

**The Joint Tattnall County Comprehensive Plan
Tattnall County, Cobbtown, Collins, Glennville, Manassas,
and Reidsville 2025**

A Joint Comprehensive Plan for Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, and the City of Manassas, and the City of Reidsville, Georgia in accordance with the Georgia Planning Act of 1989

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Heart of Georgia Altamaha Regional Development Center

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INTRODUCTION

Purpose

The Joint Tattnall County Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. It is a joint plan for Tattnall County and its municipalities -- the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of *A Greater Tattnall*, the previous joint comprehensive plan first adopted in 1995, but is basically a new plan.

As a comprehensive plan, *The Joint Tattnall County Comprehensive Plan* is a critical self-examination of Tattnall County and its cities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, solid waste, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Tattnall County is a rural county in southeast Georgia, about an hour west of Savannah. Its current population is around 23,000. Tattnall County has good transportation access, including two U.S. highways (U.S. 280 and U.S. 301), a number of important state routes, and several connections to I-16. All of the county's municipalities, except Manassas, are located on the Wiregrass Trail (Georgia 57), a short-cut connector between I-16 and I-95. Georgia 121, once known, and again being promoted, as the Woodpecker Trail, also transects the county. U.S. 280 is an important east-west route in Georgia, traversing from I-16 near Savannah to Columbus and beyond. Glennville is located on U.S. 301, once a major north-south arterial for the East Coast of the U.S. and with potential for revitalization with further upgrading. Tattnall County is still an important agricultural county ranking fourth in agricultural income in 2004, and the Georgia leader in production of the world famous Vidalia Sweet Onion. Poultry production, because of nearby Claxton Poultry, is the largest contributor to agricultural income. The county economy suffered in the 1990s with loss of its apparel manufacturing. The county's manufacturing sector is now comprised principally of small, locally owned operations, but remains at a level about a third less than that of the state. The major employer is state government as three state prisons are located in the county, including the flagship Georgia State Prison. Tattnall County remains

relatively undeveloped with large percentages of its lands in southern pine forests and agriculture. Some growth pressures, as spillover comes from the coast and nearby growth centers, are now beginning to be felt. Impressive and abundant natural and historic resources abound in the county, one of Georgia's early established counties. These resources include the Altamaha and Ochoopee rivers, the Ochoopee Dunes, the Big Hammock Wildlife Management Area, and the Gordonia Alatomaha State Park. The Altamaha River is one of the largest free-flowing rivers on the East Coast, and a very impressive and important natural resource of national significance. It was designated by The Nature Conservancy as its first bioserve in Georgia in recognition of its natural importance. The community has many assets for growth because of its location, natural resources, and its community commitment. The strategies of this plan will help the community capitalize on this potential.

The Joint Tattnall County Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Tattnall County Local Plan Coordination Committee, which oversaw the plan's development, was comprised of elected and appointed officials and interested public and private citizen leaders appointed by all governments involved. The resulting plan delineates the goals, objectives, programs and projects the county government and the five municipalities wish to pursue to continue the progress, growth, and development of the county as an attractive community in which to live and work.

The Joint Tattnall County Comprehensive Plan has guiding goals of managing the county's growth and seeking continued economic diversity, while maintaining its forestry and agricultural heritage, and protecting important natural and cultural resources. The principal means to accomplish the desired community of the future include continued community unity and cooperation; supportive utilization of its forests and fields; establishment of coordinated land use and environmental controls; continued transportation, infrastructure, and community facilities development and enhancement; and balanced, coordinated and multi-faceted economic development. All of these strategies have an underlying purpose of bringing managed and planned growth and new development to the county, while respecting and protecting its natural and cultural resources. The five municipalities would similarly continue their growth and development with necessary controls, while encouraging continuing residential and supporting development. Intense commercial and industrial development is encouraged to continue to locate in Glennville and Reidsville.

The Joint Tattnall County Comprehensive Plan is in and of itself just a plan, a written document of community consensus and desires for its future. It is a general policy guide for community improvement and should be used to measure and shape local decision-making in each government and the private sector which affects the community's future growth and development. It is a call to action for the community. The plan cannot accomplish anything, but it can be used as a management framework for a committed, united, and involved community concerned about the quality of life in Tattnall County. The plan itself is testament to what can be accomplished when many people, local officials and their constituents alike, work together with a common purpose and much dedication and involvement to get the job done. Much progress and development in Tattnall County resulted from accomplishment of many objectives verbalized in *A Greater Tattnall*, and this plan can help provide guidance for even more progress and quality development.

Format

The plan is organized by the elements required by the Georgia Planning Act and Minimum Planning Standards and Procedures: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Transportation; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, the three basic steps of the planning process required by the Minimum Planning Standards and Procedures were utilized to inventory, assess, and articulate goals and implementation strategies for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, and develop the plan.

The final sections of *The Joint Tattnall County Comprehensive Plan* are "Short-Term Work Programs" for each local government -- Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville. These are the required five-year work programs which detail specific actions, programs, and projects for each local government to undertake to implement this plan. These Short Term Work Programs are included as appendices. Other appendices include *The Joint Tattnall County Solid Waste Management Plan* which addresses the solid waste management activities of the four local governments. This plan could stand on its own, but was prepared concurrently with the comprehensive plan under the requirements of the Georgia Solid Waste Management Act of 1990 and its Minimum Planning Standards. The Tattnall County Service Delivery Strategy was revisited, revised, and recertified concurrently with the comprehensive plan preparation to ensure consistency and meet state requirements. A copy of the recertification and the revised forms are included as an appendix.

Plan Development

As stated, *The Joint Tattnall County Comprehensive Plan* was developed in accordance with the guidelines of the Minimum Planning Standards and Procedures. It was prepared with considerable community and public involvement. The Tattnall County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Tattnall County Board of Commissioners, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee was comprised of the Executive Committee members and other representatives from public and private agencies and entities important to the planning process. This process involved even more citizens. Representatives included those from the Chamber of Commerce/Development Authority, school system, the state prison system, Cooperative Extension, Canoochee EMC, Southeastern Technical College, and other business and community leaders. This allowed for better coordination and a wider range of community input, both public and private.

The public hearing required prior to plan preparation was held on a joint basis December 2, 2004 at the Adult Literacy Center in Reidsville. A community survey was distributed beginning at this public hearing, but did not garner significant return. The Local Plan Coordination Committee met monthly on each element. A synopsis of the inventory and assessment of each element was presented both in printed and PowerPoint presentation format for more efficient draft review. The goals, objectives, and implementation policies/actions developed as a result of Committee input were presented at the following meeting for further review and comment. A final meeting to review the entire plan in draft was also held. The required public hearing on the draft plan prior to finalization and review was held June 30, 2005 again at the Adult Literacy Center in Reidsville.

Staff from the Heart of Georgia Altamaha Regional Development Center provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, *The Joint Tattnall County Comprehensive Plan* is a plan prepared by and for the people of Tattnall County and its municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Tattnall

County. The overriding concern throughout the plan’s development was the idea, “What can be done to make our community a better place to live and work in the future?” It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future. A willingness to continue to work diligently and cooperatively to implement designated actions will truly bring about plan implementation and help make Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville better places to live and work.

Acknowledgements

Although *The Joint Tattnall County Comprehensive Plan* is the end product resulting from the countless contributions of time, efforts, and ideas from a truly large number of persons, special thanks are due to the following members of the Tattnall County Joint Comprehensive Plan Local Plan Coordination Committee and staff.

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TATTNALL COUNTY COMMUNITY VISION

Tattnall County is a rural county in Southeast Georgia with an agrarian and timber heritage whose economy at present is still much dependent upon agriculture and forestry, particularly the Vidalia Sweet Onion, and state prison jobs. The County's economic diversification has had its ups and downs. Before the advent of the Interstate highway system and its bypassing of the county, U.S. 301 and tourism was a very important engine to the local economy. Later textile manufacturing provided much economic impetus and many local jobs, but globalization and the movement of these jobs out of the country setback this diversification. Agriculture, particularly the emergence of the Vidalia Sweet Onion, the long-term presence of Georgia State Prison, and more recent additions of two additional state prisons have provided the economic stability to allow the county to experience slow, but steady population growth. This stable economic base, the county's abundant natural and cultural resources, and its location close to larger growth centers such as Statesboro, Savannah/Richmond Hill, Hinesville and the Fort Stewart Military Reservation, and Vidalia offer much potential for future growth.

Tattnall County sees itself as a growing rural county offering a slow-paced, small-town alternative to nearby fast-growing urban areas and being a desired place to live and work for many because of its quality of life. The future Tattnall County will be one which is home to a growing population of residents attracted by the bustling small-town atmosphere and quality of life. However, there will be available jobs and economic opportunities within the county to allow natives to return home and young people to work after post-secondary education. The community will have well developed, healthy retail and service sectors, and will be more self-supporting for those who live and work there. This growth will be planned and managed, will enhance the quality of life, will be compatible with existing development, and will be protective of agriculture and the natural and cultural resources of the county. The county will have the improved infrastructure and public facilities to attract and support the desired growth and development, including a large well developed industrial park with great transportation access to I-16. The citizenry will be better educated and more skilled to facilitate and accommodate the opportunities of a knowledge based economy. U.S. 280 and U.S. 301 will be multi-laned thoroughfares traversing the county and bringing more travelers and other economic

opportunities to the county. Georgia 57, the Wiregrass Trail, will be a designated scenic byway, and Georgia 121 will be nationally known again as the Woodpecker Trail, both bringing additional people and economic opportunities to the county.

Concentrated subdivision and residential growth will remain in or near the municipalities, particularly Glennville and Reidsville, while larger lot, rural single-family development will continue in other portions of the county, particularly near Manassas, the Battle Creek area, and between Reidsville and Collins. Intense commercial and industrial development will concentrate in or adjacent to Glennville, Reidsville, and the new industrial park. However, most of the county will not change from the predominant agricultural and forestry uses.

This Community Vision is a concise statement of the community's overall picture of its future self and its wishes for future growth and development. Each individual plan element also has its own community vision which provides more detail and a more complete description of desired growth and development. The narrative text of each element will provide even more definition. The future Tattnall County envisioned here and this plan are supportive and consistent with each of the state goals outlined in the Minimum Standards and Procedures, including the economic development, natural and historic resources, community facilities and services, housing, and land use goals. All of these goals and the vast majority of the accompanying Quality Community Objectives were considered and utilized as guiding principles in the development of this Community Vision and comprehensive plan. Those objectives not considered appropriate for Tattnall County were the regional identity (the County is not a region); transportation alternatives (as defined, not feasible for a rural county – although some aspects supported); and the traditional neighborhood objective (as defined, not feasible and no market). As stated, however, this comprehensive plan envisions a growing county with planned and managed growth protective of natural and cultural resources and its rural character – all of which complements and is compatible with the stated general intent and spirit of the state goals and objectives.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. Planning would be quite different for a rapidly expanding population than for a declining or stable one. Early identification of existing trends can stimulate and bring forward strategies to reverse directions and direct changes. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the four municipalities. When analyzing and assessing population data, it is more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

Table P-1 provides information on current and historic population levels for Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, as well as the percentage of population change for comparison purposes. Comparable information for Georgia and the United States is also shown on Table P-1. Table P-2 provides the current and historic population figures for Tattnall County and its surrounding counties, as well as the percentage change. Table P-3 highlights population projections for Tattnall County and Georgia through 2025. Table P-4 shows population projections for Tattnall County and its municipalities through 2025. Table P-5 provides a look at the daytime population of those living in Tattnall County, in order to gain a glimpse into the commuting patterns of county residents.

Table P-1 is included to demonstrate the historic and current population trends within Tattnall County and how county and city population changes compare at state and national levels. This table uses 1980, 1990, 2000, and 2003 (estimate) figures, as compiled by the U.S. Bureau of the Census for Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, as well as Georgia and the U.S. It also shows the percent change in population for each period. The information in this table for Tattnall County shows that from the period between 1980 and 2000, the County (23.0%) grew slightly less than the national growth average of 25.2 percent, while growing at a rate of slightly less than half that of the state, which was at 50.6 percent growth. The majority of the county's growth occurred from the period of 1990-2000, where County growth (25.8%) was significantly more than national growth (13.2 percent) but slightly less than state growth (27.0 percent). This was more than likely the result of an addition of state prison facilities being located in Tattnall County in the mid 1990s. The County had a loss of total population of 2.2 percent between 1980 and 1990, which was substantially behind both state (18.6 percent) and national (10.6 percent) growth. Over the last two decades, the County has experienced relatively modest growth numbers, which compare more favorably with the nation as a whole than to Georgia. However, due to what can be presumed to be high metropolitan growth for Georgia, particularly within the metro Atlanta and North Georgia areas, the County fell below state growth over the last two decades. The growth

TABLE P-1**HISTORIC POPULATION AND PERCENT CHANGE****Tattnall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, Georgia, and U.S. 1980-2003**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Tattnall County	18,134	17,722	-2.2	22,305	25.8	22,385	0.4	23.0
<i>Cobbtown</i>	494	338	-31.6	311	-8.0	310	-0.3	-37.0
Collins	639	528	-17.4	528	0.0	528	0.0	-17.4
Glennville	4,144	3,676	-11.3	3,641	-1.0	4,859	33.5	-12.1
<i>Manassas</i>	116	123	6.0	100	-18.7	100	0.0	-13.8
Reidsville	2,296	2,469	7.5	2,235	-9.5	2,291	2.5	-2.7
Georgia	5,462,989	6,478,216	18.6	8,229,820	27.0	8,684,715	5.5	50.6
United States	224,810,192	248,709,873	10.6	281,421,906	13.2	290,809,777	3.3	25.2

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-2
CURRENT AND HISTORIC POPULATION AND PERCENT CHANGE
Tattnall County and Surrounding Counties
1980-2003

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Tattnall County	18,134	17,722	-2.2	22,305	25.8	22,385	0.4	23.0
Appling County	15,565	15,744	1.1	17,419	10.6	17,797	2.2	11.9
Candler County	7,518	7,744	3.0	9,577	23.6	10,023	4.7	27.4
Evans County	8,428	8,724	3.5	10,495	20.3	11,365	8.3	24.5
Liberty County	37,583	52,745	40.3	61,610	16.8	58,925	-4.4	63.9
Long County	4,524	6,202	37.1	10,304	66.1	10,780	4.6	127.8
Toombs County	22,592	24,072	6.1	26,067	8.3	26,469	1.5	15.4
Wayne County	20,750	22,356	7.7	26,565	18.8	27,509	3.6	28.0

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-3
POPULATION PROJECTIONS
Tattnall County and Georgia
2004-2025

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Tattnall County (Woods & Poole INC.)	23,419	23,701	23,964	24,227	24,512	24,784	25,047	26,487	27,955	29,486
Georgia (Woods & Poole INC.)	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100
Georgia (Woods & Poole INC. Adjusted¹)	8,796,000	8,911,000	9,023,000	9,137,000	9,252,000	9,367,000	9,482,000	10,081,000	10,699,000	11,342,000
Tattnall County (HOGA RDC)	22,994	23,099	23,203	23,467	23,733	24,003	24,275	25,685	27,177	28,755
GA Office Planning and Budget							22,861			

Note: Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: U.S. Bureau of the Census, www.census.gov, 2004, www.georgiaplanning.com, 2004; Georgia Office of Planning and Budget, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-4

POPULATION PROJECTIONS

**Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Tattnall County	22,994	23,099	23,203	23,467	23,733	24,003	24,275	25,685	27,177	28,755
Cobbtown	319	321	324	328	331	334	337	357	378	400
Collins	547	550	555	561	566	572	578	611	647	684
Glennville	4,989	5,030	5,068	5,107	5,145	5,184	5,222	5,452	5,695	5,953
<i>Manassas</i>	104	104	105	106	107	108	109	116	122	129
Reidsville	2,363	2,375	2,399	2,423	2,447	2,471	2,495	2,640	2,794	2,956

Note: Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff; 2004.

TABLE P-5

COMMUTING PATTERNS

**Tattnall County
1990-2000**

<i>Category</i>	1990	2000
Daytime Population Inside County	17,426	21,471
Number of People Leaving the County During the Day to Work	2,017	3,079
Number of People Coming Into the County During the Day to Work	1,721	2,245
Total Number of Workers During the Day	6,197	6,945

Source: www.georgiaplanning.com, 2004.

in North Georgia tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S, particularly since 1990. Overall from 1980-2000, the County (23.0%) experienced growth, while the other five experienced a decline in population.

Table P-2 lists historic and current populations for Tattnall County and its surrounding counties from 1980-2003. Between 1980 and 1990, Tattnall County ranked eighth (last) among its surrounding counties. Growth during this period ranged from a high of 40.3 percent in Liberty County, to a low of -2.2% in Tattnall County. Tattnall County significantly changed its position for the next ten years, becoming the second fastest growing county in comparison to its surrounding counties, which was likely due to the addition of a state prison facilities as previously mentioned. The County grew by 25.8 percent over this period. Overall, from the period of 1980-2000, Tattnall County ranked sixth among its surrounding counties with a 23.0 percent growth rate, only exceeding Toombs County (15.4%) and Appling County (11.9%). Since 2000, Tattnall County, similarly to the period from 1980-2000, ranks seventh at an estimated growth rate of 0.4 percent among its surrounding counties in growth.

Table P-3 gives the population projections for Tattnall County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from Woods and Poole, Inc. as of 2004, and were adjusted by the HOGA RDC staff due to the fact Woods and Poole's 2004 estimate is lower than the 2003 Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Tattnall County to offer a different perspective. The HOGA RDC staff figures, using an exponential growth formula provided by Microsoft Excel, show that Tattnall County is expected to increase its population from 22,994 in 2004 to 28,755 in 2025, an increase of 5,761 or 25.1 percent. The State's adjusted numbers for the same period show a 28.9 percent increase, slightly more than the County during the same period. Again, these projections are simply an "educated guess" as to what the future population might look like so as to identify trends.

Table P-4 deals with population projections for Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville. These projections are RDC staff adjusted figures because the 2004 Woods and Poole estimates are lower than the 2003 Census

estimates. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. Again, as noted in Table P-3, Tattnall County is projected to increase in population by almost 25.1 percent through 2025. A comparison between the county and its municipalities will be discussed shortly in the section on the municipalities.

There are no known spikes in seasonal population in Tattnall County, and therefore seasonal population is not applicable as a major factor in the county. There were only 232 seasonal units identified by the 2000 Census for Tattnall County, including two in Cobbtown, two in Collins, 13 in Glennville, zero in Manassas, and eight in Reidsville. This was only about 2.7 percent of total housing units and 15.3 percent of vacant units. These seasonal units are considered to be primarily hunting or fishing cabins, or family houses kept as old homes for reunions or other occasional use. There could be a small spike in population during the fall hunting season, but it is not large enough for measurement or major impact.

Table P-5 shows the commuting patterns and daytime population for Tattnall County in the years of 1990 and 2000. The categories listed in this table are daytime population inside the County, the number of people leaving the County during the day to work, the number of people entering the County during the day to work, and the total number of workers during the day. Due to the increasing population within Tattnall County, the numbers for all four of the categories increased from 1990 to 2000. In 2000, there was a population of 21,471 during the daytime, which was up from 17,426, or 23.2 percent, in 1990. This is an absolute increase of 4,045 people in Tattnall County during the day, however; approximately one-third of the increase is due to the addition of Smith State Prison in Glennville, which houses approximately 1,300 inmates. The number of people leaving the County during the day to go to work increased from 2,017 in 1990 to 3,079 in 2000, which was an increase of 52.7 percent. Also, the number of people coming into the County to work during the day saw an increase during the same period, rising from 1,721 in 1990 to 2,245 in 2000, which was an increase of 30.4 percent. Prior to 2000, there were more people leaving the county each day to work (2,017) than coming in to the county (1,721), which increased even more in 2000 (3,079 vs. 2,245). The total number of workers during the day saw an increase of 748, or 12.1 percent. This is discussed in greater detail under “Commuting Patterns” in the Economic Development element, but it does seem to indicate the lack of abundant jobs in the county.

Cobbtown, Collins, Glennville, Manassas, and Reidsville Tables P-1 and P-4 show the historic and current population figures and projected populations, respectively, for the five cities of Tattall County. The population growth of these cities can be described at best as fluctuating with the exception of Cobbtown. From 1980 to 1990, Cobbtown experienced a decrease of 31.6% of its total population, and again experienced a decrease of 8.0% from 1990 to 2000, as shown in Table P-1. From 2000-03, Cobbtown's population is estimated to have continued to decline 0.3%, which made it the only local government in Tattall County estimated to experience a decline in growth during this time period. It was also the only local government in Tattall County to see a decline in growth for all three periods. Overall, from 1980 to 2000, Cobbtown saw a decrease of 37.0%, which was the reverse of the county's 23.0 percent growth. The future projections through 2025 for the City of Cobbtown in Table P-4 show that, although at a minimal rate in absolute numbers, the population is expected to increase during each period from 2004-2010, 2015, 2020 and 2025. Cobbtown is projected to experience a growth of 25.4%, or about 81 people, from 2004-2025.

Collins saw negative growth from 1980-2000, with a loss of 17.4 percent of its total population. Among the five local governments in the county, which declined in population, Collins experienced the second largest loss with only the City of Cobbtown experiencing a larger loss. There was a 17.4% decrease from 1980-1990, followed by no change from 1990-2000, and an estimated no change again from 2000-2003. Collins trailed county, city (except Cobbtown), state, and national growth rates during the 1980-2000 period. Between 2000-2003, Collins is estimated to have remained stable during this period, while only the City of Cobbtown suffered an estimated loss (1 person). Manassas experienced a 0% change in population as well. Collins is projected to experience a 25.0% increase in population from 2004-2025, or an increase of roughly 137 people in terms of absolute numbers. Much of Collins' population change and projected growth will likely be the result of some in-migration (school).

Glennville is much like the other cities in Tattall County in terms of population change, which can be described as inconsistent and fluctuating. From 1980-1990, Glennville experienced a decrease in population of 11.3%, and then another minimal decrease occurred at 1.0% during the 1990 to 2000 period. The city's population then is estimated to have increased by 33.5%

from 2000-2003 (highest in the county and larger than the state 5.5% and national 3.3% increase). This probably is the result of Census inclusion of the Smith State Prison population at last. Overall, from 1980 to 2000, at 12.1%, Glennville experienced the second least percentage of loss compared to the county, cities, state, and the nation. From 2004 to 2025, Glennville is projected to see its population increase by 19.3%. Much of this change is again likely the result of some in-migration (prison).

Manassas experienced an increase of 6.0% of its population from 1980-1990 and then a decline from 1990-2000 (-18.7%). Unfortunately, similar to all of the other cities in Tattnall County, Manassas experienced a net loss of 13.8% of its total population from 1980-2000. From 2000-2003, Manassas (0.0%) is estimated to have remained stable to be outgrown by every other local government in Tattnall County (except Collins also at no gain or loss). This historic trend of a decrease or little growth is projected to end during the projected period of 2004-2025, when Manassas is expected to see its population increase to 129 by 2025, an increase of 24.0% from 2004-2025. This will require in-migration to take place for the City of Manassas to experience this projected growth. Some recent location of homes in or near Manassas has occurred.

Reidsville experienced an increase of 7.5% of its population from 1980-1990, which was the largest in Tattnall County, but an even larger decline from 1990-2000 (-9.5%). Similar to all of the other cities in Tattnall County, Reidsville experienced a net loss of 2.7% of its total population from 1980-2000, which was the smallest loss of the cities. From 2000-2003, Reidsville (with a 2.5% gain) is estimated to be outgrown among the local governments in Tattnall County by only Glennville (33.5%). From 2004 to 2025, Reidsville is projected to see its population increase by 25.1%, the highest projected increase in Tattnall County excluding the County itself. Much of this change is again likely the result of some in-migration.

Assessment

Tattnall County as a whole has experienced up and down growth at best since 1980, and much may actually be prison population growth. Of its surrounding counties, only Appling and Toombs counties experienced less growth over the last two decades. While the county's growth

rate had a minimal gap between itself and the U.S, the gap between the county and the rest of Georgia is large and continues to widen as the state grew at just over twice the rate of the county. Despite its close proximity to the regional growth center of Hinesville/Liberty County and relatively close proximity to Interstate 16, much of Tattnall County's growth has been due more likely to the addition of state prison facilities than actual growth. This is particularly the case for the municipalities, all of which grew at rates less than the county. Projections call for relatively the same or more growth in the cities as a percentage than the unincorporated area through 2025. However the majority of absolute growth would continue to occur in the unincorporated areas. Much of the growth locally should still be the result in large part of in-migration. Due to the modest growth projected, there does not appear to be any significant pressure on local land use patterns at the present time resulting from large population growth.

Households

Table P-6 details the historic number of total households for Tattnall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, and Georgia from 1980 to 2000. Table P-7 shows the historic, current, and projected average household size for Tattnall County, Georgia, and the U.S. Table P-8 includes the current and projected number of households for Tattnall County and Georgia, while Table P-8A has the historic, current, and projected number of households for the county's municipalities.

As shown in Table P-6, the total number of households in Tattnall County increased by 1,403 households from 1980 to 2000, which is an increase of 24.8% during that time. This is compared to the 23.0% increase in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.9) percent, largely due to the explosive growth around the metro Atlanta area. This was more than double the rate of the county's growth. Most of the household growth in the county occurred during the last decade as

TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Tattnall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, and Georgia
1980-2000

Total Households	1980	1990	2000
Tattnall County	5,654	5,845	7,057
Cobbtown	197	151	139
Collins	251	234	237
Glennville	1,512	1,402	1,428
Manassas	37	46	40
Reidsville	826	941	894
Georgia	1,871,652	2,366,615	3,006,369

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004.

TABLE P-7
AVERAGE HOUSEHOLD SIZE
Tattnall County, Georgia, and the U.S.
1980-2025

<i>Persons per Household</i>	1980	1990	2000	2005	2010	2015	2020	2025
Tattnall County	2.820	2.610	2.600	2.560	2.540	2.540	2.550	2.580
Georgia	2.840	2.660	2.650	2.610	2.590	2.590	2.600	2.630
United States	2.740	2.630	2.590	2.560	2.540	2.540	2.550	2.580

Sources: U.S. Bureau of the Census, 1980, www.census.gov, 2004, Projections by Woods & Poole Economics, Inc., 2004.

TABLE P-8
CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS
Tattnall County and Georgia
2000-2025

Total Households	2000	2005	2010	2015	2020	2025
Tattnall County						
Unadj. Households	7,087	7,603	8,097	8,569	8,989	9,369
Persons Per Household	2.600	2.560	2.540	2.540	2.550	2.580
RDC Population	22,305	23,099	24,275	25,685	27,177	28,755
Adj. Households	7,057	7,480	8,002	8,557	9,109	9,614
Georgia						
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789

Source: Woods & Poole Economics, Inc., 2003 (adjusted by HOGARDC, 2004).

NOTE: The number of households and persons per household were adjusted proportionately according to RDC population projections.

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
<i>Cobbtown</i>								
Total Households	197	151	139	146	153	162	170	178
Persons Per Household	2.51	2.24	2.24	2.22	2.20	2.20	2.22	2.25
<i>Collins</i>								
Total Households	251	234	237	249	263	278	293	305
Persons Per Household	2.55	2.25	2.23	2.21	2.20	2.20	2.21	2.24
<i>Glennville</i>								
Total Households	1,512	1,402	1,428	1,508	1,602	1,700	1,795	1,876
Persons Per Household	2.74	2.62	2.42	2.38	2.36	2.36	2.37	2.40
<i>Manassas</i>								
Total Households	37	46	40	42	45	48	50	52
Persons Per Household	3.13	2.67	2.50	2.46	2.44	2.44	2.45	2.48

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
<i>Reidsville</i>								
Total Households	826	941	894	970	1,030	1,093	1,154	1,209
Persons Per Household	2.78	2.62	2.37	2.33	2.31	2.31	2.32	2.35

Sources: U.S. Bureau of the Census, www.census.gov (STF-1), 2004; Heart of Georgia Altamaha RDC Staff projections, 2004.

some 1,200 new households were added (a rate of growth of 20.7%). This is compared to the 1980s when just under 200 new households (3.4 percent) were added in the county. A greater household than population increase is reflective of the national trend of declining household size. Tattnall County is no exception to this rule, which had its average household size decrease from 2.82 in 1980 to 2.61 in 1990 to 2.60 in 2000. As shown in Table P-7, the County had a lower average household size than the state during the 1980s. By 1990, the county's average household size was still lower than that of Georgia as a whole, but the gap was beginning to widen somewhat. By 2000 Georgia's average household size remained fairly stable at 2.65, as was the case with Tattnall County (2.60). This trend is projected to continue through at least 2025 when Georgia is expected to have an average household size of 2.63 and Tattnall County's is projected to be 2.58. Also, Tattnall County maintained a higher average household size than did the U.S. during the last two decades. By 2000, the County's average household size was almost equal to that of the nation as a whole (2.60 vs. 2.59), and by 2005 the number of persons per household in Tattnall County is projected to equal that of the U.S. (2.56). This trend is projected to remain the case through 2025.

As shown in Table P-8, households are expected to increase about 36 percent in the County to a total of 9,614 in 2025 from the 2000 levels, based upon adjusted figures. This compares similarly to the Georgia net increase of roughly 39 percent during the same period. While the County continues to see an increase in the number of households and a decrease in average household size, which is expected to go from 2.60 persons per household in 2000 to 2.58 in 2025, it remains somewhat below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a moderate amount of net housing units will be needed in the County to accommodate the increased number of households that are expected. (See Housing Element for projected housing figures). The population growth may put a moderate, but likely not an overwhelming, amount of pressure on the local housing market to expand its available supply in the foreseeable future.

Cobbtown, Collins, Glennville, Manassas, and Reidsville Total households increased during the period of 1980-2000 in most of the county's municipalities, with the exception of Manassas and Reidsville, as shown in Table P-6. Manassas experienced a net gain of just 3 households, or 8.1 percent, between 1980 and 2000. However, all of this increase occurred

during the 1980s, as the number of households in the city actually decreased from 46 to 40 between 1990 and 2000. The City of Reidsville gained a net total of just 68 new households over the last two decades, or an increase of 8.2 percent. However, the majority of this increase occurred during the 1980s, as Reidsville's total number of households declined from 941 in 1990 to 894 in 2000, a decrease of 5.0 percent. This is compared to the 13.9 percent growth in the total number of households that Reidsville experienced during the 1980s. Cobbtown was the only county municipality to experience a decrease in its total households in both of the last two decades, with an overall net loss of 58 households, or 29.4 percent, between 1980 and 2000. Collins lost a total of 17 households during the 1980s, and gained a total of only 3 in the 1990s for an overall net loss of 14 households, or 5.6 percent, over the last two decades. Glennville lost a total of 110 households during the 1980s, and gained a total of just 26 in the 1990s for an overall net loss of 84 households, or 5.6 percent, over the last two decades. Future projections in Table P-8A show that steady and incremental increases in the number of households are anticipated to continue for each of the municipalities. Cobbtown is projected to add a net total of 39 new households by 2025, or a gain of 28.1 percent from 2000. Collins is forecast to experience a net gain of 68 additional households between 2000 and 2025, or 28.7 percent. Glennville is expected to add a net total of 448 new households, or 31.4 percent, from 2000 through 2025. Manassas is projected to experience an increase of just 12 additional households by 2025, or 30.0 percent. Reidsville is expected to add a net total of 315 new households, or 35.2 percent, from 2000 through 2025, which would be the highest projected growth among the municipalities and would approach the projected county growth rate of 36 percent. The percentage gains for each of the municipalities would be slightly lower than that projected for the county. It does bear noting, however, that these projections are also a matter of scale, since these are relatively small numbers to begin with and most growth should still occur primarily in the unincorporated areas of the county. Average household sizes are expected to continue to decline in all municipalities through 2015, when minimal increases are projected to occur through 2025.

Assessment

Because of the trend of population migrating more to the unincorporated areas of Tattnell County, the county was actually the recipient of the largest actual increase in the number of households in the county from 1980-2000. Only two municipalities (Manassas and Reidsville)

experienced increases their respective total households, with much of that growth occurring over a decade ago. Since then, both municipalities experienced declines in the total number of households. Projected growth in total households for the municipalities is expected to fall slightly short of the county as a whole. From 1980 through 2000, Tattnall County had a smaller average household size than that of Georgia but larger than that of the United States. The County's average household size is projected to remain slightly below that of Georgia through 2025, and by 2005 it is projected to equal that of the U.S. and remain so through 2025. The increased numbers of households in Tattnall County can be attributed to smaller household sizes within the County, in addition to some actual population growth from the opening of a new state prison near Glennville in the 1990s and from coastal areas to the east as that population begins to migrate westward where more land is available. Slow but steady increases in the total number of households are anticipated for the county and both municipalities through 2025, with average household sizes expected to continue to decline until 2015. Together these projections do not reflect a substantial increased demand for new housing. The population growth that is expected is not projected to be sufficient enough to warrant significant pressures on the local housing market.

Age Distribution

Table P-9 shows the historic population by age distribution for Tattnall County, Georgia, and the U.S. from 1980 to 2000, while Table P-10 shows more detailed age distribution information for the county, state, and nation for 2000. The historical age distribution for the population of Tattnall County and its municipalities is given in Table P-11. Tables P-12 through P-18 highlight the projected age distribution of the population for the county and its municipalities through 2025.

Tattnall County's population has been somewhat older than the state but not the nation, as shown in Table P-9. As of 2000, the county's percentage of the population that was age 65 and over (11.2 percent) was slightly below the U.S. (12.4 percent) and about two percent higher than Georgia (9.6 percent). This was down from a high of 13.4 percent in 1990, however. The

TABLE P-9

HISTORIC POPULATION AGE DISTRIBUTION
Tattnall County, Georgia, and U.S.
1980-2000

	United States			Georgia			Tattnall County					
							Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	18,134	17,722	22,305
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	39.9	34.5	34.1	7,241	6,109	7,616
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	39.1	43.7	46.4	7,098	7,737	10,343
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	9.2	8.4	8.2	1,660	1,493	1,840
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	11.8	13.4	11.2	2,135	2,383	2,506

Source: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2004 (1990 and 2000 data).

