

Telfair County Joint Comprehensive Plan Partial Update



August, 2008

Telfair County Joint Comprehensive Plan



Partial Update

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Telfair County-City Comprehensive Plan, 2015

Partial Update

A Partial Update of the 1993 Comprehensive Plan for
Telfair County and the municipalities of Helena, Jacksonville,
Lumber City, McRae, and Scotland, Georgia
in accordance with the Georgia Planning Act of 1989

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The Telfair County Comprehensive Plan Government Committee

Heart of Georgia Altamaha Regional Development Center

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INTRODUCTION

Purpose

The *Telfair County Joint Comprehensive Plan Partial Update* is a partial update of the current adopted joint comprehensive plan for the community, the *Telfair County-City Comprehensive Plan, 2015* prepared in 1993. This initial plan can be accessed through the Georgia Department of Community Affairs (DCA) Office of Planning and Quality Growth's website, www.georgiaplanning.com, under "Community Plans," then "Current Comprehensive Plans." This Partial Update is prepared under DCA's "Requirements for a Partial Update to the Local Comprehensive Plan" adopted in March, 2007.

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. Although Telfair County-City joint comprehensive plan was adopted in 1993, the next required full plan update recertification deadline is not scheduled until October 31, 2012.

The Partial Update includes reevaluation of issues and opportunities facing Telfair County and its municipalities; a Quality Growth Community Assessment; the identification of Areas Requiring Special Attention; and the development of consistent long term policies and an updated implementation program to guide desired growth and development. The Partial Update is designed to help the community and each government address critical issues and opportunities and provide a framework of transition during the interim period from the old comprehensive plan to the new plan update scheduled in the relatively near future. It will provide both a guide to everyday decision-making for local and community officials, and a well-grounded starting point for development of the new comprehensive plan.

Background

Telfair County is a county in the heart of South Georgia which has a long history because of its location, natural resources, and transportation venues. It has endured through many ebbs and flows of fortune, but continues to rebound. The current population is estimated at close to 13,500 (2007), well above that of 11,800 in the 2000 Census. However, this total includes approximately 1,500 federal prisoners in the private Corrections Corporation of America McRae Correction Facility which opened in 2002, as well as about 1,200 state prisoners in the Telfair State Prison. This growth has occurred despite the closing of two prominent local industries in the early 2000s in Lumber City, the Rayonier lumber mill and the Amercord tire factory.

The current population of Telfair County municipalities is about 4,200 for McRae (county seat), 2,440 for Helena, 120 for Jacksonville, 1,210 for Lumber City, and 295 for Scotland. The 2000 Census population for the municipalities was 2,307 for Helena, 118 for Jacksonville, 1,247 for Lumber City, 2,682 for McRae, and 300 for Scotland.

Telfair's location between the Oconee and Ocmulgee rivers has been important to Georgia history and development since before European settlement as the location between these major rivers was an important center of Native American Indian culture and life. There is evidence of Spanish exploration and missions within the county in the 1500s. Jacksonville, the original county seat, was an important settlement along the Ocmulgee River. The county was formally established in the early 1800s (35th in Georgia), and has much history and importance in the War of 1812, and in the frontier battles of Georgia settlement. There is some evidence that the first Christian baptism in America occurred near Jacksonville, and that slaves from the last slave ship to America were found and freed within the county.

The natural resources of the county, particular its yellow pine forests and wildlife, also have a long history of importance statewide. The beginnings of Georgia's forestry industry can be traced to the county's pines which attracted northern industrial development and generated development of large sawmills on the Ocmulgee River. At the time of Lumber City's formal establishment in 1889, it boasted of the largest sawmill in the South and maybe, the United States. Many of Georgia's legendary timber rafts originated there. Lumber City had earlier been known as Artesian City because of its many artesian wells. The county was also important to turpentine production. Telfair's natural resources have also been important to wildlife resources. The still world record largemouth bass was caught in 1932 at Montgomery Lake on the Ocmulgee River near Jacksonville, and Georgia's current record nontypical whitetail deer was

harvested in the county. The Little Ocmulgee State Park was established by the Civilian Conservation Corps during the Great Depression, and lies partly in Telfair County. It is accessed from McRae.

Beyond the Ocmulgee River and the development of Jacksonville and Lumber City, the remaining municipalities of the county trace their development to railroad construction in the late 1800s, both the Macon and Brunswick Railroad and the Savannah, Americus, and Montgomery Railroad. Helena was at the junction of the two railroads. Telfair County/McRae is also located at the junction of important U.S. highways, U.S. 280, U.S. 341 and U.S. 319/441.

As noted earlier, Telfair County has suffered many ebbs and flows. Its peak in population was actually in 1920, and it declined after the Great Depression until around 1970, then remained relatively stable until the 1990s and recent growth. The ebbs and flows continue as the local hospital closed in 2008. The community continues its rebound and to prepare for future growth. The cities of Helena and McRae are in the process of expanding and coordinating wastewater treatment capacity, new industrial parks and sites are being prepared, and the community has jointly developed a new recreation complex. The community has supported the development of the Little Ocmulgee Instructional Center, a satellite campus of the Heart of Georgia Technical College, which is now expanding. This attention to educational resources can trace its beginnings to the initial location and development of South Georgia College in McRae/Helena by the Methodists in the late 1800s. The college, which later relocated out of the county, still serves the community through its building which is an important cultural resource and fine arts auditorium which can seat over 500 persons. Other evidence of rebound and expansion, include a new Telfair Forest Products operation, scheduled to open soon and employ 30-50 persons in Lumber City producing mulch on the old Rayonier site. The old Americord site, once a brownfield, is scheduled to be an important natural area and park along the Ocmulgee River. Both the Telfair State Prison and CCA's McRae Correctional Facilities are considering expansion both in beds and employment.

Telfair County's location, natural resources, and transportation facilities, particularly its highways, allow for, and portend well, for future success in growth and development. It is in this context of past ebbs and flows that the community prepares this Partial Update to its comprehensive plan and outlines its efforts to continue forward with preparation and success to again rebound.

Based on recent trends, new population projections were made by the Heart of Georgia Altamaha Regional Development Center, and are shown below.

**Projected Population Telfair County
2007-2030**

2007	2010	2015	2020	2025	2030
13,366	13,680	13,971	14,268	14,573	14,886

Source: U.S. Census Bureau, census.gov, 2008 (2007 estimate); and Heart of Georgia Altamaha RDC Staff Projections, 2008 (2010-2030).

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate much less than that of the state. The projections also assume steady prison population numbers, and should be adjusted upward by any prison expansion from 1,500 for the CCA McRae Correctional Facility, or from 1,200 for the Telfair State Prison. Even given the present prison population, these current population projections are somewhat higher than in the existing plan.

Plan Development

The *Telfair County Joint Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Development Center and with the involved and thorough input of the Telfair County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the County Clerk, the city clerks of Lumber City, McRae and Scotland, the Mayor and City Clerk of Helena, and the Mayor of Jacksonville. Other local officials provided additional input. The local Government Committee, with the assistance of the RDC staff, examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RDC and DCA for formal review, was held on a joint basis August 4, 2008 at the Helena Community Center.

Format

As indicated earlier, this Partial Update was designed to meet the DCA mandated “Requirements for a Partial Update to the Local Comprehensive Plan.” The following sections of the Partial Update track the required components under the DCA standards. These include a Quality Community Objectives (QCO) Assessment; an Analysis of Areas Requiring Special Attention; an Identification of Issues and Opportunities; and an updated Implementation Program. The Implementation Program includes the specification of Long Term Policies by comprehensive plan element, a Report of Accomplishments on the previous Short Term Work Program for each government, and finally, a new Short Term Work Program consistent with implementation activities under this Partial Update for each local government.

The components of this Partial Update meet state requirements while addressing local priorities. This Partial Update is an appropriate updating of the local comprehensive plan, and puts a more up-to-date face on community efforts to make itself an improved community for future growth and development. It is an interim guide to decision making until the comprehensive plan is more fully updated, but is also a strong local foundation for that effort which will likely only need relatively minor tweaking and the addition of more detail. The principal community direction and focus espoused here will likely not change. The community continues to endure and rebound, investing in facilities and infrastructure to improve services, to prepare itself for future growth and development, and to attract new investment, tourism, and other economic development.

QUALITY COMMUNITY OBJECTIVES ASSESSMENT

Telfair County and the cities within, including McRae, Helena, Lumber City, Scotland and Jacksonville, have evaluated their current policies, activities, and development patterns for consistency with the Quality Community Objectives (QCO). The assessment consists of 15 detailed objectives that are divided into four areas of development: Development Patterns, Resource Conservation, Social and Economic Development and Governmental Relations. The County and McRae, Helena, Lumber City, Scotland, and Jacksonville completed the QCO, a tool DCA created to aid communities in identifying issues and opportunities for adapting local activities, development patterns, and implementation practices to those QCO's applicable to their community. Each objective is listed and defined, followed by a descriptive narrative of the findings. A copy of the QCO assessment with the governments' responses summarized is included.

Development Patterns

Traditional Neighborhoods Objective. *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.*

McRae, Helena, and Lumber City have zoning ordinances in place that separate different land uses. Lumber City's regulations are general and are usually not enforced. Scotland has zoning regulations that only apply to Main Street. Telfair County does not have ordinances that address land use; however, the county recognizes the importance of addressing issues pertaining to land use separately. The City of Jacksonville currently does not have any zoning regulations. The community works to keep up its appearance and aesthetics by keeping public areas clean and safe and maintaining sidewalks and vegetation so that residents are able to utilize sidewalks if they choose. Lumber City, Helena, McRae, and Scotland have a good network of sidewalks in their downtown areas. City employees and prison inmate detail workers aid in the effort to keep the community clean so that errands can be made on foot, if desired. All public schools are located inside the city limits of McRae. It is possible for children to walk or bike to Telfair County Middle School because the school is adjacent to residential areas. Telfair County Elementary School and Telfair County High School are not in close proximity to residential areas, making it possible for only a limited amount of students to walk or bike to school. There are two Head Start programs for Telfair County. Telfair County's Head Start program is located in Lumber City and Helena Head Start is located in Helena. Both programs are located inside the

city limits, adjacent to residential areas allowing some children the opportunity to walk or bike to school with adult supervision. Due to the ages of children enrolled in Head Start programs, it is unlikely that walking or biking is an option that parents would choose for their children.

Infill Development Objective. *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.*

The Telfair County Chamber of Commerce maintains an inventory of vacant sites and buildings that are available for redevelopment or infill development. There is currently one brownfield redevelopment property in Telfair County. The Amercord Property is located in Lumber City and sits on 250 acres of land. Projected development for the property includes a natural area and park along the Ocmulgee River. There are some opportunities for greyfield redevelopment in McRae including Aarons Village and other vacant commercial structures. Additional potential greyfield redevelopment includes Fowlers Grocery Store in Helena, and the Wells Store and JD Williams Store in Jacksonville. Neither Telfair County nor its municipalities have any areas planned for nodal development. Lumber City and Scotland allow small lot development, principally as the result of the lack of regulation. McRae, Jacksonville, Helena and the County do not allow small lot development. Overall, there are scattered areas of infill opportunities within the cities of Lumber City, McRae, and Helena, and more extensive vacant areas (undeveloped land) in Jacksonville and Scotland. The Development Authority of Telfair County and the Lumber City, Hazlehurst, and Telfair County Joint Development Authority are working to encourage infill development for Georgia Highway 117 Industrial Park in Lumber City and U.S. Highway 280 Industrial Park in Helena.

Sense of Place Objective. *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.*

Telfair County and the cities within illuminate rural character and appearance similar to other areas within the defined geographic location; however, there are various components that differentiate Telfair County from its surrounding areas. The community has several structures/areas that signify an exact location, and contribute to a unique sense of place. These include the National Register-listed South Georgia College Administration Building, Max and

Emma Sue McRae House, and the Telfair County Courthouse and Jail, all of which are located in McRae. There are also natural resources, such as the Horse Creek Wildlife Management Area and the Little Ocmulgee State Park, as well as the Old Sugar Creek flowing well and the Spanish Mission site in the County, Liberty Square and Replica of the Liberty Bell in McRae which add to the cultural history and uniqueness of Telfair County. Although there is no local historic preservation ordinance or commission in place, there are three organizations in Telfair County that focus on preserving and promoting historic resources, including the Telfair Arts Association, Crossroad City and Pioneer Historical Society organizations. Helena, Lumber City, and McRae have sign ordinances in place to regulate the size and type of signage in the community. These regulations are addressed in the municipalities' zoning ordinances.

Transportation Alternatives Objective. *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.*

This is not truly applicable to Telfair County as large scale alternatives to the automobile in such a rural county are not realistic. Telfair County and the cities therein participate in the Georgia Department of Transportation Section 5311 Rural Transit Assistance Program and DHR's Coordinated Transit program. There are proposed regional bicycle/pedestrian projects for the community under the Heart of Georgia Altamaha Regional Bicycle/Pedestrian Plan that consists of 17 counties. Proposed plans include construction of bike lanes along U.S. Highway 280 and U.S. 341 to McRae. Lumber City, Helena, McRae, and Scotland have a good network of sidewalks in their downtown areas. The sidewalks were inventoried by the Heart of Georgia Altamaha RDC's GIS staff as part of a regional sidewalk survey conducted for GDOT in 2005. The community works to maintain user-friendly sidewalks by keeping the areas clean through services provided by city employees and prison inmate detail workers. There are no ordinances in place that address sidewalks. Commercial and retail developments share parking areas wherever possible.

