

Glascocock County
COMPREHENSIVE PLAN
2020-2025



Glascocock County



Mitchell



Gibson



Edgehill



Prepared for:

The Chairman and County Board of Commissioners
Glascock County, GA
Adopted: February 21, 2020

The Mayor and City Council
Gibson, GA
Adopted: March 2, 2020

The Mayor and City Council
Edgehill, GA
Adopted: February 24, 2020

The Mayor and Town Council
Mitchell, GA
Adopted: March 2, 2020

The elected officials of Glascock County and the municipalities of Gibson, Edgehill, and Mitchell have recognized the significance of a comprehensive planning process to coordinate the needs each community has regarding development, vitality and maintaining visual character. These officials and leaders recognize the efforts and input of all individuals who contributed to the creation of this comprehensive plan document, which will provide information for decision-making and guidance for activities over the next 5 years.

Staff exhibited a commitment toward the development of this comprehensive plan, in part by dedicating numerous hours to information compilation and data review, information dissemination, and idea generation.

This document represents the culmination of meetings and conversations in which area leaders assembled to discuss the future of Glascock County and its contained municipalities.

Prepared by the Planning staff of the
Central Savannah River Area
Regional Commission



TABLE OF CONTENTS

<i>Introduction</i>	1
<i>Needs and Opportunities</i>	7
<i>Community Goals</i>	13
<i>Broadband Services</i>	17
<i>Community Facilities</i>	25
<i>Economic Development</i>	31
<i>Land Use</i>	37
<i>Natural and Cultural Resources</i>	49
<i>Community Work Program</i>	59
<i>Appendix</i>	79



This page is intentionally left blank.





Introduction

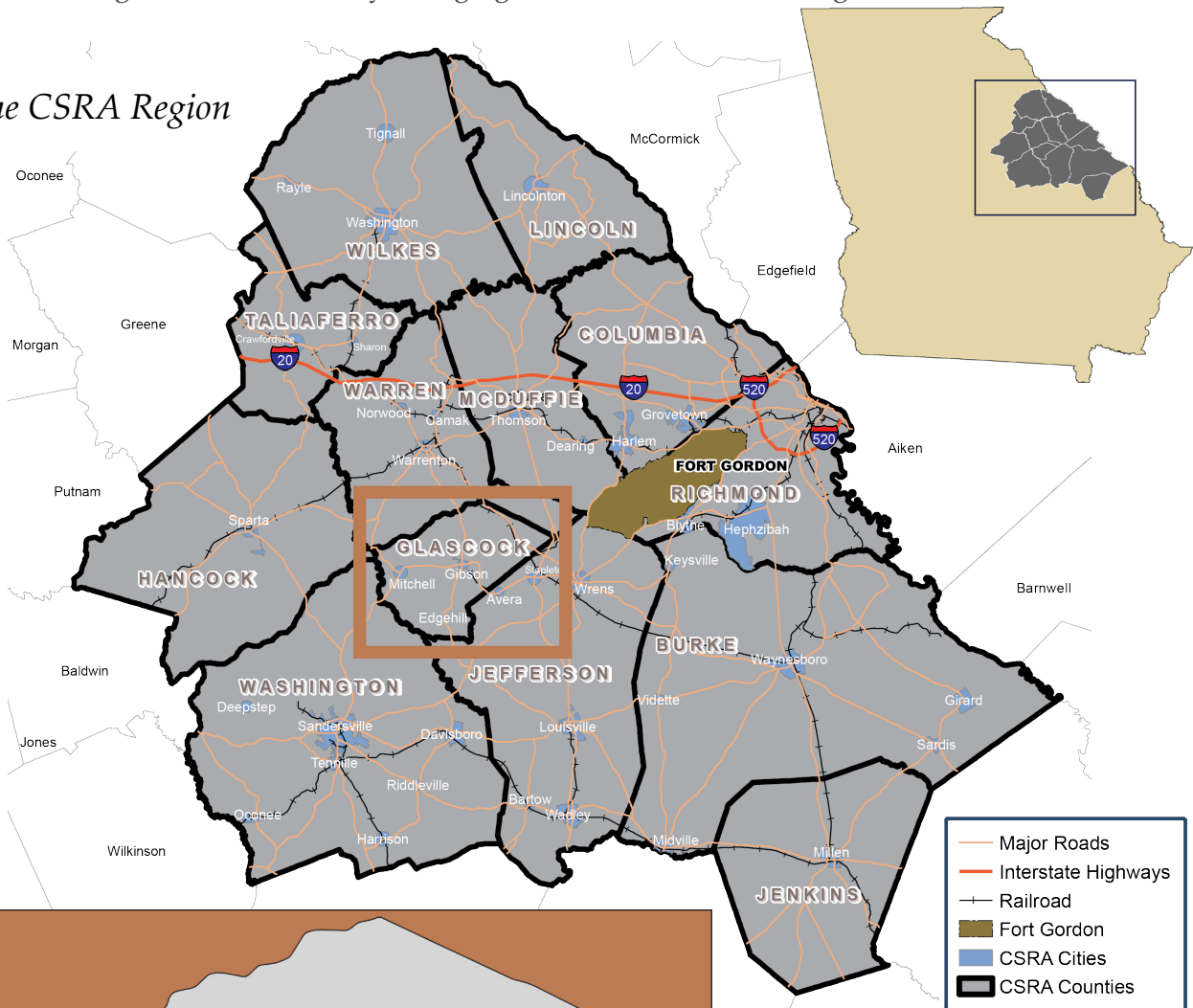
The Glascock County Joint Comprehensive Plan 2020-2025 represents the communities' shared long-term goals and individualized short-to-mid-term activities for the future. It is a blueprint for creating the type of community residents want to see and companies want to work with in the coming decades.

In preparing this plan, Glascock County recognizes that there are a number of assets that can be marketed to attract growth and that there also exists the opportunity to develop mechanisms that will shape future development in a manner that does not compromise the community's historic identity or rural quality of life.

The purpose of the Glascock County Comprehensive Plan is to provide the local elected officials of Glascock County with a tool to manage and guide the future growth of the county through the year 2025. The plan also represents Glascock County's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the "Minimum Standards and Procedures for Local Comprehensive Planning" established by the Act, is intended to provide guidelines that the County and its municipalities can follow when making decisions about providing future public facilities and services. Further, the plan should guide local government decision-making regarding economic development, environmental protection, housing, facility provision and future land use.

Glascok County and the municipalities of Gibson, Mitchell and Edgehill are located in East-Central Georgia, approximately 35 miles west of Augusta and 115 miles east of Atlanta. The county and municipalities are members of the Central Savannah River Area Regional Commission (RC) located in Augusta. Formed in 1870 from parts of Glascock and Jefferson counties as Georgia's 122nd county, Glascock County's traditional importance to the state is evidenced by the significant historic sites and structures throughout the community – ranging from colonial times through Reconstruction.

The CSRA Region



The Numbers:

Population: 3,027
Median Household Income: \$45,273
Number of Housing Units: 1,518
Median Rent: \$521

WHY PLAN?

Successful communities don't just happen – they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances if it is to continue to meet the needs of its residents. Glascock County residents value the character and diversity of their communities, the strong sense of identity, and the lifestyle associated with rural communities.

Glascock County seeks to provide residents of all ages and backgrounds with a safe, affordable, healthy and beautiful place to live and thrive. Promoting economic development, providing for adequate infrastructure and ensuring adequate recreational and educational opportunities for its old and new citizens are issues that the county and its communities are continuously trying to address. The world is constantly changing, and each of these jurisdictions must be capable of responding to that change in order to remain viable in the long-term. Active preparation for appropriate land development and blight prevention/management measures are also important. Comprehensive planning, based on good data and public consultation, will assist Glascock County in addressing these and many other concerns.

A vision which is consistent and locally generated, in conjunction with an implementation plan, can ignite economic opportunities and encourage social cohesiveness in any jurisdiction. That vision is the comprehensive plan.

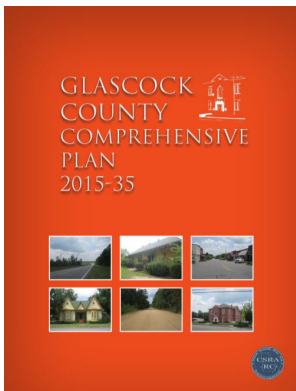


WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of Glascock County. It is designed to formulate a coordinated, long-term planning program. The plan lays out a desired future and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how:

- land will develop
- jobs will be attracted and retained
- housing will be improved
- open space and the environment will be protected
- public services and facilities will be provided
- transportation facilities will be improved.

Further, the plan guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing a consistent policy direction.



PRIOR PLANS

The comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within the county or a community change significantly. Periodic updates are needed to ensure that it continues to meet the needs of the citizens of all Glascock County communities. The previous comprehensive plan for Glascock County was prepared in 2015. Over the years, some of the items recommended for implementation in the plans were completed, were delayed due to lack of funding, or became irrelevant due to changing circumstances. The current planning effort addresses changes in Glascock County since the last comprehensive plan and new or evolving priorities among residents and community leaders.

HOW TO USE THE COMPREHENSIVE PLAN

The comprehensive plan is a guide to action. It is intended to serve as a reference point for potential users. For example, a commission or council may use the plan's policies to decide whether to approve a proposed rezoning of land. A number of companion planning documents should be used in conjunction with this comprehensive plan. These include the CSRA Regional Plan 2040, Glascock County Joint Solid Waste Management Plan, the comprehensive and solid waste plans of surrounding jurisdictions, and other local and state regulatory documents.

Unlike sector or single issue planning documents - which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services - the comprehensive plan addresses these issues in a coordinated manner. When in doubt, decisions should follow the comprehensive plan. If at some point the plan no longer reflects a consensus about the path to follow, it should be amended.

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program." Each community's five-year community work program lists measurable projects that will be undertaken within the applicable community's geographic area consistent with their stated comprehensive plan goals. This document includes data at a variety of scales, from the state and region, down to the municipal level. All of which provide valuable context and comparison information for plan users.

In conjunction with the Glascock County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizenry understand the benefits of proper community planning.

PLANNING DEVELOPMENT PROCESS

The development of the comprehensive plan involved a largely joint planning process that included Glascock County and its three municipalities: the City of Gibson and the towns of Edgehill and Mitchell. The intent of the joint effort was to increase intergovernmental collaboration and allow for the sharing of information and ideas. Although much of the process took place jointly, including several joint meetings, discussions with individual local governments also took place as needed. Also, while the plan included a joint development process, individualized community work programs were created for each community.

Plan Components

The CSRA-RC is the county’s selected planning coordinator for the Glascock County Comprehensive Plan 2020-2025. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs’ 2018 Minimum Standards and Procedures For Local Comprehensive Planning which became effective in October 2018.

The Comprehensive Plan includes the following state-required and elective components:

- Community Goals • Economic Development • Needs & Opportunities • Land Use
- Community Work Program • Community Involvement Overview • Natural & Cultural Resources
- Broadband Services • Community Facilities

All state-required comprehensive planning components and additional electives listed are distributed throughout the Glascock County Comprehensive Plan in different sections.

Plan Procedures

First Required Public Hearing	The purpose is to brief public on the process and provide opportunities to participate.
Plan Development	This must include opportunity for involvement from stakeholders and community members.
Second Public Hearing	Once plan is drafted it must be made available for public review and comment.
Submittal for Review	A completed draft must be submitted to CSRA-RC and DCA.
Notification of Interested Parties	The CSRA-RC will notify all interested parties of the availability of the plan for review and comment.
Regional Commission Review	CSRA-RC will review the plan for potential conflicts.
Department Review	DCA will review for compliance with their “Rules”
Report of Findings and Recommendations	A report of findings and recommendations must be transmitted within 40 days after submittal.
Plan Revisions	If the plan is not in compliance, revisions may be made to the plan to meet requirements.
Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame.
Notification of Local Adoption	The CSRA-RC must be notified of adoption within 7 days and forward to DCA in another 7 days.
Qualified Local Government Certification	DCA will notify communities their QLGC has been extended.
Publicizing the Plan	Publication of plan after adoption must occur and citizenry informed of the availability of plan for review.

PUBLIC INVOLVEMENT

The plan's development is subject to a public involvement process. Public involvement serves to educate community leaders about planning issues and to build constituency support – both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner during the planning process, the message sent is that people's ideas matter.

Required public hearings bookended the planning process, allowing residents to comment both on the process and the eventual substance of the plan. Two joint public hearings were held at the Glascock County courthouse on:

- November 11, 2019
- January 17, 2020

Additional public input involved additional communication channels including a community survey, social media, and website postings/links.

Stakeholder Committee

One significant part of the planning process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. The primary purpose of this committee was to oversee and assist in the process of drafting the comprehensive plan, ensuring that CSRA RC staff reflect community ideals, goals and activities. The committee was composed of elected officials, government employees, and residents.

During the 2019-2020 planning process, staff from the CSRA RC collected background information about the communities through research, site visits, and stakeholder communications. The Stakeholder Committee then provided direction and guidance for plan development, and RC staff drafted the plan document for committee review.

The members of the Glascock County stakeholder committee for this planning process were:

- Lori Boyen - Glascock County, Chairman
- Lewis Berry - City of Mitchell, Mayor Pro-Tem
- Brandi Prichett - City of Gibson, Clerk
- Kathy Chalker - Glascock County, Family Connection/Communities in Schools board member
- Allen Underwood - Town of Mitchell, Councilman
- Gregg Kelley - City of Gibson, Mayor
- Charles Harrell - Glascock County, Family Connection/Communities in Schools board member
- Gary Kitchens - Glascock County Development Authority; Town of Edgehill, Councilman
- Jeremy Kelly - Glascock County, Sheriff
- Jim Holton - Glascock County, School Superintendent
- Rene Knowles - Glascock County, Senior Center Director
- Rhonda Philips - Glascock County, Clerk
- Wanda Davis - Glascock County, Family Connection/Communities in Schools Executive Director

Stakeholder meetings were held on the following dates:

- September 30, 2019
- November 11, 2019
- December 12, 2019
- January 9, 2020



Needs and Opportunities

The Glascock County Comprehensive Plan process involved the creation of a list of community needs and opportunities – important issues to address or possibilities to pursue.

The creation of the list involved both general public input and the specific involvement of the stakeholder committee, including a community survey, review of 2015 needs and opportunities, and SWOT analysis. The SWOT analysis informed the crafting of the needs and opportunities and provided support for long-term goals and work program activities developed further along in the process.

In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities element conveys the relatively short and mid-term imperatives which will require attention from the community in the following several years.



SWOT

As a part of the planning process, the communities held two public hearings, provided information online, and conducted a survey. Based on the community survey, stakeholder conversations and available data, the CSRA RC staff compiled a list of Strengths, Weaknesses, Opportunities, and Threats (SWOT). The SWOT results represent a combination of common findings for all jurisdictions and were used in identifying community needs and opportunities.

Strengths

- small town character
- community grocery store
- collaborative working relationships between governments
- low crime
- good school system
- TIA/TSPLOST discretionary funds available for road patching and resurfacing
- land available to develop
- good police and first responders
- good nursing home
- many historic resources
- municipal water systems

Weaknesses

- small tax base
- lack of job opportunities in the county
- recreation areas in need of upgrades
- aging infrastructure (water, sewer, roads)
- blighted properties and overgrown lots
- lack of zoning or property maintenance codes
- lack of industry
- landowners in downtowns unwilling to sell or do property maintenance on vacant structures
- lack of broadband Internet
- Gibson downtown has a problematic intersection for bus and truck traffic
- under-performing senior center (lack of attendees)

Opportunities

- capitalizing on the beauty in the downtowns and rural areas
- promoting county assets online
- working with neighboring counties to share services
- expansion of existing community services and facilities

Threats

- unfunded mandates
- expense of extending broadband services
- retirees moving in with insufficient services to aid them in the future
- other communities are able to attract younger residents away from Glascock

NEEDS & OPPORTUNITIES

Economic Development

Needs	<ul style="list-style-type: none"> • To update the county website and ensure that the cities have a presence • To improve the appearance of downtown storefronts • Additional employment opportunities • To make sure development benefits Glascock • Additional marketing opportunities for local businesses • Additional infrastructure to assist in attracting industry • More small businesses • A pharmacy and other businesses that would benefit seniors • Additional social places such as dine-in restaurants • Broadband service • More businesses in our downtown storefronts
Opportunities	<ul style="list-style-type: none"> • Development Authority can assist in attracting industry • The industrial park has available space for industry • Existing sites with access to sewer/water in incorporated areas that can support commercial development • Collaborate at a multi-jurisdictional level to promote tourism throughout the county • Available land for solar development • Participating in the “Go Film Georgia” program and utilizing scenic buildings and landscapes • The regional economy continues to grow • Incorporated areas serve as centers of activity in the county

Housing

Needs	<ul style="list-style-type: none"> • To assess housing conditions throughout the County • Address absentee property owners who neglect their properties through fines, code enforcement, etc • To generate additional interest from developers • Housing options that are attractive for young families • To address aging/declining housing stock
Opportunities	<ul style="list-style-type: none"> • A distinct rural character that can attract residents seeking that environment • Infill or redevelopment housing in blighted areas

Community Facilities

Needs	<ul style="list-style-type: none"> • Expand or improve infrastructure in areas identified for potential industrial development • Upgrade and repair aging infrastructure and drainage • Upgrade recreational facilities • The square would benefit from a redesign and a maintenance plan (Gibson)
Opportunities	<ul style="list-style-type: none"> • Reuse options for vacant or underutilized public buildings • Expand activities at and visibility of the Senior Center • Improve transit service • Work with neighboring counties to provide enhanced emergency services

Natural & Cultural Resources

Needs	<ul style="list-style-type: none">• Historic homes and other structures in need of preservation• Protect water resources from incompatible development
Opportunities	<ul style="list-style-type: none">• A beautiful natural landscape• Historic downtowns and cultural attractions (e.g. depot, courthouse, etc)

Land Use

Needs	<ul style="list-style-type: none">• To establish land use regulation, including those for private roads and development standards• To adopt codes and building/property maintenance standards
Opportunities	<ul style="list-style-type: none">• Joining forces with other communities on code enforcement• Utilize the RC to update maps and create ordinances• Utilize DCA, ACCG and GMA provided model codes/ordinances as baselines

Transportation

Needs	<ul style="list-style-type: none">• Road paving and improvements• Safe paths to walk in areas where walking is prevalent, including sidewalks• To review recreational opportunities and facility quality
Opportunities	<ul style="list-style-type: none">• Land suitable to expand recreation• Ability to improve access to downtowns from surrounding neighborhoods

Intergovernmental Coordination

Opportunity	<ul style="list-style-type: none">• Work with neighboring counties to provide new or expand existing services
-------------	---

This page is intentionally left blank.



