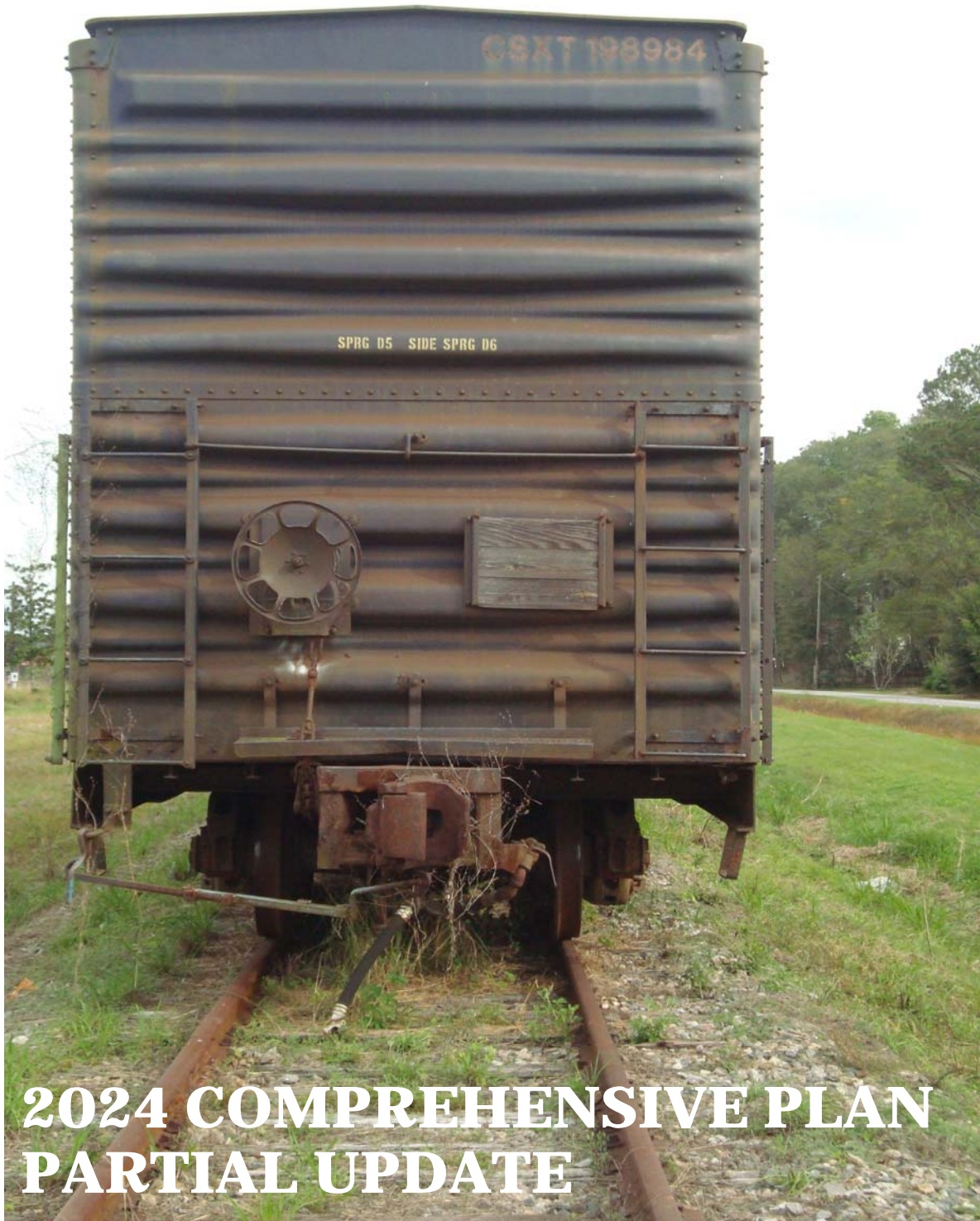


# GREATER ATKINSON COUNTY



## 2024 COMPREHENSIVE PLAN PARTIAL UPDATE

**February 2010**



**Partial Update To The  
2024 Greater Atkinson County Comprehensive Plan  
For  
Atkinson County And The Cities Of Pearson And  
Willacoochee**

**February 2010**

**Prepared by:**

Atkinson County  
The Cities of Pearson and Willacoochee  
with  
The Southern Georgia Regional Commission

Page left blank

**ATKINSON COUNTY**

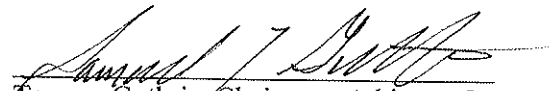
**RESOLUTION TO TRANSMIT the  
*Partial Update to the 2015 Greater Atkinson County Comprehensive Plan  
for Atkinson County and the Cities of Pearson and Willacoochee***

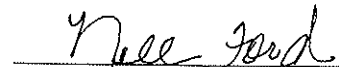
**WHEREAS**, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2015 Greater Atkinson County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the Atkinson County Board of Commissioners does hereby transmit the Partial Update to the 2015 Greater Atkinson County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 9th day of February, 2010

  
Tommy Guthrie, Chairman, Atkinson County Commission

  
ATTEST: Nell Ford, County Clerk

**CITY OF PEARSON**


**RESOLUTION TO TRANSMIT the  
*Partial Update to the 2024 Greater Atkinson County Comprehensive Plan  
for Atkinson County and the Cities of Pearson and Willacoochee***

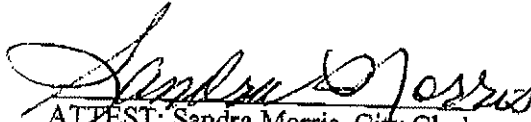
**WHEREAS**, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 11, 2010.

**BE IT THEREFORE RESOLVED**, that the City of Pearson City Council does hereby transmit the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 19th day of February, 2010

  
\_\_\_\_\_  
Ellie Morris, Mayor, Pearson City Council

  
\_\_\_\_\_  
ATTEST: Sandra Morris, City Clerk

**CITY OF WILLACOOCHEE**

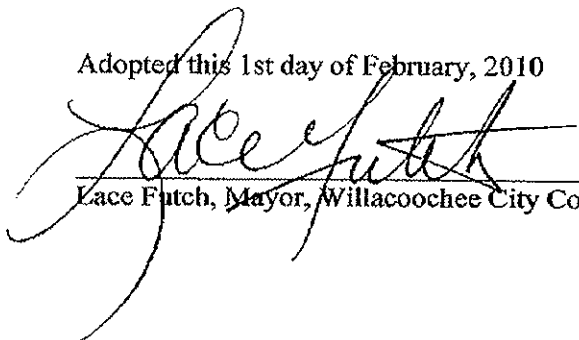
**RESOLUTION TO TRANSMIT the**  
***Partial Update to the 2015 Greater Atkinson County Comprehensive Plan***  
***for Atkinson County and the Cities of Pearson and Willacoochee***

**WHEREAS**, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2015 Greater Atkinson County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the City of Willacoochee City Council does hereby transmit the Partial Update to the 2015 Greater Atkinson County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 1st day of February, 2010

  
\_\_\_\_\_  
Lace Futch, Mayor, Willacoochee City Council

  
\_\_\_\_\_  
ATTEST: Debra McAllister City Clerk

## **TABLE OF CONTENTS**

|  | <b><u>Page</u></b> |
|--|--------------------|
| <b>I. Partial Update Instructions and Procedures</b>         | <b>3</b>           |
| <b>II. Consistency with Quality Community Objectives</b>     | <b>7</b>           |
| 1. Development Patterns                                      | 7                  |
| 2. Resource Conservation                                     | 10                 |
| 3. Social and Economic Development                           | 12                 |
| 4. Governmental Relations                                    | 15                 |
| <b>III. 1. Analysis of Areas Requiring Special Attention</b> | <b>16</b>          |
| <b>2. Maps of Areas Requiring Special Attention</b>          | <b>18</b>          |
| <b>IV. Identification of Issues and Opportunities</b>        | <b>21</b>          |
| 1. Cultural Resources  | 21                 |
| 2. Economic Development                                      | 21                 |
| 3. Housing   | 22                 |
| 4. Natural Resources   | 23                 |
| 5. Land Use  | 23                 |
| 6. Community Facilities and Services                         | 23                 |
| 7. Intergovernmental Coordination                            | 24                 |
| <b>V. Updated Implementation Program</b>                     | <b>25</b>          |
| 1. Short Term Work Program 2011 – 2015                       |                    |
| Atkinson County  | 26                 |
| City of Pearson  | 28                 |
| City of Willacoochee   | 31                 |
| 2. Policies  |                    |
| Cultural Resources   | 33                 |
| Economic Development   | 34                 |
| Housing  | 35                 |
| Natural Resources  | 35                 |
| Land Use   | 35                 |
| Community Facilities & Services                              | 36                 |
| Intergovernmental Coordination                               | 37                 |
| 3. Report of Accomplishments                                 | 38                 |
| Atkinson County  | 39                 |
| City of Pearson  | 43                 |
| City of Willacoochee   | 45                 |

## **I. Instructions and Procedures**

The following procedures for this process were copied from the website of the Georgia Department of Community Affairs, Office of Planning and Quality Growth "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007".

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/documents/PartialUpdateGuidanceDocument-March2007II.PDF>

### **Purpose**

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide to Atkinson County and the Cities of Pearson and Willacoochee in the interim period and the full update of their Joint Comprehensive Plan which will be due in February of 2014.

The Partial Update is designed to generate local pride and enthusiasm about the future of the community, engage the interest of citizens in implementing the plan; and to provide a guide for everyday decision making for local government officials and community leaders.

The Partial Update will help the community to identify current critical issues and opportunities which have arisen since their last full Comprehensive Plan update.

### **Required Components**

Since the last full Joint Comprehensive Plan for Atkinson County and the Cities of Pearson and Willacoochee was prepared under the prior Minimum Planning Standards, the following are the required components for this Update:

#### **1. A Quality Community Assessment.**

A Stakeholder Group consisting of local government officials, staff, other community leaders and interested citizens was convened to identify issues and opportunities within Greater Atkinson County that would assist in adapting local activities, development patterns and implementation practices to the Department of Community Affairs' (DCA) Quality Community Objectives which were applicable to Greater Atkinson County. The assessment tool provided by DCA was utilized to accomplish this task.