Regional Identity Objective. *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*

Telfair County and its municipalities enhance the regional characteristics and embrace the heritage it provides by utilizing the opportunities that are in the area. The community works with the surrounding counties to promote attractions that may impact the region by promoting tourism along US Hwy 441 Heritage Highway, US 280, and US 341 Golden Isles Parkway. The

county has two separate rail systems, Heart of Georgia Railroad and Norfolk Southern Railway, that provide rail access to the Port of Savannah and the Port of Brunswick. The Little Ocmulgee State Park, Ocmulgee River Corridor, Little Ocmulgee River Corridor, and Horse Creek Wildlife Management Area are cultural and natural resources that contribute to South Georgia's and the county's scenic natural environment. There are numerous older structures in the community that illustrate the traditional architecture of the 19th and 20th century, including the Talmadge House, and the National Register-listed properties- - the South Georgia College Administration Building and the Telfair County Courthouse and Jail, and the Max and Emma Sue McRae House. Agribusiness continues to be important to the local economy and the community. A new business will open in Lumber City on the old Rayonier site that produces mulch, Telfair Forest Products. Lumber City celebrates its agrarian heritage with an annual Farm Day Festival held in September. Telfair County participates in the Georgia Department of Economic Development's Magnolia Midlands Travel/Tourism Association. There are two cultural societies in Telfair County, Telfair Arts Association and Pioneer Historical Society which work toward preserving local history and continuing cultural, entertainment, and educational facilities and even including sponsoring events to commemorate the county's bicentennial in 2007.

Resource Conservation

Heritage Preservation Objective. *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*

Telfair County and its municipalities do not have an active historic preservation commission; however, there are two organizations in Telfair County that work together to preserve and promote historic resources, the Telfair Arts Association and Pioneer Historical Society. Crossroad City, a non-profit organization, works on downtown revitalization for the cities of Helena and McRae. This organization is also pursuing listing of commercial National Register districts. There are currently no designated historic districts in Telfair County; however, the community has structures that they consider historic and which they work towards preserving and promoting. There are three structures presently listed on the National Register of Historic Places, the South Georgia College Administration Building, the Max and Emma Sue McRae House, and the Telfair County Courthouse and Jail, all located in McRae. The South Georgia College Administration Building has recently undergone extensive rehabilitation, but additional interior work is needed to complete its reopening. The Old South Georgia College building may

eventually house the Telfair County Museum and local Chamber of Commerce office, as well as provide an important cultural fine arts auditorium center. The Telfair County Courthouse is currently under renovation which is expected to be completed in 2009. There is local interest in pursuing National Register listing for the Talmadge House as it was the home of the late Eugene and Herman Talmadge, a father and son who served as governors of Georgia.

Open Space Preservation Objective. *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*

Telfair County and its municipalities do not have ordinances in place to protect open space or address the issue of preserving greenspace, as this has not been an issue in the community. Telfair County and its municipalities have worked with the Department of Natural Resources in support of the Horse Creek Wildlife Management Area and the Little Ocmulgee State Park, and county boat landings.

Environmental Preservation Objective. *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*

The Part V environmental ordinance required under the Georgia Planning Act of 1989 has been adopted and enforced in Telfair County and its cities to protect the Ocmulgee River Corridor, wetlands, and significant groundwater recharge areas. While there are few other documented plans or ordinances that address protecting sensitive environmental areas, the community works cooperatively to ensure that these areas remain relatively undisturbed so that they can continue to add to the rural character and quality of life of the community.

Social and Economic Development

Growth Preparedness Objective. *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, 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*

Telfair County and its municipalities have population projections for the next 20 years available in their joint comprehensive plan which could help guide infrastructure locations and

projections. The statistics are believed to be used by the local school board and other decision making entities. Input is desired and sought locally from citizens. Public hearings and city council meetings provide citizens with information on areas of importance to the local government, and grant citizens an opportunity to voice their opinions. By gathering insight from a wide range of community members, decisions concerning development, infrastructure location, and/or leadership can be made. The local governments generally understand the land-development process in the community. McRae, Helena, and Lumber City have guidelines for new development through the use of their zoning ordinances and other land use regulations, but have no special separate guideline documents. Scotland's zoning ordinance only covers the downtown area, and it is unlikely that new development will occur in this location. The City of Jacksonville and the County lack basic land use regulations, and do not have ordinances to establish guidelines for new development.

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

Telfair County belongs to two Development Authorities, The Development Authority of Telfair County and the Lumber City, Hazlehurst, and Telfair County Joint Development Authority. The two agencies work diligently on recruiting businesses that are compatible with potential employees from the community. There are several employers in Telfair County that have a large number of employees including Husqvarna, Corrections Corporation of America (CCA) McRae Correctional Facility, Telfair State Prison, and the Telfair County School Board. Although there is a somewhat diverse job base, if one of these major employers were to close or leave, it would cause a significant impact on the economy. Both the Telfair State Prison and the McRae Correctional Facility are looking to expand, which would increase their number of employees.

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

Telfair County participates in the state's Certified Work Ready Community Program; this program prepares jobseekers with skills and techniques needed to enter the workforce. The community has a significant number of skilled and unskilled jobs. There are a limited amount of professional and managerial jobs available. The Development Authority of Telfair County and

the Lumber City, Hazlehurst, and Telfair County Joint Development Authority are constantly working to recruit businesses at all levels. The Development Authority of Telfair County supports entrepreneurship by utilizing the Local Revolving Loan Fund, assisting in receiving loans, and securing state funds for potential businesses in the community. Telfair State Prison currently has about 325 employees; the facility is expected to expand resulting in the addition of 150 employees. McRae Correctional Facility currently employs about 450; it is not known at this time how many new employees will be needed to accommodate their projected expansion.

Housing Choices Objective. *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*

Telfair County and its municipalities have a diverse array of housing choices, and people who work in the community can afford to live there due to adequate housing for all income levels. The community encourages the use of state and federal programs to ensure housing availability for individuals with special needs. Vacant and developable land is available for multifamily housing. The community encourages all new residential development as long as it is appropriate to its surrounding area. The community wants to establish a working relationship with Habitat for Humanity as a way to provide more low-income housing. Telfair County has recently seen an increase in the number of people moving into the community after retirement. This influx and other growth has caused a need for additional homes.

Educational Opportunities Objective. *Education 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*

The Heart of Georgia Altamaha WIA Program provides workforce training opportunities for the entire 17-county region, including Telfair County. The county has earned its Certified Work Ready Community status, but continues the program's implementation. Post-secondary education is available in McRae at the Heart of Georgia Technical College's satellite site. The community is also within an hour's drive from seven colleges. These colleges provide citizens with skills and techniques needed to pursue better paying jobs. The community offers a limited amount of job opportunities for college graduates, making it possible for some residents to live in the community upon completion of a higher education. A number of college graduates continue to leave the community to find better paying jobs in their discipline.

Governmental Relations

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

Telfair County works with several regional organizations, including the Heart of Georgia Altamaha Regional Development Center and the Altamaha River Partnership. The governments also jointly support the Telfair County Chamber of Commerce, Development Authority of Telfair County and Lumber City, Hazlehurst, and Telfair County Joint Development Authority. Telfair County works with all its municipalities and neighboring counties to provide or share appropriate services, such as emergency response, E-911, libraries, tourism, parks and recreation.

Regional Cooperation Objective. *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.*

Telfair County and its neighboring counties work together to ensure that the region continues to attract tourism to the area that will supplement the economy region wide with some of the large attractions that may lie in more than one county. Designated officials from Telfair County meet monthly with the Heart of Georgia Altamaha Regional Development Center Board, consisting of members from 16 other counties to discuss issues of regional concern and to maintain contact among leaders and build connections between local governments.

**TELFAIR COUNTY JOINT
COMPREHENSIVE PLAN PARTIAL UPDATE**

**QUALITY COMMUNITY OBJECTIVES
LOCAL ASSESSMENT SURVEY**

*Quality Community Objectives
Local Assessment*

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

**Quality Community Objectives
Local Assessment**

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	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.			
2. Our community is actively working to promote brownfield redevelopment.			
3. Our community is actively working to promote 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).			
5. Our community allows small lot development (5,000 square feet or less) for some uses.			
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	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.			
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.			
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.			
4. We have ordinances to regulate the size and type of signage in our community.			

**Quality Community Objectives
Local Assessment**

5. We offer a development guidebook that illustrates the type of new development we want in our community.			
6. If applicable, our community has a plan to protect designated 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	Comments
1. We have public transportation in our community.			
2. We require that new development connects with existing development through a street network, not a single entry/exit.			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.			
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.			
6. We have a plan for bicycle routes through our community.			
7. We allow commercial and retail development to share parking areas wherever possible.			
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	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.			

***Quality Community Objectives
Local Assessment***

2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).			
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.			
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.			
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.			

**Quality Community Objectives
Local Assessment**

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.			
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.			
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.			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.			
2. We use this resource inventory to steer development away from environmentally sensitive areas.			
3. We have identified our defining natural resources and taken steps to protect them.			
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.			
5. Our community has a tree preservation ordinance which is actively enforced.			
6. Our community has a tree-replanting ordinance for new development.			

*Quality Community Objectives
Local Assessment*

7. We are using stormwater best management practices for all new development.			
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, 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.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.			
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			
3. Our elected officials understand the land-development process in our community.			
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.			
5. We have a Capital Improvements Program that supports current and future growth.			
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.			
7. We have clearly understandable guidelines for new development.			

**Quality Community Objectives
Local Assessment**

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.			
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.			
10. We have a public-awareness element in our comprehensive planning process.			
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	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.			
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.			
3. We recruit firms that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.			
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			
3. Our community has jobs for unskilled labor.			

*Quality Community Objectives
Local Assessment*

4. Our community has professional and managerial jobs.			
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	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.			
2. People who work in our community can also afford to live in the community.			
3. Our community has enough housing for each income level (low, moderate and above-average).			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.			
5. We have options available for loft living, downtown living, or “neo-traditional” development.			
6. We have vacant and developable land available for multifamily housing.			
7. We allow multifamily housing to be developed in our community.			
8. We support community development corporations that build housing for lower-income households.			
9. We have housing programs that focus on households with special needs.			
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.			

*Quality Community Objectives
Local Assessment*

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.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.			
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			
3. Our community has higher education opportunities, or is close to a community that does.			
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.			
<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.			
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.			
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.			

**Quality Community Objectives
Local Assessment**

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.			
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.			
2. We are satisfied with our 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 craft regionwide strategies.			
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.			

Areas Requiring Special Attention

Development can cause a substantial impact in the economy and the community that it directly affects. It is imperative that projected developments or significant areas are noted in order to provide guidance for future development. The Georgia Department of Community Affairs (DCA), has termed these areas of significant change, areas requiring special attention. These areas are categorized by evaluating the existing land use patterns and trends within the jurisdiction of the local government to identify any areas requiring special attention. The areas are categorized into one of seven areas, with the exception of resources that may contribute to more than one area.

The areas requiring special attention are defined by DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land use is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestments, level of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The evaluation of the existing land use patterns and trends within Telfair County and its cities resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Telfair County Joint Comprehensive Plan Government Committee. The committee consisted of the County Clerk, several city clerks, the mayors of Helena and Jacksonville, and other local officials. Committee members attended several meetings to decide what resources in the community were of

significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Telfair County, Map 2 for the City of Helena, Map 3 for the City of Jacksonville, Map 4 for the City of Lumber City, Map 5 for the City of McRae, and Map 6 for the City of Scotland.

It is possible for an entry to be categorized into two areas; this is represented on the map and in the document by the word “hatched” following the listed source. If the area is hatched, it will appear on the map in two colors. The area will be the designated color for the first element it is under. To signify the hatching, it will then be lined with the designated color of the second element.

Natural and cultural resources are recognized by the color green; rapid development/change likely is recognized by the color yellow; areas where development may outpace infrastructure are recognized by the color blue; areas needing redevelopment are recognized by the color orange; large abandoned structures/sites are recognized by the color brown; infill opportunities are recognized by the color gray; and areas with concentration of housing/income need are recognized by the color red.

Not all jurisdictions have listings in every category. This may be attributed to Telfair County and its cities working cooperatively, and to properly managing and planning for existing and expected growth and development, but also may be a testament to limited growth in the smaller municipalities.

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Telfair County

Ocmulgee River Corridor. The Ocmulgee River forms the southern boundary of Telfair County. It is protected under Telfair County’s Part V Environmental ordinance passed in 1999. The Ocmulgee joins with the Oconee River in neighboring Jeff Davis County to form the Altamaha

River. The Ocmulgee River is significant in Georgia history as an early transportation route for Spanish explorers, Native American Indians, and European settlers, and later for shipping cotton and naval stores and rafting timber. Telfair County's first county seat, Jacksonville, and Lumber City were established as important ports along the Ocmulgee River in the 19th century. The first Christian baptism in America may have occurred in the Ocmulgee near Jacksonville. The still world record largemouth bass was caught in 1932 at Montgomery Lake on the Ocmulgee near Jacksonville, and the river remains popular for recreation as four public boat landings and the Horse Creek Wildlife Management Area are all located along it in Telfair County.

Little Ocmulgee River Corridor. Also known as Gum Swamp Creek, the Little Ocmulgee River forms the eastern boundary of Telfair County. It joins the Ocmulgee River several miles before they merge with the Oconee to form the Altamaha River. Little Ocmulgee State Park, which was developed in the 1930s by the Civilian Conservation Corps (CCC), is located adjacent to the river for which it was named in Telfair, and primarily Wheeler, counties.

Horse Creek Wildlife Management Area. This WMA consists of 8,100 acres located in south central Telfair County along the Ocmulgee River between Jacksonville and Lumber City. Horse Creek is one of the major creeks which flow into the Ocmulgee River. Deer, turkey, feral hogs, and alligator are among the game animals that may be hunted in the WMA during specific seasons. The site of the still standing world record largemouth bass caught in 1932 in Montgomery Lake on the Ocmulgee is within the present-day Horse Creek WMA.

Old Sugar Creek Flowing Well. This artesian well site is located north of Lumber City and west of U.S. 341 at Tom Haley Road. A former recreation area, the site is privately owned. Early in its history, Lumber City was known as Artesian City because of its many artesian wells.

Horse Creek. One of the major creeks in Telfair County, Horse Creek winds its way generally southeastward through the central part of the county before flowing into the Ocmulgee River at its namesake Horse Creek Wildlife Management Area.

Spanish Mission Site. Atlanta's Fernbank Museum of Natural History began a public archaeology program in search of the lost Spanish Mission settlement Santa Isabel de Utinahica during the summer of 2006 at this site east of Jacksonville. While evidence of Spanish exploration in the 1500s has been found, confirmation of the mission site has not been made. Research continues at the site as funds permit.

U.S. 341 River Landing. One of four boat landings along the Ocmulgee River in Telfair County, the U.S. 341 River Landing is located at the U.S. 341 bridge south of Lumber City.