Community Goals

One way that the community vision for itself is expressed is through goals and policies. This section of the Plan includes the following:

A List of Community Goals, divided by topic area, that represent the long-term, overarching concepts which should guide day-to-day decision-making about investments, regulations (or the elimination of regulations) or other government or community actions, beyond the time of the current community work program. These goals include broad statements of understanding and intent regarding the communities' long-term growth and development vision.

A List of Supporting Policies that accompany each goal, which serves as ongoing guidance and direction for local officials for making decisions consistent with achieving that goal.

Goals and policies were developed jointly for the county and municipalities and are advisory in nature. Taken together, they express a specific, attainable future for Glascock County, Gibson, Mitchell, and Edgehill.

Broadband Services

Goal	To ensure that all residents, businesses and institutions have access to quality, affordable high speed Internet throughout the county
<ul style="list-style-type: none">• Provide residents, businesses and institutions with opportunities to discuss their broadband issues.• Pursue funding opportunities to expand and/or improve access.• Pursue the “Broadband Ready” site designation for important community buildings, as defined in the 2018 ACE Act.• Seek opportunities to partner with neighboring jurisdictions to create or expand high speed Internet infrastructure where feasible.	

Economic Development

Goal	To strengthen our economy in the near term and long term through expanded job opportunities, excellent education, and vibrant, attractive downtowns.
<ul style="list-style-type: none">• Encourage cleanup and reuse of brownfield sites.• Focus on downtown commercial and residential development, including adaptive reuse• Support the local agricultural sector.• Pursue development at the industrial park and other possible sites.• More aggressively market Glascock County to potential investors, residents and visitors.• Identify underserved retail sectors and pursue opportunities.• Consider new infrastructure investments where they could provide a return on investment.• Pursue solar and other energy production facilities.• Use the county’s historical and natural landscapes as means to attract tourism, filmmaking and other forms of investment.• Continue to fund efforts to recruit clean, responsible industry to all areas of Glascock County capitalizing on our infrastructure and multi-modal transportation access.• Establish facilities and services that will enhance the development of an educated, motivated workforce.• Promote Glascock County as a day trip destination for people in the surrounding counties and metro areas.• Actively promote support of locally grown and produced agricultural products.	

Community Facilities

Goal	To provide adequate facilities and cost-effective services that meet the needs of residents and improve overall quality of life
<ul style="list-style-type: none">• Utilize websites and social media to promote and advertise available programs.• Examine street networks/sidewalks near popular destinations; create plans to address deficiencies.• Continue to support and look for ways to improve services to our aging population.• Work to improve offerings and accessibility to the library.• Support and engage local non-profit organizations that aim to address child and family welfare. Make efficient use of existing infrastructure and public facilities and prioritize maintenance of them in order to minimize the need for costly new/expanded facilities and services.• Use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.• Invest in parks and open space to enhance the quality of life for our citizens.• Support law enforcement and other government agencies with needed equipment and facilities.• Review the delivery of services with Glascock County and identify ways to eliminate duplicative services.	

Natural & Cultural Resources

Goal	To maintain Glascock County's unique natural and cultural heritage through protection and preservation of resources and critical assets.
	<ul style="list-style-type: none">Utilize design guidelines to protect the design and character of historic structures while exercising flexibility in their use.Promote the use of historic preservation rehabilitation tax creditsLook for opportunities to link natural, agricultural, and/or cultural sites together to create tourist and resident experiencesConsider natural and cultural resources impacts, protection, and conservation when making land use or other planning and development decisions.Ensure safe and adequate supplies of water through protection of ground and surface water sources.

Land Use

Goal	To maintain a sense of place in the community and protect against incompatible development.
	<ul style="list-style-type: none">Decisions about development will enhance our community's character and sense of place.Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.Ensure that we have adequate land use regulation to meet community goals.Address problem properties through increased code enforcement.We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

Housing

Goal	To improve housing conditions and increase housing options
	<ul style="list-style-type: none">Support programs that address substandard housing and vacant and dangerous buildings.Participate in CHIP, GICH, USDA and CDBG housing rehab programs as feasible.Encourage housing in the upper floors of downtown commercial buildings.Recruit and target development in areas with existing infrastructure and along existing corridors in order to have opportunity to expand capacity for redevelopment.Incorporate open space, natural landscape, and common greenspace in new residential developmentPromote affordable housing options.Actively work to increase quality multi-family options.Address problem properties through increased code enforcement.

Transportation

Goal	To maintain a quality transportation network and expand transportation options for residents of all ages
	<ul style="list-style-type: none">Support development of a trails network throughout the community.Improve and add sidewalks and other pedestrian facilities as needed.Support the current transit system.Focus on the maintenance of existing local roads, and the repair of bridges that have been deemed deficient by GDOT.Evaluate the potential for increased pedestrian/bicycle facilities when repaving or widening roads.

This page is intentionally left blank.



Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to patients with no rural hospital or clinic, to county staff streaming online training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.



WHAT IS BROADBAND?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coax cable. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. Glascock County is no exception in many parts of the county.

Different technologies:

- Fiber optic cable - buried underground and transmits data over light through glass or plastic
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. They are not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

THE ACE ACT

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.
- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.

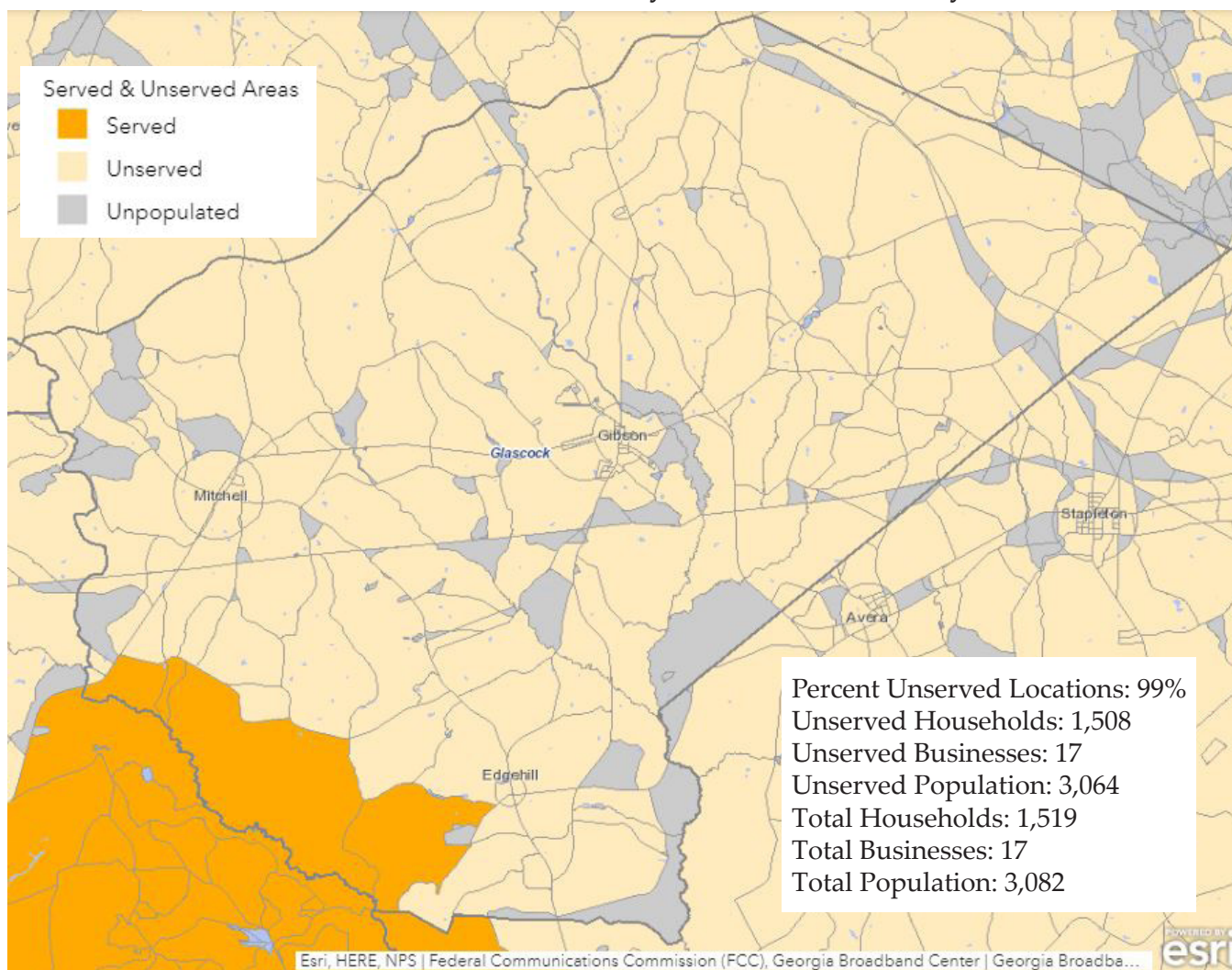
The role of state agencies:

- The OneGeorgia Authority - the OneGeorgia Authority Act will be amended to include broadband services.
- The Georgia Technology Authority - developing a state-wide broadband services deployment plan, they will work with the Georgia Department of Community Affairs and the OneGeorgia Authority to establish grant programs, designation programs, and other programs to promote the deployment of broadband services.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. The RC staff have assisted the local governments in by transferring locally-provided addresses and locations to DCA. A map will be provided by DCA to determine served and unserved areas of broadband service, based on service information collected for the locally-provided addresses. Currently, only Phase 1 mapping has been made available. The map for Glascock County is on the following page.

LOCAL AND REGIONAL CONNECTIVITY

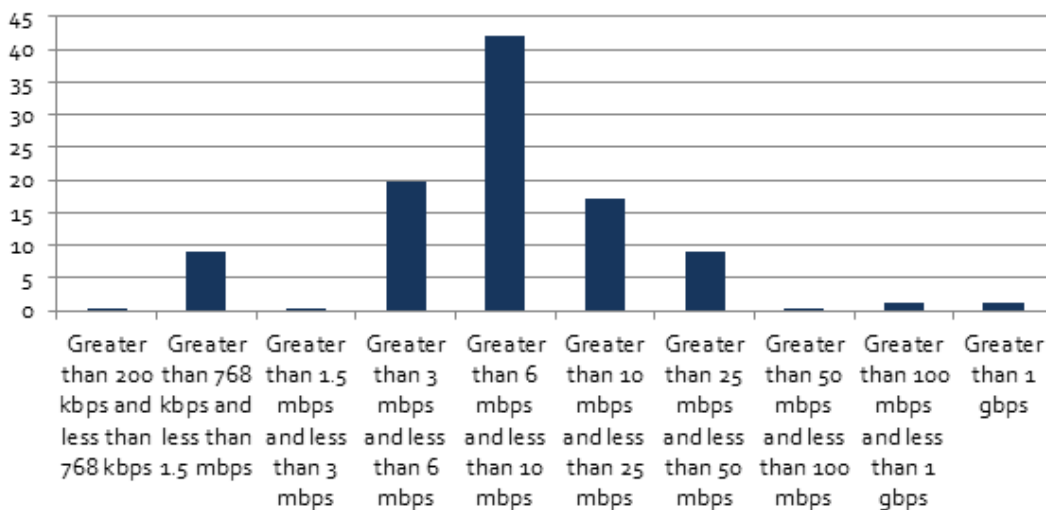
The map below displays the first phase of DCA broadband mapping and is based on the June 2017 Federal Communications Commission (FCC) form 477 data. Glascock County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to at least ONE consumer (residential and business) in a census block. Populated census blocks that did not meet this definition are delineated as 'Unserved'. Population and location data are from the US Census Bureau (2010 Decennial Census) and commercially available business listings (2014) with at least 3 employees and \$150,000 annual sales.

Unserved and Served Areas by Block, Glascock County



Explosive growth in wireless and fiber-optic communication has provided many urban areas in Georgia with excellent broadband infrastructure. In many larger cities of the state, there are multiple providers who compete by offering lower prices and faster broadband speeds. However, not all the regions of the state have benefited from fiber-optic growth. Most areas of the CSRA outside of the urbanized parts of Columbia and Augusta-Richmond counties lag in both choice and quality of service. The disparity increases as you move west across the region toward Hancock County. Most of these areas are not served by any land broadband service provider, making slower satellite Internet service the only option. One major challenge facing the rural areas in particular is download speeds (actual versus maximum advertised). Modern business and home-use needs require ever-growing download speeds, and it is not uncommon in many major urban areas for the vast majority of speeds to be between 100 mbps and 1 gigabit. The graph below presents download speeds for the CSRA region. Over one-third of the region's download speeds are greater than 10Mbps (primarily in the urban area), compared to less than 10% in the rural areas. According to the Federal Communications Commission (FCC), a minimum download speed for a household using 2 devices at once for functions like email, browsing, and Internet radio is 3-8 Mbps (Megabits per second). The figures on the next page are FCC listed general guidelines for minimum download speeds.

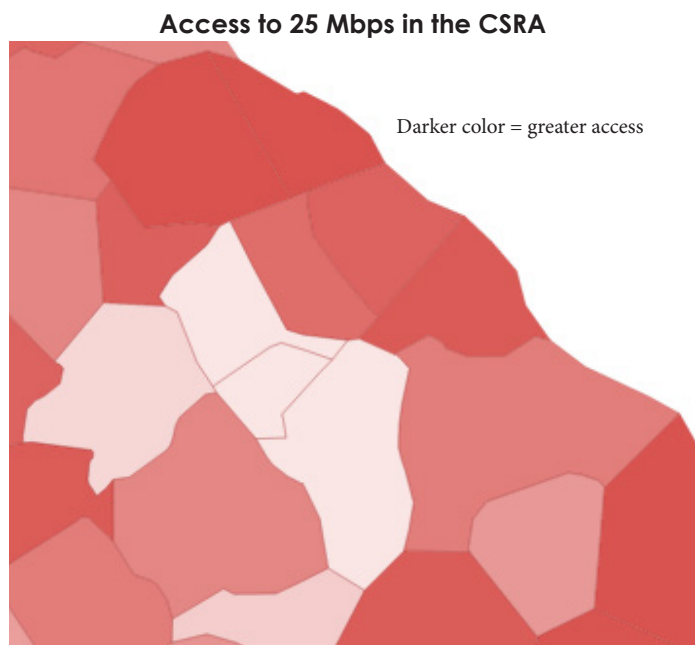
Percentage of Connections in the CSRA by Download Speed



Source: CSRA Digital Economy Plan, 2014

In today's high-tech economy, broadband infrastructure is as vital to business development decisions as water, sewer and transportation systems. Broadband is critical in attracting and cultivating new employers as well as keeping existing businesses competitive. From small businesses to large manufacturers, broadband is a critical element in operating efficiency and access to the global marketplace. The CSRA RC considers broadband the region's top infrastructure priority and has been aggressively pursuing state and federal funding to remedy this deficiency by extending broadband infrastructure to areas of the region that currently lack it. Several communities have indicated an interest in the state's new Broadband Ready designation, and RC staff will be working with cities and counties to update comprehensive plans and undertake other activities to achieve the designation and extend services.

