Hagan, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2014, and is the principal guide to the long-term growth and development of Evans County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Veteran's Community Center in Claxton from 4:00 p.m. to 6:00 p.m. on Thursday, February 21, 2019. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Evans County an even better place to live, work, and play.





Employee Service Login



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DEER SPRING COMMUNITY

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## Public Invited to Participate in Drop In Session hosted by Heart of Georgia Altamaha Regional Commission

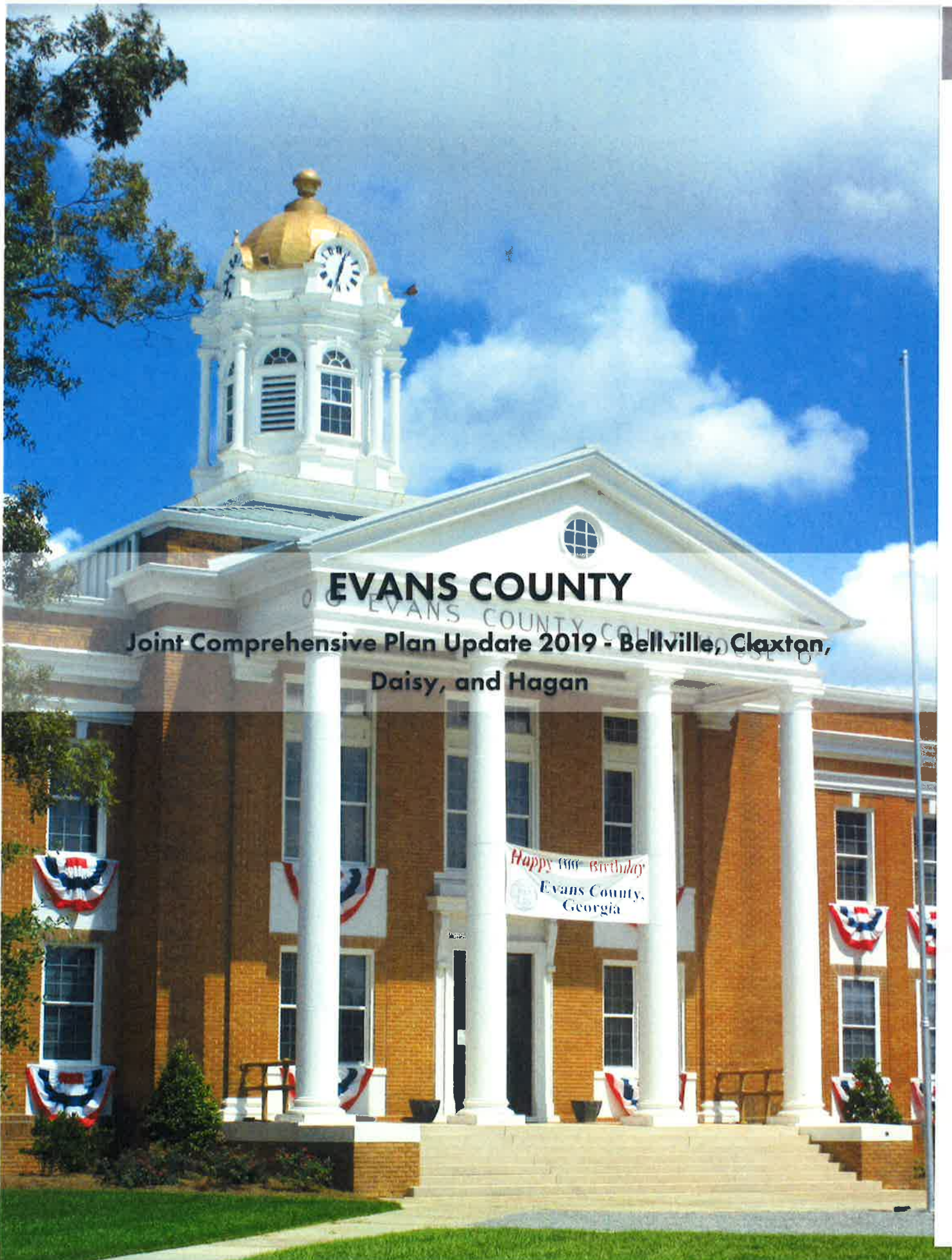
Heart of Georgia Altamaha Regional Commission is hosting a Public Drop In Session where YOU the citizen can voice your concerns and contribute ideas into our community to make it a better place. The session will take place Thursday, February 21st at the Veterans Community Center between the hours of 4:00 PM and 6:00 PM. Come out and have your voice heard!