#### **2. An Analysis of Areas Requiring Special Attention**

The same Stakeholder Group coordination with SGRC staff evaluated the existing land use patterns and trends within Greater Atkinson County to identify and map the following areas:

- a. Areas of significant natural or cultural resources
- b. Areas where rapid development or change of land uses are likely to occur.
- c. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- d. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- e. Large abandoned structures or sites
- f. Areas with significant infill development opportunities
- g. Areas of significant disinvestment, levels of poverty, and/or employment substantially higher than average levels for the community as a whole.

#### **3. Identification of Issues and Opportunities**

The Stakeholder Group identified a variety of issues and opportunities relating the various elements of their existing Joint Comprehensive Plan that have arisen in the meantime. The identified issues and opportunities have been addressed in the following section. It has been recognized that many of these issues have arisen due to the current economic situation and will need to be revisited as the overall situation changes.



#### 4. An Updated Implementation Program

##### a. Short Term Work Program

Specific implementation actions, items and initiatives by Atkinson County and/or the Cities of Pearson and Willacoochee and other local entities have been identified which would help to implement the Update of this Plan. The Short Term Work Program includes the following information:

- i. Brief description of the activity
- ii. Estimated timeframe for undertaking the activity
- iii. Responsible party for implementing the activity
- iv. Estimated cost (if any) of implementing the activity
- v. Funding source, if applicable.

##### 5. Policies

This Joint Update includes policies which Atkinson County and the Cities of Pearson and Willacoochee plan to or have adopted to provide ongoing guidance and direction to the City Councils and County Commission in order to make decisions which will assist in addressing the identified issues and opportunities.

##### 6. A Report of Accomplishments

This report identifies the status of each activity in the previous Short Term Work Program by indicating whether the activities have been completed, are currently underway, have been postponed or are no longer on the agenda.

#### Procedural Requirements

##### 1. Transmittal and Review of Partial Update

Upon completion the local government must submit its Partial Update to the SGRC for review.

##### a. Required Public Hearing

The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the SGRC. The purpose of the hearing is to brief the community on the identified issues and opportunities that will be addressed through the updated implementation program, allow the community an opportunity to comment, and notify the community of when the plan components will be transmitted to the SGRC. Once public comments have been addressed, the Partial Update must be transmitted to the SGRC by resolution of the governing body.

##### b. Completeness Check

The SGRC shall determine whether the Partial Update is complete, within seven days of the receipt. A Partial Update that does not meet the standard for completeness shall be deemed incomplete and shall not be accepted for further review by the SGRC or be forwarded to the Department for review. The SGRC shall notify Atkinson County and the Cities of Pearson and Willacoochee of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The SGRC shall forward a complete submittal to the Department immediately upon making the completeness finding.

##### c. Notification of Interested Parties

Once the SGRC has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- i. Local governments inside or outside the SGRC's region that are contiguous to Atkinson County and the Cities of Pearson and Willacoochee, and other local governments that are likely to be affected by the Partial Update
- ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)

- iii. Regional Commissions that are contiguous to Atkinson County and the Cities of Pearson and Willacoochee or that are likely to be affected by the Partial Update
- iv. Affected state agencies including the Department of Transportation, the Georgia Environmental Facilities Authority and the Department.

d. Regional Hearing

Within 25 days after certification of the completeness of the Partial Update the SGRC may at its sole discretion conduct a hearing at which any local government, RC, or other local, regional or state agency may present its views on the Community Agenda.

e. Regional Commission Review:

The SGRC shall review the partial update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the SGRC's region.

f. Department Review

The Department shall review the partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by Atkinson County and the Cities of Pearson and Willacoochee in order for the Partial Updated to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the SGRC for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

g. Final Report of Findings and Recommendations

Within 40 days after certification of the completeness of the Partial Update, the SGRC must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include"

- i. Comments submitted by interested parties that reviewed the Partial Update and if applicable a summary of the regional review hearing, detailing any significant issues raised at the hearing
- ii. The SGRC's findings from its Intergovernmental and Consistency review of the Partial update and its recommendations for addressing such findings
- iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.

h. Petition for Reconsideration

Within ten days after the SGRC's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the SGRC for a "reconsideration hearing". This hearing shall be scheduled and held by the SGRC within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the SGRC shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.

i. Conflict Mediation

Informal or formal mediation of conflicts relating the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.

j. Adoption of the Partial Update

Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the SGRC as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days.

In order to maintain Qualified Local Government certification, the local government must adopt the approved partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.

k. Notification of Local Adoption

Within seven days of local adoption of a Partial Update that has been found by the Department to comply with the planning requirements, the local government shall notify the SGRC in writing. Within seven days of receipt of this written notice, the SGRC shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

l. Qualified Local Government Certification

Once the Department has been notified by the SGRC that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

m. Publicizing the Partial Update

Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in the Atkinson County Citizen identifying where a complete copy of the Partial Update may be reviewed.

## **II. Consistency with Quality Community Objectives**

The purpose of this section is to evaluate Atkinson County and the Cities of Pearson and Willacoochee current policies, activities and development patterns for consistency with the Quality Community Objectives in Section 110-12-1-06(3) of the Local Planning Requirements. For this analysis the assessment tool provided on the Department's website was utilized in order to identify any issues and opportunities that have developed since the adoption of the last Joint Comprehensive Plan in 2005 and to utilize the findings to identify local activities, development patterns and implementation practices to these Quality Community Objectives.

### **1. Development Patterns**

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, Natural Resource and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

| <b>Traditional Neighborhoods</b>   |            |           |  |
|--|------------|-----------|--|
| <b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b> |            |           |  |
|  | <b>Yes</b> | <b>No</b> | <b>Assessment and Comments</b>   |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.   | <b>X</b>   |           |  |
| 2. Our community has ordinances in place that allow neo-traditional development "by-right" so that developers do not have to go through a long variance process.   |            | <b>X</b>  | The City of Pearson does have ordinances that allow neo-traditional development. |
| 3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.  |            | <b>X</b>  |  |
| 4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.  |            | <b>X</b>  |  |
| 5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.   |            | <b>X</b>  | Pearson does have a "clean up" program.  |
| 6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.  |            | <b>X</b>  | Pearson does maintain its sidewalks.   |
| 7. In some areas several errands can be made on foot, if so desired.   | <b>X</b>   |           |  |
| 8. Some of our children can and do walk to school safely.  | <b>X</b>   |           |  |
| 9. Some of our children can and do bike to school safely.  | <b>X</b>   |           |  |
| 10. Schools are located in or near neighborhoods in our community.   | <b>X</b>   |           |  |

### Infill Development

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

|  | Yes | No | Assessment & Comments   |
|--|-----|----|---|
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.                |     | X  | Pearson does have an inventory.                                 |
| 2. Our community is actively working to promote brownfield redevelopment.  |     | X  | The City of Willacoochee is promoting brownfield redevelopment. |
| 3. Our community is actively working to promote greyfield redevelopment.   |     | X  | Willacoochee is promoting greyfield redevelopment.              |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). |     | X  | Willacoochee does have areas planned for nodal development.     |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses.   | X   |    |   |

### Sense of Place

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

|   | Yes | No | Assessment & Comments  |
|---|-----|----|--|
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | X   |    |  |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.       | X   |    | The County has not delineated these areas.                     |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas.  |     | X  | Pearson does have such an ordinance.                           |
| 4. We have ordinances to regulate the size and type of signage in our community.  |     | X  | Pearson does have such an ordinance.                           |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community.  |     | X  |  |
| 6. If applicable, our community has a plan to protect designated farmland.  |     | X  | The City of Willacoochee does have a plan to protect farmland. |

### Transportation Alternatives

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

|  | Yes | No | Assessment & Comments   |
|--|-----|----|---|
| 1. We have public transportation in our community.   |     | X  |   |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. |     | X  | Pearson does require connectivity for new developments.   |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations.                             | X   |    |   |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.   |     | X  | Pearson has regulations to provide sidewalks for new developments.                                  |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible.                                |     | X  | Pearson and Willacoochee require the extension of existing sidewalks when a connection is possible. |
| 6. We have a plan for bicycle routes through our community.  |     | X  |   |
| 7. We allow commercial and retail development to share parking areas wherever possible.                                  | X   |    |   |

### Regional Identity

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

|  | Yes | No | Assessment & Comments  |
|--|-----|----|--|
| 1. Our community is characteristic of the region in terms of architectural styles and heritage.  | X   |    | Willacoochee   |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.         | X   |    |  |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.) | X   |    | The County does not get involved with the promotion of regional heritage through businesses. |
| 4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.                                      | X   |    | The County doesn’t participate in the regional tourism partnership.                          |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region.   |     | X  |  |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.          | X   |    |  |

## 2. Resource Conservation

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, and Natural Resource Elements of the Comprehensive Plan and this Partial Update.

| <b>Heritage Preservation</b>   |     |    |   |
|--|-----|----|---|
| <b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b> |     |    |   |
|  | Yes | No | Assessment & Comments   |
| 1. We have designated historic districts in our community.   |     | X  | Pearson does have an historic district.   |
| 2. We have an active historic preservation commission.   |     | X  | Willacoochee does have a historic preservation commission.  |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this.   |     | X  | Pearson does have regulations that ensure that new developments compliment historic developments. |

| <b>Open Space Preservation</b>   |     |    |   |
|--|-----|----|---|
| <b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation</b> |     |    |   |
|  | Yes | No | Assessment & Comments                                   |
| 1. Our community has a green space plan.   |     | X  |   |
| 2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.   |     | X  | Willacoochee has made efforts to preserve open space.   |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.  | X   |    |   |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.   |     | X  | Pearson does have a conservation subdivision ordinance. |

| <b>Environmental Protection</b>   |     |    |                                 |
|---|-----|----|---------------------------------|
| <b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b> |     |    |                                 |
|   | Yes | No | Assessment & Comments           |
| 1. Our community has a comprehensive natural resources inventory.   |     | X  | Pearson does have an inventory. |

|  |          |          |  |
|--|----------|----------|--|
| 2. We use this resource inventory to steer development away from environmentally sensitive areas.  |          | <b>X</b> | Pearson does use the inventory to protect environmentally sensitive areas. |
| 3. We have identified our defining natural resources and taken steps to protect them.  | <b>X</b> |          | The County is not involved with this effort.                               |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.  | <b>X</b> |          |  |
| 5. Our community has a tree preservation ordinance which is actively enforced.   |          | <b>X</b> | Pearson does have such an ordinance.                                       |
| 6. Our community has a tree-replanting ordinance for new development.  |          | <b>X</b> | Pearson does have such an ordinance.                                       |
| 7. We are using stormwater best management practices for all new development.  | <b>X</b> |          |  |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | <b>X</b> |          |  |