Broadband access varies widely across the state and the CSRA region. Some counties, including Augusta, Columbia, Wilkes, and Lincoln have the greatest access. While Glascock County and several of its neighbors are among those least covered in the state. Affordability also remains a significant challenge. Even with some form of Internet service available, the cost of Internet services is too expensive for many households. Not only do residents lack access, but also the city and county offices lack proper broadband infrastructure. Glascock County has begun conversations with the Washington and Jefferson EMCs to explore solutions. They have examined the possibility of deploying broadband to Glascock County, but that action is currently not financially feasible.



Source: Broadband Now; accessed April 2019

FCC Published Minimum Download Speeds Overall

<i>Activity</i>	<i>Minimum Download Speed (Mbps)</i>
GENERAL USAGE	
General Browsing and Email	1
Streaming Online Radio	Less than 0.5
VoIP Calls	Less than 0.5
Student	5 - 25
Telecommuting	5 - 25
File Downloading	10
Social Media	1
WATCHING VIDEO	
Streaming Standard Definition Video	3 - 4
Streaming High Definition (HD) Video	5 - 8
Streaming Ultra HD 4K Video	25
VIDEO CONFERENCING	
Standard Personal Video Call (e.g., Skype)	1
HD Personal Video Call (e.g., Skype)	1.5
HD Video Teleconferencing	6
GAMING	
Game Console Connecting to the Internet	3
Online Multiplayer	4

Source: <https://www.fcc.gov/reports-research/guides/broadband-speed-guide>

FCC Published Minimum Download Speeds for Households





	<i>Light Use</i> (Basic functions: email, browsing, basic video, VoIP, Internet radio)	<i>Moderate Use</i> (Basic functions plus one high-demand application: streaming HD video, multi-party video conferencing, online gaming, telecommuting)	<i>High Use</i> (Basic functions plus more than one high-demand application running at the same time)
1 user on 1 device	Basic	Basic	Medium
2 users or devices at a time	Basic	Medium	Medium/Advanced
3 users or devices at a time	Medium	Medium	Advanced
4 users or devices at a time	Medium	Advanced	Advanced

Source: <https://www.fcc.gov/research-reports/guides/household-broadband-guide>


The data below is from Broadband Now, which utilizes available data from the FCC, NTIA, and providers. There are over 200 Internet providers in Georgia, and the average Internet download speed in Georgia is 53.70 Mbps. By contrast, the average download speed in the Gibson zipcode is 26.50 Mbps. This is 50.7% slower than the state average. There are 6 Internet providers in the Gibson zipcode, with 2 of those offering residential service. Of those two providers, both offer satellite service ranging in price from \$40 to \$150/month.

The average download speed in the Mitchell zipcode is 6.67 Mbps. This is 87.6% slower than the average in Georgia. There are 6 Internet providers in the Mitchell zipcode with 3 of those offering residential service. Of those providers, two offer satellite and one offers DSL. The price ranges are the same as in Gibson, but the fastest speeds are slower (see below).

Internet Service Providers Available to Residential Customers in Mitchell and Gibson Zipcodes

SATELLITE INTERNET PROVIDERS	Mitchell	SATELLITE INTERNET PROVIDERS	Gibson
 <p>Zip Coverage: 100.0%</p> <p>Fastest Speed: 35 Mbps</p> <ul style="list-style-type: none"> Monthly costs for Viasat services range from \$50-150. Viasat is a satellite internet service provider. 		 <p>Zip Coverage: 100.0%</p> <p>Fastest Speed: 100 Mbps</p> <ul style="list-style-type: none"> Viasat provides internet using satellite technology. Pricing for Viasat plans ranges from \$50-150/month. 	
 <p>Zip Coverage: 100.0%</p> <p>Fastest Speed: 25 Mbps</p> <ul style="list-style-type: none"> HughesNet offers satellite internet in Mitchell. Monthly costs for HughesNet plans range from \$39.99-129.99/month. 		 <p>Zip Coverage: 100.0%</p> <p>Fastest Speed: 25 Mbps</p> <ul style="list-style-type: none"> Monthly pricing for HughesNet packages ranges from \$39.99-129.99/month. HughesNet provides internet service using satellite technology. 	

RESIDENTIAL INTERNET PROVIDERS IN MITCHELL



Zip Coverage: 6.4%

Fastest Speed: 1.5 Mbps

- AT&T Internet provides IPBB plans.
- AT&T Internet pricing begins around \$50.
- Only 6.39% of Mitchell residents have AT&T Internet coverage.

Source: Broadband Now; accessed December 2019

Glascok County's joint action plan for pursuing broadband connectivity across the county includes utilizing the policies identified in the Broadband Services portion of the Community Goals element of this plan, as well as the broadband-related actions identified in the Community Work Program. This includes participation in the East GA Broadband Initiative. This project would establish a fiber line from the Augusta area to the Atlanta area. It would establish a POP (point of presence) building in each county along the route, allowing for future development of broadband in all counties and cities along this route. In 2019, the group of counties worked with Planters Communications in applying for funding that was ultimately unsuccessful. The counties will continue to work together towards finding a joint solution in the future.

This page is intentionally left blank.



Community Facilities

Facilities and services form part of the backbone of a community, providing support for improved resident quality of life. Facilities range from physical infrastructure such as roads and water, to structures and systems such as the schools and senior center. This section provides a brief overview of facilities and services offered by Glascock County and its municipalities.

LAW ENFORCEMENT

The County Sheriff's Office currently is the sole provider of law enforcement services. The County has a 2500 sq. ft. building with no holding cells. Glascock County prisoners are housed in Thomson (McDuffie County). There is a sheriff, two (2) full-time deputies, two (2) part-time deputies and a secretary. There are six (6) police vehicles for officers. The Internet speed at the sheriff's office is insufficient to provide the highest level of service and online training capability. Two of the possible he to law enforcement services is the U.S. Department of Justice's assistance grant program.



The department has expressed a need for additional vehicles and equipment. Two possible funding sources to financial supplement local dollars are USDA Community Facilities grants and USDOJ assistance programs.

FIRE AND EMERGENCY SERVICES

Gibson, Mitchell, and Edge Hill are served by the Gibson-Glascock County Volunteer Fire Department with 20 volunteers and four (4) stations. The Insurance Services Organization (ISO) rating in the County is 9, the cities it is 6. The county plans to add a small station near the town of Edgehill. Glascock County should consider supplementing local revenue which goes to fund fire protection and emergency services operations with FEMA's Assistance to Firefighters grants.

Enhanced 911 Service (E-911) is available 24-hours a day throughout the county and is operated and coordinated by the Glascock County EMA. CodeRED® is a new County service by which County officials can notify County residents by telephone about emergencies or critical community alerts. The system is capable of sending messages only to people affected or in the case of a widespread emergency like a tornado, to the County's entire population.

McDuffie County Emergency Medical Service is a 24 hour emergency ambulance service that provides emergency pre-hospital advance life support and basic life support transportation to all ages of people within the boundaries of McDuffie and Glascock Counties. McDuffie County EMS is based at University Hospital McDuffie with a substation in the town of Dearing.

WATER, SEWER & SOLID WASTE

Glascock County doesn't provide water or sewer services. However, municipal water is available in incorporated areas. Gibson operates a public water system with a storage and treatment capacity of 175,000 gallons per day (gpd). The City also has three (3) deep wells from which water is supplied. Mitchell operates a public water system with a storage and treatment capacity of 40,000 gpd. Edgehill operates a public water system with two (2) wells that supply the residents with water. Each of the municipalities offers limited service outside of city limits but has a desire and capacity to expand those services. They also make incremental upgrades to aging parts of the system.

The City of Gibson also operates a public sewerage system. The current treatment capacity is 210,000 gpd. Gibson treatment plant has a 120,000 gpd permitted capacity with an average discharge of 90,000 gpd.

Glascock County has closed its landfill and has contracted with Advance Disposal for collecting solid waste at business dumpsters and collections sites in the County.

SCHOOL SYSTEM

Glascok County students attend Glascok County Consolidated School (GCCS). GCCS has Pre-K through 12th grades. As of March 2018, 541 students were enrolled. Also in 2018, 23 students took the SAT. Of those, the mean score was 956 for math and reading/writing. As of October 2018, the 4-year graduation rate was 87.88%.

A partnership with Warren County College and Career Academy and Oconee Fall Line Technical College allows Glascok County students to participate in a dual enrollment program wherein they can receive both high school and college credits. Transportation is provided to the Career Academy. Many classes are offered in a variety of subjects, and students have the additional opportunity to receive two (2) technical certificates when they graduate high school. Glascok County ranks in the top 10 for the percent of students participating in dual enrollment coursework. At the lower level, the county's Gifted/Honors program allows 8th grade honors students to earn high school credits.

Unlike most of Glascok County, the school system has better than average Internet connection. It's capacity is 100 Mb with 43 access points, each of which is designed to serve 30 wireless devices. This is possible through the GA Department of Education and the Governor's Office of Student Achievement. As technology requirements increase, additional and updated computers and devices will be needed. SPLOST V projects include technology improvements, acquiring school equipment and vehicles, and repair/construction of buildings and facilities.

Like many modern school facilities, its location – driven in part by statewide minimum acreage requirements – results in another automobile dependent community facility. A school access road with sidewalks would be beneficial.



SENIOR CENTER

Like many of the CSRA counties, Glascok County has a senior center. On average, the members are 60 years old and over. The center currently offers Tai Chi, in your chair exercise,

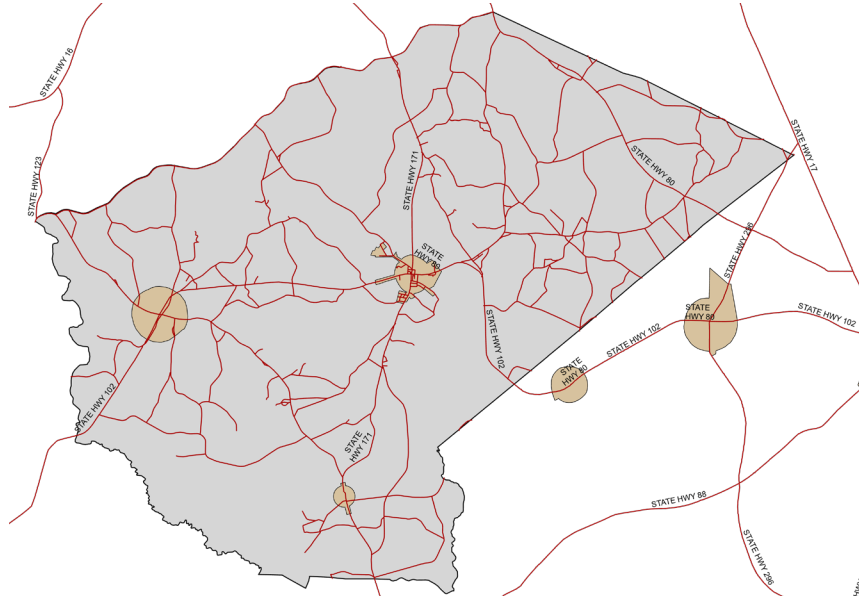
games, exercise equipment, art projects, Bible studies and trips around the CSRA area. Members also enjoy monthly parties and BBQs and have a breakfast 2 times a month. Seniors will now be able to utilize a small, loaned indoor greenhouse and grow light to start planting seeds. All plants will be transferred outdoors in the Spring. The seniors are welcome to pick from any of the plants to take home.

Attendance at the center is below the state target of 30 per day. However, attendance has been increasing, and the county must examine if the current building can support the increased traffic. The center has recently hired a new director who is working to find new and exciting activities to have the seniors participate in. Center needs include more art supplies, decorations for seasonal themed parties and a commercial kitchen. Additionally, because of the center's location (up the hill past Brassell Park), visibility of the location is an issue. Wayfinding signage closer to the main road can help remedy this.

ROAD NETWORK

There are roughly 231 miles of roads in the County network. This mileage includes 81 miles of state highways, 364 miles of county roads, and 17 miles of city streets (Edge Hill, Gibson, and Mitchell). State highways 80, 102, 123, and 171 are major transportation routes in the County.

In 2012, the CSRA region was one of only three (3) in the state to pass the Transportation Investment Act (TIA, aka TSPLOST). The proceeds from TIA have been used to design and construct dozens of essential transportation improvements across all 13 counties in the region, either through the projects designated on the region's final project list, or through the 25% discretionary funds. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds. The regional TSPLOST must be reauthorized in order to continue past 2022 and will be voted on in 2020 in all counties.



2018 Mileage by Route and Road System			
	Road Mileage	Lane Mileage	Vehicle Miles Traveled (VMT)
State Route	40.57	81	37,729
County Road	181.99	364	90,967
City Street	8.44	17	4,314
Total	231.01	462	133,010
Georgia Department of Transportation, Office of Transportation Data, 445 Report, 2018			



The CSRA TIA Project list at a glance as of December 2019:

Total Projects: 84

Projects Under Construction: 11 | Projects Completed: 49

TIA Funds Budgeted (2011 Dollars): \$713,019,813

Total Expenditure to Date: \$200,476,725.06

The County is also currently participating in the statewide MAP-21 effort (originating from the Moving Ahead for Progress in the 21st Century Act of 2012) to gather Geographic Information Systems (GIS) data on local roads. The regional commissions across the state are GDOT's partner in this effort. Aside from the road location, attributes on ownership, road name, operation, number of lanes, and surface type are also collected and reviewed. Additionally, GIS data will be available on the locations of intersection traffic control devices (e.g. stop sign, traffic light) throughout the County. The updated local roads and traffic control device layers will be utilized by GDOT and can be used locally in future mapping, fire and emergency services, and other areas as needed.

SIDEWALKS AND OTHER TRANSPORTATION



Currently Glascock County has no mass transit system. It also doesn't have a comprehensive sidewalk inventory. Mitchell and Gibson both have significant area covered by sidewalks in their downtown areas and nearby neighborhoods. Sidewalk quality varies. Communities should focus on repair and maintenance of sidewalks in existing areas as well as seek opportunities to expand into new areas.

Glascock County, Gibson, Mitchell, and Edge Hill residents are served by the Glascock County Rural Transportation System. The transit service is available to all Glascock County residents by appointment (24-hour notice required) and can provide customers with access to facilities within all of Glascock County between the hours of 8:00 AM and 5:00 PM, Monday through Friday. The transit system also makes weekly trips to Wrens, Sandersville, and Augusta. The Glascock County Rural Transportation System operates one van with a wheelchair lift. The system offers significantly lower fare box rates for residents 60 years or older than for younger segments of the population. Funding for the system comes from a mix of local sources – including operating revenues – and Federal Section 5311 funds. Agreements with the Georgia Department of Human Services and other state departments also allow the transit system to provide free trips to qualifying seniors and citizens with limited economic resources.



PARKS AND RECREATION

There are presently no state parks located in Glascock County. However, Rocky Comfort Creek offers fishing and camping. Since the previous comprehensive plan, Gibson's Brassell Park has received a number of improvements. Mitchell's ballfield is still in need of improvements.



FAMILY CONNECTION/COMMUNITIES IN SCHOOLS

Family Connection & Communities In Schools of Glascock County, Inc. (FCCIS-GC, Inc.) is the county’s planning and advocacy body for children, youth, and families. This non-profit organization was established in Glascock County in 1999. The mission of FCCIS-GC, Inc. is “to bridge the gap of unrealized possibilities and unfulfilled potential by uniting our community, connecting resources and providing support to ensure the success of all children and families.”

Programs currently offered by FCCIS-GC, Inc:

After School and Summer Program Alcohol and Substance Abuse Prevention AmeriCorps Bright From the Start (SFSP / CACFP) Career Fair Character Education Children’s Literacy (First Readers)	Clothes Closet Crib and Car Seat Program Driver’s Education Energy Assistance GED Testing Fees Golden Harvest Food Bank Health Fair	Holiday Luncheon Red Ribbon Week Sights for Students Toys for Tots Workforce Innovation and Opportunity Act Youth Survey (9th-12th Grade)
--	---	--

Of these programs, the after-school program has approximately 150 student attendees Monday-Friday. The food distribution program distributes hundreds of pounds of food each month to individuals of all ages. Additionally, the FCCIS-GC clothes closet has grown tremendously over the last five (5) years.

FCCIS-GC currently operates out of the old 1950s school building it shares with Oconee Fall Line Technical College (OFTC). The building itself is partially renovated, and the current tenants fully occupy that space. Some areas still need repairs and upgrades such as new flooring and parking lot paving. Other areas would require a renovation to better serve the current tenants.



For example, FCCIS-GC has several classrooms set up in the old cafeteria, but individual classrooms would reduce overall noise and provide a better learning environment. If the building were fully renovated, additional uses for the space include a licensed daycare facility and adult education classes through OFTC.



