

ADOPTION RESOLUTION

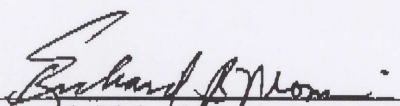
WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and

WHEREAS, the Unified Government of Georgetown-Quitman County prepared the required Partial Comprehensive Plan Update, the Report of Accomplishment and 5-year update of its Short Term Work Program; and

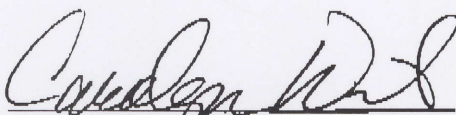
WHEREAS, by this resolution, the County certifies that the plan update was reviewed by the River Valley Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and

NOW, THEREFORE BE IT RESOLVED, that the Unified Government Georgetown-Quitman County does hereby adopt the Georgetown-Quitman County Comprehensive Plan Partial Update.

Resolved this 8 day of December, 2009.


HONORABLE Richard Morris, Commission Chairman
Unified Government of Georgetown-Quitman County

Attest:


Carolyn Wilson, County Clerk

RESOLUTION

09-08

WEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 counties and cities prepare a Comprehensive Plan; and do a partial plan update and Short Term Work Program Implementation Strategy every five years,

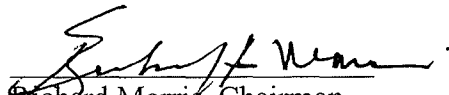
WHEREAS, Quitman County prepared the required the Partial Plan Update, Report of Plan Accomplishments and update of its Short Term Work Program; and

WHEREAS, one public hearing has been held and public participation provided to the development of a Partial Plan Update, Short Term Work Program Update and Report of Accomplishments for 2009, and

WHEREAS, the proposed Draft Partial Plan Update has been reviewed and approved by Quitman County Board of Commissioners,

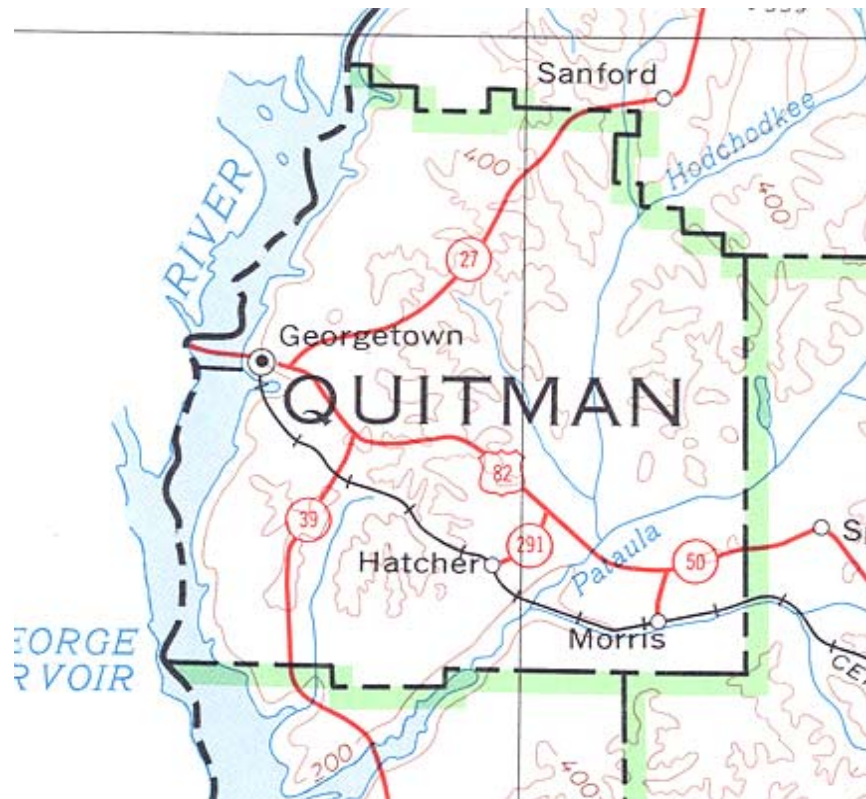
THEREFORE BE IT HEREBY RESOLVED that Quitman County Board of Commissioners transmit for review the Partial Plan Update to the River Valley Regional Commission and the Georgia Department of Community Affairs to assure compliance with the Georgia Minimum Planning Standards and procedures for Comprehensive Planning.

8/28/09
Date


Richard Morris, Chairman
Quitman County Commission

The Unified Government of Georgetown-Quitman County

**Partial Comprehensive Plan Update
Adopted December 8, 2009**



**Prepared By: The River Valley Regional Commission
The Unified Government of Georgetown-Quitman County
Community Assessment**

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*The Unified Government of Georgetown-Quitman County
Partial Community Plan Update*

Introduction



The Partial Plan Update of the Comprehensive Plan is intended to be a policy guide in the interim period between comprehensive plans. 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.

The Community Assessment portion of the Partial Plan Update includes a list of potential issues and opportunities upon which the community may want to take action. The Assessment is an analysis of data and information including existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use and areas requiring special attention. All of the planning documents included in the Assessment should be considered in the evaluation of community policies and activities.

Quality Community Objectives

The first step of the Partial Plan update is to validate and evaluate Georgetown-Quitman County’s current policies, activities and development patters for consistency with the Quality Community Objectives. The following is the Quality Community Objectives Local Assessment. This includes a list of potential issues and opportunities the communities may want to act upon; an analysis of existing development patterns including a map of the recommended character areas to be considered in the development of the community’s vision; an evaluation of current policies, activities, and development patterns for consistency with the Quality Community Objectives. Finally, this Community Assessment also includes an analysis of data and information relating to potential issues and opportunities prevalent to this community.

Georgetown-Quitman County:

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	Possible
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	Possible in near future.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		

10. Schools are located in or near neighborhoods in our community.	X		
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Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	No identified sites, only one potential site
3. Our community is actively working to promote greyfield redevelopment.		X	No sites
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	X		
5. Our community allows small lot development (5000 SF or less) for some uses.	X		

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	Two National Register properties: Quitman Jail and Courthouse
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	Overlay will be established
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Will look into development community
6. If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Rural System
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity

Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan and coastal).	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Statement	Yes	No	Comment
1. We have designated historic districts in our community.		X	The Historic Register properties
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	

6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Will consider a Steep Slope Ordinance

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water and/or sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		

2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		Unified Government
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Population

The projected population for The Unified Government of Georgetown-Quitman County over the next twenty plus years is expected to continue to grow. This is due to the current trends of migration to southern rural counties. 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 escape the hustle of the larger cities and to capitalize on much lower land prices. In addition, natural disasters such as hurricanes and tornados are causing a shift in the nation’s population, as citizens are relocating from areas and states with greater risk of sever and life threatening weather. Also, the 65-and-over age group that has comprised, on average, 20% of the total population county-wide is expected to remain a vital part of the community and continue to increase in numbers.

Figure 1: Georgetown-Quitman County Total Population 1980-2000

Unified Government of Georgetown-Quitman County: Population					
Category	1980	1990	2000	2008	Percent Change
Total population	2,357	2,209	2,598	2,703	4%
State of Georgia	5,477,566	6,478,216	8,186,453	9,685,744	18%

Source: U.S. Census Bureau, 1980, 1990, 2000. River Valley RC Staff, 2009.

Quitman County experienced a decrease in population from 1980-1990 in contrast with the state as a whole, which experienced an 18% increase in population. Part of this discrepancy could be attributed to residents moving from smaller rural communities into larger metropolitan areas. However, the following decade the county shows an increase in population, even if only slightly. This would indicate that residents are maintaining their residences as they age and/or returning to these communities. Overcrowding in the larger metropolitan areas combined with rising land costs could lead residents to continue to move back into more rural areas. This would indicate that over the next decade that the populations of these counties would continue to increase.

Figure 2: Georgetown-Quitman County Total Population Projections 1980-2030

Unified Government of Georgetown-Quitman County: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	2,357	2,283	2,209	2,404	2,598	2,658	2,719	2,779	2,839	2,899	2,960

Source: U.S. Census Bureau 1980, 1990, 2000, River Valley RC Staff 2009

Issues

- Providing infrastructure for changing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a changing population.
- Paying for growth.
- Integrating new comers with old timers.