Talmadge House. The home of Eugene and Herman Talmadge, the father and son who each served as governor of Georgia, is located along U.S. 341 south of McRae. Herman Talmadge also was a U.S. Senator. The house currently remains in the Talmadge family.

Helena

Historic Residential Structures. Two historic houses were noted, one on South Jackson Street and the other on East Sixth Street. Both have been well-preserved and are good examples of early 20th century architecture.

Jacksonville

No significant natural or cultural resources were noted in Jacksonville, although the town is the site of much county history. Most of the community's historic structures are no longer extant.

Lumber City

Little Ocmulgee River. This river forms part of the eastern boundary of Lumber City. It is also known as Gum Swamp Creek. There has been local concern regarding the cutting of timber on the banks of the Little Ocmulgee, which is not protected under DNR's Part V Environmental Criteria.

U.S. 341 River Landing (hatched). This landing on the Ocmulgee River is located at the U.S. 341 bridge at Lumber City.

Historic Residential Areas. Five main concentrations of historic houses dating from the late 19th and early 20th centuries are located north and east of downtown Lumber City. The largest collection (approximately 11 houses) is found in the area generally bounded by Virginia, Boyd, and Church streets and West Avenue. The second largest historic neighborhood is along East Boyd and Telfair streets. Several additional historic residences are located on West Railroad

Avenue, while other individual houses are on Burns Street and at the intersection of River, Wismer, and Erie streets.

Future Passive Park/Trail along Ocmulgee River. The City of Lumber City plans to develop a passive park/trail along the Ocmulgee River in the southeast portion of the former Amercord industrial site.

McRae

Telfair County Courthouse and Jail. Designed by the Macon architectural firm of Dennis and Dennis, the Telfair County Courthouse was completed in 1934 using the walls of the 1904 courthouse which burned. The jail predates the current courthouse, having been built in 1902. The courthouse and jail are located in downtown McRae at the corner of West Oak Street and Telfair Avenue. The courthouse is presently undergoing extensive renovations which are expected to be completed in the spring of 2009. Both buildings were listed in the National Register of Historic Places in 1995.

Old South Georgia College Auditorium. The Old South Georgia College Auditorium dates from 1892 and is listed in the National Register. Located on West College Street along the western edge of McRae and near the boundary with Helena, the auditorium seats 535. It recently underwent major exterior and some interior restoration to the auditorium, while efforts are ongoing to obtain additional funding to complete portions of the interior for museum and possible Chamber of Commerce use. Currently the building is vacant. The Telfair Arts Association and the Pioneer Historical Society work to insure its preservation, although they transferred ownership of the facility to the local library.

Historic Residential Area. McRae has a large concentration of historic early 20th century houses located south of downtown and generally bounded by College Street on the north, South First Avenue on the east, Liberty Street to the south, and Fifth Avenue to the west. Together with several historic churches, this neighborhood comprises a National Register eligible historic district. One private residence within the area, the Max and Emma Sue McRae House at 405 South Second Avenue, was individually listed in the National Register in 2007. The Pioneer Historical Society sponsored a tour of homes and prepared a brochure to commemorate Telfair County's bicentennial in 2007.

Scotland

Whirlhole and Well. This former recreation area is located at the end of Whirlhole Road in east central Scotland. The privately owned artesian well is still flowing.

Old Bank of Scotland. The Old Bank of Scotland building is located in the heart of Scotland at the corner of Main Street and Second Avenue. The early 20th century structure, which later served as the local post office, is in need of rehabilitation for its planned use as a local history museum. The community has expressed interest in seeking National Register listing for the landmark structure.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

Telfair County

U.S. 341 Corridor. This area is located south of the McRae city limits along U.S. 341 and extends approximately 1.5 miles to the Lancaster Farm Road area. Both the Telfair County Recreation Complex and Telfair County Elementary School are located along the corridor; however, they were annexed by the City of McRae and provided with water and sewer. Land adjacent to these facilities on the west side of U.S. 341 and on the east side of the highway is currently used primarily for scattered residences and agriculture/timber, but the availability of infrastructure and land in close proximity to McRae make this area likely to develop.

Proposed McRae Bypass. The current proposed route for the bypass is south and east of McRae, linking U.S. 441 South at the intersection of Grahamville and Cedar Park roads with U.S. 341 west of McRae Scotland Road before crossing the Little Ocmulgee River into Wheeler County and possible linkage with U.S. 280 and/or U.S. 441. The projected construction date is unknown at this time; however, it is anticipated that the bypass would attract development, especially at major intersections.

U.S. 441 South, McRae and Vicinity. While there are some houses in this area, additional commercial development is expected south of McRae along U.S. 441 from about Barrett Road to New Red Hill Church Road.

Helena

No areas of rapid development or change likely were noted during the planning process.

Jacksonville

No areas within Jacksonville are expected to undergo rapid development or change.

Lumber City

U.S. 341 Corridor (hatched). This area extends from about Burns Street south to the Lumber City limits, a distance of approximately 0.8 mile. There is some available land, and further commercial development is expected in the future.

Amercord Site (hatched). Located in the southern part of Lumber City and extending south into the county, the former Amercord steel cord manufacturing site was abandoned in 2001 after 70 years in operation, resulting in the loss of 400 jobs. Plans are to redevelop a small portion of the 250 acre former brownfield site along the Ocmulgee River into a passive park/trail for public recreation.

McRae

U.S. 341 South Corridor. As previously mentioned under Telfair County, this corridor runs along U.S. 341 south of McRae to the Lancaster Farm Road area. The now elementary school and

recreation complex were annexed into the City of McRae and provided with water and sewer. The availability of infrastructure and land close to McRae make this area likely to develop.

U.S. 441 South Corridor. This area is located in the southern part of McRae along U.S. 441 between about Woodland Road south to Old Temperance Road. Primarily commercial uses dominate and are expected to continue in the future.

Scotland

No such areas were noted in Scotland during the planning process.

Development Outpace Infrastructure

These are areas where the pace of development has and/or may outpace the availability of community facilities and services, such as water, sewer, transportation, and other infrastructure.

Telfair County

Cook Property. This 950 acre industrial site is located south of McRae and north of U.S. 341 at GA Highway 149. The site is vacant and available with access to the Norfolk Southern Railroad. Its purchase and development would currently outpace existing infrastructure; however, water and sewer are available 0.8 mile away in McRae, and the natural gas main is 1.3 miles away.

U.S. 341 South of McRae. This approximately 0.8 mile stretch of U.S. 341 south of McRae between Lancaster Farm and Race Track roads is not currently served by water and sewer, which would be needed for any large scale development.

Helena

Telfair State Prison. Located in the northeast section of Helena on the east side of Long Bridge Road, Telfair State Prison opened in 1992. It is currently expanding its 1,160 bed facility to house additional prisoners, which requires additional sewer capacity. The cities of Helena and McRae are in the process of expanding and coordinating their wastewater treatment capacity to serve the prison's expansion and other development.

Jacksonville

The City of Jacksonville has no such areas where development is outpacing infrastructure.

Lumber City

There were no such areas noted in Lumber City.

McRae

There were no such areas identified in McRae as basic infrastructure is widely available throughout the city.

Scotland

There were no such areas noted in Scotland.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Telfair County

Boney's Landing. One of four boat landings on the Ocmulgee River in Telfair County, Boney's Landing is located in the southwestern part of the county at the end of Boney River Road/China Hill Road South. Upgrades are needed at all county landings to improve conditions and encourage increased usage.

Jacksonville Landing. This landing is located off U.S. 441 south of Jacksonville on the Ocmulgee River. It, too, needs upgrading. This area is especially important in Telfair County history as the City of Jacksonville developed as a river port in the early 19th century and served as the first county seat.

Ocmulgee River Landing. Located east of Horse Creek Wildlife Management Area at the end of Dodges Boon Lane between Jacksonville and Lumber City, Ocmulgee River Landing is also in need of improvements.

Downtown Milan. The City of Milan developed as a station along the Savannah, Americus, and Montgomery Railway and was incorporated in 1891. Named for the large city in Northern Italy, Milan is located on the Telfair/Dodge County line. Downtown Milan encompasses the central business district, all of which is in Telfair County. The historic commercial structures in the downtown are in need of rehabilitation. The Milan Depot is being rehabilitated as a local history museum.

Helena

The following areas or buildings in Helena are all in need of redevelopment and/or rehabilitation: Cravey Trailer Park, located in the western part of the city bounded generally by East Seventh Street, South Kingston Avenue, West Sixth Street, and South Lenox Avenue; Cravey's Buildings, downtown Helena at the corner of Eastman Avenue and West Eighth Street; Breedlove Gas Station, downtown Helena at the corner of East Eighth Street and South Decatur Avenue; and Fowler's Grocery Store (hatched), downtown Helena at South Forsyth Avenue and Eighth Street. The downtown properties listed are of particular concern due to their highly visible location along one of Helena's main thoroughfares.

Jacksonville

The following structures in Jacksonville have been identified as needing redevelopment and/or rehabilitation to improve the appearance of the community. They are: Glass House, located in the center of town at the southeast corner of the U.S. 441 and Georgia Highway 117 intersection; Wells Store, also at the main intersection, but at the northwest corner; Dopson Office/Garage, a historic structure located on the north side of Georgia Highway 117 east of the intersection with U.S. 441; Restaurant/Laundromat, located in the eastern part of town on the north side of Georgia Highway 117 between Pine Street and Batten Boulevard; J.D. Williams Store, at the north end of town on the west side of U.S. 441. Most of the older historic buildings, including the post office, that once existed in Jacksonville are no longer extant.

Lumber City

Downtown Lumber City. This area includes commercial structures, many of which are historic, located along both sides of Main Street between Virginia Street and east of Central Avenue. Most of the extant historic buildings date from the early 1900s. Private owners and the City continue to work to revitalize this area through streetscape and façade improvement. While Lumber City has a downtown development authority, it has not been active.

Old Gulf Station Property. This abandoned property on the west side of U.S. 341 south near the Lumber City limits is in need of redevelopment to improve its appearance as it is a very visible property when entering Lumber City from the south.

Abandoned Property (hatched). Redevelopment is needed of this abandoned area along both sides of Virginia Street between Renwick and Ocmulgee streets. There are several vacant, overgrown houses on the property.

U.S. 341 River Landing (hatched). This previously listed landing on the Ocmulgee River is located at the U.S. 341 bridge. Like the other three river landings in Telfair County, it needs to be upgraded.

McRae

Scurry St./Willow Creek Residential Area. Located in south central McRae along the south side of Willow Creek Lane to Scurry Street East and Bryan Avenue, this area is bounded by Talmadge Drive and Caldwell Street to the northwest and southeast, respectively. The area is comprised exclusively of mobile homes, most of which need renovations and/or possible redevelopment.

Downtown McRae (hatched). Downtown McRae encompasses the approximate eight block central business district and is bounded generally by South Fourth Avenue, Pine Street, Telfair Avenue, and Georgia Highway 27/Railroad Street. There are a large number of historic commercial buildings in downtown McRae which appear eligible for the National Register of Historic Places as a historic district. The City's Crossroads City program works to revitalize the area, including offering façade grants. The National Register-listed Telfair County Courthouse and Jail are also located at the eastern edge of downtown.

Scotland

Abandoned Mobile Homes (hatched). There is a concentration of abandoned, older mobile homes in the northern corner of Scotland located on both sides of Oak Ridge Road. While these neglected mobile homes are located within the City of Scotland, they are actually located across the county line into Wheeler County.

Highway 149 Gateway. This gateway into Scotland from U.S. 341 extends from the city limits to approximately Pine Street. It needs to be made more attractive to convey a more positive impression of the community.

Large Abandoned Structures/Sites

These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.

Telfair County

Two large abandoned historic properties were noted in unincorporated Telfair County. They are Old Pope Store and Steverson's Grocery, both of which are located in the southern half of the county at country crossroads. Old Pope Store is at the intersection of Tom Haley and Cedar Park roads in east central Telfair County, while Steverson's Grocery is in the west central area at the junction of Kinnett and Hulett roads.

Helena

Old Telfair Hotel. The historic Telfair Hotel was built as a railroad hotel around the turn of the century. The National Register-eligible structure is located at the west end of downtown at the corner of East Eighth Street and North Forsyth Avenue. Its distinctive architecture and prominent location make it attractive for rehabilitation for commercial use. It has been vacant for a number of years and is owned by an absentee owner.

Fowler's Grocery Store (hatched). Located in downtown Helena across from the old Telfair Hotel, Fowler's Grocery also has potential for rehabilitation.

Jacksonville

There are no large abandoned structures or sites in Jacksonville.

Lumber City

Amercord Site (hatched). The previously listed Amercord site, located in south Lumber City and south into the unincorporated county, is a 250 acre former brownfield site. Plans are to use a small portion of the site along the Ocmulgee River for a passive park/trail recreation. The remainder of the site would be available for other compatible use(s).

McRae

Telfair Hospital. Taylor-Telfair Regional Hospital, or Telfair Hospital as it was locally known, closed in April, 2008. The 25-bed facility located on U.S. 341 East across from Spaulding Drive, employed 130 persons and was the sixth largest employer in the county. Although some of the medical equipment and furnishings have already been sold, the community strongly desires that the facility reopen and be used once again as a hospital, clinic, or other medical facility.

Aaron's Village (hatched). Vacant for a number of years, the Aaron's Village building was a retail clothing business. It is located adjacent to McRae City Hall and downtown between East Pine Street, South First Avenue, and East Parsonage Street. The existing structure needs extensive work to put it back into service. It is zoned for general commercial use.

Old Chrysler Dealership Building. Although vacant for several years, the old Chrysler Dealership building remains in reasonably good condition. It is located on U.S. 341 East at Willow Creek Lane.

Scotland

Old Flanders Store. This old commercial structure is located on Main Street between First and Second avenues in Scotland. It dates from the early 1950s and was used as a store until the 1970s. It was vacant for a number of years before being used in recent years for several different businesses. The building is currently vacant.

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities is strongly encouraged throughout the community; existing infrastructure may be available depending on proximity.

Telfair County

No known opportunities for infill were noted in the unincorporated county.