February 21, 2019

[Read more](#)



**Evans County Events**  
[CLICK HERE TO VIEW](#)



# EVANS COUNTY

Joint Comprehensive Plan Update 2019 - Bellville, Claxton,  
Daisy, and Hagan

*Happy 100th birthday*  
Evans County,  
Georgia

A photograph of a white building with a green roof and trim. A sign above the entrance reads "SOUTHERN EXPRESS COMPANY". The building is surrounded by greenery and trees under a blue sky. A white utility box is visible on the wall to the right of the door.

## SOUTHERN EXPRESS COMPANY

### **WELCOME!**

Welcome to the home of the Evans County Comprehensive Plan Update. The County and the cities of Bellville, Claxton, Daisy, and Hagan are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings, to be held February-August, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.

**CANOCHEE DELIGHT: FRUITCAKE,  
FAMILY, & FORTUNE**



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



**August, 2014**

**Download a Copy of the 2014 Plan Here!**





## WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met.

To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Fact Sheets" section, below). Eligibility for this package of incentives is called Qualified Local Government (QLG) status.

<https://dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>

## EVANS COUNTY 2019 COMPREHENSIVE PLAN TIMETABLE

- Thursday, 2.7.2019, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Thursday, 2.21.2019, 4:00 PM - 6:00 PM - Community Input Drop-In
- Thursday, 3.7.2019, 10:30 AM - Community Vision/Issues and Opportunities
- Monday, 3.11.19, 5:30 PM - Initial Public Hearing
- Thursday, 4.4.2019, 10:30 AM - Issues and Opportunities/Goals/Policies
- Thursday, 5.2.2019, 10:30 AM - Goals/Policies/Economic Development/Broadband/Land Use
- August, TBD - Draft Plan
- August, TBD - Final Public Hearing
- September, 2019 - Local Government Submittal