TABLE P-10
DETAILED AGE DISTRIBUTION
Tattnall County, Georgia, and U.S.
2000

	United States	Georgia	Tattnall County
Total	100	100	22,305 (100)
Age 0 to 4	6.8	7.2	1,354 (6.1)
Age 5 to 9	7.3	7.5	1,341 (6.0)
Age 10 to 14	7.3	7.5	1,501 (6.7)
Age 15 to 19	7.1	7.2	1,499 (6.7)
Age 20 to 24	6.8	7.2	1,921 (8.6)
Age 25 to 34	14.1	15.8	3,947 (17.7)
Age 35 to 44	16.3	16.8	3,773 (16.9)
Age 45 to 54	13.4	13.1	2,623 (11.8)
Age 55 to 59	4.8	4.5	1,003 (4.5)
Age 60 to 64	6.6	3.5	837 (3.8)
Age 65 & Over	12.4	9.6	2,506 (11.2)

Source: US Bureau of the Census, www.census.gov, 2004.

TABLE P-11

HISTORIC POPULATION BY AGE DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

	Tattnall County			Cobbtown			Collins			Glennville			Manassas		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	18,134	17,722	22,305	494	338	311	639	528	528	4,144	3,676	3,641	116	123	100
0 – 4 Years Old	1,365	1,173	1,354	28	20	15	45	36	39	368	273	229	9	4	1
5 – 13 Years Old	2,434	2,284	2,537	62	37	27	98	63	60	531	493	500	15	19	12
14 – 17 Years Old	1,317	863	1,217	36	14	24	51	42	29	295	172	235	14	13	9
18 – 20 Years Old	847	606	959	25	15	8	28	16	22	232	144	144	4	9	6
21 – 24 Years Old	1,278	1,142	1,549	27	14	16	30	24	30	333	232	158	5	4	4
25 – 34 Years Old	3,295	3,436	3,947	47	51	30	86	53	59	540	514	407	12	13	8
35 – 44 Years Old	2,108	2,561	3,773	47	27	39	51	62	64	363	485	490	5	16	12
45 – 54 Years Old	1,695	1,824	2,623	61	34	33	50	53	67	370	309	410	12	7	21
55 – 64 Years Old	1,660	1,452	1,840	55	56	37	79	68	52	449	330	348	16	9	10
65 Years and Over	2,135	2,381	2,506	106	70	82	121	111	106	663	724	720	24	29	17

Source: US Bureau of the Census, Census of Population, 1983 (1980 data), www.census.gov, 2004 (1990 and 2000 data).

TABLE P-11 (Continued)

HISTORIC POPULATION BY AGE DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

	Reidsville		
	1980	1990	2000
TOTAL Population	2,296	2,469	2,235
0 – 4 Years Old	194	201	146
5 – 13 Years Old	347	358	277
14 – 17 Years Old	180	130	132
18 – 20 Years Old	97	101	97
21 – 24 Years Old	127	120	101
25 – 34 Years Old	260	366	250
35 – 44 Years Old	261	271	323
45 – 54 Years Old	206	268	297
55 – 64 Years Old	261	214	250
65 Years and Over	363	440	362

Source: US Bureau of the Census,
www.census.gov, 2004 (1990 and 2000 data).

Census of Population, 1983 (1980 data),

TABLE P-12
PROJECTED POPULATION BY AGE
Tattnall County
2000-2025

	2000	2005	2010	2015	2020	2025
Total	22,305	23,099	24,275	25,685	27,177	28,755
0 – 4 Years Old	1,354	1,351	1,349	1,346	1,356	1,433
5 – 13 Years Old	2,537	2,625	2,716	2,807	2,898	3,123
14 – 17 Years Old	1,217	1,239	1,281	1,325	1,376	1,492
18 – 20 Years Old	959	987	1,015	1,043	1,097	1,176
21 – 24 Years Old	1,549	1,617	1,685	1,752	1,820	1,972
25 – 34 Years Old	3,947	4,110	4,389	4,740	5,102	5,328
35 – 44 Years Old	3,773	3,943	4,262	4,682	5,106	5,398
45 – 54 Years Old	2,623	2,743	2,956	3,231	3,525	3,715
55 – 64 Years Old	1,840	1,885	1,930	1,975	2,020	2,111
65 Years and Over	2,506	2,599	2,692	2,784	2,877	3,007

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-13
PROJECTED POPULATION BY AGE
Cobbtown
2000-2025

	2000	2005	2010	2015	2020	2025
Total	311	321	337	357	378	400
0 – 4 Years Old	15	15	16	18	18	19
5 – 13 Years Old	27	28	31	34	35	37
14 – 17 Years Old	24	25	27	29	30	31
18 – 20 Years Old	8	8	10	12	14	16
21 – 24 Years Old	16	16	17	19	21	22
25 – 34 Years Old	30	31	32	34	36	38
35 – 44 Years Old	39	41	41	41	43	45
45 – 54 Years Old	33	34	37	40	42	45
55 – 64 Years Old	37	39	40	42	46	49
65 Years and Over	82	84	86	88	93	98

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-14
PROJECTED POPULATION BY AGE
Collins
2000-2025

	2000	2005	2010	2015	2020	2025
Total	528	550	578	611	647	684
0 – 4 Years Old	39	40	41	43	45	47
5 – 13 Years Old	60	62	65	70	74	78
14 – 17 Years Old	29	30	34	40	46	50
18 – 20 Years Old	22	23	25	27	29	31
21 – 24 Years Old	30	30	31	32	32	34
25 – 34 Years Old	59	62	66	73	77	81
35 – 44 Years Old	64	67	70	70	73	76
45 – 54 Years Old	67	70	73	75	79	84
55 – 64 Years Old	52	56	59	64	71	78
65 Years and Over	106	110	114	117	121	125

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-15
PROJECTED POPULATION BY AGE
Glennville
2000-2025

	2000	2005	2010	2015	2020	2025
Total	3,641	5,030	5,222	5,452	5,695	5,953
0 – 4 Years Old	229	241	253	268	299	331
5 – 13 Years Old	500	520	546	555	581	612
14 – 17 Years Old	235	247	259	277	302	331
18 – 20 Years Old	144	152	172	200	222	244
21 – 24 Years Old	158	167	190	210	232	263
25 – 34 Years Old	407	422	440	471	507	537
35 – 44 Years Old	490	504	535	569	591	620
45 – 54 Years Old	410	420	430	454	473	491
55 – 64 Years Old	348	363	388	422	447	471
65 Years and Over	720	734	749	766	781	793

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-16

PROJECTED POPULATION BY AGE

**Manassas
2000-2025**

	2000	2005	2010	2015	2020	2025
Total	100	104	109	116	122	129
0 – 4 Years Old	1	1	2	3	4	5
5 – 13 Years Old	12	12	12	13	12	13
14 – 17 Years Old	9	10	10	11	12	12
18 – 20 Years Old	6	7	8	9	9	10
21 – 24 Years Old	4	4	5	4	5	6
25 – 34 Years Old	8	8	9	10	10	10
35 – 44 Years Old	12	11	10	10	11	11
45 – 54 Years Old	21	22	22	21	21	21
55 – 64 Years Old	10	11	12	14	15	17
65 Years and Over	17	18	19	21	23	24

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-17
PROJECTED POPULATION BY AGE
Reidsville
2000-2025

	2000	2005	2010	2015	2020	2025
Total	2,235	2,375	2,495	2,640	2,794	2,956
0 – 4 Years Old	146	157	172	186	201	213
5 – 13 Years Old	277	287	299	311	325	336
14 – 17 Years Old	132	156	178	205	231	255
18 – 20 Years Old	97	98	103	112	121	130
21 – 24 Years Old	101	111	119	133	146	155
25 – 34 Years Old	250	260	265	274	284	298
35 – 44 Years Old	323	344	363	384	403	426
45 – 54 Years Old	297	329	356	382	408	432
55 – 64 Years Old	250	270	275	284	301	320
65 Years and Over	362	363	365	369	374	391

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-18

PROJECTED POPULATION AGE DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
2000-2025

Tattnall County			
	2000	2025	% Change 2000-2025
Total	22,305	28,755	28.9
Less Than 25	7,616	9,196	20.7
Age 25-54	10,343	14,441	39.6
Age 55-64	1,840	2,111	14.7
Age 65 & Over	2,506	3,007	20.0
Cobbtown			
	2000	2025	% Change 2000-2025
Total	311	400	28.6
Less Than 25	90	125	38.9
Age 25-54	102	128	25.5

Age 55-64	37	49	32.4
Age 65 & Over	82	98	19.5
Collins			
	2000	2025	% Change 2000-2025
Total	528	684	29.5
Less Than 25	180	240	33.3
Age 25-54	190	241	26.8
Age 55-64	52	78	50.0
Age 65 & Over	106	125	17.9

TABLE P-18 (Continued)

**PROJECTED POPULATION AGE DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
2000-2025**

Glennville			
	2000	2025	% Change 2000-2025
Total	3,641	5,953	63.5
Less Than 25	1,266	1,962	55.0
Age 25-54	1,307	2,682	105.2
Age 55-64	348	515	48.0
Age 65 & Over	720	794	10.3
Manassas			
	2000	2025	% Change 2000-2025
Total	100	129	29.0
Less Than 25	32	46	43.8
Age 25-54	41	42	2.4
Age 55-64	10	17	70.0
Age 65 & Over	17	24	41.2
Reidsville			
	2000	2025	% Change 2000-2025
Total	2,235	2,956	32.3
Less Than 25	753	1,089	44.6
Age 25-54	870	1,156	32.9

Age 55-64	250	320	28.0
Age 65 & Over	362	391	8.0

Sources: US Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

decrease in the number of people age 65 or older and an increase in the number of people who are 25-54 can be attributed to the addition of the state prison facilities. At the same time, the percentage of Tattnall County residents between the ages of 55-64 (8.2%) in 2000 was slightly below the U.S. (8.6%) and just above Georgia (8.1%). According to Table P-10, the county had a higher portion of its population in the 60-64 and 65 and over age groups than Georgia and a lower portion than the U.S in both categories. Between 1980 and 2000, Tattnall County experienced a smaller percentage decrease in the Less than 25 age group (5.8 percentage points) than Georgia (6.8 percentage points) or the U.S. (6.1 percentage points). The county experienced a larger increase in the 25-54 age group than Georgia or the U.S. and the local percentage of the population in 2000 (46.4 percent) was more than Georgia (45.6 percent) and the U.S. (43.6 percent).

Tables P-12 and P-18 give Tattnall County's projected population distribution by age. In terms of single age categories, the 25-54 group had the highest population in 2000 with 10,343, and this trend will continue through 2025, when the group will have a population of 14,441, slightly over half of the total population. This is because of the prison facilities. From 2000 to 2025, the 25-54 category is projected to increase in size by 39.6 percent. The order of ranking for the projected period in Tattnall County is forecast to be the 25-54 age category (39.6%), the less than 25 age category (20.7%), the 65 and over age category (20.0%), and the 55-64 age category (14.7%). Overall, the total population is projected to increase by 28.9 percent in the county as a whole from 2000 to 2025. As these projections demonstrate, the county's population is expected to continue to become increasingly older.

Cobbtown, Collins, Glennville, Manassas, and Reidsville The cities of Tattnall County are represented in Tables P-11 and P-17 and individually in Tables P-13 through P-17. Like the County, all of the municipality's largest age category was 25-54. From 2000-2025, the County is projected to see its biggest increase in the Less than 25 age category. Cobbtown, Glennville, and Reidsville are expected to see their biggest increase in the 25-54 age category. Collins and Manassas are expected to see the largest increase in the 55-64 age category.

Assessment

It is expected that the projected population of each age category in Tattnall County and its municipalities will increase each year from 2000 through 2025. Tattnall County is currently a place with many young to middle aged residents, and it will likely see that same pattern in the future due to the prison population. Until the population increases significantly, this trend will likely continue. This will present some challenges, in that opportunities need to be developed to allow the County's younger citizens to remain at home to live and work as they leave their school age years, and more opportunities need to be developed to make the area a more attractive place for potential new residents.

Racial Composition

Tables P-19 and P-20 show the historic and current racial composition of the population for Tattnall County and its cities, Georgia, and the U.S. in terms of absolute numbers and percentages, respectively. Table P-21 details the projected percentage of the population by race for the county, state, and nation through 2025, while Table P-22 shows the projected percentage change for all three. Tables P-23 through P-28 gives the projected population by race for Tattnall County and its municipalities.

Table P-19 shows that Tattnall County has followed much the same pattern as Georgia and the U.S. over the last two decades. From 1980-2000, the smallest overall increase was Whites (5.4%) in Tattnall County. The percentage change in the county's Black population (33.5%) was just over 10 percent more than the county's population growth as a whole. Among the other race categories, the Other category had the highest percentage increase from 1980-2000, but the figure is skewed because of such a low beginning figure. The largest net increase in the County over the same period comes from the Other category, which increased from 12 to 1,481. For the U.S., the Asian and Pacific Islander category (210.3 percent) had the largest percentage increase over the last two decades. Georgia's largest increase belonged to those of other races (956.9 percent). As of 2000, the largest reported minority race in the U.S. were Blacks (12.3 percent of the population), as shown in Table P-20. Hispanics (12.5%) are now a larger population as a percentage than Blacks (12.3 percent) nationally in terms of the percentage

TABLE P-19**POPULATION BY RACE**
Tattnall County Local Governments, Georgia, and U.S.
1980

Category	U.S.	Georgia	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Population	224,810,192	5,457,566	18,134	494	639	4,144	116	2,296
White	186,877,632	3,944,056	12,802	400	419	2,993	61	1,580
Black	26,338,700	1,462,670	5,251	94	220	1,125	55	693
American Indian or Alaska Native	1,378,993	7,400	10	0	0	2	0	1
Asian or Pacific Islander	3,429,179	22,911	50	0	0	19	0	21
Other	6,726,155	18,572	12	0	0	5	0	1
Hispanic Origin	14,538,182	61,223	140	1	8	38	2	9

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-19 (Continued)

POPULATION BY RACE
Tattnall County Local Governments, Georgia, and U.S.
1990

Category	U.S.	Georgia	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Population	248,709,873	6,478,216	17,722	338	528	3,676	123	2,469
White	199,686,070	4,600,148	12,087	295	321	2,477	46	1,594
Black	29,986,060	1,746,565	5,177	33	207	1,100	77	826
American Indian or Alaska Native	1,959,234	13,348	23	0	0	10	0	4
Asian or Pacific Islander	7,273,662	75,781	51	0	0	23	0	14
Other	9,804,847	42,374	384	10	0	66	0	31
Hispanic Origin	22,354,059	108,922	547	10	2	80	0	64

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-19 (Continued)

POPULATION BY RACE
Tattnall County Local Governments, Georgia, and U.S.
2000

Category	U.S.	Georgia	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Population	281,421,906	8,186,453	22,305	311	528	3,641	100	2,235
White	211,460,626	5,327,281	13,496	270	306	2,307	41	1,287
Black	34,658,190	2,349,542	7,010	30	218	1,225	59	756
American Indian or Alaska Native	2,475,956	21,737	31	1	0	5	0	4
Asian or Pacific Islander	10,641,833	177,416	82	0	0	30	0	11
Other	15,359,073	196,289	1,481	10	1	47	0	156
Two or More Races	6,826,228	114,188	205	0	3	27	0	21

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-20

PERCENT OF POPULATION BY RACE
Tattnall County, Georgia, and U.S.
2000

	United States	Georgia	Tattnall County
TOTAL Population	100	100	100
White	75.1	65.1	60.5
Black	12.3	28.7	31.4
American Indian or Alaska Native	0.9	0.3	0.1
Asian or Pacific Islander	3.8	2.2	0.4
Other	5.5	2.4	6.6
Two or More Races	2.4	1.4	0.9

Source: U.S. Census, www.census.gov, 2004.

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TABLE P-21
PROJECTED PERCENT OF POPULATION BY RACE
Tattnall County, Georgia, and U.S.
2000-2025

	United States						Georgia						Tattnall County					
	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
White Population	70.48	68.31	66.28	64.39	62.57	60.75	63.49	62.02	60.50	59.00	57.45	55.86	59.68	58.09	56.79	55.35	53.97	52.36
Black Population	12.31	12.38	12.48	12.56	12.60	12.62	28.82	29.06	29.40	29.70	29.89	29.99	31.49	30.78	29.83	29.18	28.62	28.21
Native American	0.76	0.77	0.78	0.78	0.78	0.78	0.22	0.21	0.21	0.20	0.19	0.18	0.11	0.10	0.10	0.08	0.06	0.05
Asian & Pacific Islander	3.90	4.42	4.97	5.50	6.03	6.59	2.17	2.64	3.19	3.77	4.37	5.05	0.30	0.32	0.40	0.44	0.47	0.48
Hispanic, any Race	12.56	14.12	15.49	16.76	18.02	19.27	5.31	6.07	6.70	7.34	8.10	8.91	8.42	10.70	12.88	14.94	16.87	18.90

Note: Percentages do not equal 100 because of races of two or more

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-22
PROJECTED PERCENT CHANGE IN POPULATION BY RACE
Tattnall County, Georgia, and U.S.
2000-2025

	United States % Change	Georgia % Change	Tattnall County % Change
Total	27.0	35.9	31.8
White Population	9.5	19.6	15.6
Black Population	30.1	41.4	18.0
Native American	31.1	13.7	-41.7
Asian & Pacific Islander	114.6	217.0	110.3
Hispanic, any Race	94.9	127.9	196.0

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-23
PROJECTED POPULATION BY RACE
Tattnall County
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	22,305	23,099	24,275	25,685	27,177	28,755	28.9
White Population	13,496	13,418	13,786	14,217	14,667	15,067	11.6
Black	7,010	7,110	7,241	7,495	7,778	8,112	15.7

Population							
Native American	31	23	24	21	16	14	-54.8
Asian & Pacific Islander	82	74	97	113	128	138	68.3
Hispanic, any Race	1,883	2,471	3,127	3,837	4,585	5,435	188.6

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately)

TABLE P-24
PROJECTED POPULATION BY RACE
Cobbtown
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	311	321	337	357	378	400	28.6
White Population	270	273	280	288	297	305	13.0
Black Population	30	34	42	51	61	72	140.0
Other	11	14	15	18	20	23	109.1
Hispanic	11	14	16	19	21	24	118.2

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-25
PROJECTED POPULATION BY RACE
Collins
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	528	550	578	611	647	684	29.5
White Population	306	320	338	355	377	400	30.7
Black	218	224	232	246	258	270	23.9

Population							
Other	4	6	8	10	12	14	250.0
Hispanic	2	4	6	8	10	12	500.0

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-26

PROJECTED POPULATION BY RACE

**Glennville
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	3,641	5,030	5,222	5,452	5,695	5,953	63.5
White Population	2,307	2,290	2,295	2,303	2,291	2,259	16.8
Black Population	1,225	1,340	1,490	1,670	1,873	2,103	137.6
Other	104	140	177	219	271	331	234.6
Hispanic	47	108	132	162	195	235	179.5

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-27

PROJECTED POPULATION BY RACE

**Manassas
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	100	104	109	116	122	129	29.0
White Population	41	44	47	52	56	61	48.8
Black Population	59	60	62	64	66	68	15.3
Other	0	0	0	0	0	0	0
Hispanic	0	1	2	3	4	6	N/A

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-28

PROJECTED POPULATION BY RACE

Reidsville 2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	2,235	2,375	2,495	2,640	2,794	2,956	32.3
White Population	1,287	1,359	1,419	1,488	1,563	1,641	27.5
Black Population	756	776	788	816	847	883	16.8
Other	188	240	288	336	384	432	125.0
Hispanic	156	232	276	321	365	410	119.3

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

of the population as of the 2000 Census, but can be of any race. For Tattnall County, the Black race remains the largest minority in 2000, with just under one-third of the total population. This is somewhat higher than Georgia (28.7 percent) and nearly triple that of the U.S. (12.3 percent). The future makeup of Tattnall County and Georgia will tend to follow the same historic pattern as the 1980-2000 period, with Whites continuing to slowly decline as a percentage of the total population while the minority races as a whole increase. From 2000-2025, the Hispanic category is projected to see the biggest increase in Tattnall County with 196.0 percent, as shown in Table P-22. By 2025, Hispanics are projected to make up 18.90 percent of the county's population. This is unlike Georgia and the U.S., which will see the Asian and Pacific Islander race have the highest increase (217.0 percent and 114.6 percent, respectively). However, the U.S. will also continue to see the trend of Hispanics being the dominating minority, increasing its percentage of the population from 12.56 percent in 2000 to 19.27 percent in 2025. By contrast, Hispanics are projected to be only 8.91 percent of Georgia's population by 2025. Blacks are forecast to be just over 28 percent (28.21) of Tattnall County's population, which would be much greater than the U.S. (12.62 percent), but slightly less than Georgia (29.99 percent).

Cobbtown, Collins, Glennville, Manassas, and Reidsville Table P-19 deals with the current and historic racial composition of the populations of the county's municipalities, while Tables P-23 through P-28 deal with the projected population by race individually for Cobbtown, Collins, Glennville, Manassas, and Reidsville. Cobbtown declined in every race category except Other and the American Indian or Alaska Native category from 1980-2000. Cobbtown's largest absolute increase was in the Other category with an additional 10 persons added between 1980 and 2000 (percentage cannot be calculated due to 1980 number being zero). Collins' largest percentage change was among Whites with a decrease of 98, or -27.0 percent decrease. In terms of Hispanics, Reidsville had a gain in the presence of Hispanics within their respective 2000 populations, after reporting minimal figures in 1980. The numbers for the other four municipalities saw a decrease and are skewed due to Hispanics not reporting their numbers to the Census. All of the municipalities saw declines among both the White and Black population (except Glennville and Manassas in the Black category). All of the municipalities are also expected to experience growth in the Hispanic population at a rate less than the county's projected Hispanic growth of 188.6 percent through 2025, except Collins at 500.0 percent. At the same time, the smallest percentage growth in Collins, Manassas, and Reidsville between 2000

and 2025 is projected to be among Blacks. In Cobbtown and Glennville the smallest percentage growth is projected to be among Whites. By 2025, Blacks are projected to continue to be the largest minority group in all of the municipalities, and actually the majority in Manassas.

Assessment

The racial composition of Tattnall County and its municipalities is projected to be somewhat more diverse by 2025. From 1980-2000 within the County, the White race saw the smallest increase of any reported racial category at 5.4 percent. Although the White race is projected to slightly decrease in terms of its share of the total population in Tattnall County by 2025, it should continue to maintain a significantly higher percentage of the overall population than any other race in Tattnall County through 2025. The County should experience the same trend as the state and nation in terms of a rapidly expanding minority population. Hispanics are starting to show a growing presence in the local population. There is currently a higher percentage of Hispanic householders in Tattnall County (greater than one in 20 households) than the state as a whole (3.4 percent). The Hispanic population is growing exponentially and is forecast to continue to do so both locally and statewide, as many are finding work in agriculture, construction, and other fields. Despite the large gains, the unknown extent of illegal immigrants in the area means the Hispanic population could be much larger than believed. This might present some challenges in the future to the local governments in Tattnall County, particularly in terms of language and cultural barriers and other basic assimilation issues, in providing services such as education and health care, for example.

Educational Attainment

Tables P-29 through P-31 provide information on current and historic education levels of the adult population in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville. In Table P-29, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-30 compares the educational attainment of persons 25 and older in Tattnall County to those in surrounding counties and the state of Georgia. Table

TABLE P-29
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Tattnall County								
1980	10,893	31.6	24.1	29.1	10.1*	NA	5.2	1.9
1990	11,654	20.6	22.0	37.8	10.5	2.7	4.9	1.6
2000	14,688	11.7	22.0	39.2	16.3	2.9	5.5	2.3
Cobbtown								
1980	314	33.1	23.2	28.7	9.9	NA	5.1	NA
1990	254	16.1	25.2	40.9	6.7	1.6	6.7	2.8
2000	233	18.9	24.0	33.9	13.7	1.7	4.3	3.4
Collins								
1980	401	36.7	26.7	22.2	5.7	NA	8.7	NA
1990	342	24.6	22.2	32.7	8.8	2.9	4.7	4.1
2000	359	18.9	25.3	35.4	12.3	2.8	3.3	1.9
Glennville								
1980	2,385	35.5	22.7	25.8	8.0	NA	8.1	NA
1990	2,362	23.2	19.4	35.3	10.4	2.2	7.3	2.0
2000	2,568	12.0	18.4	34.7	18.7	3.5	9.5	3.2
Manassas								
1980	57	40.4	43.9	7.0	5.3	NA	3.5	NA
1990	62	16.1	30.6	45.2	8.1	0.0	0.0	0.0
2000	54	5.6	31.5	38.9	11.1	0.0	5.6	7.4

TABLE P-29 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Reidsville								
1980	1,351	35.8	22.1	23.3	9.6*	NA	9.2	NA
1990	1,560	26.1	18.8	35.7	7.4	1.5	7.9	2.6
2000	1,453	14.1	22.0	28.0	18.6	5.1	7.1	5.1
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF-3 data, 1990; SF-4 data, 2000). * - 1980 Census data did not differentiate between those with Some College (No Degree) and those with an Associate Degree.

TABLE P-30
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Tattnall County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Tattnall								
1980	10,893	31.6	24.1	29.1	10.1*	NA	5.2	1.9
1990	11,654	20.6	22.0	37.8	10.5	2.7	4.9	1.6
2000	14,688	11.7	22.0	39.2	16.3	2.9	5.5	2.3
Appling								
1980	8,386	32.2	26.2	27.5	7.6*	NA	3.9	2.5
1990	9,646	19.9	23.0	34.4	11.7	2.8	4.7	3.5
2000	11,004	11.6	21.1	37.2	17.7	4.0	5.3	3.1
Candler								
1980	4,521	36.3	23.0	22.0	9.7*	NA	6.4	2.6
1990	4,881	23.7	23.0	29.6	10.5	3.3	5.9	4.0
2000	6,166	17.9	25.1	29.3	13.9	3.6	6.9	3.3
Evans								
1980	4,635	35.4	21.6	26.9	9.0*	NA	4.7	2.5
1990	5,376	20.4	21.1	36.0	10.0	3.8	5.1	3.6
2000	6,540	14.3	20.0	39.2	14.6	3.0	5.5	3.5
Liberty								
1980	14,581	15.2	15.3	42.1	15.0*	NA	7.1	5.3
1990	24,659	6.2	11.7	40.0	23.7	5.0	9.6	3.8
2000	30,797	3.4	9.9	34.2	30.7	7.3	9.6	4.9

TABLE P-30 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Tattnall County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Long								
1980	2,284	29.5	24.3	33.0	6.8*	NA	3.9	2.5
1990	3,367	18.0	18.3	42.9	11.5	4.0	3.5	1.8
2000	5,527	10.0	15.7	41.6	22.6	4.3	3.6	2.2
Toombs								
1980	12,577	31.0	25.0	24.8	9.9*	NA	6.3	2.9
1990	14,712	18.2	22.8	31.7	12.1	3.9	7.4	4.0
2000	16,212	11.4	21.3	35.0	15.5	4.1	8.4	4.2
Wayne								
1980	11,739	29.8	21.5	30.8	10.7*	NA	4.5	2.6
1990	13,870	15.6	21.5	35.6	12.3	5.4	5.9	3.7
2000	17,531	11.1	18.8	37.1	17.6	3.8	7.6	4.0
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF-3 data was used for 1990. SF-4 data was used for 2000.).

* - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.

TABLE P-31
EDUCATIONAL GRADUATION STATISTICS
Tattnall County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Tattnall County				
1995	74%	11.1%	15.5%	16.2%
1996	71%	10.1%	20.5%	16.7%
1997	64%	10.1%	15.9%	11.3%
1998	64%	10.3%	20.0%	11.9%
1999	61%	8.3%	15.4%	20.8%
2000	67%	11.2%	NA	22.9%
2001	52%	6.0%	NA	NA
Appling County				
1995	76%	5.6%	23.8%	11.4%
1996	69%	7.0%	36.0%	9.6%
1997	60%	7.4%	36.3%	11.5%
1998	67%	8.7%	25.0%	11.9%
1999	64%	9.8%	37.5%	13.6%
2000	71%	8.9%	NA	21.3%
2001	66%	5.2%	NA	NA

TABLE P-31 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Tattnall County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Candler County				
1995	76%	11.8%	29.3%	8.6%
1996	84%	7.1%	31.9%	6.6%
1997	58%	6.0%	33.6%	14.3%
1998	67%	8.8%	30.4%	15.6%
1999	72%	12.0%	28.8%	15.6%
2000	64%	9.7%	NA	25.6%
2001	58%	7.8%	NA	NA
Evans County				
1995	71%	8.8%	36.3%	17.6%
1996	73%	8.3%	27.7%	31.9%
1997	49%	4.2%	41.8%	7.6%
1998	58%	6.0%	29.2%	15.6%
1999	55%	8.0%	48.1%	16.9%
2000	69%	5.6%	NA	19.1%
2001	53%	4.7%	NA	NA

TABLE P-31 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Tattnall County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Liberty County				
1995	73%	5.6%	23.0%	1.7%
1996	72%	4.0%	28.0%	2.1%
1997	62%	3.8%	27.6%	3.7%
1998	59%	3.9%	31.1%	4.6%
1999	56%	2.9%	32.8%	8.0%
2000	55%	3.9%	NA	6.0%
2001	57%	4.1%	NA	NA
Long County				
1995	73%	5.8%	26.5%	8.8%
1996	78%	5.1%	18.9%	9.4%
1997	42%	13.1%	28.6%	17.1%
1998	47%	6.1%	17.3%	15.4%
1999	51%	9.6%	17.9%	8.9%
2000	52%	11.6%	NA	9.6%
2001	40%	8.6%	NA	NA

TABLE P-31 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Tattnall County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Toombs County				
1995	73%	13.1%	29.3%	8.1%
1996	79%	10.2%	31.9%	7.4%
1997	62%	13.1%	33.6%	12.8%
1998	63%	12.6%	30.4%	10.8%
1999	60%	6.9%	28.8%	8.5%
2000	59%	9.2%	NA	14.0%
2001	56%	7.3%	NA	NA
Wayne County				
1995	81%	9.1%	32.4%	7.1%
1996	78%	11.8%	46.7%	8.7%
1997	66%	8.7%	37.1%	11.0%
1998	65%	6.5%	41.9%	7.3%
1999	65%	10.7%	37.9%	16.4%
2000	64%	9.1%	NA	12.0%
2001	55%	9.6%	NA	NA

TABLE P-31 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Tattnall County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Georgia				
1995	82%	9.26%	35.0%	5.4%
1996	76%	8.6%	30.0%	6.2%
1997	67%	7.3%	30.2%	7.1%
1998	68%	6.5%	38.8%	6.5%
1999	66%	6.5%	37.5%	6.4%
2000	68%	6.5%	37.3%	7.4%
2001	65%	6.4%	36.1%	8.8%

Source: Georgia Department of Education (2003). NA indicates that data was not available for that particular year.

P-31 again deal with Tattnall County, surrounding counties, and the state in discussing graduation statistics.

Tattnall County has a less educated population in comparison to the state. In addition to being a predominantly rural area, where lower educational levels are common, the presence of the local prison population should also be considered as a contributing factor. In 2000, Tattnall County lagged behind the state in every category, except for the percentage of residents who have at least a high school education. However, the county has made improvements in each category since 1980. Over the last two decades, the percentage of county residents with less than a ninth grade education has declined by almost two-thirds (31.6 percent to 11.7 percent). However, this is still more than one-half greater than the rate of Georgia as a whole (7.6 percent). The county has seen slight increases in the percentage of residents with a college degree, but those percentages are still well below statewide figures. Almost as many county residents (33.7 percent) do not have at least a high school diploma as those who do (39.2 percent).

In terms of surrounding counties, Tattnall County consistently has had less college graduates in its population than most of its neighbors, with the exception of Long County. In terms of residents with a graduate degree, Tattnall County at 2.3 percent ranks behind all counties in 2000, with the exception of Long County (2.2 percent), as shown in Table P-30. Tattnall County and all its surrounding counties trail the Georgia rate (8.3 percent) of those with a graduate degree. Conversely, Tattnall County had a higher percentage of those with less than a ninth grade education (11.7 percent), with the exception of Candler County (17.9 percent). Tattnall County also had a much lower percentage of residents with a Bachelor's Degree (5.5 percent) than those of the regional growth centers of Liberty (9.6 percent), Toombs (8.4 percent), and Wayne (7.6 percent).

Table P-31 compares the county's education graduation statistics from 1995-2001 with the surrounding counties and the state. On a positive note, the county's dropout rate declined by more than 5 percentage points. The county's 2001 dropout rate of 6.0 percent was higher than that of Appling (5.2 percent), Evans (4.7 percent), and Liberty (4.1 percent) counties, but was somewhat lower than Georgia (6.4 percent). However, prior to 2001 the County's dropout rate was consistently and significantly higher than the state as a whole. The percentage of county

high school graduates attending a public technical college in Georgia increased by almost 7 percentage points from 1995 to 1999 (16.2 percent to 22.9 percent). Only Candler County (25.6 percent) had a higher percentage; however, Tattnall County's percentage and those of most of its neighbors were higher than the state, with the exception of Liberty County. There was a slight decrease in those county graduates going on to attend a public college in the state from 1995-2000 (15.5 percent to 15.4 percent). This was substantially lower (by 13.4 or more percentage points) than the surrounding counties, with the exception of Long County (17.9 percent), and less than half the state rate (37.5 percent). The county's test scores were down by more than 20 percentage points in 2001 from their 74 percent in 1995. Only Long (33 percentage points) and Wayne (26 percentage points) experienced greater declines. Although Tattnall County remains near the middle to lower half of the list of education in terms of surrounding counties, it is evident that improvements are needed in educational attainment for the County to maintain stability in the future.

Cobbtown, Collins, Glennville, Manassas, and Reidsville Collins and Cobbtown have the lowest number of those without a high school education among the municipalities in Tattnall County at a combined 44.2 percent and 42.9 percent, respectively, possibly attributable in part to their significant elderly populations. Glennville's 2000 percent of those without a high school diploma was 30.4, Manassas' was 37.1 percent, and Reidsville's was 36.1 percent. Each of the municipalities, with the exception of Glennville, had higher percentages of those with less than a high school education than the county as a whole. Glennville, Manassas, and Reidsville had higher percentages of college-educated residents than the county, while Cobbtown and Collins had lower percentages than the county. Manassas had the highest percentage of its residents with a graduate or professional degree at 7.4 percent in 2000, which was three times as high as the county and about 50 percent higher than the next local government (Reidsville at 5.1 percent). This is likely attributable to the emergence of professionals locating to the area and acquiring homes and land to replace a dying elderly population, in addition to the City's small population base, which lends itself to more drastic shifts in percentages. Glennville, Manassas, and Reidsville also had a higher percentage of those with a Bachelor's Degree than the county. All of the cities had a significantly higher rate of those 25 years old and older with less than a 9th grade education in 2000 than the County, with the exception of Manassas, whose percentage was less than one-half that of the County. Again, this is likely attributable to the presence of a

significant number of professionals locating to that area, coupled with a smaller population base than the county as a whole.