Helena

Highway 280 Industrial Park. Located in the eastern part of Helena along U.S. 280 at Shepard Lumber Yard Road, this industrial park consists of 43 acres. It is served by City water and sewer, and its location on U.S. 280 provides good transportation access to I-16 and other major routes. The site also has access to both the Heart of Georgia Railroad main track and Norfolk Southern Railroad and is close to the Wheeler-Telfair Airport. While there are currently no buildings on the site, efforts are underway to locate a new Georgia State Patrol Post there.

Jacksonville

No specific infill opportunities were identified in Jacksonville, although there is ample vacant undeveloped land.

Lumber City

Highway 117 Industrial Park. This new industrial park located southwest of Lumber City on the west side of Georgia Highway 117 is a project of the Joint Development Authority of Lumber City, Hazlehurst, and Telfair County. The 42 acre industrial park currently has water and four expandable speculative buildings, but it needs City sewer. The City of Lumber City is interested in annexing the industrial park.

U.S. 341 Corridor (hatched). This previously referenced area extends for about 0.8 mile from Burns Street south along U.S. 341 to the Lumber City limits. There are opportunities for commercial infill along this corridor as water and sewer infrastructure are already in place. The old 2 inch water lines need to be replaced.

Amercord Site (hatched). The 250 acre former brownfield site west of U.S. 341 in the southern part of Lumber City and extending south into the unincorporated county presents an infill opportunity for Lumber City and Telfair County. Plans are to develop a passive recreation area/trail along the Ocmulgee River on a small area of the eastern portion of the site leaving large acreage available for compatible development.

Abandoned Property (hatched). This area along Virginia Street between Renwick and Ocmulgee streets would be suitable for residential infill. There are presently several abandoned, overgrown houses on the site.

Woman's Club Park Project. The Lumber City Woman's Club has a long history of civic improvement projects. The club plans to develop a community park on a donated property located on the west side of North Church Street at the corner of Randall Street which extends

southward more than half-way down the block. A house also exists on the site, which likely will be utilized in some complementary fashion.

McRae

Aaron's Village (hatched). This long vacant commercial building is located adjacent to McRae City Hall and downtown. Previously used for a retail clothing business, the building needs extensive renovations for it to be utilized again.

Downtown McRae (hatched). Historic downtown McRae consists of the approximate eight block central business district in the heart of town. McRae's Crossroad City program is working to revitalize the area, including filling vacant buildings. The program offers façade grants as a tool to encourage and assist with exterior rehabilitations.

Corner of Oak and First streets. Located in downtown McRae, this vacant corner lot was the site of a historic commercial building (restaurant) which burned some years ago. Compatible new commercial development of the site would complement the downtown's National Register-eligible historic district.

Scotland

No specific potential infill opportunities were identified in Scotland, although there is ample vacant undeveloped land.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Telfair County

Rock Hill School. The historic Rock Hill School is located on U.S. 441 north of Jacksonville. It has fallen into disrepair through the years, but it continues to be used for housing.

Old Milan School. This former school is east of Milan on U.S. 280. The historic building needs extensive rehabilitation.

Helena

East Helena Residential Area. This approximately 16 block area is bounded generally by South Railroad Street, North Eastman Avenue, 14th Street, and North Albany Avenue. Many of the houses need renovations due, in part, to the resident's low incomes. This may be an eligible CDBG target area for low-to-moderate income housing rehabilitation.

Jacksonville

There are no large concentrations of income/housing needs reported in Jacksonville.

Lumber City

Johnson Street Area. The Johnson Street area is an elongated, linear area along both sides of Johnson Street extending from McLeod Street southeast to Ocmulgee Street where it abuts the Amercord site. The houses in this neighborhood are in need of repair and may be eligible as a potential CDBG target area.

McRae

Northside McRae. A large residential area in north McRae, this concentration of houses needing renovations is generally bounded by Railroad Street to the south, the McRae city limits on the west, Pecan Avenue and Ashford Drive to the northeast, North Third Avenue to the north, and Spring and Bay avenues to the east. Again, there may be potential for one or more CDBG housing rehabilitation target areas in this northside McRae neighborhood.

Scotland

Abandoned Mobile Homes (hatched). This previously addressed concentration of abandoned mobile homes is located in the north corner of Scotland across the line into Wheeler County. Their unsightly appearance is a concern to the City of Scotland.

Map 1 Telfair County Areas Requiring Special Attention

Telfair County Areas Requiring Special Attention

Natural/Cultural Resources

- 1 Ocmulgee River Corridor
- 2 Little Ocmulgee River Corridor
- 3 Horse Creek Wildlife Management Area
- 4 Old Sugar Creek Flowing Well
- 5 Horse Creek
- 6 Spanish Mission Site
- 7 US 341 River Landing
- 8 Talmadge House

Rapid Development/Change Likely

- 9 US 341 Corridor
- 10 Proposed McRae Bypass
- 11 US 441 South, McRae and Vicinity

Development Outpace Infrastructure

- 12 Cook Property
- 13 US 341 South of McRae

Areas Needing Redevelopment

- 14 Boney's Landing
- 15 Jacksonville Landing
- 16 Ocmulgee River Landing
- 17 Downtown Milan

Large Abandoned Structures/Sites

- 18 Old Pope Store
- 19 Staverson's Grocery

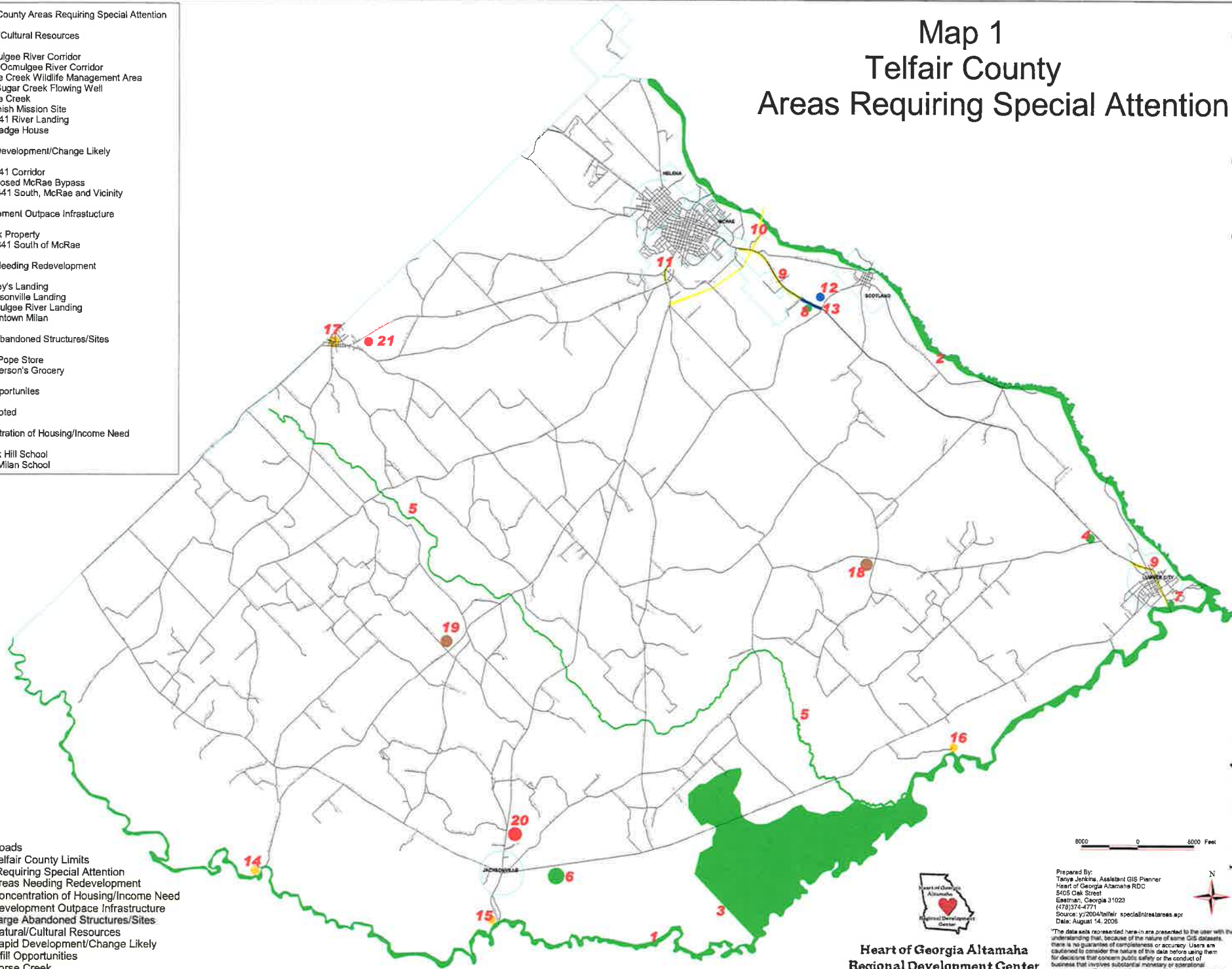
Infill Opportunities

None Noted

Concentration of Housing/Income Need

- 20 Rock Hill School
- 21 Old Milan School

- Roads
- Telfair County Limits
- Areas Requiring Special Attention
- Areas Needing Redevelopment
- Concentration of Housing/Income Need
- Development Outpace Infrastructure
- Large Abandoned Structures/Sites
- Natural/Cultural Resources
- Rapid Development/Change Likely
- Infill Opportunities
- Horse Creek



**Heart of Georgia Altamaha
Regional Development Center**

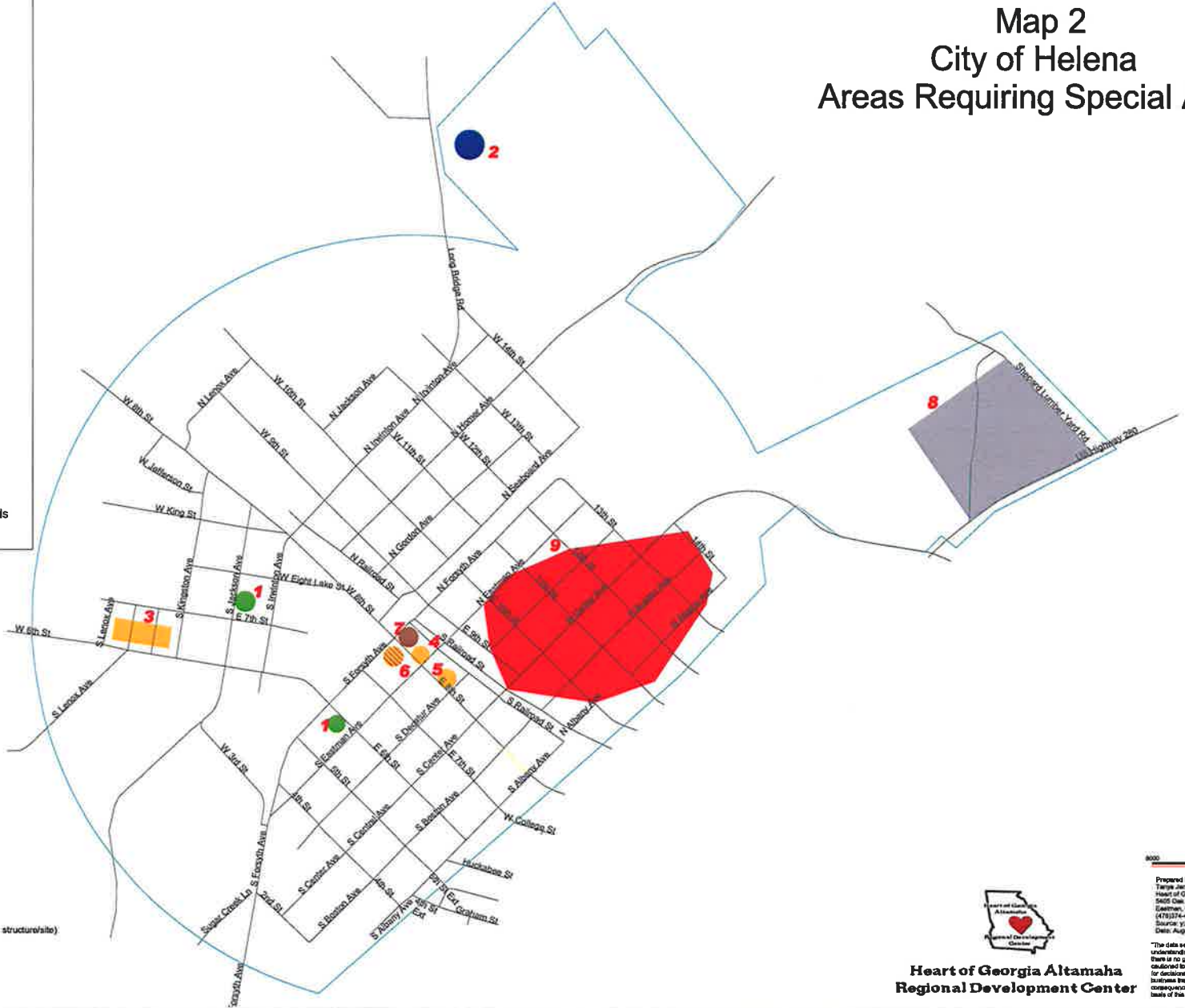
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Source: yr2004/heller_specialinterestareas.apr
Date: August 14, 2005

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SA-20

Map 2 City of Helena Areas Requiring Special Attention

- City of Helena Areas Requiring Special Attention**
- Natural/Cultural Resources
 - 1 Historic Residential Structures
 - Rapid Development/Change Likely
 - None Noted
 - Development Outpace Infrastructure
 - 2 Telfair State Prison
 - Areas needing Redevelopment
 - 3 Cravey Trailer Park
 - 4 Cravey's Buildings
 - 5 Breedlove Gas Station
 - 6 Fowlers Grocery Store (hatched)
 - Large Abandoned Structures/Sites
 - 7 Old Telfair Hotel
 - 6 Fowlers Grocery Store (hatched)
 - Infill Opportunities
 - 8 Hwy 280 Industrial Park
 - Concentration of Income/Housing Needs
 - 9 East Helena Residential Area