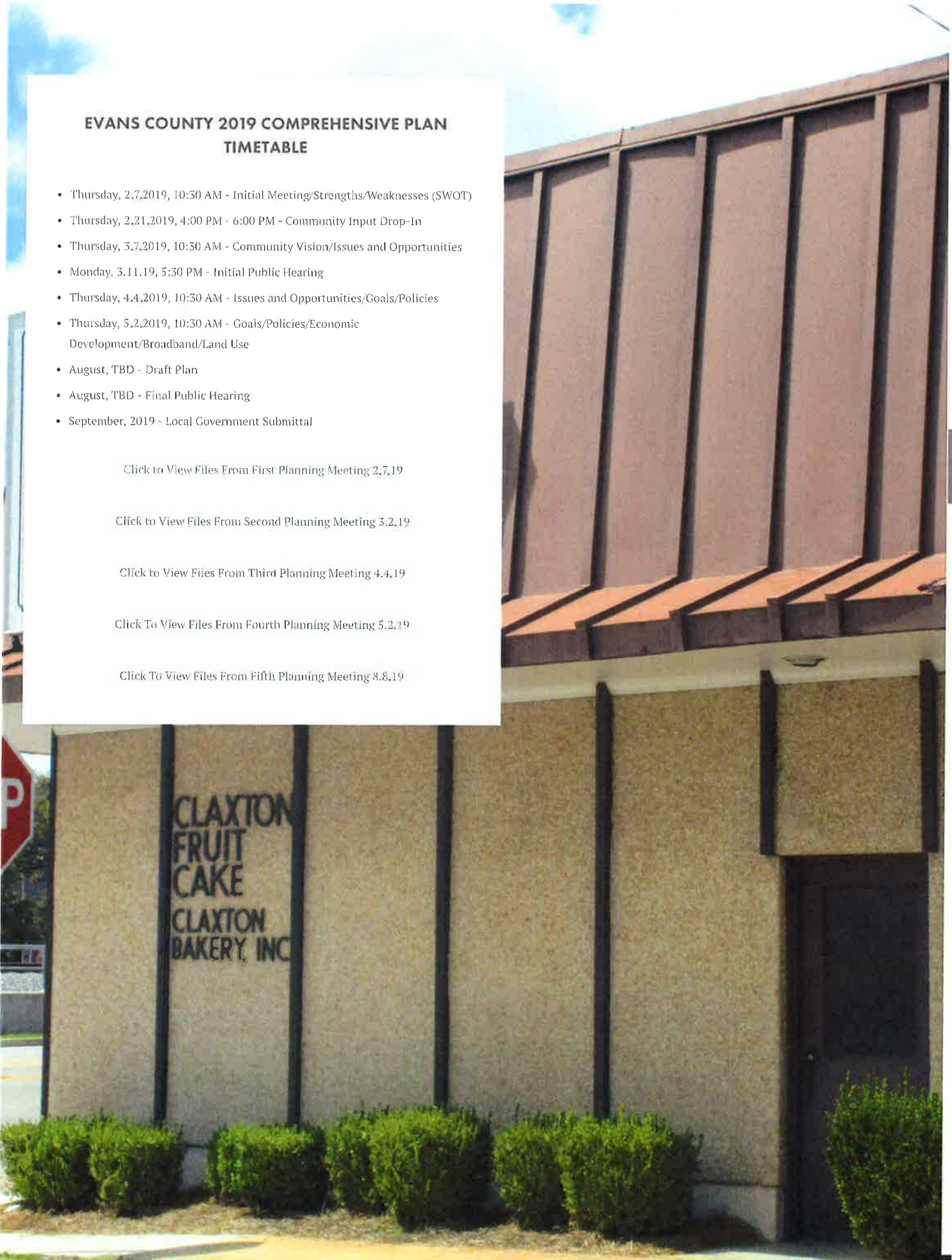
[Click to View Files From First Planning Meeting 2.7.19](#)

[Click to View Files From Second Planning Meeting 3.2.19](#)

[Click to View Files From Third Planning Meeting 4.4.19](#)

[Click To View Files From Fourth Planning Meeting 5.2.19](#)