Assessment

Tattnall County continues to lag behind in efforts to have a more educated population than Georgia. From 1980-2000, Tattnall County saw a decrease in the percentage of the population with no high school diploma, and an increase in those who had at least a high school diploma. However, these trends seem to be outdated at the State and national levels, which are both seeing its numbers of those with only a high school diploma decrease and those moving on to the college level increase. For those in Tattnall County and its cities who are moving on to college-level education, there are increasing numbers of those receiving degrees of some type, if only slightly so. However, these numbers are considerably behind the state as a whole. Dropout rates are presently lower than the state, but have been consistently higher than the state. These trends bear serious consequences in that they present barriers for the county to attract economic development. The overall low skill levels of the local population must be addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force. These will be discussed in the Economic Development element.

Income

Per capita incomes for Tattnall County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars, are shown in Table P-32. Table P-33 shows the per capita income for Tattnall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, Georgia, and the U.S. in actual dollars from 1980 to 2000. Table P-34, again using actual dollars, shows the median household income for Tattnall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, Georgia, and the U.S from 1980 to 2000. Table P-35 shows mean household income in current dollars for Tattnall County and Georgia from 1980 to projections through 2025. Table P-36 shows the household income distribution for Tattnall County and its municipalities from 1980-2000. Table P-37 shows the percentage of household income

distribution for Tattnall County and makes a comparison with the state, while Table P-38 shows the percentage distribution of household income for the four municipalities.

From 1980 to 2000, Tattnall County's per capita income increased significantly less than Georgia and the U.S. in 1996 dollars in terms of absolute numbers, as shown in Table P-32. In absolute numbers, Tattnall County's per capita income increased by \$6,279, or 64 percent, to \$16,091 from 1980 to 2000. At the same time, Georgia's per capita income increased by \$10,080, or 65.7 percent, to \$25,433 between 1980 and 2000, and the U.S. per capita income increased by \$8,544, or 46.3 percent, to \$26,988. Tattnall County's 1980 per capita income of \$9,812 was 63.9 percent of the state's 1980 per capita income and 53.2 percent of the national per capita income. By 2000, however, the county's per capita income had declined slightly to become 63.3 percent of Georgia's per capita income and had improved only slightly to 59.6 percent of the U.S. figure. Georgia's per capita income, which was 83.2 percent of U.S. per capita income in 1980, was 93.7 percent of the nation's per capita income by 2000, as the state's strong economy helped to generate healthy income growth for the state as a whole. Projections through 2025 indicate a slow relative decrease for county per capita income. Tattnall County's projected 2025 per capita income is expected to be 62.2 percent of Georgia's and 58.3 percent that of the U.S. The state's per capita income is projected to remain stable as a percentage of the U.S. (93.7 percent) in 2025. The County's per capita income is expected to grow at a slightly slower rate through 2025 (29.1 percent) than either Georgia (31.4 percent) or the U.S. (32.2 percent).

Table P-33 gives another perspective on per capita income, utilizing actual dollars rather than controlling for inflation, as was the case in Table P-32. Tattnall County's 1980 per capita income of \$4,110 was approximately two-thirds of Georgia's (64.2 percent) and slightly more than one-half (56.3 percent) of the nation's per capita income. In 2000, Tattnall County's per capita income had increased by more than three times (227.0 percent) to \$13,439, which was still some \$7,700 less than Georgia's per capita income of \$21,154 and more than \$8,100 dollars below the U.S. per capita income of \$21,587. Based on actual dollars, the county's per capita

TABLE P-32
PER CAPITA INCOME
Tattnall County, Georgia, and the U.S.
1980-2025

Income per Capita (1996 \$)	1980	1990	2000	2005	2010	2015	2020	2025
Tattnall County	\$9,812	\$15,278	\$16,091	\$17,097	\$18,037	\$18,928	\$19,845	\$20,781
Georgia	\$15,353	\$20,715	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
United States	\$18,444	\$22,871	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods & Poole Economics, 2004.

TABLE P-33
PER CAPITA INCOME
Tattnall County Governments, Georgia, and the U.S.
1980-2000

Income per Capita (actual \$)	1980	1990	2000
Tattnall County	\$4,110	\$9,286	\$13,439
Cobbtown	\$5,156	\$8,875	\$14,646
Collins	\$4,210	\$8,272	\$14,120
Glennville	\$4,316	\$8,796	\$13,427
Manassas	\$2,997	\$6,858	\$12,698
Reidsville	\$5,011	\$9,442	\$14,625
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used for 1990. SF 3 data was used for 2000.).

TABLE P-34
MEDIAN HOUSEHOLD INCOME
Tattnall County Governments, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Tattnall County	\$9,482	\$20,293	\$28,664
Cobbtown	NA	\$16,328	\$23,571
Collins	NA	\$13,750	\$19,453
Glennville	NA	\$14,754	\$24,309
Manassas	NA	\$12,292	\$13,750
Reidsville	NA	\$20,812	\$25,901
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used for 1990. SF 4 data was used for 2000.).

TABLE P-35
MEAN HOUSEHOLD INCOME
Tattnall County and Georgia
1980-2025

Mean Household Income (Current \$)	1980	1990	2000	2005	2010	2015	2020	2025
Tattnall County	NA	\$25,943	\$31,017	\$33,920	\$36,856	\$39,735	\$42,686	\$45,616
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Poole Economics, 2004.

TABLE P-36
HOUSEHOLD INCOME DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	Tattnall County			Cobbtown			Collins			Glennville		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	5,622	5,868	7,059	NA	161	128	NA	228	247	NA	1,406	1,434
Income less than \$5000	1,478	825	NA	NA	28	NA	NA	28	NA	NA	298	NA
Income \$5,000 - \$9,999	1,482	727	1,313	NA	17	17	NA	49	80	NA	176	302
Income \$10,000 - \$14,999	987	726	717	NA	27	18	NA	47	24	NA	242	166
Income \$15,000 - \$19,999	658	612	555	NA	29	8	NA	23	23	NA	98	138
Income \$20,000 - \$29,999		1,299	1,085	NA	23	30	NA	46	36	NA	288	247
Income \$30,000 - \$34,999	824 ^{1/}	357	411	NA	10	12	NA	5	11	NA	79	61
Income \$35,000 - \$39,999		365	413	NA	5	5	NA	9	16	NA	71	56
Income \$40,000 - \$49,999	110 ^{2/}	371	734	NA	9	11	NA	7	23	NA	53	76
Income \$50,000 - \$59,999		280	630	NA	8	11	NA	5	15	NA	36	112
Income \$60,000 - \$74,999		158	582	NA	5	8	NA	5	3	NA	35	172
Income \$75,000 - \$99,999		82	308	NA	0	3	NA	4	9	NA	3	25
Income \$100,000 or more	83 ^{3/}	66	311	NA	0	5	NA	0	7	NA	27	79

TABLE P-36 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	Manassas			Reidsville		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	39	36	NA	970	877
Income less than \$5000	NA	8	NA	NA	122	NA
Income \$5,000 - \$9,999	NA	8	14	NA	130	198
Income \$10,000 - \$14,999	NA	10	5	NA	99	96
Income \$15,000 - \$19,999	NA	1	2	NA	121	66
Income \$20,000 - \$29,999	NA	4	7	NA	228	125
Income \$30,000 - \$34,999	NA	0	0	NA	9	44
Income \$35,000 - \$39,999	NA	2	0	NA	54	32
Income \$40,000 - \$49,999	NA	5	2	NA	85	116
Income \$50,000 - \$59,999	NA	3	1	NA	88	42
Income \$60,000 - \$74,999	NA	0	0	NA	27	49
Income \$75,000 - \$99,999	NA	0	3	NA	7	47
Income \$100,000 or more	NA	0	2	NA	0	62

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

Sources: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

TABLE P-37
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Tattnall County and Georgia
1980-2000

Category	Tattnall County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	26.29%	14.06%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	26.36%	12.39%	18.60%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	17.56%	12.37%	10.16%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	11.70%	10.43%	7.86%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999		22.14%	15.37%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	14.66% ^{1/}	6.08%	5.82%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999		6.22%	5.85%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	1.96% ^{2/}	6.32%	10.40%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999		4.77%	8.92%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		2.69%	8.24%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		1.40%	4.36%	2.57%	4.63%	10.36%
Income \$100,000 or more	1.48% ^{3/}	1.12%	4.41%	1.52%	3.81%	12.34%

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

TABLE P-38
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	Cobbtown			Collins			Glennville		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	17.39%	NA	NA	12.28%	NA	NA	21.19%	NA
Income \$5,000 - \$9,999	NA	10.56%	13.28%	NA	21.49%	32.39%	NA	12.52%	21.06%
Income \$10,000 - \$14,999	NA	16.77%	14.06%	NA	20.61%	9.72%	NA	17.21%	11.58%
Income \$15,000 - \$19,999	NA	18.01%	6.25%	NA	10.09%	9.31%	NA	6.97%	9.62%
Income \$20,000 - \$29,999	NA	14.29%	23.44%	NA	20.18%	14.57%	NA	20.48%	17.22%
Income \$30,000 - \$34,999	NA	6.21%	9.38%	NA	2.19%	4.45%	NA	5.62%	4.25%
Income \$35,000 - \$39,999	NA	3.11%	3.91%	NA	3.95%	6.48%	NA	5.05%	3.91%
Income \$40,000 - \$49,999	NA	5.59%	8.59%	NA	3.07%	9.31%	NA	3.77%	5.30%
Income \$50,000 - \$59,999	NA	4.97%	8.59%	NA	2.19%	6.07%	NA	2.56%	7.81%
Income \$60,000 - \$74,999	NA	3.11%	6.25%	NA	2.19%	1.21%	NA	2.49%	11.99%
Income \$75,000 - \$99,999	NA	0.00%	2.34%	NA	1.75%	3.64%	NA	0.21%	1.74%
Income \$100,000 or more	NA	0.00%	3.91%	NA	0.00%	2.83%	NA	1.92%	5.51%

TABLE P-38 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cobbtown, Collins, Glennville, Manassas, and Reidsville
1980-2000

Category	<i>Manassas</i>			<i>Reidsville</i>		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	NA	20.51%	NA	NA	12.58%	NA
Income \$5,000 - \$9,999	NA	15.38%	38.89%	NA	13.40%	22.58%
Income \$10,000 - \$14,999	NA	25.64%	13.89%	NA	10.21%	10.95%
Income \$15,000 - \$19,999	NA	2.56%	5.56%	NA	12.47%	7.53%
Income \$20,000 - \$29,999	NA	10.26%	19.44%	NA	23.51%	14.25%
Income \$30,000 - \$34,999	NA	0.00%	0.00%	NA	0.93%	5.02%
Income \$35,000 - \$39,999	NA	5.13%	0.00%	NA	5.57%	3.65%
Income \$40,000 - \$49,999	NA	12.82%	5.56%	NA	8.76%	13.23%
Income \$50,000 - \$59,999	NA	7.69%	2.78%	NA	9.07%	4.79%
Income \$60,000 - \$74,999	NA	0.00%	0.00%	NA	2.78%	5.59%
Income \$75,000 - \$99,999	NA	0.00%	8.33%	NA	0.72%	5.36%
Income \$100,000 or more	NA	0.00%	5.56%	NA	0.00%	7.07%

Source: U.S. Bureau of the Census, 1983, www.georgiaplanning.com, 2004.

income is failing to keep up with the growth of the state and nation as a whole, while the state continues to close the gap with the rest of the U.S.

In terms of median household income and mean household income, as shown in Tables P-34 and P-35, respectively, Tattnall County significantly lags behind the U.S. and Georgia in both categories. For median household income, Tattnall County was \$5,551 behind the state in 1980, a number that rose to \$13,769 by 2000, as shown in Table P-34. Tattnall County's median household income trailed that of the U.S. by \$7,359 in 1980, and that gap increased to \$13,330 in 2000. Meanwhile, Georgia's median household income (\$42,433) surpassed that of the U.S. (\$41,994) for the first time in 2000. The county's percentage growth over the last two decades (202.3 percent) was substantially higher than that of Georgia (182.3 percent) and the U.S. (149.4 percent), although the county's smaller absolute figure would lend itself to greater fluctuations in terms of percentages. Tattnall County's median household income was some 68 percent of both Georgia's and the U.S. in 2000. The gap between the county and the state is also prevalent in terms of mean household income, as shown in Table P-35. The county's 1990 mean household income of \$25,943 was 78 percent of Georgia's \$33,259. By 2025, the county's expected figure of \$45,616 is projected to be nearly 77 percent of the state's total, a minimal decline. The percentage change produces a similar result. The county's growth in mean household income of 75.8 percent is projected to be slightly below the growth seen in the state as a whole (77.5 percent).

As shown in Table P-37, by 2000 Tattnall County had the highest percent of its household income distribution in the \$5,000-\$9,999 income category, while Georgia's highest percentage of household income distribution was in the category of \$20,000-\$29,999. As might be expected from this result, the distribution of income by households is much more diverse at the state level than is the case locally. The apparent differences between the State and Tattnall County also lie in the higher income categories, those ranging from \$60,000 and upwards. Tattnall County has a combined 17.01 percent of households in this category in 2000, while the state has 33.18 percent of its households located within one of these three combined categories. Simultaneously, more than one-half (51.99 percent) of the county's households had incomes of under \$30,000, compared to 34.63 percent at the state level. Some one-fifth (18.6 percent) of the county's households alone had incomes between \$5,000-\$9,999, indicating that poverty is a

significant concern locally. This was down somewhat from 26.36 percent in 1980, and is almost double that of the state in 2000 (10.13 percent).

Cobbtown, Collins, Glennville, Manassas, and Reidsville By 2000 as shown in Table P-33, only the cities of Glennville and Manassas had a lower per capita income than the county as a whole. Collins' per capita income experienced by far the largest absolute increase (\$9,910) between 1980 and 2000, while the per capita income of Manassas experienced the largest percentage increase (323.7 percent). Each of the municipalities had lower median household incomes in 2000 than the county as a whole, as shown in Table P-34, with Reidsville being the highest among the municipalities (\$25,901 compared to the county's \$28,664). Manassas' median household income in 2000 (\$13,750) was the lowest among the other local governments in the county and was only about one-third of the state and national figures. The median household income of Collins was not much higher, as it was less than one-half of the state and nation (\$19,453). Possible causes of such relatively low-income figures in the municipalities can be attributed to a lack of educational attainment, the increasing elderly population, and the high percentage of minority residents who tend to have lower incomes than the population as a whole. Table P-38 shows that in 2000, Cobbtown's highest household income distribution was those with incomes of \$20,000-\$29,999, which was 23.44% of the city's households. Conversely, household incomes in the other municipalities were largely distributed in the lowest income categories. In Manassas, almost 4 in 10 (38.89 percent) of the city's households in 2000 had incomes below \$10,000. About one-third of Collins' households (32.39 percent) and one-fifth of Glennville's households (21.06 percent) and Reidsville's households (22.58 percent) in 2000 had incomes of less than \$10,000. These figures indicate relatively high numbers of poverty and low-income households still exist within the municipalities especially, and the county to a significant extent.

Assessment

Although Tattnell County's per capita income has increased and is projected to increase through 2025, the results continue to show incomes, both per capita as well as household, that are significantly behind that of the state and nation. The County fell well short of the state median household income in both decades from 1980-2000 and is projected to fall well short of the mean household income through 2025. As can be predicted by the statements above, a majority of the income distribution for Tattnell County and its five cities falls in the \$0-\$29,999 range, with a

substantial number falling below \$10,000. The higher income ranges experienced little growth compared to the state as a whole from 1980-2000, whereas the same categories on the state level doubled in some instances over the same period. However, incomes remain relatively low in the county, indicating a sizable portion of households remain in poverty. This is to be expected given the relatively low educational attainment levels and significant elderly and prison populations. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the County be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

ECONOMIC DEVELOPMENT

Introduction

Economic Development is one of eight elements required in a local comprehensive plan under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. Of the required elements, it is probably the most overlooked in past planning efforts, but one of the most important. As a community plans, and thus strives to improve and make itself a better place to live and work, there must be economic prosperity to generate jobs, wages, and an enhancement of the tax base. Such steps are necessary to afford needed community improvements, a higher standard of living and an improved quality of life. There is truth to the statement that such economic growth begets growth as the resulting community infrastructure, service, and housing improvements often stimulate further economic growth. In the same manner as an upward spiral of economic expansion can take place, a similar spiral of decline can result from significant economic loss. The losses can reduce the tax base and local incomes and therefore lessen the community and personal ability to afford improvements or support population. Such deferrals can lead to further decline. For these reasons, economic development is a critical component of the comprehensive plan.

An understanding of the factors driving a community's economic development, including its history and current trends, is necessary to address problems or concerns, capitalize upon opportunities and strengths, and devise workable strategies. Tattnall County is an early frontier county of Georgia settled in the early 1800s in a secondary wave of Georgia's development. Its longleaf pine forests were at first considered less than desirable lands, but were still the source of commerce -- questionable and deceptive land speculation. The abundant natural resources were soon realized to be another opportunity, and a profitable lumber and naval stores industry resulted. Transportation and access to markets were always important, first through the Altamaha River and later the advent of railroads. Farming interests developed as the forests were cut. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 301 and Georgia 121 (The Woodpecker Trail). A major transformation of the local economy began in the 1930s with the opening of Georgia's flagship prison, Georgia State Prison, on the banks of the Ochopee River seven miles south of Reidsville. Agriculture remained important to the county as Glennville was an important tomato market in the 1950s, and Claxton Poultry opened in nearby Claxton. In the 1970s and 1980s the explosive growth of the sweet onion became very important to local agriculture, and today the county is the largest producer of the world famous Vidalia Sweet Onion. Two additional state prisons have located in the county in the 1980s and 1990s further solidifying government employment as an

economic mainstay. While there has been other important economic diversity, particularly in services, the county's principal economic foundation remains agriculture and government employment. There are many other local economic strengths and opportunities available today for exploitation and development.

This plan element addresses the state of economic development of the Tattall community, including the county and its incorporated cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville. The economic base, labor force, and local economic resources of the community are examined through the three-step process of inventory and assessment, goal setting, and development of implementation strategies. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Required data and analysis are provided in tabular and text format. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for Glennville and Reidsville, and almost none is available for the three smaller municipalities. The county as a whole is truly an inseparable economic entity, almost all economic activity occurs predominantly in Glennville and Reidsville, and local economic resources and activities generally take place on a joint county-wide basis.

The Minimum Standards require the inclusion of lots of numbers and data forecasts. Many of these numbers are provided from data obtained through national econometric models which are based on past occurrences, and known trends and influences. It should be remembered that data are numbers with inherent accuracy problems, no matter the source. Application of models which display accurate national results become less accurate when applied to smaller areas because of sheer size. The numbers are a tool to provide a snapshot of the community and help to understand ongoing trends. Those citizens and leaders involved in plan preparation often have intuitive knowledge and insight on both the conditions of the local economy and the reality behind the numbers. The recognition and acknowledgement of strengths and weaknesses revealed in such analysis provides the foundation to determine means, goals, and policies appropriate for local community economic development strategies.

This *Economic Development* element was developed through a community-based committee with members appointed by all six local governments in the county to address economic development issues and concerns as a joint effort. It has been accepted for a long time in Tattall County that the economic fate of all local governments is intertwined, and that the local economy could not be analyzed, nor much progress made, except on a countywide basis. The result of this cooperative approach is a joint plan for the entire community which addresses

priority needs and activities that require the attention of all concerned, while also addressing any specific needs in individual municipalities or unincorporated Tattnall County.

The organization of this element of the plan is structured to comply with guidelines established by the Georgia Department of Community Affairs. The element continues with an analysis and assessment of the economic base, labor force, local economic development resources, and recent and special/unique economic activities of the countywide community. It concludes with a summary of needs and issues, before the goal, objectives, and planned implementation activities of the community regarding economic development are set forth.

Economic Base

Overall Description/Trends

Tattnall County remains a rural county in southeast Georgia with an economic base closely tied to agriculture and government employment. The settlement history of the county is closely tied to its fields and predominantly southern pine forests. Even today, over 94 percent of its land area remains in agriculture and forestry, including over 45 percent of its land in farms and almost one-fifth in crops. The county is a leading agricultural county in Georgia, and a major producer of timber as well. There are other sources of employment, primarily three state prisons, but a largely home-grown manufacturing base that has been on a steady decline over the last decade.

Although the county has had a relatively stable population over the last few decades, the economy has generally experienced relatively stable growth and does have a number of assets and opportunities for future growth. Abundant natural resources, transportation access, existing agriculture, and water supply are among local assets with much potential for further economic development.

Data from the private econometrics firm of Woods and Poole are shown in Tables ED-1 through ED-4 to illustrate Tattnall County's economic base and compare it to the Georgia economy. While one may take issue with specific numbers, such data are important to denote trends and depict local economic influences and differences with the state. Obviously, there are major differences between the local and state economic bases and the growth patterns.

According to this data, the Tattnall County economy has exhibited significant growth over the last twenty years or so, although it is highly variable because of the reliance on and vagaries of agriculture. Employment has grown from 6,549 workers in 1980 to 7,949 in 1990 to

9,472 in 2000. Total earnings increased in real terms (1996 constant dollars) from \$92.7 million in 1980 to \$173.4 million in 1990 to \$222.5 million in 2000. 1980 is known to have been a particularly bad year for agriculture in Georgia. The local economic growth has been generally positive (which may not be said of all rural areas) although at lesser levels than state or national growth, and despite limited population growth. As noted earlier, Tattnall County lost about 2.2 percent of its population from 1980 to 1990, compared to a state population gain of about 19 percent, and U.S. growth of nearly 10 percent.

From 1980 to 2000, Tattnall County's total employment grew by approximately 44.6 percent, while total earnings increased by 140 percent. As would be expected, this county employment growth was slightly less than that of the U.S. (45.5 percent) but significantly less than that of Georgia (76.9 percent). County total earnings increase for the period, however, was almost double that of the U.S. (75.9 percent) and almost equal to that of Georgia (141.2 percent). This is certainly evidence of a local economy that was experiencing growth in some respects (particularly in terms of agriculture and government employment), though beginning with a much smaller base and thus having farther to go than either statewide or nationally, but in other respects falling further and further behind its state and national brethren.

Despite the mixed picture, there are some potential areas of the local economy with important assets for future growth. More detailed information to provide a clearer picture of what is currently represented in various components of the local economy and of their potential for expansion is discussed and analyzed below.

Employment By Sector. The detail of employment by sector shown for Tattnall County in Tables ED-1 and ED-2 and its comparison with Georgia in Table ED-3 and the U.S. in Table ED-4 reveal major differences in the three economies. The top five sectors of employment in Tattnall County in 2000 were, in order of most jobs first, State and Local Government, Services, Farming, Retail Trade, and Manufacturing. Georgia's top five 2000 employment sectors were the same as those for the U.S. These were Services, Retail Trade, Manufacturing, State and Local Government, and Finance/Insurance/Real Estate. Prior to 2000, Farming was the second leading

Table ED-1
Employment By Economic Sector
Tattnall County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	6,549	7,949	9,472	10,254	10,945	11,606	12,242	12,876
Farm	1,291	1,163	1,271	1,218	1,170	1,129	1,093	1,061
Agricultural Services, Other	60	293	671	805	927	1,037	1,133	1,214
Mining	0	0	0	0	0	0	0	0
Construction	345	308	445	464	465	466	467	470
Manufacturing	854	1,212	842	892	913	924	931	940
Trans., Comm., & Public Utilities	208	231	271	288	302	313	320	326
Wholesale Trade	425	256	382	420	451	477	496	511
Retail Trade	732	962	1,065	1,125	1,175	1,220	1,261	1,299
Finance, Insurance, & Real Estate	177	214	342	370	394	417	440	463
Services	968	1,114	1,415	1,651	1,882	2,111	2,339	2,567
Federal Civilian Government	54	50	35	36	38	39	39	40
Federal Military Government	74	78	73	74	75	76	76	76
State & Local Government	1,361	2,068	2,660	2,911	3,153	3,397	3,647	3,909

Source: Woods and Poole Economics, Inc., 2003.

Table ED-2
Percentage Employment By Economic Sector
Tattnall County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	19.71%	14.63%	13.42%	11.88%
Agricultural Services, Other	0.92%	3.69%	7.08%	7.85%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	5.27%	3.87%	4.70%	4.53%
Manufacturing	13.04%	15.25%	8.89%	8.70%
Trans., Comm., & Public Utilities	3.18%	2.91%	2.86%	2.81%
Wholesale Trade	6.49%	3.22%	4.03%	4.10%
Retail Trade	11.18%	12.10%	11.24%	10.97%
Finance, Insurance, & Real Estate	2.70%	2.69%	3.61%	3.61%
Services	14.78%	14.01%	14.94%	16.10%
Federal Civilian Government	0.82%	0.63%	0.37%	0.35%
Federal Military Government	1.13%	0.98%	0.77%	0.72%
State & Local Government	20.78%	26.02%	28.08%	28.39%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	10.69%	9.73%	8.93%	8.24%
Agricultural Services, Other	8.47%	8.94%	9.26%	9.43%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	4.25%	4.02%	3.81%	3.65%
Manufacturing	8.34%	7.96%	7.60%	7.30%
Trans., Comm., & Public Utilities	2.76%	2.70%	2.61%	2.53%
Wholesale Trade	4.12%	4.11%	4.05%	3.97%
Retail Trade	10.74%	10.51%	10.30%	10.09%
Finance, Insurance, & Real Estate	3.60%	3.59%	3.59%	3.60%
Services	17.20%	18.19%	19.11%	19.94%
Federal Civilian Government	0.35%	0.34%	0.32%	0.31%
Federal Military Government	0.69%	0.65%	0.62%	0.59%
State & Local Government	28.81%	29.27%	29.79%	30.36%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-3
Percentage Employment By Economic Sector
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.01%	1.39%	1.24%
Agricultural Services, Other	0.60%	0.85%	1.13%	1.15%
Mining	0.32%	0.29%	0.20%	0.18%
Construction	5.07%	5.75%	6.10%	6.05%
Manufacturing	19.25%	15.51%	12.63%	12.07%
Trans., Comm., & Public Utilities	5.55%	5.86%	6.10%	6.17%
Wholesale Trade	6.34%	6.18%	5.69%	5.74%
Retail Trade	14.84%	16.44%	16.80%	17.08%
Finance, Insurance, & Real Estate	7.28%	6.64%	7.12%	7.05%
Services	18.30%	23.75%	28.63%	29.27%
Federal Civilian Government	3.08%	2.79%	1.90%	1.76%
Federal Military Government	3.36%	2.46%	1.93%	1.82%
State & Local Government	12.51%	11.46%	10.39%	10.44%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	1.16%	1.17%	1.17%	1.16%
Mining	0.17%	0.17%	0.16%	0.15%
Construction	5.94%	5.80%	5.66%	5.52%
Manufacturing	11.56%	11.03%	10.50%	9.97%
Trans., Comm., & Public Utilities	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	5.73%	5.71%	5.69%	5.66%
Retail Trade	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	6.98%	6.91%	6.83%	6.76%
Services	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	1.63%	1.53%	1.43%	1.35%
Federal Military Government	1.71%	1.61%	1.51%	1.42%
State & Local Government	10.40%	10.33%	10.22%	10.10%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-4
Percentage Employment By Economic Sector
United States
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	3.32%	2.26%	1.91%	1.78%
Agricultural Services, Other	0.80%	1.04%	1.26%	1.26%
Mining	1.12%	0.75%	0.48%	0.47%
Construction	4.95%	5.21%	5.68%	5.67%
Manufacturing	18.19%	14.13%	11.61%	11.02%
Trans., Comm., & Public Utilities	4.97%	4.71%	4.88%	4.84%
Wholesale Trade	5.03%	4.81%	4.58%	4.61%
Retail Trade	15.66%	16.44%	16.37%	16.21%
Finance, Insurance, & Real Estate	7.67%	7.68%	7.94%	7.89%
Services	21.89%	27.76%	31.75%	32.77%
Federal Civilian Government	2.62%	2.32%	1.68%	1.60%
Federal Military Government	2.19%	1.95%	1.25%	1.19%
State & Local Government	11.61%	10.93%	10.62%	10.70%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	1.26%	1.25%	1.25%	1.24%
Mining	0.46%	0.46%	0.45%	0.44%
Construction	5.62%	5.55%	5.48%	5.40%
Manufacturing	10.49%	9.99%	9.51%	9.05%
Trans., Comm., & Public Utilities	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	4.60%	4.58%	4.56%	4.52%
Retail Trade	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	7.83%	7.77%	7.70%	7.62%
Services	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	1.52%	1.45%	1.38%	1.31%
Federal Military Government	1.14%	1.08%	1.02%	0.97%
State & Local Government	10.72%	10.73%	10.73%	10.71%

Source: Woods and Poole Economics, Inc., 2003.

employment sector in Tattnall County in 1980 before dropping to third in 1990, while Services was third in 1980 and fourth in 1990. Manufacturing, typically a leading sector of employment in most rural areas, was just fourth in the county in 1980, but rose to second by 1990 as jobs in this sector grew by nearly one-half. By 2000, however, all of that growth was lost and more as manufacturing employment fell to just below its 1980 figure. The county's manufacturing base was heavily dependent on the textile industry, an industry that has been hit extremely hard in the last twenty years. This has been particularly true in the southern U.S., as many factories have been forced to cease operations or move outside of the U.S. due to pressures from technological advances and lower wages available overseas. On the other hand, the opening of the Rogers State Prison in the 1980s and the Smith State Prison in the 1990s has caused employment in the State and Local Government sector in the county to double from twenty years ago, allowing this sector to widen its lead as the largest local employer. As the local economy was undergoing major sea changes, the 1990s saw Georgia begin the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people.

In terms of percentages, farming jobs were more than 9.5 times as prevalent in Tattnall County in 2000 as Georgia and 7 times as prevalent as the U.S. When combined with employment in agricultural-related services, agriculture jobs locally were almost 15 times more prevalent than statewide and 11 times as prevalent as the U.S. This is symbolic of the county's historically heavy dependence on agriculture as a mainstay of its economy. However, even farming's percentage of total county employment has decreased somewhat from 19.71 percent in 1980 (when it was second in total county employment) to 13.42 percent as of 2000 (now third locally). With the heavy loss in employment in the manufacturing sector, the county's percentage was just 70-75 percent of both Georgia's and the U.S. percentages, while the local percentage of state and local government employment was more than double that of Georgia or the U.S. As might be expected, the fastest growing sector of the local economy over the last two decades, in terms of percentages, has been State and Local Government, increasing by more than seven percentage points over the last two decades. On the other hand, both the services and financial sectors in Tattnall County in 2000 were only one-half that of Georgia percentage-wise. The local construction sector was just 77 percent that of the state. The retail trade sector was only two-thirds that of the state. These sectors are vital components of Georgia's economy heading into the Twenty-first Century, but not so locally as a lack of employment growth in other key sectors of the local economy has limited the opportunity for these sectors to develop to the same extent.

The change that has taken place in the Tattnall County economy over the last 20 years has been quite significant. As of 2000, some two-thirds (67.68 percent) of the local economy's total

employment can be found in just four sectors: State and Local Government, Services, Farming, and Retail Trade. Of these sectors, only state and local government is experiencing vibrant growth. Farming is slightly declining as a percentage of total employment, while growth in Services and Retail Trade employment as a percentage of the total is basically stagnant. Employment in the Farming sector has declined by 32 percent as a percentage from twenty years ago (19.71% to 13.42%), while the services sector (14.78 % to 14.94%) and the retail trade sector (11.18% to 11.24%) increased minimally in terms of percentages. As mentioned earlier, employment in the Manufacturing sector was slashed by more than one-third as a percentage over the last two decades (13.04% to 8.89%), but the decline was even more stark since 1990 (15.25% to 8.89%), a percentage decline of about one-half. This is indicative of an economy that not only does not mirror that of the rest of the state, but is also headed backwards as the state as a whole moves forward.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's employment between 1980 and 2000 was in the Services sector (18.3% vs. 28.63%), while the steepest decline was found in the Manufacturing sector (19.25% vs. 12.63%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal levels shift away from a manufacturing-based economy to one that is more service-based. Between 1980 and 2000 the Services sector increased in terms of total employment in the U.S. from 21.89 percent to 31.75 percent. Simultaneously, the Manufacturing sector's share of total federal employment dropped from 18.19 percent to 11.61 percent, as that sector has experienced hard times over the last 20 years due to technological changes and an increasingly competitive global economy.

If future projections supplied by Woods & Poole are any indication, the ongoing trends taking place at the local, state, and national level should largely continue. Total employment in Tattall County is projected to increase by just over 3,400 jobs between 2000 and 2025, an increase of 35.9 percent. Again, this should be somewhat less than that seen at the state level (41.7 percent) but just above the U.S. (about 35 percent) level. By 2025, the four largest sectors of employment in Tattall County are projected to be in State and Local Government (30.36 percent), Services (19.94 percent), Retail Trade (10.09%), and Agricultural Services (9.43 percent). These four sectors combined are expected to comprise two-thirds of Tattall County's total employment, basically the same as in 2000. However, the State and Local Government, Services, and Agricultural Services sectors are the only sectors that are projected to see any appreciable growth locally over the next 20-25 years. From 2000 to 2025, the Services sector is forecast to experience the largest increase in terms of its share of total employment in Tattall County (14.94% vs. 19.94%), mirroring the current trend at the state and national levels of a more service-oriented economy and reversing the current trend of stagnating as a percentage of

total county employment. However, the State and Local Government sector should continue to strengthen its position as the county's top employer, making up roughly one-third of total employment. The Manufacturing sector (8.89% vs. 7.30%) is projected to continue its steep decline from previous years, albeit more slowly, as the economy continues to become less dependent on the textile industry and the decline in local employment begins to flatten out. In fact, an increase of roughly 100 new manufacturing jobs is projected through 2025. The Farming sector (13.42% vs. 8.24%) is expected to continue a steady decline in terms of its share of total employment, though its employment locally should still be higher than many counties in the state who have moved away from a more agrarian-based economy. On the other hand, the decline in farming jobs is projected to be offset by an expected increase in the number of agricultural service-based jobs, with actual employment in this sector projected to nearly double over the next 20-25 years. With the lack of plentiful jobs and little population growth, the local Retail Trade sector should continue to see a lack of opportunities for growth, continuing a slow but steady decline through 2025 (11.24% vs. 10.09%).

