

**RESOLUTION**

**WHEREAS**, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

**WHEREAS**, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

**WHEREAS**, the City of Geneva has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, by the Geneva City Council that the Geneva Comprehensive Plan 2021 be adopted.


Duly considered and approved by the Geneva City Council in session this day of March 2, 2021.

CITY OF GENEVA  
CITY COUNCIL

  
Mayer

ATTEST

SEAL

  
City Clerk



## COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): *CITY OF GENEVA*

RC: *RIVER VALLEY REGIONAL COMMISSION*

Submittal Type: *COMPREHENSIVE PLAN*

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: *JANUARY 16, 2021*

Date Submittal Initially Received by RC: *JANUARY 12, 2021*

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

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

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

# CITY OF GENEVA

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**Nigelco Marshall**  
**MAYOR**

**Johnnie Owens**  
**CLERK**

January 21, 2021

Jim Livingston, Executive Director  
River Valley Regional Commission  
710 Front Avenue  
Columbus, Georgia 31901

RE: Talbot County – Geneva, Junction City, Talbotton, and Woodland  
Comprehensive Plan 2021  
Submittal of Draft

Geneva, working in conjunction with Talbot County, Junction City, Talbotton and the City of Woodland has completed the draft update of our comprehensive plan. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources.

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

If you have any questions concerning this submittal do not hesitate to contact Johnnie Owens, City Clerk, at [genevaga@aol.com](mailto:genevaga@aol.com) or 706-656-7955

Sincerely,



Nigelco Marshall,  
Mayor

# City of Geneva

## Comprehensive Plan



Prepared by the  
**Geneva City Council**

With assistance from the  
**River Valley Regional Commission**





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## Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required elements and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community's vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community's existing development patterns; and
- Community Work Program--the community's action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community's comprehensive planning efforts include:

- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Geneva Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

# Community Involvement

## Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Geneva Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Geneva residents that will result in better government decisions and greater community agreement with those decisions.

## Identification of Stakeholders

Talbot County and the communities of Talbot County appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, and local citizens.

The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Leadership Team and Stakeholder Lists).



Public Group Work Sessions held for all communities.

## Citizen Notification and Public Meetings

Citizens were publicly notified on three separate occasions by public ads in the Talbotton New ERA newspaper. The first public hearing occurred on March 12, 2020, the second public notice occurred on August 20, 2020 notifying the public that the comprehensive plan is viewable on Wixsite at the following link:





<https://scoberson.wixsite.com/talbotcompplan> and to please comment. All five jurisdictions were available for review on the Wixsite site. In addition, a Talbot County Comprehensive Plan survey was developed and placed on Survey Monkey asking residents to respond to 25 questions about Talbot County, Geneva, Junction City, Talbotton, and Woodland. The answer to those questions then became the basis for the continued development of the needs and opportunities for each jurisdiction. The third public notice was advertised in the December 22, 2020 Talbotton New ERA notifying Talbot County Citizens of the final public hearing. Stakeholders, civic leaders, and other residents were contacted by email and by phone to assist in citizen involvement opportunities (See Appendix for Documentation).

## **Engaging Students**

Due to COVID, we could not engage students in person. In order to get student comments, school administrators placed the Talbot County 2021 Comprehensive Plan survey on its website and asked students to reply.

## **Public Hearings**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2018 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community's Comprehensive Plan Update. The initial public hearing was advertised for March 12, 2020 to inform the public that the planning process is underway; and to go over the plan's timeline, planning process and needs and opportunities. That meeting was cancelled due to COVID concerns. I went to Talbotton to see if any citizens showed for the meeting but none did. (See Appendix for Documentation).

The final public hearing was publicly advertised for January 4, 2020 at the Talbot County Board of Commissioners Office. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. The public hearing was cancelled due to Talbot County Board of Commission members testing positive for COVID.

## Community Data, Needs and Opportunities

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, community facilities, transportation, housing, economic development, natural and cultural resources and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

### Population

While Talbot County and Geneva’s population have decreased in the past 25 years, the projected population for Geneva over the next twenty plus years is expected to grow marginally. The current trends of industrial development in northeast Muscogee County and continued utilization of Fort Benning should result in stabilization of the population or a slight increase. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residents will choose to relocate to smaller communities to experience a better quality of life and escape the bustle of the larger cities.

**Table 1: Talbot County and Cities Population: 2000-2019**

Community	2000	2010	2015	2019	Percent Change Since 2010
Geneva	107	105	101	96	8.6% decrease
Junction City	180	177	169	164	7.3% decrease
Talbotton	1,033	970	902	861	11.2% decrease
Woodland	358	408	375	361	11.5% decrease
Talbot County	6,498	6,865	6,498	6,195	9.8% decrease
Georgia	8,186,453	9,687,653	10,178,447	10,617,423	9.6% increase

Sources: U.S. Census Bureau, River Valley RC Staff

**Table 2: Talbot County Total Population Projections 1990-2030**

Population Projections: 1990-2030						
Community	2000	2010	2015	2020	2025	2030
Geneva	107	105	101	96	91	86
Junction City	180	177	169	164	159	154
Talbotton	1,033	970	902	861	822	785
Woodland	358	408	375	361	348	335
Talbot County	6,498	6,865	6,498	6,060	5,715	5,308
State of Georgia	8,186,453	9,687,653	10,178,447	10,895,213	11,538,707	12,173,406

Sources: U.S. Census Bureau, Georgia County Guide 2018, ESRI Business Analyst, River Valley RC Staff

## Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. Often times, the loss or lack of service is the only time the public acknowledges the infrastructure exists.

Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that they receive the services they demand. The following sections are descriptions of Geneva’s community facilities.

Geneva owns the following buildings: City Hall, the water tower and associated well buildings, and the fire department.

The number one priority for the Geneva City Council is to renovate the City Hall for use as a community center.

Regarding critical facilities, Geneva operates one water system. Geneva’s water system has two wells and has capacity for current and future demand.

## ***Identified Needs and Opportunities***

### Needs:

- Need of redevelopment (Neighborhoods, development along U.S.80 and S.R.96).
- Growth limited due to infrastructure in Geneva (water). Tank maintenance needed
- Digital Bill Board
- New Fire Truck
- Ten new breathing apparatus
- Expand City Hall for use as a community center
- Need for a Public Bathroom

### Opportunities:

- Grants Available for Community Facility Work
- Continued improvement of local education system.

## **Transportation**

Geneva is bisected by the Norfolk Southern Railroad. The rail line divides the city into north-south sections. Just north of the rail line and running parallel to it is GA Hwy 96, the Fallline Freeway. GA Hwy 96 is a major route from Columbus to Macon and points east.

The existing street network in Geneva is capable of handling current and future traffic volumes. While there are a total of 491 miles of roads in Talbot County, approximately, 27 miles of these roads are considered city streets and 133 are state routes. The total road miles in Geneva is 1.62 miles. Some of these are located in Geneva. There are currently no local road standards or regulations regarding road development.

A public airport is located 22 miles away in Butler, Georgia. This facility offers a 5,002 ft. asphalt runway with lights, a second 2,400 ft. turf runway with no lights, no aircraft tie down, and no hanger. The nearest commercial air service is at Columbus Metropolitan Airport which is served by Delta. There are several grass air strips in the county. These are all privately owned and are used primarily for agricultural purposes.

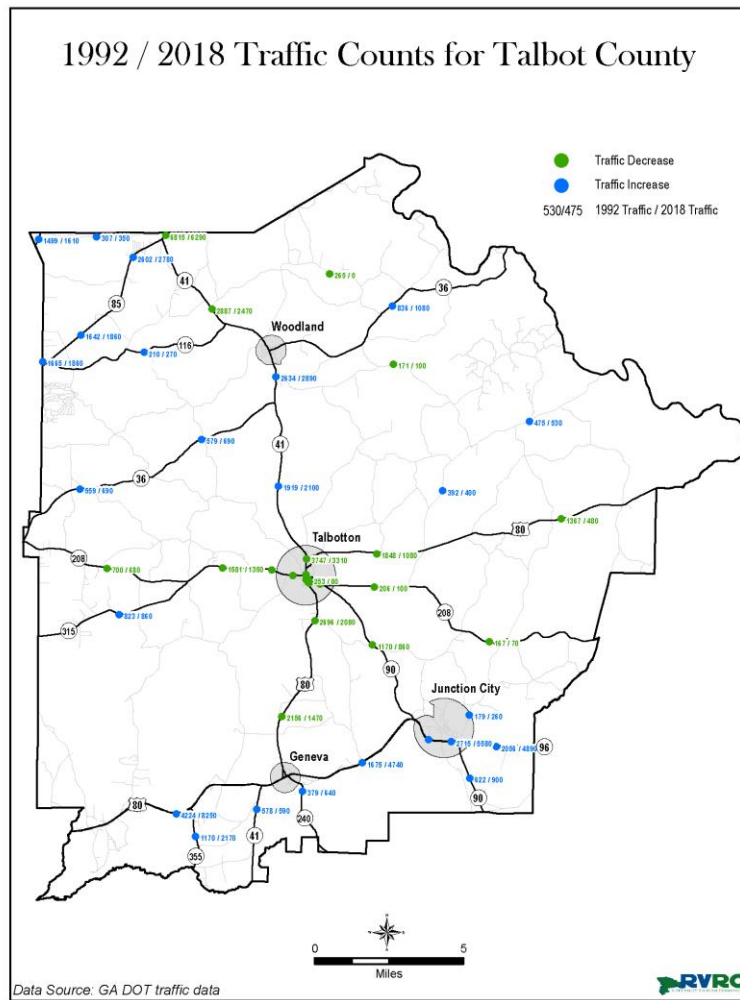
Talbot County operates a rural public transportation program which serves the entire county. Residents of Talbot County and each municipality make appointments to use this service. The county operates four vans, which are all handicap equipped.

## ***Identified Needs and Opportunities***

### Needs:

- Maintaining existing paved city roads and dirt roads.
- Road and Storm water Runoff Improvements ( Woodland Road is a dirt road and is impossible to pass on road during a rain event)
- Pedestrian/Bike Trail
- Pave Pine Circle and Magnolia Lane to U.S. 80





<b>Table 7: Talbot County Road Data</b>	
<b>ROADS BY FUNCTION</b>	<b>LINEAR MILES</b>
<b>Unpaved</b>	31
<b>Interstate</b>	0
<b>State Route</b>	133
<b>County Road</b>	331
<b>City Street</b>	27
<b>Total Mileage</b>	491

Source: Georgia County Guide 2020

Table 6: Freight Railroad Systems Operating in Talbot County				
Freight railroads	Rank	Length	Location	Operating
CSX Transportation	Class 1	33.62 miles	Junction City Talbotton Woodland	CSXT
Norfolk Southern	Class 1	21.30 miles	Geneva Junction City	Norfolk Southern Company

Source: Georgia State Rail Plan 2015



Nancy Hanks Train in Talbot County (Courtesy of the Vanishing Georgia Collection, Georgia State Archives)

## Identified Needs and Opportunities

### Opportunities:

- Promote the Talbot Transit System
- TIA Funding for Street\Road Improvements

## Housing

Housing data was taken from several different sources, and it is important to recognize discrepancies in the data used. For the county, the most recent and best information came from the 2013 American Community Survey data. However, that level of data on housing was not available for the cities and ESRI Business Analyst estimates were used to access numbers in the cities.

The housing stock in Geneva consists of a mixture of traditional single family stick-built homes, as well as manufactured and mobile home units. There are no high density multi-family units like apartments in Geneva. While the county as a whole is growing in housing numbers, Geneva has lost housing units. The number of rental units has remained steady over the past five years and the number of owner-occupied structures has grown. The vacancy rates have been climbing slightly, and with only marginal population growth, it will be reasonable to expect more vacancy in the future.

Manufactured or mobile home units continue to be an important source of affordable housing for many residents in Geneva. In Talbot County, as a whole, housing costs have been relatively low when compared to the region and the state. Talbot County's median housing value in 2013 was \$76,500, as compared to the State's median 2013 value of \$109,896. This 2013 housing value is up from \$51,300 in 2000. From a cost burden standpoint, Talbot County has a significant percentage of its population, both homeowners and renters, who pay more than 30% of their income on housing. In Talbot County, 42% of home owners are cost burdened and 40% of renters are cost burdened. This is also a statewide issue with 34.9% of owners and 53.4% of renters cost burdened in Georgia.

## *Identified Needs and Opportunities*

### Needs:

- Improvement to remaining dilapidated and abandoned structures
- Increase home ownership opportunities

### Opportunities:

- Accessory units like garage apartments or mother-in-law units are allowed under existing regulations.
- Land for Housing is affordable

**Table 8: Talbot County and Municipality Characteristics**

Occupancy Characteristics: 2010-2014										
Jurisdiction	Talbot County		Geneva		Junction City		Talbotton		Woodland	
Year	2014	2018	2014	2018	2014	2018	2014	2018	2014	2018
Housing Units Vacant	691	647	8	23	20	14	98	144	67	50
Housing Units Owner Occupied	2,084	2,175	34	56	48	65	261	257	119	101
Housing Units Renter Occupied	604	591	2	3	13	18	223	151	48	29
<b>Total</b>	<b>3,379</b>	<b>3,413</b>	<b>44</b>	<b>82</b>	<b>81</b>	<b>97</b>	<b>582</b>	<b>552</b>	<b>234</b>	<b>180</b>

Source: U.S. Bureau of the Census – 2014-2018 American Community Survey, ESRI Business Analyst, River Valley Regional Commission staff

**Table 9: Geneva Recorded and Projected Number Housing Units: 1990-2018**

Geneva: Types of Housing				
Category	1990	2000	2010	2018
<b>TOTAL Housing Units</b>	77	61	45	82
Single Units (detached)	54	37	23	44
Single Units (attached)	0	2	1	0
Double Units	0	0	0	0
3 to 9 Units	0	0	0	4
10 to 19 Units	0	0	0	0
20 to 49 Units	0	0	0	0
50 or more Units	0	0	0	0
Mobile Home or Trailer	23	22	24	34
All Other	0	0	0	0

Source: U.S. Bureau of the Census, 1990,2000,2010, ACS 2014-2018



## Economic Development

The economic development data used for this section was only available for the county as a whole and not available for the individual cities.

Talbot County has a median household income of \$29,689 with 2,805 households and a population of 5,434 over the age of 18 (ESRI Business Analyst, 2015).

Talbot County had a 2014 unemployment rate of 7.9% according to Georgia Department of Labor statistics. This is slightly better than the 8.4% unemployment rate for surrounding counties, but worse than the state and national rates of 7.2% and 6.2% respectively. There are a total of 2,834 people in the labor force in Talbot County. Most work in the service sector (43.1%), followed by the government sector (21.2%), retail trade (7.8%), manufacturing (7.8%) and mining (7.6%) (ESRI Business Analyst, 2015).

What is particularly unique about Talbot County is how many people travel out of the county daily to work. According to ESRI Business Analyst, the daily net out-migration from the county is 1,522 people. Only 16.6% of the labor force in Talbot County actually work in Talbot County. The vast majority, 81.1%, work outside the county. The remaining 2.3% work outside the state. This statistic has profound planning implications indicating that transportation to employment centers is critical and that more effort needs to be put forth to attract employers to the county.

The Comprehensive Economic Development Strategy (CEDS) for the River Valley region notes three projects for Talbot County to attract employment. These include a Technology and Workforce Development Center, a series of Infrastructure improvements to the existing Industrial Park, and the Development of the Fall Line Industrial Park, including site work and infrastructure improvements.

According to the Georgia Department of Labor, the top employers in Talbot County are Talbot County government, Talbot County School system, Junction City Mining, LLC; Junction City Quarry; Talbot State Bank; The Peoples Bank of Talbotton.

**Table 10: Talbot County Workers**

<i>Workers Age 16+ by place of work</i>	<i>2018 ACS Estimate</i>	<i>Percent</i>
<b>Total</b>	2,470	100%
<b>Worked in State and County of Residence</b>	284	11.5%
<b>Worked in State and Outside County of Residence</b>	2,159	87.4%
<b>Worked Outside State of Residence</b>	27	1.1%

Source: U.S. Bureau of the Census – 2014-2018 American Community Survey

Table 11: Workers by Employment Type

<b>SIC Codes</b>	<b>Percentage of Workforce</b>
<b>Agriculture and Mining</b>	2.2%
<b>Construction</b>	5.2%
<b>Manufacturing</b>	21.3%
<b>Transportation</b>	6.4%
<b>Communication</b>	1.4%
<b>Utility</b>	2.0%
<b>Wholesale Trade</b>	1.3%
<b>Retail Trade</b>	10.1%
<b>Finance, Insurance, Real Estate</b>	7.6%
<b>Services</b>	39.0%
<b>Government</b>	3.5%

Source: U.S. Bureau of the Census – 2014-2018 American Community Survey

Table 12: Unemployment

<b>Time Period</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
<b>May, 2019</b>	2,828	2,699	129	4.6%
<b>June, 2019</b>	2,883	2,682	151	5.3%
<b>July, 2019</b>	2,816	2,677	139	4.9%
<b>August, 2019</b>	2,810	2,680	130	4.6%
<b>September 2019</b>	2,791	2,692	99	3.5%
<b>October, 2019</b>	2,806	2,698	108	3.8%
<b>November, 2019</b>	2,797	2,700	97	3.5%
<b>December, 2020</b>	2,800	2,694	106	3.8%
<b>January, 2020</b>	2,800	2,691	109	3.9%
<b>February, 2020</b>	2,827	2,711	116	4.1%
<b>March, 2020</b>	2,797	2,660	137	4.9%
<b>April, 2020</b>	2,650	2,327	323	12.2%
<b>May, 2020</b>	2,665	2,423	242	9.1%

Source: Georgia Department of Labor

## ***Retail Market Potential Analysis***

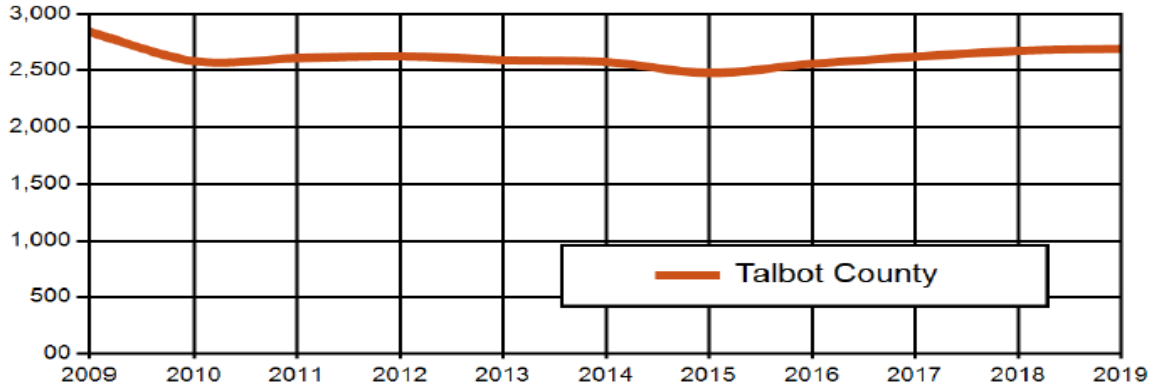
The ESRI Retail Market Potential Analysis for Talbot County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Talbot County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite. That is, Talbot County residents spend more on those items. . With an MPI of 133, Talbot County residents spent more on regular cola in the last six months than the average U.S. resident. With an MPI of 171, Talbot County residents spent more on cigarettes at a convenience store in the last 30 days than the average U.S. resident. With an MPI of 60, fewer Talbot County residents spent money on home mortgages. With an MPI of 57, fewer Talbot County residents have a retirement savings plan than the average U.S. resident. The MPI for buying American products is 128. For the full ESRI Retail Market Potential Analysis for Talbot County, see the Appendix.

## ***Job Tax Credit Programs***

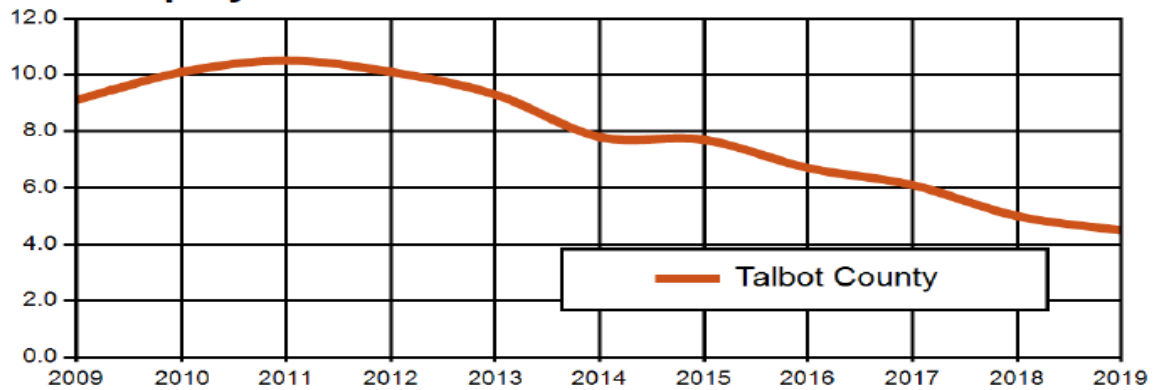
Talbot County is a Tier 1 County in regards to the Job Tax Credit Program as determined by the Georgia Department of Community Affairs (See Appendix for Maps). The Job Tax Credit Program (O.C.G.A. § 48-7-40.1) provides additional benefits to specified census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty.

The military zone designation was added in the 2004 Legislative Session through the passage of House Bill 984. This amendment provides for census tracts which are located adjacent to a military base and have pervasive poverty of at least a 15 percent poverty rate, as reflected in the most recent decennial census, to receive the highest benefit level allowed under the Job Tax Credit Program. It also provides for the credit to be available to any business of any nature, as long as all other program requirements are met. An amendment was made in the 2008 Legislative Session to provide for the job creation threshold to be reduced from 5 jobs to 2 jobs ([www.dca.ga.gov/economic/DevelopmentTools/programs/militaryZones.asp](http://www.dca.ga.gov/economic/DevelopmentTools/programs/militaryZones.asp)). Two of Talbot's three census tracts were designated as Military Zones in 2012. These census tracts include the City of Geneva and the City of Junction City. This designation makes businesses in these geographic areas beneficiaries of the extended Job Tax Credit Program (See Appendix for Maps).

### Employment Trends



### Unemployment Rate Trends



### ***Identified Needs and Opportunities***

#### Needs:

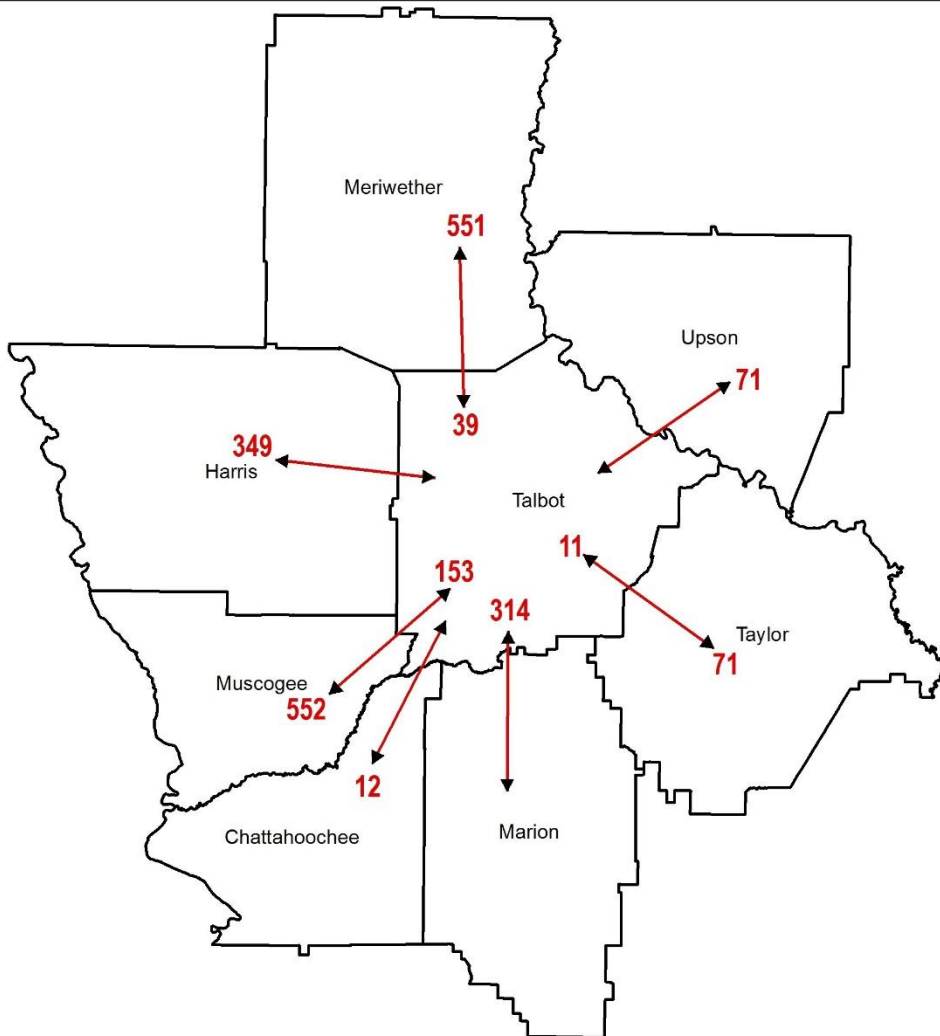
- Add to job base by seeking retail development
- Growth limited due to infrastructure in Geneva (water).
- Promote Tourism
- Beautification Efforts along U.S. 80\ SR 96

#### Opportunities:

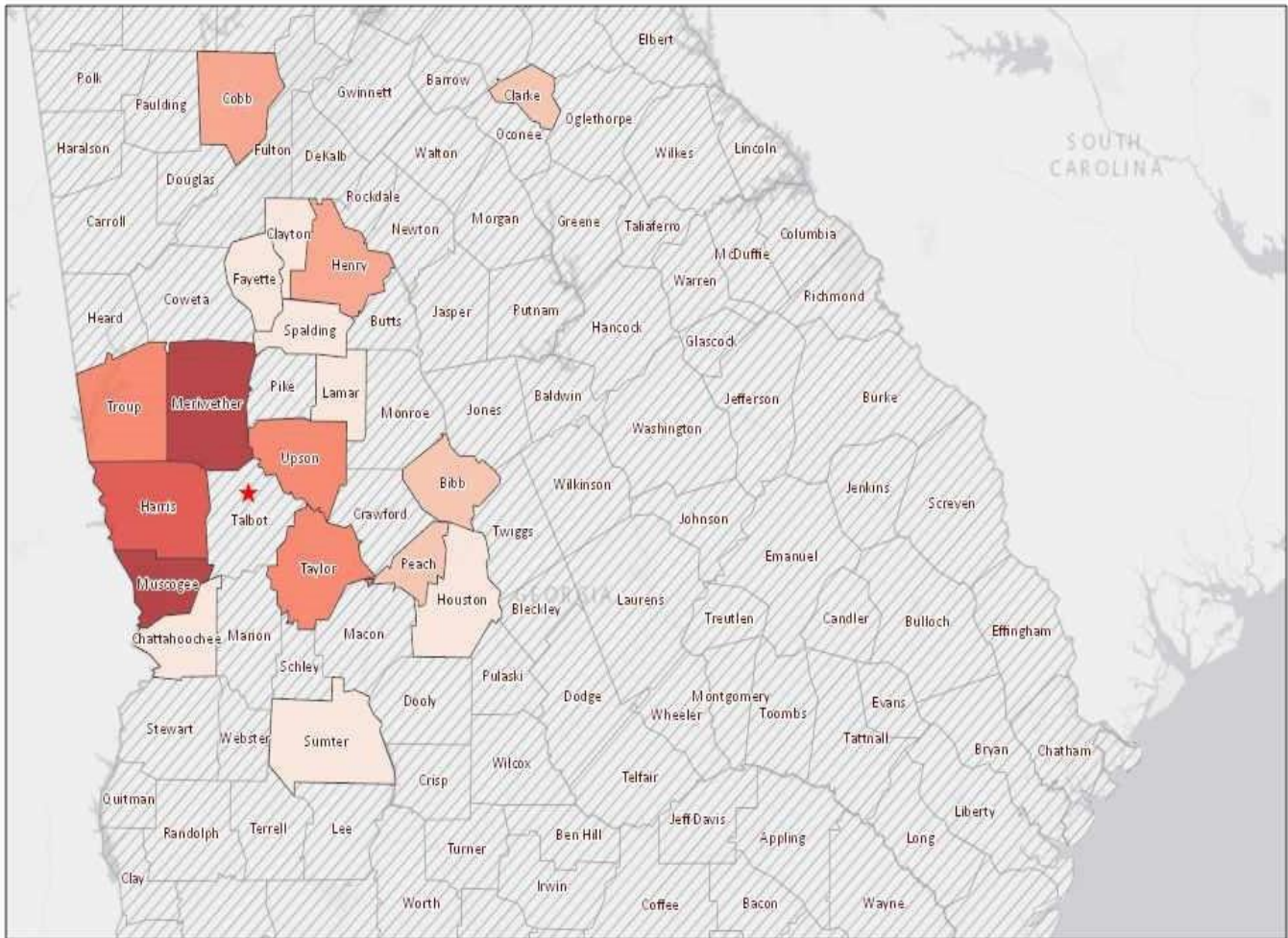
- Capitalize on improving local education system.