- Increasing property values and potentially increasing taxes.

Opportunities

- Diversifying the population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding community investment.

Economic Development

Georgetown-Quitman County has a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. The majority of the population in the work force is employed in the manufacturing sector, followed by employment in educational, health and social services, followed closely by retail establishments. Tourism has an excellent possibility for becoming a money generator as well as horticultural nurseries and agribusinesses.

**Figure 3: Unified Government of Georgetown-Quitman County
Labor Force Participation Population 1990-2000**

	1990	2000	% Change 1990-2000
Georgetown-Quitman County	813	924	14%
State of Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

Quitman County experienced a twelve percent rise in the labor force between 1990 and 2000. While this is still below the state increase, it is higher than the increase shown by the country as a whole. This would indicate that while Quitman County is not developing economic opportunities as quickly as other parts of the state, it is still on the rise.

**Figure 4: Unified Government of Georgetown-Quitman County
Employment by Industry Projections 1980-2030**

Unified Government of Georgetown-Quitman County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	768	791	813	869	924	963	1,002	1,041	1,080	1,119	1,158
Agriculture, Forestry, Fishing, hunting & mining	77	67	56	62	68	66	64	61	59	57	55
Construction	53	63	73	60	46	44	43	41	39	37	36
Manufacturing	272	259	245	243	241	233	226	218	210	202	196
Wholesale Trade	27	18	9	19	29	30	30	31	31	32	32
Retail Trade	102	109	116	127	138	147	156	165	174	183	192
Transportation, warehousing, and utilities	48	56	63	65	66	71	75	80	84	89	94
Information	NA	NA	NA	NA	0	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	15	28	40	33	26	29	32	34	37	40	43
Professional, scientific, management, administrative, and waste management services	17	19	20	30	40	46	52	57	63	69	75
Educational, health and social services	92	86	80	111	141	153	166	178	190	202	215
Arts, entertainment, recreation, accommodation and food services	27	15	2	34	65	75	84	94	103	113	123
Other Services	6	36	66	45	24	29	33	38	42	47	51
Public Administration	32	38	43	42	40	42	44	46	48	50	52

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

Issues

- Means of tracking growth or reduction in businesses and proposed changes in businesses.
- Uneven levels of development need of redevelopment (Downtown/ Surrounding Neighborhoods).
- Lack of local incentives to attract industry.
- Growth limited due to infrastructure (water, sewer, natural gas).
- Transportation for job opportunities.
- Diversify job base.
- No citizen-education program to allow interested parties to learn about the economic development process.

Opportunities

- Implementation of a Business Recruitment and Retention Program and entrepreneur support program.
- Community Economic Development Programs use tools such as downtown revitalization and low interest rate loans to attract new businesses and rehabilitate existing buildings in the downtown area.
- Adequate public facilities (water, sewer, natural gas) are necessary for commercial, industrial and residential growth.
- Increase of local job opportunities which will require less access to transportation.
- Implementation of a rural public transit system.
- Work with Albany Tech/other educational institutions on job training and adult education programs.
- Continued development of local education system.
- Commercial development associated with lakeside development.

Housing

Housing stock in Georgetown-Quitman County consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing such as apartments is found within Georgetown where water and sewer is available. The 2000 housing inventory consisted of 1,773 housing units. In 2008, it is estimated that Quitman County had 2,125 housing units. Most of the growth is attributable to the placement of duplex units in Georgetown and manufactured housing units in the county. The total housing stock consisted of 39% single family units both attached and detached, 0.39% multi-family units and manufactured or mobile home units which comprised 57% of total housing units. A small number of the County's housing units (12%) are rental units. In comparison 30% of total units in Georgia were used as rental units in 2000. Housing cost in Georgetown-Quitman County have been relatively low when compared to the region and the state, with a median housing value of \$51,300 in 2000 as compared to the state's median 2000 value of \$111,200. From a cost burden standpoint only 13% of Georgetown-Quitman County home owners are cost burdened. Renters appear to pay more of their incomes on housing with 21 percent paying in the range of 30 percent to 49 percent of their income on rent. In the region, 52.9 percent of renters pay less than 30 percent of their income to housing cost while 56 percent of renters in the State of Georgia pay less than 30 percent of their income on rent. Georgetown-Quitman County is projected to gain in the number of housing units within the next twenty years, approximately 970 units in that period. Quitman County has a higher number of housing units versus year-round population. Many housing units in Quitman County are seasonal units; associated with development on Lake Walter F. George.

Figure 4: Georgetown-Quitman County Occupancy Status 1990-2000

Unified Government of Georgetown-Quitman County: Occupancy Characteristics			
Category	1990	2000	2008
TOTAL Housing Units Built	1,346	1,773	2,125
Housing Units Vacant	489	726	828
Housing Units Owner Occupied	630	842	977
Housing Units Renter Occupied	227	205	297

Source: U.S. Bureau of the Census, SF 3, River Valley Regional Commission staff 2008

Figure 5: Georgetown-Quitman County Recorded and Projected Number Housing Units 1980-2030

Unified Government of Georgetown-Quitman County: Types of Housing												
Category	1980	1985	1990	1995	2000	2005	2008	2010	2015	2020	2025	2030
TOTAL Housing Units	893	1,121	1,346	1,562	1,773	2,007	2,095	2,189	2,461	2,699	2,963	3,202
Single Units (detached)	718	678	637	658	678	668	662	658	648	638	628	618
Single Units (attached)	4	10	16	18	19	23	25	27	30	34	38	42
Double Units	37	20	3	2	0	0	24	24	24	24	24	24
3 to 9 Units	33	20	7	7	7	1	0	0	0	0	0	0
10 to 19 Units	14	7	0	0	0	0	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	87	377	666	840	1,013	1,245	1,306	1,396	1,661	1,891	2,147	2,378
All Other	0	9	17	37	56	70	78	84	98	112	126	140

Issues

- Availability of affordable and adequate housing.
- Increase of mobile home units in the last twenty (20) years.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balancing housing cost with housing quality.

Opportunities

- Continued construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single family site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Create housing communities rather than housing developments, retrofit existing housing areas.
- Increase home ownership opportunities.
- Accessory units like garage apartments or mother-in-law units are allowed under existing regulations.
- Create ordinances that have options available for loft living, downtown living and neo-traditional development.

Natural and Cultural Resources

Quitman County should expand appropriate infrastructures to meet development needs and minimize the affects on sensitive areas. Quitman County should develop educational programs to promote conservation and protection of important resources for all segments of society. The County and its municipalities should also strengthen and improve existing regulations regarding development in sensitive areas. Quitman County has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

Public Water Supply Sources

There are six permitted water systems in Quitman County with a total of ten permitted water sources. Of those ten sources, all are ground water sources from wells. There is one public water system operated by Quitman County and one operated by the federal government. The Quitman County Water System has four permits for drinking water sources. All other residents not on the county water system have private wells or private systems. Cool Branch Park owned by the U.S. Army Corps of Engineers has a permit for one ground water source: a well.

The public water supplies for Quitman County are adequate to serve their current and future needs.

Groundwater Recharge Area

Quitman County is located in an important groundwater recharge area. Almost all of Quitman County is located over the Cretaceous-Tertiary aquifer system. This aquifer system, which includes the Providence Aquifer System, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Costal Plain Province. The Clayton Aquifer System, in the southeastern corner of Quitman County, is found in the limestone of the Paleocene Clayton Formation (Donahue, Groundwater Quality in Georgia for 2002).

Quitman County realizes it is located in an important groundwater recharge area for the State. Both also understand the significant role development plays in water quality. Because of the presence of the Cretaceous-Tertiary Aquifer System, the County has adopted the Groundwater Recharge Area Ordinance, as required under the Environmental Planning Criteria (391-3-16), proposed by the Environmental Protection Division of the Georgia Department of Natural Resources.

Water Supply Watersheds

Quitman County falls within the Lower Middle Chattahoochee Watershed. Quitman County realized the importance of their location in the Lower Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. However, neither Quitman County nor Georgetown were required to adopt the Water Supply Watershed Ordinance required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. However, this does not mean that Quitman County will be remiss in protecting its' watershed.

Wetlands

Quitman County has approximately 2,840 acres of wetlands scattered throughout the county. Only the eastern portion of the county has been mapped by the U.S. Department of Interior Fish and Wildlife Services. See Wetlands map for approximate location.