The state of Georgia's economy over the next 25 years is projected to continue heading in the opposite direction from Tattall County. While the local economy is heavily dependent on the public sector for providing jobs growth, the state is becoming more of a service-based economy. By 2025, the largest sectors of employment in Georgia are projected to be in the Services (33.35 percent), Retail Trade (17.76 percent), and State & Local Government (10.10 percent) sectors; comprising more than 60 percent of Georgia's total employment. The Services sector is projected to continue to see the biggest increase statewide between 2000 and 2025 (28.63% vs. 33.35%), with the Retail Trade sector being the only other one forecasted to see significant growth. Manufacturing is projected to decline the greatest among all sectors in terms of its share of total employment, although Woods & Poole projects that things should begin to turn around in terms of actual numbers employed beginning in 2000. The same is true at the federal level, with the dip in the number employed in manufacturing leveling off in 2000 and slowly increasing thereafter through 2025. As dependent as Georgia is becoming on services-oriented businesses, the U.S. economy is becoming even more so, with just under 40 percent of total employment nationwide projected to be in the Services sector by 2025.

Earnings By Sector. In terms of 2000 earnings, the three highest employment sectors in Tattall County were the same as that of total employment, with Farm earnings behind the second highest locally and Services earnings being third. As in total employment, the State and Local Government sector led the way in terms of total local earnings, comprising over one-third (34.13 percent) of total county earnings alone. Earnings in the Farming sector (21.90 percent) were substantially higher than its 1980 figure (1.06 percent) due to 1980 being a bad farming year as a result of severe drought and other circumstances. It was also the only local sector, other

than Agricultural Services and Services, to increase its percentage over the last two decades. Farm earnings were somewhat higher as a percentage of total earnings than that sector's percentage of total employment, indicating that wages and income in the local agricultural sector were still relatively good. The Services sector was third in terms of total earnings (9.34 percent); although the percentage of earnings was noticeably lower than its percentage of total employment and much lower than government or farm earnings. Also, service earnings as a percentage of the total declined by about one-third from 1980 (13.25 % vs. 9.34%). This is indicative of a sector with relatively low wages but still a number of relatively high jobs. It is significant to note these top three sectors provided 65.37 percent of Tattall County 2000 earnings, slightly lower than was the case with total employment. This means that the local economy is heavily dependent on a few major employers and is not well diversified. Tables ED-5 and ED-6 denote the change in total earnings in Tattall County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by 40 percent as a percentage of total earnings in Tattall County (13.28% vs. 7.91%), surpassing the decline in total employment. Meanwhile, Retail Trade earnings declined by almost one-half as a percentage of total earnings (13.05% vs. 6.64%). Local Construction earnings also declined by one-third between 1980 and 2000 (6.28% to 4.15%).

Georgia's 2000 top three sectors in terms of earnings were Services, Manufacturing, and State & Local Government. However, Georgia's top three sectors provided nearly 50 percent of total earnings, and Services alone accounted for over one-fourth (26.77 percent) of total earnings. Between 1980 and 2000, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings, according to Table ED-7, and State and Local Government earnings declined by more than 10 percent. The Services sector's share increased by nearly 70 percent over that same time, illustrating its increasing prevalence in the state's economy.

Table ED-8 shows the historical change over time in the U.S. In 2000, the top three sectors in terms of earnings at the national level were Services, Manufacturing, and State &

Table ED-5
Earnings By Economic Sector (In 1996 Dollars)
Tattnall County
1980-2025

Category	1980	1990	2000	2005
Total	\$92,709,000	\$173,356,000	\$222,516,000	\$250,278,000
Farm	\$983,000	\$37,210,000	\$48,721,000	\$52,284,000
Agricultural Services, Other	\$810,000	\$3,544,000	\$7,680,000	\$9,600,000
Mining	\$0	\$0	\$0	\$0
Construction	\$5,825,000	\$6,381,000	\$9,225,000	\$9,871,000
Manufacturing	\$12,311,000	\$18,905,000	\$17,605,000	\$19,947,000
Trans., Comm., & Public Utilities	\$5,894,000	\$7,264,000	\$8,850,000	\$9,838,000
Wholesale Trade	\$7,810,000	\$8,232,000	\$10,849,000	\$12,207,000
Retail Trade	\$12,101,000	\$12,306,000	\$14,773,000	\$15,982,000
Finance, Insurance, & Real Estate	\$2,798,000	\$3,474,000	\$5,580,000	\$6,422,000
Services	\$12,287,000	\$15,713,000	\$20,772,000	\$25,805,000
Federal Civilian Government	\$1,987,000	\$1,829,000	\$1,599,000	\$1,758,000
Federal Military Government	\$523,000	\$863,000	\$928,000	\$986,000
State & Local Government	\$29,380,000	\$57,635,000	\$75,934,000	\$85,578,000

Category	2010	2015	2020	2025
Total	\$277,561,000	\$305,687,000	\$335,171,000	\$366,426,000
Farm	\$56,100,000	\$60,356,000	\$65,112,000	\$70,470,000
Agricultural Services, Other	\$11,506,000	\$13,365,000	\$15,151,000	\$16,832,000
Mining	\$0	\$0	\$0	\$0
Construction	\$10,154,000	\$10,409,000	\$10,693,000	\$11,018,000
Manufacturing	\$21,722,000	\$23,265,000	\$24,721,000	\$26,161,000
Trans., Comm., & Public Utilities	\$10,775,000	\$11,647,000	\$12,454,000	\$13,199,000
Wholesale Trade	\$13,402,000	\$14,445,000	\$15,343,000	\$16,105,000
Retail Trade	\$17,091,000	\$18,156,000	\$19,202,000	\$20,236,000
Finance, Insurance, & Real Estate	\$7,245,000	\$8,100,000	\$8,992,000	\$9,923,000
Services	\$31,246,000	\$37,150,000	\$43,568,000	\$50,556,000
Federal Civilian Government	\$1,893,000	\$2,017,000	\$2,130,000	\$2,231,000
Federal Military Government	\$1,043,000	\$1,100,000	\$1,155,000	\$1,210,000
State & Local Government	\$95,384,000	\$105,677,000	\$116,650,000	\$128,845,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-6
Percentage Earnings By Economic Sector (In 1996 Dollars)
Tattnall County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.06%	21.46%	21.90%	20.89%
Agricultural Services, Other	0.87%	2.04%	3.45%	3.84%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	6.28%	3.68%	4.15%	3.94%
Manufacturing	13.28%	10.91%	7.91%	7.97%
Trans., Comm., & Public Utilities	6.36%	4.19%	3.98%	3.93%
Wholesale Trade	8.42%	4.75%	4.88%	4.88%
Retail Trade	13.05%	7.10%	6.64%	6.39%
Finance, Insurance, & Real Estate	3.02%	2.00%	2.51%	2.57%
Services	13.25%	9.06%	9.34%	10.31%
Federal Civilian Government	2.14%	1.06%	0.72%	0.70%
Federal Military Government	0.56%	0.50%	0.42%	0.39%
State & Local Government	31.69%	33.25%	34.13%	34.19%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	20.21%	19.74%	19.43%	19.23%
Agricultural Services, Other	4.15%	4.37%	4.52%	4.59%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	3.66%	3.41%	3.19%	3.01%
Manufacturing	7.83%	7.61%	7.38%	7.14%
Trans., Comm., & Public Utilities	3.88%	3.81%	3.72%	3.60%
Wholesale Trade	4.83%	4.73%	4.58%	4.40%
Retail Trade	6.16%	5.94%	5.73%	5.52%
Finance, Insurance, & Real Estate	2.61%	2.65%	2.68%	2.71%
Services	11.26%	12.15%	13.00%	13.80%
Federal Civilian Government	0.68%	0.66%	0.64%	0.61%
Federal Military Government	0.38%	0.36%	0.34%	0.33%
State & Local Government	34.37%	34.57%	34.80%	35.06%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-7
Percentage Earnings By Economic Sector (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.16%	1.36%	0.98%	0.93%
Agricultural Services, Other	0.37%	0.46%	0.59%	0.60%
Mining	0.65%	0.36%	0.27%	0.25%
Construction	5.66%	5.82%	6.00%	5.86%
Manufacturing	22.54%	17.51%	14.86%	14.45%
Trans., Comm., & Public Utilities	9.33%	8.75%	9.89%	9.99%
Wholesale Trade	8.87%	8.86%	8.44%	8.36%
Retail Trade	10.33%	9.17%	8.99%	8.97%
Finance, Insurance, & Real Estate	5.44%	6.43%	7.57%	7.66%
Services	15.63%	21.95%	26.77%	27.78%
Federal Civilian Government	5.64%	4.66%	3.39%	3.11%
Federal Military Government	3.72%	2.69%	2.06%	1.94%
State & Local Government	11.67%	11.97%	10.18%	10.10%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other	0.61%	0.62%	0.62%	0.62%
Mining	0.22%	0.21%	0.19%	0.18%
Construction	5.67%	5.46%	5.26%	5.06%
Manufacturing	14.05%	13.59%	13.08%	12.53%
Trans., Comm., & Public Utilities	10.01%	9.96%	9.84%	9.63%
Wholesale Trade	8.21%	8.05%	7.88%	7.71%
Retail Trade	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate	7.73%	7.78%	7.81%	7.82%
Services	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government	2.87%	2.67%	2.49%	2.33%
Federal Military Government	1.83%	1.72%	1.62%	1.53%
State & Local Government	9.95%	9.78%	9.58%	9.37%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-8
Percentage Earnings By Economic Sector (In 1996 Dollars)
United States
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.23%	1.25%	0.79%	0.78%
Agricultural Services, Other	0.44%	0.63%	0.69%	0.69%
Mining	2.10%	1.04%	0.83%	0.79%
Construction	6.18%	5.90%	5.85%	5.75%
Manufacturing	24.21%	18.97%	15.93%	15.23%
Trans., Comm., & Public Utilities	7.43%	6.50%	6.75%	6.66%
Wholesale Trade	6.57%	6.30%	6.20%	6.11%
Retail Trade	9.78%	9.16%	8.87%	8.61%
Finance, Insurance, & Real Estate	5.83%	6.95%	9.18%	9.34%
Services	18.31%	25.34%	29.16%	30.59%
Federal Civilian Government	4.47%	3.91%	3.14%	2.96%
Federal Military Government	1.96%	1.94%	1.25%	1.20%
State & Local Government	11.47%	12.10%	11.35%	11.29%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.76%	0.75%	0.72%	0.70%
Agricultural Services, Other	0.69%	0.68%	0.68%	0.67%
Mining	0.76%	0.73%	0.69%	0.66%
Construction	5.60%	5.44%	5.28%	5.11%
Manufacturing	14.59%	13.95%	13.32%	12.69%
Trans., Comm., & Public Utilities	6.54%	6.43%	6.30%	6.17%
Wholesale Trade	5.98%	5.84%	5.70%	5.55%
Retail Trade	8.37%	8.14%	7.92%	7.70%
Finance, Insurance, & Real Estate	9.47%	9.57%	9.64%	9.69%
Services	32.11%	33.67%	35.28%	36.92%
Federal Civilian Government	2.80%	2.65%	2.50%	2.37%
Federal Military Government	1.14%	1.09%	1.03%	0.97%
State & Local Government	11.18%	11.06%	10.93%	10.79%

Source: Woods and Poole Economics, Inc., 2003.

Local Government. These three sectors combined to make up some 55 percent of total earnings nationwide. Interestingly, while Retail Trade was one of the top employers in the U.S., it only made up just fewer than 9 percent of total earnings. This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Tables ED-5 and ED-6 also highlight future projections for Tattnall County, as supplied by Woods & Poole. By 2025, almost 70 percent (68.09 percent) of Tattnall County's total earnings are projected to be found in just three sectors: State & Local Government, Farming, and Services. While still first in total earnings (35.06 percent), the State and Local Government sector's share of total county earnings is expected to increase by less than one percentage point through 2025, indicating relatively stability. Although the three state prison facilities in the county continue to be a stable source of employment, they are not expected to add a significant number of new jobs over the next two decades. The projected large increase in state and local government employment in terms of actual numbers (a projected increase of nearly 50 percent in absolute numbers) is likely the result of a fallacy that can be associated with making projections based on past trends. The expansion of jobs that was associated with the opening of two of the three state prisons during the last twenty years was a one-time occurrence, and it is likely not to be repeated again barring the location of any new facilities or the expansion of current ones. While jobs in service-oriented businesses are expected to become more prevalent locally, the rate of growth is not expected to be at as fast a rate as has been seen statewide. It is also interesting to note that earnings in this sector are projected to be less as a percentage of total earnings than of total employment. This is reflective of the lower wages that are common in many services industries. Farm earnings are expected to see a slight decline in terms of its percentage of total county earnings, but this decline is not projected to be as great as that projected for employment. This would seem to indicate that agricultural wages and incomes are still rather good at the present time. This is perhaps illustrated by the projected increase in Agricultural Services earnings through 2025. The steady downward trend that has been seen in manufacturing earnings as a percentage of total earnings is forecast to continue, comprising just more than seven percent of total county earnings by 2025. This figure would be slightly lower than the projected percentage of total employment, indicating relatively lower wages in those local manufacturing jobs that do remain. No other sectors of the local economy are expected to see any appreciable increase in terms of their percentage of total earnings.

Table ED-7 also shows projections for Georgia's total earnings through 2025. Almost one-half (46.26 percent) of Georgia's total earnings by 2025 are projected to be in the Services and Manufacturing sectors, with service-oriented industries on the rise statewide and a large

number of people still employed in manufacturing despite steady declines. The Services sector alone is expected to make up one-third (33.73 percent) of Georgia's total earnings, and it is the only sector expected to have any appreciable increase in terms of the percentage of the state's total earnings between 2000 and 2025. This seems to indicate that services will continue to increase its stronghold on the state's economy for the next couple of decades.

Table ED-8 shows projections for total earnings in the U.S. through 2025. National projections closely resemble those indicated for Georgia. As in Georgia, almost one-half (49.61 percent) of the U.S. total earnings by 2025 are forecast to be in the Services and Manufacturing sectors. These figures closely resemble the projected share of total employment for both sectors respectively. Other than services, the Financial/Insurance/Real Estate sector is the only other sector projected to show any increase in terms of its share of total earnings over the next twenty years.

These statistics point to a much less diverse local economy in Tattnall County, and even more vulnerability because of the unhealthy reliance on a farming sector that is in decline and a reliance on government jobs that, while providing a relatively stable source of employment, do not lead to the creation of related private sector jobs to accompany it. This will be described in more detail below. The sectors of the local economy which show a greater share of employment and earnings than the state (farming and state and local government) are very cyclical and subject to slowdown/ recessions.

The future of the Tattnall County economy as predicted by Tables ED-1, ED-2, ED-5 and ED-6 is expected to be a fairly good one, especially for a rural community. Overall steady growth is predicted for Tattnall's economy, but at levels less than those for the state. These Woods and Poole projections show total employment expanding by just more than one-third (slightly more than 3,400 jobs) by 2025. Earnings would continue to grow in the county increasing about 65 percent to over \$366 million in 2025. However, the existing chasm between the local and state economy would get larger. By 2025, Georgia's economy is expected to offer nearly 40 percent more jobs than it did in 2000 with almost 75 percent more earnings. Georgia's economy is expected to top that of the nation, but the national economy is still projected to provide about 35 percent more jobs in 2025 than in 2000, with two-thirds more earnings. The same two sectors of the Tattnall County economy with larger presence than the state in 2000 (farming and state and local government) are projected by this econometrics firm to remain even more so in 2025. This projection holds true despite a predicted steady decline over the entire period in farming jobs and a predicted net gain of over 1,200 jobs in the county state and local government sector, despite there being no logical way to explain the projected increase based on current activity. Significantly, other sectors already much weaker in the county in 2000 than in

the state are expected to fall farther behind with several 40 percent or more smaller than the state in 2025.

Detailed Economic Sector Inventory and Analysis

State and Local Government. This sector was defined to include local, state, and federal offices and institutions such as the three state prisons and the public school system. The data available from Woods and Poole does not lend itself to thorough understanding and analysis of this sector. However, the Woods and Poole data shown in Tables ED-1, ED-2, ED-5 and ED-6 do show even with limitations, that state and local government alone was by far the leading local economic employment and earnings sector. It is the most important current economic sector in Tattnall County and is projected to remain so. This sector provided about 28 percent of county jobs and 34 percent of local earnings in 2000. In 2025, Woods and Poole projects state and local government will still provide about 30 percent of local jobs and 35 percent of earnings. This sector is a very important sector for the local economy, providing much needed stability. Since the principal sources for this sector's jobs are state prisons located in Tattnall County, this sector brings outside money to Tattnall County and provides a stable source of local income to support other business sectors.

There are three state prisons located in Tattnall County. Georgia State Prison is located on the southern bank of the Ohoopie River about seven miles south of Reidsville. It was first established in the 1930s as the flagship prison of the state penal system. It presently has a capacity of 1,334 inmates. The prison complex occupies about 10,000 acres. Rogers Correctional Institution, a medium security prison, was located in the county in the early 1980s on the Georgia State Prison Complex acreage, and has a current capacity of 1,236 inmates. The newest prison to be constructed, Smith State Prison, with a capacity of 1,354 inmates, opened just north of Glennville off U.S. 301 in 1993, and has been annexed into the city. Together these prisons employ about 1,500 persons and have a direct payroll of approximately \$45 million. In recent years the state legislature has budgeted monies to increase the present capacities of the prisons further solidifying positive impacts.

The Woods and Poole data may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Tattnall County that was conducted in 2003, there were 17 local government offices alone with 871 employees in operation in Tattnall County. This alone was over 15 percent of local employment. Much of the growth in local employment since 1990 as indicated by the Woods and Poole data has taken place in this sector, since this sector was the largest sector in

employment growth during the 1990s both in terms of actual numbers of employees and in percentage growth.

This sector provides much stability to the local economy. Growth projections for this sector look to be good as reflected in the Woods and Poole data, so long as recent prison expansions continue and new governmental functions can be secured. There is positive potential for limited growth, however, through population expansion, expansion of service, and the securing of new governmental functions.

Agriculture. Agriculture and agribusiness, including forestry, remain very important to the economy of Tattnall County. As noted earlier, Tattnall was largely settled because of its forest, and developed other agriculture as the forests were cleared. Today much of its land area (over 94 percent) remains in forest and farm. About 46 percent of total land area is in farmland, with about 41 percent of farmland, or 19 percent of total land area, in cropland. Farming directly provides more than 1 out of every 7 local jobs. In addition, Tattnall has about 14 wood using industries. In 2002 Tattnall County was Georgia's largest producer of Vidalia Sweet Onions. It ranked in the top ten for agricultural production among Georgia counties in several commodities, including number two in soybeans, number ten in tobacco, and number four in hogs and pigs. Farm sales provided over \$139 million to Tattnall County in 2002 according to the Census of Agriculture. This total is almost 40 percent of total personal income in the county as estimated by Woods and Poole, and is more than all wage and salary income in the county.

The face of agriculture continues to change in Tattnall County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. A rather startling picture of this development is revealed in loss of farms, almost 40 percent, since 1964. At the same time, however, lands dedicated to cropland and pasture have decreased at a slower rate (less than 20 percent) over roughly the last 40 years. According to the U.S. Census of Agriculture, from 1964 to 2002 Tattnall County lost 39.1 percent of its farms. Between 1997 and 2002 there was

Table ED-9
Tattnall County Farm Trends
1964-2002

					Value of Farm Products Sold (Millions of Real Dollars)		
Year	Number of Farms	Total Acres Farmland	Total Acres Cropland	Harvested Acres Cropland	Total	Crops	Livestock
1964	1,059	194,512	71,832	58,530	\$8.9	\$5.8	\$3.1
1974	743	154,553	70,609	54,084	\$28.9	\$12.8	\$16.1
1982	631	129,551	71,120	57,790	\$44.0	\$16.1	\$27.9
1992	539	119,873	69,453	52,703	\$73.1	\$28.9	\$44.2
2002	644	143,538	58,473	41,133	\$139.2	\$41.6	\$97.6

Source: U.S. Bureau of the Census, Census of Agriculture, 1964, 1974, 1982, 1992, and 2002.

an increase of about 19.5 percent, according to the Census of Agriculture. This increase resulted in a higher number of farms in the county in 2002 than was the case in 1992. By 2002 there were just 644 farms in Tattnall County valued at \$1,987 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries. The increase in the number of farms over the last five years or so is likely the result of the increased number of farms entering into timber production.

Table ED-9 also hints of the transformation of local agriculture from row crops in the early 1950s and early 1960s, and to a recent resurgence of crops. If principal sources of income of farmers are analyzed, it can be seen that corn, soybeans, and tobacco were the main row crops of the county until the 1980s. Livestock production, particularly poultry and secondarily hogs and pigs, became the main source of income beginning in the 1970s. As early as 1974, poultry production, primarily broilers for nearby Claxton Poultry, was the top farm commodity in the county. Poultry provided over 37 percent of 1974 farm income. It remains the top commodity today, providing almost 51 percent of farm income in 2002. Tobacco has consistently provided about \$6 million of farm income since the 1970s and still ranks as the third top commodity for farm income. However, that will almost certainly change in the coming years due to the recent downfall of the tobacco industry in the United States, which is serving to all but eliminate any widespread production of the crop. The explosion of the Vidalia Sweet Onion is a 1980s phenomena. In 1964, all vegetables within the county provided only \$308,000 in farm income, and in 1982 provided only \$1.1 million. Vegetables provided \$14.2 million in local farm income in 1992, and ranked as the second leading source of farm income. This income, mostly from the Vidalia Sweet Onion, was more than the income from all crops as late as 1978.

Despite these trends, agriculture is very diversified in the county today. Much of the acreage of cropland/pasture loss has been planted in pine trees. The Woods and Poole projections showed that farming in 2000 provided about 13 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$139.2 million in agricultural sales in 2002 was almost double from \$73.1 million in 1992, reflecting that agriculture remains a strong economic force locally. Agriculture continues to change in the county. The importance of the sweet onion continues to grow, and poultry production remains stable. Tobacco remains important, while cotton has recently established itself again as a positive cash generator and alternative crop.

Vegetable crops are becoming more important statewide, but have increased in the county in the last decade from \$1.8 million in 1992 to \$32.3 million in 2002. In fact, vegetable production is the second largest commodity group in the county behind poultry/egg production in terms of the percentage of commodities grown as of 2002. Georgia is in sixth place in vegetable

production in the nation, according to the 2002 Census of Agriculture. There is much potential for increased vegetable production in the county given the mild climate and development pressures in Florida. The forests and natural resources of the county offer opportunities for additional value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide employment levels necessary to support large population numbers, but it can provide continuing important economic impact and opportunities for other, value-added economic development. The sweet onion also offers more potential for value-added processing and vertical integration. A number of major companies have already expressed initial interest.

Manufacturing. This has historically been an important economic sector in Tattnall County, but it is drastically on the decline locally to dangerous levels, more so than is the case throughout Georgia and the U.S. Manufacturing provided over 15 percent of county jobs and almost 11 percent of earnings in 1990, although by 2000 the manufacturing sector provided less than 9 percent of county jobs and less than 8 percent of county earnings. In other words, the local manufacturing sector was reduced by 30-40 percent in just 10 years. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector to become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue. As evidenced by these statistics, the end result has been devastating to the local economy.

Tattnall County had 18 industrial concerns classified as manufacturers as of 2004, employing over 800 persons. Most of these industries complement the county's vast timberland with their timber-related operations. However, this industry is currently fragile due to the increased pressure of global competition upon the timber industry as a whole, including forest products. The forest products industry in the U.S. is facing increased competition from Canada, China, South America, and other parts of the world where lower wages are making their products cheaper to produce. Higher wages and stricter environmental regulations will present a stern challenge to local timber establishments and others in the forest products industry to keep pace with their global counterparts. With the county's vast timber resources, the continued success of the timber industry is vital to maintaining the health of the county's economy. Of the 18 industrial concerns, 5 are wood-using industries, but only employ 96 persons in total. Two other local industries are related to agriculture and together employ 60 persons. Thus of all of the manufacturers in the county, 40 percent are related directly to the county's field and forests and together provide roughly 1 out of every 5 local manufacturing jobs.

Almost one-half of the manufacturers employ just 10 persons or less; only two local industries employ more than 100 persons. Both of these industries, Rotary Corporation and

Duramatic Products and Manufacturing Company, have their world headquarters located in Glennville and specialize in manufacturing lawn mower blades, among other items. Rotary Corporation, the larger of the two, is the parent company of Duramatic and also manufactures foam filters and metal stampings. Duramatic also manufactures edger blades in addition to performing heat treating. Together, the two local concerns employ 570 persons, or almost 70 percent of local manufacturing employment. These establishments provide the area with some stability in terms of manufacturing jobs.

The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry has declined locally to the point that there are very few establishments remaining. The closing of Ithaca in Glennville in 2000 dealt a severe blow to local manufacturing and resulted in a temporary spike in local unemployment to almost 8 percent for that year. Prior to its closing, Ithaca was the county's largest apparel concern, providing nearly one-third of local manufacturing jobs alone in 1990. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This manufacturing sector has virtually vacated the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent. The local labor force supply of skilled operators who will work full-time seems to be depleted and such persons are in demand. The low wages of this sector are somewhat of a handicap.

The majority of local manufacturers are located in Glennville, although all county municipalities, except Manassas, have at least one industry. Of the 18 industries located in Tattall County, 11 are located in Glennville. The Glennville industries provide almost 90 percent of local manufacturing employment. The abundant natural resources of the county, the county's transportation access, the sweet onion and local quality of life offer additional future opportunities for increased manufacturing. Value-added industries utilizing forest or agricultural products are potential manufacturing concerns that could flourish in Tattall County.

Services. The services sector in Tattall County has been an important presence in the local economy, much as it is at the state and national levels. However, growth at the local level has not been nearly as robust as that at the state and national levels, actually stagnating over the last twenty years as a percentage of total countywide employment. Actual employment in this sector increased by just 15.1 percent in Tattall County between 1980 and 1990, before increasing by 27 percent during the 1990s. Earnings in this sector declined by nearly 4 percent locally in terms of the percentage of total county earnings over the last two decades, a reversal from current trends at the state and national levels. As of 2000, it was second in employment and third in earnings countywide, but still well below state figures. Services are an essential element

of modern daily living, whether they are industrial, medical, physical, or social. Although services are holding steady in the county, the lack of rapidly expanding services locally, compared to the state or nation, could be the result of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally is needed in order to provide opportunity and room for future growth and expansion. Professional services are limited. An aging population offers potential markets for medical and support services. There are already identified needs for more physicians. There is one private hospital in the county, Tattnall Community Hospital. Formerly a public-owned facility known as Tattnall Memorial Hospital, the hospital reopened in 2002 as a privately-owned facility after closing in 2001 due to bankruptcy. The increase in technology and computer use provides a need for new types of services. The availability of Southeastern Technical College provides a source for training in specific service areas that may be identified by the community.

Other Sectors. The remaining sectors of the local economy have a significantly lower percentage presence than in the state. This includes the steadily growing and second largest sector of the Georgia and U.S. economy, the retail trade sector. Woods and Poole predicts this sector to slowly decline, or at best become stagnant, in employment in the county, compared to steady, consistent growth in Georgia and the U.S.

Tattnall County has never been considered a major retail area in southeast Georgia. The major retail trade destination for local residents historically has been and continues to be the regional growth center of Liberty County (Hinesville), with other activity in Toombs County (Vidalia), Wayne County (Jesup), Appling County (Baxley), and Bulloch County (Statesboro). Additional retail opportunities abound in the relatively nearby major cities of Savannah and Brunswick. The general retail trade climate in Glennville and Reidsville has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are two small shopping centers in Glennville and two in Reidsville. There are no major department stores in the county, and the only chain grocery store in the county is Harvey's, which opened in Reidsville in 2003 as a Food Lion before that chain was sold to its present occupant. Glennville has more of a developmental business history because of its location along U.S. 301 during its north-south tourism heyday. In addition, Glennville has a seasonal State Farmers' Market and is near many of the sweet onion farmers. Glennville, once the trade center for a wide area, is now a service and retail outlet for southern Tattnall County and western Long County. Reidsville is the county seat, and it has always been associated with government employment because of its proximity to the Georgia State Prison complex. Reidsville is the service and retail outlet for northern Tattnall County.

Geography plays an important part in limiting retail trade development in the Glennville-Reidsville-Tattnall County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers mentioned earlier. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. A revitalization of the downtown area of Reidsville, continuing present revitalization efforts in downtown Glennville, and a general community beautification will also help.

Some opportunities are available in the transportation sector due to the presence of several logging/trucking establishments related to the area's timber operations, but local employment and earnings numbers still remain well below state and national levels. Construction and wholesale trade are rather limited areas of the current local economy. The lack of population and jobs growth severely curtails opportunities for construction work, and the lack of close proximity to a major market limits the ability of wholesale establishments to develop.

Cobbtown, Collins, and Manassas. These three smaller municipalities were established in the late 1800s as railroad and farm/timber service communities. Manassas, the smallest of the three, was the center of commercial and naval stores operations for one large landowner and entrepreneur and declined after his departure in the early 1900s. Manassas lost its post office in the 1980s and currently has no businesses. It has a 2000 population of 100 compared to 107 in 1930.

Cobbtown was an early farm village which moved in the late 1890s upon advent of a railroad. Today it remains a thriving small country village with a bank, a funeral home, grocery store, drug store, insurance agency, and a couple of service stations among its businesses. It retains a post office and has two small manufacturers, one of fiberglass boats and the other of trailers and metal fabrication. Cobbtown's 2000 population is 311, 16 more people than resided there in 1930.

Collins was once a very active railroad town and farm service center. Today it and Manassas are the only Tattnall County municipalities with an active railroad. Collins remains a small town residential community, and is regaining its role as a farm service center. Active businesses include two convenience stores, a window installer, a hardware store, a coin laundry, a branch bank, and a large farm service center. The branch bank was the first such bank in Tattnall County. Collins was the home to a regional discount furniture store, Joseph Evans, until its closure in the early 1980s. This store drew customers from a wide area, and its closure has left a number of downtown buildings vacant. The opening in the early 1990s of the North

Tattnall Farm Center in Collins with a 100,000 square foot warehouse bodes well for the town's future. This farm center receives bulk fertilizer by railroad, supplies the vast majority of sweet onion farmers, and employs 25 to 30 people. Collins has one other industry; a manufacturer of wood chips employing less than 10 persons. The railroad, the fact that Collins has a sanitary sewer system, unlike Cobbtown and Manassas, and an existing elementary/middle school in the town are assets for future growth. Collins' 2000 population of 528 is very similar to its 1930 population of 510, and is the same as its 1990 population.

Average Weekly Wages

Average weekly wages for all economic sectors in Tattnall County with comparisons to Georgia are shown in Tables ED-10 through ED-12. This data is shown for the years 1993 through 2003. These figures more clearly paint a picture of an economy that is not keeping pace with that of the state in terms of real numbers. Averages for all sectors show overall wages in Tattnall County that were on average \$167 per week behind the state in 1993, falling to \$280 per week behind by 2003. Growth in overall average weekly wages was higher in Georgia (46.67 percent) than in Tattnall County (35.46 percent) between 1993 and 2003. Average overall wages in 2003 in Tattnall County were only slightly more than 60 percent (60.23 percent) of Georgia's, with the Agriculture, Forestry, and Fishing (80.52 percent) sector in Tattnall County being the local sector whose average weekly wages came the closest to approaching the state's total for that respective sector. From 1993 to 2003, Tattnall County's average weekly wages fell from 65.21 percent of state average weekly wages to its present level of 60.23 percent. While the absolute dollar amount of the gap between state and local wages is growing, the relative difference is increasing simultaneously. In 2003, the highest wages in Tattnall County were in the Finance and Insurance (\$522) and Wholesale (\$441) sectors. The next closest sector was Local

Table ED-10
Average Weekly Wages
Tattnall County
1993-2003

Category	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
All Industries	\$313	\$317	\$315	\$326	\$341	\$367	\$375	\$389	\$403	\$410	\$424
Agriculture, Forestry, Fishing	\$206	\$184	\$185	\$187	\$205	\$239	\$233	\$259	\$323	\$318	\$339
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	\$312	\$291	\$289	\$333	\$322	\$318	\$350	\$324	\$345	\$382	\$402
Manufacturing	\$265	\$268	\$228	\$247	\$280	\$330	\$323	\$392	\$377	\$416	NA
Transportation, Comm., Utilities	\$467	\$508	\$454	\$474	\$444	\$474	\$641	\$693			
Transportation									\$340*	\$302*	\$322*

Communication									\$541*	\$370*	\$351*
Utilities											
Wholesale	\$355	\$359	\$380	\$374	\$385	\$418	\$410	\$401	\$427	\$435	\$441
Retail	\$201	\$204	\$208	\$212	\$220	\$228	\$252	\$267	\$297	\$301	\$321
Financial, Insurance, Real Estate	\$370	\$403	\$401	\$412	\$428	\$452	\$456	\$483			
Finance and Insurance									\$527**	\$546**	\$552**
Real Estate									\$178**	\$133**	\$163**
Services	\$274	\$278	\$282	\$277	\$290	\$290	\$319	\$288	\$357	\$363	\$375
Federal Government	\$501	\$504	\$521	\$567	\$585	\$619	\$591	\$565	\$581	\$615	NA
State Government	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Local Government	\$307	\$317	\$341	\$360	\$377	\$376	\$365	\$395	\$416	\$406	\$416

*- Beginning in 2001, the Average Weekly Wages for Transportation and Communications were reported separately, while Average Weekly Wages for Utilities were not reported from this point forward.