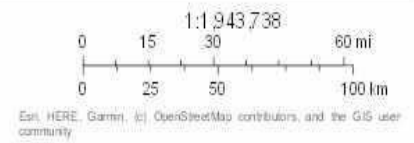
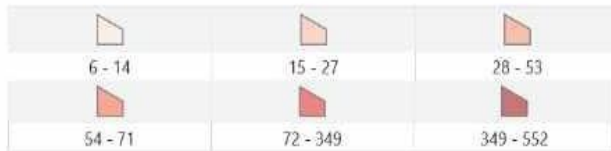
## Talbot County in-migration and out-migration for work



# Total Commuters Map



Commuters from Talbot Co.



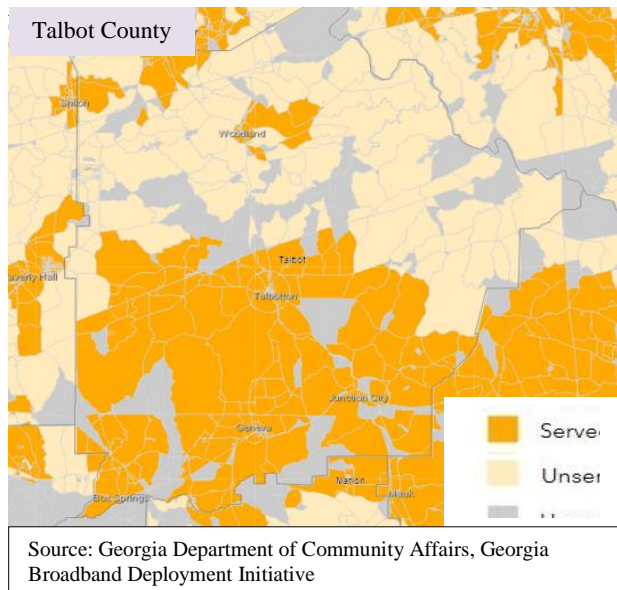
Source: United States Census Bureau

## Broadband Internet Service

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 16% ( $\pm 1.6$  million), residing predominantly in rural communities, do not have access to broadband service. The General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in today's society and enjoy the many benefits of the technology.

The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Mbps and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the initiative. This graphic represents areas of the county which are and are not served at the threshold speed. Populated census blocks that did not meet this definition (25 Mbps/3 Mbps service availability) are delineated as 'unserved'. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least 3 employees and \$150,000 annual sales.



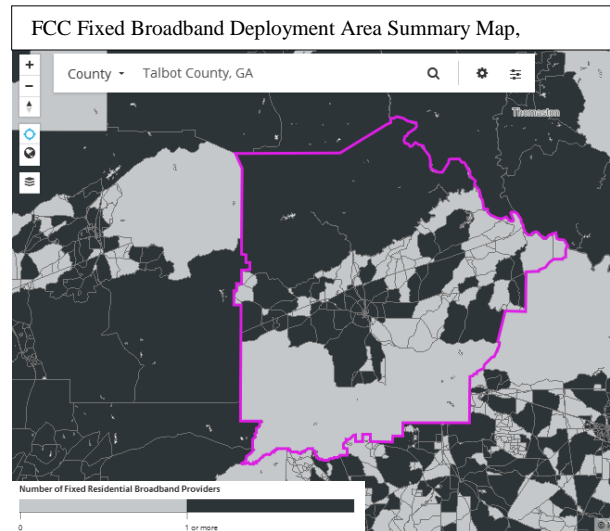
The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) in a census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the census block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

Talbot County has 758 Census Blocks with no broadband service, and 22% of the population lives in unserved areas. There are 2,659 locations with at least a single customer at the minimum service level.

The FCC Fixed Broadband Deployment Area Summary Map (December, 2019) shows two satellite providers offer 25Mbps/3Mbps residential service to 100% of Talbot County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at the minimum level is available to 0.52% from 3 or more providers, to 23.94% from 2 providers, and 55.32% from a single provider. However, 20.23% of the population has no fixed wireless residential broadband service at the 25Mbps/3Mbps level. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

ADSL broadband service is available at the 25Mbps/3Mbps level to 58.61% of the population. However, 57.29% of the population has only a single ADSL service provider, and only 1.32% can choose between 2 providers. Cable service is available to 54.42% of the population at the minimum target speed, and 44.81% have 100Mbps/10Mbps and 250Mbps/25Mbps service available, all from a single provider. Cable internet service is provided over cable television infrastructure.

One provider offers fiber service to 1.21% at the 250Mbps/25Mbps and 100Mbps/10Mbps level. and fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber.



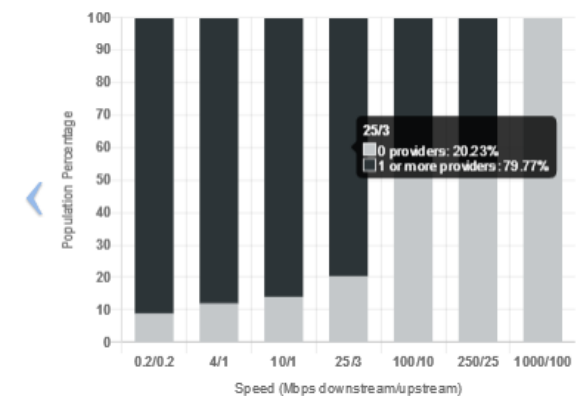
Talbot County, GA

Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless  
 Speed ≥ 25/3 Mbps  
 Date Dec. 2019 (latest public release)



The chart shows the fraction of the population that has access to different numbers of residential broadband providers (the vertical axis) depending on the broadband speed (the horizontal axis) for the technologies selected to be displayed on the map. The majority of the county is rural and 78.65% of the rural area has at least one provider offering 25Mbps/3Mbps service. However, 21.35% of the rural population resides in areas that do not have even one provider.

With a so many of residents not served by the Initiative's minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery.

*2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority, parenthesis added*

## ***Identified Needs and Opportunities***

### Needs:

There is a critical need to expand broadband to unserved census blocks to maintain economic viability, educational attainment, employment opportunity and business development.

- Rural residents without highspeed internet are unable to access to information and educational opportunities
- Improved broadband capacity is needed to meet current and future needs of residents, businesses, and industry
- Coordination is needed between local broadband providers and local organizations to identify and address key issues
- Broadband infrastructure is needed along with all other utilities for industrial development

### Opportunities:

Identify and address telecommunications deficiencies (Unserved or served below threshold)

- Coordinate efforts through public/private partnerships to provide comprehensive consistent, reliable and equitable broadband coverage
- Funding sources/partnerships to expand broadband access
- Broadband infrastructure can be incorporated in rights-of-way during road projects

## **Natural Resources**

Geneva should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The Natural and Cultural Resources of Geneva are fundamental components in the development of the city and should be included in the planning process. Geneva should develop educational programs to promote conservation and protection of important resources for all segments of society. Geneva, Talbot County and the other municipalities should also strengthen and improve existing regulations regarding development in sensitive areas.



## ***Water Resources Planning***

Talbot County realizes the importance of their location in the Upper Flint River Watershed and understands the significant role current and future development plays in water quality. Talbot County participated in the regional water planning efforts of the Upper Flint River Water Planning Council as mandated by state law in 2008 “to manage water resources in a sustainable manner to support the state’s economy, to protect public health and natural systems, and to enhance the quality of life for all citizens.” (*Upper Flint Regional Water Plan*, September 2011) Talbot County continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

## ***Water Supply Watersheds***

Geneva is located in the Upatoi Creek Watershed. This watershed drains into the Chattahoochee River. This watershed provides habitat for an abundance of flora and fauna as well as areas critical for recharging the Cretaceous-Tertiary Aquifer (See Appendix for Maps).

## ***Groundwater Recharge Areas***

Geneva is located in a very important groundwater recharge area. It is located over the Cretaceous-Tertiary Aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence and Clayton aquifer systems, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. (Donahue, [Groundwater Quality in Georgia for 2002](#)). Geneva is considered to be a medium pollution susceptibility area (See Appendix for Maps).

Geneva, Junction City, Talbotton and Talbot County should partner with one another to adopt and implement the environmental planning criteria developed by the Georgia Department of Natural Resources for the protection of groundwater recharge areas.

## ***Wetlands***

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands in Geneva. However, none of the wetlands identified are considered to be significant. As a result, special protection measures for these wetlands are not needed at this time.

Geneva realizes the importance of wetlands and the many benefits their protection provides. This includes flood protection, water quality improvement, and recreation. The Georgia Environmental Protection Division has not required Geneva or any of the other municipalities within the county to adopt the Wetlands Protection Ordinance, and they have not done so (See Appendix for Maps).





Sarracenia rubra: endangered flora in



Shoal Spider Lilies along the banks of the Upper Flint River

### ***Flood Plains***

Flood plains are primarily found in the central section of Talbot County and along the Flint River. Any development should be closely monitored in areas that are subject to flooding. Geneva has been mapped for flood prone areas under the Federal Emergency Management Agency program. FEMA did not identify any flood prone areas in Geneva, therefore, the city does not participate in the National Flood Insurance Program (See Appendix for Maps).

### ***Soil Types***

Talbot County's geology is unique in that it lies along the Fall Line, a transition zone between the Piedmont Crystalline Rock and the Coastal Plain Sedimentation Rocks. As a result, soil classifications found in the northern part of the county are completely different in permeability and usage than those found in the southern part of the county.

The primary soil classifications for Geneva are Lakeland, Norfolk and Vaucluse. The Lakeland series consists of very deep, excessively drained, rapidly permeable soils that formed in sandy marine sediments. The Vaucluse series consists of very deep, well drained soils with a moderately slow permeability. The Norfolk soil series consists of very deep, well drained soils with moderate permeability (See Appendix for Maps)

### ***Mineral Resources***

Talbot County's location on the Fall Line also indicates a wide variety of rocks and minerals. Talbot County straddles two of Georgia's five physiographic provinces: the Piedmont Plateau and the Atlantic Coastal Plain. The Piedmont Plateau is composed of metamorphic and igneous crystalline rocks while the Atlantic Coastal Plain is underlain by sedimentary rocks including limestone, clays of various kinds, sand and gravel. Geneva is located in the Coastal Plain (See Appendix for Maps).



Junction City Mining

## ***Slopes***

Characteristics of Geneva's topography are broad valleys. Slopes within the city limits are generally less than 15%. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts (See Appendix for Maps).

## ***Protected River Corridors***

The Flint River has been designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8). This river flows along the eastern boundary of the county. Land along the Flint River performs a variety of critical functions related to water resources, which include controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water.



Flint River

## ***Prime Agricultural and Forest Land***

There is no prime agricultural land in Geneva. However, farmland needs to be protected from encroachments. Although the farming sector is small, it does add to the local economy as well as the scenic quality of the city and the county.

The forested areas of Talbot County and Geneva are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector. Geneva should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

**Table 13: Talbot County Agricultural Trends**

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
<b>Talbot County</b>	90	33,885	2,040	0	209,700	50,200
<b>River Valley Region</b>	4,588	1,002,225	420,520	-	2,360,200	509,800
<b>Georgia</b>	42,257	9,620,836	3,609,788	-	24,634,900	4,733,000

Source: 2018 Georgia County Guide (data is from 2015)

***Plant and Animal Habitats***

The Georgia Department of Natural Resources tracks endangered flora and fauna. This information is available only on a county level.

Talbot County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Talbot County. State and federally designated endangered plant and animal species are listed in the following tables.



Asclepias rubra: endangered flora in Talbot County.



Red Cockaded Woodpecker: Endangered species with habitat in Talbot County

Table15: Talbot County Endangered Species

Plant Occurrences	
Scientific Name	Common Name
<i>Asclepias rubra</i>	Red Milkweed
<i>Chamaecyparis thyoides</i>	Atlantic White-cedar
<i>Croomia pauciflora</i>	Croomia
<i>Helenium brevifolium</i>	Bog Sneezeweed
<i>Hymenocallis coronaria</i>	Shoals Spiderlily
<i>Listera australis</i>	Southern Twayblade
<i>Magnolia pyramidata</i>	Pyramid Magnolia
<i>Myriophyllum laxum</i>	Lax Water-milfoil
<i>Nestronia umbellula</i>	Indian Olive
<i>Panax quinquefolius</i>	American Ginseng
<i>Pityopsis pinifolia</i>	Sandhill Golden-aster
<i>Sarracenia rubra</i>	Sweet Pitcherplant
<i>Silene polypetala</i>	Fringed Campion
<i>Smilax leptanthera</i>	Catbrier
<i>Stylisma pickeringii</i> var. <i>pickeringii</i>	Pickering's Morning-glory
<i>Tradescantia roseolens</i>	Rosy Spiderwort
<i>Triadenum tubulosum</i>	Broadleaf Marsh St. Johnswort
<i>Trillium reliquum</i>	Relict Trillium

Source: NatureServe Explorer



*Panax quinquefolius*: endangered flora in Talbot County



*Magnolia pyramidata*: endangered flora in Talbot County.

Table16: Talbot County Endangered Species

Animal Occurrences		
Scientific Name	Common Name	
<i>Crotalus adamanteus</i>	Eastern Diamond-backed Rattlesnake	reptile
<i>Cyprinella callitaenia</i>	Bluestripe Shiner	fish
<i>Desmognathus aeneus</i>	Seepage Salamander	amphibian
<i>Elimia boykiniana</i>	Flaxen Elimia	mollusk
<i>Elimia curvicostata</i>	Graphite Elimia	mollusk
<i>Elliptio arcata</i>	Delicate Spike	mollusk
<i>Elliptoideus sloatianus</i>	Purple Bankclimber	mollusk
<i>Etheostoma parvipinne</i>	Goldstripe Darter	fish
<i>Eumeces anthracinus pluvialis</i>	Southern Coal Skink	reptile
<i>Eurycea chamberlaini</i>	Chamberlain's Dwarf Salamander	amphibian
<i>Gopherus polyphemus</i>	Gopher Tortoise	reptile
<i>Graptemys barbouri</i>	Barbour's Map Turtle	reptile
<i>Haliaeetus leucocephalus</i>	Bald Eagle	bird
<i>Heterodon simus</i>	Southern Hognose Snake	reptile
<i>Lithobates capito</i>	Gopher Frog	amphibian
<i>Lythrurus atrapiculus</i>	Blacktip Shiner	fish
<i>Micropterus cataractae</i>	Shoal Bass	fish
<i>Micrurus fulvius fulvius</i>	Eastern Coral Snake	reptile
<i>Moxostoma lachneri</i>	Greater Jumprock	fish
<i>Moxostoma sp. 1</i>	Apalachicola Redhorse	fish
<i>Myotis austroriparius</i>	Southeastern Myotis	mammal
<i>Necturus beyeri complex</i>	Gulf Coast Waterdog	amphibian
<i>Notropis hypsilepis</i>	Highscale Shiner	fish
<i>Percina crypta</i>	Halloween Darter	fish
<i>Picoides borealis</i>	Red-cockaded Woodpecker	bird
<i>Pituophis melanoleucus mugitus</i>	Florida Pine Snake	reptile
<i>Plethodon websteri</i>	Webster's Salamander	amphibian
<i>Procambarus acutissimus</i>	Sharpnose Crayfish	crustacean
<i>Procambarus versutus</i>	Sly Crayfish	crustacean
<i>Pteronotropis euryzonus</i>	Broadstripe Shiner	fish
<i>Quadrula infucata</i>	Sculptured Pigtoe	mollusk
<i>Villosa villosa</i>	Downy Rainbow	mollusk

Source: NatureServe Explorer



## ***Major Park, Recreation and Conservation Areas***

While there are no major park, recreation or conservation areas in Geneva, Talbot County has many recreational resources as a result of its location along the Pine Mountain Ridge and the Flint River. There are three Wildlife Management Areas (WMA's) and many scenic sites and viewsheds (See Appendix for Maps).

### Wildlife Management Areas

The Big Lazer Creek WMA/PFA is located at the point the Big Lazer flows into the Flint River. The park totals 5,864 acres, with a 250-acre fishing lake on Gum Creek. The area is known for its deer, turkey, and small game populations as well as an abundance of bream, crappie and bass. Also located at the Big Lazer WMA are a 100-meter rifle and pistol ranges, and four primitive camping areas.

The Sprewell Bluff Outdoor Recreation Area and WMA is a 1,372 acre park located along the Flint River. It offers a number of amenities including a boat ramp, picnic area and three mile hiking trail. Recreational access extends to hunting and fishing. Shoal bass and catfish are abundant.

The Chattahoochee Fall Line Wildlife Management Area opened in 2014. The 10,800 acre tract extends from southern Talbot County into northern Marion County. This WMA offers opportunities for hiking, camping and birdwatching. It will also serve as a demonstration site for longleaf pine ecosystem restoration providing habitat for both game and non-game species of wildlife and endangered species like the red-cockaded woodpecker and the gopher tortoise.

### Scenic Sites and Viewsheds

The natural resources available in Talbot County, combined with its rural character, result in many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys, providing beautiful views for the visitors and residents of the county to enjoy.

There are many highways and roads in Talbot County that are considered scenic resources. Northern Talbot is an area characterized by rolling farmland, historic farmhouses, and barns scattered throughout the area. Roadways such as Pleasant Valley, Chalybeate Springs, Bonnie Hawkins, Oak Mountain Ridge, Po Bidy, Ellison Pound, and Hwy 208 showcase the pleasant pastoral scenery offered in the county. South of the Fall Line, Juniper Pond Road also has a tranquil landscape.



Big Lazer WMA in Talbot County.



Sprewell Bluff Outdoor Recreation Area.

## ***Identified Needs and Opportunities***

### Needs:

- Make sure the public has adequate access to regulatory guidelines concerning natural and cultural community resources.
- The community has one potentially contaminated brownfield/greyfield property.

### Opportunities:

- Guide new development away from important resources
- Adopt appropriate site design guidelines for development on sensitive areas (e.g. steep slopes, wetlands).
- Brownfield/greyfield mitigation efforts are active in the RVRC area
- Take advantage of RVRC Natural Resource inventory for Talbot County



Desmognathus aeneus: Endangered species in Talbot County.



Tradescantia roseolens: Endangered species (Photo courtesy of Mark Hutchinson)



## Cultural Resources

In 2004-05 a comprehensive survey of Talbot County historic resources was completed. That survey identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Biddy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

As of January 2015, there are ten individual historic properties and one historic district listed in the National Register of Historic Places in Talbot County. None of these are located in the City of Geneva.

Eight of the Listed National Register Properties are residential resources: the Frederick A. Bailey, House, the Newton P. Carreker House, the Lockhart--Cosby Plantation, the John Frank Mathews Plantation, the David Shelton House, the George W.B. Towns House, Weeks-Kimbrough House, and The Elms. The LeVert Historic District also contains residential resources.

Proposed Eligible National Register Historic Districts in the Cities of Geneva, Junction City, and Woodland would contain residential resources. Prattsburg, Po Biddy, O'Neal, Flint Hill, Box Springs and Ypsilanti are unincorporated communities with concentrations of residential and agricultural resources.

Geneva understands the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. Geneva also knows the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community.

While governmental support is present, the level of community support is low. An organization is needed to sponsor National Register listings; to oversee the application for survey funds; to maintain an inventory of local historic resources and attempt to preserve endangered resources. Also, steps need to be taken to steer development away from cultural resources within Geneva.



Antebellum Plantation Home in Talbotton



Zion Episcopal Church



Ford Building, Chamber of Commerce Office

## ***Identified Needs and Opportunities***

### Needs

- Make sure the public has adequate access to regulatory guidelines concerning cultural resources.
- Historic resource conditions are endangered and/or declining.
- Promote cultural resources

### Opportunities:

- Take advantage of RVRC Cultural Resource inventory for Talbot County

## **Intergovernmental Coordination**

Coordination between jurisdictions provides local governments an opportunity to inventory existing communication mechanisms and processes that have profound impacts on the success of implementing local government's goals and objectives.

Opportunities exist between neighboring jurisdictions such as Harris County, Marion County, Chattahoochee County, Muscogee County, Taylor County and Fort Benning. In order to reduce issues and take advantage of the potential opportunities, Geneva should maintain open communication and dialogue with all neighboring jurisdictions.

Furthermore, Geneva should strongly consider the impact of regional environmental conservation issues related to the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Partnering with neighboring jurisdictions to ensure conservation of natural resources can spur growth in the outdoor recreation industry and could be a powerful economic engine for local communities.

Geneva should also encourage the sharing of resources among local governments. This will foster fiscal responsibility and ensure proper execution of needed improvements.

City officials must be actively involved in regional planning activities with the River Valley Regional Commission and other regional organizations and entities. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that local people have access to the latest information, tools and best management practices that benefit the community.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The current Pre-Disaster Mitigation Plan is also underway with an estimated completion date of October 2015.

## ***Identified Needs and Opportunities***

### Needs:

- Important to keep line of communication open with Ft. Benning, Talbot County and other cities of Talbot County
- Actively participate in regional planning efforts
- Maintain training and certifications as required by state law

### Opportunities:

- The Service Delivery Strategy will need to be updating prior to October 31, 2027
- Participate in the semi-annual Tribal Consultation facilitated by Fort Benning.



River Valley Regional Council Meeting

## Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same time, no one desires to have a scene of the old west boomtowns, based solely on the production of certain products and wealth, without regard for tomorrow. Many difficult decisions must be made concerning how a community desires to encourage and improve the economic environment while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Geneva would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

## Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what types of land uses exist and where they are but also how they interact. The purpose of this section is to map and review existing land use in Talbot, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Geneva is located in the southern sector of the county. Geneva's residential lots are larger and have a higher percentage of agricultural, forestry, fishing and hunting land than that other municipalities in Talbot County. However, much of this land is vacant and/or undeveloped. The city is primarily residential in nature (139.92 acres). City streets and highways cover approximately 45.5 acres of transportation/communication/utilities land in the city. Agricultural and undeveloped land lay on the perimeter of the city; they make up 64% of all land. The acreage of agricultural/forestry land is 303.75. Currently, the City of Geneva does not have park or industrial land. The city's public facilities and commercial sections are located in the central part of town.



Much of Talbot County is planted in timber



<b>Existing Land Use Definitions Table</b>	
<b>Existing Land Use</b>	<b>Definition</b>
<b>Residential</b>	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
<b>Multi-Family Residential</b>	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
<b>Agriculture/Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
<b>Commercial</b>	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
<b>Industrial</b>	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities or other similar uses. This category includes landfills.
<b>Mining</b>	This category is for land dedicated to mining or mineral (solids, liquids, and gases) extraction activities or other similar uses.
<b>Parks/ Recreation/ Conservation</b>	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, land in a land trust or similar uses.
<b>Public/Institutional</b>	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
<b>Transportation/ Communication/ Utilities</b>	This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.
<b>Undeveloped/ Vacant</b>	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has been abandoned.

## ***Identified Needs and Opportunities***

### Needs:

- Several dilapidated structures both site built and mobile homes
- Identify and promote infill development opportunities.
- Identify vacant properties and dilapidated structures

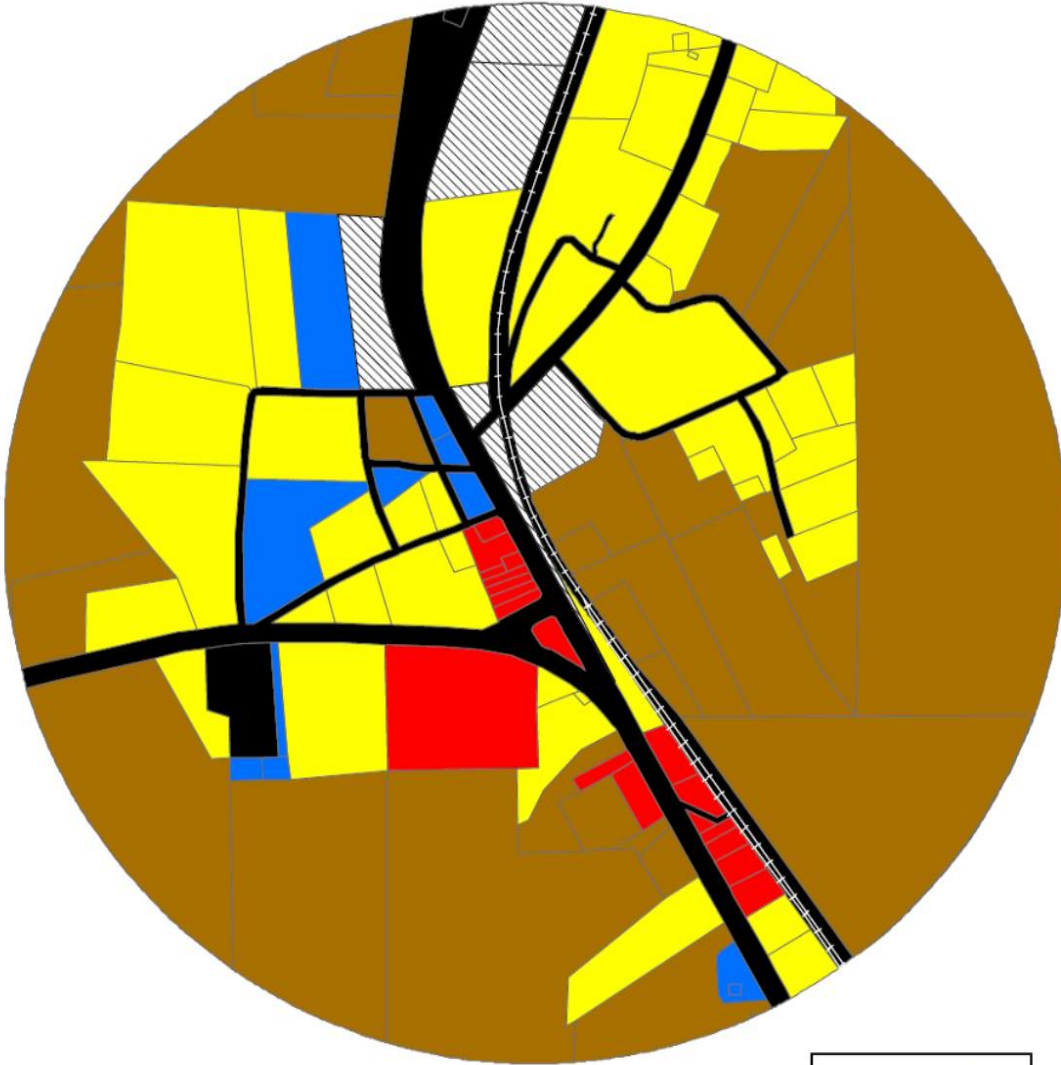
### Opportunities:

- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Maps.
- Protect natural resources within developments. Promote the use of the conservation/ cluster subdivision development.