Quitman County realizes the importance of wetlands and the many benefits of their protection provides including: flood protection, water quality improvement, and recreation. Wetlands in the eastern portion of Quitman County were mapped and the county has adopted the Wetland Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Georgetown to adopt the Wetland Ordinance and they have not done so.

Flood Plains

Quitman County, with the exception of the Georgetown area, is not mapped for flood prone areas under the Federal Emergency Management Agency program nor does it currently participate in the National Flood Insurance Program (NFIP). The land along the Walter F. George Reservoir is considered a special flood hazard area, as well as the land along the Tobanne Creek.

Quitman County is currently working with FEMA to map the remaining portions of the county. Quitman County, once mapped, should adopt a flood plain ordinance.

Steep Slopes

Characteristics of Quitman County's topography are broad valleys and steep rolling hills. Elevations range from 250 feet to 480 feet above sea level. Steeper slopes are found in the

eastern section of the county. The Georgetown area is relatively flat, with sections of slopes over 20 percent.

Quitman County's land development is affected by terrain. Parts of the county consist of land that slopes anywhere from 25-60 percent. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts.

Steep slopes are not a factor in the development of the Georgetown area. The majority of this area is flat, with the exception of the northwest corner. However, this area is prime for development purposes due to its location overlooking the reservoir. The county should continue to implement erosion and sedimentation control measures along steep slopes.

The county should also look at implementing or adopting development guidelines to further manage steep slopes.

Cultural Resources

In 1996 a comprehensive survey of Quitman County's historic resources was completed. That survey identified 154 resources in the county that are fifty years old or older. Of those resources, two are presently listed in the National Register of Historic Places in Quitman County and the City of Georgetown: the Quitman County Courthouse and the Quitman County Jail. The Quitman County Courthouse currently houses only judicial functions and the Old Jail serves as the offices for the Probate Judge and the Deputy Registrar.

There are four eligible districts, one in Georgetown and three in the county. In downtown Georgetown, there are eleven contributing properties along Main Street that would be eligible for a National Register District in terms of commercial, institutional, and residential growth. In the county, the possible district locations are in the communities of Morris Station, Union, and Hatcher. There are thirteen contributing properties in Morris Station, five in Union, and four in Hatcher.

There are about forty eligible individual structures scattered equally throughout the city and county.

There are twelve possible National Register sites in the county, including cemeteries, farm complexes and an orchard.

Quitman County understands the significance of cultural resources. Both the county and the city place high importance on conservation of the area's history, tradition, and culture through preservation. They know the benefits of preservation are far-reaching-increased heritage tourism; growth in small businesses because of available locations; and a sense of community and tradition.

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 in Quitman County.

Issues

- No Greenspace Plan/not actively working to preserve greenspace.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to regulatory guidelines concerning natural and cultural community resources.
- Historic resource conditions are endangered and/or declining.
- The community has one potentially contaminated brownfield/greyfield properties.
- There are potential water pollution problems.
- There is erosion, sedimentation, storm water runoff problems.
- No plan to protect designated farm land (Quitman County).
- Consider developing a conservation Subdivision ordinance or cluster development ordinance for use in the Georgetown area.
- No Historic Preservation Commission or Historic Preservation Ordinance.

Opportunities

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Quitman County's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Continue to enforce best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Develop a local bike/pedestrian plan to compliment the Regional Bike Plan. Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage brownfield/greyfield redevelopment.
- Adopt and enforce a tree preservation/planting ordinance and tree replanting.
- No organized tree planting campaign in public areas that make walking more comfortable in summer.

Community Facilities

Quitman County's community facilities have met demand for the last five (5) years, although more infrastructures have been required. The county has improved their fiscal stability, water/waste water

systems and neighborhood drainage, solid waste collections system and recreation services. The main thoroughfares in Quitman County are Georgia Highways 39, which runs north and south and the east west routes of U.S. Highway 82 (also know as GA HWY 50) and Georgia Highway 27. Georgia Highway 27 and U.S. 82 intersect in Georgetown. The established road system is sufficient to move the current and future population of the county, especially with the completed realignment of Ernest Vandiver Causeway. The causeway is the entrance into the county/city from the west and the realignment provides an attractive and safe gateway into the community. Quitman, Clay Randolph and Stewart Counties, together, have been the leaders in the push for a new four county regional transit facility which will ease the strain and lack of public transportation for not only the county but for the surrounding area. They have been developing a better road paving system that allows for prioritizing repairs of the denser areas and has been on top of addressing drainage problems within their community. Quitman County boasts top notch fire and law protection agencies, recently having acquired new ambulances, as well as various types of upgrades to their existing public safety fleets. The educational facilities have been successful at meeting the current and future needs of the county. The recreational facilities have become worn and tattered; however, work has begun to establish new recreational facilities, additional parks, a marina at Tobannee Creek and updating of the existing facilities such as the “old school gym”.

Educational Facilities

Quitman County School Board operates one elementary school (Pre K – 8th grade), and one high school (9th-12th grade). The current structure was built in 1998 and houses approximately 314 students. The previous school facility is now occupied by the Quitman County Board of Education and was completely renovated in 1998. In 2009, Quitman County opened a new high school, Quitman County High School, adjacent to the existing elementary/middle school. The existing educational structure is sufficient to meet the needs of the current and future population of the county. In 2008, Quitman County had 263 students in its K – 8th grades system. Approximately 80 students from Quitman County attend the new high school.

Figure 6: Unified Government of Georgetown-Quitman County School Enrollment 2008

Grade	Pre-K	Kindergarten	1	2	3	4	5	Sub-Total
# of Students	33	24	32	34	25	21	31	200

Figure 7: Unified Government of Georgetown-Quitman County Middle School and High School Enrollment 2008

Grade	6	7	8	9	10	11	12	Sub-Total	Total Students
# of Students	25	25	13	30	15	18	15	141	341

Issues

- Careful planning will be required to ensure adequate services are available to Quitman County and its jurisdictions.
- 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.
- Storm water management.
- Septic and land application systems are consumptive uses of water. With future growth there is the possibility of diminishing the supply of regional water. As a result, the development of sewer systems with surface water discharges instead of continued use of septic systems or land application systems may be required (Quitman County).
- 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.
- 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

- The County and Cities need 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.
- 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.

Intergovernmental

Issues and opportunities exist between neighboring jurisdictions such as Stewart, Clay, and Randolph Counties. In order to reduce issues and make the most of the potential opportunities the County should maintain open communication and dialogue with its neighboring jurisdictions throughout the planning process. Furthermore, Quitman County should strongly consider the implementation and impact of Regional Transportation Planning. The County should ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy should be updated regularly. The SDS update will be done in conjunction with the update of the 2013 Comprehensive Plan.

Issues

- Important to keep line of communication open with Clay, Stewart, and Randolph counties.
- Coordinate closely with neighboring counties and cities in meeting the State and Federal storm water management requirements.
- Actively participate in regional transportation planning efforts.

Opportunities

- With projected growth for area counties and cities; an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.

Transportation

Quitman County is accessed by Georgia Highway 39 and U. S. Highway 82, also known as Georgia Highway 50. Challenges ahead include widening U.S Highway 82, paving existing dirt roads, and considering a regional transportation plan.

Issues

- The increased maintenance cost associated with development along dirt roads.
- Maintaining existing paved county roads and dirt roads.
- Cost of widening US Highway 82.
- No sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.

Opportunities

- Regional Transportation Facility to serve Stewart, Randolph, Clay, and Quitman Counties.

Land Use

Maximizing land development opportunities while protecting natural resources are the key to Quitman County's success. Key challenges to officials include protecting natural resources while encouraging development and establishing commercial and industrial uses as a large percentage of the land use mix. Agricultural use, mostly associated with timber production, dominates the county's existing land use. Second to agricultural use is the residential use of land in the county. While single-family detached housing is a predominant residential use, manufactured housing is the most frequently used residential type. Commercial uses, which make up less than one percent of total land use, are predominantly located in the Town Center of Georgetown and along State Routes along with a few industrial uses which are scattered in and around the county.

Issues

- No ordinance to regulate aesthetics of development in highly visible areas.
- Excessive number of dilapidated structures both site built and mobile homes
- Determine if any brownfields exist and connect developers to the federal and state incentives for cleaning up brownfield sites.
- Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- Land use mix is heavily favored towards agricultural use and residential use. There is a need to diversify land use base.
- Identify and promote infill development opportunities.