** - Beginning in 2001, Average Weekly Wages were reported only separately for the sectors of Financial and Insurance and Real Estate.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Table ED-11
Average Weekly Wages
Georgia
1993-2003

Category	1993	1994	1995	1996	1997	1998
All Industries	\$480	\$488	\$509	\$531	\$558	\$592
Agriculture, Forestry, Fishing	\$304	\$312	\$322	\$336	\$347	\$373
Mining	NA	\$698	\$734	\$741	\$781	\$832
Construction	\$461	\$479	\$508	\$534	\$556	\$590
Manufacturing	\$511	\$531	\$555	\$588	\$617	\$653
Transportation, Comm., Utilities	\$709	\$720	\$737	\$769	\$805	\$834
Transportation						
Communication						
Utilities						
Wholesale	\$695	\$711	\$729	\$762	\$809	\$870
Retail	\$260	\$267	\$275	\$286	\$299	\$318
Financial, Insurance, Real Estate	\$648	\$648	\$693	\$741	\$801	\$867
Financial and Insurance						
Real Estate						
Services	\$471	\$475	\$501	\$519	\$551	\$582
Federal Government	\$651	\$667	\$666	\$701	\$772	\$797
State Government	\$471	\$477	\$493	\$517	\$533	\$561
Local Government	\$410	\$420	\$440	\$461	\$480	\$506

Table ED-11 (Cont'd)
Average Weekly Wages
Georgia
1993-2003

Category	1999	2000	2001	2002	2003
All Industries	\$622	\$658	\$676	\$687	\$704
Agriculture, Forestry, Fishing	\$390	\$403	\$417	\$410	\$421
Mining	\$866	\$879	\$876	\$915	\$952
Construction	\$621	\$655	\$687	\$693	\$710
Manufacturing	\$684	\$721	\$711	\$728	\$761
Transportation, Comm., Utilities	\$895	\$949			
Transportation			\$808*	\$828*	\$838*
Communication			\$1,102*	\$1,098*	\$1,148*
Utilities			\$1,235*	\$1,292*	\$1,312*
Wholesale	\$932	\$988	\$1,022	\$1,018	\$1,032
Retail	\$335	\$350	\$433	\$440	\$454
Financial, Insurance, Real Estate	\$907	\$967			
Financial and Insurance			\$1,051**	\$1,082**	\$1,117**
Real Estate			\$670**	\$697**	\$715**
Services	\$611	\$657	\$680	\$688	\$702
Federal Government	\$808	\$847	\$893	\$969	\$1,036
State Government	\$576	\$588	\$605	\$631	\$640
Local Government	\$523	\$549	\$571	\$593	\$610

* - Beginning in 2001, the Average Weekly Wages for the Transportation, Communications, and Utilities sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

** - Beginning in 2001, the Average Weekly Wages for the Financial, Insurance, and Real Estate sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Table ED-12
Tattnall County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1993	1994	1995	1996	1997	1998
All Industries	65.21%	64.96%	61.89%	61.39%	61.11%	61.99%
Agriculture, Forestry, Fishing	67.76%	58.97%	57.45%	55.65%	59.08%	64.08%
Mining	NA	NA	NA	NA	NA	NA
Construction	67.68%	60.75%	56.89%	62.36%	57.91%	53.90%
Manufacturing	51.86%	50.47%	41.08%	42.01%	45.38%	50.54%
Transportation, Comm., Utilities	65.87%	70.56%	61.60%	61.64%	55.16%	56.83%
Transportation						
Communication						
Utilities						
Wholesale	51.08%	50.49%	52.13%	49.08%	47.59%	48.05%
Retail	77.31%	76.40%	75.64%	74.13%	73.58%	71.70%
Financial, Insurance, Real Estate	57.10%	62.19%	57.86%	55.60%	53.43%	52.13%
Finance and Insurance						
Real Estate						
Services	58.17%	58.53%	56.29%	53.37%	52.63%	49.83%
Federal Government	76.96%	75.56%	78.23%	80.88%	75.78%	77.67%
State Government	NA	NA	NA	NA	NA	NA
Local Government	74.88%	75.48%	77.50%	78.09%	78.54%	74.31%

Table ED-12 (Cont'd)
Tattnall County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1999	2000	2001	2002	2003
All Industries	60.29%	59.12%	59.62%	59.68%	60.23%
Agriculture, Forestry, Fishing	59.74%	64.27%	77.46%	77.56%	80.52%
Mining	NA	NA	NA	NA	NA
Construction	56.36%	49.47%	50.22%	55.12%	56.62%
Manufacturing	47.22%	54.37%	53.02%	57.14%	NA
Transportation, Comm., Utilities	71.62%	73.02%		NA	
Transportation			42.08%*	36.47%*	38.42%*
Communication			49.09%*	33.70%*	30.57%*
Utilities					
Wholesale	43.99%	40.59%	41.78%	42.73%	42.73%
Retail	75.22%	76.29%	68.59%	68.41%	70.70%
Financial, Insurance, Real Estate	50.28%	49.95%			
Finance and Insurance			50.14%**	50.46%**	49.42%**
Real Estate			26.57%**	19.08%**	22.80%**
Services	52.21%	43.84%	52.50%	52.76%	53.42%
Federal Government	73.14%	66.71%	65.06%	63.47%	NA
State Government	NA	NA	NA	NA	NA
Local Government	69.79%	71.95%	72.85%	68.47%	68.20%

* - Beginning in 2001, the Average Weekly Wages for Transportation and Communications were reported separately, while Average Weekly Wages for Utilities were not reported from this point forward.

* - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Government (\$416), with Construction next (\$402). Georgia's highest average weekly wages in 2003 were in the following sectors: Utilities (\$1,312), Communications (\$1,148), Financial and Insurance (\$1,117), and Federal Government (\$1,036).

Agriculture, forestry, and fishing wages in Tattnall County were consistently around 60 percent that of the state during the mid to late 1990s before increasing noticeably to approximately 80 percent from 2001 to 2003. The fact that wages are overall below that of the state in this sector locally is likely the influence of the relative decline generally of agriculture in the county. Construction is a local sector with consistently lower wages than the state. The explosion of the construction industry in the northern part of Georgia, particularly associated with the burgeoning growth of the Metropolitan Atlanta area, is likely responsible coupled with the lack of growth locally. Non-durable manufacturing wages in the county have been consistently around one-half that of the state. This is due to the past reliance locally on the garment industry, which has been decimated in recent years due to strong competition and wage pressures from international markets. Wages in federal and local government jobs were somewhat lower than the state over the last decade, despite being the public sector's status as the leader in both employment and earnings locally. However, no data for the state government sector was reported during this period, making it difficult to compare how state government jobs are doing locally vis-à-vis the state as a whole. The presence of significantly lower wages in local government jobs countywide compared to the state is reflective of lower overall wages and less skilled jobs of a rural government.

The remaining sectors of the local economy have significantly lower (most 50 to 60 percent less) wages than the state. These same sectors generally had much lower employment and earnings presence locally than in the state as a whole. Thus, there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

Sources of Personal Income

Table ED-13 shows personal income by type for Tattnall County from 1980 projected through 2025, as supplied by Woods and Poole. Table ED-14 provides the percentage of personal income by type for the same period for Tattnall County, while Table ED-15 does the same for Georgia. These projections for total personal income show a steady but small increase for the county through 2025. The three sources of personal income with major differences

Table ED-13
Personal Income By Type (In 1996 Dollars)
Tattnall County
1980-2025

Category	1980	1990	2000	2005
Total	\$177,545,000	\$271,010,000	\$360,045,000	\$405,219,000
Wages & Salaries	\$72,117,000	\$104,644,000	\$125,710,000	\$142,676,000
Other Labor Income	\$8,080,000	\$17,215,000	\$15,326,000	\$17,192,000
Proprietors Income	\$12,512,000	\$51,497,000	\$81,480,000	\$90,410,000
Dividends, Interest, & Rent	\$25,781,000	\$41,368,000	\$55,123,000	\$61,480,000
Transfer Payments to Persons	\$35,641,000	\$52,345,000	\$76,225,000	\$87,062,000
Less: Social Ins. Contributions	\$3,579,000	\$6,122,000	\$7,249,000	\$8,506,000
Residence Adjustment	\$26,993,000	\$10,063,000	\$13,430,000	\$14,905,000

Category	2010	2015	2020	2025
Total	\$451,784,000	\$501,359,000	\$554,761,000	\$612,740,000
Wages & Salaries	\$159,289,000	\$176,503,000	\$194,631,000	\$213,917,000
Other Labor Income	\$18,969,000	\$20,774,000	\$22,642,000	\$24,597,000
Proprietors Income	\$99,303,000	\$108,410,000	\$117,898,000	\$127,912,000
Dividends, Interest, & Rent	\$68,263,000	\$75,464,000	\$83,067,000	\$91,049,000
Transfer Payments to Persons	\$99,475,000	\$113,664,000	\$129,912,000	\$148,545,000
Less: Social Ins. Contributions	\$9,836,000	\$11,238,000	\$12,719,000	\$14,282,000
Residence Adjustment	\$16,321,000	\$17,782,000	\$19,330,000	\$21,002,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-14
Percent Personal Income By Type (In 1996 Dollars)
Tattnall County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	40.62%	38.61%	34.92%	35.21%
Other Labor Income	4.55%	6.35%	4.26%	4.24%
Proprietors Income	7.05%	19.00%	22.63%	22.31%
Dividends, Interest, & Rent	14.52%	15.26%	15.31%	15.17%
Transfer Payments to Persons	20.07%	19.31%	21.17%	21.49%
Less: Social Ins. Contributions	2.02%	2.26%	2.01%	2.10%
Residence Adjustment	15.20%	3.71%	3.73%	3.68%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	35.26%	35.20%	35.08%	34.91%
Other Labor Income	4.20%	4.14%	4.08%	4.01%
Proprietors Income	21.98%	21.62%	21.25%	20.88%
Dividends, Interest, & Rent	15.11%	15.05%	14.97%	14.86%
Transfer Payments to Persons	22.02%	22.67%	23.42%	24.24%
Less: Social Ins. Contributions	2.18%	2.24%	2.29%	2.33%
Residence Adjustment	3.61%	3.55%	3.48%	3.43%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-15
Percent Personal Income By Type (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	64.10%	60.36%	61.18%	61.09%
Other Labor Income	8.41%	8.68%	6.84%	6.71%
Proprietors Income	6.51%	7.11%	8.65%	8.52%
Dividends, Interest, & Rent	13.05%	17.34%	16.80%	16.76%
Transfer Payments to Persons	11.72%	10.94%	11.13%	11.25%
Less: Social Ins. Contributions	3.54%	4.33%	4.49%	4.67%
Residence Adjustment	-0.25%	-0.10%	-0.11%	0.33%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	61.00%	60.94%	60.92%	60.92%
Other Labor Income	6.60%	6.48%	6.38%	6.28%
Proprietors Income	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole Economics, Inc., 2003.

between the county and state are wage and salary income, transfer payments, and proprietors income. There is slightly less "Other Labor" and "Dividends, Interest, and Rent" income in the county than in the state.

Wage and salary county income are currently just over one-half that of the state in terms of percentages, with a decrease from over 40 percent of the county's total personal income in 1980 to just under 35 percent in 2000. The forecast is for wages and salaries to stagnate as a percentage of total income, according to Woods & Poole, essentially remaining at its current level by 2025. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to increase. Between 1980 and 2000, meanwhile, Georgia's total personal income more than doubled (148.58%) as Tattnall County's slightly more than doubled (102.79 percent). From 2000 to 2025, Tattnall County's total personal income is projected to grow at a rate slightly less than that of the state as a whole (70.18% vs. 78.55%). This is consistent with the less developed county economy. Transfer payments were the source of 1 out of every 5 dollars of county personal income in 2000, compared to only about 1 out of every 8 dollars of personal income in the state in 2000. This indicates greater county reliance on social security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy. This is not a healthy trend for the local economy in the long run in that transfer payments are not conducive to creating new jobs, and thus expanding the general wealth of local citizens. Transfer payments are expected to be the source of almost 1 in every 4 dollars of personal income in the county through 2025, but the state is expected to remain steady with 1 of every 8 dollars in state 2025 personal income coming from this source. However, it should be noted that Georgia's total personal income is forecast to slightly decline over the next twenty years by about a percentage point or so. This would allow transfer payments to take on a larger share of total personal income in Georgia. The gap between local wages and salary income and transfer payments is projected to shrink further, with local wages and salaries expected to increase by just over 70 percent and transfer payments projected to grow by 95 percent through 2025.

Local proprietor's income is roughly three times higher than in the state, and is expected to remain so. The influence of the large local farming presence and the local ownership of county manufacturing concerns are likely responsible. This is further evident in 1980 figures since this was a known poor agriculture year, and there is less difference between state and local proprietor's income.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Tattnall County. There was a positive cash flow to the county from residence adjustment of almost \$27 million in 1980 (in 1996 dollars), before falling

to \$10 million in 1990, and not approaching 1980 levels again until 2025. Residence adjustment accounted for about 1 in every 6 dollars of total personal income locally in 1980, but declined dramatically to less than 4 percent of total personal income by 2000. Those persons living in Tattnall County and working elsewhere are bringing in slightly more money than those working in the county, but living elsewhere are taking out. Again, this is indicative of the lack of available jobs in Tattnall County, forcing locals to seek work elsewhere. The residence adjustment share of total personal income is expected to continue a slow, minimal decline, essentially leveling off by 2025. While the residence adjustment percentage has been negative for Georgia through 2000, it is expected to become positive in 2005 and remain so through 2025, though only a minimal percentage of overall income as jobs remain plentiful throughout the state as a whole. More job creation in the local economy would enable more local workers to find work in Tattnall County where they live.

Recent Major Economic Activities

The local economy has had a roller coaster of changes since 1990, but overall, the changes seem to have been positive. The one area in which negative changes have occurred has been in the local manufacturing sector, as evidenced by the recently higher unemployment rate in the county. Ithaca-Glenville, one of the area's largest employers, closed in 2000 and left its nearly 100,000 square foot building as an important vacancy in the U.S. 301 North Industrial Park in Glenville. Its warehouse/distribution center, formerly located in Glenville, has moved to Reidsville and now occupies a portion of that city's 11-acre industrial park. TAM Industries, which at one time was the county's third leading manufacturer, has since closed in recent years and has been replaced by a local retail establishment. Another apparel manufacturer, TKC Apparel, closed for a second time after previously closing in 1993 due to inactivity. The building that formerly housed TKC remains vacant at the present time.

Since 1990, the county's largest manufacturer with 445 employees, Rotary Corporation in Glenville, has expanded twice adding about 25 jobs each time. In 1995, it constructed a 1,000,000 square foot expansion to move a subsidiary, Duramatic Products, from Ohio to Glenville. Duramatic is now the county's second largest manufacturer with 125 employees. In 1995 Rayonier purchased 100 acres between Reidsville and Collins, and Fulghum Fibers constructed a contract wood chip/raw log mill to supply the Jesup pulp mill and other Rayonier lumber mills. This facility takes advantage of the area's surrounding pine forests, and employs approximately 10 people.

Other major non-manufacturing economic base changes include the previously mentioned North Tattnall Farm Center in Collins that utilizes a 100,000 square foot warehouse to supply

bulk fertilizer to the region's sweet onion farmers, and employs 25-30, mostly truck drivers. Several "controlled atmosphere" cold storage facilities have been built by large onion farmers in the county to extend the marketing season.

In the retail trade/service sectors, there have also been some recent positive developments, including a number of new small businesses in Glennville and Reidsville. Significant developments include the construction by Rite-Aid of a major drug emporium in Glennville. Food Lion constructed a 33,800 square foot store in Reidsville in 2002 that became the county's first chain grocery store. Food Lion has purchased the Harvey's grocery store chain and has converted the Reidsville store into a Harvey's. However, the store remains the anchor for Reidsville's second shopping center, which contains several other new retail establishments, and it has helped to spur some new development near its location across from Tattnall Community Hospital. Fred's also opened new discount stores in both Glennville and Reidsville in 2003. The Glennville Bank opened a new facility in Glennville in 2003, and South Georgia Bank, headquartered in Glennville, constructed a new branch facility in Reidsville in 2003. Tattnall Foods, which owns and operates the Flash Foods chain of convenience stores, is currently in the process of expanding its home office.

There are other positive signs for economic development in the county. There is a renewed commitment from local leaders, the Chamber of Commerce, and the Development Authority to make things happen. The Development Authority has an aggressive, full-time economic developer courting statewide contacts and local unity. In 2002, Georgia Tech's Economic Development Institute conducted an assessment of strategic opportunities for economic development within Tattnall County, and identified ten strategic goals. The community chose to address six of those goals: community solidarity, engaging and growing new leadership, youth development, supporting new and existing business and industry, enhancing community systems, and empowering the Hispanic community. The county was then selected to pilot the EDI's new pilot Accelerator Program, which is a joint initiative of the EDI and the Georgia Rural Economic Development Center of East Georgia College, which provides technical assistance to local leaders during the initial phase of their strategic planning process. This planning process, known as Tattnall 2012, consists of a group of approximately 40 volunteers who formed a steering committee to oversee the planning process and formed citizen-working groups who meet on a monthly basis to address the six strategic goals that the community elected to address.

Tattnall 2012 is already beginning to bring about positive results to move the community forward. In September 2004, the Community Solidarity working group achieved the signing of a Memorandum of Agreement among all of the development authorities in Tattnall County that

designated the Tattall County Development Authority as the lead economic development organization in the county. The Engaging and Growing New Leadership working group was successful in obtaining a \$5,000 grant from the University of Georgia's Fanning Leadership Institute in 2004 to form a local leadership training program, Leadership Tattall. The program had 23 participants in its first class in 2005, and additional classes are planned for subsequent years. A spin-off of Leadership Tattall, Youth Leadership Tattall, was formed under the direction of the Youth Development working group. This group also received a \$2,500 grant from Canoochee EMC to assist local students with SAT preparation, and the group contributed \$300 each to Tattall County's schools to help implement programs to alleviate the county's high dropout rate. A Business Retention and Expansion Process (BREP) study was initiated in 2004 under the direction of the Supporting New and Existing Business and Industry working group. To address the importance of land use planning to the economic development process, the Enhancing Community Systems working group presented a draft mobile home ordinance to the county in 2004 to assist the county in dealing with the absence of land use regulations in the county. This group is also looking into the feasibility of consolidating some services in the county, as well as purchasing a potential site for a new countywide industrial park. Some 2,000 volunteer hours were donated in 2004 to Tattall 2012's efforts alone.

There is countywide support and effort to promote and develop the Wiregrass Trail (Georgia 57) and Woodpecker Trail (Georgia 121). These efforts have already resulted in official designations by the Georgia Department of Transportation and significant statewide publicity. The Wiregrass and Woodpecker Trails can be a significant future part of local economic development by encouraging further local unity and action, revitalization of tourism, and a focus and stepping stone for continuing economic development in other areas.

Special Economic Activities

There are several unique or special economic activities in Tattall County at present. One is the government (state prison) employment already discussed.

Tourism was once very big in the county and is being sought again. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Tattall County will likely never be a major tourist destination, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Tattall County does now enjoy limited tourism benefits, and has some potential.

In defining tourism as simply non-resident visitor attraction, Tattall County, or more specifically Glennville, once enjoyed significant tourism through U.S. 301. U.S. 301 was a major north-south arterial for interstate traffic from the northeast to Florida before the opening of I-95. In its tourism heyday, Glennville boasted of 12-15 motels and was a major stop along the U.S. 301 route. Today, Glennville only has two motels and one is of fairly recent construction. Georgia 121, or the Woodpecker Trail, was also a major shortcut and truck route from Florida to Augusta. This route, of course, did not generate the visitors or business that U.S. 301 did.

Today, there is renewed interest in tourism within the county. The Georgia Department of Economic Development's Tourism Division indicates that tourism expenditures in Tattall County at present reached over \$10 million in 2003. These tourism expenditures result from pass through travelers (primarily U.S. 280 and U.S. 301), the presence of the Gordonia-Alatamaha State Park at Reidsville, and sportsmen. The community has already led successful efforts to bring attention to Georgia 57 as a shortcut from I-16 to I-95, especially for intrastate travelers from Atlanta to the Golden Isles. This route has been formally designated and signed by the Georgia Department of Transportation as the "Wiregrass Trail." Publicity over this "shortest route between Atlanta and the Golden Isles" has already brought increased traffic and new businesses. The county is also part of the ongoing efforts to revive Georgia 121 as the "Woodpecker Trail", which has achieved formal designation by the state legislature. Once known as "the shortest route to Florida's West Coast," the route is being touted in a similar manner as the "Wiregrass Trail" as a welcome interstate alternative to north-south travelers from Florida to South Carolina. The route through Georgia features a variety of small towns, farmland, and other natural and historic attractions.

U.S. 301 also holds renewed promise for revitalization as a significant north-south interstate travel alternative, if upgraded to multi-lanes. Improvement of U.S. 301 through Georgia could bring even more visitors. The aging of the population, and growing fear and frustration with the frantic, congested pace of I-95 will divert traffic back to an upgraded U.S. 301. Travelers taking such an alternative are also likely to travel at a more leisurely pace, and be more willing to make unplanned stops for something of interest.

The community already has a number of local festivals or events that attract a number of visitors. These include the largest, the Glennville Sweet Onion Festival, and Christmas Cobbtown Style. This area of visitor attraction also has potential and promise for further development in the county as a growing regional population seeks weekend getaways. Recent improvements that have taken place to the Glennville-Tattall Museum were spawned by the success of Glennville's 1994 Centennial celebration. In addition, Tattall County has expressed an interest into the possibility of establishing a community festival that would be countywide in

scope. Tattnall County High School, which is located between Reidsville and Glennville, provides a centralized location that could be utilized as a suitable facility to host such an event. The creation of such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly drawing from those from surrounding communities. This would be a ready source of increased tourism expenditures locally. Another recent development that has the potential to bring large numbers of visitors to the community is the organizing of “The Bandana Ride” in 2003. Formed as a spin-off of the highly successful “Cruisin’ in the Country Century Ride” in neighboring Evans County, this local cycling event, which features two different types of rides of varying lengths through the county, grew to over 100 participants just last year. Because of this and other recent developments involving the growing phenomenon of biking as a form of tourism, the Heart of Georgia Altamaha Regional Development Center has recently completed the preparation of a Regional Bicycle/Pedestrian Plan under a contract with the Georgia Department of Transportation. As it relates to Tattnall County, the regional bike/ped plan proposes to connect the Gordonia-Alatamaha State Park in Reidsville with the other two state parks in the Region, George L. Smith State Park near Twin City and Little Ocmulgee State Park near McRae, in a network of regional bicycle/pedestrian routes utilizing the region’s existing highway network. Among the local routes proposed in Tattnall County include U.S. 280 and State Routes 57, 121, 147, 169, and 178. As proposed improvements to these routes are constructed in the future, it is expected that this would help to better promote and encourage the continued development of bicycle travel as a form of tourism development in the county.

The community’s abundant natural resources hold additional potential for visitor attraction. The Gordonia-Alatamaha State Park, located at Reidsville, is the area’s major tourist draw. The park attracts hundreds of visitors each year, and includes such amenities as an 18-hole golf course (with the second nine holes being a recent addition), fishing, swimming, tennis, and picnic and camping areas. The park is a logical location for picnics, family reunions, and other day or weekend activities. The state-owned Big Hammock Wildlife Management Area has almost 6,000 acres and contains a national natural landmark, the adjoining 800-acre Big Hammock Natural Area. It already attracts many sportsmen for excellent hunting and fishing opportunities. The county is also home to the Ochoopee Dunes, a fragile, but important, sand ridge ecosystem recognized by the Nature Conservancy as being particularly unique and outstanding in Georgia. The Altamaha and Ochoopee rivers are free-flowing, generally undeveloped natural resources with special natural significance, and much potential for “eco-tourism” and other visitor attraction. The Altamaha and Ochoopee rivers and their vast timberlands offer a prime locale for boating, fishing, hunting, and other recreational activities. There is one boat landing on the Tattnall County side of the Altamaha River located off of GA Highway 144 south of Glennville. There is also a boat landing on the county’s side of the

Ohoopie River located south of Reidsville. A local landowner has already established organized “Ohoopie River Canoe Trips.” These natural resources, including the county's farmlands, harbor opportunity for development of such nationally growing enterprises, such as farm tours and commercial hunting and fishing operations.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 67 percent of Tattall County's total land area consists of forestland, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the Altamaha River south of Reidsville and Glennville and in the Ohoopie River south and west of Reidsville. It has been estimated that 250,000 people utilize the Altamaha River for recreation each year. The "1970 National Survey of Fishing and Hunting" documented benefits in excess of \$2 million annually more than 30 years ago from sport fishing along the Altamaha. Although no specific figures were available to make a comparison, the increasing popularity of sport fishing compared to 30 years ago means that the economic benefits are likely to be significantly higher today. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism hub, given the natural resources available. With the success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. There is one farm in the county that already provides farm tours to visitors. Bland Farms near Glennville is known as one the area's largest growers of the Vidalia Sweet Onion, and it has extensive signage posted throughout the region. A country store is operated on site to sell the onions and other specialties. Enough farming is available to use the local agri-tourism industry as a sort of “niche” market to attract nature enthusiasts to the area.

In fact, the most unique economic activity in the county at the present time is an attempt to capitalize on the area's rich agricultural resources. FarmFresh Tattall, Inc. is a cooperative organized in 2001 by 18 area farms that have specialized in roadside and “you pick” farming for many years. These farms combined their resources with the state's Cooperative Extension Service to market their goods more directly and increase their visibility. Many of the farms offer their products for sale in season through retail outlets or on site produce stands. Among the produce that is sold include pecans, peas, sweet corn, tomatoes, Vidalia Sweet Onions, and watermelons. Because of the cooperative's efforts, Tattall County is gaining a reputation as the place to go to obtain produce in the southeastern part of Georgia. According to the University of Georgia's College of Agricultural and Environmental Sciences, FarmFresh Tattall members reported an increase of 30 percent in traffic in 2003. 2003 estimates conservatively projected the cooperative to produce an average of \$10,000 in additional sales per farm in that year alone.

Tourism seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based tourism." The Altamaha River Basin is one of the most unique and important natural resources on the east coast of the U.S.: relatively undeveloped, Georgia's largest river-swamp system and largest free-flowing river and second largest watershed on the eastern U.S. coast. The Nature Conservancy, upon completing a two-year ecological inventory, recently named it as its first bioserve in Georgia in recognition of its state, regional, and national ecological significance. It contains over 50 natural community types, including nearly 100 rare species of flora and fauna. In addition the Altamaha Basin contains a number of historic and archaeological sites, all undeveloped, of extreme importance to the early settlement and development of Georgia. The potential development of a regional reservoir in the county or adjacent counties offers potential for Tattnall County to take advantage of this current "nature-based tourism" phenomenon by utilizing its abundant natural resources for economic gain. A committee within the Toombs-Montgomery Chamber of Commerce was formed to look into the potential of, among other things, developing a regional reservoir somewhere in Montgomery, Toombs, Treutlen, and/or Tattnall counties. If the reservoir were to be developed, Tattnall County, particularly the northern part of the county, could see an increase in the number of visitors to the area. Reidsville could become a logical overnight lodging point, especially for visitors wishing to engage in hunting or fishing excursions.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Reidsville and Glennville. If agri-tourism and the proposed regional reservoir are developed, this could help provide the impetus needed in the private sector to help Reidsville and Glennville to develop the necessary accommodations to be a lodging point for visitors to the area. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured.

There is no local mechanism for marshalling tourism development efforts, other than the Chamber of Commerce or Development Authority. There has been recent talk of establishing a motel-hotel tax for tourism development.

Labor Force

According to the latest figures from the Georgia Department of Labor, Tattnall County has a resident labor force of about 8,428 workers. February 2005 annual averages showed 7,840 employed workers and 588 unemployed persons, or an unemployment rate of 7.0 percent. This is almost two percentage points higher than Georgia's February 2005 unemployment rate of 5.2% and more than one full percentage point higher than the U.S. average of 5.8 percent. This could be the result of more people in the work force and actively seeking employment as the state and

national economies begin to pick up slowly after their recent downturn. More detailed information on the local labor force, its past history, current trends, and implications for economic development are presented and analyzed in this section.

Employment by Occupation

Current and historic employment of the local labor force by occupation (or types of job held) is shown in Tables ED-16 and ED-17, with information at the state level provided in Table ED-18 and at the U.S. level in Table ED-19. The lack of growth in the availability of local jobs as compared to the rest of the state is seen here once again. From 1990 to 2000, total employment by occupation increased slightly in Tattnall County (20.79 percent), while growing statewide at a rate of 24.18 percent. The cities of Collins and Glennville both experienced an increase (2.15 percent and 13.27 percent, respectively) at rates less than the county as a whole, but the cities of Cobbtown (-2.36 percent), Manassas (-40.91 percent), and Reidsville (-12.84 percent) declined noticeably due to declining overall populations and an aging population that is being left behind. As of 2000, the top four occupations of Tattnall Countians are: Professional and Technical; Machine Operators, Assemblers & Inspectors; Clerical and Administrative; and

Table ED-16
1990 and 2000 Employment By Occupation

Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville

1990

Category	Tattnall County	Cobbtown	Collins
TOTAL All Occupations	6,620	127	186
Executive, Administrative and Managerial (not Farm)	482	7	7
Professional and Technical Specialty	506	16	18
Technicians & Related Support	174	4	7
Sales	424	9	9
Clerical and Administrative Support	734	6	22
Private Household Services	39	0	0
Protective Services	446	7	8
Service Occupations (not Protective & Household)	602	19	22
Farming, Fishing and Forestry	868	8	15
Precision Production, Craft, and Repair	822	27	16
Machine Operators, Assemblers & Inspectors	736	11	44
Transportation & Material Moving	473	7	6
Handlers, Equipment Cleaners, Helpers & Laborers	314	6	12

Category	Glennville	Manassas	Reidsville
TOTAL All Occupations	1,349	44	981
Executive, Administrative and Managerial (not Farm)	81	3	132
Professional and Technical Specialty	137	0	61
Technicians & Related Support	14	0	37
Sales	66	0	104
Clerical and Administrative Support	177	12	72
Private Household Services	0	0	23
Protective Services	70	4	60
Service Occupations (not Protective & Household)	148	0	111
Farming, Fishing and Forestry	100	0	19
Precision Production, Craft, and Repair	202	6	121
Machine Operators, Assemblers & Inspectors	188	12	112
Transportation & Material Moving	85	2	88
Handlers, Equipment Cleaners, Helpers & Laborers	81	5	41

Table ED-16 (Cont'd)
1990 and 2000 Employment By Occupation

Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville

2000

Category	Tattnall County	Cobbtown	Collins
TOTAL All Occupations	7,996	124	190
Executive, Administrative and Managerial (not Farm)	689	4	17
Professional and Technical Specialty	1,171	13	13
Technicians & Related Support	NA	NA	NA
Sales	555	18	18
Clerical and Administrative Support	1,066	14	18
Private Household Services	NA	NA	NA
Protective Services	457	14	11
Service Occupations (not Protective & Household)	849	13	33
Farming, Fishing and Forestry	760	4	5
Precision Production, Craft, and Repair	665	22	36
Machine Operators, Assemblers & Inspectors	1,116	15	25
Transportation & Material Moving	668	7	14
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Category	Glennville	Manassas	Reidsville
TOTAL All Occupations	1,528	26	855
Executive, Administrative and Managerial (not Farm)	179	2	67
Professional and Technical Specialty	328	5	151
Technicians & Related Support	NA	NA	NA
Sales	106	0	120
Clerical and Administrative Support	177	3	87
Private Household Services	NA	NA	NA
Protective Services	65	0	45
Service Occupations (not Protective & Household)	221	6	124
Farming, Fishing and Forestry	38	2	38
Precision Production, Craft, and Repair	105	0	97
Machine Operators, Assemblers & Inspectors	194	1	72
Transportation & Material Moving	115	7	54
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-17
Percentage Employment By Occupation
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

1990

Category	Tattnall County	Cobbtown	Collins
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.28%	5.51%	3.76%
Professional and Technical Specialty	7.64%	12.60%	9.68%
Technicians & Related Support	2.63%	3.15%	3.76%
Sales	6.40%	7.09%	4.84%
Clerical and Administrative Support	11.09%	4.72%	11.83%
Private Household Services	0.59%	0.00%	0.00%
Protective Services	6.74%	5.51%	4.30%
Service Occupations (not Protective & Household)	9.09%	14.96%	11.83%
Farming, Fishing and Forestry	13.11%	6.30%	8.06%
Precision Production, Craft, and Repair	12.42%	21.26%	8.60%
Machine Operators, Assemblers & Inspectors	11.12%	8.66%	23.66%
Transportation & Material Moving	7.15%	5.51%	3.23%
Handlers, Equipment Cleaners, Helpers & Laborers	4.74%	4.72%	6.45%

Category	Glennville	Manassas	Reidsville
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.00%	6.82%	13.46%
Professional and Technical Specialty	10.16%	0.00%	6.22%
Technicians & Related Support	1.04%	0.00%	3.77%
Sales	4.89%	0.00%	10.60%
Clerical and Administrative Support	13.12%	27.27%	7.34%
Private Household Services	0.00%	0.00%	2.34%
Protective Services	5.19%	9.09%	6.12%
Service Occupations (not Protective & Household)	10.97%	0.00%	11.31%
Farming, Fishing and Forestry	7.41%	0.00%	1.94%
Precision Production, Craft, and Repair	14.97%	13.64%	12.33%
Machine Operators, Assemblers & Inspectors	13.94%	27.27%	11.42%
Transportation & Material Moving	6.30%	4.55%	8.97%
Handlers, Equipment Cleaners, Helpers & Laborers	6.00%	11.36%	4.18%

Table ED-17 (Cont'd)
Percentage Employment By Occupation
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

2000

Category	Tattnall County	Cobbtown	Collins
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	8.62%	3.23%	8.95%
Professional and Technical Specialty	14.64%	10.48%	6.84%
Technicians & Related Support	NA	NA	NA
Sales	6.94%	14.52%	9.47%
Clerical and Administrative Support	13.33%	11.29%	9.47%
Private Household Services	NA	NA	NA
Protective Services	5.72%	11.29%	5.79%
Service Occupations (not Protective & Household)	10.62%	10.48%	17.37%
Farming, Fishing and Forestry	9.50%	3.23%	2.63%
Precision Production, Craft, and Repair	8.32%	17.74%	18.95%
Machine Operators, Assemblers & Inspectors	13.96%	12.10%	13.16%
Transportation & Material Moving	8.35%	5.65%	7.37%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Category	Glennville	Manassas	Reidsville
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	11.71%	7.69%	7.84%
Professional and Technical Specialty	21.47%	19.23%	17.66%
Technicians & Related Support	NA	NA	NA
Sales	6.94%	0.00%	14.04%
Clerical and Administrative Support	11.58%	11.54%	10.18%
Private Household Services	NA	NA	NA
Protective Services	4.25%	0.00%	5.26%
Service Occupations (not Protective & Household)	14.46%	23.08%	14.50%
Farming, Fishing and Forestry	2.49%	7.69%	4.44%
Precision Production, Craft, and Repair	6.87%	0.00%	21.32%
Machine Operators, Assemblers & Inspectors	12.70%	3.85%	8.42%
Transportation & Material Moving	7.53%	26.92%	6.32%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-18
Percentage Employment By Occupation
Georgia
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	1.95%
Service Occupations (not Protective & Household)	9.77%	11.44%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, Helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-19
Percentage Employment By Occupation
United States
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	1.97%
Service Occupations (not Protective & Household)	11.04%	12.89%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Service (not Protective & Household). These differ somewhat from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Tattnall County are somewhat more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is on the rise locally. There again is a reflection of the significant presence of manufacturing concerns in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing" and "precision production, craft, and repair" both declined locally in real numbers, the top state and national labor force occupation (professional and technical) increased more as a percentage locally, nearly one full percentage point. Tattnall Countians also took on more clerical and administrative jobs in 2000 as opposed to 1990, while these jobs experienced declines at the state and national levels. However, their percentage of the local labor force still trailed the state and nation slightly. Those Tattnall Countians with executive, administrative, and managerial jobs increased at a rate that was just below that seen at the state and national levels. The number of Tattnall Countians with professional and technical specialty jobs increased more in actual numbers and as a percentage during the 1990s than any other local occupation. On the other hand, "machine operators, assemblers, and inspectors," a "blue collar" occupation, increased on a percentage basis locally, and remained nearly 40 percent above the Georgia percentage and nearly 50 percent above the U.S. percentage. Growth in these jobs expanded at a slightly higher rate locally than both the state and nation as a whole. The general differences between state and county occupations are not unexpected given the basic variations in economies. Local reliance on farming, forestry, manufacturing, and prison employment by its very nature means more local "blue-collar" workers than the general national trend to "white-collar" workers. The large number of "service" workers in the local economy is difficult to understand knowing that the local services sector is not nearly as developed as in the state. The only possible explanation is the classification of prison guards.