**Existing Land Use Table City of Geneva**

<b>Geneva, Georgia</b>	<b>Acreage</b>
<b>Agriculture/ Forestry</b>	260.37
<b>Commercial</b>	18.55
<b>Public/ Institutional</b>	16.09
<b>Industrial</b>	0.00
<b>Residential</b>	133.13
<b>Multi-Family Residential</b>	0.00
<b>Transportation/ Communications/ Utilities</b>	53.18
<b>Parks/ Recreation/ Conservation</b>	0.00
<b>Undeveloped/ Vacant</b>	20.42
<b>Total</b>	<b>501.74</b>

# Geneva, Georgia Existing Land Use



**Existing Land Use Classifications**

- Residential
- Agricultural/Forestry
- Commercial
- Public/Institutional
- Transportation/Communication/Utilities
- Undeveloped/Vacant





## **Future Land Use**

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses and where and how they may interact. Due to the decrease in population, there should be only limited pressure placed on Talbot County's infrastructure and public facilities caused by future development. Talbot County has the community facilities and infrastructure capacity to handle future needs.

This section will map and review proposed land use in Talbot County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

## **Areas Requiring Special Attention**

### ***Significant Natural Resources***

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. Geneva contains several significant environmental features including floodplains, groundwater recharge areas and a protected river corridor.

Geneva is located over an area that is considered to be a Most Significant Groundwater Recharge Area in Georgia. The recharge area found in Geneva is considered to have a medium risk of susceptibility to pollution. Geneva, Talbot County, Junction City and Talbotton should partner with one another to adopt and implement the environmental planning criteria developed by the Georgia Department of Natural Resources for the protection of groundwater recharge areas.

Soil types within Geneva are mostly comprised of Lakeland, Vaucluse, and Norfolk soil associations and are were generally considered adequate for development.

### ***Significant Cultural Resources***

There are many cultural resources in Geneva and Talbot County in general. These historic resources add to the sense of community and heritage. A survey completed in 2005 identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 Survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

Geneva understands the significance of cultural resources and place high importance on conserving the area's history, tradition, and culture through preservation. The Geneva City Council prioritizes the conservation of the area's history, tradition, and culture through preservation. They also recognize the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

<b>Future Land Use Definitions Table Geneva</b>	
<b>Future Land Use</b>	<b>Definition</b>
<b>Residential</b>	This category is established to maintain those areas of Geneva which are residential in character and use. This district provides areas for development of residential uses. The residential district is established to preserve land areas for single-family detached dwelling units to include all types of housing units.
<b>Agriculture/Forestry</b>	The agricultural/forestry category is established to maintain those areas with land characteristics, such as soil moisture, temperature and content suitable for farming, forestry operations and other agricultural uses from encroachment by untimely and unplanned residential, commercial or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature. Certain agricultural uses are referred to as a conditional use and are subject to approval by the planning commission.
<b>Commercial</b>	The commercial category is established to provide suitable areas for a broad range of retail, wholesale and service uses. General compatibility with abutting different uses is required, this may be achieved through buffering, screening and/or development plan review. Development in this area should be located on arterial streets or collector streets.
<b>Industrial</b>	The industrial category is established to provide areas for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust and glare associated with uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products and employees, be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal.
<b>Parks/ Recreation/ Conservation</b>	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, land in a land trust or similar uses.
<b>Public/Institutional</b>	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
<b>Transportation/ Communication/ Utilities</b>	This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.

## ***Areas Where Development is Likely to Occur or Areas Where Development May Outpace Availability of Facilities and Services***

Talbot County and its cities have experienced population decline over the last thirty years. Thus, growth pressures are currently minimal. Growth in Talbot County is most likely to occur in the municipalities and on the fringes of the municipalities with access to water and direct access to state routes.

In Geneva, most anticipated development will occur along U.S. 80. In addition to direct access to this highway, this area has access to the Geneva Water. Geneva is ideal for families and individuals seeking lower land and housing prices while still maintaining access to employment opportunities within a short commute to Muscogee, Harris and Troup Counties. All these areas are experiencing modest development. However, it is not believed that the development will outpace the availability of Geneva community facilities (See Appendix for Maps).

## ***Areas with Significant In-fill Development Opportunities***

These areas are portions of the county that are likely to experience infill development in the coming years. Within municipalities, infill development should be concentrated in the existing downtowns. This development will be in the form of new businesses and additional retail development. Prominent intersections also provide prime areas in which vacant lots could be developed into new businesses. Infill development in established neighborhoods is also very likely. Building homes on vacant lots within existing neighborhoods will increase the density of the area, saving the cities the cost of expanding and maintaining infrastructure often associated with new neighborhood developments.

In the City of Geneva, the area most likely to experience new development is along U.S. 80 adjacent to the existing post office and fire station. This portion of town receives a decent amount of traffic as residents and visitors use U.S. 80 to travel between communities in the area. Residential development will most likely occur as infill development scattered throughout the city (See Appendix for Maps).

## ***Brownfields***

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plants.

Some issues involving brownfields include the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increase illegal dumping and graphite and reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, utilize existing public infrastructure, and increase job opportunities and local tax revenues.

The City of Geneva has three potential brownfields. The first, located at the intersection of U.S. 80 and Philips Lane, was a gas station that caught fire and was destroyed. Two additional brownfields were identified off of Magnolia Street and School House Road (See Appendix for Maps).

## ***Areas of Disinvestment***

All communities have areas of disinvestment or areas in need of improvement and Geneva is no different. As these areas grow and develop, market forces will usually lead to improvements within them. However, in some cases, a public/private partnership will be needed to facilitate the necessary improvements. Within the city there are several areas that could benefit from development or re-development. These are mostly residential areas and are characterized by manufactured or stick built homes that are in great need of rehabilitation. Overgrown vegetation and poor maintenance of the street and drainage conditions often exacerbate the perception of blight.

In the City of Geneva the area concentrated around Pine Circle and Spring Street has the greatest need for improvements. According to the 2010 Census, 6.7% of individuals living in Geneva live below the poverty level. Out of the four cities, Geneva has the smallest percentage of the population that is impoverished. However, by reinvesting in communities and creating a better quality of life through jobs, educational opportunities and recreational options these numbers can be reduced, and thus help to promote the long term development of Geneva and Talbot County (See Appendix for Maps).



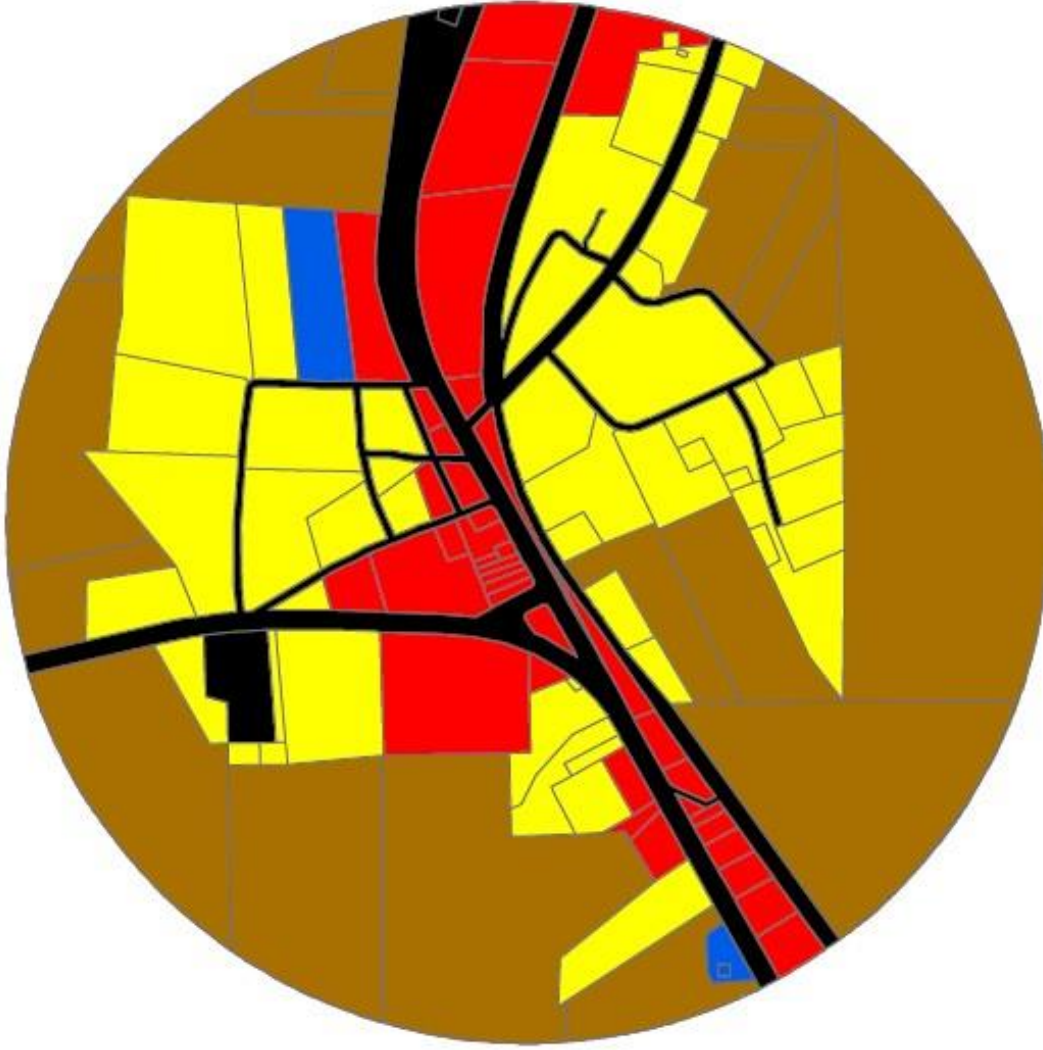
Neglected maintenance can lead to neighborhood blight



Example of a Brownfield

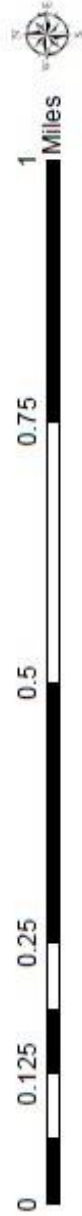


Geneva, Georgia  
Future Land Use



**Future Land Use Classification**

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



# Geneva, Georgia

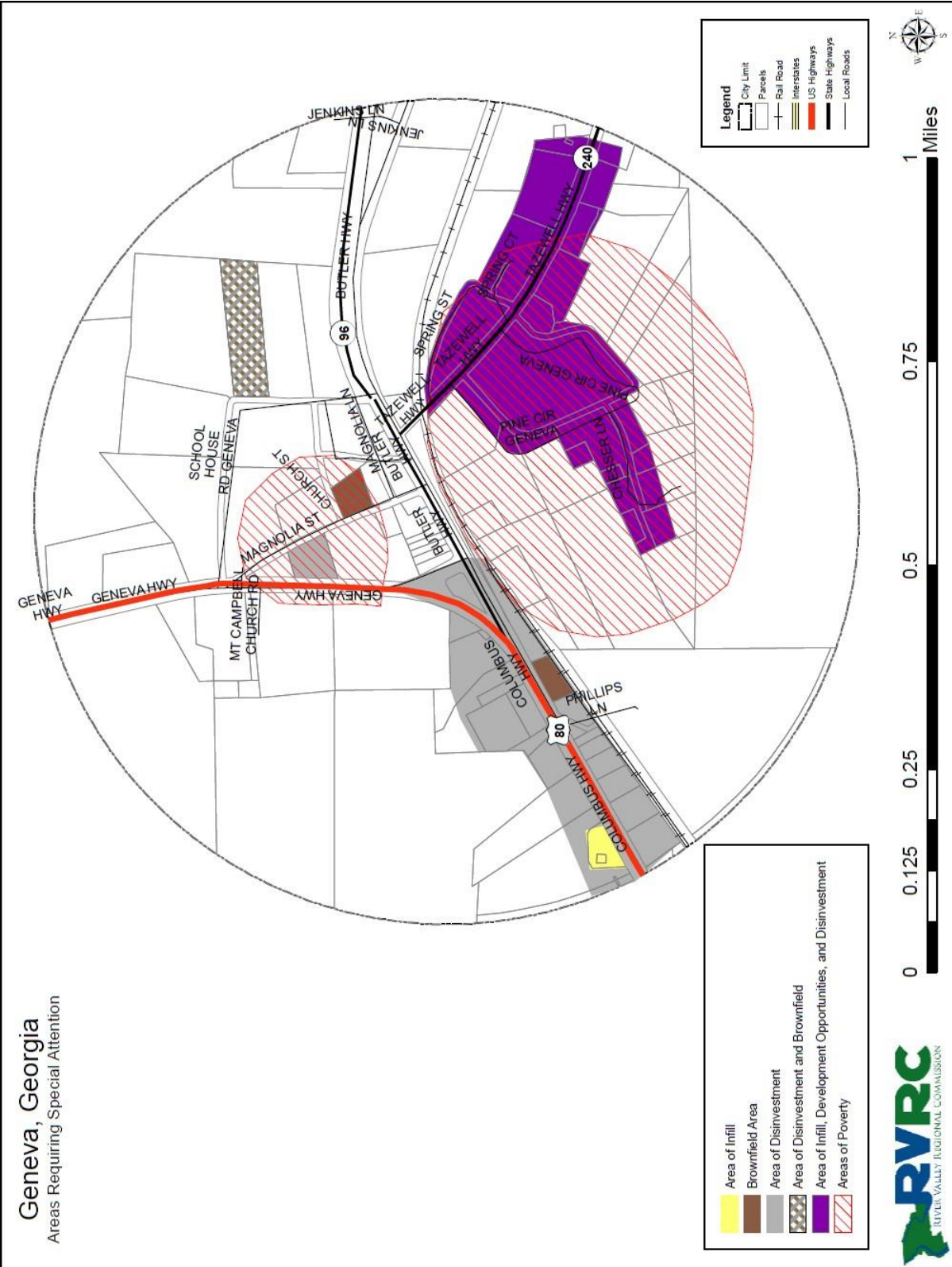
Natural Areas Requiring Special Attention

Wetland Areas	
	Non-Forested Emergent Wetland
	Open Water
Groundwater Recharge	
	Cretaceous-Tertiary

\*Entire City is located in Upper Upatoi Creek Watershed and outside the Floodplain.



**Geneva, Georgia**  
Areas Requiring Special Attention





# Community Needs and Opportunities

## Quality Community Objectives

Talbot County has reviewed the Georgia Department of Community Affairs' Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan Update and the future growth, development and redevelopment of Talbot County. These objectives will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, and economic development. These objectives will provide the framework needed in order to make well-informed decisions.

### *Economic Prosperity*

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

### *Resource Management*

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

### *Efficient Land Use*

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

### *Local Preparedness*

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## ***Sense of Place***

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

## ***Regional Cooperation***

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

## ***Housing Options***

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

## ***Transportation Options***

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

## ***Educational Opportunities***

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

## ***Community Health***

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

# Community Vision and Policies

## Geneva Vision Statement

The vision for Geneva is to serve as a bedroom community for the Columbus MSA. The Geneva City Council will achieve this goal by providing its citizens a well-balanced community consisting of quality residential, commercial, institutional and recreational development with well-maintained efficient utility infrastructure. This vision will be supported by the following planning goals:

- Maintain the desired character of the city through traditional neighborhood development, providing sufficient designated areas to accommodate expected demand for commercial and residential growth.
- Seek sufficient and desirable growth by attracting businesses that will balance employment needs with retail and service offerings to meet the needs of citizens.
- Connect all development, when feasible, by bike and pedestrian infrastructure and recreational areas readily available to everyone encouraging a healthy lifestyle for all citizens.
- Ensure that a fiscal balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general governmental services needed to accommodate planned growth.
- Encourage residential development that meets the housing needs of city residents as well as providing a range of housing types and styles. Single-family development will be the cornerstone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the city and a sense of place for its residents. Use the history, beauty, charm, and recreational opportunities to attract visitors.
- Partner with the County and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefits the city, county and region.

## **Community Goals and Policies**

Geneva has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving the city's vision and addressing identified needs and opportunities. These policies will guide the Geneva City Council in future development decisions. The framework for decisions to be made about the future development of Geneva by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

## ECONOMIC DEVELOPMENT

**Goal: Promote and maintain a stable economic environment for Geneva.**

### OBJECTIVE

Support and encourage the growth of existing business and industry in Geneva.

### POLICIES

- Partner with the County Extension Office in encouraging, promoting and aiding the farming community.
- Continue to endorse support programs for timber and farming enterprises.
- Partner with the Talbot County Chamber of Commerce in conducting a periodic check with local business and industry.

### OBJECTIVE

Encourage and support the diversification of the economic base in Geneva.

### POLICIES

- Support the Talbot County Chamber of Commerce and Talbot County Development Authority through active participation and financial contributions.
- Support efforts of Talbot County Chamber of Commerce to work with developers to construct additional housing that will support expansion of the economic base.
- Identify and encourage those businesses that are compatible with Geneva policies and its resources to locate within the city.
- Work with the Talbot County Chamber of Commerce and Talbot County Development Authority to attract clean industries and businesses that are environmentally friendly and enhance the quality of life for Geneva residents.
- Encourage and support the creation of an Entrepreneur Program to develop additional locally owned businesses which are compatible with the resources of the city and are environmentally friendly and enhance the quality of life for all Geneva residents.
- Expand and support existing adult literacy programs available to the residents of Geneva.
- Provide efficient transportation services to area jobs, technical colleges and universities.





## ECONOMIC DEVELOPMENT

**Goal: Promote and maintain a stable economic environment for Geneva (cont.).**

### POLICIES (cont.)

#### OBJECTIVE

Encourage and support the diversification of the economic base in the county.

- Develop and enforce land use controls to provide for better utilization of the city's economic development potential.
- Continue development of necessary infrastructure to enable local business and industry to expand and to market to out-of-area enterprises.
- Develop a tourism program to attract tourist related industry and enterprises.

#### OBJECTIVE

Develop and support training and educational programs to prepare the city population for the work environment.

### POLICIES

- Support the continued expansion of the vocational and technical programs offered at the local high school.
- Cooperate and support the workforce development initiatives promoted by the Valley Partnership and the River Valley Regional Commission.
- Encourage increased frequency of computer and Adult Education/Vocational Education classes.
- Expand broadband infrastructure and access to technology.



LPN student training



Technical College student learning HVAC repair

## ECONOMIC DEVELOPMENT

**Goal: Promote and maintain a stable economic environment for Geneva (cont.).**

### OBJECTIVE

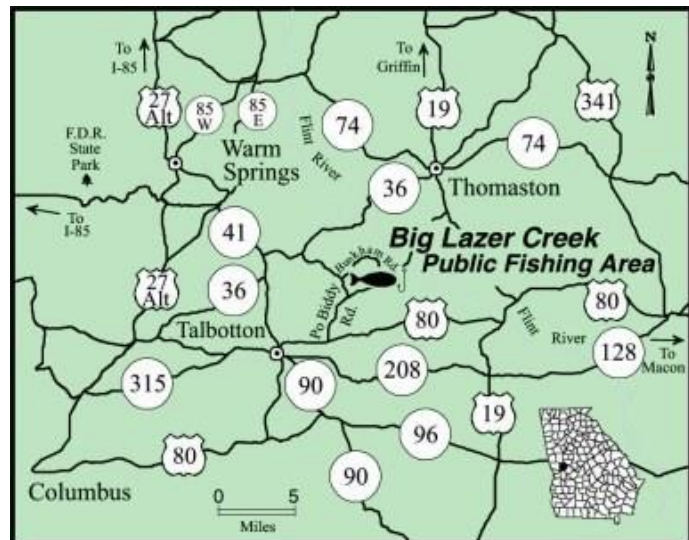
Increase tourism potential of Geneva.

### POLICIES

- Support and encourage the establishment of tourist related businesses, such as , “bed and breakfast” inns, stores and restaurants for eco-tourists and outdoor recreation enthusiasts..
- Promote and expand cultural heritage driving tours around the county.
- Encourage eco-tourism and outdoor recreation pursuits in conjunction with the Flint River and the WMA’s.
- Partner with Talbot County, Junction City, Talbotton and Woodland to develop a county-wide Tourism Plan.



Example of a family camping



## NATURAL AND CULTURAL RESOURCES

**Goal: Increase Public awareness of natural resources and conservation.**

### OBJECTIVE

Broaden efforts to educate public and elected or appointed officials.

### POLICIES

- Partner with the Chattahoochee Fall Line Conservation Partnership and other organizations that focus on natural resources conservation to develop educational programs for property owners and local schools.
- Inform elected and appointed officials of local conservation activities.
- Identify and protect significant natural resources.
- Recognize developers who present projects incorporating conservation efforts with incentives.
- Encourage and assist the formation of private citizens groups into conservation monitoring / promotion organizations.
- Identify conservation organizations and establish lines of communication/education.

### OBJECTIVE

Market significant natural resources through a tourism program.

### POLICIES

- Enhance natural resources and scenic views.
- Coordinate efforts with other organizations with shared interests
- Identify, designate, and acquire those natural resources considered to be significant.



Example of signage for significant natural resources and sites

## NATURAL AND CULTURAL RESOURCES

**Goal: Protect and enhance natural places in Geneva so they may exist into the future.**

### OBJECTIVE

Identify natural resources and keep information current.

### POLICIES

- Share information with state and regional agencies and organizations to insure inclusion in planning activities.
- Consider designation of conservation districts.

### OBJECTIVE

Support the conservation of natural resources.

### POLICIES

- Assist in securing grant funds.
- Make property owners aware of state and federal financial incentives for natural resource conservation.
- Develop local/regional financial incentives for conservation such as grant funds, land trust, revolving loan funds, and tax abatements.
- Develop local designation and award programs to encourage good conservation practices.





## NATURAL AND CULTURAL RESOURCES

**Goal: Increase public awareness of historic preservation and historic resources.**

### OBJECTIVE

**Broaden efforts to educate public and elected/appointed officials.**

### POLICIES

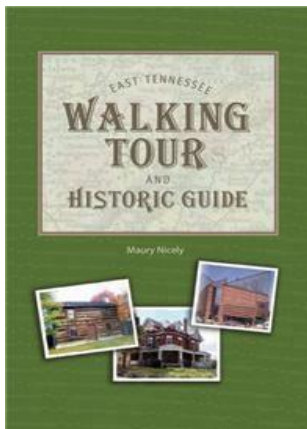
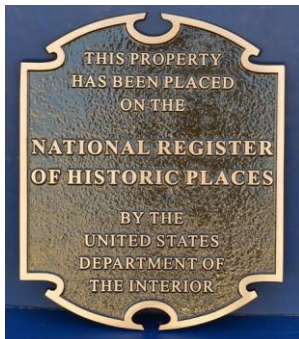
- Develop heritage education program in local schools.
- Inform elected and appointed officials of local historic preservation activities.
- Identify and protect historic properties.

### OBJECTIVE

**Market historic places in a heritage tourism program.**

### POLICIES

- Protect and enhance historic properties.
- Coordinate efforts with other organizations with shared interests.
- Nominate eligible properties to the National Register of Historic Places.



Kids experiencing heritage education class.



## NATURAL AND CULTURAL RESOURCES

**Goal: Protect and enhance Geneva's historic places so they may exist into the future.**

### OBJECTIVE

Identify historic resources and keep information current.

### POLICIES

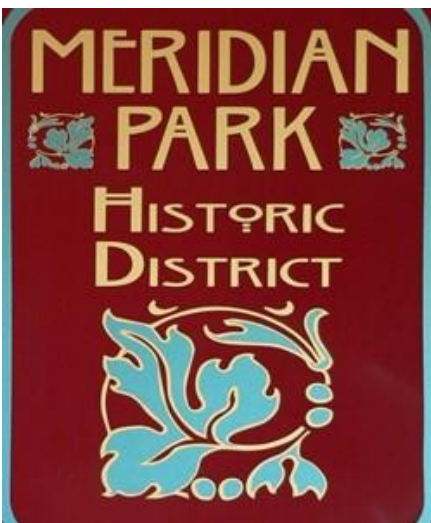
- Share information with state and regional agencies and organizations to ensure inclusion in planning activities..
- Nominate eligible properties to the National Register of Historic Places.
- Support retention of Regional Historic Planner Program.
- Consider designation of conservation districts.

### OBJECTIVE

Support rehabilitation of historic properties.

### POLICIES

- Assist in securing grant funds for eligible properties.
- Make property owners aware of state and federal financial incentives for rehabilitation of buildings on the Georgia Register and the National Register of Historic Places.
- Develop local/regional financial incentives for preservation such as facade grants, land trust, revolving loan funds, and tax abatements.



Example of identification signage for historic areas



Workers Restoring Historic Windows

## COMMUNITY FACILITIES

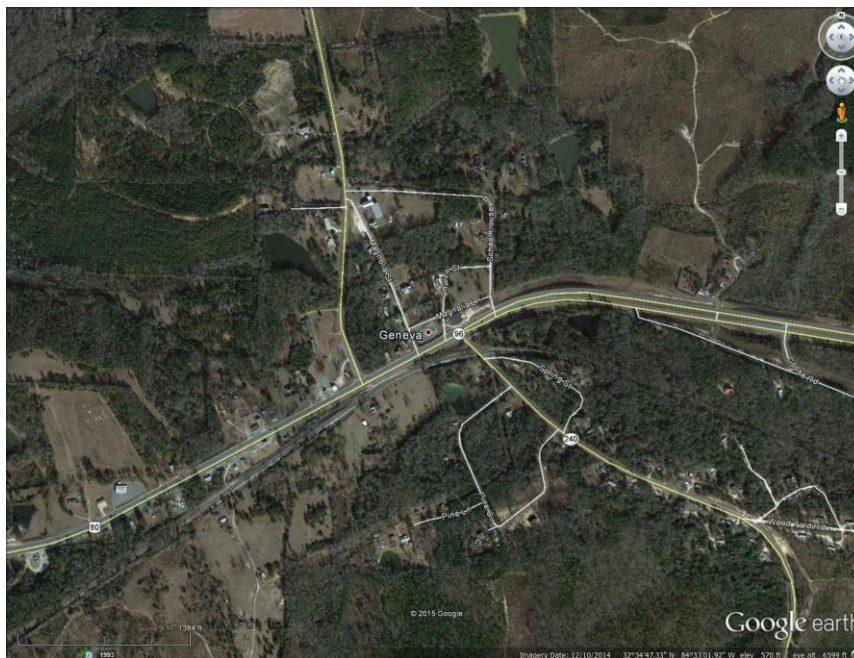
**Goal: Maintain an efficient and reliable transportation system.**

### OBJECTIVE

Improve the street system to promote safe, efficient and well-maintained access to property in the city.