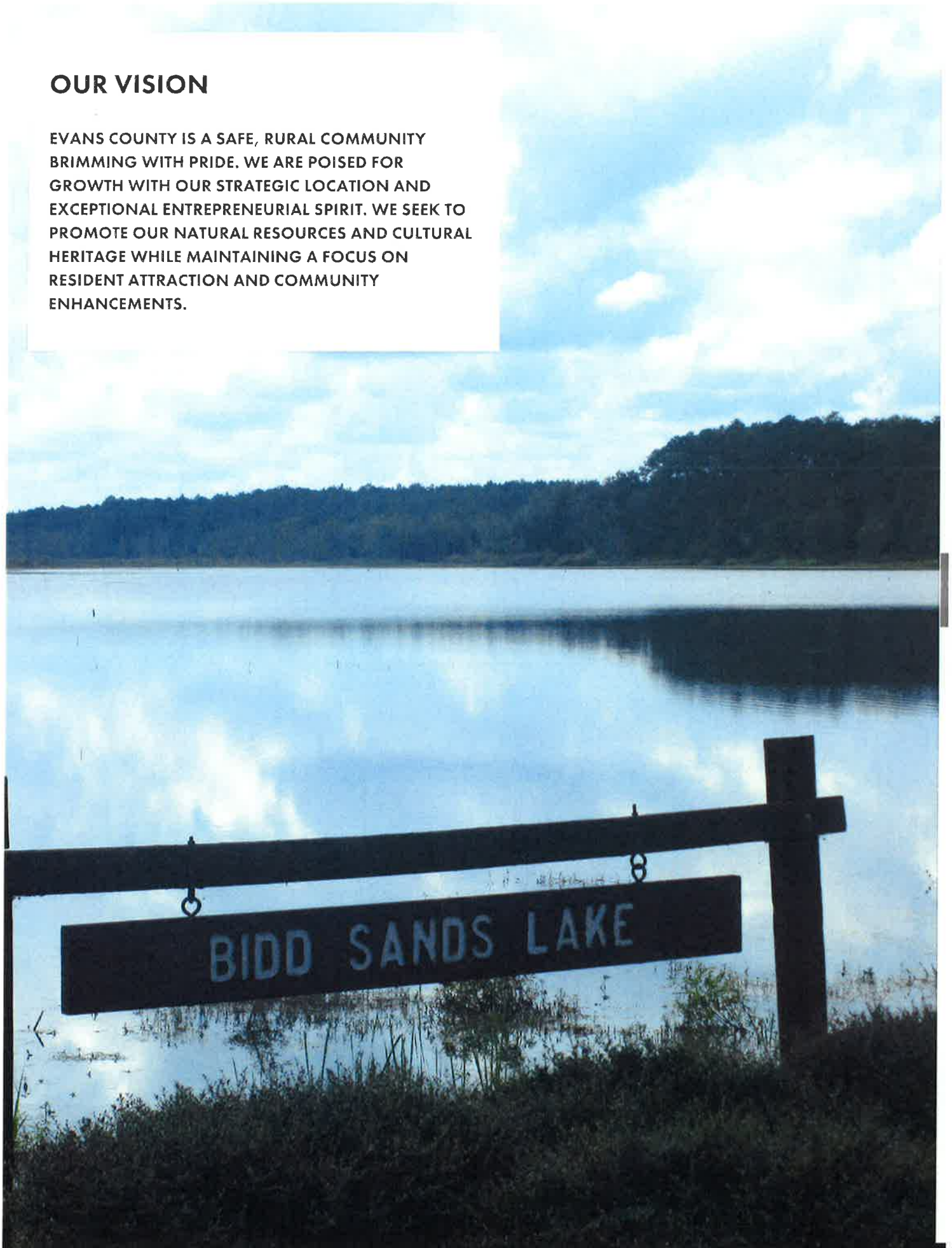
[Click To View Files From Fifth Planning Meeting 8.8.19](#)