While the technical, "blue collar" skills of the local work force serve the current manufacturing economic base of the county well, it points to a need for more education and

retraining of the labor force to attract information age jobs. Technology is pervasively invading even traditional manufacturing arenas. Greater educational efforts are currently ongoing thanks to the availability of Southeastern Technical College's Adult Literacy Center in Reidsville and the main satellite campus in Glennville, as well as other nearby post-secondary facilities. While these efforts are helping Tattnall County to develop a greater presence of "white-collar" jobs, more still needs to be done to allow Tattnall County to catch up to the information age that has propelled the economies of the state and the nation.

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Tables ED-20 and ED-21 for Tattnall County, Table ED-22 for Georgia, and Table ED-23 for the United States. The total labor force in Tattnall County grew by 3,887 workers in the ten years from 1990 to 2000, an increase of 28.04 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at less than one-half the rate of Tattnall County at 13.5 percent. Much of this growth can be attributed to the continued growth in the populations of the three state prisons, which caused a temporary spike in the county's population. Those not in the labor force increased in total numbers by one-third over the last decade, and increased at a rate that was more than the rate of growth of the labor force as a whole (6,744 persons in 1990 vs. 9,101 persons in 2000, a gain of 2,357 persons, or 34.95 percent). This occurrence took place in a period when total population actually increased in the county. While some of this change could be the result of people dropping out of the labor force, it is likely that most of this change is the result of the prison population. The local military labor force is less than one percent of the total, less than half the state level, despite the nearby presence of the Fort Stewart army base.

County employment in the civilian labor force increased throughout the 1990s. County employment rose by 1,558 persons during the 1990s, about 22.18 percent, compared to 11.8 percent growth for the U.S. and an increase of 23.8 percent for the state. Much of the growth locally again can be attributed to the presence of three state prison facilities in the county. These facilities take a sizable number of individuals out of the local labor force, as evidenced by the aforementioned dramatic rise in those not in the labor force between 1990 and 2000 of 35 percent. The increase in those not in the local labor force was substantially greater than the growth at both the state and federal levels. Most of these individuals were males, given that there are approximately 2,100 additional males not in the labor force as of 2000 than in 1990. The high prison population serves to stunt the growth in the labor force. A lesser factor affecting

Table ED-20
Labor Force Participation
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

1990

Category	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Males and Females	13,864	289	392	2,822	83	1,876
In Labor Force	7,120	137	198	1,529	48	1,053
Civilian Labor Force	7,025	137	196	1,482	48	1,053
Civilian Employed	6,620	127	186	1,349	44	981
Civilian Unemployed	405	10	10	133	4	72
In Armed Forces	95	0	2	47	0	0
Not in Labor Force	6,744	152	194	1,293	35	823
TOTAL Males	7,542	120	174	1,228	37	857
Male in Labor Force	4,065	73	100	867	25	549
Male Civilian Labor Force	3,970	73	98	820	25	549
Male Civilian Employed	3,792	67	91	761	21	522
Male Civilian Unemployed	178	6	7	59	4	27
Male in Armed Forces	95	0	2	47	0	0
Male Not in Labor Force	3,477	47	74	361	12	308
TOTAL Females	6,322	169	218	1,594	46	1,019
Female in Labor Force	3,055	64	98	662	23	504
Female Civilian Labor Force	3,055	64	98	662	23	504
Female Civilian Employed	2,828	60	95	568	23	459
Female Civilian Unemployed	227	4	3	74	0	45
Female in Armed Forces	0	0	0	0	0	0
Female Not in Labor Force	3,267	105	120	932	23	515

Table ED-20 (Cont'd)
Labor Force Participation
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

2000

Category	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Males and Females	17,751	272	413	3,063	62	1,675
In Labor Force	8,650	130	202	1,713	36	922
Civilian Labor Force	8,583	130	202	1,689	36	922
Civilian Employed	7,996	124	190	1,528	26	855
Civilian Unemployed	587	6	12	161	10	67
In Armed Forces	67	0	0	24	0	0
Not in Labor Force	9,101	142	211	1,350	26	753
TOTAL Males	10,509	126	187	1,364	28	800
Male in Labor Force	4,944	70	117	924	17	515
Male Civilian Labor Force	4,884	70	117	900	17	515
Male Civilian Employed	4,566	68	110	799	15	478
Male Civilian Unemployed	318	2	7	101	2	37
Male in Armed Forces	60	0	0	24	0	0
Male Not in Labor Force	5,565	56	70	440	11	285
TOTAL Females	7,242	146	226	1,699	34	875
Female in Labor Force	3,706	60	85	789	19	407
Female Civilian Labor Force	3,699	60	85	789	19	407
Female Civilian Employed	3,430	56	80	729	11	377
Female Civilian Unemployed	269	4	5	60	8	30
Female in Armed Forces	7	0	0	0	0	0
Female Not in Labor Force	3,536	86	141	910	15	468

Source: U.S. Bureau of the Census, www.census.gov, 2005.

Table ED-21
Labor Force Participation (By Percentage)
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

1990

Category	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
In Labor Force	51.36%	47.40%	50.51%	54.18%	57.83%	56.13%
Civilian Labor Force	50.67%	47.40%	50.51%	52.52%	57.83%	56.13%
Civilian Employed	47.75%	43.94%	47.45%	47.80%	53.01%	52.29%
Civilian Unemployed	2.92%	3.46%	2.55%	4.71%	4.82%	3.84%
In Armed Forces	0.69%	0.00%	0.51%	1.67%	0.00%	0.00%
Not in Labor Force	48.64%	52.60%	49.49%	45.82%	42.17%	43.87%
TOTAL Males	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	53.90%	60.83%	57.47%	70.60%	67.57%	64.06%
Male Civilian Labor Force	52.64%	60.83%	56.32%	66.78%	67.57%	64.06%
Male Civilian Employed	50.28%	55.83%	52.30%	61.97%	56.76%	60.91%
Male Civilian Unemployed	2.36%	5.00%	4.02%	4.80%	10.81%	3.15%
Male in Armed Forces	1.26%	0.00%	1.15%	3.83%	0.00%	0.00%
Male Not in Labor Force	46.10%	39.17%	42.53%	29.40%	32.43%	35.94%
TOTAL Females	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	48.32%	37.87%	44.95%	41.53%	50.00%	49.46%
Female Civilian Labor Force	48.32%	37.87%	44.95%	41.53%	50.00%	49.46%
Female Civilian Employed	44.73%	35.50%	43.58%	35.63%	50.00%	45.04%
Female Civilian Unemployed	3.59%	2.37%	1.38%	4.64%	0.00%	4.42%
Female in Armed Forces	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	51.68%	62.13%	55.05%	58.47%	50.00%	50.54%

Table ED-21 (Cont'd)
Labor Force Participation (By Percentage)
Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville
1990 and 2000

2000

Category	Tattnall County	Cobbtown	Collins	Glennville	Manassas	Reidsville
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
In Labor Force	48.73%	47.79%	48.91%	55.93%	58.06%	55.04%
Civilian Labor Force	48.35%	47.79%	48.91%	55.14%	58.06%	55.04%
Civilian Employed	45.05%	45.59%	46.00%	49.89%	41.94%	51.04%
Civilian Unemployed	3.31%	2.21%	2.91%	5.26%	16.13%	4.00%
In Armed Forces	0.38%	0.00%	0.00%	0.78%	0.00%	0.00%
Not in Labor Force	51.27%	52.21%	51.09%	44.07%	41.94%	44.96%
TOTAL Males	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	47.05%	55.56%	62.57%	67.74%	60.71%	64.38%
Male Civilian Labor Force	46.47%	55.56%	62.57%	65.98%	60.71%	64.38%
Male Civilian Employed	43.45%	53.97%	58.82%	58.58%	53.57%	59.75%
Male Civilian Unemployed	3.03%	1.59%	3.74%	7.40%	7.14%	4.63%
Male in Armed Forces	0.57%	0.00%	0.00%	1.76%	0.00%	0.00%
Male Not in Labor Force	52.95%	44.44%	37.43%	32.26%	39.29%	35.63%
TOTAL Females	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	51.17%	41.10%	37.61%	46.44%	55.88%	46.51%
Female Civilian Labor Force	51.08%	41.10%	37.61%	46.44%	55.88%	46.51%
Female Civilian Employed	47.36%	38.36%	35.40%	42.91%	32.35%	43.09%
Female Civilian Unemployed	3.71%	2.74%	2.21%	3.53%	23.53%	3.43%
Female in Armed Forces	0.10%	0.00%	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	48.83%	58.90%	62.39%	53.56%	44.12%	53.49%

Source: U.S. Bureau of the Census, www.census.gov, 2005.

Table ED-22
Georgia Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male in Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male in Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female in Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female in Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census, www.census.gov, 2005.

Table ED-23
U.S. Labor Force Participation (By Percentage)
1990 and 2000

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male in Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male in Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female in Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female in Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census, www.census.gov, 2005.

those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 11.2 percent of the county's population is age 65 and older. This percentage is somewhat higher than statewide (9.6 percent) but somewhat lower than nationally (12.4 percent). As more young people leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force.

Of the 3,887 workers added to the Tattnall County labor force between 1990 and 2000, 2,967, or about 3 in 4 were males. Again, much of this can be attributed to the high prison population in the county. This compares to Georgia where 28.6 percent of new workers added were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 59.2 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this higher percent of local male workers, the male participation rate in the county labor force in 2000 was only about 47 percent, down noticeably from 54 percent in 1990 and significantly less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. Once again, this lower percentage is attributable to the growth in the prison population locally. Female participation rate in the local labor force is also well below that of the state and nation (just over 51 percent in Tattnall County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 48.73 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

Participation rates for local workers should be ignored as a statistical anomaly because of the distortion of the prisons. Participation rates for males do not reflect that many of the Tattnall County males not in the labor force are actually prisoners. This does not explain the low female participation rates, but the low participation does indicate potentially available workers. It also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is even larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. Recall from the previous discussion in the section on the Economic Base that transfer payments have become a greater percentage of total personal income countywide as compared to a decade ago and have been growing at a faster rate than the percentage of total personal income that is attributable to wages and salaries for the past decade. The labor force participation rates clearly show that the three state prisons located in the county have had a noticeable effect on the local economy that cannot be understated. This is more

evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

Unemployment Rates

Tables ED-24 through ED-27 detail annual average unemployment rates in Tattnall County, its surrounding labor market area counties, Georgia, and the U.S. from 1990 through 2003. While there is obvious discrepancy with these figures with those of the previous table that showed less unemployment in the county in 1990 than 2000, they are different data sources (U.S. Census Bureau vs. Georgia Labor Department) and point again to caution with reliance on specific numbers. The data in Table ED-25, at least, are all from the same source, and thus offer relatively accurate internal comparisons since any errors would be relative and affect included areas in a similar manner.

Unemployment in the Tattnall County labor force has been, for the most part, above that of Georgia but below the U.S. since 1990. In 1990, 1991, and 2003, local unemployment did fall below both that of Georgia and the U.S. while in 1992, 1995, 1996, and 1997 it fell below the U.S. unemployment while remaining above the state's. However, for all other years, particularly 1998 through 2000, it was significantly above both as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the 1990s failed to have as much positive impact at the local level. In fact, the county endured a temporary spike in unemployment during the years of 1991-1992 due to the closing of a local manufacturing concern in Glennville. Tattnall County could still not keep pace with the rapid growth throughout Georgia and the U.S. as a whole, as evidenced by an increase of just 57 persons in the local labor force between 1990 and 2003 (0.83 percent compared to the state's growth rate of 33.74 percent). However, the 2003 total labor force was down sharply, almost 600 persons, from a 2000 high of 7,538. Table ED-25 shows that unemployment rates in Tattnall County are normally below most of its surrounding counties, except Candler, Evans, and Long. This is likely because of the emergence of Bulloch and Liberty counties as a growing regional employment center, and commuting to Bulloch County by Evans and Candler workers with Long County workers commuting to Liberty County. Tattnall County unemployment is usually 1 to 2 percentage points below the regional economic center and much larger Liberty County, and usually 0 to 2 percentage points above the Georgia rate and fluctuates generally from 1 percentage point below to 1 percentage point above the U.S. rate. Preliminary March 2005 data indicates some decline. The County's preliminary March 2005 unemployment rate was up to 6.7 percent, almost two full points above the state's 5.0 percent and more than one full point above the U.S. rate of 5.4 percent. This could likely be the

Table ED-24
Tattnall County Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	6,885	6,840	6,858	6,812	6,916	6,984
Employed	6,546	6,582	6,381	6,316	6,453	6,632
Unemployed	339	258	477	496	463	352
Unemployment Rate	4.9%	3.8%	7.0%	7.3%	6.7%	5.0%

Category	1996	1997	1998	1999	2000	2003
Labor Force	7,199	7,344	7,146	7,438	7,538	6,942
Employed	6,833	6,994	6,767	7,004	6,944	6,630
Unemployed	366	350	379	434	594	312
Unemployment Rate	5.1%	4.8%	5.3%	5.8%	7.9%	4.5%

Source: Georgia Department of Labor, 2005.

Table ED-25
Unemployment Rates
Tattnall County, Surrounding Counties, Georgia, and the U.S.
1990-2003

	1990	1991	1992	1993	1994	1995
Tattnall County	4.9%	3.8%	7.0%	7.3%	6.7%	5.0%
Appling County	12.1%	8.1%	12.7%	10.9%	8.3%	7.5%
Candler County	5.1%	4.1%	6.4%	4.5%	6.3%	5.0%
Evans County	4.2%	4.6%	7.4%	9.0%	9.1%	5.7%
Liberty County	7.0%	4.7%	8.5%	9.3%	8.8%	8.7%
Long County	4.9%	3.1%	3.9%	5.2%	4.0%	4.2%
Toombs County	6.6%	6.2%	9.8%	8.7%	7.9%	6.7%
Wayne County	6.6%	6.2%	10.5%	9.6%	8.9%	7.2%
Georgia	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%
U.S.	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

	1996	1997	1998	1999	2000	2003
Tattnall County	5.1%	4.8%	5.3%	5.8%	7.9%	4.5%
Appling County	9.5%	8.4%	10.4%	9.9%	8.5%	7.6%
Candler County	4.4%	4.4%	5.7%	5.6%	5.1%	3.7%
Evans County	4.9%	3.9%	4.0%	4.0%	4.5%	3.2%
Liberty County	7.6%	7.4%	7.1%	6.3%	5.9%	5.4%
Long County	3.5%	3.7%	3.3%	3.0%	2.9%	3.0%
Toombs County	8.6%	9.7%	9.1%	10.1%	10.7%	6.8%
Wayne County	7.3%	7.2%	7.2%	6.4%	5.9%	4.8%
Georgia	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%
U.S.	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Source: Georgia Department of Labor, 2005.

Table ED-26
Georgia Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306
Unemployment Rate	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274	4,414,014
Employed	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876	4,206,803
Unemployed	172,308	177,179	168,824	162,183	154,398	207,191
Unemployment Rate	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%

Source: Georgia Department of Labor, 2005.

Table ED-27
U.S. Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

Category	1996	1997	1998	1999	2000	2003
Labor Force (thousands)	133,943	136,297	137,673	139,368	140,863	146,510
Employed (thousands)	126,708	129,558	131,463	133,488	135,208	137,376
Unemployed (thousands)	7,236	6,739	6,210	5,880	5,655	8,774
Unemployment Rate	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Source: U.S. Bureau of Labor Statistics, various years.

result, however, of a certain number of individuals who are once again seeking employment and have reentered the labor force as the state and national economies begin to slowly recover from their recent downturn. The overall data is an indication of an economy whose job growth is stunted by the lack of growth in its labor force.

Commuting Patterns

Tables ED-28 through ED-30 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Tattall County live. The tables document that a large number of residents have to commute outside the county to find work, although that the percentage of county residents commuting elsewhere to work has declined somewhat. Over 32 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to over 38 percent in 1990. There were 224 more residents were working in the county in 2000 than 1990, with 524 more people having to go outside the county to find work. Another way of saying it is that the local economy gained 1,274 jobs in the 1990's, but there were only 748 more people in the local workforce. A fair number of these new jobs were likely filled by those living outside of Tattall County, and many of the new jobs that were created likely were the result of the opening of the Smith State Prison in 1993, as well as recent expansions at both the Georgia State Prison and Rogers State Prison facilities. Only about two-thirds of local workers actually work in Tattall County, despite the fact that the number of jobs created in the local workforce was much higher than the growth in the local labor force. One could make the theoretical assumption that there were appropriate matching skills for the new jobs that were created and that locals would want the particular jobs available. This latter assumption is obviously not true given the high commuting levels. Thus, the available jobs may not provide enough income for families as the local wage levels were previously shown to be low in comparison to the state.

The detailed tables showing what counties worked in and what counties local workers lived in document that while 2,245 Tattall Countians traveled outside the county for work in 2000, 3,180 workers from outside the county had jobs in Tattall County. Tattall Countians not working in their home county usually work in Toombs County (Lyons/Vidalia), Long County (Ludowici), or Evans County (Claxton). However, the number of Tattall County residents commuting to Evans County decreased substantially by nearly 22 percent between 1990 and 2000. On the other hand, those in Tattall County commuting to Toombs County nearly doubled, while those in Tattall County commuting to Long County increased by almost 40 percent. Those Tattall Countians commuting to Liberty County (Hinesville/Fort Stewart)

Table ED-28
Place of Residence of Workforce by County
Tattnall County
1990 and 2000

	1990			2000
Tattnall County	4,476		Tattnall County	4,700
Liberty County	509		Evans County	685
Toombs County	399		Liberty County	630
Evans County	284		Toombs County	487
Chatham County	148		Bulloch County	336
Bulloch County	116		Chatham County	269
Elsewhere	674		Elsewhere	773
Total	6,606		Total	7,880

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-29
Place of Work of County Residents
Tattnall County
1990 and 2000

	1990			2000
Tattnall County	4,476		Tattnall County	4,700
Evans County	418		Toombs County	604
Toombs County	311		Long County	424
Long County	308		Evans County	327
Liberty County	203		Liberty County	268
Candler County	105		Candler County	120
Elsewhere	376		Elsewhere	502
Total	6,197		Total	6,945

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-30
Tattnall County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	67.8	59.6
Commuted in Region	15.6	19.8
Commuted to Elsewhere	16.6	20.6
Persons Working in County		
Lived in County	72.2	67.7
Commuted from Region	16.7	19.1
Commuted from Elsewhere	11.1	13.2
Employed Residents as Percentage of County Workers	106.6	113.5

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

increased by nearly one-third. The increase in Tattnall County residents commuting to these areas are likely attributable to the continuing expansion of new manufacturing and retail/service jobs in the Vidalia area, the presence of Fort Stewart, and Claxton Poultry, with their better-paying jobs. People commuting from outside the county to jobs in Tattnall County are more likely to come from Evans County (Claxton) or Liberty County (Hinesville), most likely finding prison employment. There are needs to get more Tattnall County residents to work where they live, but this does mean there are plenty of locally available workers as recent higher unemployment rates may suggest.

Municipalities. The labor force of Tattnall County municipalities is assumed to mirror that of the county because their residents are included in county figures, and there truly is only one local economy. About 30 percent of Tattnall's population resides in its five cities, and actually this proportion is nearly 35 to 40 percent of population if the prison population is removed. The labor force of the county is highly mobile, commuting not only within the county, but also as seen above, to many counties in the surrounding region. Within Tattnall County, commuting is further encouraged by the sharp division of job locations. Manufacturing is heavily concentrated in Glennville, while government jobs are predominantly near Reidsville. Most retail and service sector jobs are similarly located in Glennville and Reidsville. Cobbtown and Collins do have limited economies and both have at least one manufacturer. Collins has more

manufacturing jobs and the North Tattnall Farm Center. The only available employment in Manassas is a restaurant. Education levels are also generally lower in the municipalities than the county average, with the exception of Glennville and Reidsville, primarily because of the higher percentage of elderly residents in the municipalities compared to the county as a whole. The age of residents would also tend to lower the participation rates of each town's labor force. Measures designed to increase overall county employment and improve the skills of the local work force will also benefit the towns in due measure.

Local Economic Development Resources

Economic Development Agencies

Tattnall County and its municipalities have a number of important organizations that focus attention on, direct and assist economic development efforts of the community. Many of these organizations are countywide in concern and work to the benefit of all citizens and governments, while several focus on a single municipality. The following analysis highlights key local economic development resources.

Tattnall County Development Authority
P.O. Box 399
138 Brazell Street
Reidsville, Georgia 30453-0399
(912) 557-4119 Fax: (912) 557-6318

The Tattnall County Development Authority is a public authority established in 1965, and was designated through a Memorandum of Understanding by the county's local governments in 2004 as the first point of contact for labor and industry in Tattnall County. The authority has seven board members appointed by the Tattnall County Commissioners who serve staggered six-year terms. Officers are elected from the members of the board. The "Authority" is currently funded by appropriations of one-third mill of property tax each year by the County Commission. This funding is to finance "Authority" activities, recruit new industry, and assist present industry. The Development Authority has been active since its formation, and is increasingly effective as a leader in local economic development efforts. The Authority has a full-time economic developer. It was instrumental in the community locating Southeastern Technical College's Adult Learning Center and other recent economic development activities.

Reidsville Development Authority
City of Reidsville
P. O. Box 830
Reidsville, Georgia 30453
(912) 557-4786 Fax: (912) 557-6467

The Reidsville Development Authority is a public industrial development authority established in 1974 to promote industrial interests in the City of Reidsville. This Development Authority is active and available to exist industries within Reidsville, particularly to locate in the city-owned industrial park. The seven Development Authority members are appointed by the Mayor and City Council of Reidsville to staggered two, four, and six-year terms.

Downtown Development Authorities

The cities of Cobbtown, Glennville, and Reidsville have Downtown Development Authorities (DDAs) organized under Georgia general law. These authorities can be contacted through the appropriate city hall. The Cobbtown Downtown Development Authority is currently inactive, while the Reidsville DDA was formed in the early 1990s to encourage revitalization of the city's business district. The Glennville Downtown Development Authority was organized in the 1980s to facilitate improvement loans for downtown businesses and otherwise promote downtown interests. It has developed some downtown parking lots and continues to work with a merchants' association to further redevelop Glennville's downtown.

Middle Coastal Unified Development Authority
c/o Statesboro-Bulloch Chamber of Commerce
102 South Main Street
P.O. Box 303
Statesboro, Georgia 30459
(912) 489-9116 Fax: (912) 489-3108

The Middle Coastal Unified Development Authority (MCUDA), created in 1994, has the distinction of being designated as the first multi-county joint development authority in Georgia. Consisting of 13 counties in Southeast Georgia (including Tattnall), MCUDA seeks to promote economic and industrial recruitment on a regional scale. Its most successful promotional activity is its sponsorship of the annual Green Diamond Tour, which began in 1999. The tour invites industrial prospects from throughout the U.S. to spend several days meeting with economic

developers from all 13 counties, and provides an informal setting including hunting excursions, dinner, and other forms of hospitality. By building relationships between economic developers and potential industrial prospects, the hope is that the foundation can be laid to attract these companies to consider locating new facilities to the area in the future. The MCUDA also allows the participating counties to be available for various state job tax credits.

Southeastern Technical College
3001 East First Street
Vidalia, Georgia 30474
(478) 275-6589 Fax: (478) 275-6695

Southeastern Technical College's main campus is located approximately 20 miles west of Reidsville on U.S. 280 in Vidalia. STC is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. In 2003, STC opened its Tattnall County Adult Learning Center in downtown Reidsville to provide adult literacy and continuing education services to residents of Tattnall County. STC has a satellite campus in Glennville at the site of the former Glennville Middle School, and in 2005 STC also opened the Tattnall Technology Center in Glennville to provide technological training and continuing education to residents of Tattnall County. Georgia's Quick Start Training program is offered at STC through its Economic Development Center, which serves to identify the needs of STC's three-county service area and ways to address those needs. The Quick Start program enables new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training is available through STC. All graduates of STC are covered by the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained at the school's expense. Further discussion about STC's programs will be included under the Training Opportunities section.

Programs

Tattnall County has several programs and industrial parks available to industrial and business prospects. Industries can be assisted with property acquisition, provision of infrastructure, bond financing, skills training, or inventory exemption. There are currently two

industrial parks in Glennville with full city services and sites available. The U.S. 301 North Industrial Park in Glennville has about 50 acres in total with 25 acres available. A major vacancy in the park occurred in 2000 with the closing of Ithaca-Glennville. Current businesses in this park include Alltel, Power Products, G & G Tool, Badcock Home Furnishings, Waters Self Storage, a doctor's office, and a clinic for the Tattnall County Health Department. Glennville also has a 48-acre industrial site on P. M. Odum Road. This site, which has been annexed into the city, has 25 acres currently available.

Reidsville has an industrial park that is about 11 acres in size. TKC Apparel was a major tenant in the park but has recently closed, but the former H. Cutler building is being used as a warehouse/distribution center for Ithaca-Glennville and is now the park's biggest tenant. Some vacant land is available within this park and full city services are available.

The community is currently exploring the feasibility of establishing a new countywide industrial park, with research ongoing concerning the future obtaining of options and the development of infrastructure plans for other industrial sites. A study recently completed by the Georgia Tech Economic Development Institute identified several potential sites throughout the county that could be utilized for industrial development purposes. However, the resources needed to acquire these sites are very limited in the county at this time, thus hampering local economic development efforts to an extent. There has also been an interest expressed in establishing a hotel-motel tax to fund tourism development and promotion. This is one avenue of economic development that merits serious consideration by local officials, as it has proved effective in other communities. Despite the various economic development organizations in the community, efforts to unite activities and expand cooperation and coordination are greater now than has been the case in the past. The continuation of ongoing efforts to increase coordination, cooperation, and unity of efforts through one organizational contact and point of focus for countywide industrial and business recruitment and retention is an ongoing need.

One potential bright spot locally is the Tri-County Regional Entrepreneur Support Team (REST) program, which is housed at Southeastern Technical College. The local program is a collaboration of the Toombs-Montgomery Chamber of Commerce and the development authorities of Montgomery, Tattnall, and Toombs counties, and was created in 2003 to encourage and promote the development of local entrepreneurs in all three communities. The Tri-County Regional Entrepreneur Support Team has the distinction of being the first program of its kind in the state of Georgia to coordinate all entrepreneur and small business development activities in the tri-county area. The program is headed by a board of directors appointed by all three

communities, and funding is received through annual appropriations from each community's general fund budget. The funds are used for operation of the program and to assist and promote downtown development in all three communities. The program is a non-profit entity that provides local would-be entrepreneurs technical assistance with such start-up activities as writing a business plan, site location, financial management, and mentoring. The program has links to a variety of resources and contacts to help an entrepreneur get started in creating his/her own establishment. The success of the program has helped to lead to the designation of the regional team as "entrepreneur friendly" by the Georgia Department of Economic Development's Entrepreneur and Small Business Office and Georgia Tech's Economic Development Institute in June 2005. The Tri-County Regional Entrepreneur Support Team is the first regional team in Georgia to achieve such a designation.

Tattnall County and its municipalities currently have in place a 100 percent local "Freeport" exemption on industrial inventories. Freeport exemption is a useful tool in recruiting new industries and assisting them in their location to the area by allowing them to save property tax on certain classes of business inventory. Tattnall County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Tattnall County eligible to receive up to \$3,500 per job created. The County Development Authority is also working closely together with the Chamber and the other development authorities in the county to assist existing industry. The County Development Authority's programs and resources have had limited effectiveness thus far, but are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Southeastern Technical Institute
3001 East First Street
Vidalia, Georgia 30474
(912) 537-0386

Glennville Campus
Southeastern Technical Institute
211 S. Tillman Street
Glennville, Georgia 30427

Tattnall County Adult Learning Center
123 Tattnall Street
Reidsville, Georgia 30453

Through its educational programs and services, Southeastern Technical College seeks to assist students in the development of their individual potential and meet identified needs of local businesses. STC also holds high standards for their students, not only in academic performance, but also in the area of work ethics. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of STC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level training of the local labor force, particularly on a local level through its Tattnall County Adult Learning Center and Tattnall Technology Center. STC's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Among the economic development programs and services offered through STC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for STC's graduates, basic skills training in manufacturing, customer service, commercial truck driving, warehousing and distribution, health education, and construction, as well as Quick Start training to new and expanding industries.

Southeastern Technical College offers (in addition to the Quick Start Training described above under Economic Development Agencies) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs on the main campus in Vidalia, and its satellite campus in Glennville as well as the Tattnall County Adult Learning Center in Reidsville. Associate in Applied Technology degrees are offered in such areas as administrative office technology, early childhood care and education, computer information systems, criminal justice technology, electronics technology, and medical lab technology, in addition to such diploma and certificate programs such as accounting, business office technology, certified manufacturing specialist, commercial truck driving, industrial electrical technology, small business entrepreneur, and health care (medical assistant, pharmacy technology, and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at the Tattnall County Adult Learning Center, which is run by Southeastern Technical College. Special classes have been set up at local companies.

Tattnall County has been working with STC along with Montgomery and Toombs counties since 2001 to achieve Certified Literate Community (CLC) status for all three counties. Provided by the Georgia Department of Technical and Adult Education, the Certified Literate Community Program is a public-private partnership whose mission is to promote and support literacy training throughout Georgia in order to increase the literacy levels of all citizens within a community. In order to participate in the program, a community has to meet eight criteria, one of which is that the community have as a goal to serve 50 percent plus one of its total population through its participation in the program. Once all of the qualifications have been met, which is a process that usually takes about ten years to complete, a community then receives its CLC designation. The three counties of Montgomery, Tattnall, and Toombs have been working on trying to achieve this designation within seven to eight years, as opposed to the normal ten years. It is expected that the three counties will be able to complete the process and achieve the designation of a Certified Literate Community within the next three years or so. This will be an important step in enabling Tattnall County to raise the education and skill levels of its population, thus helping to attain a more employable citizenry.

Brewton-Parker College
U.S. Highway 280
Mt. Vernon, Georgia 30445
(912) 583-2241

Brewton-Parker College, located in Mount Vernon, Georgia, provides Tattnall County with an educational source that allows many people to obtain a degree who may have not normally had the chance. Most people attending Brewton-Parker Evening College are employed or have families and have decided that they want to improve themselves through a better education. These evening classes are provided at the STC Campus located in Glennville in the old Middle School Complex. This college in the community provides an opportunity for local citizens and those from surrounding counties to earn a college degree after work without long travel. Classes are scheduled on the quarter system and continue to run throughout the summer. This is a wonderful asset for Tattnall County, expanding educational opportunities to a broader segment of the population.

Georgia Southern University
Statesboro, Georgia 30460
(912) 681-5611

Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 35-40 miles from Tattnall County. The university status that Georgia Southern achieved over a decade ago has provided a multitude of Tattnall County students with many opportunities to receive a better education. This is a plus to Tattnall County because these students may choose to bring some of their knowledge back home.

Tattnall County One-Stop Center
Glennville Multipurpose Center
705 North Caswell Street
Glennville, Georgia 30427

In addition to these training resources, job training programs through the Workforce Investment Act Program are also available in Tattnall County. The program for Service Delivery Region Nine, administered through the Heart of Georgia Altamaha Regional Development Center and provided by Job Training Unlimited, Inc., based in Claxton, provides assistance to adults, youths, welfare recipients, and displaced workers through its local One-Stop Center in Glennville. The One-Stop Center serves as a single access point for Tattnall County residents in need of work-related services. Workers who have been laid off from their present job can receive individual training accounts to obtain training at a local technical college or four-year college and receive assistance in paying for tuition, books, and support services such as child care and transportation. Services for youth are available such as after school programs, tutoring, mentoring, and work experience to help prepare them for life after graduation. Those currently on public assistance programs can receive help in making the transition from welfare to the workforce. The WIA Program and the local One-Stop Center have been a tremendous resource in helping many local residents either get back on their feet or find their niche in the workplace.

One area where Tattnall County is lacking is the presence of satellite course offerings and distance learning opportunities, either through area colleges and universities or other entities. Although distance learning course offerings are available through Southeastern Technical College, there are currently no satellite campuses or distance learning courses available through such area institutions as Georgia Southern University, other than the evening courses offered

through Brewton-Parker College. The establishment of satellite programs would enable those Tattnall County students who want to attend a four-year college or university and take classes during the day, but either do not have the desire to leave home or do not have the means to do so, the opportunity to receive a quality higher education while enjoying the benefits of staying at home. These students would then be able to put their newly acquired knowledge to use in Tattnall County upon graduation, at least theoretically. This would give a boost to the ongoing education efforts in Tattnall County, while helping to ensure a more prepared, accessible labor pool for existing and prospective businesses.

Summary Needs Assessment

The Tattnall County economy was developed relying on its forests and transportation routes, and then its fields. The vast pine forests provided lumber and naval stores, and the Altamaha River provided market access. Reidsville was established as a centrally located seat of government. The other towns grew as trade centers upon the advent of railroads. Farming interests, particularly for tobacco and cotton, developed as the virgin forests were cut. Transportation in the form of highways, particularly U.S. 301 and Georgia 121, further transformed the county. A major transformation of the local economy began in the 1930s with the location of the Georgia State Prison near Reidsville. Today the county economy is still dominated by government (prison) employment and farming -- now poultry and the Vidalia Sweet Onion, although cotton is coming back. Manufacturing in the county continues to develop and evolve from outside apparel manufacturing to diverse, locally owned manufacturers of many products.