### POLICIES

- Provide for well-maintained paved street access to residents and businesses in the city.
- Develop and enforce written specifications governing the construction, maintenance and ownership of unimproved and improved roads.
- Develop a maintenance schedule for roadways and drainage ditches throughout the city.
- Partner with Talbot County and other neighboring jurisdictions on road and stormwater infrastructure maintenance.



Aerial View of Geneva

## COMMUNITY FACILITIES

**Goal: Maintain an efficient and reliable public water system.**

### OBJECTIVE

Maintain the public water system to continue to serve the current and future population.

### POLICIES

- Continue the water system maintenance program to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.
- Work with the county on water supply problems.



Example of a water tower

## COMMUNITY FACILITIES

**Goal: Maintain an environmentally sound sewerage system program to protect the public safety, health and welfare.**

### OBJECTIVE

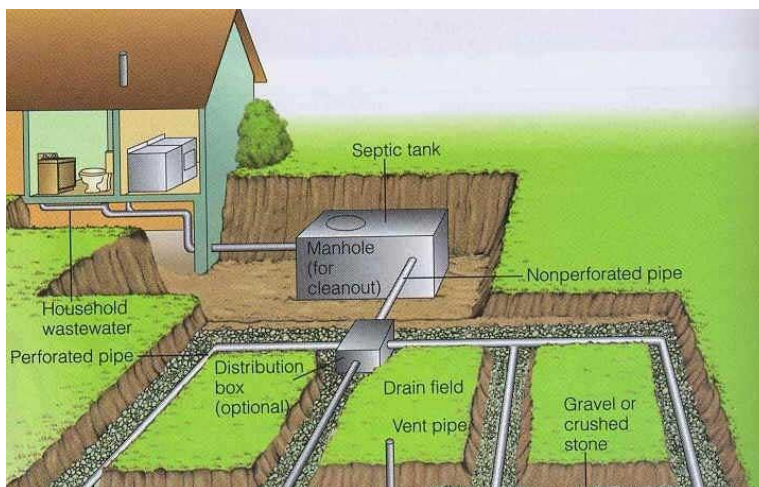
Protect the public safety, health and welfare by insuring the appropriate means of providing sewer to residents of Geneva.

### POLICIES

- Maintain and update population density controls and minimum lot size requirements to insure the safe placement of septic tank systems.
- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic tanks.
- Study the need and feasibility of public sewer or allowing private package treatment facilities in areas with appropriate densities.



**Georgia Department of Public Health**



Septic System Design Example



## COMMUNITY FACILITIES

**Goal: Arrange for essential public safety and emergency services to protect the public health, safety and welfare of Geneva residents.**

### OBJECTIVE

**Provide Geneva residents with expedient reliable, and professional public safety and health care services.**

### POLICIES

- Continue to coordinate with the Talbot County's Sheriff's Department to provide regular and essential law enforcement and protection for Geneva residents.
- Continue to coordinate with the Talbot County EMS to provide timely medical emergency services
- Continue to support and maintain the volunteer fire department in Geneva.



Example of fire fighters at work



## COMMUNITY FACILITIES

**Goal: Provide for and maintain an efficient, reliable and environmentally healthy solid waste program.**

### OBJECTIVE

Provide for an environmentally sound and reliable solid waste program.

### POLICIES

- Encourage and promote efforts for recycling to meet the state mandated 25% per capita reduction of solid waste.
- Continue to coordinate with Talbot County to follow the goals and objectives of the Talbot County Solid Waste Management Plan.
- Continue joint solid waste disposal program between the city and the county.



Example of park clean up volunteers



Example of recycle bins at public park

## COMMUNITY FACILITIES

**Goal: Provide essential recreational facilities that are well-maintained and accessible to all residents.**

### OBJECTIVE

Provide Geneva residents with public recreational opportunities and facilities.

### POLICIES

- Investigate potential sites for the construction of a city park and/or community facilities.
- Continue to coordinate volunteer efforts for organized recreational activities for the residents of Geneva.



Example: Athletic Field



Example: Playground and Park



Example: Pedestrian-Biking Trail

## COMMUNITY FACILITIES

**Goal: Provide essential governmental facilities that are well-maintained and accessible to all Geneva residents.**

### OBJECTIVE

Provide residents with well-designed and maintained governmental buildings and facilities in appropriate places that meet the needs of local residents.

### POLICIES

- Maintain the existing city hall facility in good condition.
- Maintain the fire department in good condition.



## Broadband Internet Service Facilities

**Goal: Facilitate the extension of reasonable and cost-effective broadband to unserved and underserved census blocks**

### OBJECTIVE

**Obtain Broadband Ready Designation**

### POLICIES

- Adopt Broadband Model Ordinance
- Evaluate potential Broadband Ready Sites and Identify deficiencies

### OBJECTIVE

**Prepare to meet eligibility standards for potential funding partnerships**

### POLICIES

- Pursue funding and/or provide services to facilitate enhanced broadband service availability



Federal  
Communications  
Commission



United States Department of Agriculture





## LAND USE

**Goal: Promote Geneva as a healthy, attractive and efficient community.**

### OBJECTIVE

Maintain and enhance the character of Geneva as an attractive area in which to live and invest.

### POLICIES

- Prohibit the systematic neglect of structures that leads to blight and decay of the city and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Geneva's residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Improve sign visibility and use, promote safety and enhance the positive image of the city.



Code Enforcement Officer



Example: Residential Neighborhood



Neglected maintenance can lead to neighborhood blight

## LAND USE

### Goal: Promote Geneva as a healthy, attractive and efficient Community (cont.).

#### OBJECTIVE

Make balanced and efficient use of land appropriate with the city's public policy system, resource base, and the health, safety and welfare of its citizens.



Example: Typical Subdivision Site Plan



Example: Conservation Subdivision Site Plan

#### POLICIES

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall city policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Enforce the Geneva Zoning Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.
- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.



## LAND USE

### Goal: Promote Geneva as a healthy, attractive and efficient community (cont.).

#### OBJECTIVE

Make balanced and efficient use of land appropriate with the city's public policy system, resource base, and the health, safety and welfare of its citizens.

#### POLICIES (cont.)

- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

#### OBJECTIVE

Operate and maintain a sound and efficient system to plan for, guide and assist Geneva's continued development in accord with city plans and policies.

#### POLICIES

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of city ordinances and regulations for subdivision of land and control of use and development within Junction City.
- Pursue, promote and encourage formal relationships with Talbot County regarding growth and development concerns, including but not limited to: Comprehensive planning, zoning, subdivision regulations, public works standards, building and occupancy permits, extension of public water and sanitary sewer services, storm drainage, annexation and other related matters.
- Pursue, promote and encourage coordination of the plans of all public boards, agencies, commissions and other authorities in Geneva, in accord with city policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable city codes and regulations throughout Geneva.



## INTERGOVERNMENTAL COORDINATION

**Goal: Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.**

### OBJECTIVE

Encourage more communication and participation with various adjacent jurisdictions and entities.

### POLICIES

- Continue to execute service provisions agreements in a timely manner.
- Continue to settle any disputes or disagreements in a cordial and organized manner.
- Partner with Talbot County, Junction City, Talbotton, Woodland and other neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit the county, the cities and the region.
- Participate in the semi-annual Tribal Consultation process facilitated by Fort Benning.
- Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.



Public group work session for comprehensive plan

## Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Create a capital improvements program to assess community facility project needs, cost and revenues	Cancelled	No longer activities that Talbot BOC want to undertake. All capital projects are handled via the regular budget process
Ensure that city staff has access to up-to-date technology and programs to allow effective communication between the city, its citizens and neighboring jurisdictions	Underway	2021
Expand City Hall for use as a community center.	Postponed	City of Geneva is still looking for a funding source
Pave city roads and improve stormwater runoff with drainage facilities	Underway	2025
Repair/Upgrade the water tank and apply for grants to maintain and expand upon water system in the City	Underway	2023

Economic Development		
Activity	Status	Explanation
Provide updated images in the GA Camera Ready database	Completed	
Disseminate information about educational opportunities related to business development provided by local and regional development organizations	Cancelled	This is a task for the Talbot County Chamber of Commerce

Housing		
Activity	Status	Explanation
Apply for affordable housing grants and housing redevelopment grants in order to construct affordable quality housing.	Completed	

Land Use		
Activity	Status	Explanation
Identify contaminated properties (brownfield and greyfields). Develop land use plan and financial package for redevelopment	Completed	
Provide information to developers, landowners, and conservation groups regarding the importance of natural resources, green space, traditional neighborhood development and stream buffers.	Completed	
Review and update the zoning ordinance, building codes and other development regulations to create desirable development patterns and ensure compliance with state law	Underway	Getting a cost estimate from the RVRC for zoning update services: 2021
Adopt a Groundwater Recharge Ordinance	Underway	2023

Natural and Historic Resources		
Activity	Status	Explanation
Inventory historic resources in the city that need protection.	Underway	2025
Provide information to property owners regarding land conservation and preservation best	Completed	



Intergovernmental		
Activity	Status	Explanation
Ensure all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law.	Completed	
Review and update the local government Service Delivery Strategy.	Underway	2025
Review and update the Pre-Disaster Mitigation Plan.	Underway	2021
Participate in the Plan Assessment Meetings between all local governments in Talbot County	Completed	
Partner with the School Board either through monetary donation or personal participation by local elected officials or government staff to implement a youth leadership class.	Completed	

## Community Work Program

Geneva Community Work Program 2015 - 2020									
Community Facilities									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Create a capital improvements program to assess community facility project needs, cost and revenues.		x					City of Geneva	\$ 15,000	City Revenue USDA
Ensure that city staff has access to up-to-date technology and programs to allow effective communication between the city, its citizens and neighboring jurisdictions.				x			City of Geneva Service Providers	\$ 20,000	City Revenue Service Providers GA Technology Authority
Expand City Hall for use as a community center.					x		City of Geneva RVRC	\$ 250,000	City Revenue USDA
Pave Pine Circle, Magnolia Lane, and other streets and improve storm- water runoff with drainage facilities.						x	City of Geneva Talbot County	\$ 50,000	City Revenue T-SPLOST
Repair/Upgrade the water tank and apply for grants to maintain and expand upon water system in the City.					x		City of Geneva Talbot County RVRC	\$ 400,000	City Revenue CDBG GEFA USDA

Economic Development									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Provide updated images in the GA Camera Ready database			x				City of Geneva Chamber of Commerce RVRC GDEcD	\$ 1,000	City Revenue
Decimate information about educational opportunities related to business development provided by local and regional development organizations.			x				City of Geneva Chamber of Commerce Development Authority RVRC Valley Partnership	\$ 2,000	City Revenue EDA SBA

Housing									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Apply for affordable housing grants and housing redevelopment grants in order to construct affordable quality housing.				x			City of Geneva RVRC	\$500,000	City Revenue CDBG USDA

Land Use									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Identify contaminated properties (brownfield and greyfields). Develop land use plan and financial package for redevelopment.		x					City of Geneva Chamber of Commerce Development Authority RVRC Valley Partnership	\$10,000	City Revenue DCA EPD
Provide information to developers, landowners, and conservation groups regarding the importance of natural resources, green space, traditional neighborhood development and stream buffers.				x			City of Geneva  RVRC Chatt Fall Line Cons Partnership Nature Conservancy DNR GFC	\$5,000	City Revenue Nature Conservancy  DCA DNR
Review and update the zoning ordinance, building codes and other development regulations to create desirable development patterns and ensure compliance with state law.			x				City of Geneva RVRC DCA	\$ 10,000	City Revenue DCA
Adopt a Groundwater Recharge Ordinance.		x					City of Geneva RVRC EPD	\$ 10,000	City Revenue DCA



Natural and Historic Resources									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Inventory historic resources in the city that need protection.					x		City of Geneva RVRC DNR	\$10,000	City Revenue DNR DCA
Provide information to property owners regarding land conservation and preservation best management practices.			x				City of Geneva  RVRC Chatt Fall Line Cons Partnership Nature Conservancy DNR	\$5,000	City Revenue Nature Conservancy  DCA DNR

Intergovernmental									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Ensure all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law.		x					City of Geneva	\$ 5,000	City Revenue

Intergovernmental									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Review and update the local government Service Delivery Strategy.			x				City of Geneva RVRC DCA	\$ 100	City Revenue DCA
Review and update the Pre-Disaster Mitigation Plan.		x					City of Geneva RVRC GEMA	\$ 20,000	City Revenue GEMA FEMA
Participate in the Plan Assessment Meetings between all local governments in Talbot County.			x				City of Geneva RVRC DCA	\$ 100	City Revenue DCA
Partner with the School Board either through monetary donation or personal participation by local elected officials or government staff to implement a youth leadership class.				x			City of Geneva Board of Education Chamber of Commerce	\$ 1,000	City Revenue BOE Chamber

## Appendix: ESRI Retail Market Potential Analysis



## Retail Market Potential

Talbot County, GA 3  
 Talbot County, GA (13263)  
 Geography: County

Prepared by Esri

Demographic Summary	2020	2025
Population	7,480	7,696
Population 18+	6,094	6,258
Households	3,135	3,239
Median Household Income	\$38,947	\$41,678

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought any men's clothing in last 12 months	2,607	42.8%	89
Bought any women's clothing in last 12 months	2,540	41.7%	95
Bought clothing for child <13 years in last 6 months	1,730	28.4%	108
Bought any shoes in last 12 months	2,911	47.8%	91
Bought costume jewelry in last 12 months	1,080	17.7%	104
Bought any fine jewelry in last 12 months	1,175	19.3%	107
Bought a watch in last 12 months	932	15.3%	100
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	2,475	78.9%	92
HH bought/leased new vehicle last 12 months	156	5.0%	53
<b>Automotive Aftermarket (Adults)</b>			
Bought gasoline in last 6 months	5,203	85.4%	100
Bought/changed motor oil in last 12 months	3,414	56.0%	120
Had tune-up in last 12 months	1,426	23.4%	96
<b>Beverages (Adults)</b>			
Drank bottled water/seltzer in last 6 months	4,352	71.4%	99
Drank regular cola in last 6 months	3,526	57.9%	133
Drank beer/ale in last 6 months	1,560	25.6%	62
<b>Cameras (Adults)</b>			
Own digital point & shoot camera/camcorder	281	4.6%	55
Own digital SLR camera/camcorder	284	4.7%	61
Printed digital photos in last 12 months	1,020	16.7%	76
<b>Cell Phones (Adults/Households)</b>			
Bought cell phone in last 12 months	2,050	33.6%	100
Have a smartphone	4,131	67.8%	78
Have a smartphone: Android phone (any brand)	2,401	39.4%	96
Have a smartphone: Apple iPhone	1,525	25.0%	56
Number of cell phones in household: 1	1,178	37.6%	124
Number of cell phones in household: 2	1,094	34.9%	91
Number of cell phones in household: 3+	647	20.6%	71
HH has cell phone only (no landline telephone)	1,789	57.1%	94
<b>Computers (Households)</b>			
HH owns a computer	1,642	52.4%	71
HH owns desktop computer	849	27.1%	77
HH owns laptop/notebook	1,174	37.4%	65
HH owns any Apple/Mac brand computer	203	6.5%	34
HH owns any PC/non-Apple brand computer	1,503	47.9%	79
HH purchased most recent computer in a store	793	25.3%	72
HH purchased most recent computer online	273	8.7%	62
HH spent \$1-\$499 on most recent home computer	431	13.7%	94
HH spent \$500-\$999 on most recent home computer	287	9.2%	57
HH spent \$1,000-\$1,499 on most recent home computer	152	4.8%	50
HH spent \$1,500-\$1,999 on most recent home computer	76	2.4%	54
HH spent \$2,000+ on most recent home computer	58	1.9%	46

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Sources:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2020 and 2025.

January 04, 2021



## Retail Market Potential

Talbot County, GA 3  
 Talbot County, GA (13263)  
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	3,811	62.5%	100
Bought brewed coffee at convenience store in last 30 days	629	10.3%	78
Bought cigarettes at convenience store in last 30 days	1,092	17.9%	171
Bought gas at convenience store in last 30 days	2,923	48.0%	129
Spent at convenience store in last 30 days: \$1-19	284	4.7%	69
Spent at convenience store in last 30 days: \$20-\$39	491	8.1%	87
Spent at convenience store in last 30 days: \$40-\$50	497	8.2%	102
Spent at convenience store in last 30 days: \$51-\$99	384	6.3%	116
Spent at convenience store in last 30 days: \$100+	1,757	28.8%	127
<b>Entertainment (Adults)</b>			
Attended a movie in last 6 months	2,693	44.2%	75
Went to live theater in last 12 months	292	4.8%	42
Went to a bar/night club in last 12 months	500	8.2%	48
Dined out in last 12 months	2,137	35.1%	69
Gambled at a casino in last 12 months	516	8.5%	62
Visited a theme park in last 12 months	762	12.5%	67
Viewed movie (video-on-demand) in last 30 days	518	8.5%	51
Viewed TV show (video-on-demand) in last 30 days	276	4.5%	39
Watched any pay-per-view TV in last 12 months	363	6.0%	67
Downloaded a movie over the Internet in last 30 days	361	5.9%	59
Downloaded any individual song in last 6 months	780	12.8%	68
Watched a movie online in the last 30 days	819	13.4%	45
Watched a TV program online in last 30 days	582	9.6%	47
Played a video/electronic game (console) in last 12 months	336	5.5%	61
Played a video/electronic game (portable) in last 12 months	186	3.1%	71
<b>Financial (Adults)</b>			
Have home mortgage (1st)	1,116	18.3%	60
Used ATM/cash machine in last 12 months	2,060	33.8%	64
Own any stock	206	3.4%	48
Own U.S. savings bond	154	2.5%	60
Own shares in mutual fund (stock)	235	3.9%	54
Own shares in mutual fund (bonds)	172	2.8%	60
Have interest checking account	926	15.2%	53
Have non-interest checking account	1,558	25.6%	88
Have savings account	2,317	38.0%	67
Have 401K retirement savings plan	559	9.2%	57
Own/used any credit/debit card in last 12 months	3,680	60.4%	75
Avg monthly credit card expenditures: \$1-110	455	7.5%	66
Avg monthly credit card expenditures: \$111-\$225	404	6.6%	92
Avg monthly credit card expenditures: \$226-\$450	196	3.2%	47
Avg monthly credit card expenditures: \$451-\$700	264	4.3%	70
Avg monthly credit card expenditures: \$701-\$1,000	164	2.7%	46
Avg monthly credit card expenditures: \$1,001+	322	5.3%	43
Did banking online in last 12 months	1,232	20.2%	52
Did banking on mobile device in last 12 months	790	13.0%	46
Paid bills online in last 12 months	1,865	30.6%	60

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MPI in a nationally representative survey of U.S. households. Esri forecasts for 2020 and 2025.

January 04, 2021





## Retail Market Potential

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 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH used beef (fresh/frozen) in last 6 months	2,084	66.5%	97
HH used bread in last 6 months	3,000	95.7%	103
HH used chicken (fresh or frozen) in last 6 months	1,954	62.3%	92
HH used turkey (fresh or frozen) in last 6 months	485	15.5%	103
HH used fish/seafood (fresh or frozen) in last 6 months	1,573	50.2%	91
HH used fresh fruit/vegetables in last 6 months	2,468	78.7%	94
HH used fresh milk in last 6 months	2,628	83.8%	99
HH used organic food in last 6 months	468	14.9%	62
<b>Health (Adults)</b>			
Exercise at home 2+ times per week	886	14.5%	53
Exercise at club 2+ times per week	209	3.4%	24
Visited a doctor in last 12 months	4,112	67.5%	89
Used vitamin/dietary supplement in last 6 months	2,958	48.5%	90
<b>Home (Households)</b>			
HH did any home improvement in last 12 months	683	21.8%	80
HH used any maid/professional cleaning service in last 12 months	287	9.2%	61
HH purchased low ticket HH furnishings in last 12 months	431	13.7%	79
HH purchased big ticket HH furnishings in last 12 months	608	19.4%	85
HH bought any small kitchen appliance in last 12 months	653	20.8%	92
HH bought any large kitchen appliance in last 12 months	347	11.1%	84
<b>Insurance (Adults/Households)</b>			
Currently carry life insurance	2,837	46.6%	107
Carry medical/hospital/accident insurance	4,049	66.4%	90
Carry homeowner insurance	2,628	43.1%	93
Carry renter's insurance	279	4.6%	53
HH has auto insurance: 1 vehicle in household covered	1,042	33.2%	110
HH has auto insurance: 2 vehicles in household covered	727	23.2%	84
HH has auto insurance: 3+ vehicles in household covered	543	17.3%	77
<b>Pets (Households)</b>			
Household owns any pet	1,808	57.7%	107
Household owns any cat	789	25.2%	110
Household owns any dog	1,536	49.0%	119
<b>Psychographics (Adults)</b>			
Buying American is important to me	2,862	47.0%	128
Usually buy items on credit rather than wait	679	11.1%	82
Usually buy based on quality - not price	882	14.5%	79
Price is usually more important than brand name	1,832	30.1%	107
Usually use coupons for brands I buy often	1,046	17.2%	108
Am interested in how to help the environment	973	16.0%	81
Usually pay more for environ safe product	917	15.0%	102
Usually value green products over convenience	698	11.5%	101
Likely to buy a brand that supports a charity	2,041	33.5%	94
<b>Reading (Adults)</b>			
Bought digital book in last 12 months	596	9.8%	75
Bought hardcover book in last 12 months	720	11.8%	59
Bought paperback book in last 12 month	1,295	21.3%	76
Read any daily newspaper (paper version)	769	12.6%	79
Read any digital newspaper in last 30 days	1,368	22.4%	54
Read any magazine (paper/electronic version) in last 6 months	5,155	84.6%	93

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2020 and 2025.

January 04, 2021



## Retail Market Potential

Talbot County, GA 3  
 Talbot County, GA (13263)  
 Geography: County

Prepared by Esri

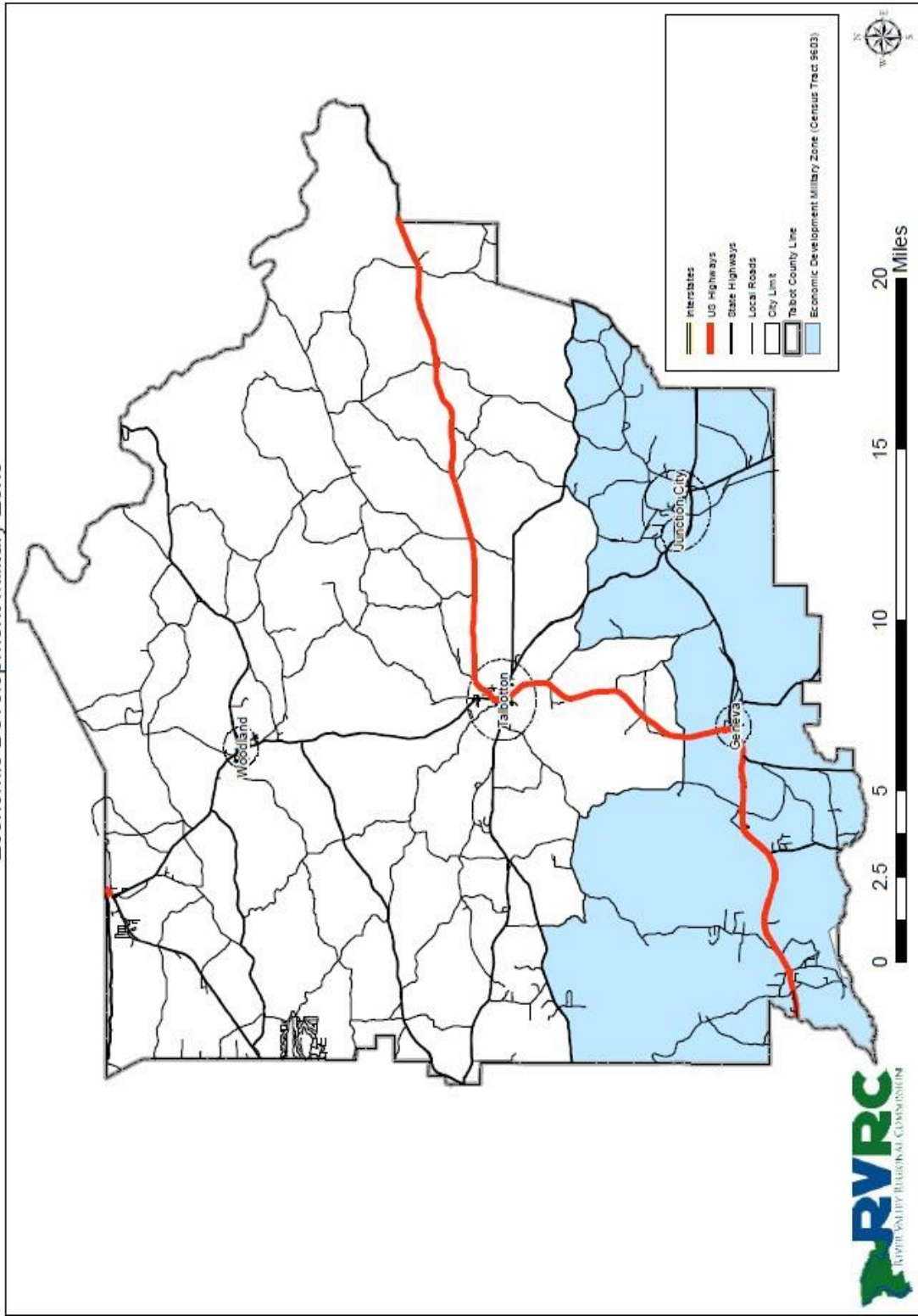
Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to family restaurant/steak house in last 6 months	4,062	66.7%	91
Went to family restaurant/steak house: 4+ times a month	1,582	26.0%	99
Went to fast food/drive-in restaurant in last 6 months	5,274	86.5%	96
Went to fast food/drive-in restaurant 9+ times/month	2,562	42.0%	108
Fast food restaurant last 6 months: eat in	1,828	30.0%	84
Fast food restaurant last 6 months: home delivery	197	3.2%	38
Fast food restaurant last 6 months: take-out/drive-thru	3,000	49.2%	107
Fast food restaurant last 6 months: take-out/walk-in	776	12.7%	61
<b>Television &amp; Electronics (Adults/Households)</b>			
Own any tablet	2,205	36.2%	72
Own any e-reader	330	5.4%	56
Own e-reader/tablet: iPad	998	16.4%	56
HH has Internet connectable TV	538	17.2%	54
Own any portable MP3 player	692	11.4%	71
HH owns 1 TV	750	23.9%	112
HH owns 2 TVs	754	24.1%	91
HH owns 3 TVs	737	23.5%	112
HH owns 4+ TVs	370	11.8%	70
HH subscribes to cable TV	796	25.4%	61
HH subscribes to fiber optic	50	1.6%	25
HH owns portable GPS navigation device	491	15.7%	77
HH purchased video game system in last 12 months	142	4.5%	53
HH owns any Internet video device for TV	474	15.1%	55
<b>Travel (Adults)</b>			
Took domestic trip in continental US last 12 months	2,257	37.0%	70
Took 3+ domestic non-business trips in last 12 months	389	6.4%	53
Spent on domestic vacations in last 12 months: \$1-999	505	8.3%	77
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	256	4.2%	67
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	159	2.6%	67
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	188	3.1%	70
Spent on domestic vacations in last 12 months: \$3,000+	239	3.9%	61
Domestic travel in last 12 months: used general travel website	192	3.2%	48
Took foreign trip (including Alaska and Hawaii) in last 3 years	680	11.2%	39
Took 3+ foreign trips by plane in last 3 years	89	1.5%	25
Spent on foreign vacations in last 12 months: \$1-999	128	2.1%	42
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	178	2.9%	68
Spent on foreign vacations in last 12 months: \$3,000+	146	2.4%	36
Foreign travel in last 3 years: used general travel website	144	2.4%	40
Nights spent in hotel/motel in last 12 months: any	1,903	31.2%	69
Took cruise of more than one day in last 3 years	384	6.3%	68
Member of any frequent flyer program	262	4.3%	23
Member of any hotel rewards program	628	10.3%	54