SA-21

8000 0 8000 Feet

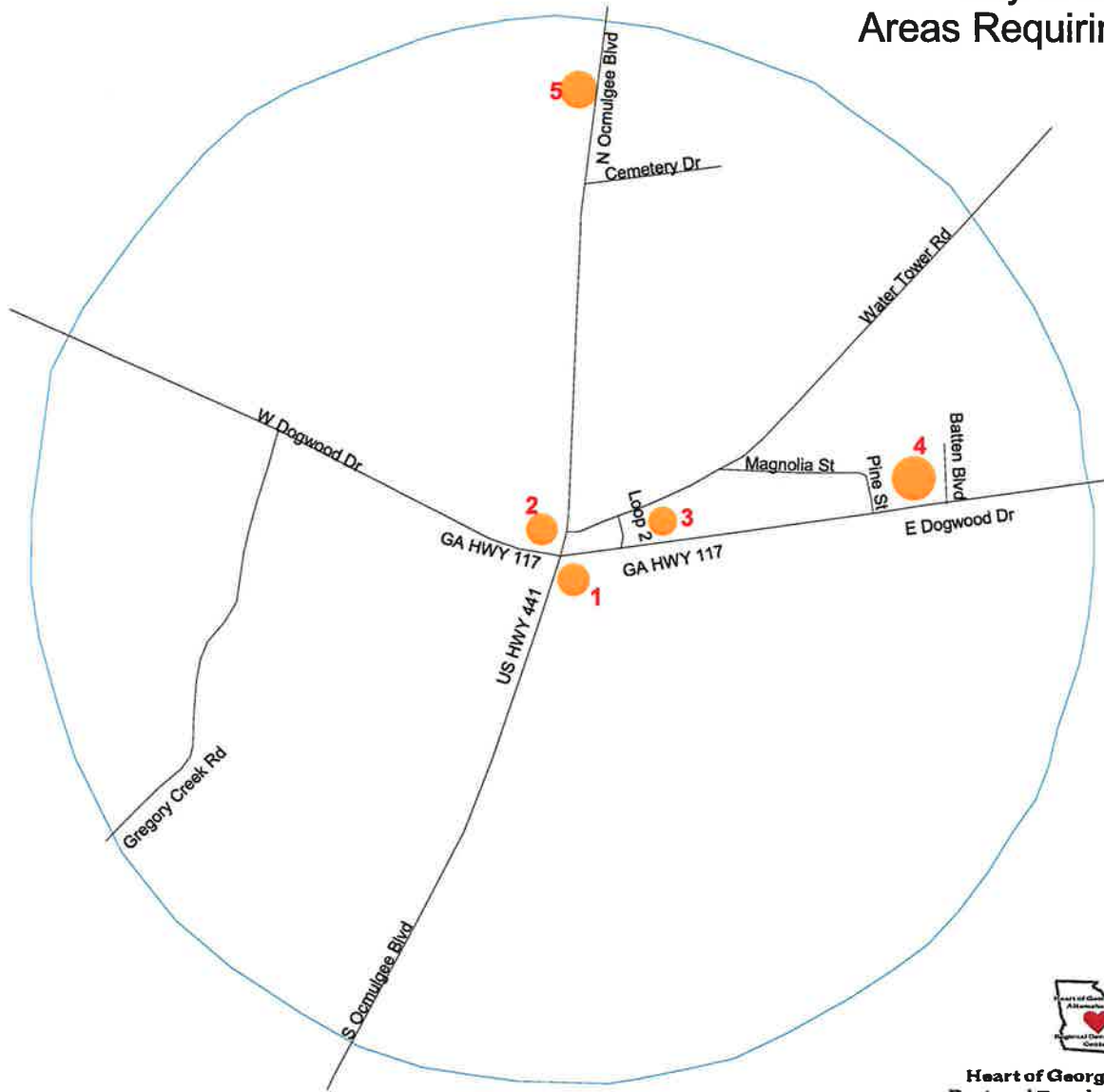
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Map 3 City of Jacksonville Areas Requiring Special Attention



- Legend:**
- Roads
 - Jacksonville City Limits
 - Areas Needing Redevelopment**
 - 1 Glass House
 - 2 Wells Store
 - 3 Dopson Office/Garage
 - 4 Restaurant/Laundromat
 - 5 JD Williams Store

8000 0 8000 Feet

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Source: 2/2004/center_specialinterests.apr
Date: August 14, 2008



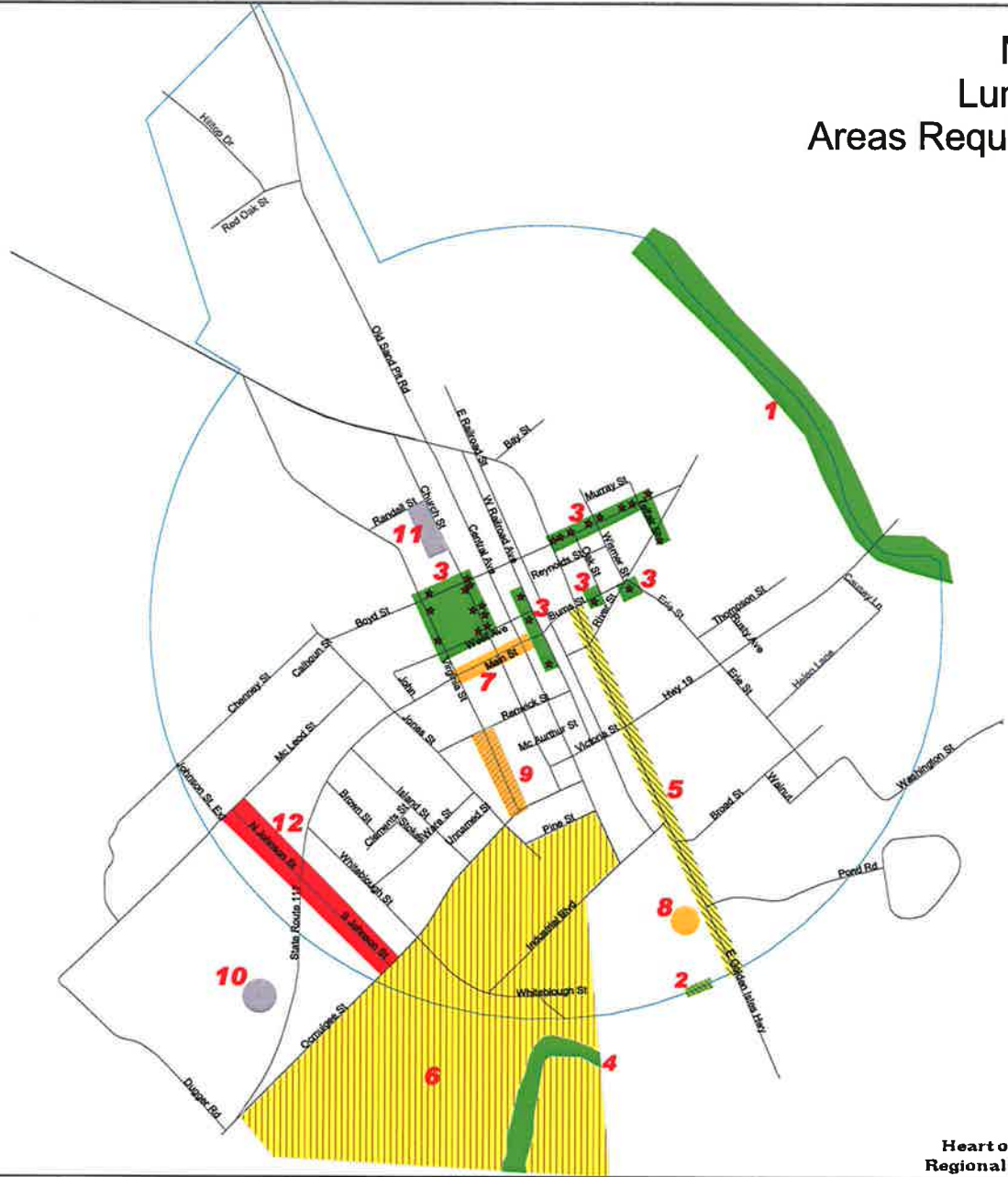
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SA-22

Map 4 Lumber City Areas Requiring Special Attention

- Lumber City Areas Requiring Special Attention**
- Natural/Cultural Resources**
- 1 Little Ocmulgee River
 - 2 US 341 River Landing (hatched)
 - 3 Historic Residential Areas
 - 4 Future Passive Park/Trail along Ocmulgee River
- Rapid Development/Change Likely**
- 5 US 341 Corridor (hatched)
 - 6 Amercord Site (hatched)
- Development Outpace Infrastructure**
- None Noted
- Areas Needing Redevelopment**
- 7 Downtown Lumber City
 - 8 Old Gulf Station Property
 - 9 Abandoned Property (hatched)
 - 2 US 341 River Landing (hatched)
- Large Abandoned Structures/Sites**
- 6 Amercord Site (hatched)
- Infill Opportunities**
- 10 Hwy 117 Industrial Park
 - 8 US 341 Corridor (hatched)
 - 6 Amercord Site (hatched)
 - 9 Abandoned Property (hatched)
 - 11 Woman's Club Park Project
- Concentration of Housing/Income Need**
- 12 Johnson Street Area



- ★ Historic Homes
- ⬜ Roads
- ⬜ Lumber City - City Limits
- Area Requiring Special Attention
- Areas Needing Redevelopment
- Areas Needing Redevelopment (infill Opportunities)
- Concentration of Housing/Income Need
- Infill Opportunities
- Natural/Cultural Resources
- Natural/Cultural Resources (areas needing development)
- Rapid Development/Change Likely
- Rapid Development/Change Likely (infill Opportunities)
- Rapid Development/Change Likely (large abandoned)(infill)
- Development Outpace Infrastructure

0 200 Feet

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Date: August 14, 2008

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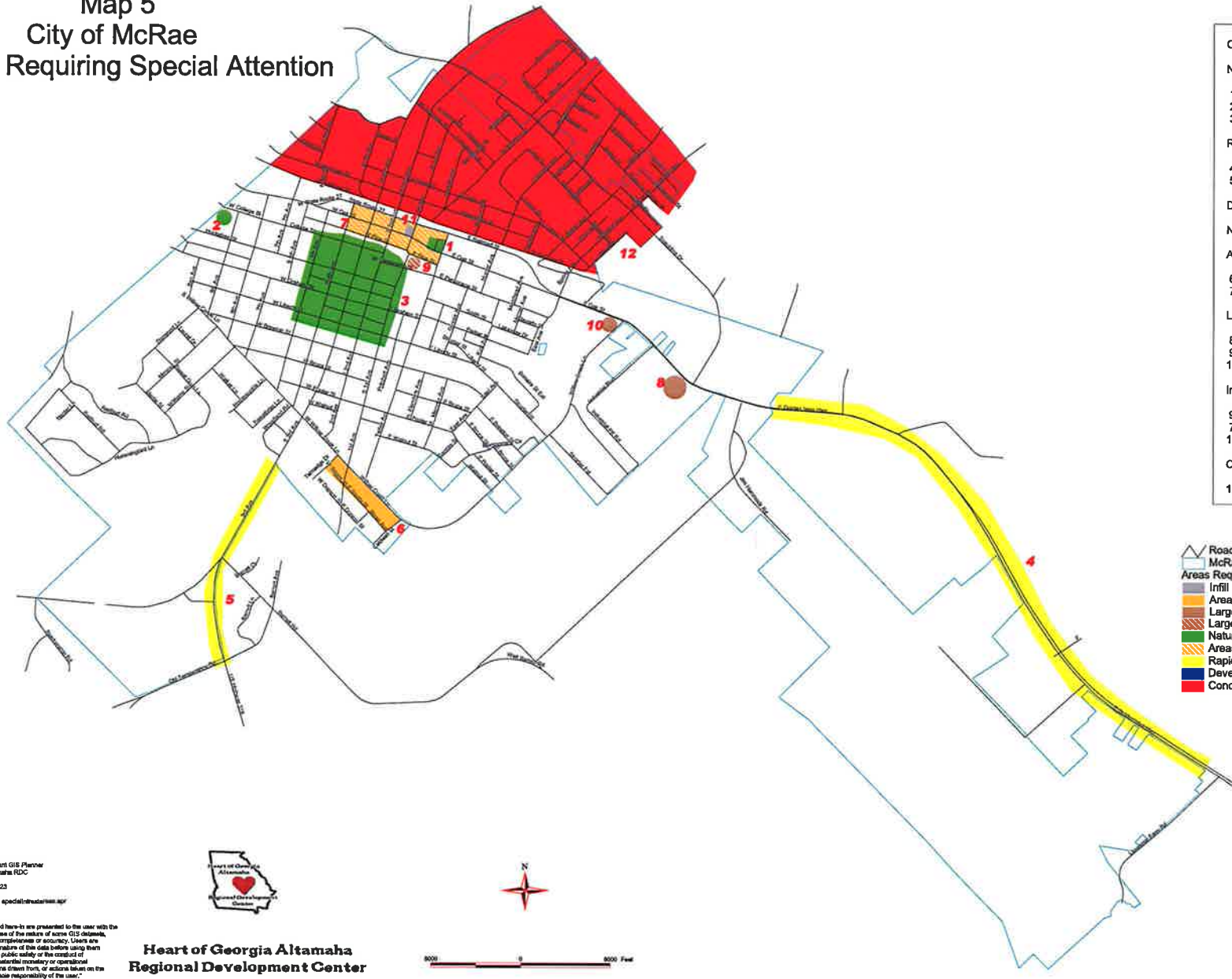


SA-23

Map 5 City of McRae Areas Requiring Special Attention

- City of McRae Areas Requiring Special Attention**
- Natural/Cultural Resources**
 - 1 Telfair County Courthouse and Jail
 - 2 Old South GA College Auditorium
 - 3 Historic Residential Area
 - Rapid Development/Change Likely**
 - 4 US 341 South Corridor
 - 5 US 441 South Corridor
 - Development Outpace Infrastructure**
 - None Noted**
 - Areas Needing Redevelopment**
 - 6 Scurry St/Willow Creek Residential Area
 - 7 Downtown McRae (hatched)
 - Large Abandoned Structures/Sites**
 - 8 Telfair Hospital
 - 9 Aarons Village (hatched)
 - 10 Old Chrysler Dealership Building
 - Infill Opportunities**
 - 9 Aarons Village (hatched)
 - 7 Downtown McRae (hatched)
 - 11 Corner of Oak & 1st Streets
 - Concentration of Housing/Income Need**
 - 12 Northside McRae