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.
- Work with developers, land owners, and conservation groups to preserve open space around the county and in the cities.
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.
- Develop a guidebook that illustrates the type of new development we want in our community.
- Protect natural resources within developments. Promote the use of the conservation/cluster subdivision development. Adopt a stream buffer ordinance and create an incentive to create greenway connections. Consider adopting a Slope Protection Ordinance.
- The County is a blank canvas, which can allow for very desirable development pattern.

Analysis of 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 land uses exist and where they are but how they interact. The purpose of this section is to map and review existing land use in Quitman County, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

The following table presents the definitions of each of the land use categories.

Figure 8: Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production.
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses).
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/Communication/Utilities	Land used transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots.

The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals does not include roads.

**Figure 9: Existing Land Use Table
Unified Government of Georgetown-Quitman County**

Georgetown-Quitman County, Georgia	Total Parcels	Acreage
Agriculture/Forestry	801	90,394
Commercial	37	93
Education, Public Admin, Health Care, Other Institutions	48	1,806
Industrial	9	228
Residential	1,833	1,862
Transportation	6	2,280
Vacant	562	409
Total	3,296	97,072

Figure 10: Quitman County Existing Land Use Map

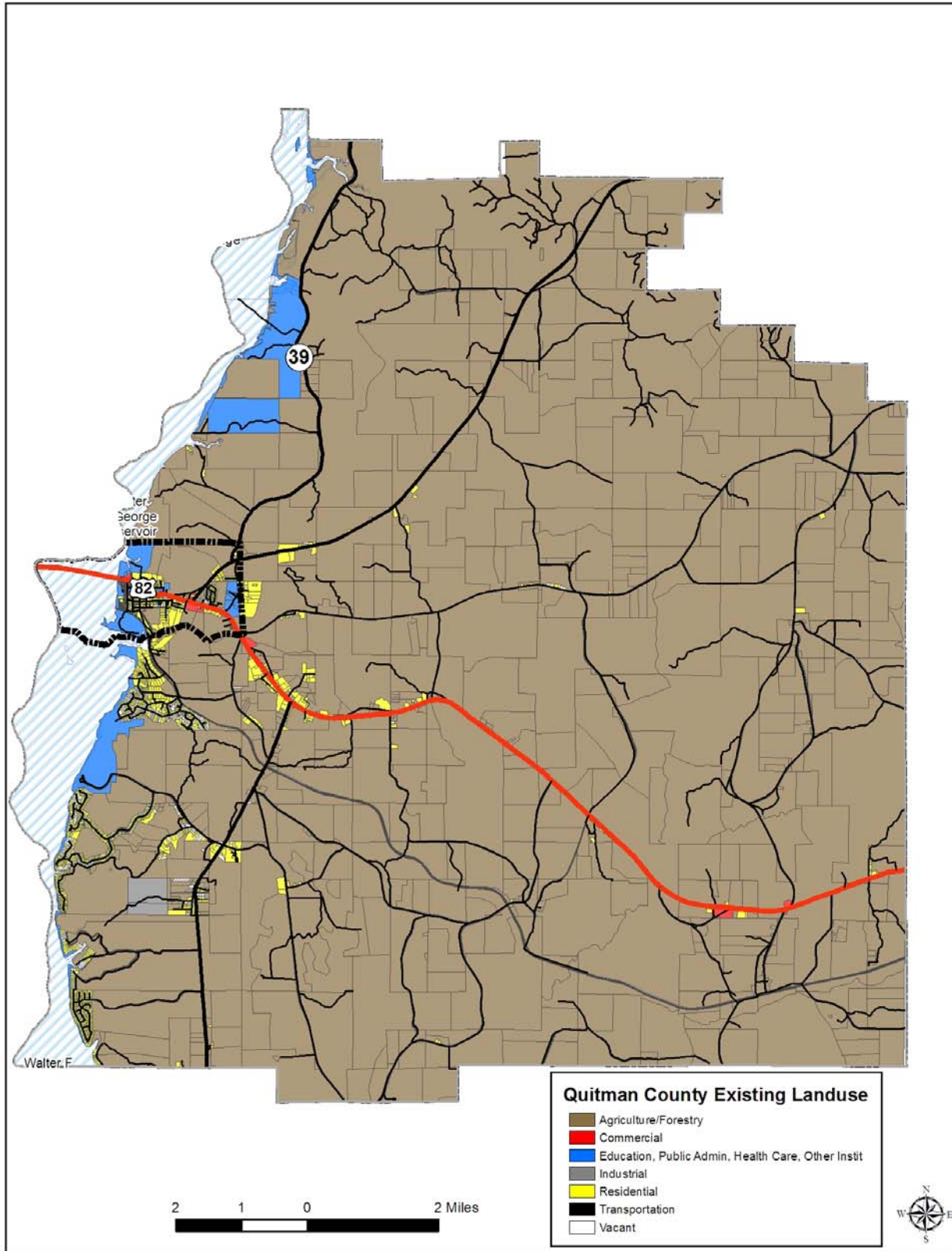
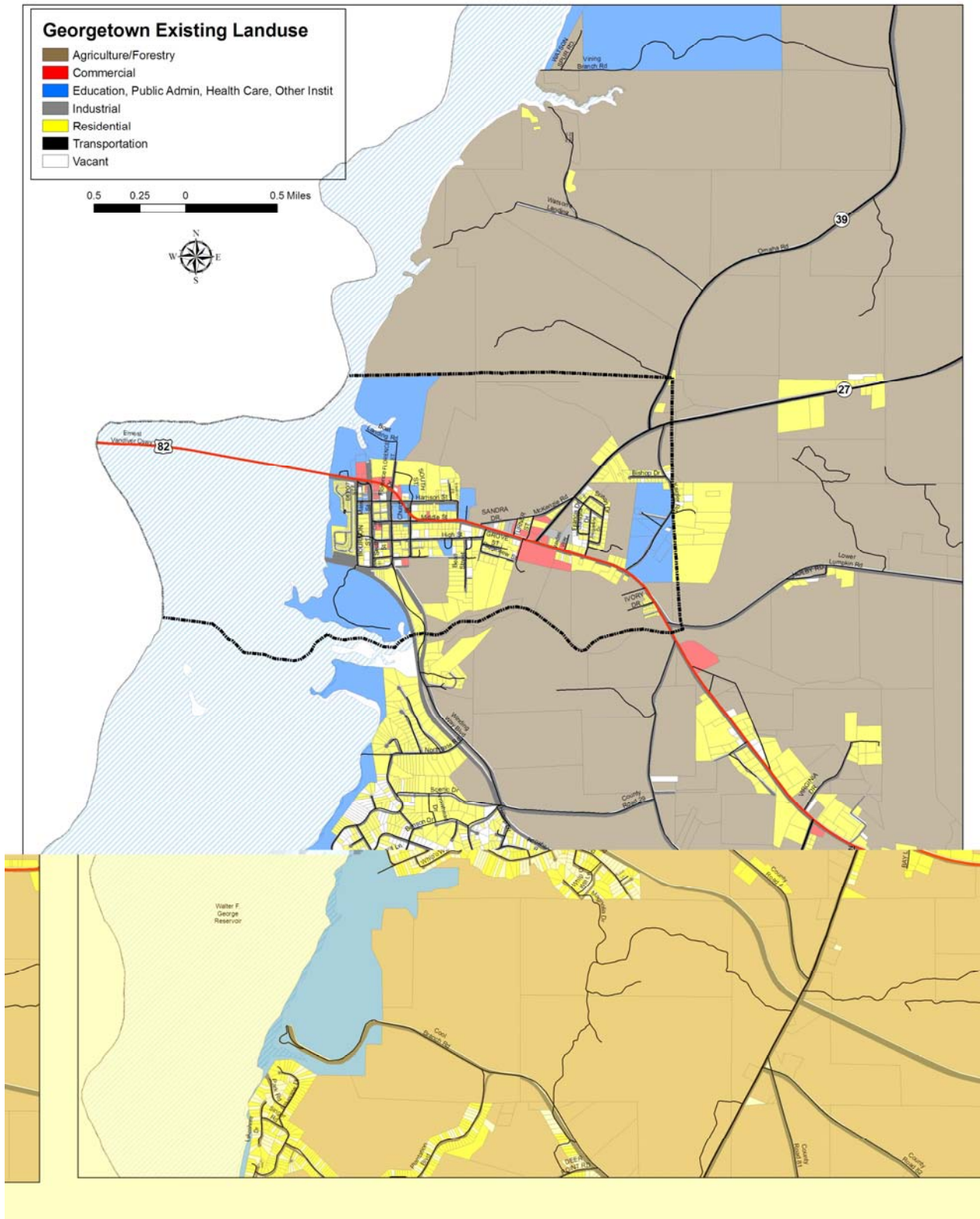


Figure 11: Georgetown Area Existing Land Use Map



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.