Economic Development

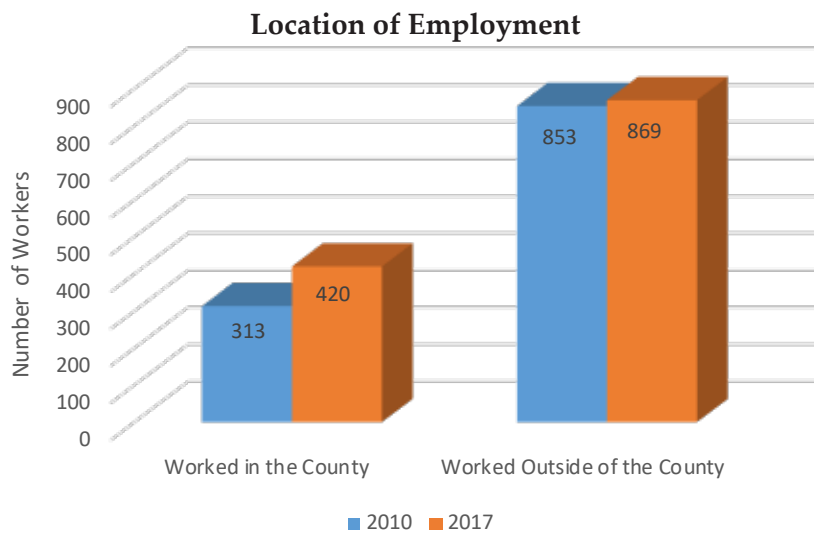
The economic development section discusses current data and trends related to the local and regional economy and draws on other plans, including the CSRA Regional Plan and Comprehensive Economic Development Strategy (CEDS). The strength and capability of a community's labor force influences several aspects of the overall well-being of the area including, but not limited to, development and quality of life. The data and suggestions contained herein can be used when making future policy and investment decisions.

THE LOCAL AND REGIONAL ECONOMY

Conversations with stakeholders indicate that the effects of the Great Recession remain to this day. Like many rural communities, Glascock County has recovered slower from the economic downturn than urban areas.

Based on the 2017 ACS, median household income for Glascock County is \$45,273. The median income in Glascock County is well below that of the state as a whole, which again is expected in a largely rural county. Although lower than the state, the median household income in the county is still up \$15,000 since the year 2000.

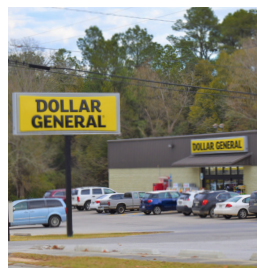
Generally speaking, having employment opportunities available nearby is desirable for a number of reasons, including creating a stronger tax base and reducing transportation costs for residents. In a county with fewer available job opportunities, it is expected that county residents would seek work outside the county. Since 2010, the total population of Glascock County has decreased. However, the number of residents employed, including those employed in Glascock County, has increased.



Source: U.S. Census Bureau

Approximately 67% of employed residents work outside of Glascock County, many of them traveling to neighboring counties or into Augusta metro area for work. The average travel time to work is 31 minutes. The vast majority of those residents drive alone. Although this number is high, it represents a five percent decrease since 2010. This continues a trend since the year 2000 of increasing numbers of residents working inside the County. Given its nature as a rural county on the border of a larger metropolitan area, Glascock County is likely

to continue to export significant amounts of labor in the future, but that amount can be reduced. The County is making strides to recruit business and industry, including a project in the 2022 TSPLOST for turn lanes into the industrial park.

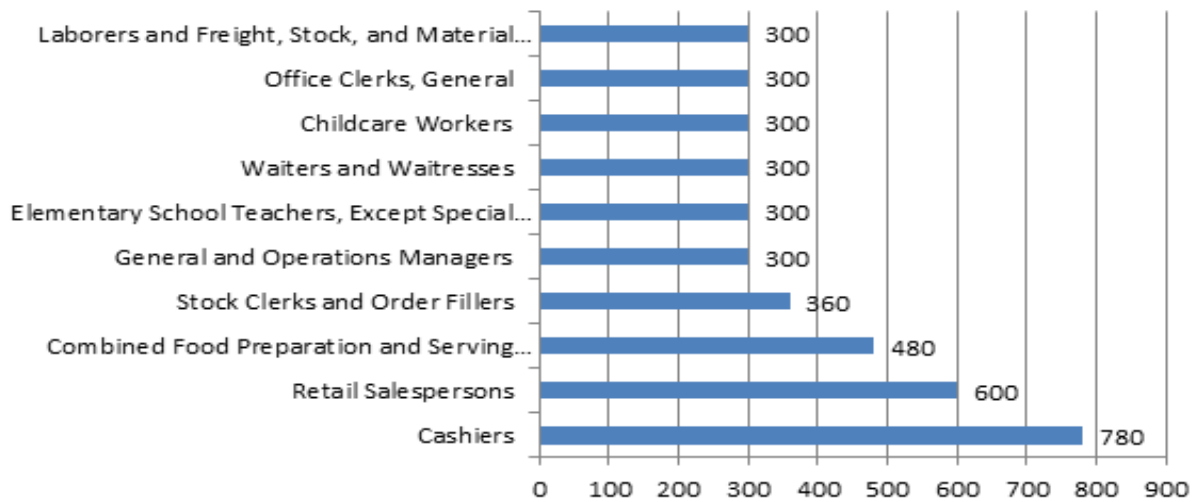


Projected Regional Job Growth

Like much of Georgia and the U.S. manufacturing and agriculture have played a historically important role in the CSRA economy. In some areas, those sectors remain very important; where in others, new sectors are beginning to take hold. Among the growing industries in our area are the following: health care, services, cyber, and information technology. These industries will play an increasing role in the region's employment picture over the next decade and beyond. Each county must examine how to best participate in the new economy - as a hub for jobs, a home for commuters, a place to relax, and more.

The table below displays projections for job openings from the publication “Georgia Area Workforce Trends: Projections to 2018.” The data is at the Workforce Innovation and Opportunity Act Service Area (WIOA) level as defined by the Georgia Department of Labor. WIOA area #13 encompasses 10 counties in east central Georgia: Columbia, Glascock, Hancock, Lincoln, McDuffie, Taliaferro, Warren, Washington and Wilkes. The fastest growing occupations in WIOA #13 are diverse and associated with retail and service industries. The balance of the CSRA region is covered by WIOA area #12. The trend in Area #12 also includes service and retail occupations, as well as registered nurses and nursing assistants.

Occupations with the Most Openings Through 2024 WIOA Area #13

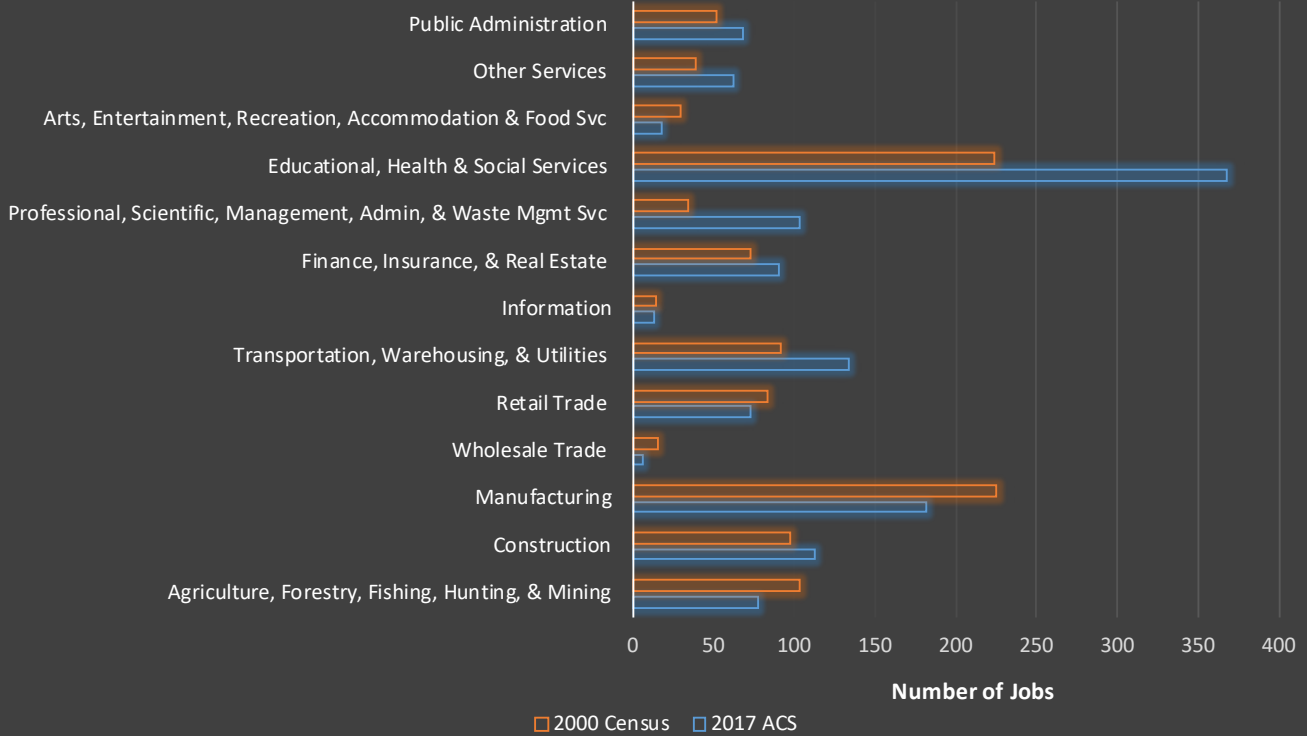


Going broader than specific occupations, the table below displays the top ten industries in WIOA Area #13 with the highest projected job growth. Two sectors that rose to the top are Retail Trade and Health Care & Social Assistance, accounting for nearly half the projected jobs through 2024. 2018 employment numbers indicate that the top industry growth sectors are on track with or surpassing projections. Glascock County should examine three areas related to this: training and education, job creation, and housing availability.

Top Industry Growth Sectors through 2024, WIOA Area #13				
	2014 Estimated Employment	2024 Projected Employment	Total 2014- 2024 Employment Change	2014-2024 percent Change
Retail Trade	7,912	10,116	2,204	27.86%
Health Care & Social Assistance	6,049	7,977	1,928	31.87%
Educational and Social Services	6,764	7,705	941	13.91%
Accommodation and Food Services	5,340	6,066	726	13.60%
Professional, Scientific, and Technical Services	1,779	2,464	685	38.50%
Construction	3,182	3,788	606	19.04%
Finance & Insurance	2,135	2,605	470	22.01%
Manufacturing	6,795	7,226	431	6.34%
Waste Management & Admin. Support	2,706	3,074	368	13.60%
Arts, Entertainment, and Recreation	645	896	251	38.91%

Source: Georgia Department of Labor Area Workforce Trends: Projections to 2024

Employment by Industry

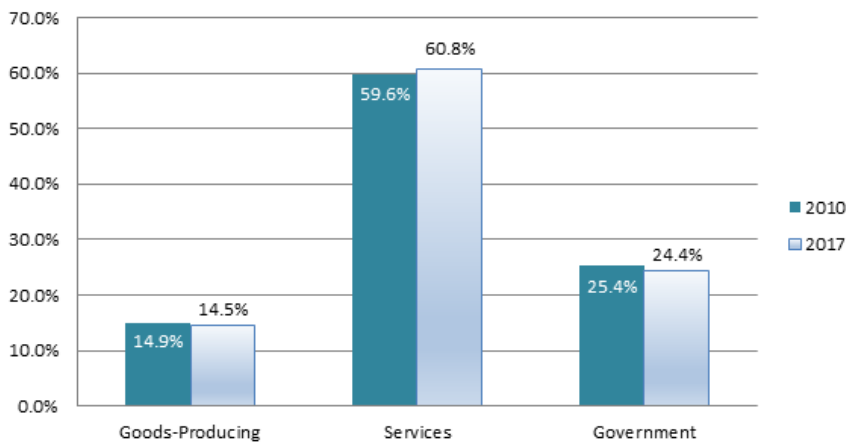


Source: U.S. Census Bureau

Employment By Industry

The chart above shows changes in the levels of employment by industry between 2000 and 2017. In the year 2000, the manufacturing and education/health/social services industries had the largest number of jobs. This held true according to the 2017 ACS data with one difference. The manufacturing employment decreased, while the education/health/social services experienced a significant increase. The Glascock County school system and nursing home are the largest employers in the County. Other areas with increases since the year 2000 include: transportation and warehousing, construction and public services. Despite a drop in retail trade, a small grocery store offering meat, dry goods and fresh produce opened in 2016. This pattern of ongoing shifts from the manufacturing to the service sector is not uncommon and is found across the region and country.

CSRA Industry Mix, 2010 - 2017



Source: Georgia Department of Labor Local Area Profile

Approximately 60 percent of the CSRA's jobs are in services, followed by government (24.4 percent) and goods producing (14.5 percent). The majority of businesses employ ten or fewer people. Major employers such as utility firms, education institutions,

and government agencies complement the small business sector of the economy. In Glascock County, there's room to increase the number of small businesses, particularly those that do not require broadband.



Another important sector for the state that the communities could benefit from is tourism. Tourism is an important sector because it is still underdeveloped with high growth potential. The CSRA has an established cultural tourism industry, with numerous events, visual performance arts and culture. The region's location – near Atlanta and Charlotte - also provides great potential as a gateway community to travelers from the southeast and throughout the nation. Communities in Glascock County can also promote their low traffic state roads and scenic landscapes for cyclists.

It is true that most tourism-related jobs are low paying jobs, but it is also true that these are the kinds of jobs that are appropriate for the skill level of some segments of the CSRA's labor force (including students and low-skilled residents).

One growing sector of the entertainment industry for the state of Georgia as a whole is filming. Glascock County and its municipalities have beautiful scenery, including landscapes, historic homes, and downtown areas. The Camera Ready Communities (aka Go Film Georgia) program connects community liaisons for its participating communities with film and TV productions. The program also has a website with location photos and information on the area surrounding the chosen communities. Currently, Gibson is the only location listed as "camera ready" in Glascock County. Having more locations designated as camera ready will be beneficial. Most filming is permit free around the state, but some communities do have certain standards and require a nominal fee. The municipalities should consider establishing downtown development authorities and other property standards for retaining the character in their downtowns and sourcing funds for facade maintenance or restoration.



This page is intentionally left blank.



Land Use

Neither Glascock County, nor its contained jurisdictions have zoning currently. However, the communities have a land use-related vision for the future. While the community goals section covers a range of topics, the Character Areas in this plan deal with the physical environment, both natural and built. The Character Areas are a means of expressing the vision for how the community should look and function in the future. While they cover different areas of the county, they are not like zoning and do not focus primarily on specific uses.

This section is advisory in nature and is intended to be used as a guide for making decisions about investments, regulations, and other government or community actions.

CHARACTER AREAS

The Comprehensive Plan incorporates a Character Area Map as its principal means by which long-term land use goals and policies are expressed. In all eight Character Areas were created and described in detail, including:

- Countryside
- Industrial Park
- Watershed
- Historic Community
- Gibson
- Downtown Gibson
- Gibson Gateway
- Mitchell

As this plan was done jointly with all local governments in Glascock County. While some of the Character Areas are clearly more relevant to individual local governments (Downtown Gibson, for example), it is also true that decisions made by one government can affect others. For instance, a decision by the City of Gibson to extend infrastructure might affect the Countryside character area beyond its borders. Similarly, a decision by Glascock County with respect to road improvements might affect areas in Gibson or Mitchell. Local governments are strongly urged to consider the impacts of their actions on all Character Areas.

General Characteristics

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the Comprehensive Plan.

For the most part however, a tract should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their character area map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map.

Cluster Subdivisions

A cluster subdivision is one where there is a reduction in the lot area, setback, or other development standard, provided that there is no increase in the allowed net density. Clustering of residential development does two things: reduces the negative impacts (such as infrastructure cost) of traditional sprawling subdivisions, and preserves open space.