- Roads
- McRae City Limits
- Areas Requiring Special Attention
- Infill Opportunities
- Areas Needing Redevelopment
- Large Abandoned Structures/Sites
- Large Abandoned Structures/Sites (Infill Opportunities)
- Natural/Cultural Resources
- Areas Needing Redevelopment (Infill Opportunities)
- Rapid Development/Change Likely
- Development Outpace Infrastructure
- Concentration of Housing/Income Need



SA-24

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Date: August 7, 2006



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Map 6 City of Scotland Areas Requiring Special Attention



City of Scotland Areas Requiring Special Attention

Natural/Cultural Resources

1 Whirlhole & Well (former recreation area)
2 Old Bank of Scotland

Rapid Development/Change Likely

None Noted

Development Outpace Infrastructure

None Noted

Areas Needing Redevelopment

3 Abandoned Mobile Homes (hatched)
4 Highway 149 Gateway

Large Abandoned Structures/Sites

5 Old Flinders Store

Infill Opportunities

None Noted

Concentrations of Housing/Income Need

3 Abandoned Mobile Homes (hatched)

- ▲ Roads
- Scotland City Limits
- Areas Requiring Special Attention
- Areas Needing Redevelopment
- Large Abandoned Structures/Sites
- Natural/Cultural Resources
- Rapid Development/Change Likely
- Development Outpace Infrastructure
- Infill Opportunities
- Areas Need Redevelopment (Concentration Housing/Income Need)



**Heart of Georgia Altamaha
Regional Development Center**

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Date: August 14, 2008



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SA-25

Identification of Issues and Opportunities

Economic Development

- Local, regional, and state cooperation
- Retention of local graduates
- Education levels/job skills improvements
- High drop-out rates
- Business/industry retention
- Attraction of new economic development
- Small business/entrepreneurial development
- Improvement of existing industrial parks
- Transportation improvements
- Tourism development/promotion
- Enhanced economic development marketing
- Community aesthetics/appearance improvements
- Downtown commercial area revitalization
- Rural character/Quality of Life preservation
- Marketing of agricultural/forestry uses
- Growth management
- Increasing migrant population
- Attraction of retirees/quality of life
- Historic district/sites promotion/maintenance
- County-wide access to DSL/fiber optic
- US 441/Heritage Highway promotion
- US 341/Golden Isles Parkway tourism promotion
- US 280 promotion
- Job diversification
- High illiteracy rates
- Prison expansions
- Airport upgrades

Natural and Cultural Resources

- Compatible, supportive development
- Natural resources conservation/protection
- Wildlife management area/outdoor recreation development
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization
- Growth management/regulation
- Community aesthetics/appearance improvements

Housing

- Improvement of housing quality
- Need for additional affordable housing
- Need to improve substandard housing/eliminate blight
- Diversity of housing mix
- Utilization of state/federal programs
- Need to guide/plan residential development
- Community aesthetics/appearance improvements
- Need for land use/subdivision/manufactured housing/zoning regulation and code enforcement
- Attraction of retirees/quality of life

Land Use

- Need for planning/growth management/code enforcement
- Need for land use/subdivision/mobile home regulations/code enforcement in unincorporated areas
- Rural character/Quality of life preservation
- Preservation of agricultural and forestry areas
- Recreational/leisure facilities development
- Infill development and location of use management
- Community appearance/aesthetics improvements
- Utilization of infrastructure to guide growth
- Annexation
- Protection and conservation of wetlands

Community Facilities and Services

- Provision of adequate government facilities, including cities administrative facilities
- Infrastructure expansion/maintenance upgrade
- Infrastructure development to guide growth
- Highway improvements/upgrades
- Bicycle/pedestrian facility improvements
- More county road/city street paving
- Education facilities/service improvements
- Park/recreation facilities development/maintenance
- Solid waste facility improvements
- Health care system improvements
- Cultural facilities/services enhancements
- Public safety enhancements
- Fire service improvements
- Adequate training of public safety/fire personnel
- Recreational facilities/activities service improvements
- Develop/protect wildlife areas for recreational use
- Development of adequate water/sewer service as needed

- Adequate emergency medical services

Intergovernmental Coordination

- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management

IMPLEMENTATION PROGRAM

The Joint Telfair County Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 1993 comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2012, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has finalized the issues and opportunities it wishes to address; and has delineated areas of special attention that necessitate a more concerted focus by the community in the years ahead, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future improvements.

The implementation program is the overall strategy for addressing the identified Community Issues and Opportunities. This implementation program consists of newly expressed Long Term Policies to guide community decision-making, as well as a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the next five years of plan implementation to address these policies. A Report of Accomplishments is also included for each local government that identifies the achievements and status of work items contained in the previous Short Term Work Program of the existing comprehensive plan. Implementation Strategies, which are normally prepared during a full plan update to identify even more specific steps and actions to address policies prior to developing the Short Term Work Program, are not included in this Partial Update. Instead, they will be delineated during the full plan update since its preparation is only a few years away. The Long Term Policies developed during this Partial Update will help establish the framework for the formation of new Implementation Strategies at that time.

Telfair County Joint Comprehensive Plan

Long Term Policies

Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Telfair County

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employees

The community will collaboratively support the local school system and otherwise develop cooperative efforts to engage students to remain in school, thus reducing the local dropout rate and improving the literacy rate

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

The community will work to develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts

The community will seek to enhance and grow tourism as an important component of the local economy through festivals, recreation and leisure facilities/activities, agri-tourism, and nature based tourism

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority and other regional/state agencies

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will support and target countywide downtown revitalization and investment efforts in all municipalities to maintain them as important, functioning economic, social, and governmental centers

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will work to accommodate the increasing migrant population utilizing existing social and other government programs as appropriate

The community will seek to attract retirees through promotion of location and quality of life

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will promote the availability of access to DSL/fiber optic communications in all municipalities and work to attain in unincorporated areas

The community will work cooperatively to increase awareness of tourism attractions located on US 441/Heritage Highway, US 341/Golden Isles Parkway and US 280

The community will work collaboratively to develop measures and programs to address the high illiteracy rate

The community will work together to maintain a modern airport through necessary infrastructure/equipment upgrades and maintenance

The community will work to support the prisons and their expansions, as needed, through infrastructure upgrades and other means

The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce

Natural and Cultural Resources

The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Telfair County

The community will seek to conserve and protect the Ocmulgee and Little Ocmulgee rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county

The community will seek to conserve and protect its wildlife management area and will work to pursue additional public and private outdoor recreation or nature venues

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will continue to support, utilize, and promote Little Ocmulgee State Park, and will encourage the development of additional venues to further support/cultivate tourism

Housing

The community will work toward both improving the quality of existing housing and promoting quality new development

The community will encourage the use of state and federal programs to improve availability of affordable/quality housing, and to encourage homeownership

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, and compatible workforce housing

The community will provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated construction codes, mobile home regulations, subdivision regulations, and growth management

The community will cooperate to implement and enforce the need for land use planning, subdivision/mobile home regulations, growth management and code enforcement

The community will seek development compatible with its quality of life and attraction of retirees

Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for land use planning, subdivision/mobile home regulations, growth management and code enforcement in the unincorporated areas

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will continue to maintain and improve its appearance and aesthetics through ongoing landscaping/beautification efforts and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide future growth

The community will work together to explore the feasibility of annexation where appropriate and desired

The community will seek to conserve and protect the Ocmulgee and Little Ocmulgee rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county

Community Facilities and Services

The community will provide and maintain adequate government facilities

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will enhance and promote existing parks and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

The community will enhance the county's solid waste facilities and initiatives, in conjunction with other efforts to improve community appearance

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

The community will continue to improve public safety and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters

The community will work to improve fire service county-wide, including adequate training of personnel

The community will seek to conserve and protect its wildlife management area and will work to pursue additional public and private outdoor recreation or nature venues

The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed

Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Telfair County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

TELFAIR COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Continue to help recruit prospects and contribute funds to the county's industrial park	N		Y	Ongoing				The County currently budgets \$50,000/yr. to the Telfair County Development Authority. This will continue on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities.
NR	2004	Continue to support the maintenance and rehabilitation of the historic former South Georgia College as needed	N		N			N	Y	Although the County supports the continued maintenance and upkeep of the historic Old South Georgia College facility, the County is not directly involved with this activity. Direct support is provided through the Telfair County Library and the Pioneer Historical Society. Therefore, this activity will not be restated in the New STWP.
CF	2004	Complete Phase III of the subtitle-D landfill	N		N			Y	2009	Postponed until 2013 due to the previous lack of adequate funding. However, the current proposed renewal of the countywide SPLOST does include needed funding to expand the landfill.
CF	2004	Complete interior renovations to the county courthouse	N		Y	2009				The courthouse windows installations will be completed by Fall 2008. The courtroom security system and sound system are complete. Testing on all courtroom systems will be complete by Fall 2008. Other remaining renovations are anticipated to be completed by 2009

TELFAIR COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Continue to enlarge/upgrade Little League facilities through the construction of a new recreation complex	Y	2006						A new recreation complex was constructed in 2006. The current proposed SPLOST, if approved by voters in November 2008, includes funds to construct an indoor gymnasium at the complex, and this will be included in the New STWP.
CF	2004	Continue to make improvements to recreational facilities at the Jaycees Complex as needed	N		N			N	Y	Dropped to its no longer being used due to the construction of the new recreation complex.
CF	2004	Continue to upgrade drainage in the county as needed	N		Y	Ongoing				Drainage improvements countywide will be continued on an as needed basis.
CF	2006	Pursue the upgrading of radio equipment for the sheriff's department, possibly in conjunction with E-911	Y	2007						Accomplished in 2007 in conjunction with the new joint E-911 system with Wheeler County.
CF	2004	Replace transit van for county	Y	2007						Accomplished in 2007.
CF	2004	Seek to consolidate overlapping services within the county	N		N			N	Y	Dropped due to the lack of overlapping services present in the county at this time.
CF	2004	Make improvements and continue to maintain the old county jail while considering alternatives for the facility's reuse in the community	N		N			Y	2012	Postponed until 2012 due to the lack of previously available and adequate funding and pending the voter approval of the current proposed countywide SPLOST renewal.

TELFAIR COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Pursue the construction of a new jail	N		N			Y	2009		Postponed until 2009 due to the previous lack of adequate and available funding and pending voter approval of the proposed SPLOST renewal. SPLOST funding will also be utilized to acquire the land necessary for the new jail's construction, if approved by voters in November 2008.
CF	2004	Complete the paving of Old Milan Road	N		N			Y	2013		Postponed until 2013 due to the lack of adequate and available funding necessary to resurface the road.
CF	2004	Install a countywide E-911 system	Y	2005							A joint E-911 system with Wheeler County was established in 2005.
CF	2004	Complete the expansion of the Heart of Georgia Technical College's satellite facility	Y	2008							Accomplished in 2008.
CF	2006	Seek funding for a codes enforcement officer	N		N			Y	2013		Postponed until 2013 due to a lack of adequate funding.
LU	2004	Complete the numbering/naming of all county roads	Y	2008							Accomplished in 2008.
LU	2008	Adopt a zoning ordinance	N		N			Y	2011		Postponed until 2011 due to the current lack of adequate public support. Rather than a zoning ordinance, the county may opt to instead pursue the development of alternative land use regulations.

**CITY OF HELENA
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Pursue the extension of infrastructure to the industrial park, including water, sewer, streets, etc.	Y	2007						The extension of water and sewer service to the City's Industrial Park on U.S. 280 was completed in 2007.
NR	2004	Complete the restoration and creation of the Helena Depot Museum	Y	2006						Accomplished in 2006.
NR	2004	Continue to support needed renovations and maintenance to the Old South Georgia College	N		N			N	Y	Although the City supports the continued maintenance and upkeep of the historic Old South Georgia College facility, the City is not directly involved with this activity. Direct support is provided through the Telfair County Library and the Pioneer Historical Society. Therefore, this activity will not be restated in the New STWP.
CF	2004	Complete the expansion of the Heart of Georgia Technical College's satellite facility (possibly including a day care center) and conclude the extension of infrastructure to the site	Y	2008						The Heart of Georgia Technical College's Helena Campus was expanded, and the necessary infrastructure extended to the site, in 2008.
CF	2004	Continue to improve water lines, including loops and extensions, as needed	Y	2008						Accomplished in 2008.
CF	2004	Complete the paving of one remaining mile of unpaved streets	N		N		Y	2009		Postponed until 2009 due to a lack of adequate and available funding at the present time.

**CITY OF HELENA
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Continue to pursue drainage improvements as needed	N		Y	Ongoing				Drainage improvements will continue to be undertaken on an as needed basis.
CF	2008	Pursue the purchase of a new police car	Y	2004, 2007						Two police vehicles were purchased in 2004, and an additional two vehicles were purchased in 2007.
CF	2004	Continue to pursue working toward consolidation of services between the city and other cities/county	N		N		N		Y	Dropped due to the lack of overlapping services present in the county at this time.
CF	2008	Pursue the rehabilitation of housing in the city	N		Y	Ongoing				The City will continue to pursue funding for necessary housing rehabilitation on an as needed basis.
CF	2004	Seek improvements to the City's downtown streetscape, including new sidewalks, installation of lighting, landscaping and beautification, etc.	N		Y	2013				The installation of new lighting along Main Street has been completed, as has a new walking trail. Other needed improvements will continue as adequate funds are available, and it is anticipated that all projects will be completed by 2013.
CF	2004	Acquire necessary land and construct a new city hall, including space for a new fire station and police station	N		Y	2013				A new fire station was constructed in 2007. However, there is still a need for additional space for both City Hall and the police station. It is anticipated that this can be completed by 2013.