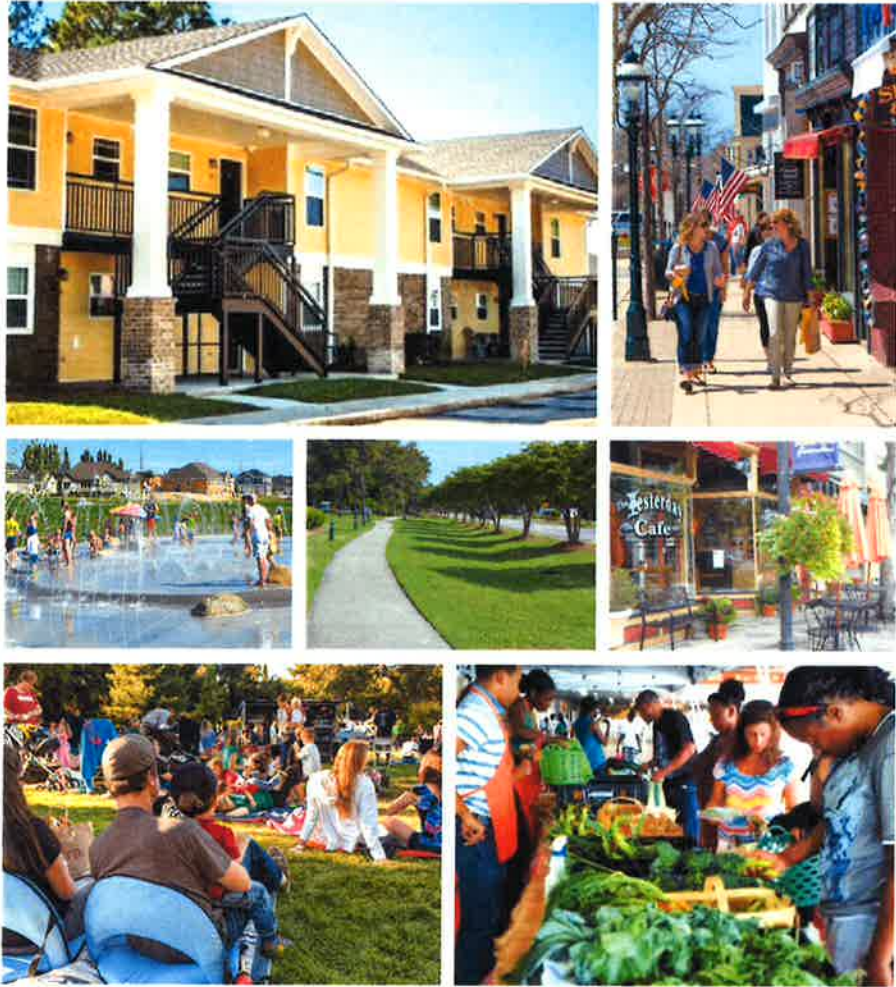
CLAXTON  
FRUIT  
CAKE  
CLAXTON  
BAKERY, INC

## OUR VISION

EVANS COUNTY IS A SAFE, RURAL COMMUNITY BRIMMING WITH PRIDE. WE ARE POISED FOR GROWTH WITH OUR STRATEGIC LOCATION AND EXCEPTIONAL ENTREPRENEURIAL SPIRIT. WE SEEK TO PROMOTE OUR NATURAL RESOURCES AND CULTURAL HERITAGE WHILE MAINTAINING A FOCUS ON RESIDENT ATTRACTION AND COMMUNITY ENHANCEMENTS.



# WHAT WOULD YOU LIKE TO SEE?



Evans County Community Vision Survey





♡ Appreciate

912. 367. 3648

pope@hogarc.org

# Evans County Community Vision Survey

1. How would you describe your community, particularly to someone who knows nothing about it?
2. What makes your community unique and special as a place to live?
3. What improvement(s) to your community would you most like to see happen?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs, especially long-term?
6. What specific projects/improvements are critically needed in the short term?
7. What opportunities for positive change/improvement/growth are there in your community?
8. How do you think your community will change/grow in the next five to ten years?
9. What would you like your community to be like in 20 years?

## **PUBLIC HEARING NOTICE**

### **Evans County Joint Comprehensive Plan**

The Evans County Board of Commissioners and municipalities of Bellville, Claxton, Daisy, and Hagan are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Evans County and the municipalities of Bellville, Claxton, Daisy, and Hagan, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

**PUBLIC HEARING DATE AND TIME: Thursday, August 15, 2019 at 5:30 p.m.**

**LOCATION OF PUBLIC HEARING: Evans County Courthouse Annex,  
Meeting Room 1, Claxton**

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Evans County Board of Commissioners, 3 Freeman Street, Claxton, Georgia 30417, or call (912) 739-1141.