Natural Resource Zoning Districts

There is not a zoning ordinance in place to protect the rural nature of the “countryside” character area. Establish a natural resource zoning district that seeks to protect the natural integrity of the land while still allowing for people to utilize the land in the most responsible manner is recommended. It is

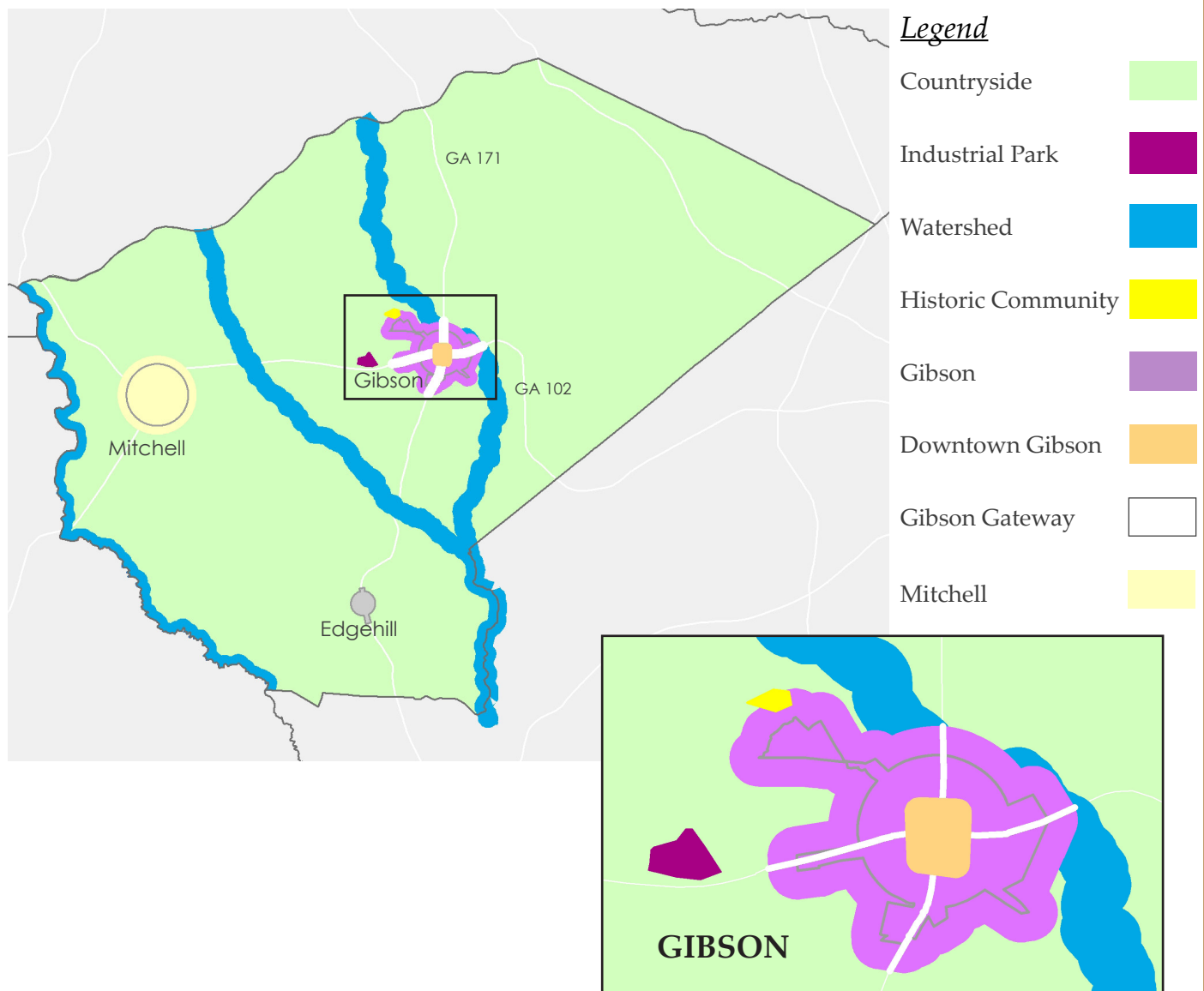
essentially a cluster subdivision as described above but with a much lower density. The key difference between the two is that a cluster subdivision's open space is preserved in its natural state perpetuity, and in the natural resource zoning district the open space may be used for pasture/timber/agricultural uses etc. By establishing a large minimum lot size (10 acres, for example) and allowing only a specific portion of each lot to be used for residential development, the rural character and natural resources in the "countryside" character area could be preserved.

Conservation Subdivisions

While based on the same concept as a cluster subdivision, a conservation subdivision goes a step further in incorporating unique natural features of a site into the subdivision's design.

While a clustered subdivision is concerned with the layout of the lots, a conservation subdivision is more concerned with leaving as much of the original site as undisturbed as possible. Use of existing vegetation and natural features as a means to control storm water, reduce the need for pesticide, and control erosion makes these types of subdivisions ideal for locations in the "countryside" area near the "watershed preserves."

CHARACTER AREA MAP



CHARACTER AREA: COUNTRYSIDE

OVERVIEW:

The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain this rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the area.

EXISTING CHARACTER:

- Mix of rural uses including forestry, agriculture, and low density residential
- Commercial uses primarily limited to convenience enterprises at major intersections
- Location of current industrial park operations
- Increasing amount of subdivision and large lot residential development
- Targeted areas of public water and sewer expansion

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Apply natural resource zoning district standards to majority of character area to significantly increase lot sizes for residential uses
- Encourage compatible architecture to maintain regional rural character
- Whenever possible connect to network of trails or bike routes particularly those located within the watershed reserve.
- Focus infrastructure investment on maintenance rather than expansion in order to retain rural character



Where subdivisions are built, homes should be clustered, leaving significant green space (left), rather than spreading out in a uniform manner (right).



Rolling hills and scenic vistas are an important part of the Glascock County landscape.



Agriculture and timber production help define the character of the Countryside Character Area.



Homes on larger lots, a typical characteristic of this area currently, should continue to define this part of the county.

CHARACTER AREA: INDUSTRIAL PARK

OVERVIEW:

This character area has a high degree of access to transportation facilities within the county and can be the home of future manufacturing and warehousing uses within the county. This area lies away from most residential centers, so conflicts from negative byproducts of industry are minimized.

EXISTING CHARACTER:

- Undeveloped land
- Rural setting
- Relatively little development on neighboring properties, reducing the potential for conflicts

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Concentration of future industrial and manufacturing uses
- Provision of streets designed to accommodate continual large vehicle traffic
- Supporting commercial and offices as secondary uses
- Zoning districts that do not allow for residential development
- Landscaping with a focus on significant buffering of industrial uses from adjacent uses and thoroughfares



Glascocock County's industrial park property lies outside of Gibson on GA 102.



With adequate site planning and landscaping, industrial uses can fit in well into a rural landscape.

CHARACTER AREA: WATERSHED

OVERVIEW:

The environmentally sensitive lands in this character area are unsuitable for most development. These areas include water supply watersheds, protected river corridors, wildlife management areas, and other environmentally sensitive areas. This land could be best used as open space and, in conjunction with other character areas, to create a network of trails or greenways that provide recreation and transportation options.

EXISTING CHARACTER:

- Lands containing and adjacent to streams, and floodplains
- Properties located within the Rocky Comfort Creek and Joe's Creek water supply watersheds
- Watershed properties subject to land use restrictions and environmental regulations
- Streams and floodplains largely undeveloped but experiencing some instances of sedimentation due to agricultural /pasture operations



Glascok County has a number of waterways that both provide scenic value and serve as important natural resources.



This character area includes not just waterways but adjacent wetlands and other buffer areas.

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Promote preservation of watershed areas' natural features
- Require buffer areas of streams and floodplains while retaining native vegetation
- Purchase of properties and or easements in the watershed
- Limit residential density in watershed areas
- Promote passive activity & development along stream and corridors (trails, benches, picnic tables, outdoor classrooms, etc.)
- Develop bicycle and pedestrian "greenway" corridors while creating linkages to and between adjacent development and properties



While watershed areas should be maintained in a natural state, they are excellent locations for trails and similar uses.



Trails directly alongside waterways can be appropriate (left); agricultural uses (right) are also envisioned, although vegetated buffers and other practices can eliminate agricultural runoff into waterways.

CHARACTER AREA: HISTORIC COMMUNITY

OVERVIEW:

Protection of the historic character of historic resources should be the guiding principle of all development within the character area. Clustering of low density residential development can protect the viewsheds and preserve open space that maintains the historic context and feel of the area.

EXISTING CHARACTER:

- Historic structures, landscapes or communities
- Large tracts of agricultural and forest lands
- Surrounded by open space

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Low density clustered or conservation residential development
- Design guidelines to preserve historic character
- Placement of buildings as to protect view sheds
- Limitation of nonresidential uses to home occupations
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Limit development threat to historic context through concentration of water/sewer expansion to “industrial park” character areas



This area exhibits traditional rural or small town landscapes and structures.



Future development in or near these areas should respect and preserve the existing character.

CHARACTER AREA: GIBSON

OVERVIEW:

Because of its compact size the City of Gibson character area is bound by a strong sense of community. Encompassing the majority of the city, the traditional development pattern and distance from other development serve to strengthen Gibson's sense of place. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

EXISTING CHARACTER:

- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Properties and buildings in varying states of repair
- Large undeveloped tracts on the periphery of area
- High level of interconnectivity within developed areas
- Incomplete connectivity of pedestrian facilities



Gibson is characterized by a traditional small-town atmosphere, with historic homes and walkable streets.



Building and property maintenance is an issue with some properties in this area.

DEVELOPMENT PATTERN

RECOMMENDATIONS:

- Continued emphasis on single family development, particularly along or connecting to developed streets
- Addition of multifamily housing in close proximity to major public services and the downtown area
- Improved sidewalks, crosswalks, trails and other options for pedestrians
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement



New development can fit into the traditional interconnected and pedestrian-friendly pattern that characterizes Gibson.



Sidewalks and trails can better connect housing with downtown, schools, parks and other destinations.

CHARACTER AREA: DOWNTOWN GIBSON

OVERVIEW:

Downtown Gibson will continue to serve as the focal point of the community. Its current mix of service and public /institutional uses will serve as the anchor for a walkable activity center. The addition of pedestrian and bicycle facilities will encourage alternative modes of transportation to the community facilities already located downtown. Additionally, design standards will serve to give new development a similar vernacular, strengthening and preserving Downtown Gibson's sense of place.

EXISTING CHARACTER:

- Mix of commercial, service, institutional, and retail uses
- Property in varying conditions
- Limited pedestrian features and connectivity
- Recent development more in strip commercial style
- Bisected by major highway corridors (GA 171 and 102)
- Includes some underutilized or vacant properties
- Mixture of old and new structures
- Historic downtown character still intact
- Some infill with inappropriate design and character

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Adopt design guidelines to ensure that future development reflects a traditional building character, orientation, and placement on site
- Soften hardscape with landscaping standards
- Encourage new commercial development to locate downtown
- Add more pedestrian facilities to increase access to major destinations (post office, city hall, etc.)
- Incorporate design guidelines for new development to preserve historic downtown character



Gibson possesses a vibrant and walkable downtown, with a mix of businesses that are easily accessible to surrounding neighborhoods.



In some cases, new development, while welcome, includes signage and setbacks of more of a highway scale and type than a downtown.



Additional street trees can improve the appearance of downtown and make it more attractive to residents, visitors and potential investors.



Banners, trees and other unifying elements and an improved, more usable downtown square can make downtown Gibson more inviting.

CHARACTER AREA: GIBSON GATEWAY

OVERVIEW:

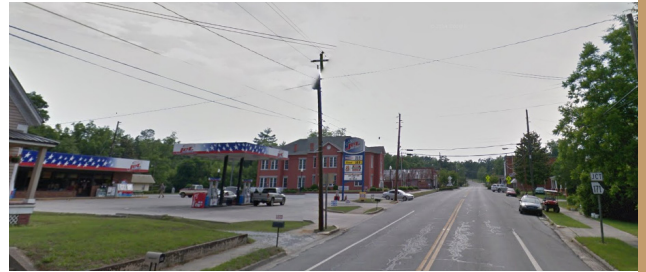
Office and retail areas along Main Street that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

EXISTING CHARACTER:

- Mix of vacant sites and small-scale retail development
- Increasing number of small strip centers
- Multiple curb cuts on main thoroughfares
- Limited landscaping features and signage of variable sizes and shapes
- No unifying building elements across sites
- Increasing amount of neighborhood serving retail

DEVELOPMENT PATTERN RECOMMENDATIONS:

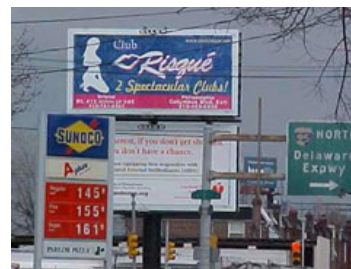
- Small-scale office and retail development (buildings and parcels)
- Maximum building square footages
- Shallow depth of commercial zoning
- Controlled vehicular access via curb cut spacing and cross-access easements
- Onsite pedestrian and bicycle features
- Uniform design standards for buildings, landscaping and signage
- No off-premises signs
- Standards and incentives to promote the reuse of remaining residential structures
- Street improvements that fit small city context
- Parking behind (preferably) or beside buildings



Gateways into Gibson, such as 102/Main Street, exhibit a mix of traditional and strip commercial development styles.



The gateway district marks the transition between rural speeds and scenery and city land uses.



Requirements (or lack thereof) for sign size and construction make a major impact on the appearance of gateway districts. Credit (right): Foam Monument Blog.



Avoiding a landscape of high-speed roads fronted by large parking lots is a priority.



Primary roads leading to downtown can still convey a sense of place by minimizing parking and placing it behind buildings, planting trees and other measures.

CHARACTER AREA: MITCHELL

OVERVIEW:

This character area includes the entire town, which includes a small downtown, residential streets, a crossroads, and undeveloped land. The town has well-maintained roads and walkable streets with sidewalks. Vacancies exist in the commercial properties downtown and at the crossroads. Strategies largely involve ensuring that new development fits into the existing context of the town, less in terms of architectural design than in terms of continuing the pattern of a connected street grid, sidewalks and parking not in front of buildings.

EXISTING CHARACTER:

- Historic downtown character still intact
- Includes some underutilized or vacant properties
- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Large undeveloped tracts on the periphery of character area
- High level of interconnectivity within developed areas

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Continued emphasis on single family development, particularly along or connecting to developed streets
- More bike/pedestrian transportation options for linkages to community facilities
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement
- Encourage new development to respect the walkable, small town, context in terms of site design, signage, connections to sidewalks and other essential considerations.



Traditional neighborhoods and housing, combined with sidewalks and roads designed for low speeds, characterize Mitchell.



Additional street trees can make a significant difference in the attractiveness of downtown Mitchell..



Adding sidewalks to primary streets such as GA 102/Main Street (left) can provide more options for residents, as shown on Warren Street (right).



Downtown Mitchell offers historic storefronts and pedestrian amenities, but vacancy rates have been an issue.

This page is intentionally left blank.



Natural and Cultural Resources

The natural and cultural resources located throughout Glascock County are important to the community and represent both an opportunity and a challenge. Beautiful natural landscape substantial number of historic resources, and preserved downtowns present great opportunities for tourism and recreation. However, the lower price of land may attract future development that's incompatible with or has negative effects on natural features or historic character. The jurisdictions must examine the effects of new development on these critical resources and take steps to protect the watershed, wetlands, and iconic structures.

NATURAL RESOURCES

This section is primarily focused on the area's water resources and ensuring they are adequately protected from development and are available to serve both current and future residents.

Environmental Planning Criteria

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the Rules for Environmental Planning Criteria for use by local communities. The Criteria establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. This chapter identifies those applicable resources that are found in Glascock County and its municipalities. Because there are no protected river corridors or protected mountains in close proximity to Glascock County, those specific items are not addressed by this plan.

Water Supply Watershed

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. There are many different factors that determine the volume of water in a stream or other body of water. These factors include the amount of precipitation, land cover, slope, soil type, and capacity and speed of absorption into the soil. Any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface runoff. Water that is later released by the soil adds to this overflow to produce what is known as total runoff. As runoff flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Runoff from these watersheds flows into streams which serve as outlets for water in the watersheds. The removal of vegetation and the introduction of roads, parking lots and other impervious surfaces increase the total runoff on a site which in turn increases erosion, flooding, and sedimentation of water sources.

To protect drinking water supplies downstream, DNR has recommended buffer requirements and impervious surface limitations to be applied to certain watersheds. For watersheds with an area less than 100 square miles, all perennial streams within seven miles upstream of a public water supply intake have a required 100 foot buffer on each side within which no development can occur (150 feet for impervious surfaces and septic tank drainfields). Beyond seven miles upstream, 50 foot buffers are required within which no development can occur (75 feet for impervious surfaces and septic tank drainfields).

Currently, all municipalities draw their water from wells and have multiple storage tanks. The unincorporated Glascock County does not have public water service. Therefore, since portions of Glascock County lie within a public or private surface water supply watershed, the DNR buffers and impervious surface limitations are necessary in Glascock County or its three cities.

Glascock County is located within the Ogeechee River drainage basin. Within this basin, portions of two major watersheds can be found in Glascock County: the Abercorn Creek Watershed and the Brier Creek Watershed. This plan makes note of these "water supply watersheds" because they require additional resource protection to ensure a safe supply of public drinking water. DNR's Rules for Environmental Planning Criteria define a water supply watershed as an area of land upstream from a governmentally owned public drinking water intake. Glascock County water supply watersheds can be found on the next page.

In part to address the problem of runoff, the Criteria establish a recommended set of standards to protect surface water supplies including the use of buffer zones around streams and specifying allowable impervious surface densities within such watersheds.