**CITY OF JACKSONVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2004	Seek a suitable location and construct a veterans monument	Y	2004						A veterans monument was constructed in 2004.	
CF	2004	Pursue funding to construct a playground and purchase playground equipment	N		N			Y	2012		Postponed until 2012 due to the current lack of available and suitable land for the development of a city park and playground.
CF	2004	Construct a paved walking track	N		N			Y	2012		Postponed until 2012 due to the lack of adequate and available funding. The City previously applied for a HUD grant that would have included the construction of a walking track along with sidewalks in an area east of N. Ocmulgee Blvd. (US 441) to Pine St. However, the grant funding was denied. The City has received TE funding to pave sidewalks and install street lighting along E. Dogwood Dr. from N. Ocmulgee Blvd. to Pine St. This will be listed in the New STWP.
CF	2004	Obtain City Hall sign	Y	2004							A City Hall sign was erected in 2004.

**CITY OF LUMBER CITY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2004	Continue to recruit new industries for the industrial park	N		Y	Ongoing				New industries will continue to be recruited on an ongoing basis. There is a need for additional work to be done on the existing spec buildings, and this will be listed in the New STWP.
ED	2004	Purchase land for the industrial park and construct a spec building	Y	2004						Accomplished in 2004.
CF	2004	Complete the expansion of the sewer pond	N		N			N	Y	Rather than expand the oxidation pond, the City opted to construct a new wastewater treatment facility, which was completed in 2006.
CF	2004	Resurface 7 miles of roads	N		Y	Ongoing				To date the City has resurfaced approximately 2 miles of streets. Remaining streets in need of resurfacing will be done as a sufficient level of state funding is available. This item will be continued on an ongoing basis as needed funds are available.
CF	2005	Pursue drainage improvements	N		Y	Ongoing				Drainage improvements will be continued on an as needed basis.
CF	2004	Seek funds to construct a Veterans Memorial Park, including the erection of monuments and the addition of landscaping and a walking track and other amenities as necessary	N		Y	2013				Monuments are presently on order, and a contract is in place to provide irrigation to the proposed park facility. Once the monuments are in place, the landscaping and beautification of the park area will be completed and a walking track constructed. It is anticipated that the park will be completed by 2013

**CITY OF LUMBER CITY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Pursue upgrades to the fire department	N		Y	Ongoing				Upgrades will continue to be pursued on an as needed basis. Turnout gear has recently been acquired. A need for volunteer training still exists, and this will be listed in the New STWP.
CF	2004	Seek funding for the purchase of police video equipment	Y	2006						Accomplished in 2006 with the purchase of new police vehicles. The need remains for additional equipment, and this will be listed in the New STWP.
HO	2008	Seek funding for a grant to fix low-income housing	N		N		Y	2012		Postponed until 2012 due to a lack of adequate and available funding at the present time.
LU	2008	Update zoning ordinance as needed	N		Y	Ongoing				Updates to the city's zoning ordinance will be continued on an as needed basis.

**CITY OF McRAE
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF	2004	Complete the extension of streets in the industrial park, including storm drainage and street improvements	N		N				N	Dropped due to a lack of adequate funding at the present time, in addition to other streets that were considered to be a higher priority for paving at this time.
NR	2004	Continue to maintain and make improvements to the historic South Georgia College facility as needed	N		N				N	Although the City supports the continued maintenance and upkeep of the historic Old South Georgia College facility, the City is not directly involved with this activity. Direct support is provided through the Telfair County Library and the Pioneer Historical Society. Therefore, this activity will not be restated in the New STWP.
CF	2004	Install new sewage force main from northside treatment plant to new wastewater spray site	Y	2005						Accomplished in 2005.
CF	2006	Consider the necessity of replacing #3 lift station	Y	2005						The lift station was replaced in 2005.
CF	2004	Replace the heating and air conditioning system at City Hall	Y	2007						Accomplished in 2007.
CF	2006	Pursue drainage improvements	N		N			Y	2009	Postponed previously due to a lack of adequate and available funding. However, the City has applied for CDBG funds. Should the funding be awarded, the City anticipates initiating needed drainage improvements in 2009.

**CITY OF McRAE
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2005	Construct a new maintenance shop	Y	2008						Accomplished in 2008.
CF	2004	Seek to replace a section of existing sewer lines	N		Y	Ongoing				The City seeks to replace a certain amount of existing sewer lines on an annual basis, depending on the need as well as existing funds. This activity will be continued on an as needed basis.
CF	2004	Continue to pursue working toward consolidation of services between the city and other cities/county	N		N			N	Y	Dropped due to the lack of overlapping services present in the county at this time.

**CITY OF SCOTLAND
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2005	Pursue the possibility of National Register listing for the old bank building	N		Y	2013				A local civic group, Scotland Fest, Inc., is currently in the process of doing some initial research into seeking the listing of the old Scotland Bank building into the National Register. It is anticipated that the research can be completed and listing be achieved by 2013.
NR	2005	Consider the possibility of rehabilitating the old bank building for use as a museum	N		N			Y	2009	Postponed until 2009 due to the current lack of adequate and available funding.
CF	2005	Repair and replace old water lines	Y	2008						Accomplished in 2008.
CF	2004	Continue to fund the fire department as the need arises	N		Y	Ongoing				This item will be continued on an ongoing basis, but will be reworded in the New STWP to reflect more specific activities. A new fire truck was purchased in 2005, along with new firefighting equipment, a computer, and a printer. The need still exists for a new fire house as well as lowering the City's ISO rating. These will be listed in the New STWP.
CF	2004	Seek upgrades to the city's oxidation pond to bring into compliance with EPD	Y	2007						Accomplished in 2007.
CF	2005	Pursue the development of recently acquired land for use as a mini-park	N		N			Y	2009	Postponed until 2009 due to the current lack of adequate and available funding at the present time.

**TELFAIR COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Pursue funding as needed to further develop the county's Industrial Park, including expansion and additional infrastructure, as appropriate	X	X	X	X	X	X	Helena	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED, CFS	Seek to extend the airport runway to 5,000 feet	X					X		Telfair/Wheeler Airport Auth., DCA (AirGeorgia)	\$500,000 (total)	X	X	X	
ED, CFS	Pursue funding as needed to expand broadband and other technology access within the community	X	X	X	X	X	X		Dev. Auth., DCA (OneGeorgia), Local Providers	\$500,000 (total)	X	X	X	X
ED	Seek state designation as a Certified Work Ready Community	X	X				X		BOE, Chamber, Dev. Auth., HGTC, Office of Workforce Readiness	\$70,000 (total)	X	X		
CFS	Complete Phase III of the subtitle-D landfill	X	X	X	X	X	X		SPLOST	\$500,000 (total)	X			
CFS	Complete interior renovations to the county courthouse	X					X			\$500,000	X			
CFS	Seek funding to construct a gymnasium at the recreation complex				X	X	X		Leisure Services Dept., SPLOST	\$150,000 (total)	X			

**TELFAIR COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as appropriate to develop new recreation facilities/ activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Seek funding as needed for drainage improvements in the unincorporated area	X	X	X	X	X	X			\$250,000/yr.	X			
CFS	Pursue funding as appropriate for improvements to the old county jail and seek alternatives for the facility's reuse in the community				X	X	X		DNR (HPD)	\$50,000 (total)	X	X		
CFS	Seek funding for the construction of a new jail	X	X	X	X	X	X		SPLOST	\$2 million (total)	X			
CFS	Pursue funding as needed to complete the resurfacing of Old Milan Road					X	X		DOT (LARP)	\$100,000 (total)	X	X		
CFS	Seek funding for a codes enforcement officer					X	X			\$30,000	X			
CFS	Cooperate as needed with the planned expansion of the federal prison in McRae	X	X	X			X	McRae	CCA	\$50,000 (total)	X			
CFS	Pursue funding as appropriate to develop recycling activities countywide				X	X	X		DCA, GEFA, Local Assistance Grants	\$50,000 (total)	X	X		
CFS	Seek funding as needed to upgrade fire department personnel training	X	X	X	X	X	X		FEMA, GEMA	\$75,000 (total)	X	X		
LU	Seek the development of alternative land use regulations			X	X		X			\$1,000 (enforcement)	X			

**CITY OF HELENA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Pursue funding as needed to further develop the city's Industrial Park, including expansion and additional infrastructure, as appropriate	X	X	X	X	X	X	Helena	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
CFS	Pursue funding as needed to expand wastewater treatment capacity to support the Telfair State Prison expansion	X	X	X				X	DCA (CDBG), USDA Rural Dev't.	\$750,000 (total)	X	X	X	
CFS	Pursue funding as needed to complete the paving of unpaved streets	X	X	X	X	X		X	DOT	NA (no DOT estimate available)	X	X	X	
CFS	Seek funding as needed for drainage improvements	X	X	X	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Pursue funding as appropriate to develop new recreation facilities/activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Continue to seek funding as needed for downtown streetscape improvements, such as sidewalks, landscaping and beautification, etc.	X	X	X	X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Pursue funding to purchase land and construct a new city hall and police station	X	X	X	X	X		X		\$500,000 (total)	X			

**CITY OF HELENA COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
CFS	Provide assistance as needed for the expansion of Telfair State Prison	X	X					X	DOC, Telfair State Prison	\$50,000 (total)	X			
CFS	Seek funding for renovations to the City Square	X	X					X	DCA (LDF), Local Assistance Grants	\$50,000 (total)	X	X		
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X	X	X	

**CITY OF JACKSONVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
CFS	Pursue funding to construct a playground and purchase playground equipment				X	X		X	DCA (LDF), Local Assistance Grants	\$60,000 (total)	X	X		
CFS	Seek funding to construct a walking track				X	X		X	DCA, Local Assistance Grants	\$10,000 (total)	X	X		
CFS	Pursue funding as appropriate to develop new recreation facilities/activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Pave sidewalks and install street lighting along E. Dogwood Dr. from N. Ocmulgee Blvd. to Pine St.	X	X	X				X	DOT (TE)	\$200,000 (total)	X	X	X	
CFS	Seek funding to renovate the old ballfield	X	X					X	DNR (LWCF)	\$100,000 (total)	X	X	X	

**CITY OF LUMBER CITY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Pursue funding as needed to further develop the city's Industrial Park, including expansion and additional infrastructure, as appropriate	X	X	X	X	X		X	Joint Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X	X	
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Seek to reactivate the Downtown Development Authority			X				X	DDA	NA				
ED	Pursue funding for a façade grant program for the downtown area				X			X	DCA, DDA	\$30,000	X	X		
CFS	Pursue funding as needed to resurface city streets	X	X	X	X	X		X	DOT (LARP)	\$100,000 (total)	X	X		
CFS	Seek funding as needed for drainage improvements	X	X	X	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Pursue funding as appropriate to develop new recreation facilities/activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Continue to seek funding for completing the construction of a Veterans Memorial Park, including the erection of monuments, the addition of landscaping, and the construction of a walking track and other amenities as necessary	X	X	X	X	X		X	Local Veterans, Lumber City Woman's Club, DCA (LDF), Local Assistance Grants	\$75,000 (total)	X	X		

**CITY OF LUMBER CITY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to upgrade fire department equipment and personnel training	X	X	X	X	X		X	FEMA, GEMA	\$75,000 (total)	X	X	X	
CFS	Continue to seek funding as needed to upgrade police video equipment	X	X	X	X	X		X		\$10,000 (total)	X			
CFS	Seek to construct a lift station and pave one new street between GA 117 and Ocmulgee Street and annex the area into the city	X	X	X	X	X		X	DOT (paving)	\$5,000 (annex), \$50,000 (paving), \$	X	X		
CFS	Pursue the construction of a new police station				X	X		X		\$100,000 (total)	X			
CFS	Seek funding to renovate the old school building for community use				X	X		X	DCA, DNR (HPD)	\$200,000 (total)	X	X		
CFS	Pursue funding for the paving of Broad and West streets and related drainage improvements	X (pav.)	X (pav.)	X (dra.)	X (dra.)			X	DOT, DCA (CDBG)	\$40,000 (paving), \$500,000 (drainage)	X	X	X	
CFS	Seek funding to improve sidewalks downtown		X	X				X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Seek to replace 2-inch and 6-inch water lines along U.S. 341	X	X	X	X	X		X	DCA (CDBG), USDA Rural Dev't.	\$500,000 (total)	X	X	X	
CFS	Pursue the development of a passive recreation area along the Ocmulgee River	X	X					X	DNR (Trails, LWCF)	\$100,000 (total)	X	X	X	
LU	Continue to update zoning ordinance as needed	X	X	X	X	X		X	RDC	\$1,000 (enforcement)	X			
LU	Pursue the annexation of the GA Hwy. 117 Industrial Park area		X					X		\$1,000	X			

**CITY OF McRAE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED, CFS	Provide assistance as needed with Crossroads City/downtown revitalization efforts	X	X	X	X	X		X	Crossroads City Org.	\$5,000/yr.	X			
CFS	Seek funding as needed for drainage improvements	X	X					X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Pursue funding as appropriate to develop new recreation facilities/activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Continue to seek funding as needed to replace sewer lines in areas of need	X	X	X	X	X		X		\$30,000/yr.	X			
CFS	Pursue funding for sidewalk and other streetscape improvements downtown	X	X					X	Congressional Appropriation (Rep. Marshall)	\$500,000 (total)	X		X	
CFS	Seek to relocate the police station/construct a new station as feasible			X	X			X		\$250,000 (total)	X			
CFS	Purchase one new police vehicle per year	X	X	X	X	X		X		\$30,000/yr.	X			
CFS	Pursue funding to pave three streets	X	X	X				X	DOT	\$500,000 (total)	X	X		
CFS	Pursue funding for sidewalk improvements in other areas of need	X	X	X				X	DOT (TE)	\$500,000 (total)	X	X	X	

**CITY OF McRAE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
LU	Seek the development of a subdivision ordinance			X				X	RDC	\$1,000 (enforcement)	X			

**CITY OF SCOTLAND COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X	X	All	Chamber, Dev. Auth.	\$5,000 (total)	X			
NCR	Pursue the possibility of National Register listing for the old bank building	X	X	X	X	X		X	Scotland Fest Org., RDC	\$15,000 (total)	X			
NCR	Seek funding as appropriate to rehabilitate the old bank building for use as a museum	X	X	X	X	X		X	Scotland Fest Org., DNR (HPD)	\$20,000 (total)	X	X		
CFS	Continue to seek funding for fire equipment upgrades as needed	X	X	X	X	X		X	FEMA, GEMA	\$20,000 (total)	X	X	X	
CFS	Pursue to construct a fire house to assist in lowering the City's ISO rating	X	X					X	FEMA, GEMA	\$10-12,000 (donations), \$50,000 (total)	X	X	X	X
CFS	Pursue funding as appropriate to develop new recreation facilities/activities countywide	X	X	X	X	X	X	All	Leisure Services Dept., SPLOST	\$150,000 (total)	X			
CFS	Seek funding to develop recently acquired land for use as a mini-park	X	X					X		\$5,000 (total)	X			
CFS	Seek funding to purchase playground equipment	X	X					X	DCA (LDF), Local Assistance Grants	\$50,000 (total)	X	X		
CFS	Pursue funding to pave streets in areas of need	X	X	X				X	SPLOST	\$20,000 (total)	X			
CFS	Pursue funding to resurface the walking track	X	X					X	DCA (LDF), Local Assistance Grants	\$10,000 (total)	X	X		

**CITY OF SCOTLAND COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2009-2013**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source			
		2009	2010	2011	2012	2013	County	City	Other		Local	State	Federal	Private
CFS	Seek funding to provide handicap accessibility at City Hall	X	X					X	DCA (LDF), Local Assistance Grants	\$15,000 (total)	X	X		

RCN

Heart of Georgia

Altamaha

Regional Development Center



5405 Oak Street
Eastman, GA 31023
Ph. (478) 374-4771
Fax (478) 374-0703

331 West Parker Street
Baxley, GA 31513
Ph. (912) 367-3648
Fax (912) 367-3640

September 22, 2008

Mr. Wilson Bowen, Chairman
Telfair County Board of Commissioners
713 Telfair Avenue
McRae, Georgia 31055

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Chairman Bowen:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

Final Report of Findings and Recommendations

Compliance Certification

As a result of these reviews, it has been determined that the submitted Partial Update to your comprehensive plan adequately addresses and is in compliance with the Local Planning Requirements, and you may therefore proceed with the plan's official adoption on or after **October 25, 2008**. (See attached DCA letter.)