**EVANS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Evans County Annex, Claxton, GA**

**February 7, 2019**

**AGENDA**

**Introductions**

**Background/Committee's Purpose**

**Proposed Timetable for Plan Development**

**Community Strengths/Weaknesses Identification (SWOT)**

**Community Vision Input**

**Next Meeting**

**Draft Community Vision Review  
Issues and Opportunities Input**

**EVANS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Evans County Annex, Claxton, GA  
March 7, 2019  
AGENDA**

**Introduction**

**Draft Community Vision Review**

**Plan Title**

**Draft Issues and Opportunities**

**Next Meeting – Thursday, April 4, 2019, 10:30 a.m.**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Goals/Policies Input**

**EVANS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Evans County Annex, Claxton, GA**

**April 4, 2019**

**AGENDA**

**Introduction**

**Plan Title**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Goals Input**

**Long Term Policies Input**

**Next Meeting – Thursday, May 2, 2019, 10:30 a.m.**

**Revised Community Vision Review**

**Revised Issues and Opportunities Review**

**Revised Goals Review**

**Revised Long Term Policies Review**

**Economic Development/Land Use/Plan Coordination**

**EVANS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Evans County Annex, Claxton, GA  
May 2, 2019  
AGENDA**

**Introduction**

**Plan Title**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Revised Draft Goals Review**

**Revised Draft Long Term Policies Review**

**Economic Development**

**Draft Broadband Element**

**Land Use**

**Plan Coordination**

**Next Meeting – Date to be determined to review draft plan.**

**EVANS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
EVANS COUNTY COURTHOUSE ANNEX, CLAXTON, GA  
August 8, 2019  
AGENDA**

**Draft Plan Review**

**Submittal Discussion**

**Public Hearing – Thursday, August 15, 2019, Evans County Courthouse Annex,  
5:30 p.m.**



## Stakeholders Invited to Participate in Evans County Joint Comprehensive Plan Preparation Process

**Evans County Board of Commissioners**

**City of Bellville**

**City of Claxton**

**City of Daisy**

**City of Hagan**

**Evans County Board of Education**

**Claxton-Evans County Economic Development Authority**

**Claxton-Evans County Chamber of Commerce**

**Evans County Cooperative Extension**

**Evans Memorial Hospital**

**Job Training Unlimited, Inc.**

**City of Claxton and City of Hagan Code Enforcement**

***The Claxton Enterprise***

**The Claxton Bank**

**Claxton Fruitcake Company**

**Georgia Fruitcake Company**

**Claxton Poultry**

**Evans County Historical Society**

**Local Churches**

## Active Participants in Evans County Local Plan Coordination Committee Meetings and Plan Preparation

### Evans County Board of Commissioners

**Brian Croft, Chairman**

**Irene Burney, Commissioner**

**Jill Griffin, Commissioner**

**Wesley Jenkins, Commissioner**

**Casey Burkhalter, County Administrator**

**Leah Edwards, County Clerk**

### City of Bellville

**Pharris Johnson, Mayor**

### City of Claxton

**Terry Branch, Mayor**

**Diane Parker, City Clerk**

**Larry Anderson, Council Member**

**Lisa Perry, Council Member**

### City of Daisy

**Inman Brown, Jr., Mayor**

**Carolyn Brown, City Clerk**

### City of Hagan

**Matt Blocker, Mayor**

**Tom McBride, Mayor Pro Tem**

**Doris Tomblin, Council Member**

**Brenda Conley, City Clerk**

### Claxton-Evans Chamber of Commerce

**Tammi Rogers Hall, Executive Director**

**Cory Gay, Director**

**Patsy Rogers, Director**

### Claxton-Evans County Economic Development Authority

**Mary Kathryn Griffin, Director (former)**

**Adam Kennedy, Director (new)**

### Evans County Cooperative Extension

**Stephanie Myers, County Extension  
Coordinator**

### Claxton Code Enforcement

**Harold Rogers, Building Inspector**

### Hagan Code Enforcement

**Kerry Blocker, Building Inspector**

### Evans County Board of Education

**Amy Rogers, Assistant to the Superintendent**

### Claxton Fire Department

**Harold Rogers, Chief**

### Job Training Unlimited, Inc.

**Keith Dixon, Executive Director**

### The Claxton Bank

**Patsy Rogers, Chief Financial Officer**

### Food Fresh Grocery Store

**Cory Gay**

### Brewton's Computer Services

**Melvin Brewton, Owner**

### Liberty Fellowship Church of God of Prophecy

**Johnathan Brown, Pastor**

### Claxton First United Methodist Church

**Mike Lyons, Pastor**

**Robert Bacon**

**C. Paul Eason**

**Melburn B. Kelly, Jr.**

**Yolanda Cullars**

**Larry Griswold**

Note: Both elected and appointed local government and local economic development officials participated.