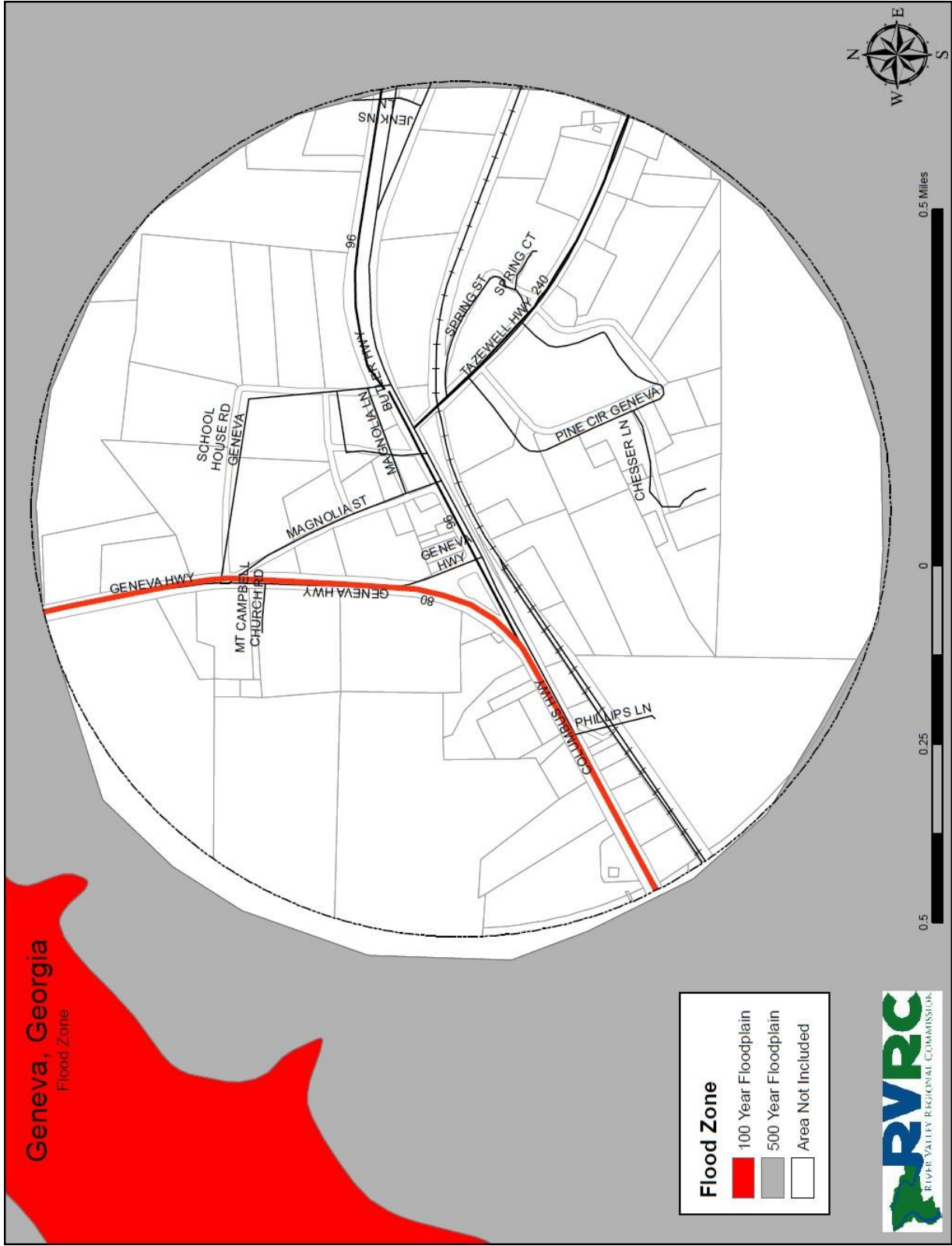
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January 04, 2021

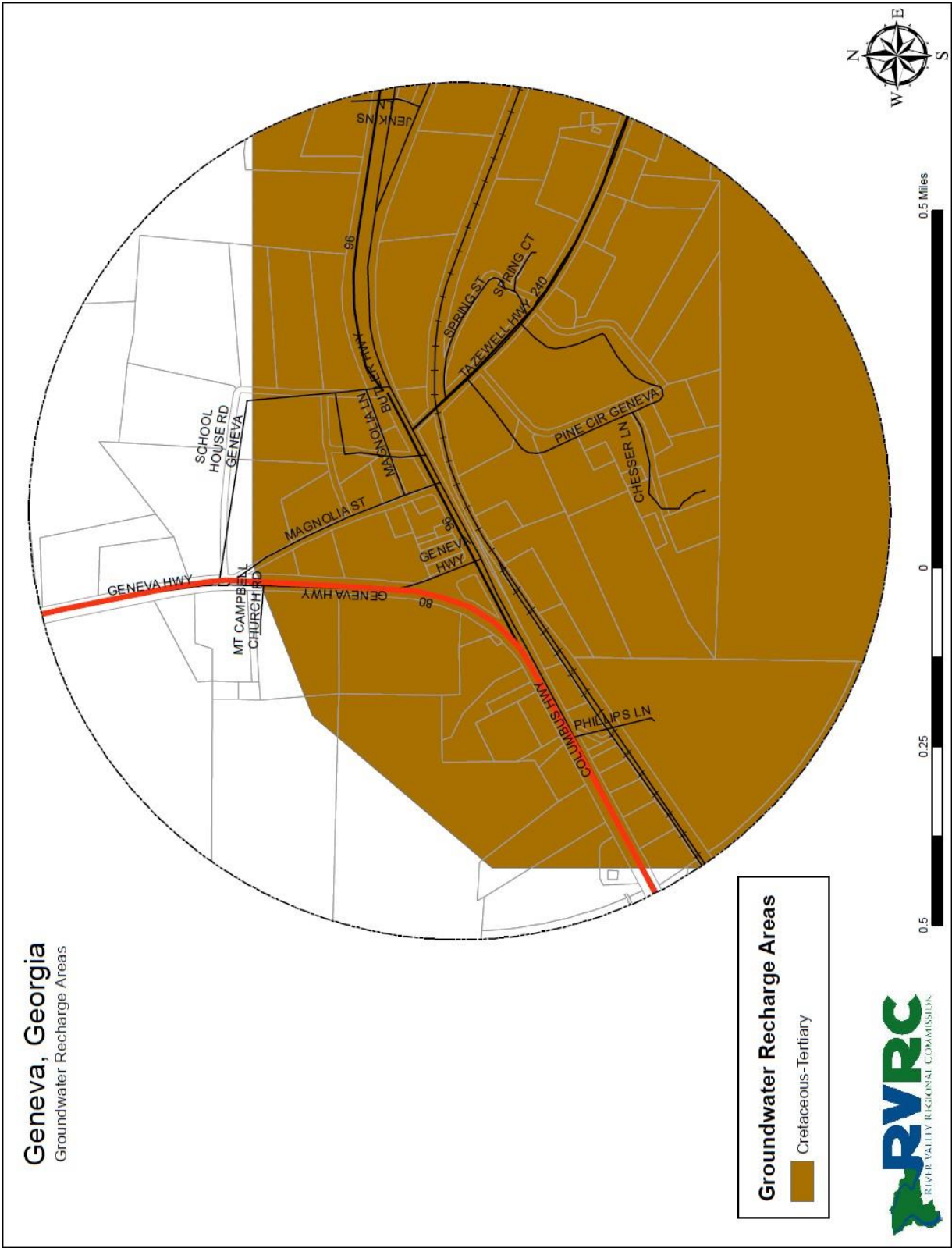
## Appendix: Maps

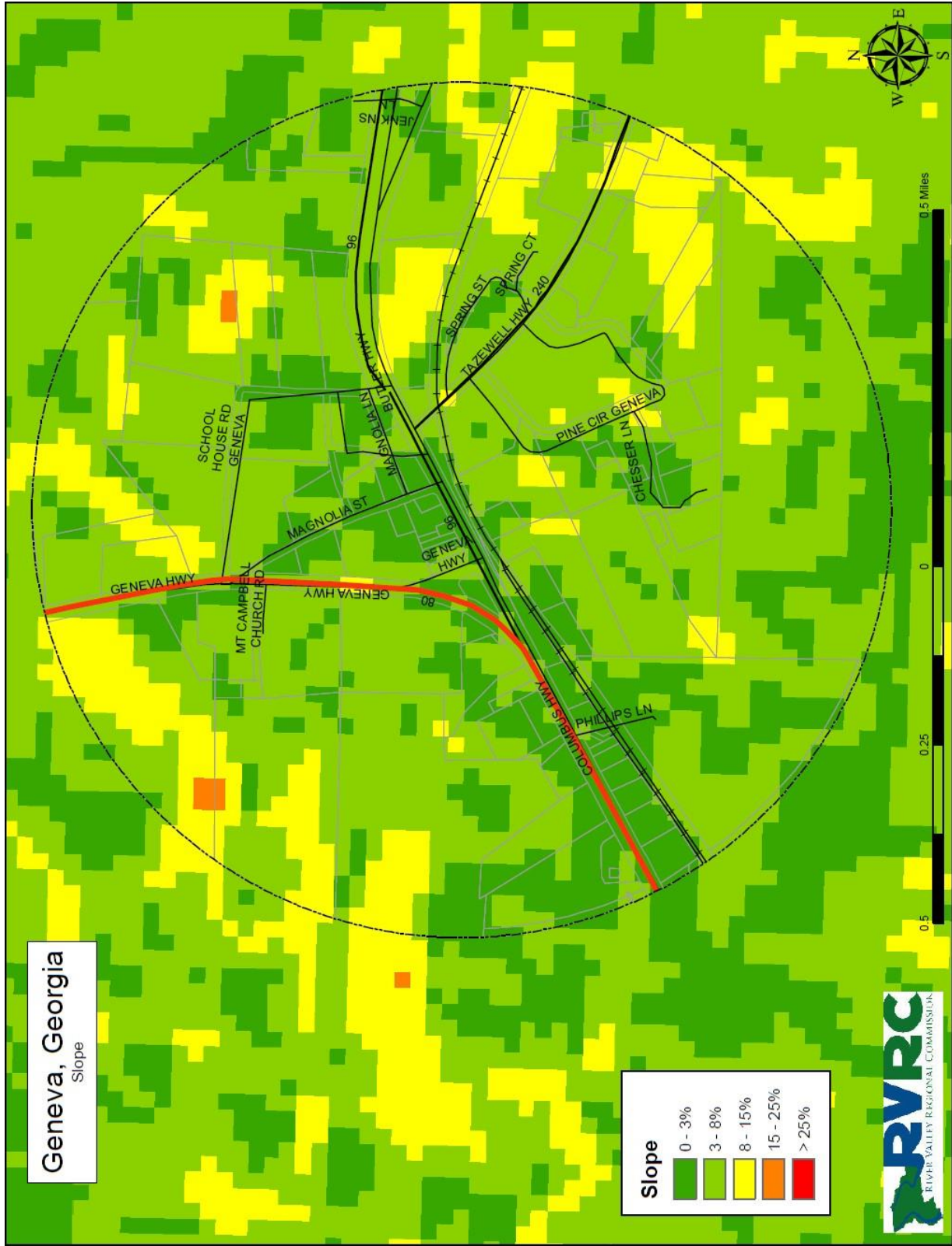
# Talbot County, Georgia Economic Development Military Zone



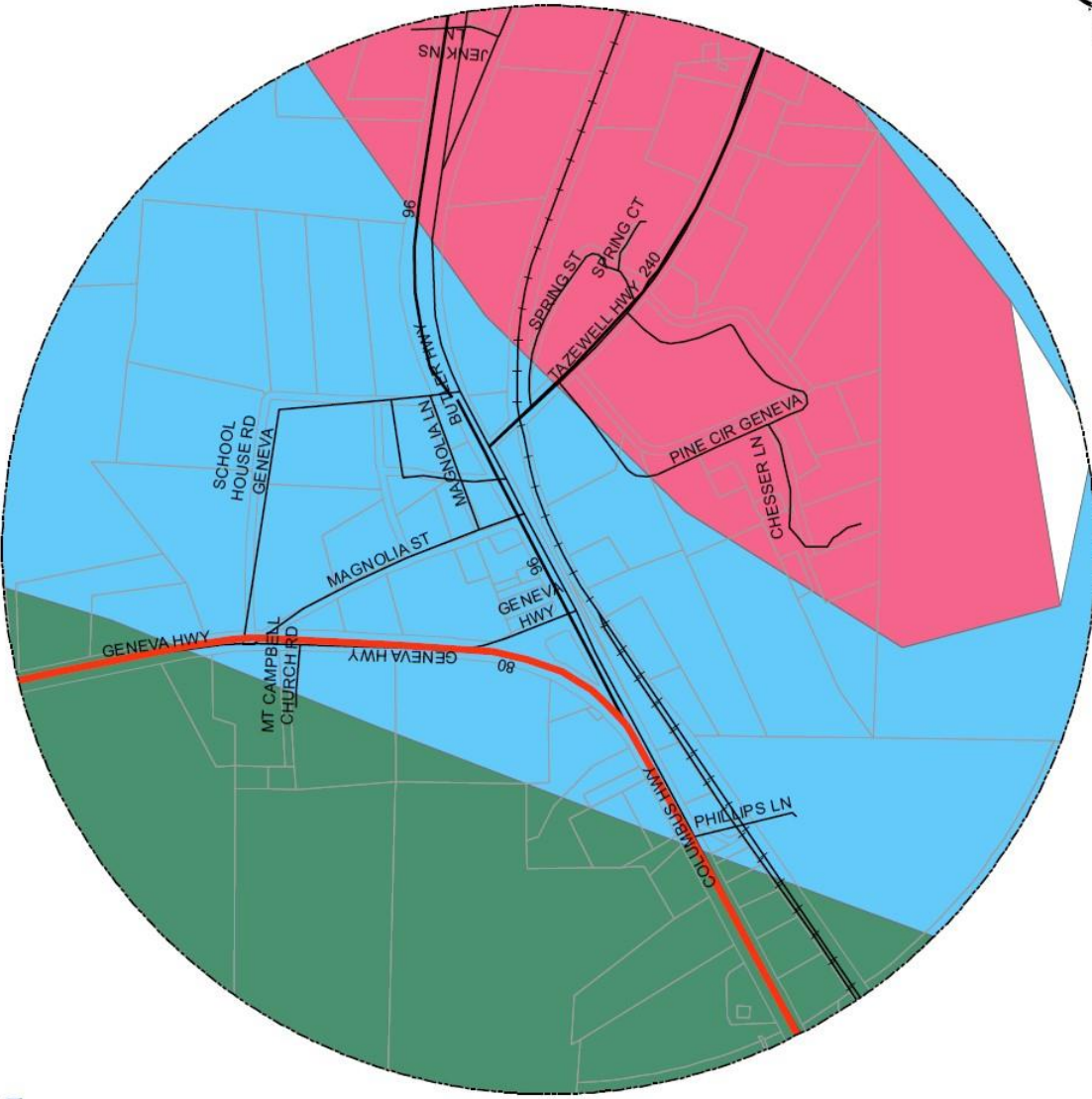








**Geneva, Georgia**  
Soil Classifications



**Soil Classifications**

- LAKELAND
- NORFOLK
- VAUCLOSE



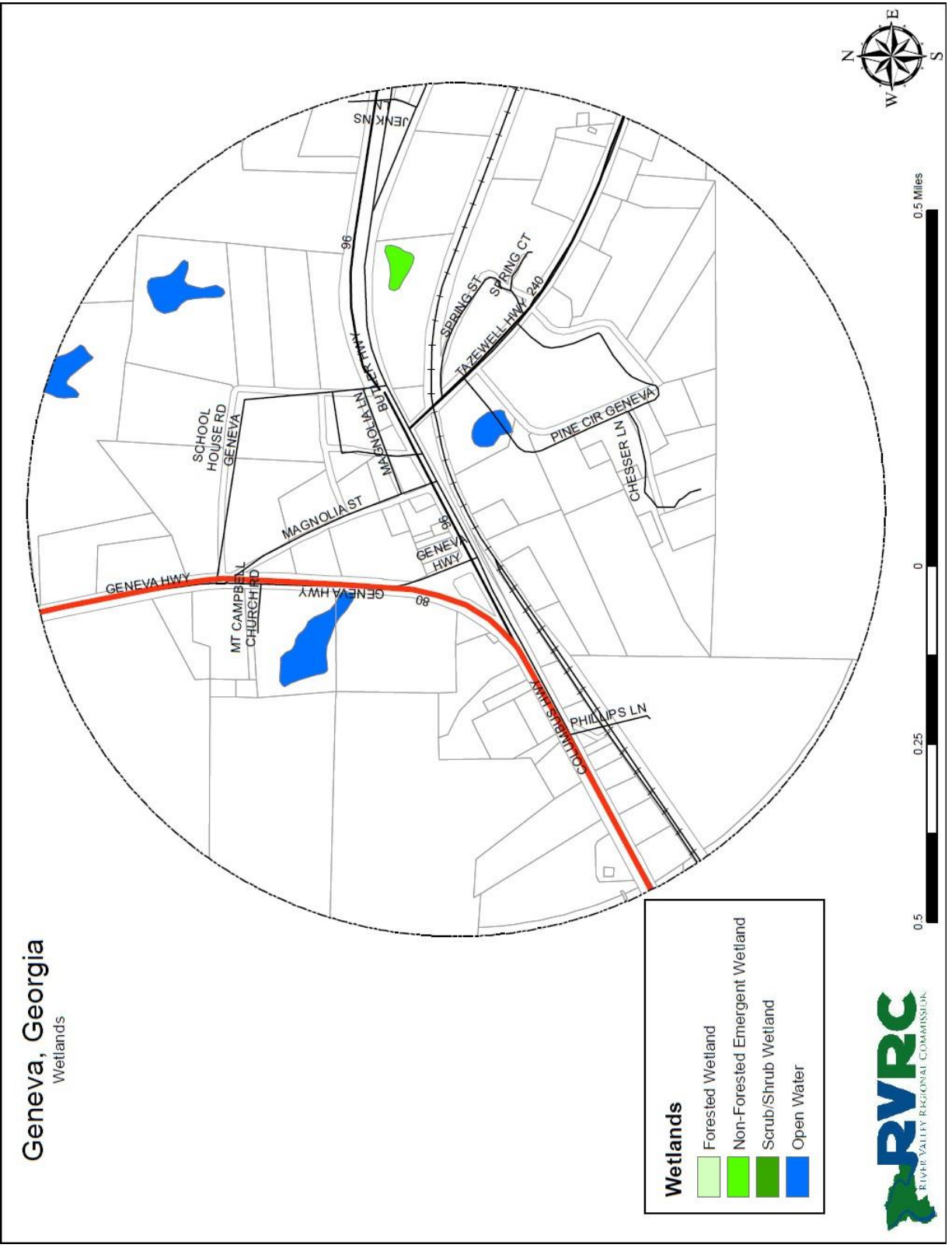


# Geneva, Georgia Watershed



**Watershed**  
Upatoi Creek





## Appendix: Leadership Team and Stakeholders

**Name**

Carol Ison  
Tony Lamar  
James Carter  
Fred Burt  
Nigelco Marshall  
Johnnie Owens  
Pam Jordon  
Cynthia Powell

**Title**

Talbot County Manager  
Talbotton Mayor, School Teacher  
Woodland Mayor, School Teacher  
Junction City Mayor, Business Owner  
Geneva Mayor, Trucking/Warehousing  
Geneva City Clerk, part-time  
Citizen, Talbot County Chamber of Commerce  
Citizen



# Stakeholders

Name	Community, Position	Name	Community, Position
Leigh Ann Erenheim	Talbot, EMA	Carlton Mahomes	Citizen
Russ Erenheim	Talbot, EMA	Raines Jordan	Citizen
Ben Brogdon	Talbot, Fire Chief	Wayne Braddy	Citizen
Marjorie Howard	Talbot, Elected Official	Jennifer Rainey	Citizen
Joe S. Johnson, Jr.	Talbot, Development Authority	Kenneth Parker	Citizen
Carol Ison	Talbot, County Manager	Tony Evans	Citizen
Shequlia Willis	Talbot, Deputy Clerk	Anna Evans	Citizen
Paul Higginbotham	Talbot, Building Official	James Harris, Jr.	Citizen
Pam Jordan	Talbot, Chamber of Commerce	Jim Friberg	Citizen
Dot Bass	Talbot Family Connections	Lee Benefield	Citizen
		Betty Jyockosky	Citizen
		Linda Johnston	Citizen
Nigelco Marshall	Geneva, Mayor	Charles Williamson	Citizen
Johnnie Owens	Geneva, City Clerk	Chris Williamson	Citizen
		Sterling Williams	Citizen
		Johnny Howard	Citizen
		Willis Epps	Citizen
Fred Burt	Junction City, Mayor	Jim Tyrell	Citizen
Barbara Jones	Junction City, Clerk	Kenneth Parker	Citizen
Celena Johnes	Junction City, City Council	Sherrell Terry	Citizen
Pat Smith	Junction City, City Council	Tom Persons	Citizen
Pam Burt	Junction City, City Council		
Tony Lamar	Talbotton, Mayor		
Ayanna Smith	Talbotton, Deputy Clerk		
John Lamar	Talbotton, City Council		
Knox Blackmar	Talbotton, City Council		
James Carter	Woodland, Mayor		
Kim Hendricks	Woodland, City Clerk		
Brenda Williams	Health Department		
Sarah Lang	Valley Healthcare		
	Chattahoochee Fall Line Nature Conservancy		
LuAnn Craighton	Talbot, School Superintendent		
Dr. James Catrett	Talbot, School Assistant Superintendent		
Cynthia Epps	Talbot, School Assistant Superintendent		

## Appendix: Public Hearings and Public Meetings

#1135

morning for worship services in  Call Ginny (770) 996-7548 for more information

**3 Bedroom - 3 Bath Home**  
**Quiet - 2 Fireplaces**  
**Monthly Rent \$5,200**  
**Call John**  
**706-681-6763**

**FOR RENT**  
*On Seaside Island, Ga.*

**"Emerald Cottage"**  
 near the beach  
 Emerald has 3 bedrooms, 2 baths  
 with Jekyll Room, sleeps 10  
 guests. Two flat screen TV's,  
 2 bicycles,  
 all new furnishing  
**Weekly Rent \$1,250**  
 Linens and Towels Provided.  
 All you bring is food and  
 paper products  
**Parker - Kaufmann Realtors**  
**Toll Free: 1-888-453-5555**  
 Call from 9 a.m. - 5 p.m. Mon-Sat  
 to Reserve!

# Public Meeting

## Talbot County, Geneva, Junction City, Talbotton, and Woodland Joint Comprehensive Plan Update Public Meeting

Talbot County and the cities of Geneva, Junction City, Talbotton, and Woodland will hold a joint public meeting on Thursday, March 19, 2020 at 6:00 p.m. at the Board of Commission office located at 74 West Monroe Street, Talbotton, GA 31827 to review Comprehensive Plan Update activities and a schedule of completion.

The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions, or revisions, and notify the community of the plan submission date to the River Valley Regional Commission for review. We will receive community comments on the contents of the Talbot County Comprehensive Plan. Plan contents include the future land use map, community work program report of accomplishments, the development of a new community work program, a final list of issues and opportunities, goals and objectives as well as any other portion of the plan to be submitted to the River Valley Regional Commission and the state of Georgia.

Talbot County, Geneva, Junction City, Talbotton and Woodland is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Talbot County Manager. The phone number for the Talbot County Manager, Carol Is... is 706-365-3220. For more information about the public hearing, please contact Rick Mat... at the River Valley Regional Commission at 706-256-2910.

#1194

# PUBLIC MEETING

Talbot County and the cities of Geneva, Junction City, Talbotton and Woodland will hold a joint public meeting on Monday, January 4, 2021 at 5:00 p.m. at the Board of Commission office located at 74 West Monroe Street, Talbotton, GA 31827 to review a final draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft final Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until January the 7, 2020 at the following address:

**River Valley Regional Commission**  
**ATTN: Talbot County and Cities Comprehensive Plan**  
**P.O. Box 1908**  
**Columbus, GA 31902-1908**

Talbot County, Geneva, Junction City, Talbotton and Woodland is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Talbot County Manager, The County Manager, Carol Olson, can be reached at 706-665-3220. For more information about the public hearing, please contact Allison Stocum or Rick Morris with the River Valley Regional Commission at 706-256-2910.

## They Wishes

**I** we want to express essential support through committed to keeping you we appreciate your company

*We happy holiday season,  
a the New Year!!*

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Talbot County 2020 Comprehensive Plan Update Meeting Agenda  
Talbot County Board of Commissioners Office  
Talbotton, Ga.  
February 14, 2020  
3:30 P.M. Sign-In Sheet

<u>Name &amp; Title</u>	<u>Phone</u>	<u>Email Address</u>
1. <u>Rich Moore RUC</u>	<u>706-616-4106</u>	<u>vmorris@rivervalleyga.org</u>
2. <u>Carol Ison</u>	<u>706-665-3220</u>	<u>cison@talbotcountyga.org</u>
3. <u>Pam Jordan</u>	<u>706-329-5931</u>	<u>pj456@aol.com</u>
4. <u>Tony O. Lamar</u>	<u>706-573-1917</u>	<u>tonylamar@yahoo.com</u>
5. <u>James Carter</u>	<u>706-674-2200</u>	<u>jcarter@talbot.k-12.com</u>
6. <u>Ined P. Burt (Mayor)</u>	<u>706-326-6497</u>	<u>FBURT@STEL.com</u>
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		
13. _____		
14. _____		
15. _____		
16. _____		
17. _____		
18. _____		



Talbot County  
Comprehensive Plan  
November 23, 2020

Name

Contact Information  
Email/Phone No.

DAVID ISON

JEFF INGRAM

DENNISE BRADEN

RANIELLE

PAUL HAZENBELL




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**RVRC**  
RIVER VALLEY REGIONAL COMMISSION

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# Talbot County Comprehensive Plan

**The comprehensive plan is a vision for the future of Talbot County. The ultimate aim of the process is to develop a strong community, a resilient economy, a vibrant place to live, and a healthy environment. This updated plan for 2020 takes a snapshot of Talbot County today and charts a path into the next decade.**

Let's Chat!  
We'll reply as soon as we can

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# We Need Your Help!


We need your ideas, feedback, thoughts, corrections and suggestions to make sure the comprehensive plan reflects the Talbot County you know and the path you want it to take. We will thoroughly review every comment and make changes to the plan to ensure the plan expresses the vision of Talbot County residents.



## Read The Plan

### Latest Updates: Goals and Opportunities

These sections describe the goals and opportunities for Talbot County as a whole, and for each community within Talbot County. Click "View Plan" to review the documents for that area, and leave your feedback in the comment section or use the contact form. Click "Other Plan Updates" to review the larger plan.