Regional Review Public Hearing Summary/Consistency Review

No comments were received from affected parties, nor was a regional review public hearing requested, concerning the Partial Update to your plan, and therefore no regional review public hearing was held. The consistency review identified no inconsistencies between your local comprehensive plan, neighboring local governments' plans, or with the

www.hogardc.org

Mr. Wilson Bowen, Chairman
Page 2
September 22, 2008

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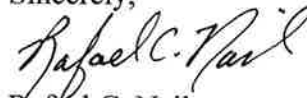
Required Adoptions

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Congratulations on successfully completing the plan review process. We commend you for commitment to comprehensive planning, and we hope that your community will realize numerous benefits from continuing implementation of your new plan update in the years to come.

If you have any questions, please do not hesitate to call Bill Lindsey or me.

Sincerely,



Rafael C. Nail

Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Nancy Livingston, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Heart of Georgia

Altamaha

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Baxley, GA 31513
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Fax (912) 367-3640

September 22, 2008

Mr. M.L. Harrelson, Mayor
City of Helena
P. O. Box 369
Helena, Georgia 31037

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Mayor Harrelson:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

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Mr. M.L. Harrelson, Mayor
Page 2
September 22, 2008

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If you have any questions, please do not hesitate to call Bill Lindsey or me.

Sincerely,


Rafael C. Nail
Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Janeen Tokar, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Heart of Georgia

Altamaha

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331 West Parker Street
Baxley, GA 31513
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Fax (912) 367-3640

September 22, 2008

Mr. Lenton Warren, Mayor
City of Jacksonville
P. O. Box 7
Jacksonville, Georgia 31544

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Mayor Warren:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

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Mr. Lenton Warren, Mayor
Page 2
September 22, 2008

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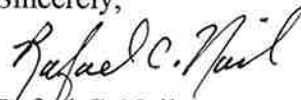
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Congratulations on successfully completing the plan review process. We commend you for commitment to comprehensive planning, and we hope that your community will realize numerous benefits from continuing implementation of your new plan update in the years to come.

If you have any questions, please do not hesitate to call Bill Lindsey or me.

Sincerely,



Rafael C. Nail

Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Robbie Thompson, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Heart of Georgia

Altamaha

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Baxley, GA 31513
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September 22, 2008

Mr. Michael Varnadoe, Mayor
City of Lumber City
P. O. Box 489
Lumber City, Georgia 31549

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Mayor Varnadoe:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

Final Report of Findings and Recommendations

Compliance Certification

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Mr. Michael Varnadoe, Mayor
Page 2
September 22, 2008

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Sincerely,



Rafael C. Nail

Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Diane Green, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Heart of Georgia

Altamaha

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September 22, 2008

Ms. June Bradfield, Mayor
City of McRae
P. O. Box 157
McRae, Georgia 31055

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Mayor Bradfield:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

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www.hogardc.org

Ms. June Bradfield, Mayor

Page 2

September 22, 2008

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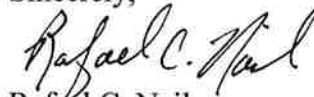
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If you have any questions, please do not hesitate to call Bill Lindsey or me.

Sincerely,



Rafael C. Nail

Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Brenda Clark, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Heart of Georgia

Altamaha

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331 West Parker Street
Baxley, GA 31513
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September 22, 2008

Mr. Clinton Eady, Mayor
City of Scotland
P. O. Box 197
Scotland, Georgia 31083

RE: Report of Findings and Recommendations
and Certification of Compliance
The Joint Telfair County Comprehensive
Plan Partial Update

Dear Mayor Eady:

The Joint Telfair County Comprehensive Plan Partial Update (2008) has been reviewed for compliance with the Georgia Planning Act of 1989 by the Georgia Department of Community Affairs (DCA) and our regional development center (RDC). As you know, each county and municipality in Georgia must adopt a new comprehensive plan that meets the Standards and Procedures for Local Comprehensive Planning every ten years or as scheduled by DCA, in order to maintain its Qualified Local Government (QLG) status. DCA reviewed your *Comprehensive Plan Partial Update* for compliance with the appropriate Local Planning Requirements, while we reviewed it for internal consistency, consistency with the plans of neighboring local governments, and consistency with any adopted regional plans or policies.

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www.hogardc.org

Mr. Clinton Eady, Mayor
Page 2
September 22, 2008

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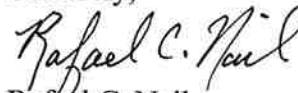
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If you have any questions, please do not hesitate to call Bill Lindsey or me.

Sincerely,



Rafael C. Nail

Assistant Executive Director

RCN/mb

Enclosure

f: 300.001.18, 400.012

cc: Ms. Joyce Callaway, City Clerk
Mr. Jim Frederick, Georgia Department of Community Affairs
Mr. Steve Gavigan, Georgia Department of Community Affairs
Mr. Alan Mazza, Heart of Georgia Altamaha RDC

Interjurisdictional Consistency Review Checklist

Consideration	Recommended Changes (to address inconsistencies)
List of internal inconsistencies of the various planning elements:	
None identified	
List inconsistencies between this plan and those of neighboring local governments:	
• Government 1:	
None identified	
• Government 2:	
• Government 3:	
• Government 4:	
List opportunities for cooperation or inter-jurisdictional solutions to common issues:	
• Government 1: Telfair County, Wheeler County,	Regional E-911 System, Telfair-Wheeler County Airport
	Addressed through Comprehensive Plan
	Implementation Policies and Strategies

Consideration	Recommended Changes (to address inconsistencies)
<ul style="list-style-type: none"> Government 2: Telfair County, Telfair County Development Authority, Hazlehurst, Lumber City, and Telfair County Joint Development Authority 	Economic Development - Improved coordination/cooperation in economic development activities - Addressed as part of Comprehensive Plan Implementation Policies and Strategies
<ul style="list-style-type: none"> Government 3: Telfair County, Telfair County Board of Education, WIA, Heart of Georgia Technical College 	Education/Skill Levels Improvement - Addressed as part of Comprehensive Plan Implementation Policies and Strategies
<ul style="list-style-type: none"> Government 4: Telfair County, City of Helena, City of Jacksonville, City of Lumber City, City of McRae, City of Scotland, Telfair County, Golden Isles Parkway Association, U.S. 441 Heritage Highway Association, Altamaha River Partnership 	Land Use - Coordination/cooperation in land use planning, Economic Development, Tourism, Natural Resources, Water Resources, Planning - Addressed through Comprehensive Plan Implementation Policies and Strategies <small>Transportation/Natural Resources/Tourism - Coordination/cooperation in regional transportation, natural resources/tourism promotion - Addressed through Comprehensive Plan Implementation Policies and Strategies</small>
List inconsistencies between the local comprehensive plan and the regional plan:	
None identified	
<hr/>	
Opportunities - Government 4 (cont.) - Telfair County and its municipalities	Character Areas, Community Facilities Economic Dev., and Land Use -- Addressed as part of Comprehensive Plan Implementation Policies and Strategies
Comments From Effected Parties	
None received from notification dated August 29, 2008	

Heart of Georgia

Altamaha

Regional Development Center



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Baxley, GA 31513
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October 30, 2008

Mr. Jim Frederick, Director
Office of Planning and Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

RE: Telfair County Joint Comprehensive
Plan Partial Update (2008) Adoptions (Telfair
County, Helena, Jacksonville, Lumber City,
McRae, and Scotland)

Dear Jim:

This letter is formal notification of official adoption by Telfair County and also by the cities of Helena, Jacksonville, Lumber City, McRae, and Scotland of the approved new joint comprehensive plan partial update, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*. This notification covers all six local governments of Telfair County.

The adoption of the joint plan partial update was accomplished by each government through adoption of an individual resolution. All of Telfair County's local governments have now notified the Regional Development Center of the partial update adoption.

For your information and records, a copy of each government's adoption resolution is enclosed. Please extend the Qualified Local Government (QLG) status of all local governments within Telfair County for comprehensive planning, and notify each accordingly.

Please let us know if we can be of further assistance.

Sincerely,

Rafael C. Nail
Assistant Executive Director

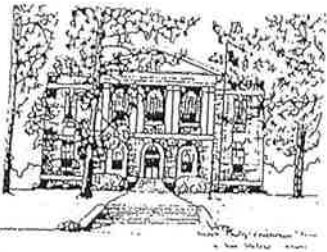
RCN/mb

cc: Nancy Livingston, County Clerk, Telfair County
M.L. Harrelson, Mayor, City of Helena
Lenton Warren, Mayor, City of Jacksonville
Michael Varnadoe, Mayor, City of Lumber City
June Bradfield, Mayor, City of McRae
Clinton Eady, Mayor, City of Scotland
Alan Mazza, Executive Director, HOGARDC
Annaka Woodruff, DCA
Steve Gavigan, DCA

Enclosure

f. 100.010.01, 300.001.18, 400.012

www.hogardc.org



Telfair County
Board of Commissioners

713 Telfair Avenue
McRae, Georgia 31055

Office: 1-229-868-5688 Fax: 1-229-868-7950

Wilson Bowen, Chairman
Lawrence Spires, Vice-Chairman
Sheryl Clark
Claude Cravey
Alice Strong

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, Telfair County, Georgia, has participated with the cities of Helena, Jacksonville, Lumber City, McRae, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the "Joint Telfair County Comprehensive Plan Partial Update (2008)", including a separate "Five-Year Short-Term Work Program" for Telfair County in this plan update; and

WHEREAS, this "Partial Update" has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, the "Joint Telfair County Comprehensive Plan Partial Update (2008)" has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, Telfair County is now desirous of adopting the *Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Telfair County Board of Commissioners hereby approves and adopts the *Joint Telfair County Comprehensive Plan Partial (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, thus updating our existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Telfair County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27th day of October, 2008

BY:

Wilson Bowen, Chairman

Lawrence Spires, Vice-Chairman

Alice Strong, Commissioner

Claude Cravey, Commissioner

Sheryl Clark, Commissioner

ATTEST:

Nancy J.M. Livingston, County Clerk



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Helena, Georgia has participated with Telfair County and the cities of Jacksonville, Lumber City, McRae, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of Helena in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Helena is now desirous of adopting *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Helena hereby approves and adopts *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Helena hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27 day of October, 2008.

BY: M. S. Hamelton

ATTEST:

Janeen Tokar

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Jacksonville, Georgia has participated with Telfair County and the cities of Helena, Lumber City, McRae, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of Jacksonville in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

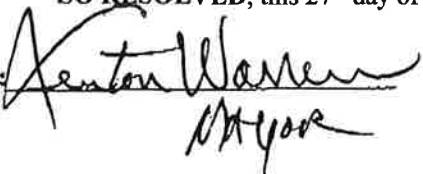
WHEREAS, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and


WHEREAS, the City of Jacksonville is now desirous of adopting *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Jacksonville hereby approves and adopts *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Jacksonville hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27th day of October, 2008.

BY: 
Mayor

ATTEST: 
City Council

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Lumber City, Georgia has participated with Telfair County and the cities of Helena, Jacksonville, McRae, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of Lumber City in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Lumber City is now desirous of adopting *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Lumber City hereby approves and adopts *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Lumber City hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 31 day of October, 2008.

BY: Michael R. Vannoy

ATTEST: Wiano Powell

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of McRae, Georgia has participated with Telfair County and the cities of Helena, Jacksonville, Lumber City, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of McRae in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of McRae is now desirous of adopting *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of McRae hereby approves and adopts *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of McRae hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27th day of October, 2008.

BY: 
Mayor

ATTEST: 
City Clerk

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

WHEREAS, the City of Scotland, Georgia has participated with Telfair County and the cities of Helena, Jacksonville, Lumber City, and McRae in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Telfair County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, including a separate "Five-Year Short-Term Work Program" for the City of Scotland in this plan update;

WHEREAS, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for official review; and

WHEREAS, *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Scotland is now desirous of adopting *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Scotland hereby approves and adopts *The Joint Telfair County Comprehensive Plan Partial Update (2008)*, as part of Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 1991.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Scotland hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Development Center, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 27 day of October, 2008.

BY: Clinton Eady

ATTEST: Joyce Callaway