### 3. Social and Economic Development

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

| <b>Growth Preparedness</b>   |     |    |  |
|--|-----|----|--|
| <b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b> |     |    |  |
|  | Yes | No | Assessment & Comments  |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.   |     | X  | Pearson does have population projections.  |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections.  | X   |    |  |
| 3. Our elected officials understand the land-development process in our community.   | X   |    |  |
| 4. We have reviewed our development regulations and /or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.  | X   |    | The County has not reviewed its development regulations or zoning code recently. |
| 5. We have a Capital Improvements Program that supports current and future growth.   | X   |    |  |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.   | X   |    |  |
| 7. We have clearly understandable guidelines for new development.  | X   |    | The County does not think it has clearly understandable guidelines.              |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.   |     | X  |  |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.  | X   |    |  |
| 10. We have a public-awareness element in our comprehensive planning process.  | X   |    |  |

| <b>Appropriate Businesses</b>   |     |    |  |
|---|-----|----|--|
| <b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.</b> |     |    |  |
|   | Yes | No | Assessment & Comments  |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.  |     | X  | Pearson does have a business development strategy.                       |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.   | X   |    | The County does not have a plan to recruit businesses and/or industries. |

|   |   |  |  |
|---|---|--|--|
| 3. We recruit firms that provide or create sustainable products.                            | X |  | The county has not recruited these types of firms. |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | X |  | Pearson does not have enough job diversification.  |

### Employment Options

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

|  | Yes | No | Assessment & Comments                          |
|--|-----|----|--|
| 1. Our economic development program has an entrepreneur support program. |     | X  |  |
| 2. Our community has jobs for skilled labor.                             |     | X  | Willacoochee does have jobs for skilled labor. |
| 3. Our community has jobs for unskilled labor.                           | X   |    |  |
| 4. Our community has professional and managerial jobs.                   | X   |    |  |

### Housing Choices

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

|   | Yes | No | Assessment & Comments  |
|---|-----|----|--|
| 1. Our community allows accessory units like garage apartments or mother-in-law units.  | X   |    |  |
| 2. People who work in our community can also afford to live in the community.   | X   |    |  |
| 3. Our community has enough housing for each income level (low, moderate and above average).  | X   |    | Pearson does not have enough housing for each income level.                      |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | X   |    |  |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development.  |     | X  |  |
| 6. We have vacant and developable land available for multifamily housing.   | X   |    |  |
| 7. We allow multifamily housing to be developed in our community.   | X   |    |  |
| 8. We support community development corporations that build housing for lower-income households.  | X   |    |  |
| 9. We have housing programs that focus on households with special needs.  | X   |    | Willacoochee does not have housing that focuses on special needs.                |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.   | X   |    | Pearson does not allow lots less than 5,00 sq. ft. for residential developments. |

### **Educational Opportunities**

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

|   | <b>Yes</b> | <b>No</b> | <b>Assessment &amp; Comments</b> |
|---|------------|-----------|----------------------------------|
| 1. Our community provides workforce training options for its citizens.  | <b>X</b>   |           |                                  |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community.             | <b>X</b>   |           |                                  |
| 3. Our community has higher education opportunities, or is close to a community that does.                                | <b>X</b>   |           |                                  |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. |            | <b>X</b>  |                                  |

#### 4. Governmental Relations

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, Natural Resource Elements of the Comprehensive Plan and this Partial Update.

| <b>Regional Solutions</b>   |            |           |                                  |
|---|------------|-----------|----------------------------------|
| <b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>     |            |           |                                  |
|   | <b>Yes</b> | <b>No</b> | <b>Assessment &amp; Comments</b> |
| 1. We participate in regional economic development organizations.   | <b>X</b>   |           |                                  |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.  | <b>X</b>   |           |                                  |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc. | <b>X</b>   |           |                                  |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.   | <b>X</b>   |           |                                  |

| <b>Regional Cooperation</b>  |            |           |   |
|--|------------|-----------|---|
| <b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b> |            |           |   |
|  | <b>Yes</b> | <b>No</b> | <b>Assessment &amp; Comments</b>                                  |
| 1. We plan jointly with our cities and county for comprehensive planning purposes.   | <b>X</b>   |           |   |
| 2. We are satisfied with our Service Delivery Strategy.  | <b>X</b>   |           | The County is not satisfied with its Service Delivery Strategy.   |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.   | <b>X</b>   |           |   |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.  |            | <b>X</b>  | Willacoochee does meet regularly with neighborhood jurisdictions. |

### **III. Analysis of Areas Requiring Special Attention**

The purpose of this section is to evaluate the existing land use patterns and trends within Greater Atkinson County to identify any areas which will likely require special attention in the near future, including:

**1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon, or otherwise impacted, by development;**

The natural resources that require special attention in Atkinson County are its water bodies. In 2007, the SGRC prepared fourteen (14) local TMDL Implementation Plans for stream segments in the Satilla Basin that had been identified as impaired water bodies due to high fecal coliform (FC), Mercury, or low dissolved oxygen (DO). Of the fourteen (14) TMDL Implementation Plans located in the Satilla Basin, 5 of the streams were located within Atkinson County, which include the Alapaha River, Little Red Bluff Creek, Pudding Creek, the Satilla River, and the Seventeen Mile River. These water bodies will need special attention to become healthier for public use.

In the City of Pearson there are historic sites located near US 441 to the west of the intersection of CR 243/Live Oak Church Road/Old Highway 64 with Allen Avenue. This area requires special attention because the historic sites could be adversely affected by a proposed GDOT project that would expand and realign US 441 to the south of Pearson. This project could result in the demolition of significant historic structures.

In the City of Willacoochee the McCranie Turpentine Still is a cultural resource that will require special attention to prevent demolition. Due to the abandonment of this site and the lack of maintenance, the buildings are threatened with demolition by neglect.

**2. Areas where rapid development or change of land uses is likely to occur;**

The area including and immediately surrounding the Willacoochee Industrial Park has the potential to have a significant change in land use character.

**3. Areas where the pace of development has or may outpace the availability of community facilities and services;**

The unincorporated cities of Axson and Kirkland are designated as ARSA, because the coordination between these cities and the County can result in a huge impact on the development outside of Pearson and Willacoochee, which can improve economic development throughout Atkinson County.

**4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);**

Not Applicable.

**5. Large abandoned structures or sites, including those that may be environmentally contaminated;**

Not Applicable.

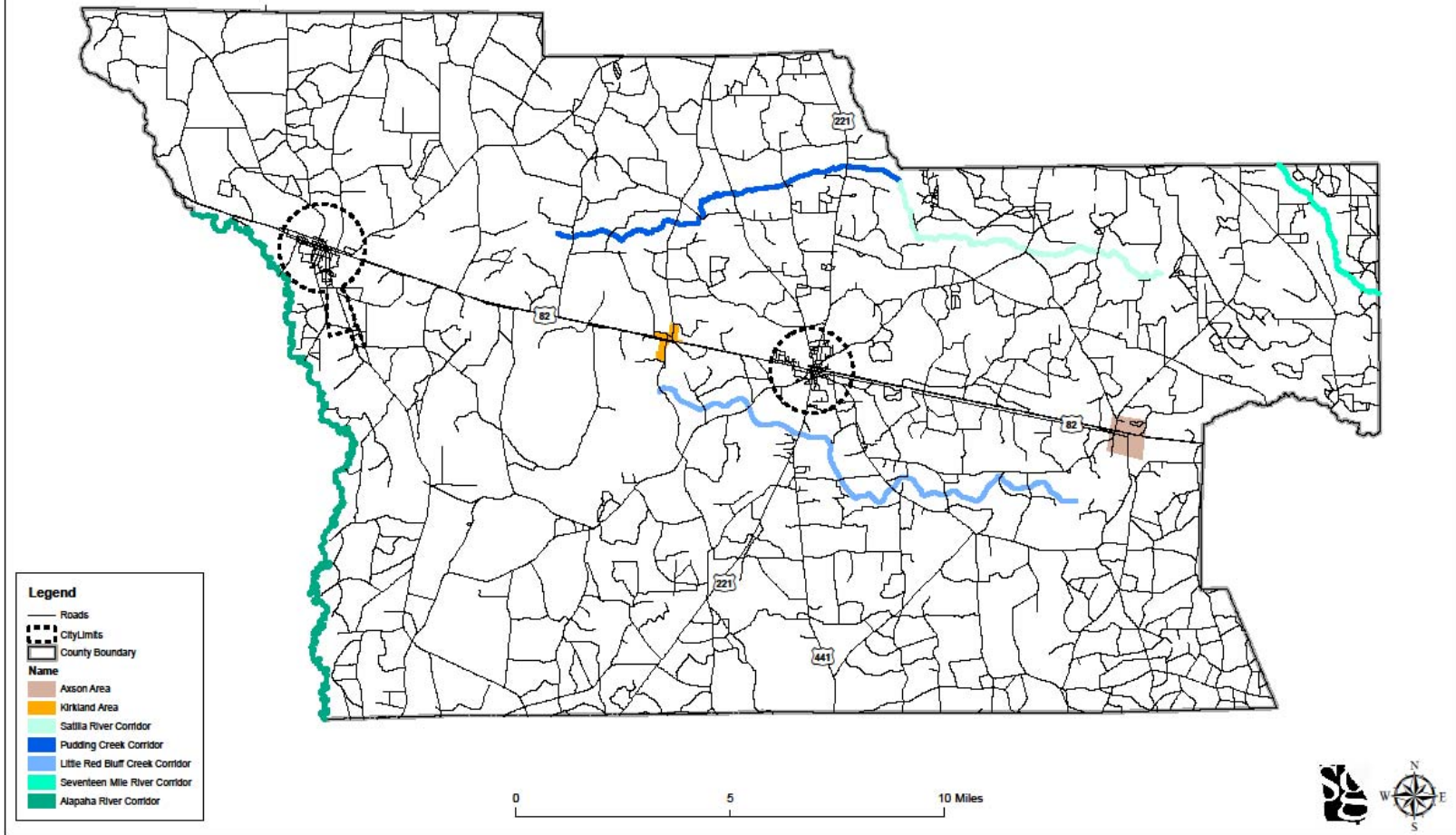
**6. Areas with significant infill opportunities (scattered vacant sites);**

The abandoned railroad track has the potential to become valuable open space that can be used for pedestrian activity. A Rails to Trails project could be created to revitalize this area if negotiations between the private property owners and the government (Local, State and/or Federal) could be agreed upon.