Quitman County has some unique natural resources as a result of the Walter F. George Reservoir, which forms most of the western border. This lake is an impoundment on the Chattahoochee River, providing access to a larger waterway system. Most of the county is categorized as a significant groundwater recharge area. This is a land area in which water can soak into the ground and eventually enter an aquifer, or underground reservoir. As 40% of people in the state of Georgia obtain their drinking water from underground sources, it is essential to protect these areas from contamination.

Quitman County also contains several classifications of wetlands, including forested, non-forested emergent, and scrub/shrub wetlands. These areas are potentially vital to local ecosystems and should also be conserved. Quitman County is committed to the protection of these vital natural resource areas.

Cultural Resources

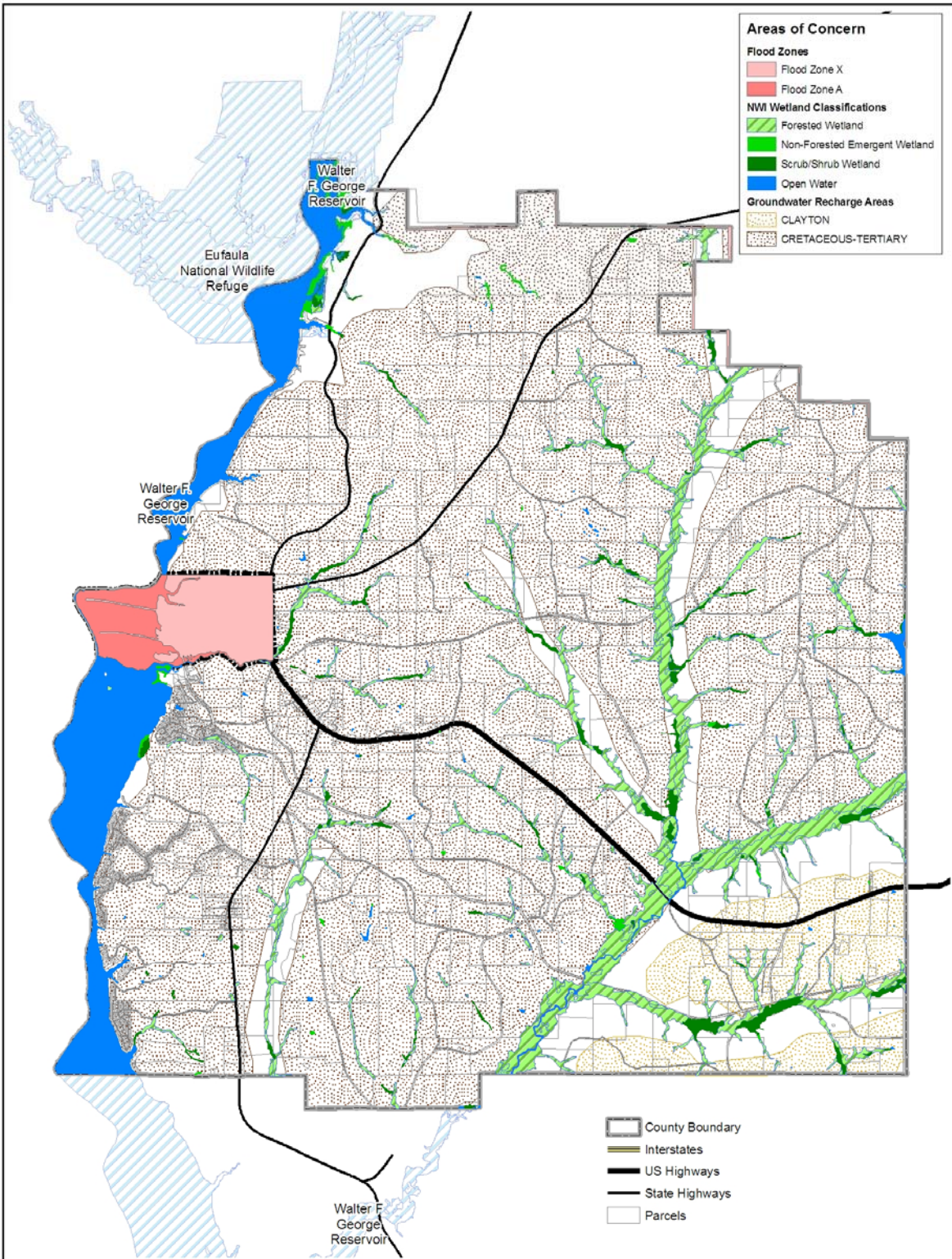
There is a limited number of Cultural Resources in Georgetown-Quitman County. The Quitman County Jail and Courthouse are the only two buildings on the National Register of Historic Places. Both places are located in Georgetown. A Historic Resource Survey was done in 1996 for Quitman County. Georgetown-Quitman County has 154 identified historic buildings. It was recommended in 1996 that Quitman County adopt a historic preservation ordinance, nominate the historic area of Georgetown to the national Register of Historic Places and nominate Union Hill Methodist Church to the National Register of Historic Places. The county to late has chosen not to implement any of the above recommendations. None of the historic buildings identified in the Resources Survey are mapped.

Areas Where Development is Likely to Occur

The Georgetown area is most likely to experience development. The Georgetown area has both water and sewer and is located next to Lake Walter F. George and across from Eufaula, Alabama. The Georgetown area has all needed services: fire department, sheriff, solid waste, schools, ambulance and a medical clinic. Larger medical facilities are located in Eufaula, Alabama. Prime areas for development are located north and south of Georgetown (See Figure 13). Both properties touch Lake Walter F. George and have water and sewer services.

Quitman County does not have any areas where the pace of development is outpacing or will soon outpace the availability of community facilities or services, including transportation.

Figure 12: Georgetown-Quitman County Environmental Areas of Concern Map



Areas with Significant In-fill Development Opportunities

Infill opportunities exist in Quitman County, in and around the city of Georgetown. The presence of water and sewer make infill development more likely. Most notable for possible infill development is the subdivision Winding Way, located south of downtown Georgetown. The development, which is currently only about halfway completed, is an excellent opportunity for new growth within the community. While not as concentrated as the Winding Way development, infill opportunities also exist closer to downtown. Infill in these areas would benefit the community as they are closer to resources as they are more centralized increasing the possibility that residents choose walking/biking over vehicular travel.

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 plant.

Some issues involving Brownfields are 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, and utilize existing public infrastructure, and increase job opportunities and local tax revenues.

Quitman County currently has one potential brownfield located off of State Route 27 in Georgetown.