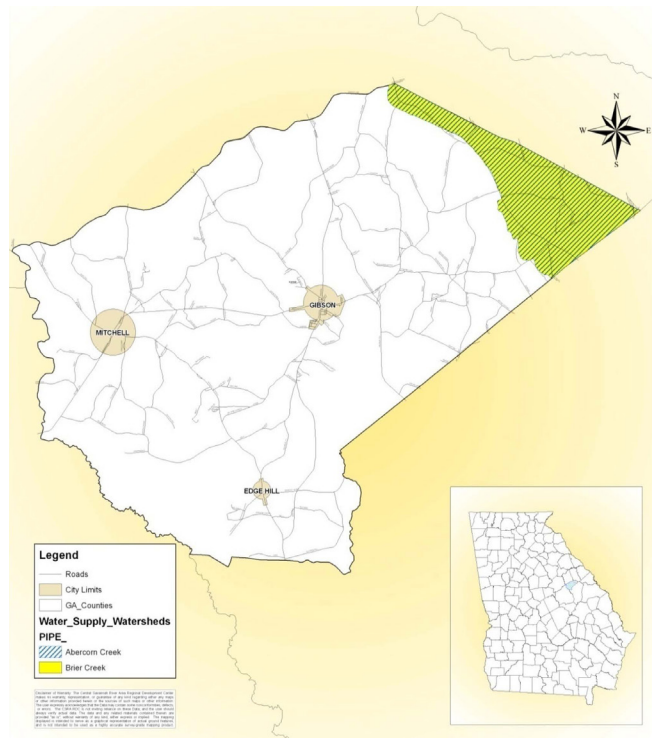
At less than 100 square miles in size, the Glascock County water supply watershed is considered “small water supply watershed” and is subject to DNR’s “small watershed criteria.” Small watersheds are theoretically more vulnerable to contamination by land development.

Minimum Criteria for Small Water Supply Watersheds

The perennial stream corridors of a small water supply watershed within a seven-mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

- A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 150 foot setback on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tank drainfields are prohibited in the setback area.

Map A: Water Supply Watersheds



The perennial stream corridors within a small water supply watershed and outside a seven mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

- A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 75 foot setback area on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tanks drainfields are prohibited in the setback areas.

The following criteria apply to all locations in a small water supply watershed:

- New sanitary landfills are allowed only if they have synthetic liners and leachate collection systems.
- New hazardous waste treatment or disposal facilities are prohibited.
- The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to 25 percent, or existing use, whichever is greater.
- New facilities which handle hazardous materials of the types and amounts determined by DNR, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the DNR.

Groundwater Recharge

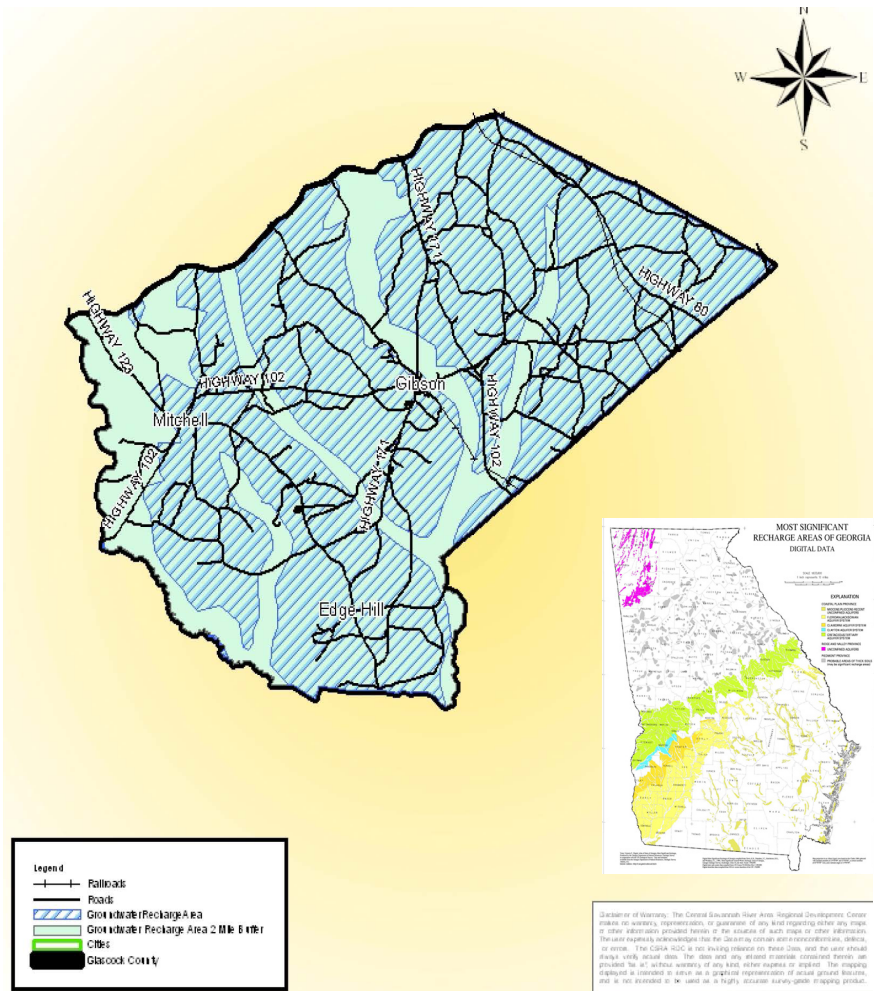
Groundwater recharge areas are portions of the earth's surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

According to data provided by DNR on the Groundwater Pollution Susceptibility Map of Georgia, Hydrologic Atlas 20 (Map B), most of the Glascock County area is served by the Cretaceous Aquifer. This aquifer is primarily a system of sand and gravel and serves as a major source of water for East Central Georgia. DNR has mapped all of the recharge areas

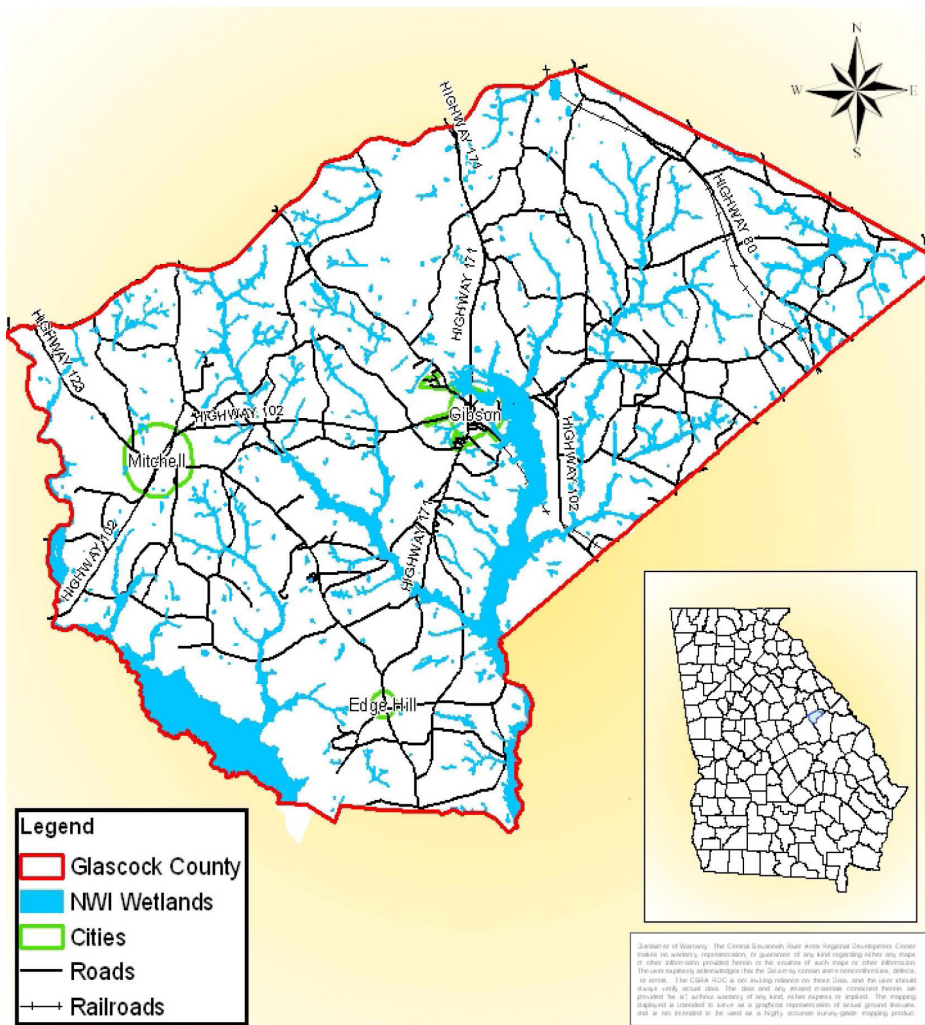
in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. Map B (attached) graphically displays the locations of the major aquifer recharge areas within the boundaries of Glascock County and its three cities.

Development in these areas should be limited to very low impact development in which little to no area is covered with impervious surfaces such as roads, parking lots and building pads. The subsurface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills). The Georgia DNR has recommended that local government adopt minimum criteria for groundwater protection as part of their land use regulations. These recommended criteria would apply to new development in the aquifer recharge areas identified in Map B. However, due to the fact that very limited development is expected within Glascock County and the municipalities of Edgehill, Gibson and Mitchell during the planning period, the county and its cities do not foresee a need for any additional land use regulations for protection of groundwater.

Map B: Groundwater Recharge



Map C: Wetlands



Wetlands

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions wetlands help to maintain and enhance water quality by filtering out sediments and other non-point source pollutants from adjacent land uses. In addition to this, they store water and provide habitat for a variety of plant and animal species.

Please refer to Map C for approximate wetland locations. This map is based upon the location of soil associations which contain many of the characteristics found in a wetland environment.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world's most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a wastewater treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance dredging activities. Wetlands are also important to flood protection, as they act as water storage areas, significantly reducing peak flows downstream, and the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.

CULTURAL RESOURCES

Glascok County and its cities have many significant historic, archaeological, and cultural resources that provide the story of its people through the built environment. In 1978, the Georgia Department of Natural Resources/Historic Preservation Division (HPD) conducted a basic historic resources survey of Glascok County. Approximately, 190 buildings were inventoried on a standard historic resource form used then. The original survey is kept on file at HPD in Atlanta.

The following 13 cultural resources were selected as Glascok County's most significant and eligible for inclusion in the National Register of Historic Places. Following each historic building is the National Register criteria that would qualify the resource as eligible for inclusion in the National Register. As resources permit, the county and cities should work with the historical society and the RC to consider applying for NR listings.

Individual buildings and farms were pulled from the 1978 historic resources survey and historic districts were determined eligible for listing by the intact nature of the clusters of historic properties. These 13 resources include structures in Glascok County and Gibson and Mitchell. Edgehill did not have structures listed in the 1978 survey. Archaeological resources were not covered in the 1978 survey but can be referenced by professionals at the statewide Archaeological Site File located at the University of Georgia.



1) Glascok County Courthouse, Listed in the statewide NR thematic nomination for courthouses in Georgia as a contributing building.

Built in 1918 by J.W. McMillian & Sons, in the Colonial Revival style of architecture, brick two-story. It was remodeled and had an addition in 1939 and 1973. The building originally consisted of a symmetrical mass plan with one gable at the center of each facade. The interior was based on a Grand Hall on the first floor from front to back with a staircase at each end. The second floor, Courtroom level, was comprised solely of the Superior Court courtroom. The building originally was lighted, but had no plumbing or cooling, and was heated with nine coal-burning fireplaces. In 1939, a WPA grant provided for an addition to the rear that mimicked the original detailing and side gables. It added restrooms and office space on the first floor, and a Judge's office, library, and jury room on the second floor.

Glascok County ordered a complete restoration/rehabilitation of the courthouse at the turn of the 21st century. The Georgia Trust for Historic Preservation awarded the County a 2007 award for "excellence in restoration" of the Glascok County Courthouse.



2) Peebles Homes, in Gibson, listed in Glascock County Historic Resources Survey #52

Built circa 1890s, Queen Anne style, Victorian. This unusual two-story brick home with a one-story wrap-around wooden porch was built by prominent citizen Isom Peebles. It is the only brick Queen Anne style house in the CSRA. Peebles was an attorney, owner of land and commercial stores in Glascock County, and later became a state representative. At the turn of the 21st century, Glascock County purchased the neglected home held in estate and rehabilitated it for use as the County Commission office space. It can be rented for small receptions

and events. The Georgia Trust for Historic Preservation awarded the County a 2007 award for “excellence in rehabilitation” of the Peebles House.

3) Original Courthouse, in Gibson, listed in Glascock Historic Resources Survey #56

The Pope Kent Family owns and lives in this unique historic property. The original Glascock County Courthouse was built in 1858 on twenty acres of land donated by Calvin Logue. When the “new” Courthouse was scheduled for construction, in 1920, this one was put on logs and rolled down the street to its present site. William Gibson (for whom the town is named), donated \$500 to build the courthouse and other public buildings. It has been rehabilitated but retained the original structure with additions and is in excellent condition. Request for nomination based on these factors: 1-History, 2-Architecture, 3-Connection with prominent local citizens, William Gibson for whom Gibson was named, Tom Grover Kent, Superintendent of Glascock Schools, and Ivelyn Kent, noted educator of the county.

4) Kelley House, in Gibson, listed in Glascock Historic Resources Survey #57

Present owner, Nancy Kent Bennett. Built 1880s, Gothic Revival style, by Dr. Thomas J.M. Kelley, son of James Kelley. Dr. Kelley was the town doctor and a member of an illustrious family in Glascock County’s history. The house and livery stable at the rear are on the original site. It has a unique triple gable front and is characteristically board and batten of the Gothic Revival style. Request for nomination was based on these factors: 1-Architecture, 2-History, connection with one of Glascock’s founding families. 3-Archaeology, family burial ground located on the original Kelley property near Chalker’s bridge over Rock Comfort Creek.

5) James Kelley/Sherman Harris Place, in Glascock County, listed in Glascock County Historic Resources Survey # 36

Known as the Double H Ranch, lifetime owner Hardwick Harris has given it to his niece, Lanier Oxford. Built in 1828, this building is one of the earliest wooden buildings to be painted in the northern part of the state. It is in the plantation plain style, a two-story structure with a one-story ell-wing from the rear. Outbuildings are in good condition. The Kelley Family was an illustrious family with teachers, doctors, and landowners. James C. Kelley had four sons, three were doctors, and one was the farmer/landowner. Request for nomination based on these factors 1-Architecture 2-Family Tree, lives of founding family members important to Glascock County, 3-History.

6) Railroad Depot, in Mitchell, listed in Glascock County Historic Resources Survey #23

Structure built in Mitchell in 1886 and later moved to a nearby site in town. Depot owners, Etta and William Wilcher, donated the Depot to the Town of Mitchell. The Mitchell Depot was neglected for years, but the town restored it and use it as a museum of local history and visitors center. The structure is characteristic of the time with timbers of heart pine. The town of Mitchell and the Mitchell Depot were named for R. M. Mitchell, President of the Augusta Southern Railroad. Request for nomination was based on these factors: 1-History, 2-Architecture, 3-Connection with a prominent person.



7) Euphratus Primitive Baptist Church, in vicinity of Edge Hill, listed in Glascock County Historic Resources Survey #116

Frame church of weatherboard, built in 1873, covered with synthetic siding, is located near the Jules Wilcher Plantation. His brother, William G. Wilcher, is listed among the original members. The Honorable Jeremiah C. A. Wilcher, a Georgia Representative, married Sara Sallie Madison Wilcher shortly after the Civil War. She was born in Virginia and came to teach in Rockmart, Georgia, where she met and married her husband. She began teaching in Glascock County in a log cabin and was given the honor of naming Edge Hill after a community in her native state. Sara was given the name Madison to note her relationship with the fourth president of the United States, James Madison. Request is made for nomination based on these factors: 1-History, 2-Architecture, 3-Connection with prominent citizens.

8) Logue-Knighton Place

Originally known as the Henry Logue Place, and later the home of local historian, Rebecca and husband, Clarence Knighton. It had a rear addition and synthetic siding put over the exterior. The house was originally a log cabin built in the early 1800s. It consisted of a central hall with two rooms opening onto a recessed front porch. Hand cut ironstone chimneys were on either end outside the cabin. These have deteriorated and been removed through the years. There is one fireplace remaining located on the east side of the original building. The hand hewn logs are apparent in the second floor, originally intended for living quarters, but unfinished and now used as an attic. The second floor logs are 12x12 inches, square notched and pegged. The most interesting feature of the second floor is two windows with a balcony structure around the chimney that looked out to the east. There is no stairway to the second floor attic. Later, rooms were added to the house as the family grew. The front door had side lights. The house is finished inside with 12-inch, heart pine flush boards. The original rooms have a chair rail and wainscoting. The house and the kitchen were at one time connected by a breezeway but in later years this breezeway was enclosed.

There are two outbuildings, a smoke house and a three sided shed-type barn. Two original twisted cedar trees are indicative of a simple farm home in early Glascock County. Request for nomination were based on these factors: 1-Architecture 2-History with possible connection to Calvin Logue who donated twenty acres of land upon which the Town of Gibson was built.

9) Usry Mill, in the county, listed in Glascock County Historic Resources Survey #92

Built circa late 19th-early 20th centuries, this mill was used by local farmers to grind corn and make flour and meal. Located on a large pond, this was an active recreational area.

10) Hardin Log Cabin, in Glascock County

This small log cabin is owned by Kenneth Hardin and was rehabilitated by him. Located in the Bethel Community, the log house was built in the early 1800s. Reason for nomination: 1-Architecture, 2-History.