**7. Areas of significant disinvestment. Levels of poverty and /or unemployment substantially higher than average levels for the community as a whole.**

Not Applicable.

# Atkinson County Areas Requiring Special Attention

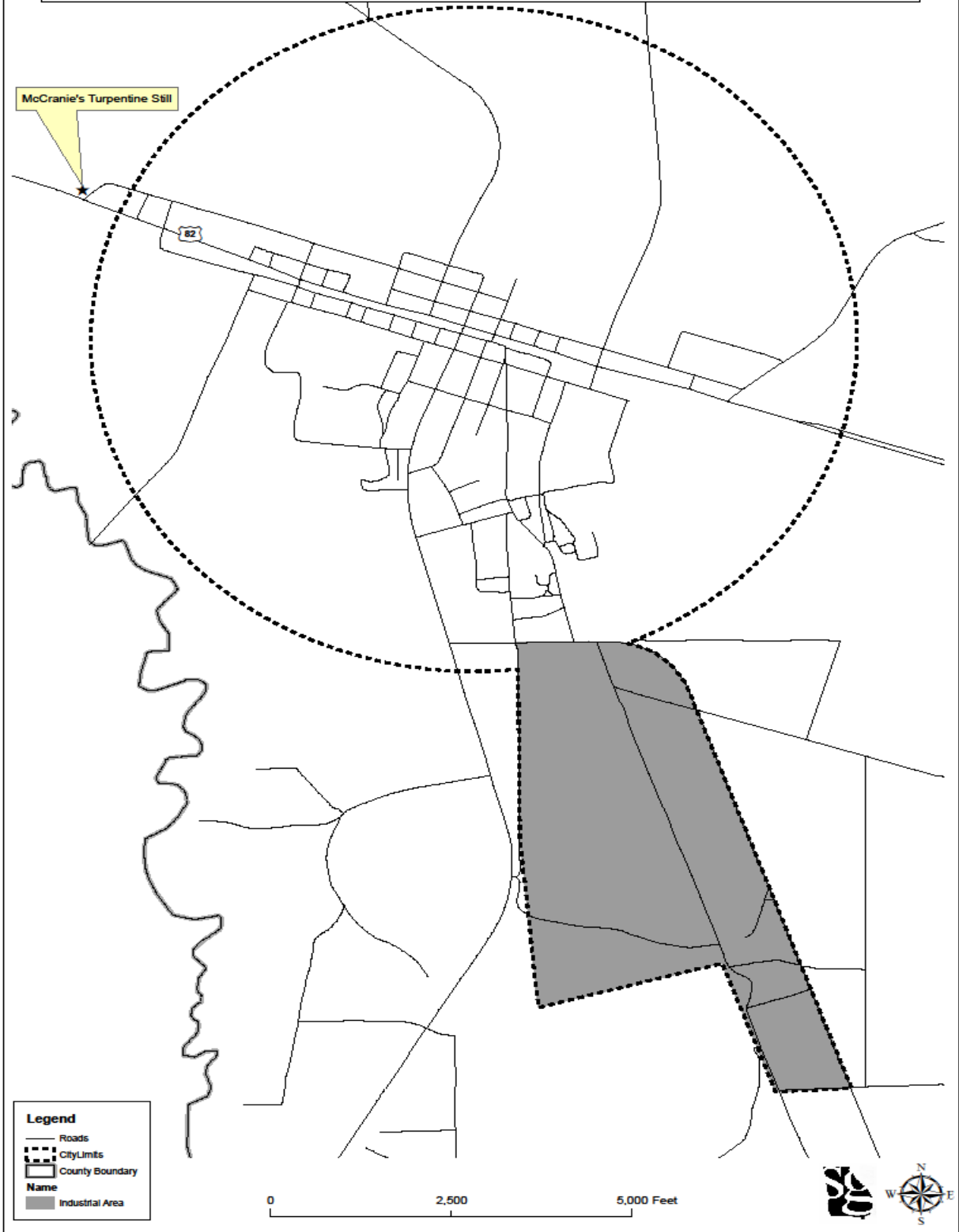


# Pearson Areas Requiring Special Attention





# Willacoochee Areas Requiring Special Attention



## **IV. Identification of Issues and Opportunities**

These issues and opportunities were identified by local residents and elected officials during the Quality Community Assessment and the Analysis of Areas Requiring Special Attention in a series of workshops and meetings. The different elements are organized as they appear in the existing Greater Atkinson County Comprehensive Plan.

Each of the following issues and opportunities is followed up with corresponding implementation measures in the Short Term Work Program and with corresponding policies.

### **1. Cultural Resources**

#### Issues

- ❖ Courthouse needs additional repairs and is not compliant with the Americans with Disabilities Act (ADA) standards.
- ❖ The old vacant high school is structurally sound but needs a new roof; therefore it is underutilized. It is currently owned by the Board of Education, but they are not using it and have not been willing to sell it to the County.
- ❖ Neither the City nor the County have a Historic Preservation Ordinance.
- ❖ The old Malone Hotel is falling into disrepair, and the current owner is not doing anything with it.
- ❖ The American Legion (circa 1942) building is deteriorating and needs repair and maintenance. Currently, there is a hole in the roof. In the past it had been utilized for reunions and school dances.
- ❖ There is a need to prioritize our historical preservation needs, and think about the functionality of the buildings.

#### Opportunities:

- ❖ 1920s County Courthouse was recently remodeled and the clock tower was repaired. SPLOST funds were utilized to help with the repairs and renovations, including two new restrooms.
- ❖ The County is currently seeking an architect to continue repairs and renovations to the courthouse.
- ❖ The Minnie Corbitt house that was built in 1873 has been renovated, and the boy scouts are currently utilizing it.
- ❖ There is a need to get people involved in improvement projects so that they will feel like they are a part of the process, and will thus have pride of ownership in the project. These types of improvement projects must include local initiative and support.

### **2. Economic Development**

#### Issues

- ❖ The lack of parking downtown impedes business development, and the downtown buildings need to be renovated.
- ❖ The Chamber of Commerce is languishing, and does not have a director; thus creating a need to reactivate the Chamber of Commerce and provide for leadership.

- ❖ The Development Authority does not have a director; therefore, recruitment is necessary to find leadership for the Development Authority.
- ❖ The Cities of Pearson and Willacoochee need more businesses downtown.
- ❖ The City of Pearson needs businesses that will draw people into the area, such as antique stores.
- ❖ The City and County websites are not regularly updated.
- ❖ We need to keep the sales tax dollars in the county as much as possible.

#### Opportunities

- ❖ The B&B on Gaines Street across from the courthouse and the B&B in the Axson community is very nice, and similar businesses can draw people into the area.
- ❖ The City of Pearson could work toward becoming a part of the Antiques Stores Trail that crosses the state.
- ❖ The City of Pearson is looking into setting up an annual festival that could draw people to the City each year, and bring outside dollars to the community.
- ❖ The United Cherokee Indians bought land outside of the City along the river to develop an RV park. The development is located along the Satilla Bluff, and could help bring more cultural and ecotourism to the area.
- ❖ The Alapaha and Satilla Rivers could support a canoe and kayak rental business.
- ❖ The City is a DCA designated Tier I community.
- ❖ The cities and the county should work to lower their ISO ratings via the development of a City Fire Department, thus lowering the property tax burden.
- ❖ There are several trucking companies in the community, such as Flatlanders.
- ❖ There is a new Dollar General store being developed in the City.
- ❖ There is a large Hispanic population in the county – the highest in the state. Thus, a large portion of the workforce is comprised of Hispanics, which adds new cultural identity to the County.
- ❖ 38% of the school population is Hispanic. 44% of the kindergarten population this year is Hispanic.
- ❖ There is a large amount of agricultural production in the county.

### **3. Housing**

#### Issues

- ❖ We need more regulations for mobile homes, so that they will be developed more attractively. but not prohibitions against them.

#### Opportunities

- ❖ There are six (6) public housing developments within the City of Pearson and four (4) in the City of Willacoochee. Those developments meet the community's need for public housing.

#### **4. Natural Resources**

##### Issues

- ❖ Most of the boat ramps throughout the community are not improved.
- ❖ There are few recreational facilities along the Alapaha and the Satilla Rivers.
- ❖ We need check dams on the rivers to provide for recreational opportunities and additional water resources. Retaining river water will give opportunity to use the rivers all year long.

##### Opportunities

- ❖ The Alapaha River can be a big asset to the community.
- ❖ The community could seek participation in the Governor's "Go Fish" initiative along the Satilla and Alapaha Rivers.
- ❖ There is a freshwater spring located within the County.
- ❖ There are 2,711 acres of wetlands approximately 7 miles west of the City along Highway 82. The property is owned by the Bank of Georgia, and has a conservation easement on it. There are lots of wildlife and waterfowl on the property, including black panthers.

#### **5. Land Use**

##### Issues

- ❖ The county has no zoning.
- ❖ The Cities and the County do not have Historic Preservation ordinances.