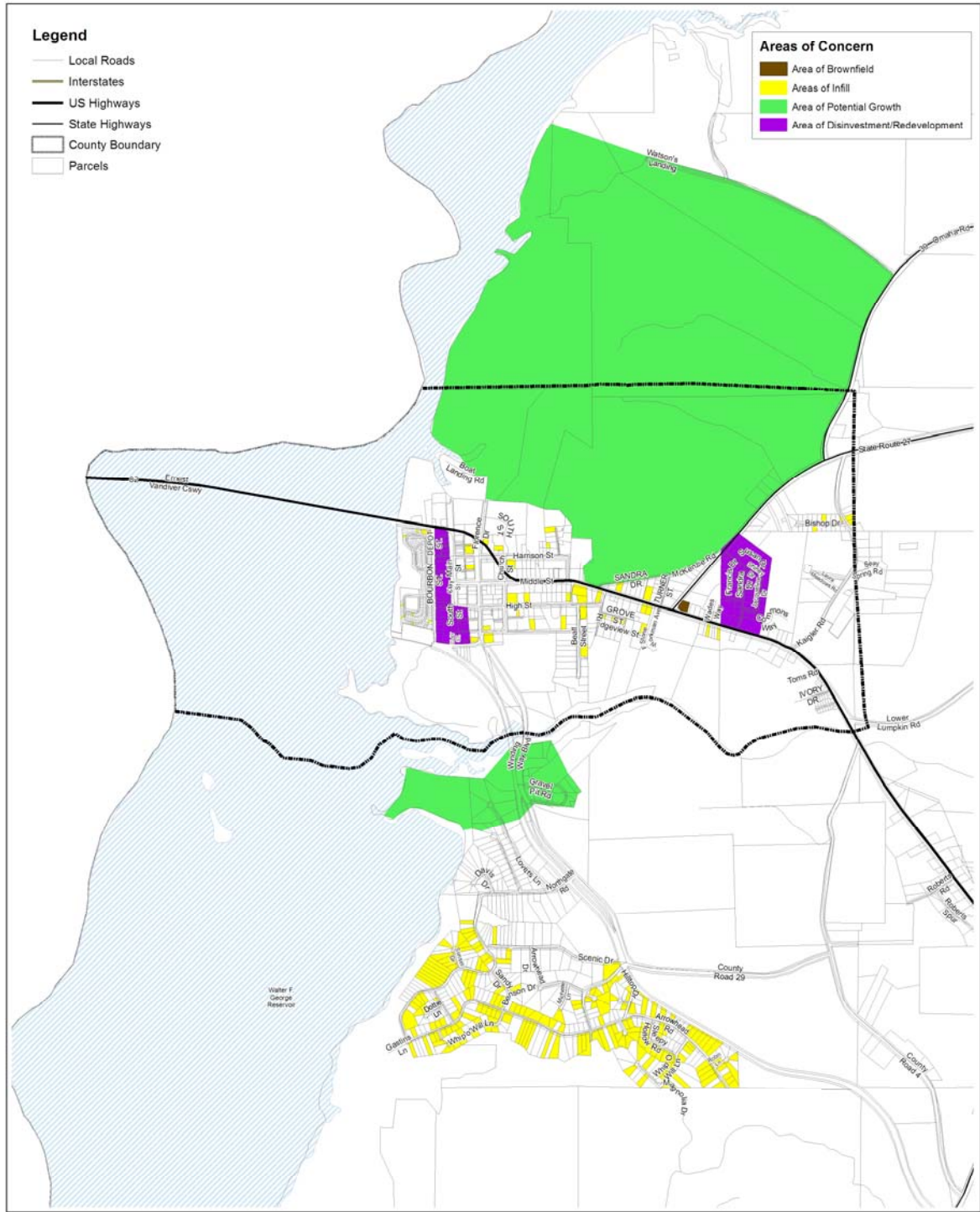
Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty

All communities have areas of disinvestment or areas in need of improvement; Quitman County and its jurisdictions are no different. As they grow, market forces will take care of (improve) most of the areas in need of improvement. However in some cases a public/private partnership will be needed to make improvements happen. Quitman County has shown a 12% increase in population from 2000, and is projected to continue growing. This increase in population has the potential to engage the public in redevelopment efforts that would benefit the community as a whole.

Areas of concern include the downtown areas of Georgetown as well as the Chattahoochee Estates development, located to the east of the downtown. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. Quitman County is taking steps to remedy these problems by applying for various funding opportunities. Quitman County's poverty rate in 2007 was 23.69 percent. The State of Georgia's average was 3 percent. Areas of poverty are spread throughout Quitman County. The Georgetown area has the highest concentration of residents living below the poverty level. Here again, areas of concern are the

residential communities located just south of Downtown Georgetown and Chattahoochee Estates, located east of Downtown.

Figure 13: Georgetown-Quitman County Community Development Areas of Concern Map



Short Term Work Program for Unified Government of Georgetown-Quitman County

Quitman County: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Develop a priority system for paving dirt roads in populated areas.	Completed	
Alleviate drainage problems on frequently traveled city and county roads.	Underway	Ongoing process using CDBG money to correct drainage problems in residential areas.
Conducts a feasibility study to extend county water into unserved areas.	Completed	
Conduct a feasibility study to investigate a county sewer system.	Completed	
Develop a program to educate local citizens on anti-litter, recycling, waste reduction, wood grinding, home composting, and processing programs.	Underway	County is researching materials/information to make available to others.
Establish construction standards and specifications for city and county roads and streets.	Completed	
Continue to operate the E911 System jointly with Clay County.	Underway	Ongoing process.
Develop a public marina at Tobanee Creek.	Underway	Plans drawn, no money.
Develop a Welcome Center on U.S. 82 near Lake Eufaula	Not Completed	Lack of citizen support and funding.
Enhance recreation facilities in both the County and city.	Underway	Looking for funding to improve facilities.

Economic Development		
Activity	Status	Explanation
Explore the possible consolidation of Quitman County and the City of Georgetown governments.	Completed	
Develop and support a Joint Quitman County/Georgetown Chamber of Commerce.	Underway	Project took a back seat to consolidation efforts.
Establish special events for hunting, fishing, and other outdoor sports.	Completed	Spring Fest is now an annual event.
Expand vocational training and adult literacy opportunities for County and city residents.	Underway	Working with Columbus Technical School and SBDC to expand program.
Work to have City of Georgetown designated a Better Hometown.	Not Completed	Consolidation activities pushed back Better Hometown activities.

Housing		
Activity	Status	Explanation
Implement and enforce a codes enforcement program	Completed	
Continue to enforce zoning ordinances and all related codes.	Underway	Ongoing
Develop and implement a program to identify dilapidated and unsafe housing.	Completed	
Develop a down payment assistance program to benefit low and moderate income families.	Not Completed	Public feasibility projects have taken precedence over housing projects
Establish a housing rehabilitation program to benefit low and moderate income families.	Not Completed	

Land Use		
Activity	Status	Explanation
Review and update the Comprehensive Plan as needed and required.	Underway	Finish, October 2009.
Update and enforce local zoning.	Completed	
Discourage incompatible development in residential areas.	Underway	Ongoing on part of subdivision and zoning process.

Natural and Historic Resources		
Activity	Status	Explanation
Develop and maintain an inventory of historic buildings, sites and districts.	Completed	
Identify historic properties with markers or signs and market these properties as tourism destinations.	Completed	
Create a Joint Historic Preservation Commission.	Not Completed	Lack of interest on citizens' part to develop a HPC.
Inventory roads for possible Scenic Byways designation.	Completed	Hwy 30 will discuss designation with Clay County.
Coordinate with the Quitman County Board of Education to educate students about cultural, natural, and historic resources.	Not Completed	Project took a low priority during consolidation efforts.
Develop and implement a groundwater recharge protection plan.	Completed	
Enforce the protection of wetland areas.	Underway	Ongoing process.
Develop and implement a plan to protect and enhance scenic vistas, views, and sites.	Not Completed	Will look to develop a scenic view overlay district.

Quitman: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct a new library.	2013	Quitman County	\$1 Million	Quitman County
Keep lines of communication open with surrounding counties in and effort to develop a stronger working relationship.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500	Quitman County
Work with Health Department to identify failing septic tanks and areas of potential failure.	2012	Quitman County	\$3,000	Quitman County
Coordinate and continue to enforce storm water management regulations.	2009, 2010, 2011, 2012, 2013	Quitman County	\$3,000	Randolph County
Look at sewage system, both private and public, options.	2013	Quitman County	\$2,000	Quitman County
Assess County space needs and determine what needs expansion, renovation or closure.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Randolph County
Maintain/update/expand public facilities and services, including water, medical, ambulance, schools, etc. as economic conditions allow.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000 - \$1,000,000	Quitman County, CDBG, USDA
Increase community and program knowledge, cooperation among local	2009, 2010,	Quitman County	\$2,000	Quitman County,