Let's Chat!  
We'll reply as soon as we can

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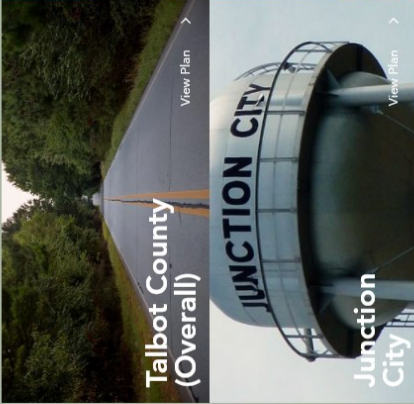

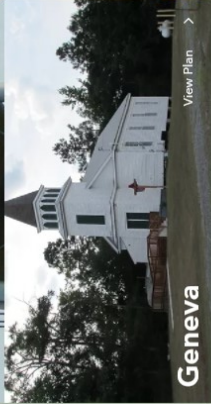



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## Read The Plan

### Latest Updates: Goals and Opportunities

These sections describe the goals and opportunities for Talbot County as a whole, and for each community within Talbot County. Click "View Plan" to review the documents for that area, and leave your feedback in the comment section or use the contact form. Click "Other Plan Updates" to review the larger plan.

-  Talbot County (Overall) [View Plan](#)
-  Junction City [View Plan](#)
-  Geneva [View Plan](#)
-  Talbotton [View Plan](#)
-  Woodland [View Plan](#)
-  Other Plan Updates [View Plan](#)

Let's Chat! [View all](#)

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# Give Us Your Thoughts

Leave a comment below with thoughts, suggestions, criticisms, corrections, or anything else you'd like to share about the comprehensive plan. You can post your comment directly here or send it with the "Contact" form below.

0 comments  
Leave a message...

## CONTACT RIVER VALLEY REGIONAL COMMISSION



710 Front Ave A, Columbus, GA 31901  
rmorris@rivervalleyrc.org  
(706) 256-2910

Let's Chat!  
We'll reply as soon as we can  
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## Other Updates

Here you can read the latest updates on things like demographics, housing data, transportation, and more. We would love your feedback, comments, corrections and insights at the comment section below.

Latest Plan Updates by Scott Eason on Scribd

**Community Data, Needs and Opportunities**

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, community facilities, transportation, housing, economic development, natural and cultural resources and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

**Population**

The projected population for Talbot County over the next twenty plus years is expected to continue to decline. However, the current trends of industrial development in northeast Muscogee County and continued utilization of Fort Benning could stabilize or slightly increase the population. It is believed that as the State of Georgia's Metropolitan areas continue to grow some residents will choose to relocate to smaller communities to experience a better quality of life and escape the bustle of the larger cities.

Table 1: Talbot County and Cities Population: 2000-2019

Community	2000	2010	2015	2019	Percent Change Since 2010
Geneva	107	105	101	96	8.6% decrease
Junction City	180	177	169	164	7.3% decrease
Talbotton	1,033	970	902	861	11.2% decrease
Woodland	358	408	375	361	11.5% decrease
Talbot County	8,458	8,885	8,408	8,105	8.8% decrease

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## Needs + Opportunities for Geneva

Geneva by Scott Berson on Scribd

**City of Geneva**

**Community Facilities**

**Identified Needs and Opportunities**

**Needs:**

- Uneven levels of development need of redevelopment (Downtown/Surrounding Neighborhoods)
- Growth limited due to infrastructure in Geneva (water).
- Diversify job base.

**Opportunities:**

- Develop adequate water facilities in Geneva for commercial, industrial, and residential growth.
- Increase of local job opportunities, which will less access to transportation.
- Work with educational institutions on job training and adult education programs.
- Continued development of local education system.

**Transportation**

**Identified Needs and Opportunities**

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## Needs + Opportunities for Junction City

Junction City by Scott Benson on Scribd

**Junction City**

**Community Facilities**

**Identified Needs and Opportunities**

**Needs:**

- Careful planning will be required to ensure adequate services are available to Junction City.
- Anticipated failure of individual septic tanks. The majority of city residents use septic tanks and many of these tanks will fail during the planning period.
- Stormwater management.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.

**Opportunities:**

- Junction City needs to review and update/maintain their current water system, as needed.
- Assess available public space and determine what needs expansion, renovation or closure.
- Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

**Transportation**

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## Needs + Opportunities for Talbotton

Talbotton by [Scott Benson](#) on Scribd

**City of Talbotton**

**Community Facilities**

**Identified Needs and Opportunities**

**Needs:**

- Careful planning will be required to ensure adequate services are available to Talbotton citizens.
- Anticipated failure of individual septic tanks. The majority of county residents use septic tanks and many of these tanks will fail during the planning period.
- Stormwater management.
- A few County buildings are operating at capacity and are in need of expansion.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.

**Opportunities:**

- Talbotton needs to review and update/maintain their current water system, as needed.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Maintain and improve upon existing community facilities, both public and private.

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## Needs + Opportunities for Woodland

Woodland by Scott Pearson on Scribd

**City of Woodland**

**Community Facilities**

**Identified Needs and Opportunities**

**Needs:**

- Careful planning will be required to ensure adequate services are available to Woodland.
- Anticipated failure of individual septic tanks. The majority of city residents use septic tanks and many of these tanks will fail during the planning period.
- Stormwater management.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.
- No street tree ordinance that requires new development to plant shade-bearing trees appropriate to area climate
- No sidewalk ordinance that requires all new development to provide user-friendly sidewalks.

**Opportunities:**

- Woodland needs to review and update/maintain their current water system, as needed.
- Assess available public space and determine what needs expansion, renovation or closure.
- Maintain and improve upon existing community facilities, both public and private.

SCRIBD 1 of 4

0 comments



(706) 256-2910



## Rick Morris

---

**From:** Rick Morris  
**Sent:** Friday, March 13, 2020 1:24 PM  
**To:** swalker@aflac.com; Carol Ison; LEIGH ERENHEIM; russerenheim@msn.com; firecapt403@hotmail.com; mhoward.talbot@gmail.com; bass1951@gmail.com; pij456@aol.com; nigelco50@gmail.com; genevaga@aol.com; fburt@pstel.net; townjcity@pstel.net; Tony Lamar; cityoftalbotton@outlook.com; knox31827@charter.net; jcarterwoodland@gmail.com; cityofwoodland2014@gmail.com; lcraighton@TNC.org; jcatrett@talbot.k12.ga.us; cyeppps@talbot.k12.ga.us  
**Subject:** Talbot County Comp Plan Update 2020

Hello to all!

Talbot County is beginning the process to update its comprehensive plan. All receiving this email are comprehensive plan stakeholders. On March 19, 2020 at the Talbot County BOC office the first comprehensive plan public hearing is scheduled for 6:00 P.M. The public hearing will last one hour. Please let me know if you can attend the public hearing. This meeting date may be rescheduled if the Coronavirus is a concern.

Rick Morris, Planning Director River Valley Regional Commission  
Office: 706-256-2910  
Cell: 706-616-4106  
Email: [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)

### Talbot County

Sher'Londa Walker, [swalker@aflac.com](mailto:swalker@aflac.com)  
Carol Ison, County Manager, Talbot Co. [cison@talbotcountyga.org](mailto:cison@talbotcountyga.org)  
Leigh Ann Erenheim, Talbot EMA, Director, [leigh\\_erenheim@msn.com](mailto:leigh_erenheim@msn.com)  
Russ Erenheim, Talbot EMA, [russerenheim@msn.com](mailto:russerenheim@msn.com)  
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Joe S. Johnson, Jr., Talbot Development Authority,  
Dot Bass, Talbot Family Connections, [bass1951@gmail.com](mailto:bass1951@gmail.com)  
Pam Jordan, Talbot County, Chamber of Commerce, [pij456@aol.com](mailto:pij456@aol.com)

### Geneva

Nigelco Marshall, Geneva Mayor, [nigelco50@gmail.com](mailto:nigelco50@gmail.com)  
Johnnie Owens, Geneva Clerk, [genevaga@aol.com](mailto:genevaga@aol.com)

### Junction City

Fred Burt, Junction City Mayor, [fburt@pstel.net](mailto:fburt@pstel.net)  
Barbara Jones, Junction City Clerk, [townjcity@pstel.net](mailto:townjcity@pstel.net)  
Celena Jones, Junction City, City Council,  
Pat Smith, Junction City, City Council,  
Pam Burt, Junction City, City Council,

### Talbotton

Tony O. Lamar, Talbotton Mayor, [tonylamar@yahoo.com](mailto:tonylamar@yahoo.com)  
Ayanna Smith, Talbotton Clerk, [cityoftalbotton@outlook.com](mailto:cityoftalbotton@outlook.com)  
John Lamar, Talbotton City Council, [cityoftalbotton@outlook.com](mailto:cityoftalbotton@outlook.com)



Knox Blackmar, Talbotton City Council, [knox31827@charter.net](mailto:knox31827@charter.net)

**Woodland**

James Carter, City of Woodland, Mayor, [jcarterwoodland@gmail.com](mailto:jcarterwoodland@gmail.com)  
Kim Hendricks, Woodland City Clerk, [cityofwoodland2014@gmail.com](mailto:cityofwoodland2014@gmail.com)

LuAnn Craighton - The Nature Conservancy Chattahoochee Fall Line Center ([lcraighton@TNC.org](mailto:lcraighton@TNC.org))  
Brenda Williams, Health Department,  
Sarah Lang, Valley Healthcare  
Dr. James Catrett, Talbot Count, School Superintendent, [jcatrett@talbot.k12.ga.us](mailto:jcatrett@talbot.k12.ga.us)  
Cynthia Epps, Talbot Count, School Superintendent,

**Becky Holmes**

Office Manager  
**River Valley Regional Commission**  
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Phone: **706-256-2930** Fax: **706-256-2908** Toll Free: **1-877-819-6348**  
Area Agency on Aging Toll Free: **1-800-615-4379**

[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
[www.facebook.com/rivervalleyrc.org](https://www.facebook.com/rivervalleyrc.org)  
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## Rick Morris

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**From:** Rick Morris  
**Sent:** Wednesday, April 15, 2020 4:22 PM  
**To:** Jim Livingston  
**Subject:** FW: October Community Planning Deadline Variances : COVID-19 Response (RV)  
**Attachments:** COVID.PlanningVarianceOrder2.04152020.pdf;  
EmergencyVarianceRequestTemplate.OCTtoFEB.docx

---

**From:** Jon West [mailto:Jon.West@dca.ga.gov]  
**Sent:** Wednesday, April 15, 2020 3:40 PM  
**To:** ralphwgc@windstream.net; genevaga@aol.com; townjcity@pstel.net; grneal@windstream.net; jtinsley@marioncountyga.org; tmayer@columbuscounty.com; swalker@aflac.com; cison@talbotcountyga.org; tonylamar@yahoo.com; woodlandga@gmail.com  
**Cc:** Planning <planning@dca.ga.gov>; Elizabeth Smith <elizabeth.smith@dca.ga.gov>; Rick Morris <rmorris@rivervalleyrc.org>; Gerald Mixon <gmixon@rivervalleyrc.org>; Allison Slocum <aslocum@rivervalleyrc.org>  
**Subject:** October Community Planning Deadline Variances : COVID-19 Response (RV)

Good afternoon,

The Georgia Department of Community Affairs continues to closely follow news and information about COVID-19. While the situation remains dynamic, our agency's leadership team endeavors to ensure the agency is prepared to 1) take care of our people, 2) take care of the communities we serve, and 3) maintain the programs that are so vital to our mission. Our leadership team has embraced a philosophy that combines a British axiom and the Boy Scout motto: "Keep Calm and Be Prepared."

Cases of COVID-19 continue to be found in nearly every part of Georgia and across the nation, and as more individuals are being tested, the number continues to rise. Accordingly, work is ongoing to reduce the spread of the disease, and state officials are working closely with the Atlanta-based Centers for Disease Control & Prevention. More detailed information can be found at [www.dph.georgia.gov](http://www.dph.georgia.gov). With all of this in mind, local governments across the state are continuing to responsibly cancel their meetings, reschedule public hearings, and postpone community involvement in their planning processes.

Local and regional leaders are rightly concerned about the impact of the cancellation and postponement of community involvement activities on their planning processes. DCA understands that a high-quality community planning process relies on involvement from a variety of stakeholder groups and via a variety of informational channels. While, in many cases, only one or two official public hearings may be required, a meaningful level of public participation relies on the opportunity to participate in a range of community involvement meetings, charrettes, surveys, directed outreach to interested parties and other activities that are typically ongoing throughout the planning process. While it may be possible to shift some of these activities to the virtual world using tools like Zoom, Skype, Go-To Meeting and WebEx, or even streaming on Facebook and YouTube, those media are not full replacements for valuable face-to-face human interaction. Even if fewer people actually choose to involve themselves in those activities, the validity of a community's plan is founded upon the opportunity for involvement.

## OCTOBER 31, 2020 DEADLINE.

We are contacting you today about the pending October 31, 2020 deadline for your local governments to complete and get DCA approval/verification for a variety of community planning updates. Since DCA acted in March to allow variances for communities with June deadlines, we have continued to monitor the situation. Considering the continuing trajectory of the impacts of the COVID-19 response, we believe local governments are likely to experience disruptions in their planning processes and unusually low attendance at community involvement opportunities well into the summer. It is likely that those communities with October 31, 2020 deadlines will find it very challenging or impossible to comply with applicable requirements. Georgia's standards governing local comprehensive planning include an option to provide variances for deadlines when communities are facing a situation beyond their control that creates abnormal stress on their operations and makes it impossible to comply with some state-issued requirements [Note: Local governments that collect development impact fees have an additional Capital Improvement Element (CIE) of their comprehensive plan. Variances under this section of the planning standards also apply to mandatory annual updates of the CIE.]. In the past, this option has only been exercised in response to tornados, hurricanes, and fires when a community has suffered significant and overwhelming damage. However, considering the impacts of the ongoing COVID-19 pandemic, we believe it is appropriate in this case, as well. In recognition of the gravity of the current situation, consistent with the instructions provided by Governor Kemp's Executive Order declaring a Public Health Emergency, DCA Commissioner Christopher Nunn has issued an order (attached) allowing your communities to seek a deadline variance.

## VARIANCE REQUEST STEPS.

Taking advantage of the variance opportunity is simple. A local government's Chief Elected Official (mayor or chairperson) or administrator/manager should send a written request for the variance following the template attached to this message. That template provides a letter which includes all the necessary language and information necessary for DCA to grant a deadline variance. Great detail is not necessary when "filling in the blanks," but be as descriptive as you can. DCA will accept hardcopy letters sent through the mail as well as scanned pdfs of letters sent to us by email to [planning@dca.ga.gov](mailto:planning@dca.ga.gov). Upon receipt of an acceptable variance request, DCA will immediately update the community's comprehensive planning and/or CIE update deadlines and send the community and its RC an acknowledgement of the variance by email. Understand that **the variance request must be received by our office before the local government's October 31, 2020 deadline has passed to take advantage of this opportunity.**

## SDS QUESTIONS.

Where a community also has a pending Service Delivery Strategy (SDS) Update deadline triggered by a county's local comprehensive plan update, the concurrent SDS deadline will also be automatically shifted when the county's plan deadline is shifted. Communities that have self-imposed SDS

deadlines (either as a result of a previous SDS Extension or some other local agreement) will still need to follow the standard SDS Extension process to change their deadlines.

Presently, this variance will only allow communities with an October 31, 2020 deadline to shift to a February 28, 2021 deadline. It will not impact deadlines falling in future years--future deadlines will return to October 31. It also does not impact communities with deadlines currently falling on February 28, 2021. DCA is sensitive to the concerns of communities that currently have February 2021 deadlines. Any local government already anticipating difficulty meeting their February deadline as a result of the response to the COVID-19 pandemic should reach out to [planning@dca.ga.gov](mailto:planning@dca.ga.gov), directly or call our office at 404-679-5279 to discuss your concerns. The information you provide may assist us in assessing the potential need for any further variances.

Warm regards,

--J.A. West



*Learn more about our commitment to [fair housing](#).*

**Jon A. West, AICP**

Principal Planner | Community & Regional Planning  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329

Direct 404-327-6872

Fax 770-302-9703

[Jon.West@dca.ga.gov](mailto:Jon.West@dca.ga.gov)

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Friday, July 24, 2020 2:26 PM  
**To:** swalker@aflac.com; Carol Ison; LEIGH ERENHEIM; russerenheim@msn.com; firecapt403@hotmail.com; mhoward.talbot@gmail.com; bass1951@gmail.com; pij456@aol.com; nigelco50@gmail.com; genevaga@aol.com; fburt@pstel.net; townjcity@pstel.net; Tony Lamar; cityoftalbotton@outlook.com; knox31827@charter.net; jcarterwoodland@gmail.com; cityofwoodland2014@gmail.com; lcraighton@TNC.org; jcatrett@talbot.k12.ga.us; cyepps@talbot.k12.ga.us  
**Cc:** Scott Berson; Scott DeClue  
**Subject:** FW: Talbot County Comp Plan Update 2020  
**Attachments:** Data Update Talbot 2020 Comp Plan.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	swalker@aflac.com	
	Carol Ison	
	LEIGH ERENHEIM	
	russerenheim@msn.com	
	firecapt403@hotmail.com	
	mhoward.talbot@gmail.com	
	bass1951@gmail.com	
	pij456@aol.com	
	nigelco50@gmail.com	
	genevaga@aol.com	
	fburt@pstel.net	
	townjcity@pstel.net	
	Tony Lamar	
	cityoftalbotton@outlook.com	
	knox31827@charter.net	
	jcarterwoodland@gmail.com	
	cityofwoodland2014@gmail.com	
	lcraighton@TNC.org	
	jcatrett@talbot.k12.ga.us	
	cyepps@talbot.k12.ga.us	
	Scott Berson	
	Scott DeClue	Delivered: 7/24/2020 2:26 PM

<https://scoberson.wixsite.com/talbotcompplan>

Attached is a link to the Talbot County Comprehensive Plan. RVRC staff has updated all of the demographic data in the plan. The draft document can be accessed via the above link. Please review and comment. The attached web page allows you to make comments on the site. I also attached a PDF of the document just in case you have trouble accessing the link. Please send this information to anyone that you think might be interested. Also give me your thoughts on how to get the plan update process to as many people as possible. Given the Corona virus is still kicking I think it best that we



do all plan meetings virtually. Please give me your opinion on how to best conduct future meetings. All my contact information is below.

Rick

Rick Morris, Planning Director River Valley Regional Commission  
Office: 706-256-2910  
Cell: 706-616-4106  
Email: [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)

#### **Talbot County**

Sher'Londa Walker, [swalker@aflac.com](mailto:swalker@aflac.com)  
Carol Ison, County Manager, Talbot Co. [cison@talbotcountyga.org](mailto:cison@talbotcountyga.org)  
Leigh Ann Erenheim, Talbot EMA, Director, [leigh\\_erenheim@msn.com](mailto:leigh_erenheim@msn.com)  
Russ Erenheim, Talbot EMA, [russerenheim@msn.com](mailto:russerenheim@msn.com)  
Ben Brogdon, Talbot Fire Chief, [firecapt403@hotmail.com](mailto:firecapt403@hotmail.com)  
Marjorie Howard, Talbot, Elected Official, [mhoward.talbot@gmail.com](mailto:mhoward.talbot@gmail.com)  
Joe S. Johnson, Jr., Talbot Development Authority,  
Dot Bass, Talbot Family Connections, [bass1951@gmail.com](mailto:bass1951@gmail.com)  
Pam Jordan, Talbot County, Chamber of Commerce, [pjj456@aol.com](mailto:pjj456@aol.com)

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Celena Jones, Junction City, City Council,  
Pat Smith, Junction City, City Council,  
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Sarah Lang, Valley Healthcare  
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Cynthia Epps, Talbot Count, School Superintendent,

**Becky Holmes**

Office Manager

**River Valley Regional Commission**

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Area Agency on Aging Toll Free: **1-800-615-4379**

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## Rick Morris

---

**From:** Rick Morris  
**Sent:** Tuesday, August 11, 2020 4:19 PM  
**To:** Carol Ison  
**Subject:** Link Ad for Comp Plan  
**Attachments:** Plan Update ad.doc

FYI

Look o.k. to you?

Rick

Sher'Londa Walker, [swalker@aflac.com](mailto:swalker@aflac.com)  
Carol Ison, County Manager, Talbot Co. [cison@talbotcountyga.org](mailto:cison@talbotcountyga.org)  
Leigh Ann Erenheim, Talbot EMA, Director, [leigh\\_erenheim@msn.com](mailto:leigh_erenheim@msn.com)  
Russ Erenheim, Talbot EMA, [russerenheim@msn.com](mailto:russerenheim@msn.com)  
Ben Brogdon, Talbot Fire Chief, [firecapt403@hotmail.com](mailto:firecapt403@hotmail.com)  
Marjorie Howard, Talbot, Elected Official, [mhoward.talbot@gmail.com](mailto:mhoward.talbot@gmail.com)  
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Cynthia Epps, Talbot Count, School Superintendent,

#### **Becky Holmes**

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## Rick Morris

---

**From:** Rick Morris  
**Sent:** Friday, August 14, 2020 4:49 PM  
**To:** swalker@aflac.com; Carol Ison; LEIGH ERENHEIM; russerenheim@msn.com; firecapt403@hotmail.com; mhoward.talbot@gmail.com; bass1951@gmail.com; pij456@aol.com; nigelco50@gmail.com; genevaga@aol.com; fburt@pstel.net; townjcity@pstel.net; Tony Lamar; cityoftalbotton@outlook.com; knox31827@charter.net; jcarterwoodland@gmail.com; cityofwoodland2014@gmail.com; lcraighton@TNC.org; jcatrett@talbot.k12.ga.us; cyepps@talbot.k12.ga.us; Cc: Scott Berson; Scott DeClue  
**Subject:** FW: Talbot County Comp Plan Update 2020  
**Attachments:** Needs and Opportunities list for Talbot county and Cities 2015 Comp Plan.pdf

<https://scoberson.wixsite.com/talbotcompplan>

RVRC staff has updated the majority of all the demographic data in the plan. Attached above is a document listing the needs and opportunities for Talbot County and the cities of Talbot County. The draft document can also be accessed via the above link. You can leave comments in regards to the needs and opportunities on the comp plan website or hand write comments on the attached document and email them to me or to Carol Ison. **Please review and comment.** Specifically, write down one or two needs or opportunities in each section (e.g. community facilities, transportation, housing, land use, etc.) for the community in which you reside. In many ways I think our current list for each community can be trimmed down and more specific or pertinent to each community. Please send this information to anyone that you think might be interested. Also give me your thoughts on how to get the plan update process to as many people as possible. Please give me your opinion on how to best conduct future meetings. All my contact information is below.

Rick

.....

Rick Morris, Planning Director River Valley Regional Commission  
Office: 706-256-2910  
Cell: 706-616-4106  
Email: [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)

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Russ Erenheim, Talbot EMA, [russerenheim@msn.com](mailto:russerenheim@msn.com)  
Ben Brogdon, Talbot Fire Chief, [firecapt403@hotmail.com](mailto:firecapt403@hotmail.com)  
Marjorie Howard, Talbot, Elected Official, [mhoward.talbot@gmail.com](mailto:mhoward.talbot@gmail.com)  
Joe S. Johnson, Jr., Talbot Development Authority,



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[www.facebook.com/rivervalleyareaagencyonaging](http://www.facebook.com/rivervalleyareaagencyonaging)

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## Rick Morris

---

**From:** Rick Morris  
**Sent:** Thursday, September 03, 2020 9:23 AM  
**To:** Carol Ison  
**Subject:** FW: Talbot County Comp Plan Update 2020  
**Attachments:** Needs and Opportunities list for Talbot county and Cities 2015 Comp Plan.pdf

FYI

---

**From:** Rick Morris  
**Sent:** Friday, August 14, 2020 4:49 PM  
**To:** swalker@aflac.com; Carol Ison <Cison@talbotcountyyga.org>; LEIGH ERENHEIM <leigh\_erenheim@msn.com>; russerenheim@msn.com; firecapt403@hotmail.com; mhoward.talbot@gmail.com; bass1951@gmail.com; pij456@aol.com; nigelco50@gmail.com; genevaga@aol.com; fburt@pstel.net; townjcity@pstel.net; Tony Lamar <tonylamar@yahoo.com>; cityoftalbotton@outlook.com; knox31827@charter.net; jcarterwoodland@gmail.com; cityofwoodland2014@gmail.com; lcraighton@TNC.org; jcatrett@talbot.k12.ga.us; cyepps@talbot.k12.ga.us; Cc: Scott Berson <ssb0044@auburn.edu>; Scott DeClue <SDeClue@rivervalleyrc.org>  
**Subject:** FW: Talbot County Comp Plan Update 2020

<https://scoberson.wixsite.com/talbotcompplan>

RVRC staff has updated the majority of all the demographic data in the plan. Attached above is a document listing the needs and opportunities for Talbot County and the cities of Talbot County. The draft document can also be accessed via the above link. You can leave comments in regards to the needs and opportunities on the comp plan website or hand write comments on the attached document and email them to me or to Carol Ison. **Please review and comment. Specifically, write down one or two needs or opportunities in each section (e.g. community facilities, transportation, housing, land use, etc.) for the community in which you reside. In many ways I think our current list for each community can be trimmed down and more specific or pertinent to each community.** Please send this information to anyone that you think might be interested. Also give me your thoughts on how to get the plan update process to as many people as possible. Please give me your opinion on how to best conduct future meetings. All my contact information is below.

Rick

---

Rick Morris, Planning Director River Valley Regional Commission  
Office: 706-256-2910  
Cell: 706-616-4106  
Email: [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)

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Russ Erenheim, Talbot EMA, [russerenheim@msn.com](mailto:russerenheim@msn.com)

Ben Brogdon, Talbot Fire Chief, [firecapt403@hotmail.com](mailto:firecapt403@hotmail.com)

Marjorie Howard, Talbot, Elected Official, [mhoward.talbot@gmail.com](mailto:mhoward.talbot@gmail.com)

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## Rick Morris

---

**From:** Rick Morris  
**Sent:** Thursday, October 01, 2020 12:43 PM  
**To:** Carol Ison  
**Subject:** Needs and Opportunities Talbot County  
**Attachments:** Identified Needs and Opportunities Talbot County 2020 Comp Plan Review Update10-1- 2020.docx

Please find attached a copy of the Needs and Opportunities based on our conversation. Please review when you get a chance. I will send to the group once you review. Thanks and stay safe. An issue or a opportunity in red means that I need you take a closer look at that particular item. Or thjat I need to check that particular item.

Ricky L. Morris



## Rick Morris

---

**From:** Rick Morris  
**Sent:** Wednesday, October 07, 2020 10:46 AM  
**To:** Carol Ison  
**Subject:** RE: Needs and Opportunities Talbot County

I will send out the mass email then for people to look at the needs and opportunities. Will send you the Vision Statement to look at today. Hope you are well!

Rick

---

**From:** Carol Ison [mailto:Cison@talbotcountyga.org]  
**Sent:** Wednesday, October 07, 2020 8:48 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** RE: Needs and Opportunities Talbot County

**[EXTERNAL] CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.  
*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

Good morning Rick,

I apologize for the delayed response. Everything appears to be in order.

Thanks!