**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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, 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 municipalities 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, *Prosperity: Past, Present, Future*, 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

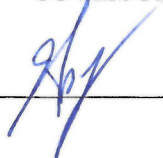
**WHEREAS**, the Evans County Joint Comprehensive Plan, *Prosperity: Past, Present, Future*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

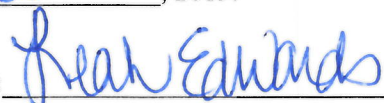
**WHEREAS**, Evans County is now desirous of adopting *Prosperity: Past, Present, Future* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Evans County Board of Commissioners hereby approves and adopts the Evans County Joint Comprehensive Plan, *Prosperity: Past, Present, Future*, 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 2014.

**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 14 day of October, 2019.

**BY:** 

**ATTEST:** 

**RESOLUTION TO APPROVE THE EVANS COUNTY JOINT COMPREHENSIVE PLAN  
PROSPERITY: PAST, PRESENT, FUTURE**

**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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, 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, *Prosperity: Past, Present, Future*, 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, *Prosperity: Past, Present, Future*, has now been certified by this review 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 *Prosperity: Past, Present, Future* 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, *Prosperity: Past, Present, Future*, 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 2014.

**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 7<sup>th</sup> day of October, 2019.

BY: Pharris D. Johnson  
mayer

ATTEST: Alcaser

BY: [Signature]

ATTEST: Alcaser

BY: Dewood Tooth

ATTEST: Alcaser

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_



Alcaser  
exp 8/15/20

**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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 01, 2018 under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standard 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, 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, 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, *Prosperity: Past, Present, Future*, 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

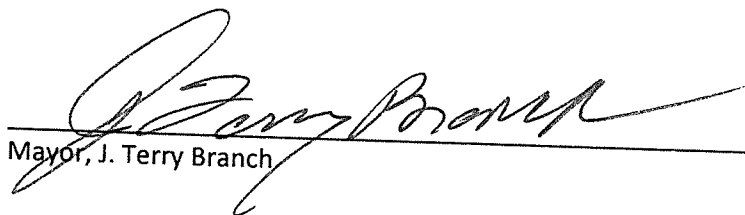
**WHEREAS**, the Evans County Joint Comprehensive Plan, *Prosperity: Past, Present, Future* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Claxton is now desirous of adopting *Prosperity: Past, Present, Future* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a General policy guide to its future growth and development;

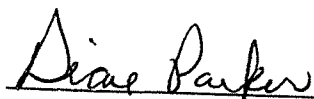
**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Claxton Hereby approve and adopt the Evans County Joint Comprehensive Plan, *Prosperity: Past, Present, Future*, as the City of Claxton's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2014.

**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 7<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Mayor, J. Terry Branch

Attest:

  
\_\_\_\_\_  
Diane Parker, 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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, 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, *Prosperity: Past, Present, Future*, 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, *Prosperity: Past, Present, Future*, has now been certified by this review 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 *Prosperity: Past, Present, Future* 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, *Prosperity: Past, Present, Future*, 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 2014.

**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 8th day of October, 2019.

BY:   
Mayor

ATTEST:   
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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, 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, *Prosperity: Past, Present, Future*, 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, *Prosperity: Past, Present, Future*, has now been certified by this review 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 *Prosperity: Past, Present, Future* 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, *Prosperity: Past, Present, Future*, 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 2014.

**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 15 day of OCTOBER, 2019.

**BY:** 

**ATTEST:** 