#### **6. Community Facilities and Services**

##### Issues

- ❖ The County jail is located within the courthouse, and is too small.
- ❖ Each of the cities and the County only have a volunteer fire department and need to lower the ISO numbers.
- ❖ We need more walking trails and check dams throughout the community.
- ❖ The community of Axson does not have a parks and recreation department.
- ❖ There are approximately 250 miles of dirt roads in the County, and 5 miles of dirt roads in Pearson. Most people, though, do not want to pave all the roads.
- ❖ There are no after hours medical facilities within the county.
- ❖ The county does not provide water or sewer services.
- ❖ There are no transit services or rail lines within the county. (private rail only).

- ❖ Highway 441 and 82 should have 4 lanes, and truck and through traffic should be diverted from downtown Pearson. A lot of trucks come through the City and have damaged the road at the red light intersection.

#### Opportunities

- ❖ The Civic Center can seat 425 people and contains a PA system. It can be used for youth sports activities, including basketball, volleyball, etc., or just about any event.
- ❖ Have capacity to produce 1 MGD of water at the water plant, but only use approximately 240,000 GPD.
- ❖ City of Pearson has an excellent Parks and Recreation Department.
- ❖ The City and the County own their own fire trucks and ambulances.
- ❖ One water well has been refurbished. There are a total of 2 water wells, and the City has the ability to add another. In addition, there are two water storage tanks.
- ❖ Total water capacity is approximately 2.75 mgd.
- ❖ The EMA recently renovated their building at the road department.
- ❖ The old Pearson High School (circa 1911) is owned by the Board of Education. The structure has a metal roof, and could be renovated and utilized for public purposes, like Lakeland did. We should seek a grant to repair and utilize the structure.
- ❖ Pearson has its own police department.
- ❖ Willacoochee has its own water and sewer services, and provides some parks for walking and children's activities at the Spring Hill Road facility.
- ❖ There is a new park on West Street called McCranie Park.
- ❖ HB 793 was recently passed by the legislature, creating a "Pearson Public Facility Authority".

### **7. Intergovernmental Coordination**

#### Issues

- ❖ We need more intergovernmental coordination with all jurisdictions in order to better obtain grants from state and federal agencies.
- ❖ There are several EMA Departments that could be consolidated.
- ❖ Atkinson County and Willacoochee should consolidate their police/sheriff services.

#### Opportunities

- ❖ There is one fire chief for all of the volunteer fire departments, which provides centralized leadership.
- ❖ There is a new commission and council.

## **V. Updated Implementation Program**

### **1. Short Term Work Program**

This section lists specific implementation actions that Atkinson County and the Cities of Pearson and Willacoochee intend to take during the next five years to address the issues and opportunities as listed in Section IV.

The implementations include, but are not limited to, revision or creation of ordinances, administrative actions such as site plan review or design review, community improvements and investments, financing programs, or other similar initiatives and programs. The following information is shown for each activity:

- Brief description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if applicable) for the activity
- Funding sources (if applicable) for the activity

**ATKINSON COUNTY**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**

**UPDATE**  
(2011 - 2015)

| <b>PROJECTS</b>   | <b>Estimated<br/>Cost / Resp.</b>                   | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|---|---|--------------|--------------|--------------|--------------|--------------|
| <b>PLANNING</b>   |   |              |              |              |              |              |
| Develop a county zoning ordinance   | County<br>SGRC                                      | *            | *            | *            | *            | *            |
| Update the County website on a quarterly schedule                                       | County  | *            | *            | *            | *            | *            |
| <b>INTERGOVERNMENTAL COORDINATION</b>   |   |              |              |              |              |              |
| NONE  |   |              |              |              |              |              |
| <b>HISTORIC RESOURCES</b>   |   |              |              |              |              |              |
| NONE  |   |              |              |              |              |              |
| <b>NATURAL RESOURCES</b>  |   |              |              |              |              |              |
| Adopt Historic Preservation Ordinance for Atkinson County                               | Atkinson<br>County, County<br>Attorney<br>\$2,000   |              | *            |              |              |              |
| Establish a countywide Historic Preservation Board for Atkinson County                  | Atkinson<br>County, County<br>Attorney<br>\$500     |              | *            |              |              |              |
| Initiate a public education program on county historical resources                      | Historical<br>Preservation<br>Board<br>\$2,500      | *            |              |              |              |              |
| <b>HOUSING</b>  |   |              |              |              |              |              |
| Establish a housing rehabilitation program for dilapidated areas throughout the County. | Atkinson County<br>\$350,00                         | *            | *            | *            | *            | *            |
| Revitalize single family housing that can be used for affordable housing.               | Atkinson County<br>\$5,000                          | *            |              |              |              |              |
| Make credit counseling available for all potential home buyers.                         | Atkinson<br>County, ABC,<br>United Ways<br>\$25,000 | *            | *            | *            | *            | *            |
| Enhance code enforcement efforts to make sure regulations are not being violated.       | Atkinson County                                     | *            | *            | *            | *            | *            |
| <b>ECONOMIC DEVELOPMENT</b>   |   |              |              |              |              |              |
| Attract tourism with an Antique Shop City theme.  | Atkinson County                                     | *            | *            | *            |              |              |

| <b>PROJECTS</b>   | <b>Estimated Cost / Resp.</b>                                       | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|---|---|--------------|--------------|--------------|--------------|--------------|
| Develop plans for a County Industrial Park  | Atkinson County<br>\$10,000   |              | *            |              |              |              |
| Develop Tourism Plan for County   | Atkinson County, Region 11<br>Dept. Of Tourism and Trade<br>\$2,000 |              | *            |              |              |              |
| Develop ordinance for business and outdoor advertisement (Billboards)   | Atkinson County, County Attorney<br>\$2,000                         |              |              | *            |              |              |
| <b>LAND USE</b>   |   |              |              |              |              |              |
| Create a GIS Parcel Map that will allow viewers the capability to see each parcel and make tax assessment efforts less difficult. | County with SGRC<br>\$2.50 for each parcel                          | *            |              |              |              |              |
| <b>COMMUNITY FACILITIES &amp; SERVICES</b>  |   |              |              |              |              |              |
| Consolidate the Fire Departments so that the ISO number can decrease  |   |              | *            |              |              |              |
| Build an After Hours Medical Clinic   |   |              |              |              | *            |              |
| Renovate County Courthouse  | Atkinson County<br>\$500,000  |              |              | *            | *            |              |
| Develop county map that will make planning and code enforcement efforts easier.   | Atkinson County, RDC<br>\$8,000                                     |              | *            |              |              |              |
| Municipal Sub Title D Landfill Expansion  | SWMA<br>\$200,000   | *            |              |              |              |              |
| Design new jail   | Atkinson County<br>\$25,000   |              | *            |              |              |              |



**CITY OF PEARSON**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**  
**UPDATE**  
(2011 - 2015)

| <b>PROJECTS</b>  | <b>Estimated<br/>Cost / Resp.</b> | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|--|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| <b>PLANNING</b>  |                                   |              |              |              |              |              |
| Update the Pearson website on a quarterly schedule                                 | City of Pearson                   | *            | *            | *            | *            | *            |
| Develop a downtown parking plan  | City of Pearson                   | *            | *            |              |              |              |
| <b>INTERGOVERNMENTAL COORDINATION</b>  |                                   |              |              |              |              |              |
| NONE   |                                   |              |              |              |              |              |
| <b>HISTORIC RESOURCES</b>  |                                   |              |              |              |              |              |
| NONE   |                                   |              |              |              |              |              |
| <b>NATURAL RESOURCES</b>   |                                   |              |              |              |              |              |
| Adopt a Historic Preservation Ordinance  | City of Pearson,<br>City Attorney |              |              | *            |              |              |
| Develop an inventory of historical sites/buildings located in the City of Pearson. | City of Pearson                   | *            | *            |              |              |              |
| <b>HOUSING</b>   |                                   |              |              |              |              |              |
| Develop a program for the rehabilitation of housing in the City of Pearson.        | City of Pearson<br>Planner        | *            | *            | *            | *            | *            |
| <b>ECONOMIC DEVELOPMENT</b>  |                                   |              |              |              |              |              |
| Enhance the Industrial Park so that it can attract more industry.                  | City of Pearson                   | *            | *            |              |              |              |
| Use abandoned railroad area for more commercial development                        | City of Pearson                   | *            | *            | *            | *            | *            |
| Establish and utilize a downtown revitalization program                            | City of Pearson                   | *            | *            | *            | *            | *            |
| Obtain a Georgia Main Street designation   | City of Pearson                   | *            | *            | *            | *            | *            |
| Recruit a director for the reactivation of the Pearson Chamber of Commerce         | City of Pearson                   | *            | *            | *            | *            | *            |

| <b>PROJECTS</b>   | <b>Estimated Cost / Resp.</b>              | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|---|--|--------------|--------------|--------------|--------------|--------------|
| Develop plans for a 2nd industrial park   | Pearson Industrial Authority, City \$2,500 | *            | *            | *            | *            | *            |
| Develop a strategic plan that will make Pearson a candidate for the location Federal Prison System.   | City of Pearson                            | *            | *            | *            | *            | *            |
| Renovate old city hall 1 - New roof 2 - Air conditioning/hearing unit 3 - Develop offices for rent 4 - Maintain and renovate for Fire Department training   | City of Pearson \$60,000                   |              |              |              | *            |              |
| <b>LAND USE</b>   |  |              |              |              |              |              |
| Study and develop plan for annexation of one mile circumference outside of city limits  | City of Pearson \$2,500                    |              |              | *            |              |              |
| <b>COMMUNITY FACILITIES &amp; SERVICES</b>  |  |              |              |              |              |              |
| Update the sidewalk connectivity plan (include in master plan)  | City of Pearson                            |              | *            |              |              |              |
| Enhance crossroads to I-95 and I-75   | City of Pearson                            |              | *            |              |              |              |
| Put waste baskets and lighting in the center of town to make the area more safe and clean.  | City of Pearson                            |              | *            |              |              |              |
| Refurbish the water tower   | City of Pearson                            |              |              | *            |              |              |
| Construct and design a new 41 Route   | City of Pearson                            |              | *            |              |              |              |
| Hire a 24 hr "floating" police officer  | City of Pearson \$25, 000 a year           |              |              |              | *            | *            |
| Restructure the process of collecting recreation funds for youth programs, so that funds are collected on a per child basis.  | City of Pearson                            | *            | *            | *            | *            | *            |
| Develop plans for three new parks   | City of Pearson Planner \$1,000            |              |              | *            |              |              |
| Redevelopment of downtown areas. 1 - Develop Better Hometown Grant 2 - Plan ornamental streetlight project 3 - Purchase ornamental garbage cans and benches 4 - Purchase street flags 5 - Develop tree-planting project 6 - Refinish sidewalks in downtown area | City of Pearson \$75,000                   |              |              | *            | *            |              |
| Design perimeter road around the City of Pearson  | City of Pearson Engineer \$15,000          |              |              |              | *            | *            |

| <b>PROJECTS</b>                          | <b>Estimated Cost / Resp.</b>        | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|--|--------------------------------------|--------------|--------------|--------------|--------------|--------------|
| Repave of streets as prioritized by need | City of Pearson,<br>DOT<br>\$120,000 | *            | *            | *            | *            | *            |
| Pave city streets as prioritized by need | City of Pearson<br>\$200,000         | *            | *            | *            | *            | *            |
| Complete and distribute a new city map   | City of Pearson,<br>SGRC             |              |              | *            | *            |              |