Carol Ison  
Talbot County Manager  
Office: (706) 665-3220  
[cison@talbotcountyga.org](mailto:cison@talbotcountyga.org)

---

**From:** Rick Morris <rmorris@rivervalleyrc.org>  
**Sent:** Thursday, October 1, 2020 12:43 PM  
**To:** Carol Ison <Cison@talbotcountyga.org>  
**Subject:** Needs and Opportunities Talbot County

Please find attached a copy of the Needs and Opportunities based on our conversation. Please review when you get a chance. I will send to the group once you review. Thanks and stay safe. An issue or a opportunity in red means that I need you take a closer look at that particular item. Or thjat I need to check that particular item.

Ricky L. Morris

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Wednesday, November 18, 2020 4:03 PM  
**To:** Carol Ison  
**Subject:** Comp Plan Report of Accomplishments  
**Attachments:** Talbot County 2015 CWP ROA.pdf

Attached is the Report of Accomplishments concerning your 2015 Community work Program. Anything you wish to carry over to the new CWP we can. The attached packet explains what we need to do. Talk to you in the morning 10:30?

Rick

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Wednesday, November 18, 2020 5:55 PM  
**To:** Carol Ison  
**Subject:** CWP Update  
**Attachments:** New 2020 Talbot Co CWP work info Include Needs and Opps.pdf

FYI 2<sup>nd</sup> Package for tomorrow.

Rick

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Thursday, November 19, 2020 4:39 PM  
**To:** Carol Ison  
**Subject:** FW: Scanned image from River Valley Reg. Comm  
**Attachments:** scanner\_20201119\_053747.pdf

Report of Accomplishments based off our conversation today. Will send new community work program tomorrow.

Rick

-----Original Message-----

**From:** scanner@rivervalleyrc.org [mailto:scanner@rivervalleyrc.org]  
**Sent:** Thursday, November 19, 2020 5:38 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Scanned image from River Valley Reg. Comm

Reply to: scanner <scanner@rivervalleyrc.org> Device Name: River Valley Reg. Comm Device Model: MX-3050N  
Location: Not Set

File Format: PDF (Medium)  
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Monday, November 23, 2020 12:02 PM  
**To:** Carol Ison; Tony Lamar; fburt@pstel.net; jcarterwoodland@gmail.com; nigelco50@gmail.com; 'genevaga@aol.com'; 'swalker@aflac.com'; 'LEIGH ERENHEIM'; 'russerenheim@msn.com'; 'firecapt403@hotmail.com'; 'mhoward.talbot@gmail.com'; 'bass1951@gmail.com'; 'pij456@aol.com'; 'townjcity@pstel.net'; 'cityoftalbotton@outlook.com'; 'knox31827@charter.net'; 'cityofwoodland2014@gmail.com'; 'lcraighton@TNC.org'; 'jcatrett@talbot.k12.ga.us'; 'cyepps@talbot.k12.ga.us'  
**Subject:** Talbot County and Cities Comp Plan link

<https://www.surveymonkey.com/r/Talbot-Cities-Comp-Plan>

Please distribute to as many organization and citizens as you can. Survey Deadline is December 10.

Rick

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Monday, November 23, 2020 2:47 PM  
**To:** Cynthia Epps  
**Subject:** RE: Talbot County and Cities Comp Plan link

Thank You!

Great Idea

-----Original Message-----

**From:** Cynthia Epps [mailto:cyepps@talbot.k12.ga.us]  
**Sent:** Monday, November 23, 2020 2:07 PM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** RE: Talbot County and Cities Comp Plan link

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If you suspect the message is fraudulent, forward to Support@leverageneos.com<mailto:support@leverageneos.com>

Hi Rick,  
I have requested for this link to be added to our school website.  
cepps

Cynthia Epps

Assistant Superintendent

Talbot County School District

706-665-8528

E-mail: cepps@talbot.k12.ga.us

Fax: 706-665-3620

---

**From:** Rick Morris [rmorris@rivervalleyrc.org]  
**Sent:** Monday, November 23, 2020 12:01 PM  
**To:** Carol Ison; Tony Lamar; fburt@pstel.net; jcarterwoodland@gmail.com; nigelco50@gmail.com; 'genevaga@aol.com'; 'swalker@aflac.com'; 'LEIGH ERENHEIM'; 'russerenheim@msn.com'; 'firecapt403@hotmail.com'; 'mhoward.talbot@gmail.com'; 'bass1951@gmail.com'; 'pij456@aol.com'; 'townjcity@pstel.net'; 'cityoftalbotton@outlook.com'; 'knox31827@charter.net'; 'cityofwoodland2014@gmail.com'; 'lcraighton@TNC.org'; James Catrett; Cynthia Epps  
**Subject:** Talbot County and Cities Comp Plan link

<https://www.surveymonkey.com/r/Talbot-Cities-Comp-Plan>



Please distribute to as many organization and citizens as you can. Survey Deadline is December 10.

Rick



**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Wednesday, December 02, 2020 12:49 PM  
**To:** Carol Ison  
**Subject:** Comp Plan

In the 2015 Plan your #1 project is to rehab the courthouse which I know was completed. It also read to only have judicial services in the building. Were you all able to do that?

What is your current #1 project?

Rick

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Friday, December 04, 2020 5:04 PM  
**To:** 'LEIGH ERENHEIM'; 'russerenheim@msn.com'; 'firecapt403@hotmail.com'; 'mhoward.talbot@gmail.com'; 'bass1951@gmail.com'; 'nigelco50@gmail.com'; 'genevaga@aol.com'; 'fburt@pstel.net'; 'Tony Lamar'; 'townjcity@pstel.net'; 'cityoftalbotton@outlook.com'; 'knox31827@charter.net'; 'cityofwoodland2014@gmail.com'; 'lcraighton@TNC.org'; 'jcatrett@talbot.k12.ga.us'; 'Cynthia Epps'; 'Carol Ison'  
**Subject:** Community Work Program Draft  
**Attachments:** Talbot County CWP.PDF

FYI,

Please review and comment!

Rick

---

**Rick Morris**

**From:** Rick Morris  
**Sent:** Thursday, December 10, 2020 10:04 AM  
**To:** Pam Jordan  
**Subject:** RE: Scanned image from River Valley Reg. Comm

I will add those. Which ones need to be taken out.

-----Original Message-----

**From:** Pam Jordan [mailto:pj456@aol.com]  
**Sent:** Wednesday, December 09, 2020 9:39 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Re: Scanned image from River Valley Reg. Comm

[EXTERNAL] CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe. If you suspect the message is fraudulent, forward to Support@leverageneos.com<mailto:support@leverageneos.com>

Yes I would add this. However, the biggest employers in the county are the County and the Board of Education. Also, Oliver Logging Co. And Martin Marietta Aggregates. Shouldn't they be added? I didn't even recognize some of those companies.

Sent from my iPhone

> On Dec 8, 2020, at 11:33 AM, Rick Morris <rmorris@rivervalleyrc.org> wrote:  
>  
> Should I add any of the underlined projects to the community work program?

> -----Original Message-----

> **From:** scanner@rivervalleyrc.org [mailto:scanner@rivervalleyrc.org]  
> **Sent:** Tuesday, December 08, 2020 12:30 AM  
> **To:** Rick Morris <rmorris@rivervalleyrc.org>  
> **Subject:** Scanned image from River Valley Reg. Comm  
>  
> **Reply to:** scanner <scanner@rivervalleyrc.org> Device Name: River Valley Reg. Comm Device Model: MX-3050N  
> **Location:** Not Set

- >
- > File Format: PDF (Medium)
- > Resolution: 200dpi x 200dpi
- >
- > Attached file is scanned image in PDF format.
- > Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
- > Adobe(R)Reader(R) can be downloaded from the following URL:
- > Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.
- >
- > <http://www.adobe.com/>
- > <scanner\_20201208\_003014.pdf>



**Rick Morris**

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**From:** Rick Morris  
**Sent:** Tuesday, December 15, 2020 3:32 PM  
**To:** Tony Lamar; 'cityoftalbotton@outlook.com'  
**Subject:** 2021 Comp Plan  
**Attachments:** Talbotton ROA and CWP.pdf

Attached is the Report of Accomplishments from the previous work plan and the new 2021 community work plan. Please give to the city council members for review. Do not need to review at tonight's meeting. If they have changes just please let me know.

Rick Morris

## **Rick Morris**

**From:** Rick Morris  
**Sent:** Thursday, December 17, 2020 1:47 PM  
**To:** Carol Ison; Tony Lamar; 'genevaga@aol.com'; nigelco50@gmail.com; fburt@pstel.net; 'townjcity@pstel.net'; 'cityoftalbotton@outlook.com'; 'jarterwoodland@gmail.com'; 'cityofwoodland2014@gmail.com'  
**Subject:** FW: Water Planning Region Links  
**Attachments:** Vision and Goals Upper Flint.docx; Vision and Goals Middle Chattahooc Water Plan.docx; Part Five Environmental Standards.pdf

FYI

Below are the links to the regional water plans that cover the RVRC area. Talbot County is in the Upper Flint Regional Plan. Attached are the vision and goals for each plan and the implementation activities for the Upper Flint Plan. The Georgia Part Five Rules for Environmental Planning Criteria are also included for review and consideration. Please call me at 706-256-2910.

Rick

**From:** Laura Schneider  
**Sent:** Thursday, December 17, 2020 11:33 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Water Planning Region Links

<https://waterplanning.georgia.gov/water-planning-regions/middle-chattahoochee-water-planning-region>

<https://waterplanning.georgia.gov/water-planning-regions/upper-flint-water-planning-region>

Laura Schneider | Environmental Planner  
**River Valley Regional Commission**  
710 Front Avenue, Suite A  
Columbus, Georgia 31901  
Office 706-256-2910  
Fax 706-256-2061  
[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
[www.facebook.com/rivervalleyrc](https://www.facebook.com/rivervalleyrc)  
[www.activevalley.org](http://www.activevalley.org)

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**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Thursday, December 17, 2020 4:21 PM  
**To:** Carol Ison  
**Subject:** Survey Results  
**Attachments:** Talbot Survey Data\_All\_201216.pdf

FYI

Survey Results

Rick

---

**Rick Morris**

**From:** Rick Morris  
**Sent:** Thursday, December 17, 2020 4:27 PM  
**To:** Carol Ison  
**Subject:** FW: Talbot broadband draft  
**Attachments:** Broadband Element for Talbot 12-17-2020.docx

I will insert this into the Plan for you and the cities.

**From:** Camille Bielby  
**Sent:** Thursday, December 17, 2020 2:43 PM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>; Gerald Mixon <gmixon@rivervalleyrc.org>  
**Subject:** Talbot broadband draft

Camille Bielby  
Planner  
River Valley Regional Commission  
228 West Lamar Street  
Americus, Georgia 31709  
(706) 256-2910 Extension 229  
[cbielby@rivervalleyrc.org](mailto:cbielby@rivervalleyrc.org)



Please help our region improve internet capacity by responding to the surveys at the link below.  
[https://www.surveymonkey.com/r/River\\_Valley\\_Preliminary](https://www.surveymonkey.com/r/River_Valley_Preliminary)

[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
[www.facebook.com/rivervalleyrc](https://www.facebook.com/rivervalleyrc)  
[www.activevalley.org](http://www.activevalley.org)

**Rick Morris**

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**From:** Rick Morris  
**Sent:** Friday, December 18, 2020 11:40 AM  
**To:** Carol Ison; john@star-mercury.com; news@star-mercury.com  
**Subject:** Final Comp Plan Ad  
**Attachments:** 2nd Public meeting ad (003).doc

For a display ad! Carol please review the date and time.

Rick Morris

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Friday, December 18, 2020 12:52 PM  
**To:** Tony Lamar  
**Subject:** RE: 2021 Comp Plan

Thank You Mr. Mayor!

**From:** Tony Lamar [mailto:tonylamar@yahoo.com]  
**Sent:** Friday, December 18, 2020 7:49 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Re: 2021 Comp Plan

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*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

Mr. Morris,

Good morning, no changes to the city's end as it relates to the comp plan.

Tony O. Lamar  
Mayor, City of Talbotton, Georgia  
706-573-1917

On Tuesday, December 15, 2020, 03:32:11 PM EST, Rick Morris <[rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)> wrote:

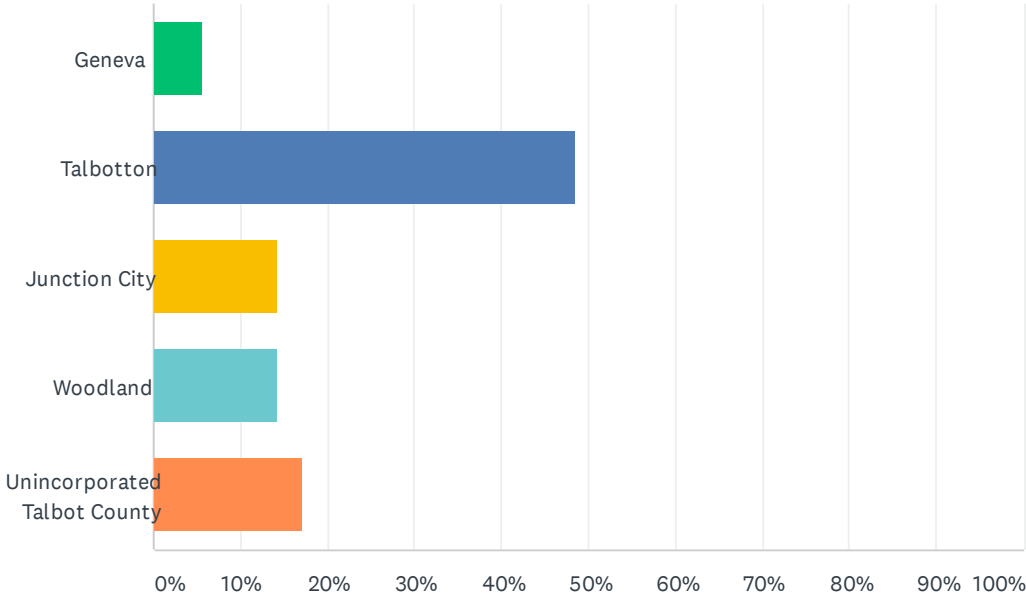
Attached is the Report of Accomplishments from the previous work plan and the new 2021 community work plan. Please give to the city council members for review. Do not need to review at tonight's meeting. If they have changes just please let me know.

Rick Morris



### Q1 Please choose the Talbot County community where you live.

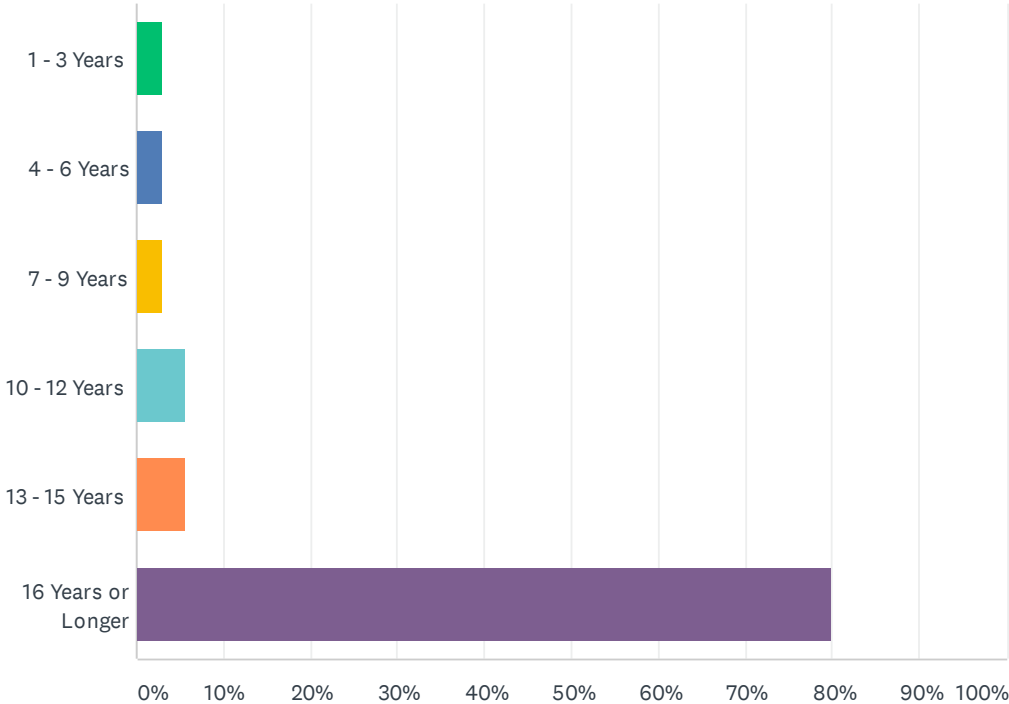
Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES	
Geneva	5.71%	2
Talbotton	48.57%	17
Junction City	14.29%	5
Woodland	14.29%	5
Unincorporated Talbot County	17.14%	6
<b>TOTAL</b>		<b>35</b>

## Q2 How long have you lived here?

Answered: 35 Skipped: 0



ANSWER CHOICES	RESPONSES
1 - 3 Years	2.86% 1
4 - 6 Years	2.86% 1
7 - 9 Years	2.86% 1
10 - 12 Years	5.71% 2
13 - 15 Years	5.71% 2
16 Years or Longer	80.00% 28
<b>TOTAL</b>	<b>35</b>

### Q3 How has Talbot County, Geneva, Junction City, Talbotton or Woodland changed over the time you have lived there?

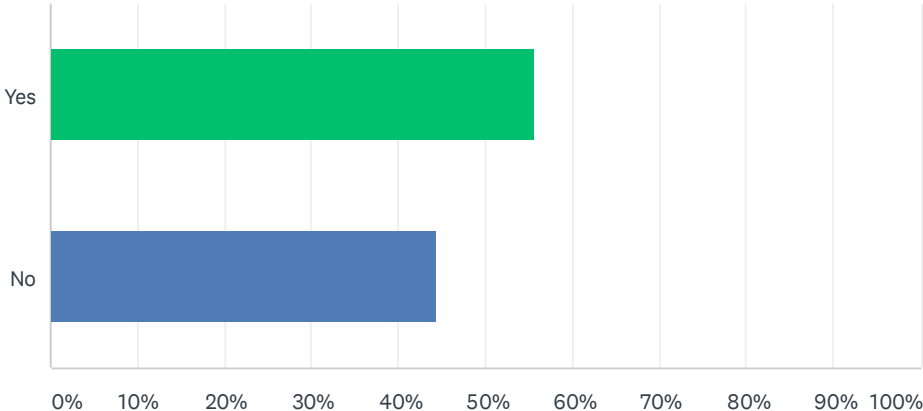
Answered: 27 Skipped: 8

Comprehensive Plan Survey for Talbot County, Geneva, Junction City, Talbotton and Woodland

#	RESPONSES	DATE
1	It changed a lot	12/14/2020 6:47 PM
2	Little, if any.	12/13/2020 8:48 AM
3	Talbot County has poorly declined in every area from population to no area jobs and/or no retail outlets (grocery stores).	12/4/2020 10:22 AM
4	Not much. Less business	12/3/2020 9:59 AM
5	There are no grocery store and medical serve is very limited.	12/2/2020 5:33 PM
6	Population has declined, businesses have closed, young people do not come back after college, it is not the thriving small county that we once had.	12/2/2020 2:16 PM
7	Poor. Nothing for the children	12/1/2020 4:40 PM
8	actually it has declined	12/1/2020 9:35 AM
9	Not much	11/30/2020 10:21 PM
10	My property taxes has increased a lot.	11/30/2020 9:03 PM
11	There is now a 4 Lane highway 2 Dollar General stores a new doctors office	11/30/2020 7:41 PM
12	We have not had a grocery store in over 10 years in Talbotton. No jobs are coming to the area. We have too many convenience stores for Talbotton. We need better leaders in our communities, not just family and friends. We need someone whom is going to improve our county from city council to county commissionners. We have too many police officers and not a jail!! We need improvements so our city will grow being the county seat.	11/30/2020 4:27 PM
13	It's not as much here now like it use to be	11/30/2020 3:14 PM
14	No local grocery store	11/30/2020 12:51 PM
15	No change! Looks rundown definitely needs some updates on buildings and roads	11/30/2020 12:42 PM
16	Alot of stores have closed down.	11/30/2020 11:43 AM
17	Talbot County/Talbotton has declined drastically during my lifetime of living here. Very few jobs for young people to stay here. The population has aged and is projected to decrease in the coming years. The student enrollment in the local school system is now down to less than 500 students. We do not have a grocery or drug store. We are a prime example of what has happened to small rural counties all over Georgia.	11/30/2020 11:21 AM
18	No change	11/30/2020 10:48 AM
19	It hasnt	11/30/2020 10:28 AM
20	Resources has seemed to become more scarce. As far as places to shop for essentials.	11/30/2020 7:56 AM
21	Less local opportunity	11/26/2020 9:34 AM
22	It hasnt	11/26/2020 2:58 AM
23	Very little changes	11/26/2020 1:59 AM
24	Fewer businesses, people seem less engaged, community seems to be eroding.	11/26/2020 1:04 AM
25	Vet little	11/25/2020 7:40 PM
26	It has changed very little.	11/23/2020 1:56 PM
27	Not too much	11/20/2020 3:11 PM

### Q4 Do you walk around your neighborhood or community?

Answered: 27 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	55.56%	15
No	44.44%	12
TOTAL		27

## Q5 If you do walk around your neighborhood or community, where do you walk to?

Answered: 15 Skipped: 20

#	RESPONSES	DATE
1	Walk around the neighborhood, to recreational parks and down the streets.	12/4/2020 10:24 AM
2	Around town, bank & Post Office mainly.	12/3/2020 10:00 AM
3	I walk to the post office, the bank, when I am in town. I actually live between Geneva and Talbotton.	12/2/2020 2:17 PM
4	Around my neighborhood	12/1/2020 4:40 PM
5	N/A	11/30/2020 9:04 PM
6	To the park and back	11/30/2020 7:42 PM
7	I walk through town and back street.	11/30/2020 4:28 PM
8	Around my neighborhood	11/30/2020 12:52 PM
9	Around the water Department	11/30/2020 12:43 PM
10	To the store or around the block for exercise.	11/30/2020 11:45 AM
11	Library walking track	11/30/2020 10:49 AM
12	I walk to relatives that live by and in the public park on the trail.	11/30/2020 7:57 AM
13	Around my own property. I live in a rural area outside of town.	11/26/2020 1:06 AM
14	Walking Trail -Talbot Co. Library	11/23/2020 1:57 PM
15	Walking Trail and around city blocks	11/20/2020 3:12 PM

## Q6 I think the best place in Talbot County, Geneva, Junction City, Talbotton or Woodland is:

Answered: 27 Skipped: 8

#	RESPONSES	DATE
1	Junction City park	12/14/2020 6:47 PM
2	Scenic farms, like those along highway 315	12/13/2020 8:50 AM
3	maybe Junction City. I know they are in need of way more that any other city in Talbot County, but the cost of living is probably lower as well.	12/4/2020 10:34 AM
4	Talbotton	12/3/2020 10:02 AM
5	The community center in Geneva.	12/2/2020 5:35 PM
6	I like where I live, in the country.	12/2/2020 2:18 PM
7	None	12/1/2020 4:41 PM
8	the school	12/1/2020 9:36 AM
9	ldk	11/30/2020 10:22 PM
10	The Sports Complex	11/30/2020 9:05 PM
11	The park	11/30/2020 7:42 PM
12	Talbotton. Entertainment venue is Junction City or Geneva. We have no entertainment in Talbotton.	11/30/2020 4:29 PM
13	Talbotton	11/30/2020 3:14 PM
14	Nothing	11/30/2020 12:53 PM
15	Big chic	11/30/2020 12:43 PM
16	The park in Geneva.	11/30/2020 11:45 AM
17	North and West Talbot County outside the municipalities	11/30/2020 11:22 AM
18	Talbotton	11/30/2020 10:49 AM
19	Geneva & Junction City park	11/30/2020 10:29 AM
20	The school.	11/30/2020 7:57 AM
21	The woods	11/26/2020 9:34 AM
22	Home	11/26/2020 2:59 AM
23	The Flint Hill, and Oak Mountain Estates area	11/26/2020 2:01 AM
24	My own backyard.	11/26/2020 1:06 AM
25	Talbot County	11/25/2020 7:41 PM
26	Talbotton	11/23/2020 1:57 PM
27	Junction City	11/20/2020 3:13 PM



## Q7 My least favorite place in the community is:

Answered: 26 Skipped: 9

#	RESPONSES	DATE
1	Downtown Talbotton	12/13/2020 8:51 AM
2	The City of Talbotton.. it has really gone down over the years and with it being the county seat it could look better.	12/4/2020 10:35 AM
3	?	12/3/2020 10:02 AM
4	none	12/2/2020 5:36 PM
5	Areas where the homes are abandoned and run down.	12/2/2020 2:25 PM
6	All	12/1/2020 4:41 PM
7	the town	12/1/2020 9:36 AM
8	ldk	11/30/2020 10:22 PM
9	N/A	11/30/2020 9:05 PM
10	Nowhere	11/30/2020 7:42 PM
11	Woodland.	11/30/2020 4:30 PM
12	Home	11/30/2020 3:14 PM
13	Nothing	11/30/2020 12:53 PM
14	School system	11/30/2020 12:44 PM
15	Looking at all the empty stores.	11/30/2020 11:46 AM
16	Talbotton	11/30/2020 11:22 AM
17	Junction city	11/30/2020 10:49 AM
18	Dont have one	11/30/2020 10:29 AM
19	The rundown vacant buildings and shops.	11/30/2020 7:58 AM
20	Churches	11/26/2020 9:36 AM
21	County seat	11/26/2020 2:59 AM
22	Talbotton	11/26/2020 2:01 AM
23	No answer	11/26/2020 1:08 AM
24	Downtown Talbotton	11/25/2020 7:42 PM
25	Junction City	11/23/2020 1:57 PM
26	Talbotton	11/20/2020 3:13 PM

## Q8 If I were Mayor or County Commission Chairman, the first thing I would do to make my community a better place for young people is:

Answered: 22 Skipped: 13

#	RESPONSES	DATE
1	Clean up downtown and recruit mentors to participate in a monthly empowerment program at the school.	12/13/2020 8:55 AM
2	Build more recreational sites, community buildings, youth programs and bring in grocery chains for jobs to instill good working habits early.	12/4/2020 10:38 AM
3	Work with the School Board on improving the school system.	12/3/2020 10:03 AM
4	Have more opportunities for them.	12/2/2020 2:27 PM
5	Pool and transportation	12/1/2020 4:41 PM
6	i will have a well managed recreational center	12/1/2020 9:39 AM
7	More businesses for more jobs and opportunities	11/30/2020 10:23 PM
8	Build workshops to advance in the youth skills.	11/30/2020 9:07 PM
9	Find out what they are interested in and try to put something together	11/30/2020 7:44 PM
10	Build a boys or girls club. Get mentors involved with the young people.	11/30/2020 4:30 PM
11	Get a YMCA for the kids find thing for them to do after school	11/30/2020 3:15 PM
12	Add a recreation center	11/30/2020 12:53 PM
13	Open a bowling ally or skating rink	11/30/2020 12:45 PM
14	Bring jobs so people can work.	11/30/2020 11:47 AM
15	Better law enforcement	11/30/2020 11:23 AM
16	Grocery store or a place to be active	11/30/2020 10:50 AM
17	A recreational Department	11/30/2020 10:29 AM
18	To figure out how to provide more affordable housing for families.	11/30/2020 7:58 AM
19	Cut taxes to invite new residents in to the county. Then improve school system, also wipe clean all elected officials to include appointed with term limits .	11/26/2020 3:02 AM
20	Clean up the abandoned houses. Increase law enforcement to reduce theft and shoplifting so there could be a grocery store and maybe more businesses would come into the area.	11/26/2020 2:04 AM
21	Improve opening new businesses. Preferable start would be a grocery store.	11/23/2020 1:58 PM
22	Better Education	11/20/2020 3:14 PM