11) Hadden Log House, in northeast Glascock County

The log house is owned by Betty and Everett Hadden. The original owners were the grandparents of Betty H. Hadden. The original structure was built in Jefferson County in 1857-58. Additions were stripped away and the log house moved for restoration to Glascock County. Request for nomination: 1-Architecture 2-History.

12) Gibson Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the city of Gibson are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the original courthouse square, artesian well, police station, commercial buildings, residences, institutional, religious, and other significant historic structures.

13) Mitchell Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the City of Mitchell are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the railroad depot, commercial, residential, institutional, religious and other significant historic structures.

This page is intentionally left blank.



Community Work Program

While prior portions of the plan examined and described issues, general goals and a physical vision, the Community Work Program is a specific list of projects. It is aimed at addressing needs and opportunities, assessing previous activities, realizing goals and moving the county and municipalities closer to the vision expressed in the plan.

This section of the Plan includes the following:

A Report of Accomplishments (ROA), based on activities included in the work program from 2015 (Glascok County, Mitchell, Gibson) and 2010 (Edgehill).

A new Community Work Program that identifies the specific activities each jurisdiction intends to undertake from 2020 to 2025. Although this is a joint plan, each community has its own ROA and CWP.

REPORT OF ACCOMPLISHMENTS

Activities from the 2010 (Edgehill) and 2015 (Glascock County, Mitchell, Gibson) Community Work Program (CWP) are assigned the following identifiers to acknowledge the status of each activity as:

- **Completed:** the listed activity has been concluded
- **Ongoing:** the listed activity has started and is continuing
- **Postponed:** the listed activity has not been started or halted for some reason
- **Not Accomplished:** the listed activity has not moved forward and will not be a part of the 2020 Community Work Program.

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for local comprehensive planning. Items regarded as policies are not included in the 2020 community work program and have been incorporated into the "Community Goals" section of the plan, reworded, or included in another policy.

2020 COMMUNITY WORK PROGRAM

The Community Work Program is the key implementation tool for addressing the needs and opportunities identified during this planning process. The Community Work Program is also structured to adhere to the DCA minimum standards. Consistent with state rules, the 2020 Comprehensive Plan's Community Work Program includes the following information:

- Description of each activity
- Timeframe for initiating and completing the activity
- Responsible party for implementing the activity (includes the RC for technical assistance or grant writing portion of an activity)
- Estimated Cost (if any) of implementing the activity
- Funding Source(s), if applicable

The following pages are organized by community, where each jurisdiction's report of accomplishments is followed by the community work program. Within the CWP, the acronym TBD stands for to be determined.

REPORT OF ACCOMPLISHMENTS: GLASCOCK COUNTY

Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Create or partner with other groups to create and maintain a website marketing Glascock County as a place to live, visit or invest in. (ED 1,3)		X			The website was created but needs updating and additions. This activity is revised in the 2020 CWP as “Work with the Glascock County Development Authority to update and maintain a website marketing Glascock County as a place to live, visit or invest in.”
Complete Camera Ready process and continue to engage potential projects.		X			Camera Ready has been rebranded as Go Film Georgia and appears under this name in the 2020 CWP.
Create or participate in leadership development program (potentially in conjunction with Warren County).				X	There’s a lack of local capacity to create a program, and there are no known programs provided nearby.

Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Adopt and apply design guidelines to new development so that it complements the character of historic structures.			X		This activity has been postponed until the feasibility of adopting a zoning/land development code is determined.
Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.			X		This activity has been postponed until the feasibility of adopting a zoning/land development code is determined; incorporated into the 2020 Land Use CWP as “Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.”

Natural and Cultural Resources (con't)

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Ensure all relevant water resource protection codes are in place.		X			

Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Construct new public safety complex	X				
Participate in discussions with surrounding counties to coordinate expansion of ambulance service in an orderly manner. (CF 7)		X			
Make improvements to Brassell Park in Gibson, including drainage, grading and providing a new backstop. (CF 2)	X				
Make improvements to ball field in Mitchell. (CF 2)			X		This activity was postponed due to a lack of funding.
Hold a community workshop on potential improvements to the square in Gibson and develop an improvement and maintenance plan.			X		This activity was postponed due to a lack of funding. It is revised to "Hold a community workshop on potential improvements to the old city well house in Gibson and develop an improvement and maintenance plan."
Work with the schools, community groups and other partners to create volunteer program for community beautification/community gardening.				X	This activity was not accomplished due to a lack of community interest.
Create new recycling facilities.	X				
Pave Bethel Acres Road and add flood and drainage infrastructure improvements.		X			

Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Create subdivision regulations to address issues such as site design, road construction, etc. (LU 1)			X		This activity was postponed due to a lack of funding.
Discuss and consider property maintenance/building codes. (LU 2)		X			
Enter into partnership with other local governments to provide code enforcement.			X		This activity has been postponed until property maintenance codes are in place.

Intergovernmental Coordination

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Review the delivery of services with municipalities and identify ways to eliminate duplicative services.		X			This activity is regarded as a policy and will not be included in the 2020 CWP.

Transportation

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Identify location(s) for trails for recreation and transportation use and apply for grant funding.				X	This activity was not accomplished due to a lack of community interest.

COMMUNITY WORK PROGRAM: GLASCOCK COUNTY

Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Work with the Glascock County Development Authority to update and maintain a website marketing Glascock County as a place to live, visit or invest in.	X	X				County, Cities Development Authority	TBD	local funds
Complete Go Film Georgia process and continue to engage potential projects.	X	X				County, cities, private sector	staff time	local & private funds
Begin project planning for county industrial park turn lanes on SR 102.					X	County, GDOT	\$797,000	TSPLOST

Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Pave Bethel Acres Road and add flood and drainage infrastructure improvements.	X	X	X			County	\$750,000	local & grant funds
Participate in discussions with surrounding counties to coordinate expansion of ambulance service in an orderly manner.	X	X	X			County	staff time	local funds
Make improvements to ball field in Mitchell.		X	X	X	X	County, City	\$50,000	local funds, grants, donations
Begin project planning for a school access road.					X	County, GDOT	\$1,724,000	TSPLOST
Determine the feasibility of moving government offices out of the Peebles House and donating the building.				X	X	County, historical society	TBD	local funds

Community Facilities (con't)

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Purchase new police vehicles.	X	X	X			County, RC	TBD	local funds, grants/loans
Establish a fire station in or near Edgehill.	X	X				County	TBD	local funds, grants/loans
Install way-finding signage for the Glascock County Senior Center.		X	X			County	TBD	local funds
Expand the Glascock County Senior Center, including a commercial or upgraded kitchen.				X	X	County, RC	TBD	local & grant funds
Promote the ballot initiative to reauthorize the regional TSPLOST.	X					County, RC	staff time	local funds
Work with Glascock County Family Connection/Communities in Schools to upgrade current facility or move if possible.	X	X	X			County, FCCIS	TBD	FCCIS, local funds, grants
Hold a community workshop on potential improvements to the old city well house in Gibson and develop an improvement and maintenance plan.		X	X	X		County, Gibson, historical society, RC	staff time	local funds

Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.	X	X	X	X		County, RC	staff time	local funds, DCA
Discuss and consider property maintenance/building codes.	X	X	X			County, RC	staff time	local funds, DCA
Enter into partnership with other local governments to provide code enforcement.		X	X	X		County, RC	\$5,000/year	local funds, DCA
Create subdivision regulations to address issues such as site design, road construction, etc.			X	X	X	County, RC	staff time	local funds, DCA

Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Research opportunities for cost-effective expansion of broadband.	X	X				County	staff time	local funds
Adopt a resolution stating that Glascock County desires to be fully served by Broadband.	X	X				County, RC	staff time	local funds, DCA
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.	X	X				County, Cities, RC	staff time	local funds, DCA
Apply for Broadband Ready designation for chosen community sites.		X	X	X		County, Cities, RC	staff time	local funds, DCA

Natural and Cultural Resources

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Adopt and apply design guidelines to new development so that it complements the character of historic structures.				X	X	County, RC, private sector	TBD	local funds, DCA, grants
Ensure all relevant water resource protection codes are in place.	X	X	X			County, RC	staff time	local funds, DCA

REPORT OF ACCOMPLISHMENTS: GIBSON

Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Collaborate with Glascock County to create and maintain a website marketing the area as a place to live, visit or invest in. (ED 1,3)		X			The website was created but needs updating and additions. This activity is revised in the 2020 CWP as "Work with Glascock County and the Glascock County Development Authority to update and maintain a website marketing Glascock County as a place to live, visit or invest in."

Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Hold a workshop to create a plan for upgrading the square.			X		This activity was postponed due to a lack of funding. It is revised to "Hold a community workshop on potential improvements to the old city well house in Gibson and develop an improvement and maintenance plan."

Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Make improvements to Brassell Park in Gibson. (CF 2)	X				

Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Prepare and adopt a land development ordinance. (LU 1)			X		This activity has been postponed due to lack of community support. It is revised in the 2020 CWP as “Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.”
Discuss and consider property maintenance/building codes. (LU 2)		X			
Enter into partnership with other local governments to provide code enforcement.			X		This activity has been postponed until property maintenance codes are in place.

Intergovernmental Coordination

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Review the delivery of services with Glascock County and identify ways to eliminate duplicative services.		X			This activity is regarded as an ongoing policy and will not be a part of the 2020 CWP.

COMMUNITY WORK PROGRAM: GIBSON

Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Work with Glascock County and the Glascock County Development Authority to update and maintain a website marketing Glascock County as a place to live, visit or invest in.	X	X				County, Cities Development Authority	TBD	local funds
Determine the feasibility of starting a downtown development authority.	X	X				City	staff time	local funds
Provide the RC with a list of community festivals and special events for inclusion in the regional list.	X	X				City, RC	staff time	local funds, DCA

Natural and Cultural Resources

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Hold a community workshop on potential improvements to the old city well house in Gibson and develop an improvement and maintenance plan.		X	X	X		City, County, historical society, RC	staff time	local funds, DCA

Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Adopt a resolution stating that Gibson desires to be fully served by Broadband.	X	X				County, RC	staff time	local funds, DCA
Apply for Broadband Ready designation for chosen community sites.		X	X	X		County, Cities, RC	staff time	local funds, DCA

Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.	X	X	X	X		City, County, RC	staff time	local funds, DCA
Discuss and consider property maintenance/building codes.	X	X	X			City, County, RC	staff time	local funds, DCA
Enter into partnership with other local governments to provide code enforcement.		X	X	X		City, County, RC	\$1,000/year	local funds, DCA
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.		X	X			City, RC	staff time	local funds, DCA, grants
Apply for funding to implement the dilapidated structures action plan.				X	X	City, RC	staff time	local funds, DCA, grants

Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Promote the ballot initiative to reauthorize the regional TSPLOST.	X					City, County, RC	staff time	local funds
Identify areas in need of flood and drainage improvements.	X					City	staff time	local funds
Conduct phased water, sewer, flood and drainage improvements throughout the city.		X	X		X	City, RC	TBD	local funds, grants
Pave Walker and Church streets	X					City	TBD	local funds

REPORT OF ACCOMPLISHMENTS: MITCHELL

Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Collaborate with Glascock County to create and maintain a website marketing the area as a place to live, visit or invest in. (ED 1,3)	X				Mitchell has a standalone website. www.mitchellgeorgia.com

Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Add and upgrade equipment and amenities at the Depot, including lights, seating and other elements.	X				

Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Make improvements to ball field in Mitchell. (CF 2)			X		This activity was postponed due to lack of funding.

Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Prepare and adopt a land development ordinance. (LU 1)			X		This activity has been postponed due to lack of community support. It is revised in the 2020 CWP as "Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible."
Discuss and consider property maintenance/building codes. (LU 2)		X			
Enter into partnership with other local governments to provide code enforcement.			X		This activity has been postponed until property maintenance codes are in place.

Intergovernmental Coordination

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Review the delivery of services with Glascock County and identify ways to eliminate duplicative services.		X			This activity is regarded as an ongoing policy and will not be a part of the 2020 CWP.

COMMUNITY WORK PROGRAM: MITCHELL

Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Make improvements to ball field in Mitchell.		X	X	X	X	County, City	\$50,000	local funds, grants, donations
Promote the ballot initiative to reauthorize the regional TSPLOST.	X					City, County, RC	staff time	local funds

Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Provide the RC with a list of community festivals and special events for inclusion in the regional list.	X	X				City, RC	staff time	local funds, DCA

Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.	X	X	X	X		City, County, RC	staff time	local funds, DCA
Discuss and consider property maintenance/building codes.	X	X	X			City, County, RC	staff time	local funds, DCA
Enter into partnership with other local governments to provide code enforcement.		X	X	X		City, County, RC	\$1,000/year	local funds, DCA
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.		X	X			City, RC	staff time	local funds, DCA
Apply for funding to implement the dilapidated structures action plan.				X	X	City, RC	staff time	local funds, DCA, grants

Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Adopt a resolution stating that Mitchell desires to be fully served by Broadband.	X	X				County, RC	staff time	local funds, DCA
Apply for Broadband Ready designation for chosen community sites.		X	X	X		County, Cities, RC	staff time	local funds, DCA

REPORT OF ACCOMPLISHMENTS: EDGEHILL

Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish facilities and services that will enhance the development of an educated, motivated workforce.	X				
Promote Glascock County as a day trip destination for people in the surrounding counties and metro areas.		X			This activity is regarded as a policy and will not be a part of the 2020 CWP.
Actively promote support of locally grown and produced agricultural products.		X			This activity is regarded as a policy and will not be a part of the 2020 CWP.
Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.		X			This activity is revised in the 2020 CWP as "Conduct phased water improvements throughout the city."

Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Actively work to increase quality multi-family options in areas identified as appropriate.		X			This activity is regarded as a part of the city's overall housing policy and will not be a part of the 2020 CWP.
Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.				X	This activity was not accomplished due to financial constraints.
Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.	X				

Population

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish Complete Count Committee to increase awareness about and promote participation in the 2010 Decennial Census.	X				
Utilize established social networks to build good will and positive dialogue between Glascock County diverse racial and ethnic groups.	X				
Assess current level of service to aging population to determine where services are lacking and can be expanded.	X				
Continue to support and engage local non-profit organizations that aim to address child and family welfare.		X			This activity is regarded as a policy and will not be a part of the 2020 CWP.

COMMUNITY WORK PROGRAM: EDGEHILL

Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Promote the ballot initiative to reauthorize the regional TSPLOST.	X					City, County, RC	staff time	local funds
Pave Euphrates Church Rd.				X	X	City	staff time	local funds, grants
Conduct phased water improvements throughout the city.		X	X	X		City, RC	TBD	local funds, grants/loans
Install fire hydrants throughout the city.			X	X		City, RC	TBD	local funds, grants/loans
Develop a plan to extend water service north and south of the city limits.	X					City	staff time	local funds

Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Provide the RC with a list of community festivals and special events for inclusion in the regional list.	X	X				City, RC	staff time	local funds, DCA

Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025			
Adopt a resolution stating that Gibson desires to be fully served by Broadband.	X	X				County, RC	staff time	local funds, DCA
Apply for Broadband Ready designation for chosen community sites.		X	X	X		County, Cities, RC	staff time	local funds, DCA

This page is intentionally left blank.

Appendix

The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, review plan components and create community work program activities.

CSRA RC staff assisted Glascock County communities with making plan information more accessible online. This included important plan links on the RC website, posts on the Area Agency on Aging Facebook page, and a QR code for a Survey Monkey survey.

COMMUNITY INVOLVEMENT

Identification of Stakeholders

Stakeholder input and feedback was used directly in plan involvement at every phase, from the SWOT analysis to the specific implementation measures that form the community work program. Identified stakeholders represent a variety of disciplines and backgrounds and helped to guide plan development. These individuals include policy makers and others able to affect the plan, those affected by the plan, and partners in plan implementation.

Stakeholder Committee

- Lori Boyen - Glascock County, Chairman
- Lewis Berry - City of Mitchell, Mayor Pro-Tem
- Brandi Prichett - City of Gibson, Clerk
- Kathy Chalker - Glascock County, Family Connection/Communities in Schools board member
- Allen Underwood - Town of Mitchell, Councilman
- Gregg Kelley - Mayor, City of Gibson
- Charles Harrell - Glascock County, Family Connection/Communities in Schools board member
- Gary Kitchens - Glascock County Development Authority; Town of Edgehill, Councilman
- Jeremy Kelly - Glascock County, Sheriff
- Jim Holton - Glascock County, School Superintendent
- Rene Knowles - Glascock County, Senior Center Director
- Rhonda Philips - Glascock County, Clerk
- Wanda Davis - Glascock County, Family Connection/Communities in Schools Executive Director

Participation Techniques

During the process, the RC gathered information and comments from stakeholders and the public through several avenues, including public hearings and stakeholder committee input. CSRA RC staff utilized both print and digital distribution channels, which served to support each other in the process, either as a conduit for sending information or an opportunity to gather resident input.

A Survey Monkey survey was distributed digitally via a link and a QR code to residents and visitors to gather input at the beginning of the process; information sheets also included the QR code. The survey results informed the SWOT, Needs and Opportunities and Community Work Program.