**CITY OF WILLACOOCHEE**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**

**UPDATE**  
(2011 - 2015)

| <b>PROJECTS</b>   | <b>Estimated<br/>Cost / Resp.</b>   | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|---|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| <b>PLANNING</b>   |                                     |              |              |              |              |              |
| None  |                                     |              |              |              |              |              |
| <b>INTERGOVERNMENTAL COORDINATION</b>   |                                     |              |              |              |              |              |
| None  |                                     |              |              |              |              |              |
| <b>HISTORIC RESOURCES</b>   |                                     |              |              |              |              |              |
| None  |                                     |              |              |              |              |              |
| <b>NATURAL RESOURCES</b>  |                                     |              |              |              |              |              |
| Pine Tree Preservation Ordinance  | City / County /<br>SGRC             |              | *            | *            |              |              |
| <b>HOUSING</b>  |                                     |              |              |              |              |              |
| Expand existing housing stock for all income levels                             | City of<br>Willacoochee             |              | *            | *            |              |              |
| <b>ECONOMIC DEVELOPMENT</b>   |                                     |              |              |              |              |              |
| Expand the industrial park  | City of<br>Willacoochee<br>\$20,000 | *            | *            |              |              |              |
| <b>LAND USE</b>   |                                     |              |              |              |              |              |
| None  |                                     |              |              |              |              |              |
| <b>COMMUNITY FACILITIES &amp; SERVICES</b>                                      |                                     |              |              |              |              |              |
| Develop a city irrigation system to improve landscaping on government property. | City / County<br>\$50,000           |              | *            | *            | *            |              |
| Buy the old train depot with TEA Grant make it a community center               | City / SGRC<br>\$50,000             |              |              |              | *            | *            |
| Improve Main Street with TEA Grant Funding                                      | City / SGRC<br>\$25,000             |              |              | *            | *            |              |
| 4 Lane County Road 135 from Douglas to Willacoochee                             | City / County                       |              |              | *            | *            | *            |
| Buy two (2) Patrol Cars   | City / SGRC<br>\$50,000             | *            | *            |              |              |              |
| Hire one (1) full time Fireman  | City<br>\$25,000 a year             |              | *            |              |              |              |

| <b>PROJECTS</b>  | <b>Estimated Cost / Resp.</b>     | <b>FY 11</b> | <b>FY 12</b> | <b>FY 13</b> | <b>FY 14</b> | <b>FY 15</b> |
|--|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Build a low income medical clinic that is served by volunteer doctors                          | City / County<br>\$75,000         |              |              |              |              | *            |
| Provide improvements to local streets, water lines and sewer lines                             | City of Willacoochee<br>\$100,000 |              |              | *            | *            |              |
| Develop city-wide CDBG applications for housing rehabilitation and infrastructure improvements | City of Willacoochee<br>\$500,000 | *            | *            |              |              |              |
| Continue to expand beautification efforts around town and at city entrances                    | City of Willacoochee<br>\$50,000  | *            | *            |              |              |              |

## **2. Policies**

This section includes any policies that Atkinson County and the Cities of Pearson and Willacoochee will adopt to provide ongoing guidance and direction to their local government officials for making decisions that are consistent with addressing the Issues and Opportunities identified earlier in this document.

### **Cultural Resources**

**Goal 1: To encourage the protection and conservation of the rich historic heritage in Atkinson County and the Cities of Pearson and Willacoochee.**

**Issue:** Courthouse needs additional repairs and is not compliant with the Americans with Disabilities Act (ADA) standards.

Policy 1.1: Encourage appropriate agencies to research funding for courthouse renovations.

**Issue:** The old vacant high school is structurally sound but needs a new roof; therefore it is underutilized. It is currently owned by the Board of Education, but they are not using it and have not been willing to sell it to the County.

Policy 1.2: Encourage negotiations with the Board of Education for the renovation and purchase of the vacant high school.

**Issue:** Neither the City nor the County has a Historic Preservation Ordinance.

Policy 1.3: Encourage the development of a historical preservation ordinance for Atkinson County and the Cities of Pearson and Willacoochee.

**Issue:** The old Malone Hotel is falling into disrepair, and the current owner is not doing anything with it.

Policy 1.4: Consider identifying sites that could qualify for historical significance.

**Issue:** The American Legion (circa 1942) building is deteriorating and needs repair and maintenance. Currently, there is a hole in the roof. In the past it had been utilized for reunions and school dances.

Policy 1.5: Encourage appropriate agencies to research funding options for historic preservation renovations.

**Issue:** We need to prioritize our historical preservation needs, and think about the functionality of the buildings.

Policy 1.6: Promote public involvement opportunities to engage more citizens in the historical renovation projects.

## **Economic Development**

**Goal 2: Create and maintain a long-term sustainable and diverse economic base.**

**Issue:** The lack of parking in the downtown of Pearson impedes business development, and the downtown buildings need to be renovated.

Policy 2.1: Consider developing a downtown parking plan.

**Issue:** The Chamber of Commerce in Pearson is languishing, and does not have a director. We need to reactivate the Chamber of Commerce and provide for leadership.

Policy 2.2: Consider recruiting a director for the reactivation of the Pearson Chamber of Commerce.

**Issue:** The Development Authority does not have a director. We should provide for leadership for the Development Authority.

Policy 2.3: Consider developing leadership for the Development Authority.

**Issue:** We need more businesses downtown.

Policy 2.4: Encourage Pearson officials to pursue a Georgia Main Street designation.

**Issue:** The City needs businesses that will draw people into the area, such as antique stores.

Policy 2.5: Encourage infill development, especially in the downtown area with special attention to antique stores.

Policy 2.6: Support Hispanic business opportunities.

**Issue:** The City and County websites are not regularly updated.

Policy 2.7: Promote an update the Pearson and County websites on a quarterly schedule.

**Issue:** We need to keep the sales tax dollars in the county as much as possible.

Policy 2.8: Establish a committee to identify potential themes for an annual festival for the City of Pearson.

Policy 2.9: Coordinate with the United Cherokee Indian group to possibly create an opportunity for tourism.

Policy 2.10: Coordinate with relevant state agencies in an effort to permit canoeing and kayaking opportunities along the Satilla and Alapaha Rivers.

Policy 2.11: Promote recreational activities along the Satilla and Alapaha Rivers.

## **Housing**

**Goal 3:**     **Ensure that all residents within Greater Atkinson County have access to quality and affordable housing.**

**Issue:**       **We need more regulations for mobile homes, so that they will be developed more attractively. but not prohibitions against them.**

Policy 3.1:     Consider gathering research on regulations for mobile homes/manufactured homes so that they can function as viable options for affordable housing.

Policy 3.2:     Consider amending mobile home park development regulations in an effort to decrease their negative impacts.

## **Natural Resources**

**Goal 4:**     **Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, and forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.**

**Issue:**       **Most of the boat ramps throughout the community are not improved.**

**Issue:**       **There are few recreational facilities along the Alapaha and the Satilla Rivers.**

Policy 4.1:     Coordinate the applicable state agencies to develop more recreational facilities along the Alapaha and Satilla Rivers.

**Issue:**       **We need check dams on the rivers to provide for recreational opportunities and additional water resources. Retaining river water will give opportunity to use the rivers all year long.**

Policy 4.2:     Research opportunities to develop and utilize check dams on the Alapaha and Satilla Rivers.

Policy 4.3:     Continue to promote the development of regulations through coordination with the state to protect wetlands.

## **Land Use**

**Goal 5:**     **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

**Issue:**       **The County has no zoning.**

Policy 5.1:     Consider developing a county zoning ordinance.



**Issue:**           **The City and the County do not have Historic Preservation ordinances.**

Policy 5.2:       Encourage the development of a county historic preservation ordinance.

## **Community Facilities and Services**

**Goal 6:**       **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

**Issue:**           **The County jail is located within the courthouse, and is too small.**

Policy 6.1:       Consider collecting an inventory of possible sites for a new County Jail location.

**Issue:**           **Each of the cities and the County only has a volunteer fire department and need to lower the ISO numbers.**

Policy 6.2:       Seek ways to lower the Insurance Services Office (ISO) rating.

**Issue:**           **We need more walking trails and check dams throughout the community.**

Policy 6.3:       Identify potential funding sources for the development of recreational facilities.

**Issue:**           **The community of Axson does not have a parks and recreation department.**

Policy 6.4:       Consider an intergovernmental agreement between the county and the unincorporated communities in effort to extend recreational facility use to the unincorporated cities.

Policy 6.5:       Continue to enhance the Pearson Recreational Department.

Policy 6.6:       Promote the utilization of the Civic Center.

**Issue:**           **There are approximately 250 miles of dirt roads in the County, and 5 miles of dirt roads in Pearson. Most people, though, do not want to pave all the roads.**

Policy 6.7:       Continue to participate in the Local Assistance Road Program (LARP).