leaders and volunteers by utilizing County website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2011, 2012, 2013			County leadership class
Look at various fee sources to supplement existing tax structure.	2009, 2010, 2011, 2012, 2013	Quitman County	\$5,000	Quitman County
Continue to stripe roads in the county as needed.	2009, 2010, 2011, 2012, 2013	Quitman County	\$15,000	Local
Careful planning will be required to ensure adequate public facilities. Adequate community facilities are needed to provide a good foundation for existing and future populations.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000	Local, CDBG, USDA
Participate in Regional transportation planning efforts. Continued work towards Rural Transit Facility.	2009, 2010	Quitman County	\$1,000	Local, Federal Transit Authority
Look at creating a capital improvements program to assess community facility project needs, cost and revenues.	2013	Quitman County	\$2000	Quitman County
Construct an Economic Progress Center (Regional)	2010,2011	Four county area, Stewart, Clay, Randolph, Quitman Counties	\$2.1 million	CDBG, DCA (Stimulus Money), Randolph County, Cities
Support regional communication, cooperation and facilities	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Counties/cities, Rural Development
Regional Jail –Retrofit and Modifications	2010, 2011	Randolph, Clay, Quitman, Stewart, Calhoun, Cusseta/Chattahoochee, Terrell Counties	\$1.5 million	County, Cities, Rural Development Program
Pave (incrementally) unimproved roads	2009, 2010, 2011, 2012, 2013	Quitman County	\$4.2 million	Quitman County, CDBG, DCA (Stimulus Money)
Roadway improvements (surface aggregate and drainage) on unimproved dirt roads	2009, 2010, 2011, 2012, 2013	Quitman County	\$2.1 million	Quitman County, CDBG, DOT, DCA (Stimulus Money)
Widen existing roadways to handle heavy agriculture/timber loads.	2009, 2010, 2011, 2012, 2013	Quitman County	\$3.2 million	Quitman County, CDBG, DCA (Stimulus Money)
Continue to construct sidewalks in Georgetown area	2009, 2010, 2011, 2012, 2013	Quitman County	\$1.2 million	Quitman County, CDBG, DCA (Stimulus Money)
Expand Information Technology Program (regional).	2009, 2010, 2011, 2012, 2013	Quitman, Randolph, and Clay Counties	\$300,000	Quitman County, cities, DCA (Stimulus Money)
Continue to lobby and support the	2009,	Quitman County	\$250	Local

four-laning of U.S. 82.	2010, 2011, 2012, 2013			
Develop a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	2013	Quitman County	\$500	Quitman County
Create a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate	2012	Quitman County	\$1500	Quitman County
Adopt a street tree ordinance that requires new development to plant shade bearing trees that are appropriate to our climate.	2013	Quitman County	\$1,000	Quitman County

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote Tourism in Quitman County	2009, 2010, 2011, 2012, 2013	Chamber of Commerce, Development Authority, Quitman County	\$25,000	Local
Support small business enterprise in the county.	2009, 2010, 2011, 2012, 2013	Quitman County	\$50,000	GA DCA RLF, Local
Continue to support Quitman County Chamber of Commerce.	2009, 2010, 2011, 2012, 2013	Quitman County	\$6000	Quitman County
Support the Quitman County Development Authority.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Local
Support community investment in infrastructure and buildings.	2009, 2010, 2011, 2012, 2013	Quitman County	\$2,000	Local
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	2011	Chamber of Commerce	\$1,000	Chamber Dues
Create incentives to attract industry (Property tax freeze, etc.).	2009, 2010, 2011, 2012, 2013	Quitman County	\$2,000	Quitman County, Chamber of Commerce
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2009, 2010, 2011, 2012, 2013	Quitman County, Chamber	\$3,000	Quitman County, Chamber of Commerce, GDEcD
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	2010	Quitman County	\$2,000	Quitman County, GDECD
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	2009, 2010	Quitman County, RVRC	\$3,500	Quitman County, GDEcD, CDBG, USDA
Maintain and expand upon public facilities (water, sewer, etc.).	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000	Quitman County, USDA, CDBG
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	CDBG, Quitman County
Finish developing and support the Rural Regional Transit Program. Facilities should help with home to work travel.	2009, 2010, 2011, 2012, 2013	Quitman County, Randolph County, Clay County, Stewart County	\$5,000	GA DOT, Randolph County, Clay County, Stewart County, Quitman County
Work with Albany Tech on job training and adult education programs.	2009, 2010, 2011, 2012, 2013	Quitman County, Albany Tech	\$1,000	Randolph County
Support continued development of local education system. Increase dual enrollment opportunities.	2009, 2010, 2011, 2012, 2013	School Board, Quitman County, Andrew College, Albany Tech	\$1,000	GA Dept. of Education, One Georgia, Quitman County
Diversify job base.	2009, 2010, 2011,	Quitman County	\$1,000	Quitman County

	2012, 2013			Chamber of Commerce, GADEC
Continue to lobby and support four-laning of US 82.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1000	Quitman County
Provide education opportunities to learn about the development process.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Quitman County and the municipalities. Enforce compatibility standards.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County
Create housing communities rather than housing developments by eliminating barriers to developing mixed-use developments.	2009, 2010	Quitman County	\$1,000	Quitman County
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2012	Quitman County	\$500	Quitman County
Ordinances need to allow for loft living, downtown living and neo-traditional development.	2012	Quitman County	\$500	Quitman County
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000	GA DCA CDBG/CHIP, Local
Support the West Georgia Consortium	2009, 2010, 2011, 2012, 2013	Quitman County	\$300	y
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality in an effort to construct affordable quality housing.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000	GA DCA CDBG/CHIP, Local
Continue to implement code enforcement program	2009, 2010, 2011, 2012, 2013	Quitman County	\$8000	Quitman County
Continue to increase home ownership opportunities.	2009, 2010, 2011, 2012, 2013	Quitman County	\$500,000	GA DCA, HUD, Local

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study effective land use planning for Randolph County, including brownfield and greyfield redevelopment.	2010,2011	Quitman County, RDC	\$3,000	GA DCA, Local
Pursue more effective water conservation and aquaculture techniques, resource conservation and protection in the county.	2011,2012	Quitman County	\$5,000	GA DNR, Local
Update Comprehensive Plan (Partial Plan)	2009	Quitman County	\$15,000	Local
Update Comprehensive Plan (Full Update).		Quitman County	\$15,000	Quitman County
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County
Apply for grants to aid deteriorating areas in an effort to create opportunities for reinvestment.	2009, 2010, 2011, 2012, 2013	Quitman County	\$2,000	Quitman County
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	2011	Quitman County	\$2,000	Quitman County
Work with developers, landowners, and conservation	2009, 2010, 2011,	Quitman County	\$2,000	Quitman County

groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions, traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desirable development pattern.	2012, 2013			
Develop a guidebook that illustrates the type of development wanted in the community.	2010	Quitman County	\$1,000	Quitman County
Reserve for industrial and commercial growth on future development maps	2012	Quitman County	\$15,000	Quitman County
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	2009, 2010, 2011, 2012, 2013	Quitman County	\$1500	Quitman County
Continue to enforce zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	Quitman County	\$10,000	Quitman County
Development ordinances to regulate the aesthetics of development in our highly visible areas.	2012	Quitman County	\$1,500	Quitman County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive areas, historic areas, archaeological or cultural resources from encroachment by: <ul style="list-style-type: none"> 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc. 	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County
Identify contaminated properties (brownfield and greyfields). If any identified, promote redevelopment. Connect developer to federal and state incentives for cleaning up brownfield sites.	2011	Quitman County	\$3,000	Quitman County
Identify water pollution problems and solutions	2011	Quitman County	\$5,000	Quitman County, DNR
Identify and prioritize erosion, sedimentation, and storm water runoff problems.	2011	Quitman County	\$5,000	Quitman County, DCA, DNR
Protect historic resources.	2009	Quitman County	\$5,000	Quitman County, DCA, DNR
Strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.	2009, 2010, 2011, 2012, 2013	Quitman County	\$1,000	Quitman County
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2011	Quitman County	\$2,000	Quitman County
Continue to enforce soil erosion, stormwater best management practices.	2009, 2010, 2011, 2012, 2013, 2013	Quitman County	\$5,000	Quitman County
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	2013	Quitman County	\$50,000	Quitman County
Continue efforts to rehabilitate the Quitman County Courthouse.	2009, 2010, 2011	Randolph County	\$3,000,000	GA DNR Heritage Grant, GA DCA LDF, Gov. Discretionary, Local Assistance