The stability of the state prison employment; the continuing agricultural activities; and the many, small, locally owned manufacturers provide a strong foundation for continuing economic development. Abundant natural resources, good transportation access, excellent available water supply, and location near large growth areas are among many local assets with much potential for further economic development. The community needs to work together to prepare for and stimulate this growth. Much can be accomplished by relying on local ingenuity and teamwork.

A number of specific economic development needs for the local community were identified through this inventory, assessment and local analysis.

1. There is need to broaden leadership, better educate and train new and existing community leaders, and develop more support for continued economic development

within the county through such organizations as Tattnall 2012, Leadership Tattnall, and other organizations as appropriate.

2. There is need to provide greater coordination, cooperation, and a more unified approach to formal economic development efforts in the county, including designating a trained sales and marketing team.
3. There is need for public control of more sites for industrial development throughout the county, including provision for fully developed or quickly implemented infrastructure and a possible countywide industrial park.
4. There is need to continue to diversify the local economy, particularly to capitalize on natural resources, revitalize tourism, and promote the Wiregrass and Woodpecker Trails.
5. There is need to provide the community facilities and infrastructure necessary and conducive to economic development.
6. There is need to devote continuing efforts to support, retain, and expand the county's existing industrial and economic base, including encouragement and recruitment of compatible industries and further support and diversification of local agriculture.
7. There is need to promote more local shopping and further develop the community's retail/service sectors, particularly the traditional downtowns.
8. There is need to continue to improve highways and other transportation facilities which will improve the county's location, provide better market access, and stimulate tourism or other development for Tattnall County.
9. There is need for a planned, coordinated professional approach to economic development in the county, including development of a targeted, formal master and marketing plan and stable, consistent funding.
10. There is a continuing need to develop facilities and programs to enhance local educational opportunities, and otherwise encourage ongoing education and skills training of the local labor force.

The community vision, goal, objectives, and implementation actions for improvement which have been chosen by the community (all governments) for itself are identified next.

ECONOMIC DEVELOPMENT COMMUNITY VISION

Tattnall County sees itself and wants to be seen as a growing rural county that offers a slow-paced, small-town alternative to nearby fast-growing urban areas, but also as a county managing its growth and development to protect its important natural and cultural resources and existing rural character so as to be a more attractive location for economic development. The community wishes to continue to develop and improve its infrastructure to both facilitate and accommodate growth, and to improve the quality of life.

Tattnall County will be a rural growth center with an abundance of excellent transportation thoroughfares, such as U.S. 280, U.S. 301, GA 57 (the Wiregrass Trail), and GA 121 (the Woodpecker Trail) with economic growth coming from agriculture/forestry, entrepreneurship and business location, government, and tourism. An aggressive and multi-faceted economic development strategy, carried out by the Tattnall County Development Authority and a local grassroots organization, Tattnall 2012, will more effectively market the community's numerous assets and resources to continue to attract quality growth and development. The county's desire is to see a revitalized Glennville and Reidsville as the commercial and industrial centers for the county, including redeveloped and healthy downtowns. Active Downtown Development Authorities in both municipalities will continue to lead the way toward improved streetscapes and more beautiful and economically vibrant downtown areas. The potential development of a new industrial site(s), as identified in a study prepared by Georgia Tech's Economic Development Institute, will become the new focal point of industrial development in or near Reidsville, drawing new businesses and other development to it. Cobbtown, Collins, and Manassas will be growing and have revitalized downtown areas with excellent facilities and services to support and attract small business and other appropriate growth.

First-class educational facilities, led foremost by an increasingly thriving Southeastern Technical College, will be crucial to developing a more educated and skilled citizenry and labor force that will be prepared for the jobs that the county hopes to attract. Continued upgrades to the Tattnall Community Hospital facility will help to give citizens of the community improved access to the latest in health care services and technology, leading to a more healthy citizenry. Continued improvements to recreational (including the Gordonia-Alatamaha State Park) and other government facilities will help to attract and support growth by allowing citizens to enjoy a higher quality of life. The presence of three state prison facilities will continue to serve as a stabilizing source of employment, while drawing in workers from surrounding environs. Compatible economic development of the county's vast natural resources, such as the Altamaha and Ochoopee rivers, will serve to attract growth while simultaneously preserving the natural environment. This will be critically important in protecting and preserving the community's rural character while being a draw for new development.

The tourism sector will be a larger component of the future bustling Tattnall County, with such venues as Farm Fresh Tattnall, the Wiregrass Trail as a future Scenic Byway, a newly redesignated Woodpecker Trail, and newly constructed bike paths linking the county to other destinations throughout the region and attracting visitors looking for fresh, new tourism experiences away from the nearby bustling traffic of Interstates 16 and 95. Along with these developments, U.S. 280 and U.S. 301 will multi-laned thoroughfares, providing travelers with excellent Interstate alternatives. Entrepreneurship and new small businesses will abound, with

agriculture and forestry continuing to be a major county focus. The local retail and services sectors will be healthy once again. The high quality of life will be maintained and enhanced, and Tattnall County will be a desired address for people and businesses to locate, live, and work.

ECONOMIC DEVELOPMENT

GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To improve the economic well-being of Tattnall County by encouraging and promoting continued diverse, sound economic growth and development through a variety of means which build upon existing strengths, explore new opportunities, further develop local cooperation and support, and prepare its communities and citizenry for future growth and development.

OBJECTIVE 1: To broaden leadership and support for economic development within Tattnall County by encouraging increased citizen involvement.

POLICIES/ACTIONS:

Action 1.1: Utilize Tattnall 2012 as a vehicle to promote countywide planned and managed growth and development.

Action 1.2: Seek the increased utilization of the Chamber of Commerce and Development Authority to provide public education and awareness of local economic development efforts and benefits, including the enlisting of available speakers as needed.

Action 1.3: Have county development leaders regularly participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others.

Action 1.4: Develop new leadership and keep current leaders involved through an active “Leadership Tattnall” group.

Action 1.5: Continue to utilize the Adult Learning Center and Tattnall Technology Center to provide access to modern telecommunication resources, and educate/market it to local business owners and the public.

Action 1.6: Promote county development through programs such as the “Interact” program through Tattnall County High School and others as appropriate.

OBJECTIVE 2: To provide for greater coordination and cooperation of local economic development efforts.

POLICIES/ACTIONS:

Action 2.1: Utilize the Tattnall County Development Authority as the lead economic development agency and first point of contact for the County and its municipalities.

Action 2.2: Establish through Tattnall 2012 a countywide “Community of Unity” sales and marketing team, and keep it active and trained.

Action 2.3: Seek public control through purchase, option, or other means of sites identified in the Georgia Tech site selection study as having potential use for industrial development purposes.

Action 2.4: Seek funding to develop infrastructure to secured industrial sites within a reasonable time frame.

OBJECTIVE 3: To develop and expand opportunities for tourism and leisure services within Tattnall County.

POLICIES/ACTIONS:

Action 3.1: Continue to participate in and support efforts of the Altamaha River Partnership to utilize the Altamaha River for boating and other recreational use.

Action 3.2: Lobby the Bicycle Ride Across Georgia (BRAG) Organization to utilize the Wiregrass Trail and Woodpecker Trail on a regular basis for statewide and/or special events.

Action 3.3: Continue to support and promote increased participation in the annual Bandana Ride through Tattnall County and publicize the Atlantic Coast route (Venture Cycling) throughout the county, and promote and support the establishment of appropriate and planned bicycle paths in the county.

Action 3.4: Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and explore the possibility of establishing a countywide festival/event at the Tattnall County High School.

Action 3.5: Promote increased utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ohoopie Dunes, Ohoopie River Canoe Trips) through development of brochures, driving/walking tours, farm tours, summer camps and other means.

Action 3.6: Work to increase Gordonia-Alatamaha State Park's amenities for use as a regional recreation and tourism facility.

Action 3.7: Continue to utilize the area's correction facilities when possible to provide continuing inexpensive beautification crews for maintaining a "Clean Tattnall."

Action 3.8: Study the feasibility of developing a hotel/motel tax in the county.

OBJECTIVE 4: **To provide community facilities which not only address needs, but also are conducive to and promote economic development.**

POLICIES/ACTIONS:

Action 4.1: Continue to seek county government and development authority support of efforts by Tattnall County's municipalities to improve water and sewer capacity and provide upgrades/extensions for economic development.

Action 4.2: Continue to support the utilization of the Tattnall Community Hospital, including the support of upgrades to equipment and personnel as appropriate.

Action 4.3: Pursue the development of quality elderly care facilities, including a continuing-care retirement community, an additional nursing home and/or the expansion of the current facility.

Action 4.4: Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities.

Action 4.5: Continue to assure adequate solid waste disposal capacity and services for the county through the implementation of the county's Solid Waste Management Plan and participation in the State Prison's composting efforts.

OBJECTIVE 5: **To enhance and support the county's existing industrial and economic base.**

POLICIES/ACTIONS:

Action 5.1: Continue to lobby the state legislature, through a coordinated effort of the Tattall County Development Authority and the Chamber of Commerce, for the continued maintenance and enhancement of the county's correctional facilities.

Action 5.2: Remain vigilant and support all efforts to maintain and expand the military presence at Fort Stewart.

Action 5.3: Initiate efforts to encourage support of local businesses by the state correctional facilities in the county and Fort Stewart through the purchase of materials and supplies from local merchants as often as possible.

Action 5.4: Continue to encourage county agricultural activities through support of the county's Extension Office, and youth programs such as 4-H, FFA, and Young Farmers.

Action 5.5: Utilize Tattall 2012 and Farm Fresh Tattall to educate county citizens on the economic impact of agriculture in the county and otherwise promote agriculture through such means as an expanded Farm City Week, organized tours of local farms, and other activities as appropriate.

Action 5.6: Encourage the county's Development Authority to develop a bond financing strategy for the development and expansion of large, local agriculture support facilities.

Action 5.7: Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of the downtown development

authorities, municipal merchants' associations, the Chamber of Commerce, Georgia EMC, Georgia Power, and the Small Business Development Center.

Action 5.8: Develop and promote an incentive-based “shop-at-home” program through the Chamber of Commerce.

Action 5.9: Develop and promote unique shopping opportunities and shops in Tattnall County that will attract shoppers from the surrounding region.

Action 5.10: Promote the quality of life in Tattnall County to encourage retirees and other persons to locate in the area.

Action 5.11: Continue to maintain communications with, and show appreciation and recognition to, existing important agricultural, governmental, and industrial employers in the county through the Chamber of Commerce and other community recognition, appreciation, and promotion efforts and events, such as one focusing on established industries, or others as deemed appropriate.

OBJECTIVE 6: To improve Tattnall County’s transportation facilities and market access to and from the area.

POLICIES/ACTIONS:

Action 6.1: Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95.

Action 6.2: Work with adjacent counties to advocate the Georgia Department of Transportation (GDOT) to widen, as soon as possible, U.S. 280 to four lanes through the county and beyond as an east/west connector between I-16 and I-75

Action 6.3: Participate and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.

Action 6.4: Utilize media advertising (Georgia EMC publication, for example) to advertise the accessibility of Tattnall County to Interstate 16, the

Wiregrass Trail, the Woodpecker Trail, and points of interest to promote tourism throughout the county.

Action 6.5: Utilize the Wiregrass Trail Committee and the Woodpecker Trail Association to identify potential funding sources to support beautification efforts and to develop points of interest along both routes within the county.

Action 6.6: Continue to support DOT and the Reidsville Airport Authority in efforts to improve and maintain the Reidsville Airport as needed through the ongoing implementation of the airport's layout plan.

Action 6.7: Continue to pursue DOT funding for improvements identified within the Reidsville Airport's layout plan and the Georgia Statewide Aviation System Plan for the airport facility, such as expanding the runway to 5,000 feet.

Action 6.8: Continue to meet with area railroad officials as needed, and otherwise continue community support for maintaining rail access and service within the county.

Action 6.9: Continue to support maintenance of interstate bus service to Tattnall County, including regular and vigilant contact with bus companies and oversight agencies.

OBJECTIVE 7: **To encourage and promote economic development in Tattnall County in a planned and coordinated manner.**

POLICIES/ACTIONS:

Action 7.1: Pursue the implementation of the recommendations of Tattnall 2012 to better target and coordinate economic development and industrial/commercial recruitment efforts.

Action 7.2: Seek stable funding and support for county economic development efforts through long-term commitment and ongoing financial support of the Chamber of Commerce and the Development Authority, including

allocating a set millage of county taxes which increases incrementally over a five-year period from one-half to one mill.

Action 7.3: Continue to maintain funding and support for a countywide economic developer.

Action 7.4: Update county marketing materials, including a countywide brochure, to better advertise Tattnall County's strengths to industries considering locating in the area.

Action 7.5: Maintain and expand ongoing contacts and liaison with statewide economic developers.

Action 7.6: Support a vital, active Chamber of Commerce with increased membership, including individuals.

OBJECTIVE 8: **To promote and increase local educational opportunities, and otherwise encourage further development of a well-educated labor force.**

POLICIES/ACTIONS:

Action 8.1: Encourage expansion of “satellite classrooms” or distance learning facilities of Southeastern Tech to provide satellite link-up classes from higher education facilities such as Georgia Southern University.

Action 8.2: Continue to support and expand educational opportunities provided to Tattnall County by Southeastern Technical College, Brewton-Parker College, and Georgia Southern University.

Action 8.3: Support and expand drop-out intervention programs such as the local Alternative School program and Tattnall 2012’s Youth Leadership program.

Action 8.4: Encourage the local Board of Education and community to take advantage of other innovative programs that will expand and diversify educational opportunities.

Action 8.5: Encourage the local Board of Education to expand facilities and programs to develop vocational clusters that will provide industry certified vocational skills (welding, carpentry, masonry, HVAC, etc.) education to county students.

Action 8.6: Coordinate vocational training and develop “bridge” or articulation classes between Tattnall County High School and Southeastern Technical College.

Action 8.7: Develop a mentoring program for local students to obtain on-the-job training from county employers outside the classroom.

Action 8.8: Continue to support and expand county and state funded adult education classes for the entire community, including farmers and local employers.

OBJECTIVE 9: **To encourage activities which advocate the development of entrepreneurial skills so as to generate an increased establishment of small businesses throughout Tattnall County.**

POLICIES/ACTIONS:

Action 9.1: Support entrepreneurial activities through Southeastern Technical College’s entrepreneurial program (the Tri-County Regional Entrepreneur Support Team), or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs and maintain the county’s “Entrepreneur Friendly Community” status.

Action 9.2: Seek the assistance of the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County.

NATURAL AND CULTURAL RESOURCES

Introduction

Tattnall County's natural and cultural resources have long been considered integral to the development of the area. The harvesting of the Vidalia Sweet Onion is a major component of the county's economic base. Timber harvesting also generates \$5-10 million a year in the county. The Gordonia Alatomaha State Park provides both recreation to county residents and additional tourist dollars. The Altamaha River has such a value, because of its unique ecosystems and varied species' habitats, that The Nature Conservancy made the river basin its first bioserve in Georgia. The 26th county in Georgia in order of creation, Tattnall County dates from 1801 and is rich in history and cultural resources. Throughout the planning process, when developing goals, actions, and needs for their county and municipalities, residents consistently identified the area's environmental and historic assets not only as resources to be developed, but as treasures to be protected.

This section of the plan will examine the natural and cultural resources of Tattnall County and its cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville.

Natural Setting and Climate

Tattnall County is located in southeastern Georgia within Georgia's Lower Coastal Plain and is approximately 65 miles west of Savannah and 100 miles south of Augusta. It has a total area of 313,672 acres or 490 square miles, and is ranked 33rd in size among Georgia's counties. The Ochoopee River flows south from Candler County to form the northwestern boundary of Tattnall County, while the Altamaha River forms the county's southern border.

In winter the average temperature is 52 degrees F, and the average daily minimum temperature is 41 degrees. The lowest temperature on record, which occurred at Glennville on December 13, 1962, is 9 degrees. In summer the average temperature is 80 degrees, and the average daily maximum temperature is 91 degrees. The highest recorded temperature, which occurred on June 27, 1952, is 106 degrees.

Of the total annual precipitation, 29 inches, or approximately 60 percent, usually falls in April through September, which includes the growing season for most crops. Thunderstorms

occur on about 65 days each year and on about 39 days in summer. Snowfall is rare; in 85 percent of the winters, there is no measurable snowfall.

Public Water Supply Sources

Groundwater is the major source of drinking water in Tattnall County and its cities. In 2000, an average of 6.69 million gallons per day of groundwater was used county-wide, while 2.82 million gallons of surface water was used on average each day. It is estimated that more than 62 percent of county water usage is for agricultural irrigation. Some of this water is drawn from ponds as well as the Ohoopsee and Altamaha rivers. Shallow wells (Surficial Aquifer) extend below the sandy clay strata into coarse to fine sands, but the capacity and quality are generally poor. Small diameter wells (150 to 250 feet deep) supply adequate water for domestic use, while wells drilled for public, industrial, and irrigation use generally range from 400 to 700 feet deep, and yield 300 to 1,000 gallons per minute. The Miocene-Pliocene-to-Recent Aquifer System also supplies water; however, the upper Floridan Aquifer System supplies most of the water used in Tattnall County. Both aquifers are part of the Floridan Aquifer System. Said to possibly be the largest aquifer in the world (it covers one-third of Georgia, most of Florida, and parts of Alabama and South Carolina), the Floridan Aquifer also provides approximately 50 percent of Georgia's groundwater. Increased usage of the Floridan in the last 100 years or so has taken its toll resulting in significant drops in the water level; local cones of depression near Jesup, Savannah, and Brunswick; and some upward salt water intrusion. The closing of a major water user, Gilman Paper in St. Mary's, however, helped increase the water level. The Brunswick Aquifer System, located between the Surficial and Floridan systems, is a potential source of supplemental water in Tattnall County.

Tattnall County was one of 24 counties in southeast Georgia required by the Georgia Environmental Protection Division (EPD) under the *Interim Strategy for Managing Salt Water Intrusion in the Upper Floridan Aquifer of Southeast Georgia* to prepare a comprehensive water supply plan. BE&K/Terranext, LLC completed Tattnall County's plan in 2000. According to the plan under normal growth conditions, the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, each of which have Floridan wells, are expected to have sufficient water supply until at least 2050. However, location of a major new industry in any of these communities would likely result in the need for additional water. Tattnall County's Water Supply Plan outlined a proposed management plan consisting of the following: a domestic/commercial conservation program; research funding to implement Metering and Leak Detection and Agricultural Conservation Programs; and implementation of an industrial conservation program for new industries seeking to locate in Tattnall County and restrictions on individual Floridan groundwater applications for all industry. Also according to EPD's *Interim Strategy*, no new

public, industrial, or agricultural Upper Floridan wells are currently allowed in the 24-county area. This moratorium, however, may be lifted based on recent Sound Science Study results.

Residents of Tattnall County and its cities presently have an adequate supply of good quality groundwater for domestic and commercial uses; however, there is a need to protect and conserve this life sustaining resource. Efforts will continue toward implementing conservation and other measures to protect the Floridan Aquifer as recommended in the proposed management plan contained in the “Comprehensive Water Supply Plan for Tattnall County.” There is further interest in protecting public rights to water resources in Tattnall County and elsewhere in South Georgia, including limiting interbasin transfers and preventing privatization, permit selling or other such efforts which might limit water use and development locally.

Water Supply Watersheds

The Georgia Department of Natural Resources’ Part 5 Environmental Standards applicable to water supply watersheds do not apply to Tattnall County or the cities of Cobbtown, Collins, Glennville, Manassas and Reidsville at this time.

Groundwater Recharge Areas

Tattnall County is located in the Coastal Plain Physiographic Province of Georgia (See Map NCR-1). The Coastal Plain is composed of alternating beds of unconsolidated gravel, sand, clay, silt, limestone, and dolomite that gently dip and thicken to the south and southeast. It ranges in thickness from 0 feet at the state’s Fall Line to approximately 7,000 feet along the Georgia - Florida border. Map NCR-2 shows the Coastal Plain and its thickness, general outcrop areas, and the stratigraphic relationship of the aquifers.

The Coastal Plain’s groundwater moves through interconnected pore space between grains in the host rocks. Cretaceous formations are the oldest outcroppings and are exposed along the Fall Line, the Coastal Plain’s northern limit. Successively younger formations occur at the surface to the south and southeast. The primary recharge areas are the outcrop areas and where the overlying strata is thin and is directly recharged via precipitation.

The Coastal Plain receives abundant rainfall, with the average annual precipitation varying from 44 to 56 inches. However, most of this does not recharge the aquifers. Evapotranspiration recycles 30 to 35 inches back into the atmosphere each year, while 12 to 16 inches are lost to out of state flow in surface streams. This leaves only 6 to 8 inches infiltrating

into the aquifers annually. In Tattnall County, the average annual precipitation is just over 48 inches, with the largest amount usually occurring in the summer between June and September. Significant rainfall also occurs in early and late spring, especially in March and May. Fall is the traditional period of reduced rainfall, with October and November typically being the driest months of the year.

The quality of water from a well is the end result of complex physical and biochemical processes. Some of the more significant controls are the quality and chemistry of the water entering the ground flow systems, the reactions of infiltrating water with soils and rocks that are encountered, and effects of the well and pump system.

Tattnall County's groundwater recharge pollution susceptibility is based on 1989 mapping provided by the Georgia Department of Natural Resources (DNR) and the United States Geological Survey (USGS). The map was prepared at a scale of 1:100,000 and defines the general vulnerability of shallow aquifers to pollution from common land use practices. Susceptibility was mapped using a system developed for the U.S. Environmental Protection Agency known as DRASTIC. This system uses seven parameters: depth of water, net recharge, aquifer media, soils, topography (slope), impact of the vadose zone, and hydraulic conductivity. Based on this DRASTIC rating, areas on the map are delineated as *most significant groundwater recharge areas*, with high pollution susceptibility areas, medium pollution susceptibility areas and low pollution susceptibility areas.

According to this mapping, several areas in Tattnall County are classified as significant recharge areas for the Miocene/Pliocene-Recent Unconfined Aquifers. They are located primarily in the western half of the county (including Reidsville), along with several other small areas along Beard's Creek and the Long County line and to the east and northeast of Collins. All are characterized as having medium or high pollution susceptibility. (See Map NCR-3 for general locations). The DNR Part 5 Environmental Standards, under the authority of the Georgia Planning Act of 1989, call for the protection of these significant groundwater recharge areas. Therefore, the references to medium and high pollution susceptibility areas are technically applicable requirements for Tattnall County.

1. The following criteria pursuant to O.G.C.A. 12-2-8 shall apply in significant recharge areas:
 - a. The Department of Natural Resources shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems.

- b. The Department of Natural Resources shall not issue any new permits for the land disposal of hazardous wastes.
- c. The Department of Natural Resources shall require all new facilities permitted or to be permitted to treat, store, or dispose of hazardous waste to perform such operations on an impermeable pad having a spill and leak collection system.
- d. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. (Note: These figures are consistent with U.S. EPA rules for oil pollution prevention, 40 CFR 112.1). Such tanks used for agricultural purposes are exempt, provided they comply with all Federal requirements.
- e. New agricultural waste impoundment sites shall be lined if they are within:
 - 1. a high pollution susceptibility area;
 - 2. a medium pollution susceptibility area and exceed 15 acre-feet;
 - 3. a low pollution susceptibility area and exceed 50 acre-feet.

At a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than a 5×10^{-7} cm/sec or other criteria established by the U.S. Soil Conservation Service. (The average size of existing agricultural waste impoundments in Georgia is about 15 acre-feet; sheepsfoot rollers or pans with heavy rubber tires, which are normal equipment for most Georgia earth moving contractors, should be able to compact clay to the recommended vertical hydraulic conductivity.)

- f. New homes served by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-1"):
 - 1. 150% of the subdivision minimum lot size of DHR Table MT-1 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area; and
 - 3. 110% of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.

- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following minimum size limitations as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2"):
 - 1. 150% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area;
 - 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.
- h. If a local government requires a larger lot size than that required by (f) above for homes of by (g) above for mobile homes, the larger lot size shall be used.
- i. Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.
- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirement of the DHR Manual and (f), (g), (h), and (i) above.
- k. Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity to each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.
- l. New facilities which handle hazardous materials, of types and in amounts determined by the Department of Natural Resources, shall permit their operations on impermeable surfaces having spill and leak collection systems, as prescribed by the Department of Natural Resources.

- m. The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewater or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendments and other technical publications to site specific information submitted by a registered professional engineer for each project.
 - n. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
 - o. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
2. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge area protection at least as stringent as the standards developed by the Department of Natural Resources.

While Tattnall County and its municipalities benefit from an excellent groundwater supply, primarily from the Floridan and Miocene aquifers, it is recognized that the groundwater supply is a valuable resource which needs increased protection for current and future generations of Tattnall County residents. Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville adopted an "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," in 2000 or 2001, which provides protection for significant groundwater recharge areas as required by DNR's Part 5 Environmental Standards under the Georgia Planning Act of 1989 through minimum lot size requirements and land use controls. Additional conservation and education measures are important to maintain water quality and quantity not only for human health and that of the overall natural environment, but also for economic reasons. In coming years, the availability of water resources is expected to have a direct, beneficial effect on Tattnall County's economic development, particularly as water supplies are depleted in other areas of Georgia and the United States.

While Tattnall County's population has experienced steady growth in recent years, its water supply has declined significantly, primarily due to agricultural demands. Largely as a result, the groundwater level has dropped through the years, thus drying up artesian wells throughout the county. Increased potential for saltwater intrusion is another related concern in Tattnall County and the Coastal Plain, which EPD has addressed through its previously referenced *Interim Strategy* by prohibiting new public, industrial, or agricultural Upper Floridan

well permits. Also as previously suggested, this moratorium may be lifted in the future based on recent Sound Science Study results. Tattnall County's proposed water supply management plan, as outlined in its water supply plan, addresses the need for conservation measures.

While there are no known areas of groundwater contamination in Tattnall County, improperly sited septic tanks and/or those which do not operate properly are considered the principal pollution threat. The tremendous increase in mobile homes in recent years has made enforcement of current regulations even more difficult. Such problems are likely a potential source of non-point source pollution, especially fecal coliform problems. In recent years, Tattnall County citizens successfully fought location of a large scale hog operation which threatened to potentially contaminate groundwater supplies.

Water quality is already a concern in Tattnall County because of the presence of polluted waters on the state's 303(d) list of impaired waters. EPD officially identified four impaired waters in Tattnall County, which at the time of testing, exceeded the maximum amount of a pollutant that a body of water can contain and still be deemed safe (TMDLs). Tattnall County's impaired waters and their contaminants are listed below.

TABLE NCR-1
Tattnall County 303(d) List of Impaired Waters, 2002

Water	Pollutant/Guidelines
Ohoopsee River*	Fecal Coliform (FC), Dissolved Oxygen (DO), Fish Consumption Guidelines
Thomas Creek*	DO
Beards Creek*	FC
Rocky Creek ^{1/}	DO

* Partially supporting designated uses.

^{1/} Not supporting designated uses.

Source: Heart of Georgia Altamaha RDC, 2005.

Total Maximum Daily Load (TMDL) Plans have been completed for all of Tattnall County's currently listed impaired waters. Common observations made in these plans include the need for better data at each monitoring station and more stations for additional sampling; testing occurred during a drought which could account for more concentrated levels of pollutants; and low dissolved oxygen occurs naturally. The culprits, if any, are likely non-point source pollutants, such as urban or agricultural run-off or leaking septic tanks. The plans generally recommend use of Best Management Practices to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of these TMDL Plans by property owners along the impaired waters should help improve water quality. Tattnall County wants to be vigilant about land uses which could exacerbate the situation and will work to support and encourage TMDL Plan implementation.

Continued enforcement of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" through the Tattnall County Health Department will help prevent groundwater contamination because once an aquifer is polluted, it is nearly impossible to clean. The section of the ordinance which addresses significant groundwater recharge areas is applicable in unincorporated Tattnall County and Reidsville where they exist, but would have no effect in Cobbtown, Collins, Glennville, or Manassas where no significant groundwater recharge areas are found. The ordinance as adopted provides protection against the likelihood of contamination from various kinds of water disposal sites, hazardous materials, water holding basins, wastewater disposal, and septic tank systems. Many of the current problems related to septic tanks are being addressed through required enforcement of larger lot size requirements for groundwater recharge areas, with particular emphasis on mobile homes, as required under the adopted "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance."

Wetlands

The Georgia Department of Natural Resources (DNR) stated in its Part 5 Environmental Standards that the importance of wetlands for the public good be acknowledged and their protection considered in the land use planning process according to minimum criteria set forth by DNR. DNR defines freshwater wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife, as well as protective cover, nesting sites, food, and refuges. They are keys to basic food chain productivity both on land and in estuaries. Wetlands offer diverse recreation opportunities, including hunting, fishing, hiking, nature observation, and boating. Although the significance of wetlands is recognized, they continue to disappear primarily due to drainage, filling, vegetation removal, incompatible development, and other of man’s activities. However, with realistic planning, existing wetlands can be preserved and developed for the future benefit of nature and mankind.

Wetlands are important to the natural ecological functions of Tattnall County. The U.S. Fish and Wildlife Service has identified approximately 27 percent of Tattnall County as wetlands on its National Wetlands Inventory (NWI) Maps. See Map NCR-4 for the general location of wetlands in Tattnall County. The highest concentration of wetlands is found near the Altamaha and Ochoopee rivers and major creeks (such as Beards Creek), but also in the eastern part of the county, although wetlands are found county-wide. Approximately 52 percent of the county hosts hydric soils, which by definition underlie wetlands. These soils are located in four general associations (see *Soil Types* section for detailed explanation). The Wahee-Hydraquents soils are primarily in floodplains of the Altamaha River and comprise about 6 percent of the county’s soils. The Osier-Pelham association is on nearly level flood plains and flats near branches, creeks and the Ochoopee River, making up almost 19 percent of the county’s soils. The Bladen-Craven association is located on stream terraces and broad plains adjoining bottom lands of the Altamaha River, and makes up nearly 5 percent of the county’s soils. The Pelham-Leefield association is primarily in central Tattnall County and consists of large, nearly level, upland flats with no major drainage ways. This association makes up about 22.5 percent of the county. Many of the wetland areas are located in the county’s less developed areas outside the five municipalities.

The U.S. Army Corps of Engineers regulates activities in wetlands at the federal level under Section 404 of the Clean Water Act. The following minimum land use considerations are required for wetlands in Tattnall County:

a. Land use plans should address at least the following considerations with regard to wetlands classes identified in the database:

1. Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
2. Whether the area is unique or significant in the conservation of flora and fauna, including threatened, rare or endangered species.
3. Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
5. Whether an alteration or impact would be temporary in nature.
6. Whether the project contains significant state cultural and archaeological resources, defined as “Properties On or Eligible for the National Register of Historic Places.”
7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.

b. Uses of wetlands without long term impairment of function should be included in land use plans. Acceptable uses may include:

1. Timber production and harvesting
2. Wildlife and fisheries management

3. Wastewater treatment
4. Recreation
5. Natural water quality treatment and purification
6. Other uses permitted under Section 404 of the Clean Water Act

c. Unacceptable uses may include:

1. Receiving areas for toxic or hazardous waste or other contaminants
2. Hazardous or sanitary waste landfill
3. Other uses unapproved by local governments

Tattnall County's wetlands are home to many species of flora and fauna which grow in saturated soils. It is not known exactly how many rare and unique species are present; however, The Nature Conservancy has conducted a formal inventory of unique species located in Tattnall County within the Altamaha River Bioreserve. The Altamaha River Bioreserve survey, which includes all counties adjacent to the river, identified 98 species of rare plants and animals, 58 of which had not been previously documented in the area. Forty of these rare flora and fauna species are in Tattnall County and some, particularly fish, mussels, amphibians and many plants, are located in wetland habitats. The Nature Conservancy and Georgia DNR prepared a wetlands conservation plan for the Altamaha flood plain corridor wetlands in 1997. Georgia DNR identified 21 special concern animals and 27 special concern plants in Tattnall County in October 2004, some of which are known to inhabit wetlands. These include at least one species with federal status, the sweet pitcherplant, as well as a minimum of four plants with Georgia protected status: the yellow flytrap, hooded and purple pitcherplants, and the swamp buckthorn.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Tattnall County. The numerous creeks and swamps of the Altamaha and Ochoopee rivers provide habitat, food sources, and food chain support for a quality fish population. The wetlands areas bordering the creeks also furnish excellent cover for deer, turkey, squirrel, and other wild game. As a result, many of these areas are leased by hunting clubs, with deer hunting a favorite pastime during the fall and winter. In addition, the Big Hammock Wildlife Management Area is located in Tattnall County, and contains many wetlands. Many of these areas are not suited for cultivation or pasture due to periodic flooding.

In terms of cultural resources, there are a number of known archaeological sites near the Altamaha River and Beard's Creek. There may be additional sites located in or adjacent to these and other wetlands which have not yet been identified. None of the known Tattnall County sites are currently listed in the National Register of Historic Places, nor has the potential eligibility of

most been determined. (See Cultural Resources section of this element for more information on historic, archaeological, and cultural sites.)

Removal or alteration of a single wetlands may not cause major environmental problems; however, the cumulative effect can be significant and should be considered. Since some of the areas adjacent to the county's wetlands are used for agricultural or silvicultural purposes, they may not be overly impacted by wetlands alteration. However, some farmers might attribute the need for crop irrigation to the drainage of nearby swamps prior to the current stricter wetlands regulations. Overdevelopment of wetlands can potentially increase flood damage due to the loss of wetlands' natural ability to contain flood waters. Human life, property, and general public health, safety, and welfare all may be threatened as a result.

While loss of wetlands is usually permanent, there are methods available, albeit currently unproven, to restore and/or create new ones. There are no known wetlands in Tattnell County which have been created for mitigation purposes.

Tattnell County's wetlands, and particularly those deemed significant due to their functional, aesthetic or recreational value, need protection from destruction resulting from uncontrolled or inappropriate development. Their importance in terms of quality of life and subsequent need for conservation is recognized throughout this plan, especially with reference to land use.

Wetlands protection was strengthened county-wide through adoption of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" by Tattnell County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville in 2000/2001. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

Protected Mountains

These natural resources are not applicable to Tattnall County.

Protected River Corridors

Tattnall County has two rivers, the Altamaha and Ochoopee, which are protected under the 1991 River Corridor Protection Act. The Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the river and strict regulation of uses infringing upon the required buffer. The protection of these corridors is of great importance to Tattnall County and Georgia in that it helps preserve those qualities that make a river suitable for purposes of wildlife habitat, recreation and drinking water. These measures also allow for wildlife movement, river sedimentation and erosion control, and absorption of flood waters.