**Issue:**           **There are no after hours medical facilities within the county.**

Policy 6.8:       Pursue the development of an after hours medical facility.

**Issue:**           **The County does not provide water or sewer services.**

Policy 6.9:       Continue to maintain excess water capacity and promote services to new businesses.

**Issue:**           **There are no transit services or rail lines within the County. (private rail only).**

Policy 6.10:     Consider mass transit services for the County.

**Issue:** Highway 441 and 82 should have 4 lanes, and truck and through traffic should be diverted from downtown Pearson. A lot of trucks come through the City and have damaged the road at the red light intersection. The current GDOT plans will have an adverse impact on historic property.

Policy 6.11: Lobby the State to develop a truck route for Hwy 441 and Hwy 82.

### **Intergovernmental Coordination**

**Goal 7:** Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Atkinson County.

**Issue:** We need more intergovernmental coordination with all jurisdictions in order to better obtain grants from state and federal agencies.

Policy 7.1: Consider having a quarterly intergovernmental meeting between the County and City.

**Issue:** There are several EMA Departments throughout the County that could be consolidated. Also, Atkinson County and Willacoochee should consolidate their police/sheriff services.

Policy 7.2: Review County and City emergency service agencies and consider consolidation.

### **3. Report of Accomplishments**

This Section identifies the current status of each activity as listed in the previous Short Term Work Program (STWP). The Report of Accomplishments indicates whether an activity:

- Has been completed
- Is currently underway
- Has been postponed
- Has not been accomplished and is no longer intended to be undertaken.

**ATKINSON COUNTY**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**  
**REPORT OF ACCOMPLISHMENTS**  
(Fiscal Year June 1 - May 31)

| Activity  | Years      | Responsible Party                               | Cost Estimate | Funding Source                               | Status                           |
|---|------------|---|---------------|--|----------------------------------|
| <b>Community Facilities</b>                                 |            |   |               |  |                                  |
| Renovate County Courthouse                                  | 2005, 2010 | Atkinson County                                 | \$500,000     | Atkinson County Historical Grants, DCA, USDA | Ongoing                          |
| Develop master plan for Atkinson County roads and bridges   | 2005, 2010 | County Planner, Atkinson County Road Dept., RDC | \$2,500       | Atkinson County, RDC                         | Not being done (Engineer needed) |
| Repair SR 247 Satilla Bridge                                | 2005, 2010 | Atkinson County                                 | \$100,000     | SPLOST, DOT                                  | Completed                        |
| Develop county map  | 2005, 2010 | Atkinson County, RDC                            | \$8,000       | Atkinson County, RDC                         | Ongoing                          |
| Develop countywide Master Plan for Parks and Recreation     | 2005, 2010 | Atkinson County Recreation Board                | \$3,500       | NRD, Atkinson County                         | Not Being done                   |
| Acquisition of Recreation/Park land                         | 2005, 2010 | Atkinson County                                 | \$100,000     | Atkinson County, USDA, DCA                   | Not Being done                   |
| Develop Recreation Facility                                 | 2005, 2010 | Atkinson County Recreation Board                | \$500,000     | Atkinson County, USDA, DCA                   | Not Being done                   |
| Municipal Sub Title D Landfill Expansion                    | 2005, 2010 | SWMA  | \$200,000     | User Fees                                    | Completed                        |
| Study consolidation of County/City Law enforcement services | 2005, 2010 | Atkinson County/Cities                          | \$5,000       | Atkinson County                              | Not being done                   |
| Design new jail   | 2005, 2010 | Atkinson County                                 | \$25,000      | SPLOST                                       | Ongoing                          |

| Activity   | Years      | Responsible Party                   | Cost Estimate                                   | Funding Source                            | Status   |
|--|------------|-------------------------------------|---|---|--|
| Build new jail   | 2005, 2010 | Atkinson County                     | \$3,500,000                                     | SPLOST, State of Georgia, Atkinson County | Not Being done   |
| Develop county communication system  | 2005, 2010 | Atkinson County                     | \$15,000  | Atkinson County                           | Completed  |
| Develop consolidation Fire Protection Plan for Atkinson County to lower fire ratting (to reduce home owner's insurance rate).  | 2005, 2010 | Atkinson County, Cities, Consultant | \$5,000   | Atkinson County, Cities                   | Ongoing  |
| Develop CDBG applications for street paving and drainage improvements on Marion Loop and Tish Road.  | 2005, 2010 | Atkinson County                     | \$500,000                                       | DCA, Atkinson County                      | Completed  |
| Develop plan for SR 135 Fire Station (land donated)  | 2005, 2010 | Atkinson County Engineer            | \$2,500   | Atkinson County                           | Ongoing  |
| Study countywide alert system  | 2005, 2010 | Atkinson County                     | \$2,500   | Atkinson County                           | Completed  |
| Replace County Extension office with new modular building  | 2005, 2010 | Atkinson County, DCA                | \$20,000  | DCA                                       | Completed  |
| Resurfacing roads \$70,000 per mile 50/50 County/DOT<br>1. Co. Road 245 from SR 31 south. Total 6.4 miles.<br>2. Co. Road 42 from Corridor Z (520) north to SR 135. Total 6.5 miles.<br>3. Co. Road 247 from Corridor Z (520) north to SR 64. Total 7.3 miles. | 2005, 2010 | Atkinson County                     | 1 - \$192,000<br>2 - \$192,000<br>3 - \$213,000 | 50/50 SPLOST/DOT                          | 441 – not done<br>42 – done (2 miles)<br>247 – ongoing (2 miles on Antioch are done) |
| Develop CDBG applications for construction of new Health Department  | 2005, 2010 | Atkinson County                     | \$500,000                                       | DCA, Atkinson County                      | Completed  |

| Activity  | Years      | Responsible Party                                     | Cost Estimate | Funding Source  | Status   |
|---|------------|---|---------------|---|--|
| <b>Economic Development</b>   |            |   |               |   |  |
| Develop plan for County Industrial Park   | 2005, 2010 | Atkinson County Industrial Authorities                | \$10,000      | Atkinson County Industrial Authorities, DCA, USDA     | Ongoing/ Have 2 but a third is not necessary. Should use Pearson and Willacochee sites as county sites as well |
| Develop Tourism Plan for County   | 2005, 2010 | Atkinson County, Region 11 Dept. Of Tourism and Trade | \$2,000       | Atkinson County, Region 11 DEPT. of Tourism and Trade | Ongoing  |
| Design and erect signs and landscaping for all major entrances to Atkinson County | 2005, 2010 | Atkinson County, County Road Dept.                    | \$8,000       | Atkinson County, Private                              | Completed  |
| Develop ordinance for business and outdoor advertisement (Billboards)             | 2005, 2010 | Atkinson County, County Attorney                      | \$2,000       | Atkinson County                                       | Not being done   |
| <b>Housing</b>  |            |   |               |   |  |
| Housing rehabilitation  | 2005, 2010 | Atkinson County                                       | \$350,000     | DCA, CHIP   | Ongoing  |
| Identify single family housing  | 2005, 2010 | Atkinson County                                       | \$5,000       | Atkinson County                                       | Not Started  |
| Credit counseling for all potential home buyers                                   | 2005, 2010 | Atkinson County, ABC, United Ways                     | \$25,000      | United Way, USDA, ABC                                 | Not Started  |
| Code enforcement  | 2005, 2010 | Atkinson County                                       | Fees          | Atkinson County                                       | Ongoing  |
| <b>Land Use</b>   |            |   |               |   |  |
| Feasibility study of Zoning Ordinance   | 2005, 2010 | Atkinson County, County Attorney                      | \$10,000      | Atkinson County                                       | Completed  |

| Activity  | Years      | Responsible Party                | Cost Estimate | Funding Source           | Status                                 |
|---|------------|----------------------------------|---------------|--------------------------|--|
| <b>Natural and Historic Resources</b>   |            |                                  |               |                          |  |
| Adopt Historic Preservation Ordinance   | 2005, 2010 | Atkinson County, County Attorney | \$2,000       | Atkinson County          | Ongoing                                |
| Establish Historic Preservation Board   | 2005, 2010 | Atkinson County, County Attorney | \$500         | Atkinson County          | Ongoing                                |
| Initiate a public education program on county historical resources                          | 2005, 2010 | Historical Preservation Board    | \$2,500       | Atkinson County          | Not Started but has potential to begin |
| Complete brochure listing all historical dwellings and sites                                | 2005, 2010 | Historical Preservation Board    | \$7,500       | Atkinson County, Private | Not Started                            |
| Develop public boat ramp Highway 135 South at Atkinson/Berrien line along the Alapaha River | 2005, 2010 | Seven Rivers, Atkinson County    | n/a           | Seven Rivers, Grants     | Discussed but no follow up             |