				Grant, SPLOST, Bonds, USDA
Develop a Greenspace Plan and actively work to preserve greenspace. Adopt and enforce a tree preservation ordinance.	2012	Quitman County	\$2,000	Quitman County
Develop a plan to protect designated farmland.	2011	Quitman County	\$2,000	Quitman County
Consider creating a Historic Preservation Ordinance and Commission.	2011	Quitman County	\$1,000	Quitman County
Consider a Conservation Cluster Subdivision Ordinance.	2013	Quitman County	\$1,500	Randolph County
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	2013	Quitman County	\$2,000	Randolph County
Adopt a tree replanting and tree preservation ordinance for new development.	2013	Quitman County	\$1,000	Quitman County
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	2013	Quitman County	\$1,000	Quitman County

Implementation Policies

The Unified Government of Georgetown-Quitman County has established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

Housing

- Eliminate substandard housing conditions in the county.
 - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities such as development spurred by population growth.
 - Support continued improvements of existing housing conditions through available public and private means.
 - Seek available funding such as housing improvement grants.
 - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
 - Make the necessary improvements and repairs to substandard housing units that are within repair.
 - Support enforcement of existing building codes and nuisance ordinances.
 - Promote the removal of deteriorating unoccupied structures that are aesthetically challenged or are a potential fire and health hazards, or represent housing for illegal activities.
 - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the county to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
 - Encourage mixed-use developments in appropriately defined areas in affordable housing communities.
 - Improve and expand the existing housing stock for all income levels.
 - Promote fair housing practices.
- Increase home ownership throughout county.
 - Increase opportunities for low-to-moderate income families to become homeowners.
 - Promote affordable/quality housing.
 - Encourage a compatible mixture of housing types and costs in each neighborhood.
- Develop housing where adequate infrastructure already exists; or can be economically provided.
- Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Quitman County. Also enforce compatibility standards.

Economic Development

- Pursue economic development that will aid Quitman County in becoming more self-sufficient to include offering all needed and desired services locally as well as increased local job opportunities.
 - Recruit a diversity of businesses to provide a broad economic base.
 - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Centers and other appropriately define areas.
 - Consider costs as well as benefits in making decisions on proposed economic development projects.
 - Consider the employment needs, skill levels and qualifications of our existing population in making decisions on proposed economic development projects.
 - Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for retention, expansion and creation of businesses that stimulate the community's economy and are an appropriate fit to the county and its municipalities and maintain their character.
 - Encourage citizens to shop locally.
 - Ensure convenient business hours to best accommodate local citizens.
 - Encourage merchants to sell items of necessity and those which are bought most frequently.
 - Encourage merchants to sell items that are unique to Quitman County and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources in decision making on economic development projects.
 - Encourage reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas in the community.
 - Encourage the rehabilitation of storefronts in the Town Center.

Intergovernmental Coordination

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial. Keep line of communication open with Clay, Stewart, and Randolph Counties.
 - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation, medical services, and water.
 - Coordinate closely with neighboring counties and cities in meeting State and Federal storm water management requirements.
- Engage in cooperative planning with surrounding governments, county and city.
 - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
 - Offer input to other public entities in your area when they are considering a decision that is likely to have an impact on your community or your plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.

- Encourage use of schools as community facilities.
- Encourage school location decisions that support the community's overall growth and development plans.
- Encourage and support the activities of the Quitman County School Board to educate the children and adults of the county.
- Encourage and support literacy and adult education programs as well as job training.
- Work cooperatively with Quitman County High and social service providers to reduce high school drop out rate.

Natural and Cultural Resources

- The protection and conservation of county resources is vital in the decision-making process for future growth and development.
 - Encourage resource management planning in new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or historic areas, archaeological or cultural resources from encroachment.
 - Consider the potential impacts on air and water quality in making decisions on new developments and transportation improvements.
 - Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
 - Ensure that conditions for the protection of natural and historic resources are included in the county's zoning ordinance, and other applicable regulating documents.
 - Protect sensitive plant and animal habitats, scenic views and site, significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
 - Promote respectful and responsible usage of natural and historic resources by creating education programs targeting these resources.
 - Enforce the Storm Water Management ordinance and best use management practices for erosion and sedimentation issues.
 - As part of the neighborhood redevelopment strategy, develop the abandoned rail line as a connector between residential areas and public use areas.
 - Strengthen and enforce resource protection regulations.
 - Adopt appropriate site design guidelines for developing in sensitive areas (e.g., steep slopes, wetlands, etc.).
 - Link local trail systems with state designated bike routes and existing trails in neighboring communities.
 - Develop programs that encourage infill development or brownfield/greyfield redevelopment.
 - Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make this brochure available to the public by posting it in public places and on websites, in newsletters, etc.

Community Facilities and Services

- Encourage the development and expansion of educational and recreational opportunities for all citizens.

- Encourage school location decisions that support the community’s overall growth and development plans.
- Support Adult Education program in the county.
- Encourage and support the expansion of services such as the local library.
- Encourage and support the activities of the Quitman County School Board to educate the children of the county.
- Encourage development where adequate infrastructure already exists or can be economically provided.
 - Encourage development on sites with existing water and sewer.
 - Encourage water and sewer system extensions that support or encourage new development in areas appropriate for such activities by reason of policy and public health and safety as well as welfare of residents and employees.
 - Encourage revitalization of vacant or under-utilized buildings.
 - Encourage the rehabilitation of storefronts in the Town Centers.
- Encourage development and expansion of public facilities, service and commercial to stimulate the local economy.
 - Plan for and develop shopping center, banks, pharmacy, and hotels/motels.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities be provided in support of Quitman County and its jurisdiction’s residents, commerce and industry.
 - Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.
- Identify abandoned and contaminated property in the county and its jurisdictions, and determine the impact on natural/cultural resources.
- Enforce the Storm Water Management requirements.
- Work with the Health Department to identify failing septic tanks and areas of potential failure.
- Promote the expansion of sewer systems with surface water discharge where economically feasible in order to promote less water usage.
- Seek funding to expand existing buildings in order to alleviate capacity issues.
- Identify areas for potential cemeteries.
- Look at potential fees (Impact fees, Subdivision Review fees, Service Tax District fees, etc.) to compensate for new growth.
- Facilitate cooperation between local leaders, volunteers, and the general public by providing information about community programs on county/city websites, public notices, local libraries, newspapers, etc.

Land Use

- Diversify land use base by seeking commercial and industrial facilities and reserving land for industrial and commercial growth.
- Ensure that all decisions by Quitman County on new development will contribute to, not take away from, the community’s character and sense of place.
 - Discourage incompatible land uses to adjacent and nearby property.
 - Encourage safe, efficient and aesthetically pleasing developments.

- Address excessive numbers of dilapidated structures both site built and mobile homes by either rehabilitation activities or demolition.
 - Seek funding to aid struggling areas.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of our community. The unincorporated land in Quitman County is a blank canvas which provides opportunities for desirable development patterns.
 - Continue to seek funding for deteriorating areas and areas of disinvestment.
 - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
 - Work with the developers/landowners and conservation groups to preserve open space.
 - Consider developing a conservation subdivision ordinance.
- Preserve and maintain agricultural and sensitive areas.
 - Prohibit the location of solid waste handling facilities and the disposal of hazardous waste within the county.
 - Promote a balanced and efficient use of land that is appropriate with the resource base and the health, safety and welfare of the county's residents.
 - Require construction practices that are designed to minimize soil erosion and sedimentation.
 - Create stream buffer easements in an effort to create greenway connections.
 - Confirm brownfield areas and connect owners or developers to appropriate Federal and State agencies.
 - Promote traditional neighborhood concepts especially in and around historic areas.

Transportation

- Develop new and improve existing roadways to ensure appropriate design.
 - Encourage use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
 - Work with Randolph County on the development of regional transportation facility in the Springvale Community.
 - Seek Department of Transportation funds for widening of US Hwy 82.
 - Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the creation of a community-wide trail and/or pedestrian/ bike path network.
 - Provide for safe, efficient movement of citizens throughout Quitman County.
 - Create bike paths and walking trails between public and private facilities throughout Quitman County.
- Maintain minimal conflicts between local and through traffic.
 - Employ traffic calming measures along major highways.
 - Ensure that excessive vehicular traffic will not harm the peaceful nature of the community and residential areas.
 - Provide for timely maintenance, repairs and improvements of streets and highways, both paved and dirt.

- Limit development along dirt roads due to paving and maintenance costs.