The Regional Commission also utilized its website to make links to the survey and plan documents available and the Facebook page for the Area Agency on Aging to advertise and share information.

Public hearings were advertised in the News and Farmer/Jefferson Reporter.



Stakeholder Meetings

Stakeholder meetings were held on the following dates:

- September 30, 2019
- November 11, 2019
- December 12, 2019
- January 9, 2020

Glascok County Joint Comprehensive Plan
1st Stakeholder Committee Meeting
September 30, 2019, 1:30p.m. | Glascok County Courthouse



NAME	EMAIL	JURISDICTION REPRESENTED
Lynn Kent	glascok.ta@bellsouth.net	County
Breanna Kitchen	biek13@yahoo.com	
Jim Hoffman	jhoffan@glascok.k12.ga.us	Glascok PDE
Gary Kitchens	gkitchens@jfc.coop	County City of Edgehill
Brandi Pritchett	cityofgibson3900@bellsouth.net	City of Gibson
Jeremy Kelley	jeremy.kelley@glascokcounty.sheriff.com	Glascok Co. SO
Lon Boyer		

Thursday, January 2, 2020

Are you turning 65?
Call your local
licensed Humana
sales agent



Nona Ly
706-9
(TTY: 7

Humana

Historical Society meeting
The railroad through
Glascok County from

household members 18
years and older
• Social Security card

HOPE IT'S
Fantastic!
Marvelous!
Wonderful!
Memorable!

In other words,
SPECTACULAR!



GLASCOCK COUNTY PUBLIC HEARING NOTICE GLASCOCK COUNTY COMPREHENSIVE PLAN 2020-2025

Glascok County and the municipalities of Edge Hill, Gibson, and Mitchell will hold a joint public hearing on Friday, January 17, 2019, at 12:30pm at the Glascok County Courthouse, located at 62 E Main Street in Gibson, GA. The purpose of the hearing will be to brief the community on the contents of the Glascok County Joint Comprehensive Plan and notify the community of when the Plan will be submitted to the CSRA Regional Commission for review. Residents wishing to comment or make suggestions or revisions should be in attendance. Citizens can access copies of the draft plan in advance of the public hearing by contacting Regina Pyles with the CSRA Regional Commission at rpyles@csrarc.ga.gov or 706-210-2000. Person with special needs relating to handicapped accessibility or foreign language should contact Rhonda Phillips, County Clerk at 706-598-2671 prior to January 15th. Rhonda Phillips can be located at the Peebles House, Commissioners' Office, during the following hours: (8 a.m. - 5 p.m. Monday, Tuesday, Thursday and Friday; 8 a.m. to 12 noon on Wednesday). Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

Public Hearings

Two public hearings were held as a part of this process. Public hearings were held jointly at the Glascok County courthouse on the following dates:

November 11, 2019
January 17, 2020

Glascock County Joint Comprehensive Plan
1st Public Hearing
November 11, 2019, 12:30p.m. | Glascock County Courthouse



NAME	EMAIL
Allen Underwood	underwood2007@bellsouth.net
Loni Boyen	lboyen@glascockcountyga.com
Jeffery Chalker	jeffery.chalker@jncan.com

Glascock County Joint Comprehensive Plan
3rd Stakeholder Committee Meeting
December 12, 2019, 2:00p.m. | Glascock County Courthouse



NAME	EMAIL	JURISDICTION REPRESENTED	TITLE
Brandi Pritchett	cityofgibson3900@bellsouth.net	Gibson	City Clerk Resident
Kathy Chalker	chalkerj@bellsouth.net	Gibson	Ret. from DHR
Jeremy Kelly	jeremy.kelly@glascockcountyshoaff.com	Glascock	Sheriff
Gary Dickens	gdickens@jcc.coop	Edgehill	Councilman

A8 Thursday, October 24, 2019 THE NEWS AND FARMER / THE JEFFERSON REPORTER

Waynesboro PD, Georgia WAND hold job fair

The Waynesboro Police Department (WPD) of Burke County and Georgia WAND of Atlanta, will host a job fair on Thursday, Oct. 24, in the administrative building of Cornerstone Christian Center, from 1 p.m. to 5 p.m.

The job fair is open to the general public. Employers who hire those with a criminal record

also are present. Many services are being offered to alleviate barriers and encourage residents to attend the job fair.

Applicants can take advantage of free childcare while attending this event. Parents/caretakers are asked to take their children to the childcare center on Cornerstone's campus, register them and allow qualified

childcare workers to monitor the children while they attend the job fair.

The children can complete homework while they are waiting on their parents. The hosts are also providing free food. Parents can concentrate on connecting with employers and leave the job fair knowing the community supports their

employment efforts.

"As an officer working in the same area I grew up in, I saw a need for a job fair, but not just any job fair. I thought it would serve the community well to have a job fair that included employers who hire those with criminal histories," said WPD Officer Gary Jenkins.

Georgia WAND has had an interest in a job policy

program in Burke County for over a decade.

"We saw this as a proactive opportunity to partner with a community organization to support a jobs policy program in Burke County," said local resident and Georgia WAND's Burke County Program Coordinator Janie Hill-Scott.

Several employers

and vendors from the CSRA have committed to attending the job fair. Some of which include: Goodwill, Local 1579 IBEW, CMS of Waynesboro, United Forces, ResCare, WIOA, Sizemore, the Georgia Department of Corrections, Zaxby's, the Community Service Board of Middle GA and many more!

Joint Public Hearing - Glascock County, Edgehill, Gibson and Mitchell
Glascock County Joint Comprehensive Plan: 2020-2025
November 11, 2019 | 12:30PM

Information on the Plan and the Process

The purpose of this public hearing is to initiate the Glascock County Joint Comprehensive Plan (the Plan). The Plan is being prepared cooperatively by the jurisdictions of Glascock County, Edgehill, Gibson, and Mitchell. The Plan will be the guiding document for each community's projects over the next five (5) years and a vision for 10+ years. The Plan is due adopted by all Glascock County local governments on or before February 28, 2020.

The Georgia Department of Community Affairs (DCA) is funding the Glascock County Joint Comprehensive Plan, therefore, the local governments of Glascock County do not have to pay for this work to be done. The CSRA Regional Commission (RC) in Augusta, GA, is contracted to facilitate the planning process and compose the final document, with input and guidance from a stakeholder committee.

The stakeholder committee is composed of elected officials and individuals selected by each local government and will guide this planning process, providing information and feedback to RC staff. Monthly meetings will be held between now and when the Plan is finished. Draft plan documents and other information will be available on the RC website at <https://csra-rc.ga.gov/>. A community survey is now available at <https://www.surveymonkey.com/r/GlascockJCT20>, and other mechanisms for input are being developed.

The final plan will include data, information on the areas of economic development, broadband, housing, community facilities, natural and cultural resources, and land use, as well as community goals, needs and opportunities, and a 5-year work program of activities.

There will be a second public hearing in 2020 once the Plan is drafted, to receive final public comments on the Plan. The draft Plan will be submitted to the RC and DCA for review. After the Plan is approved by DCA, it will be adopted by each jurisdiction and made available to the public.

Take a few minutes to fill out our survey. Scan the QR code below:



Questions? Please contact Loni Boyen, Glascock County Chairman, at lboyen@glascockcountyga.com or Regina Pyles, Director of Planning, at rpyles@csra-rc.gov.



Registration for sports

The Jefferson County Recreation Department is registering for fall sports including football, gymnastics, soccer, karate and tennis. Contact the department at (781) 625-3383 for more information.

Volunteer mentors

Interested individuals...

Louisville UMC preschool registration

Registration is now open for the 2019-2020 school year at Louisville United Methodist Church Preschool. Applications are available for 3-and-4-year-olds in the church office. For more information call (478) 625-7669. Spaces are limited and fill up quickly.

Looking for 1949 JCTS graduates

Three classmates of the Jefferson County Training School Class of 1949 are looking for other 1949 graduates of JCTS. They are looking to expand their bond of friendship with you; Dr. Eddie Willis Morris, retired professor; Maj. Alex Green, retired military; and, Sgt. George Atkinson.

and other details, contact Tammie Bennett at (478) 625-8820.

Head Start

Louisville, Wadley and Wrens Head Start are now recruiting children age 3 and 4 for the 2019-2020 school year. All children must be 3 years old by Sept. 1, 2019, or 4 years old by Dec. 31, 2019. Head Start is a comprehensive...

BENEFITS INCLUDE
FREE DENTAL INSURANCE
FREE LONG TERM DISABILITY INSURANCE
FREE LIFE INSURANCE
HEALTH INSURANCE POLICY PROVIDED AND OTHER POLICIES AVAILABLE
PUBLIC SCHOOL RETIREMENT

Being a Bus Driver for the Jefferson County Board of Education has never been this good!

Jefferson County Board of Education is an equal opportunity employer. Applications for all positions are considered without regard to race, color, religion, sex, national origin, age, marital or veteran status, or presence of a non-job related medical condition or handicap.

Contact the Board of Education Office at 478-625-3282

GLASCOCK COUNTY PUBLIC HEARING NOTICE GLASCOCK COUNTY COMPREHENSIVE PLAN 2020-2025

Glascock County and the municipalities of Edge Hill, Gibson, and Mitchell will hold a joint public hearing on Monday, November 11, 2019, at 12:30pm at the Glascock County Courthouse, located at 62 E Main Street in Gibson, GA. The purpose of the public hearing will be to initiate the Glascock County Joint Comprehensive Plan document by briefing members of the community on the process for plan development and pending opportunities for public participation and gather general input. The Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which Glascock County will manage future community growth and development. Interested parties wishing to comment or make suggestions should be in attendance. This hearing will be followed by a stakeholder committee meeting of representatives chosen by each jurisdiction at the Glascock County Courthouse at 1:00pm.

Persons with special needs relating to handicapped accessibility or foreign language should contact Rhonda Phillips, County Clerk at 706-598-2671 prior to November 7th. Rhonda Phillips can be located at the Peebles House, Commissioners' Office, during the following hours: (8 a.m. - 5 p.m. Monday, Tuesday, Thursday and Friday; 8 a.m. to 12 noon on Wednesday). Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

Glascok County Joint Comprehensive Plan
4th Stakeholder Committee Meeting
January 9, 2020, 1:00p.m. | Glascok County Courthouse



NAME	EMAIL
Allen Underwood	underwood2007@bellsouth.net
Jim Holton	jholton@glascok.k12.ga.us
Lewis Beyer	lewislbere@bellsouth.net
Lori Boyer	lboyer@glascokcountyga.com
Brandi Pritchett	cityofgibson39000@bellsouth.net
Jeremy Kelley	jeremy.kelley@glascokcountysheriff.com

Glascok County Joint Comprehensive Plan
2nd Stakeholder Committee Meeting/Plan Implementation Meeting
November 11, 2019, 1:00p.m. | Glascok County Courthouse



NAME	EMAIL	JURISDICTION REPRESENTED	TITLE
Allen Underwood	underwood2007@bellsouth.net	Mitchell	City Council
Lori Boyer	lboyer@glascokcountyga.com	County	Chairman, BOG
Jim Holton	jholton@glascok.k12.ga.us	School	Superintendent
Jeffery Chalkner	jefferychalkner@gmail.com		
Brandi Pritchett	cityofgibson39000@bellsouth.net	Edison	City Clerk
Jeremy Kelley	jeremy.kelley@glascokcountysheriff.com	County	Sheriff
Kathy Chalkner	chalknerj@bellsouth.net	County	Chm FCCS, Inc Board
CHARLES HARBELL	C.harbelle@verizon.com	County	FCCS BOARD
Wanda Davis	wdavis@glascok.k12.ga.us	County	Executive Director - Family Connection Commission on Schools of Glascok Co., Inc

CSRA Area Agency on Aging
Published by April Outley Young (?) · Just now ·

Glascok County, Edgehill, Gibson and Mitchell are currently updating the joint comprehensive plan and need your input. Let your voice be heard! Please take a few minutes to help shape our communities for tomorrow and have an impact on future projects - <https://www.surveymonkey.com/r/GlascokJCP20>. For more information on comprehensive planning, visit <https://csrarc.ga.gov/comprehensive-planning>





Home // Planning //

- COMPREHENSIVE PLANNING
- LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)
- MAPPING (GIS)
- PLANNING DOCUMENTS
- REGIONAL PLANNING
- TRANSPORTATION

Comprehensive Planning



In Georgia, all local governments are required to establish Comprehensive Plans (updated every 5 years), which include a community work program of activities for the next 5 years. The RC assists with each of these throughout the year. Currently, we are working on comprehensive plan updates for Taliaferro County and Glascock County. These plans are created collaboratively between each county and its municipalities. A public hearing is held to initiate the planning process; a second public hearing is held once the plan is drafted to receive final public comments on the draft.

Click [here](#) for copies of current community plans from across the region.

The Taliaferro County and Glascock County plans are scheduled for February 2020 adoptions. The final plans will include data, information and activities in the areas of economic development, broadband, housing, community facilities, natural and cultural resources, and land use, as well as community goals, needs and opportunities, and a 5-year work program of activities. Both communities are conducting surveys that will be utilized in the planning process.

[TAKE THE GLASCOCK COUNTY COMP PLAN SURVEY](#)

[TAKE THE TALIAFERRO COUNTY COMP PLAN SURVEY](#)



CSRA Area Agency on Aging
January 17 at 9:40 AM

	GLASCOCK COUNTY'S JOINT COMPREHENSIVE PLAN IS UNDERWAY!	
JOIN US FOR A PUBLIC HEARING		JANUARY 17 12:30PM AT THE GLASCOCK COUNTY COURTHOUSE
	This is a collaborative effort by Glascock County, Edgehill, Gibson and Mitchell. Copies of the draft plan will be available.	

Planning Documents

The Commission completes major planning documents and reports throughout the year. We will also post plans, written by the Commission, local government or other entities, here for review during public comment periods.

Joint Land Use Study

[Fort Gordon Compatible Use Study](#)

Urban Redevelopment Plans

[2015 Millen Urban Redevelopment Plan](#)

[Urban Redevelopment Plan II: Thomson, GA](#)

Comprehensive Plans

[Taliaferro County Comprehensive Plan 2020 DRAFT](#)

[Glascock County Comprehensive Plan 2020 DRAFT](#)

**A Resolution of the Glascock County Board of Commissioners
for the Adoption of the
Glascock County Joint Comprehensive Plan 2020-2025**

WHEREAS, the Glascock County Board of Commissioners, the governing authority of Glascock County, Georgia, in conjunction with the City of Gibson, Georgia, the Town of Edgehill, Georgia, and the Town of Mitchell, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2020-2025*; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Glascock County Board of Commissioners that the *Glascock County Joint Comprehensive Plan 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 21 day of February, 2020



Lori Boyen, Chairwoman
Glascock County Board of Commissioners

ATTEST:



Rhonda Phillips, County Clerk

**A Resolution of the City of Edgehill for the Adoption of the
Glascock County Joint Comprehensive Plan 2020-2025**

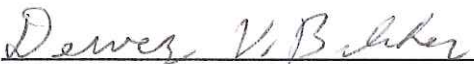
WHEREAS, the Edgehill City Council, the governing authority of Edgehill, Georgia, in conjunction with the Town of Mitchell, Georgia, the City of Gibson, Georgia, and Glascock County, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2020-2025*; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

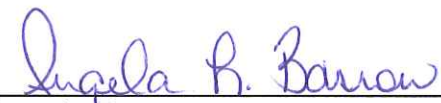
NOW, THEREFORE, BE IT RESOLVED by the Edgehill City Council that the *Glascock County Joint Comprehensive Plan 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 24th day of February, 2020



Dewey Belcher, Mayor
City of Edgehill

ATTEST:



Angela Barrow
City Clerk/Other

**A Resolution of the City of Gibson for the Adoption of the
Glascock County Joint Comprehensive Plan 2020-2025**

WHEREAS, the Gibson City Council, the governing authority of Gibson, Georgia, in conjunction with the Town of Mitchell, Georgia, the City of Edgehill, Georgia, and Glascock County, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2020-2025*; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Gibson City Council that the *Glascock County Joint Comprehensive Plan 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 2 day of March, 2020



Gregg Kelley, Mayor
City of Gibson

ATTEST:


Brandi Pritchett, City Clerk

**A Resolution of the Town of Mitchell for the Adoption of the
Glascock County Joint Comprehensive Plan 2020-2025**

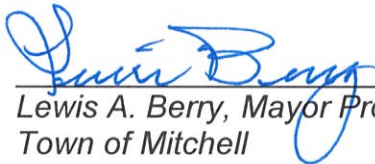
WHEREAS, the Mitchell Town Council, the governing authority of Mitchell, Georgia, in conjunction with the City of Gibson, Georgia, the City of Edgehill, Georgia, and Glascock County, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2020-2025*; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2020-2025* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Mitchell Town Council that the *Glascock County Joint Comprehensive Plan 2020-2025* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 2nd day of March 2020



Lewis A. Berry, Mayor Pro tem
Town of Mitchell

ATTEST:



Sara Simmons, Town Clerk