**CITY OF PEARSON**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**  
**REPORT OF ACCOMPLISHMENTS**  
(Fiscal Year Nov. 1 - Oct. 31)

| <b>Activity</b>   | <b>Years</b> | <b>Responsible Party</b>            | <b>Cost Estimate</b> | <b>Funding Source</b>   | <b>Status</b>  |
|---|--------------|-------------------------------------|----------------------|---|----------------|
| <b>Community Facilities</b>   |              |                                     |                      |   |                |
| Recreation/Parks Develop plans for three new parks  | 2005, 2010   | City of Pearson<br>Planner          | \$1,000              | City of Pearson   | Completed      |
| Acquire lands for city parks  | 2005, 2010   | City of Pearson                     | \$40,000             | City of Pearson,<br>Private   | Completed      |
| Construct additional recreational facilities  | 2005, 2010   | City of Pearson                     | \$50,000             | City of Pearson,<br>DCA   | Completed      |
| Playground equipment for parks  | 2005, 2010   | City of Pearson                     | \$15,000             | City of Pearson   | Completed      |
| Education Develop water system (tank pump)  | 2005, 2010   | City of Pearson                     | \$1,000,000          | City of Pearson,<br>USDA, Atkinson<br>Co. BOE                                   | Completed      |
| Landscaping Beautification of City of Pearson and entrance  | 2005, 2010   | City of Pearson                     | \$5,000              | City of Pearson   | Completed      |
| Water and Sewer Extend Water system to all residents  | 2005, 2010   | City of Pearson<br>Engineer         | \$500,000            | City of Pearson,<br>USDA, DCA   | Completed      |
| Extend sewer lines to all city residents  | 2005, 2010   | City of Pearson<br>Engineer         | \$500,000            | City of Pearson,<br>USDA, DCA   | Completed      |
| Sidewalks and curbing prioritize main highway and street areas  | 2005, 2010   | City of Pearson                     | \$200,000            | City of Pearson<br>50%, DOT 50%   | Completed      |
| Law enforcement/Safety study to consolidate city laws enforcement with Atkinson County  | 2005, 2010   | City of Pearson,<br>Atkinson County | \$0                  | City of Pearson,<br>Atkinson Co.  | Not being done |
| Redevelopment of downtown areas. 1 - Develop Better Hometown Grant 2 - Plan ornamental streetlight project 3 - Purchase ornamental garbage cans and benches 4 - Purchase street flags 5 - Develop tree-planting project 6 - Refinish sidewalks in downtown area | 2005, 2010   | City of Pearson                     | \$75,000             | City of Pearson,<br>Hometown DCA<br>Grant, Chamber of<br>Commerce<br>Businesses | Ongoing        |



| Activity  | Years      | Responsible Party  | Cost Estimate | Funding Source  | Status    |
|---|------------|--|---------------|---|-----------|
| Design perimeter road around the City of Pearson  | 2005, 2010 | City of Pearson<br>Engineer                              | \$15,000      | City of Pearson,<br>DOT                                 | Ongoing   |
| Resurfacing of streets as prioritized by need   | 2005, 2010 | City of Pearson, DOT                                     | \$120,000     | City of Pearson,<br>DOT                                 | Ongoing   |
| Paving city streets as prioritized by need  | 2005, 2010 | City of Pearson DOT                                      | \$200,000     | City of Pearson,<br>DOT                                 | Ongoing   |
| Complete and distribute new city map  | 2005, 2010 | City of Pearson, RDC                                     | \$5,000       | City of Pearson,<br>SEGA RDC                            | Ongoing   |
| <b>Economic Development</b>   |            |  |               |   |           |
| Develop plan for 2nd industrial park  | 2005, 2008 | City of Pearson<br>Industrial Authority,<br>City Planner | \$2,500       | City of Pearson<br>Industrial<br>Authority, SEGA<br>RDC | Ongoing   |
| Renovate old city hall 1 - New roof 2 - Air conditioning/heating unit 3 - Develop offices for rent 4 - Maintain and renovate for Fire Department training | 2005, 2010 | City of Pearson  | \$60,000      | City of Pearson,<br>USDA, DCA                           | Ongoing   |
| <b>Housing</b>  |            |  |               |   |           |
| Rehabilitation of Housing   | 2005, 2010 | City of Pearson<br>Planner                               | \$250,000     | City of Pearson,<br>CHIP                                | Not Done  |
| Code enforcement  | 2005, 2010 | City of Pearson  | \$0           | City of Pearson   | Completed |
| <b>Land Use</b>   |            |  |               |   |           |
| Study and develop plan for annexation of ne mile circumference outside of city limits   | 2005, 2010 | City land owners   | \$2,500       | City of Pearson,<br>SEGA RDC                            | Not done  |
| Designate land for three city parks   | 2005, 2010 | City of Pearson  | n/a           | City of Pearson,<br>DNR                                 | Completed |
| <b>Natural and Historic Resources</b>   |            |  |               |   |           |
| Adopt a Historic Preservation Ordinance   | 2005, 2010 | City of Pearson, City<br>Attorney                        | \$0           | City of Pearson   | ongoing   |
| Renovate Minnie Corbitt house   | 2005, 2006 | City of Pearson  | \$25,000      | City of Pearson<br>Historical Grant,<br>DNR             | completed |
| Develop history of City of Pearson  | 2005, 2010 | City of Pearson  | \$0           | City of Pearson   | ongoing   |

**CITY OF WILLACOOCHEE**  
**FIVE-YEAR SHORT-TERM WORK PROGRAM**  
**REPORT OF ACCOMPLISHMENTS**  
(Fiscal Year July 1 - June 30)

| <b>Activity</b>  | <b>Years</b> | <b>Responsible Party</b> | <b>Cost Estimate</b> | <b>Funding Source</b>                  | <b>Status</b>                                     |
|--|--------------|--------------------------|----------------------|--|---|
| <b>Community Facilities</b>  |              |                          |                      |  |   |
| Provide improvements to local streets, water lines and sewer lines                             | 2005, 2006   | City of Willacoochee     | \$100,000            | City of Willacoochee, DCA CDBG         | Ongoing   |
| Extend East McCranie Street to Post Office   | 2005, 2006   | City of Willacoochee     | \$20,000             | City of Willacoochee, SPLOST           | Completed   |
| Widen and pave Spring Head Road  | 2005, 2006   | City of Willacoochee     | \$200,000            | GDOT                                   | Completed   |
| Pave Haines Subdivision  | 2005, 2008   | City of Willacoochee     | \$500,000            | DCA, City of Willacoochee              | Currently Underway<br>(Will be completed in 2010) |
| Develop city-wide CDBG applications for housing rehabilitation and infrastructure improvements | 2005, 2010   | City of Willacoochee     | \$500,000            | DCA, City of Willacoochee              | Ongoing   |
| Continue to expand beautification efforts around town and at city entrances                    | 2005, 2008   | City of Willacoochee     | \$50,000             | Grant assistance, City of Willacoochee | Ongoing   |
| <b>Economic Development</b>  |              |                          |                      |  |   |
| Expand the industrial park   | 2005, 2008   | City of Willacoochee     | \$20,000             | City of Willacoochee                   | Ongoing   |
| <b>Housing</b>   |              |                          |                      |  |   |
| Expand existing housing stock for all income levels  | 2005, 2010   | City of Willacoochee     | N/A                  | US HUD, private development            | Ongoing   |

**ATKINSON COUNTY AND THE CITIES OF PEARSON AND  
WILLACOOCHEE**

**RESOLUTION TO ADOPT the  
*Partial Update to the 2024 Greater Atkinson County Comprehensive Plan  
for Atkinson County and the Cities of Pearson and Willacoochee***

**WHEREAS**, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan for Atkinson County and the Cities of Pearson and Willacoochee; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils do hereby adopt the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan for Atkinson County and the Cities of Pearson and Willacoochee.

Adopted this 11<sup>th</sup> day of May, 2010

  
Tommy Guthrie, Chairman, Atkinson County Commission

  
ATTEST: Nell Ford, County Clerk

**CITY OF PEARSON**

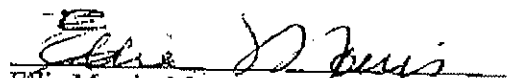
**RESOLUTION TO ADOPT the**  
***Partial Update to the 2024 Greater Atkinson County Comprehensive Plan***  
***for Atkinson County and the Cities of Pearson and Willacoochee***

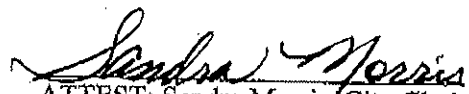
**WHEREAS**, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the City of Pearson City Council does hereby adopt the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan.

Adopted this May 11, 2010

  
Ellie Morris, Mayor, Pearson City Council

  
ATTEST: Sandra Morris, City Clerk

# City of Willacoochee

Lace Futch, *Mayor*  
Peggy McClelland, *City Clerk*  
Regina Jordan, *Water Clerk*

"Where good People Count"  
33 Fleetwood Avenue  
Willacoochee, GA 31650  
Office: 912-534-5152  
Fax: 912-534-5848

Glynn Bailey, *Council*  
Verneil Hall, *Council*  
Glyn Joiner, *Council*  
Ginny Nelson, *Council*  
Samuel Newson, *Council*

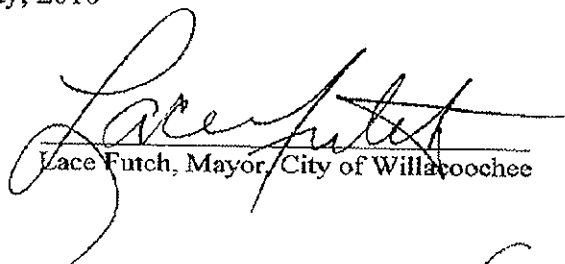
## RESOLUTION TO ADOPT the *Partial Update to the 2024 Greater Atkinson County Comprehensive Plan for Atkinson County and the Cities of Pearson and Willacoochee*

WHEREAS, the Atkinson County Board of Commissioners and the Cities of Pearson and Willacoochee City Councils have completed the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the City of Willacoochee City Council does hereby adopt the Partial Update to the 2024 Greater Atkinson County Comprehensive Plan.

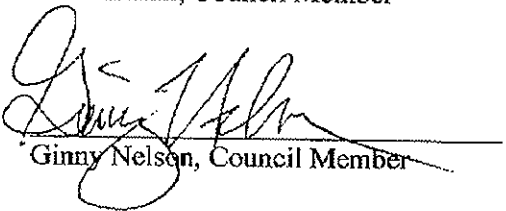
Adopted this 3rd day of May, 2010

  
Lace Futch, Mayor, City of Willacoochee

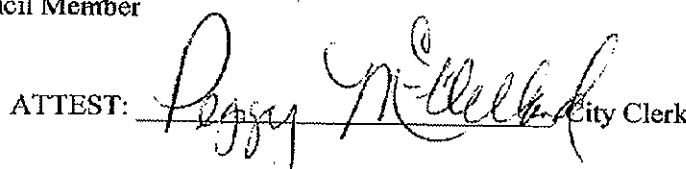
\_\_\_\_\_  
Glynn Bailey, Mayor Pro-Tem

  
Verneil Hall, Council Member

  
Glyn Joiner, Council Member

  
Ginny Nelson, Council Member

  
Samuel Newson, Council Member

ATTEST:  City Clerk

*The City of Willacoochee is an Equal Opportunity Employer and Service Provider*