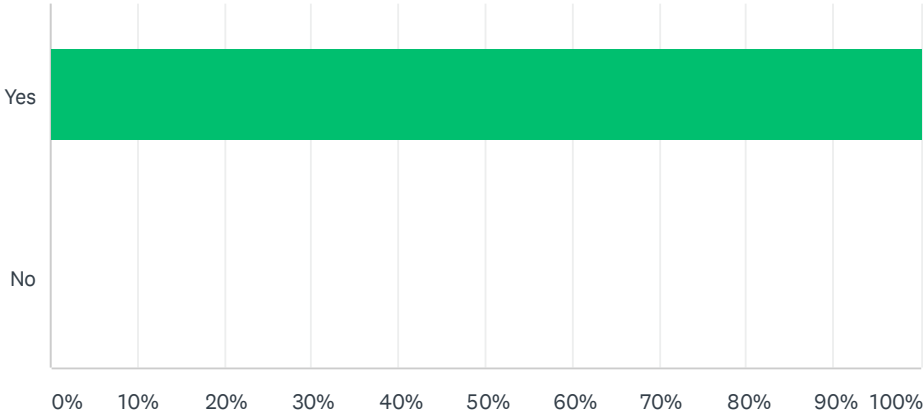
## Q9 The most important problems facing my community are:

Answered: 22 Skipped: 13

#	RESPONSES	DATE
1	Whites apparent decision to let the town die	12/13/2020 8:58 AM
2	Housing and Health Care	12/4/2020 10:42 AM
3	Jobs & School System	12/3/2020 10:04 AM
4	Lack of jobs, no grocery store, no pharmacy, and many of our residents don't hVe cars. Also, for the kids, the lack of good and affordable internet.	12/2/2020 2:29 PM
5	Poor	12/1/2020 4:41 PM
6	no grocery stores	12/1/2020 9:39 AM
7	Poverty, drugs	11/30/2020 10:24 PM
8	Lack of cleaning up the community and half patching up street roads when water pipes are placed down.	11/30/2020 9:08 PM
9	No grocery store and housing	11/30/2020 7:44 PM
10	The corrupted chief of police.	11/30/2020 4:31 PM
11	We don't have nothing	11/30/2020 3:15 PM
12	Lack of jobs	11/30/2020 12:54 PM
13	Run down neighborhoods	11/30/2020 12:45 PM
14	No places to shop for food.	11/30/2020 11:48 AM
15	Ineffective government . No moral vision for the future. No jobs.	11/30/2020 11:24 AM
16	There's nothing to do	11/30/2020 10:50 AM
17	A grocery store	11/30/2020 10:30 AM
18	Food desert and housing options	11/30/2020 7:58 AM
19	High taxes	11/26/2020 3:02 AM
20	Poor, low income. Our county doesn't appreciate what is most important. Pay for EMS is way too low and we have only one ambulance and need at least two full time.	11/26/2020 2:07 AM
21	Lack of venues to purchase fresh vegetables, fruits, and meats. Additionally, lack of jobs.	11/23/2020 1:59 PM
22	Drugs and police protection	11/20/2020 3:15 PM

### Q10 Are there any things you would change in your community?

Answered: 22 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	100.00%	22
No	0.00%	0
TOTAL		22

## Q11 If you answered yes, please list the most important changes you would make.

Answered: 22 Skipped: 13

#	RESPONSES	DATE
1	Change the mayor Educate the citizens	12/13/2020 8:59 AM
2	Local Government decisions to bring more businesses and housing (apartments and or building homes). We need both attractions in our community.	12/4/2020 10:44 AM
3	County Wide Water	12/3/2020 10:05 AM
4	Number one is have a consolidated government. Of the 4 towns only one is in the black. I think it would make the county thrive better if we were one. Second we need to clean up our community and make it more presentable to people passing through. Talbot County is a great place to live, but first impression is it is dying!	12/2/2020 2:32 PM
5	Trash man. Actually come on the scheduled days. Drug dealers get busted	12/1/2020 4:42 PM
6	clean the city up	12/1/2020 9:43 AM
7	Try and bring more positive opportunities for work	11/30/2020 10:24 PM
8	I think that we need more leaders to take a stand and run for some of these people in office that's not doing anything for our community.	11/30/2020 9:11 PM
9	Try to get more grants to help with housing in the unincorporated areas	11/30/2020 7:46 PM
10	I would start off with the removal of the mayor and 3 city council members.	11/30/2020 4:57 PM
11	Find things for the kids and then build stores and restaurants	11/30/2020 3:16 PM
12	Jobs	11/30/2020 12:54 PM
13	Have people clean up their properties and keep trash cleaned up on streets. A better school system especially for children that need special education	11/30/2020 12:47 PM
14	I would bring a grocery store back to the community.	11/30/2020 11:49 AM
15	Improve law enforcement	11/30/2020 11:25 AM
16	Grocery store or amusement place for kids	11/30/2020 10:51 AM
17	Get a grocery store	11/30/2020 10:30 AM
18	The lack of housing	11/30/2020 7:59 AM
19	Lower taxes, elect people who care to improve to county and not fall for local politics	11/26/2020 3:03 AM
20	Move the park out from behind the fire department in the Flint Hill area. It is too hidden from the public eye so illegal activities go on.	11/26/2020 2:09 AM
21	Improve the # of businesses in the county and provide a grocery store.	11/23/2020 2:00 PM
22	Clean up delapatated houses	11/20/2020 3:16 PM

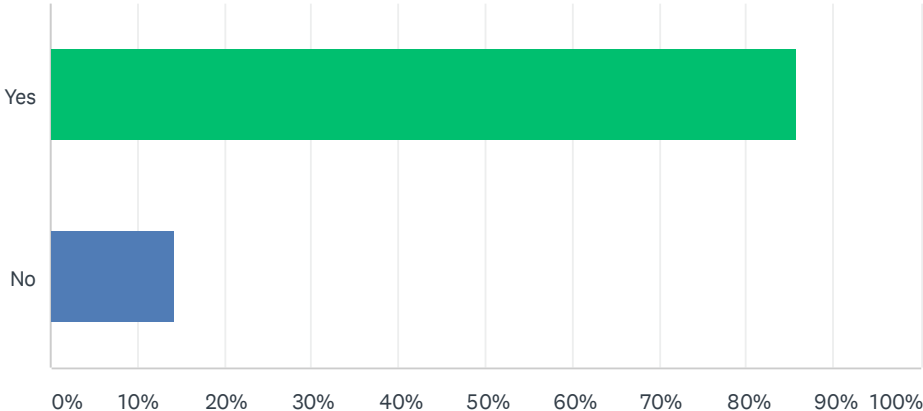
## Q12 What things in your community should stay as they are? Please explain why.

Answered: 21 Skipped: 14

#	RESPONSES	DATE
1	Nothing	12/13/2020 9:00 AM
2	Nothing, change is ALWAYS good.	12/4/2020 10:44 AM
3	Slow country life, most live here to get away from the rush of the big city life.	12/3/2020 10:08 AM
4	I don't want Talbot County to become a Columbus, I like the small town atmosphere, but we need more businesses and jobs.	12/2/2020 2:35 PM
5	None	12/1/2020 4:42 PM
6	n/a	12/1/2020 10:28 AM
7	Closeness of people	11/30/2020 10:25 PM
8	N/A	11/30/2020 9:11 PM
9	Nothing	11/30/2020 7:46 PM
10	None! It's like a deserted town with only convenience stores.	11/30/2020 4:58 PM
11	Nothing	11/30/2020 3:16 PM
12	Nothing	11/30/2020 12:54 PM
13	Nothing	11/30/2020 12:47 PM
14	NA	11/30/2020 11:50 AM
15	Almost everything needs improvement.	11/30/2020 11:29 AM
16	Dollar general	11/30/2020 10:51 AM
17	Nothing everything need changing	11/30/2020 10:30 AM
18	The small town feel. I love the sense of community and how safe the county is.	11/30/2020 7:59 AM
19	Peace and quiet	11/26/2020 3:03 AM
20	The school should remain in the county. We have only one.	11/23/2020 2:01 PM
21	Great water system in county Quality of water unsurpassed	11/20/2020 3:17 PM

### Q13 Are there areas in your community that need improving?

Answered: 21 Skipped: 14



ANSWER CHOICES	RESPONSES
Yes	85.71% 18
No	14.29% 3
TOTAL	21



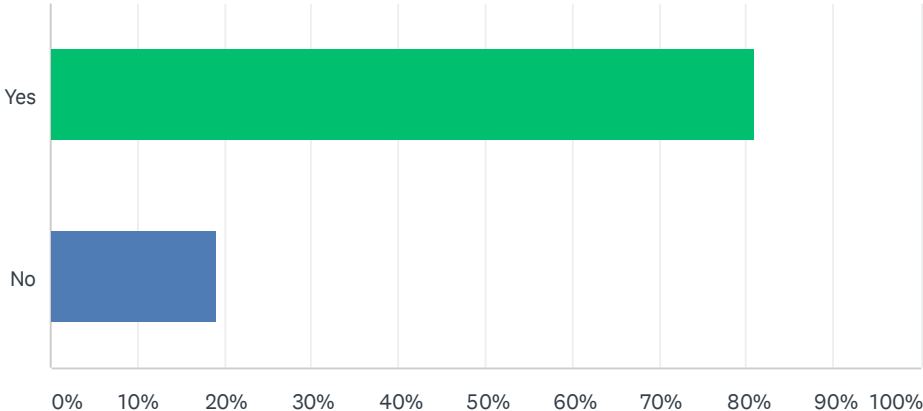
## Q14 If you answered yes, please list the most important areas that you would change in your community.

Answered: 17 Skipped: 18

#	RESPONSES	DATE
1	School involvement Recruit jobs	12/13/2020 9:01 AM
2	Roads, improve access to health services, more area jobs, restaurants, grocery/retail stores	12/4/2020 10:57 AM
3	Talbotton as you drive in on Highway 80 and 41. There are abandoned houses, buildings falling in, and it just does not give a good first impression.	12/2/2020 2:38 PM
4	All	12/1/2020 4:42 PM
5	the scenery	12/1/2020 10:29 AM
6	The Roads and decrease in property taxes	11/30/2020 9:12 PM
7	There are many empty houses/mobile homes that need to be torn down & replaced	11/30/2020 7:47 PM
8	We need an area for industrial.	11/30/2020 4:58 PM
9	Talbotton the only city that don't have a park like everybody else	11/30/2020 3:17 PM
10	Jobs	11/30/2020 12:55 PM
11	Everywhere	11/30/2020 12:47 PM
12	Better law enforcement. Local governments committed to the long term improvement of our community.	11/30/2020 11:30 AM
13	Talbotton needs to be cleaned up	11/30/2020 10:52 AM
14	Tear down all the old buildings	11/30/2020 10:31 AM
15	curb appeal	11/30/2020 8:00 AM
16	Improve the # of businesses. Provide a grocery store.	11/23/2020 2:01 PM
17	Better housing and eradicating drugs	11/20/2020 3:19 PM

### Q15 Is there a park or recreation facility in your community?

Answered: 21 Skipped: 14



ANSWER CHOICES	RESPONSES
Yes	80.95% 17
No	19.05% 4
TOTAL	21

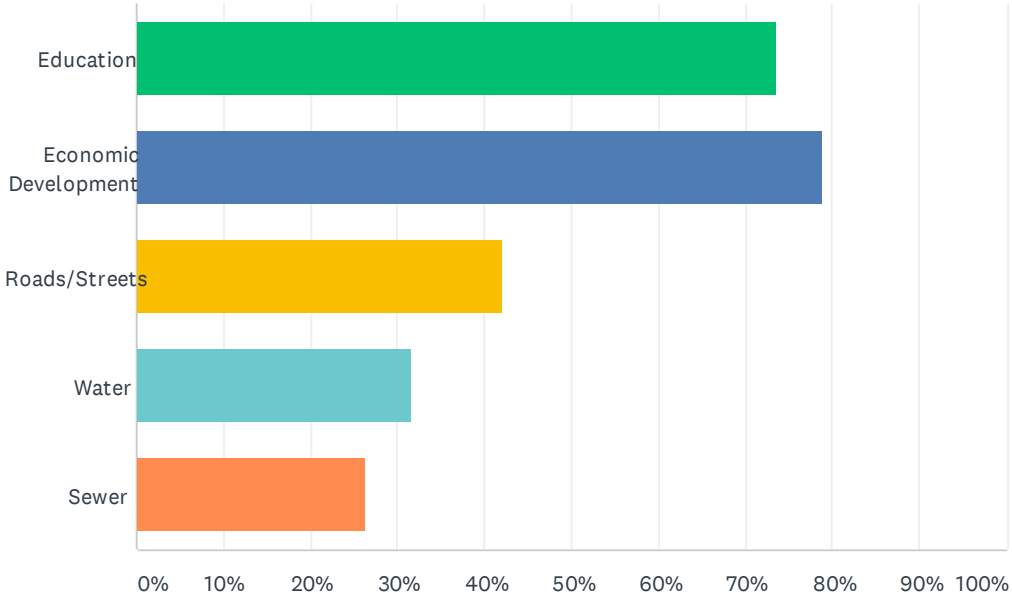
## Q16 How could your neighborhood park or recreation center be improved?

Answered: 14 Skipped: 21

#	RESPONSES	DATE
1	Do not know	12/13/2020 9:02 AM
2	Better restroom area, lighting and bring exercise equipment or classes.	12/4/2020 10:58 AM
3	kids to use it.	12/3/2020 10:09 AM
4	You can hardly call it a park. There is one swing set. Junction City, Geneva, and Woodland have much nicer parks.	12/2/2020 2:39 PM
5	Actually be open at times	12/1/2020 4:43 PM
6	Nothing	11/30/2020 7:48 PM
7	We need to revamp the park period!!	11/30/2020 4:59 PM
8	Make it look more welcoming instead of etch feeling	11/30/2020 12:48 PM
9	Basketball court	11/30/2020 10:52 AM
10	Better lighting and free activities and classes for citizens	11/30/2020 8:00 AM
11	Close it and run the dealers out of town	11/26/2020 3:04 AM
12	It could be moved to a better location out from behind the fire department	11/26/2020 2:10 AM
13	We need to add a tennis court, basketball court, up-dated play grounds, and build a community center building.	11/23/2020 2:02 PM
14	Top Notch	11/20/2020 3:19 PM

# Q17 What kind of projects would you like your local government to address?

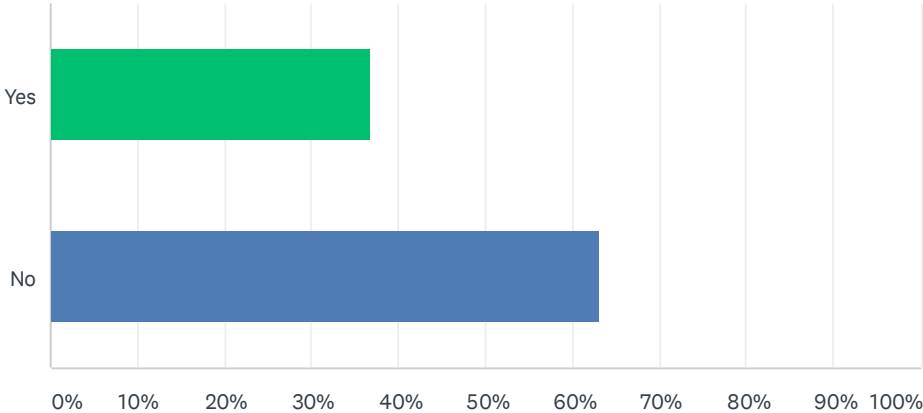
Answered: 19 Skipped: 16



ANSWER CHOICES	RESPONSES	
Education	73.68%	14
Economic Development	78.95%	15
Roads/Streets	42.11%	8
Water	31.58%	6
Sewer	26.32%	5
Total Respondents: 19		

### Q18 Are you aware of the vision for Talbot County, Geneva, Junction City, Talbotton and Woodland?

Answered: 19 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	36.84%	7
No	63.16%	12
TOTAL		19

## Q19 If no, what do you envision in Talbot County and its cities?

Answered: 12 Skipped: 23

#	RESPONSES	DATE
1	Continued poverty	12/13/2020 9:03 AM
2	No	12/1/2020 4:43 PM
3	N/A	11/30/2020 9:12 PM
4	A grocery store	11/30/2020 7:48 PM
5	A whole new outlook!!	11/30/2020 4:59 PM
6	Idk	11/30/2020 3:18 PM
7	Jobs	11/30/2020 12:55 PM
8	Continued decline	11/30/2020 11:32 AM
9	N/A	11/30/2020 10:53 AM
10	Jobs	11/30/2020 10:33 AM
11	N/A	11/30/2020 8:01 AM
12	At the current state I do not see much for the better because you must have good support of public safety, water, schools to bring jobs into Talbot.	11/26/2020 2:13 AM

## Q20 How would you like the county and cities to look in the next 30 years?

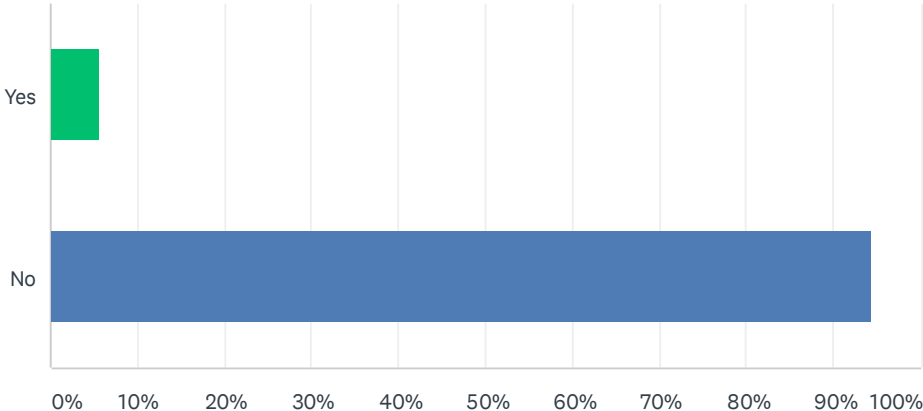
Answered: 18 Skipped: 17

#	RESPONSES	DATE
1	Clean and progressive, like Thomas to	12/13/2020 9:05 AM
2	Like a big city and more/better amenities.	12/4/2020 11:01 AM
3	Alive, but in a quite respectable way that keeps them a rural country town.	12/3/2020 10:14 AM
4	I would love to see all the store fronts in the downtown area occupied, more people living in the county, some industry, and a better quality of education available.	12/2/2020 2:41 PM
5	Profit	12/1/2020 4:43 PM
6	Advanced	11/30/2020 9:13 PM
7	More businesses	11/30/2020 7:49 PM
8	Better than Columbus again!!	11/30/2020 5:00 PM
9	Build up better for the kids	11/30/2020 3:18 PM
10	Growing with businesses	11/30/2020 12:56 PM
11	Lively, welcoming happy friendly	11/30/2020 12:49 PM
12	Safe and clean	11/30/2020 11:33 AM
13	Not so deserted	11/30/2020 10:33 AM
14	Housing developments not just low income but for those who want a small town feel but with housing that suits them.	11/30/2020 8:01 AM
15	We need a grocery store and more restaurants. Also a county wide consolidated fire service.	11/26/2020 3:06 AM
16	I like the rural part of our county but would love to see more jobs in the county. I would also like to see better support of our emergency services, public safety and better school system.	11/26/2020 2:14 AM
17	Vibrant and clean	11/23/2020 2:03 PM
18	Better Housing and more economic development. More Jobs	11/20/2020 3:22 PM



### Q21 Are you using the Talbot County Transit Service?

Answered: 18 Skipped: 17



ANSWER CHOICES	RESPONSES
Yes	5.56% 1
No	94.44% 17
TOTAL	18

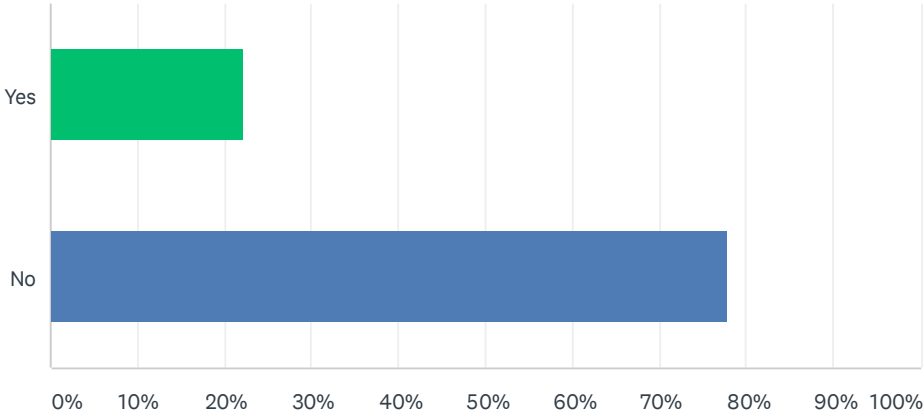
## Q22 If no, why and when would you consider using it?

Answered: 17 Skipped: 18

#	RESPONSES	DATE
1	I have not needed it.	12/13/2020 9:06 AM
2	I have my own personal vehicle. I would consider using the service if I'm ever in need.	12/4/2020 11:02 AM
3	Still able to do for myself.	12/3/2020 10:14 AM
4	I have a car and can drive. If I was disabled and couldn't drive I would use it.	12/2/2020 2:42 PM
5	Never	12/1/2020 4:43 PM
6	N/A	11/30/2020 9:13 PM
7	I have my own personal vehicle	11/30/2020 7:49 PM
8	I have my own vehicle. I have used it in the pass. Great service.	11/30/2020 5:00 PM
9	I have my own transportation	11/30/2020 12:56 PM
10	Because I don't need to	11/30/2020 12:50 PM
11	N/A. Have my own transportation	11/30/2020 11:33 AM
12	I wont be using it	11/30/2020 10:33 AM
13	I have my own transportation and I would consider it if needed.	11/30/2020 8:02 AM
14	I would never use it. Shut it down and save the money. People could use Uber	11/26/2020 3:07 AM
15	I would not	11/26/2020 2:15 AM
16	I would consider using it if I did not have my own personal transportation.	11/23/2020 2:03 PM
17	Do not need it	11/20/2020 3:22 PM

### Q23 Do you like the look of downtown Talbotton and Woodland?

Answered: 18 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	22.22%	4
No	77.78%	14
TOTAL		18

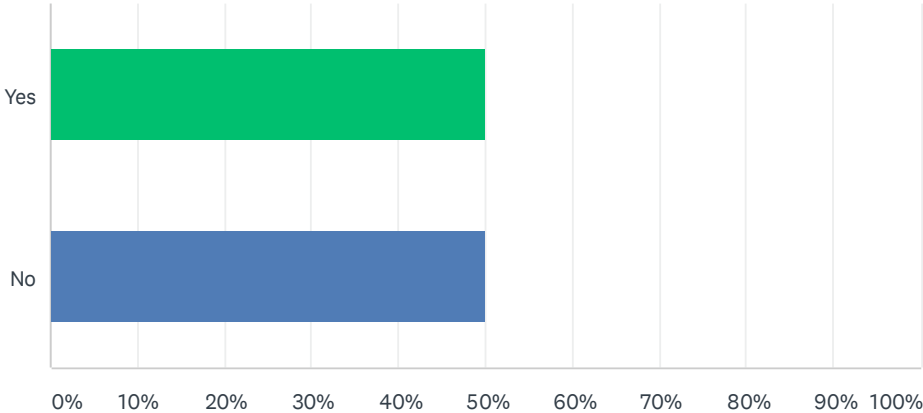
## Q24 If not, please list the most important changes you would make to the downtowns?

Answered: 13 Skipped: 22

#	RESPONSES	DATE
1	Dilapidated. Too few commercial outlets	12/13/2020 9:07 AM
2	Too many sore eyes, ran down buildings and houses.	12/4/2020 11:02 AM
3	The vacant stores filled with businesses.	12/2/2020 2:43 PM
4	We need business. It looks run down.	12/1/2020 4:44 PM
5	More businesses and there is still damage from the hurricane	11/30/2020 7:50 PM
6	Deserted towns!!	11/30/2020 5:00 PM
7	Add store and places for the kids	11/30/2020 3:19 PM
8	More businesses	11/30/2020 12:57 PM
9	Clean it up! Updates	11/30/2020 12:50 PM
10	Tear down all the old buldings	11/30/2020 10:34 AM
11	Buildings need updating. Both towns are looking old and tired	11/26/2020 3:08 AM
12	Woodland looks fine it would just be nice to have some businesses in the buildings not just facades. Talbotton needs a whole update and education for the area as to what they cost due to the shoplifting and other issues around the area. There is a major problem when the busiest store in town is the liquor store. Talbotton could be such a pretty little town if it could be cleaned up.	11/26/2020 2:19 AM
13	I suggest more businesses, lights, and landscaping.	11/23/2020 2:05 PM

### Q25 Do you like the look of the commercial areas located along U.S. 80 and S.R. 96 in Geneva, Junction City and Talbotton?

Answered: 18 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	50.00%	9
No	50.00%	9
TOTAL		18

## Q26 If not, please list the most important changes you would make to the commercial areas?

Answered: 8 Skipped: 27

#	RESPONSES	DATE
1	Clean up and modernize buildings	12/13/2020 9:08 AM
2	There's a lot of area to build and bring businesses. Build.. if you build it, they will come.	12/4/2020 11:04 AM
3	Too much litter	12/1/2020 4:44 PM
4	The only commercial is the sheriff office.	11/30/2020 5:01 PM
5	Not sure	11/30/2020 10:34 AM
6	There really aren't much of commercial areas there.	11/26/2020 2:19 AM
7	They could be cleaner and landscaping can be improved.	11/23/2020 2:05 PM
8	Clean up. Too trashy	11/20/2020 3:24 PM

## Q27 What kind of new developments do you think need to take place in Talbot County and its cities?

Answered: 16 Skipped: 19

#	RESPONSES	DATE
1	Grocery store Restaurants	12/13/2020 9:09 AM
2	New home/apartment developments, grocery/restaurant chains, community buildings	12/4/2020 11:10 AM
3	Our Largest resources are Wood, Sand and Gravel. Something along those lines.	12/3/2020 10:17 AM
4	We need to have a grocery store in order to attract people to our community and a better education system. We have available housing, but a lot of them need a lot of repairs.	12/2/2020 2:46 PM
5	We need businesses. We only have big chic. We don't have anywhere to really food shop. No retail at all.	12/1/2020 4:45 PM
6	More business	11/30/2020 7:51 PM
7	Jobs which can help instead of convenience stores.	11/30/2020 5:02 PM
8	Stores and places for the kids	11/30/2020 3:20 PM
9	Jobs	11/30/2020 12:57 PM
10	Grocery store	11/30/2020 12:52 PM
11	Forestry related jobs	11/30/2020 11:36 AM
12	Grocery store and more jobs	11/30/2020 10:35 AM
13	Walmart	11/26/2020 3:09 AM
14	There needs to be better housing for people, especially in Talbotton.	11/26/2020 2:20 AM
15	Economic development on a large scale.	11/23/2020 2:06 PM
16	More grocery stores	11/20/2020 3:24 PM