The Ochoopee, which forms the county's northwest boundary, and the Altamaha, which forms the county's southern boundary, are both part of the Altamaha River Basin. The basin is 260 miles long and has a drainage area of roughly 14,200 square miles. The Altamaha has the distinction of being the second largest watershed and having the second highest waterflow on the Atlantic Coast, and is said to be the largest free-flowing (unobstructed by dams) river on the east coast of the United States. The basin drains over 25 percent of Georgia's land surface, including half of Atlanta and all of Macon.

Estimated to be more than 20 million years old, the Altamaha River is Georgia's largest river-swamp system (60,000 acres) and is of major importance in maintaining the ecological balance of the state's estuarine coast. It contains over 50 natural community types, including one of the most extensive bottomland forest river communities in the southeastern United States, as well as hammock/sandhill and marsh communities, all of which provide habitat for rare plant and animal species. The Nature Conservancy designated the Altamaha River as 1 of 75 "Last Great Places" remaining worldwide in 1991. Because of the Ochoopee's confluence with the Altamaha, the quality of its water has a direct impact on the quality of waters in the Altamaha, and the many diverse ecosystems affected by this river basin.

The Altamaha's regional, state, and national significance is further evidenced by The Nature Conservancy's selection of the river for study and protection as its first bioserve in Georgia. A bioserve is defined as "a landscape usually large in size with naturally functioning ecological processes, containing outstanding examples of ecosystems, natural communities, and species which are endangered or inadequately protected." The Nature Conservancy conducted a

two-year inventory of the Altamaha River Bioreserve, during which 58 species of rare plants and animals previously unidentified in the Altamaha area were documented. A total of 98 species of rare flora and fauna were identified, as well as 465 element occurrences (precise known locations of rare species). Additional findings indicated that the Altamaha basin supports the largest documented occurrence of globally imperiled rare plants and animals of any watershed in Georgia, with a total of 43 species and 313 element occurrences. Globally imperiled species are so defined and ranked by the Nature Conservancy in terms of their range-wide or global importance due to their rarity, small number remaining, external factors which could cause extinction, or location in a restricted range. Thirteen of the species are federally listed as threatened or endangered, while fourteen are designated as protected species by the State of Georgia. As previously noted with reference to wetlands, the inventory data relating to rare flora and fauna of Tattnall County identified 40 species. The Nature Conservancy and Georgia DNR completed a conservation plan to protect the entire Altamaha River Bioreserve/lower Altamaha River watershed in 1997. Seven major stresses were identified. They include habitat fragmentation/degradation/ destruction; altered hydrology; chemical pollution; fire suppression; altered geomorphology; population reduction/mortality; and thermal pollution. Industrial forestry, agricultural, and development practices were specified as the primary sources of stress. The Nature Conservancy is continuing to promote conservation of the Altamaha River through the Altamaha Flood Plain Initiative, which seeks to form partnerships with the more than 150 private property owners in the river's flood plains through educational outreach activities and land and/or conservation easement acquisition.

The Altamaha and Ochopee rivers are also of major importance to the history of Georgia from prehistoric to modern times. They have served as a transportation artery for Indians and early explorers, and played a role in the settlement and defense of early Georgia. The 19th century timber industry of Georgia centered on the Altamaha. In more recent history, there was a U.S. Navy aircraft carrier named the U.S.S. Altamaha which served in World War II. The river corridors contain many important historic and cultural resources as well as natural resources.

These rivers are of further significance for the extensive recreational opportunities they offer. These include boating, fishing, canoeing, hunting, camping, and the like. It is estimated that more than 250,000 people utilize the Altamaha for recreation each year. Sport fishing along the Altamaha generated in excess of \$2 million annually over 35 years ago according to the *1970 National Survey of Fishing and Hunting*. One boat landing, J.E. Stanfield, is located along the Altamaha in Tattnall County within Big Hammock Wildlife Management Area. Because Section 10 of the U.S. Rivers and Harbors Act of 1899 established the Altamaha as a navigable river, its maintenance and control are under the jurisdiction of the Army Corps of Engineers. However, the river is no longer navigable in some places due to the presence of fallen trees and stumps,

large rocks, and sandbars. The Altamaha remains largely undeveloped with just five road and two railroad crossings along its entire length. GA 121/144/169 cross the river via Lane's Bridge, which links Appling and Tattnall counties. Only two industrial sites, Rayonier in Wayne County near Doctortown/Jesup and Edwin I. Hatch Nuclear Power Plant in Appling County, are located on the Altamaha. Most of the remaining acreage adjacent to the river in Tattnall County is privately owned by individuals and timber companies.

A controversial issue which is discussed periodically is construction of a dam on the Altamaha to make the river navigable for commercial and industrial traffic. Thus far dam opponents have prevailed. In late 1993, however, a public hearing was held concerning possible construction of "check dams" in Georgia's major rivers, including the Altamaha. Check dams are designed to preserve water supplies in rivers that are crucial to agriculture during possible droughts. Tattnall County citizens strongly opposed the idea.

Representatives from the 11 counties along the Altamaha River, including Tattnall, began meeting in 1999 and later organized as the Altamaha River Partnership (ARP). The regional group was formed for the purpose of fostering economic development by promoting sustainable nature-based tourism along the Altamaha River Basin. ARP has encouraged improved infrastructure along the river through local government pursuit of available grants, and has helped promote the river through development of a brochure/map, signage, rack cards, and a website, as well as encouraging local and regional special events. Tattnall County actively participates in and supports ARP's efforts and plans to continue to do so.

The Oohoopee River is Tattnall County's other protected river corridor. It is located in the western and northwestern part of the county where it forms the border with Toombs County for approximately 15 miles. A beautiful blackwater river with soft white sand bars, the Oohoopee has four public boat landings. They are Tattnall County Landing and those at Joy Bluff, Prison Bridge, and Jarriel's Bridge. Tattnall County Landing is prone to drying up during drought periods. The Oohoopee also has bluffs along its east bank.

Conservation and protection of the Altamaha and Oohoopee rivers are of paramount importance to Tattnall County residents. In 2000/2001, Tattnall County jurisdictions adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" which provides for protection of the Altamaha and Oohoopee river corridors as required by DNR's Part 5 Environmental Standards. The Tattnall County Health Department enforces the ordinance, which includes the following policies:

1. A minimum 100 foot natural vegetative buffer zone (corridor) adjacent to the river banks on the Tattnall County side shall be established in which no development shall occur except that specifically addressed in the ordinance.
2. All development within the corridors shall be subject to special review procedures prior to any land use or building being permitted by the county.
3. No hazardous waste or sanitary landfills may be developed within the river corridors.
4. All land disturbing activities within the corridors shall comply with the Georgia Erosion and Sedimentation Control Act unless specifically exempted by the act.
5. All single family dwellings within the corridors shall be constructed on lots meeting any requirements of any zoning ordinance established by the County, except that in no case shall lots contain less than two acres, and in all cases the septic tank drainfield must be located outside of any hydric soils.
6. All single family dwellings shall be constructed so that the finished habitual floor elevation shall comply with Federal Emergency Management regulations.
7. All multi-family dwellings shall be located outside of the flood plain area as defined by the Federal Emergency Management Agency.
8. No industrial or commercial use shall be constructed within the corridors nor any discharge points. Any existing use may not be expanded more than 49% of the existing floor area. Commercial uses which are directly associated with the recreational use of the river corridors are exempted from this requirement. Proposed land use changes shall comply with all permitting limitations.
9. Road and utility crossings of the river corridors shall be limited and existing crossings upgraded whenever possible rather than new sites developed. Use of chemicals to retard vegetative growth in these areas shall be prohibited. Construction of any new crossings shall meet all requirements of the Erosion and Sedimentation Control Act of 1975, and of any applicable local ordinances on soil erosion and sedimentation control.
10. Septic tanks and septic tank drainfields are not permitted in any hydric soil.

11. The following acceptable uses of the Altamaha and Ochopee river corridors shall be allowed, provided that such uses do not impair the long-term functions of the protected rivers or the river corridors:

A. Timber production and harvesting, subject to the following conditions:

a. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and

b. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.

B. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.

C. Wastewater treatment.

D. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridors are consistent with this criterion.

E. Natural water quality treatment or purification.

F. Agricultural production and management, subject to the following conditions:

a. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;

b. Agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and

c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.

- G. Other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act.
12. Other uses unapproved by the Tattnall County Commissioners shall not be acceptable within the river corridors.
13. The Tattnall County Commissioners shall exempt the following from the provisions of the Altamaha and Oohoopee River Corridor Protection Plans:
- A. Land uses existing prior to promulgation of the Altamaha and Oohoopee River Corridor Protection Plans.
 - B. Utilities, (except as discussed above under 9) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the Tattnall County Commissioners), provided that:
 - a. The utilities shall be located as far from the river bank as reasonably possible;
 - b. Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer area as well as is reasonably possible; and
 - c. Utilities shall not impair the drinking quality of the river water.
14. The natural vegetative buffer shall be restored as quickly as possible following any land-disturbing activity within the river corridors.

In developing the section of the Environmental Conservation ordinance for protection of the Altamaha and Oohoopee protected corridors, Tattnall County considered the effect of activities in the river corridors on public health, safety, welfare, and private property rights, as well as on the function of the rivers and their corridors (flow, water quality, erosion, and the like). The potential effect of activities on fishing or recreational use of the river corridors was also addressed. All effects were assessed as to whether they were permanent or temporary, and if temporary, the length of time of impact was considered. The ordinance further reflects Tattnall County's policy of protecting sensitive flora and fauna, significant cultural resources, and sensitive natural areas as defined by DNR.

Map NCR-5 gives the general location of the Altamaha and Ochoopee Protected River Corridors, however, the 100 foot protected buffers are too narrow to appear on a map of this scale.

Coastal Resources

Since there are no coastal areas in Tattnall County, the Minimum Criteria as outlined by DNR are not applicable.

Flood Plains

Flood plains, or areas subject to flooding based on the 100-year (base) flood water levels, are an important resource when left in their natural and relatively undisturbed state. Since many functional wetlands are located in flood plains, the benefits of flood plains are similar. They help control the rate of waterflow and provide a temporary storage area for floodwaters. Vegetative flood plains enhance water quality through sediment collection. By reducing sediment accumulation in waters, flood plains help prevent water temperature increase, pollution, and reduced levels of dissolved oxygen. Flood plains also assist groundwater recharge through ponding and flood detention which slows runoff and allows for additional infiltration time of groundwater aquifers. As noted earlier, many of the area's wetlands, wildlife habitats, and natural areas are located in flood plains.

The Altamaha River flood plain forest, a major portion of which is located in Tattnall County, is Georgia's largest riparian corridor. It stretches for 89 miles and ranges from one-half to six miles wide, encompassing an estimated 170,000 acres of contiguous bottomland and swamp forests. Overall high quality, relatively undisturbed flood plain forests occur along the Altamaha, with fourteen different community types identified within the alluvial flood plain alone. The Nature Conservancy, through its Altamaha Flood Plain Initiative, promotes conservation through partnerships with property owners and educational outreach.

Flooding has never been a major problem in Tattnall County. Both the Altamaha and Ochoopee rivers have been known to flood on occasion; however, very little damage resulted due to the lack of development in their respective flood plains.

Tattnall County, Glennville, and Reidsville currently participate and plan to continue participation in the National Flood Insurance Program; therefore, the Federal Emergency Management Agency (FEMA) has prepared Flood Hazard Boundary Maps (FHBMs) for these

jurisdictions. These detailed maps provide formal delineation of area flood plains and are crucial to any efforts made at flood plain conservation. They are available on file at the respective local governments. FEMA is currently in the process of digitally mapping the entire state of Georgia, so it is expected that the county and the cities, including the previously unmapped cities of Cobbtown, Collins, and Manassas, will have these maps available in the near future. The general location of Tattnall County's flood zones is shown on Map NCR-6.

There is a need throughout Tattnall County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Continued enforcement of the flood plain management ordinances in Tattnall County, Glennville, and Reidsville and Tattnall County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Altamaha and Ohoopie rivers protected corridors, will further strengthen flood plain protection within these areas. Continuing support for The Nature Conservancy's Altamaha Flood Plain Initiative would also aid in flood plain protection. The Land Use element of this plan generally recognizes the need for additional land use regulations to protect lives, property, and the environment.

Soil Types

The Soil Conservation Service (now known as the Natural Resources Conservation Service) of the U.S. Department of Agriculture, in cooperation with the University of Georgia, College of Agriculture, surveyed, classified, and mapped the soils of Tattnall County and published the results in the *Soil Survey of Candler, Evans, and Tattnall Counties, Georgia*. Issued in February, 1980, this survey is the primary source of information used to prepare this section and should be consulted for more detail.

Most of Tattnall County is located in the Southern Coastal Plain Major Land Resource Area, while the east-central and southern parts of the county are in the Atlantic Coastal Flatwoods Major Land Resource Area. The soils of the Southern Coastal Plain are mainly uplands, predominantly nearly level and gently sloping, and are mostly well drained. Most of the soils have a sandy surface layer and a loamy subsoil. The soils of the Atlantic Coastal Flatwoods are nearly level and are on low uplands. Most of these soils are seasonally wet or are wet during most of the year. They have a sandy surface layer and a loamy subsoil. A large amount of these soils are in low, flat areas along the Altamaha River, and are subject to annual flooding.

There are eight basic soil associations in Tattnall County. A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. The soils within any

one association are likely to differ from each other in some or many properties, such as slope, depth, stoniness, or natural drainage. Soils that comprise part of one association may occur in others, but in a different pattern. These associations serve as one of many tools that assist in determination of land use suitability. However, because of their generalized nature in mapping, associations are often not specific enough for site planning. Soil associations in Tattnall County are shown on Map NCR-7, and those areas of the county with major limitations for development because of soils are depicted on Map NCR-8. Tattnall County's groundwater recharge areas, wetlands, and flood plains are also areas with limitations for development. (Each is addressed separately in the Natural and Cultural Resources element). A brief description of each of the county's eight soil associations follows:

1. **Tifton-Fuquay Association**

Well-drained soils that have a loamy subsoil; on broad upland lands; 0 to 8 percent slopes.

This map unit is on large uplands with slope ranges from 0 to 8 percent but it is mainly 0 to 5 percent. This association makes up about 23 percent of the county. About 49 percent of the association is Tifton soils and 19 percent is Fuquay; the remaining soils are minor.

About 80 percent of the acreage of this association is used for crops such as corn, tobacco, peanuts, soybeans, small grains, hay, and pasture. When protected from erosion this association has high potential for use in crop cultivation, homesites, and other urban uses. The potential for trees is high to medium, and the potential for development of open land wildlife habitat is high. It is generally considered the best farm land in Tattnall County.

2. Leefield-Irvington-Pelham Association

Moderately well drained to poorly drained soils with loamy subsoil; on broad, low uplands and in depressions; 0 to 2 percent slopes.

This association is found primarily northeast of Glennville and consists of nearly level, low uplands and a few oblong depressions that have no outlet. This map unit makes up less than 1 percent of the county. About 41 percent of the association is Leefield soils, 19 percent is Irvington soils, and 12 percent is Pelham soils; the remaining soils are minor.

About 60 percent of the acreage of this association is used for crop production, with lower depressions used mainly for woodland. When adequately drained, this association has high potential for crop cultivation, homesites, and other urban uses. This unit has high potential for pines and development of woodland wildlife habitat.

3. Fuquay-Cowarts-Bonifay Association

Well drained soils that have a loamy subsoil; on narrow ridgetops and short, irregular, convex hillsides; mostly 1 to 8 percent slopes.

This association is scattered throughout the northern half and western part of Tattnall County, and is on narrow, gently sloping ridgetops bordered by short, irregular, gentle side slopes. This unit makes up 12 percent of the county, and is primarily made up of Fuquay soils (38 percent), Cowarts soils (19 percent), and Bonifay soils (14 percent).

About 50 percent of this association is used for crops. Erosion is a moderate to severe hazard on the more sloping soils. The association has a medium to low potential for cultivated crops, pines and hardwoods. It has a medium to high potential for many urban uses, and a high potential for open land and woodland wildlife habitat.

4. Kershaw-Bonifay Association

Excessively drained and well drained soils that have sandy underlying layers or loamy subsoil; mainly on broad, dunelike uplands; 1 to 8 percent slopes.

This association is mainly adjacent to floodplains on the east side of the Ochoopee River, and on broad sandy uplands that are dissected by a few narrow drainageways. This unit makes up just over 12 percent of the county and is primarily composed of Kershaw (62 percent) and Bonifay (17 percent) soils.

This association is used mainly for pine trees. Some areas are cleared and used for pasture. Droughtiness is the main limitation to this association's use for farming. This association has a low to medium use for crop cultivation, pasture and pines, as well as open land and woodland wildlife habitat. However, it has high potential for many urban uses.

5. Pelham-Leefield Association

Poorly drained and somewhat poorly drained soils with loamy subsoil; mainly on upland flats; 0 to 2 percent slopes.

This association is primarily in the central part of Tattnall County and consists of large, nearly level, upland flats that have no major drainageways. It makes up about 22.5 percent of the county and is primarily composed of Pelham (78 percent) and Leefield (12 percent) soils.

This association is used mainly for pines with a few areas cleared for crop cultivation. Wetness is the main limitation as a seasonal high water table is generally near the surface in late winter and early spring. If this association is adequately drained, it has high potential for pines and medium potential for crops. The soils are generally too wet for urban uses but have a high potential for wetland wildlife habitat development.

6. Bladen-Craven Association

Poorly drained and moderately well drained soils that have a clayey subsoil; on terraces and broad plains that are adjacent to major streams; 0 to 2 percent slope.

This association is generally on stream terraces and broad plains adjoining bottom lands of the Altamaha River. It makes up close to 5 percent of the county and is primarily composed of Bladen (60 percent) and Craven (15 percent) soils.

This association is mainly used for trees with a few cleared areas for crop cultivation. Wetness and flooding are the main limitations to the use of the soils for most purposes, such as homesites and other urban uses. However, the soils do hold high potential for wetland wildlife habitat development and trees.

7. Osier-Pelham Association

Poorly drained soils that have sandy underlying areas or loamy subsoil; on floodplains and flats; 0 to 2 percent slopes.

This association is scattered throughout Tattnall County and is found on nearly level floodplains and flats near branches, creeks, and the Ohoopee River. It makes up nearly 19

percent of the county and is primarily composed of Osier (65 percent) and Pelham (12 percent) soils.

This unit is used for trees. Flooding and wetness are the main limitations to the soil's use as farmland, woodland, homesites, and other urban uses. The soils do have medium to high potential for pines and hardwoods, and are excellent for development of wetland wildlife habitat.

8. Wahee-Hydraquents Association

Somewhat poorly and very poorly drained soils that have a clayey subsoil or loamy to clayey underlying layers; on terraces and floodplains; 0 to 2 percent slopes.

This association is located in the flood plains of the Altamaha River and makes up almost 6 percent of the county. Its primary composition is Wahee (65 percent) and Hydraquents (11 percent) soils.

These soils are used for trees. Because of the limitations of wetness and flooding, the soils have little potential for use as homesites or other urban uses. It does have medium to high potential for trees and high potential for development of wetland wildlife habitat.

Land use county-wide is frequently determined to a significant extent by the distribution of these different soil associations. Nearly 67 percent of Tattnall County's land area is currently forest, according to the existing land use map prepared in conjunction with this plan. Much of the forest land is located on the typically wet Pelham-Leefield, Bladen-Craven, Osier-Pelham, and Wahee-Hydraquents associations. The saturated condition of the various soils, regardless of their mineralogical composition, is an increasingly important aspect of development considerations.

Saturated soils may also be referred to as hydric soils. Approximately 163,110 acres or 52 percent of Tattnall County has been determined to host hydric soils. Hydric soils are identified as such due to the wetness of the environment during the growing season. Mineral soils that are always saturated are uniformly neutral gray or are occasionally greenish or bluish gray. These are also known as gleying soils, the term being derived from gley, a sticky layer of clay formed under the surface of some waterlogged areas. Sometimes soils which are only seasonally saturated will display mottling, with black or yellow and orange spots being scattered within the dominant grayish hues. However one chooses to identify hydric soils, they present true development problems. Their saturated condition and lack of porosity or permeability make them watertight. Travel over hydric soils is difficult or impossible, and building or road construction on them is ill advised because they lie in areas which are flood prone. Hydric soils by definition

underlie wetlands, and any development of a wetland surface is likely to be prohibited by the federal Clean Water Act.

Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville need to protect soils from inappropriate use and excessive erosion so as to conserve them before increased development pressures pose a major threat. Glennville and Reidsville currently issue their own land disturbance permits under Georgia's soil erosion and sedimentation control laws/regulations, while Georgia EPD issues such permits for the County, Cobbtown, Collins, and Manassas. In the long term, local issuance county-wide of land disturbing permits needs to be pursued. Local administration and coordination with land development regulations would make the law more effective. The Land Use element of this plan also generally recognizes the need for minimizing soil erosion through regulation and encouraging proper soil usage. Tattnall County also needs to pursue Resource Conservation and Development District (RC&D) and Natural Resources Conservation Service (NRCS) demonstration projects to educate landowners on Best Management Practices to prevent soil erosion. Continued enforcement of Tattnall County's Environmental Conservation ordinance with respect to erosion prevention along the Altamaha and Oohoopee River Protected Corridors will further assist with conserving county soils.

Steep Slopes

Like much of southeast Georgia, the topography of Tattnall County contains little steep relief. The steep slopes of the county are in the form of bluffs located along the east banks of the Oohoopee River and many of the area's smaller streams and creeks. Those located along the Oohoopee, referred to as the Oohoopee Dunes, are of great significance due to the rare scrub-shrub habitat located in the area. The Oohoopee River dune system is unique to Georgia. The large oval dunes are believed to have been formed by blowing sand deposited on the eastern and northern banks of rivers in South Georgia 20,000 years ago.

These bluffs are valuable for their ability to contain the nearby waterbodies in times of flooding. In addition, many of Tattnall County's more scenic spots are located on and around these slightly elevated areas. Due to their value to the county, these bluffs need to receive protection from inappropriate development and subsequent erosion. Tattnall County's Environmental Conservation ordinance provides some protection for steep slopes or bluffs within the Oohoopee River Protected Corridor. The general location of these steep slope areas is illustrated on Map NCR-9.

Prime Agricultural and Forest Land

Agriculture, and particularly forestry, is the predominant land use in Tattnall County. In 2005, nearly 67 percent of the county's land was forestland. According to the existing land use map prepared in conjunction with this plan's preparation, approximately 294,946 acres, or 94 percent of Tattnall County is in pasture, crop and forestland. The general location of these areas is shown on the existing land use map (Map LU-1).

Approximately 80,200 acres or 26 percent of Tattnall County's land area is identified as prime farmland, according to Soil Survey figures. This land is comprised primarily of the soils in the previously described Tifton-Fuquay soil association. Map NCR-10 shows the general location of Tattnall County's prime farmland. The county's better agricultural soils include Cowarts, Craven, Dothan, Irvington, Lee field, and Stilson, in addition to the aforementioned Tifton and Fuquay soils, according to the UGA Cooperative Extensive Service. The most prevalent soils in terms of acreage are Tifton followed by the wet Pelham soils then Fuquay. According to the Natural Resources Conservation Service's figures for 2003, 3,549 acres of Tattnall County farmland had been converted to timberland under the Conservation Reserve Program.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Tattnall County as well. In 1969 there were 942 farms in Tattnall County, about 44 percent more than the 525 in 1987. According to the 2002 U.S. Census of Agriculture, however, this number had increased by 22.6 percent to 644 in 2002 (11th in the state). The total acreage in farms grew slightly from 139,243 acres to 143,358 acres from 1997 to 2002, an increase of 3 percent. Meanwhile, the average farm in Tattnall County also increased in size nearly 9 percent from 205 acres in 1997 to 223 acres according to the 2002 Agriculture Census. The 1997 average farm acreage for the county may have been inflated, however, due to differing definitions of what constitutes a farm. In any event, the average farm acreage in Tattnall County in 2002 was only about 2 percent higher than the average of 218 acres statewide. Farmland and agricultural buildings in Tattnall County had an average value of \$1,987 per acre in 2002. An estimated 41,133 acres of cropland was reported harvested in 2002 as compared to 51,492 acres in 1997, a decline of 10,359 acres or 20 percent. Despite this decrease, Tattnall County still ranked 30th of Georgia's 159 counties in harvested cropland in 2002. The acreage of irrigated cropland in Tattnall County was about 12,000 acres in 2002. The total value of agricultural commodities produced in Tattnall County in 2004 was reported to be more than \$250 million, double the county's annual retail sales of \$125 million. In 2004, Tattnall County ranked 4th in Georgia in terms of value of agricultural production.

Tattnall County is perhaps the most diversified agricultural county in the state. In 2004, poultry/eggs were the county's leading commodity, valued at \$140 million. This includes \$127 million earned by Claxton Poultry. There were 348 poultry houses (all broilers) reported in Tattnall County in 2002.

Vegetables placed second in agricultural earnings in 2004 in Tattnall County at \$53 million, led by the Vidalia Sweet Onion, which had about \$42 million in sales itself. Approximately 7,000 acres of onions were planted county-wide in 2004. As a result of the fame and success of the Vidalia Sweet Onion, growers have been able to develop an immense infrastructure that will lend itself to future agricultural expansion. Tattnall County is currently home to more than 1.5 million bushels of controlled atmospheric storage capacity that is farmer owned and operated. One of the largest agricultural trucking firms in South Georgia hails from Tattnall County, and rail transportation is also available. Other vegetables grown in Tattnall County include oriental produce, watermelons, sweet potatoes, cucumbers, squash, and sweet corn. Tattnall County ranked 5th in Georgia for the total value of its vegetable crop in 2004.

Row/forage crops were next highest in earnings at \$15.5 million in 2004. Tobacco was the top row crop, followed by soybeans, cotton, peanuts, corn, and hay. A major drop in tobacco earnings is expected beginning in 2005 due to the tobacco buyout program.

Livestock continues to be important to Tattnall County farmers. The reported value in 2004 for beef cattle alone was \$4.2 million. The number of beef cattle and calves reported in 2002 was 12,000, while there were no dairy cattle. Other livestock raised in Tattnall County includes hogs/pigs, goats, sheep, quail, and horses. There were 1,050 hogs/pigs reported in 2002. Despite a relatively small number raised across Georgia, Tattnall County ranked first in the state for sheep production in 2004, with 700 sheep reported.

Tattnall County ranked 41st out of Georgia's 159 counties in timber production in 2004. Approximately 67 percent of the county's land area is in forest, which is 38th in the state. Private individuals own most of the timber acreage (77 percent), followed by the forest industry, the state (Gordonia Alatomaha State Park), federal government, corporations, and local governments. The most significant forest types in the county are longleaf-slash pine, loblolly short-leaf pine, oak-pine, oak-hickory, and oak-gum-cypress. There are currently several major local wood users in Tattnall County, including Fulghum Fiber (contracts with Rayonier), Coastal Wood Products Pole Plant, and Environmental Wood Products (cabinet manufacturer). Forestry and related products had a reported value of over \$5.17 million in 2004 in Tattnall County. The county was also 11th in the state in pine straw production in 2004.

There was no reported income from agri-based tourism in Tattnall County in 2004, despite Farm Fresh Tattnall, Inc. farmer's cooperative's successful efforts to market its members' roadside produce stands and "U-Pick" farms and orchards. There is a need to promote these and other agri-tourism activities in the county, such as farm tours and local theme-related festivals, in conjunction with marketing the Woodpecker and Wiregrass trails through Tattnall County.

Tattnall County has some excellent land for growing timber and other crops. There is a need, however, to protect/promote agricultural and forest uses and encourage retention of existing prime farmland and timberland in agricultural production, as well as to promote increased agri-tourism development. Continued support for cooperative and alternative ventures, such as Farm Fresh Tattnall, Inc., which seek to market/promote Tattnall County agricultural products, is also needed. In terms of regulation, adoption of basic land use controls which require residential development to be compatible with existing principal agricultural uses would also help promote conservation of prime agricultural soils.

Plant and Animal Habitats

Tattnall County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also 27 plants and 21 animal species native to the area and two natural communities which are currently listed as of special concern by the Georgia Department of Natural Resources. The following is a working list subject to constant revision. For more current information, visit <georgiawildlife.dnr.state.ga.us>. "US" indicates species with federal status (Protected, Candidate, or Partial Status), while "GA" means Georgia protected species. Species federally protected in Georgia are also state protected.

TABLE NCR-2
Special Concern Animals and Plants in Tattnall County

<u>Plants</u>	<u>Animals</u>
<i>Agalinis aphylla</i> (Scale-leaf Purple Foxglove)	<i>Acantharchus pomotis</i> (Mud Sunfish)
<i>Astragalus michauxii</i> (Sandhill Milkvetch)	<i>Aimophila aestivalis</i> (Bachman's Sparrow) – GA
<i>Balduina atropurpurea</i> (Purple Honeycomb Head) – GA	<i>Alasmidonta arcuata</i> (Altamaha Arcmussel)
<i>Calamintha ashei</i> (Ochoopee Dunes Wild Basil) – GA	<i>Clemmys guttata</i> (Spotted Turtle) – GA
<i>Carex reniformis</i> (Reniform Sedge)	<i>Cordulegaster sayi</i> (Say's Spiketail)
<i>Ceratiola ericoides</i> (Rosemary) – GA	<i>Cyprinella callisema</i> (Ocmulgee Shiner)
<i>Elliottia racemosa</i> (Georgia Plume) – GA	<i>Cyprinella leedsi</i> (Bannerfin Shiner)
<i>Epidendrum conopseum</i> (Green-fly Orchid) – GA	<i>Drymarchon couperi</i> (Eastern Indigo Snake) – US
<i>Fothergilla gardenii</i> (Dwarf Witch-alder) – GA	<i>Elanoides forficatus</i> (Swallow-tailed Kite) – GA
<i>Hypericum sp. 3</i> (Georgia St. Johnswort)	<i>Elliptio dariensis</i> (Georgia Elephantear)
<i>Ilex amelanchier</i> (Serviceberry Holly)	<i>Elliptio spinosa</i> (Altamaha Spiny mussel) – US
<i>Lechea deckertii</i> (Deckert Pinweed)	<i>Falco sparverius paulus</i> (Southeastern American Kestrel)
<i>Liatris pauciflora</i> (Few-flower Gay-feather)	<i>Fundulus chrysotus</i> (Golden Topminnow)
<i>Macranthera flammea</i> (Flame Flower)	<i>Gopherus polyphemus</i> (Gopher Tortoise) – US
<i>Marshallia ramosa</i> (Pineland Barbara Buttons) – GA	<i>Hybognathus regius</i> (Eastern Silvery Minnow)
<i>Matelea pubiflora</i> (Trailing Milkvine) - GA	<i>Limnothlypis swainsonii</i> (Swainson's Warbler)
<i>Peltandra sagittifolia</i> (Arrow Arum)	<i>Micrurus fulvius fulvius</i> (Eastern Coral Snake)
<i>Penstemon dissectus</i> (Grit Beardtongue) - GA	<i>Picoides borealis</i> (Red-cockaded Woodpecker) – US
<i>Pteroglossaspis ecristata</i> (Wild Coco)	<i>Pituophis melanoleucus mugitus</i> (Florida Pine Snake)
<i>Quercus austrina</i> (Bluff White Oak)	<i>Pyganodon gibbosa</i> (Inflated Floater)
<i>Sarracenia flava</i> (Yellow Flytrap) - GA	<i>Sciurus niger shermani</i> (Sherman's Fox Squirrel)
<i>Sarracenia minor</i> (Hooded Pitcherplant) – GA	
<i>Sarracenia purpurea</i> (Purple Pitcherplant) - GA	
<i>Sarracenia rubra</i> (Sweet Pitcherplant) – US	
<i>Sideroxylon sp. 1</i> (Ochoopee Bumelia)	
<i>Sideroxylon thornei</i> (Swamp Buckthorn) - GA	

<i>Stylisma pickeringii</i> var. <i>pickeringii</i> (Pickering's Morning-glory) – GA	
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Source: Wildlife Resources Division, Georgia Department of Natural Resources, October 22, 2004.

Two unique, special natural communities in Tattnall County recognized by Georgia DNR are the Upland Evergreen Hammock and the Sand Ridge Forest. Other areas likely to include sensitive plant and animal habitat are the wetlands, various creeks, Altamaha and Ohoopee rivers and their flood plains/swamps, the Big Hammock Natural Area and Wildlife Management Area, and Ohoopee Dunes. The Big Hammock Natural Area adjoins the Big Hammock Wildlife Management Area in southern Tattnall County along the north bank of the Altamaha. It consists of an 800 acre sand ridge encompassing a variety of habitat types, ranging from a cypress/gum forest to a turkey oak/longleaf pine forest. The National Park Service has registered the natural area as a National Natural Landmark due to its rare plants, animals, and unique qualities, including a large colony of the Georgia plume (*Elliottia racemosa*). Discovered by botanist William Bartram in 1773, the Georgia plume is only found in its natural, uncultivated state in five counties, including Tattnall. The other counties are: Bulloch, Candler, Emanuel, and Evans. A 1.3 mile hiking trail is located in the Big Hammock Natural Area. No vehicles are allowed in the natural area so as to aid in its conservation.

In addition, The Nature Conservancy has developed a list of ecosystems of the Altamaha Basin. A brief description of the ecosystems located in Tattnall County follows:

The *Bluff Forest System* is made up of mixed hardwood forests on north facing bluffs. It ranges from very mesic seeps to somewhat dry sites (the latter usually near the sandy tops of bluffs). This system is sometimes referred to as a slope forest or hardwood hammock. The canopy is made up of oaks, hickories, magnolias, beech and other mesic hardwoods; pines are frequently co-dominant.

Flatwood Systems are open-canopied, pine dominated fire-climax woodland communities located on sandy, flat lands. This ecosystem is sometimes called pine woodlands. Tree densities vary from high, more closed canopies to low, widely spaced trees, but even relatively dense stands allow adequate sunlight penetration. There is little or no understory between the canopy and a large number of short shrubs.

Isolated Wetland Systems occur in the mostly moderate to dense canopied, hardwood forested communities located in depressional areas on various substrates; two are shrub dominated. They have variable understory and herbaceous layers which are often inversely

proportional in density. Other names for the system include carolina bay, cypress pond, cypress strand, cypress dome, deciduous swamp, bayhead, bay swamp, and pocosin. Because the systems are isolated, species composition of these wetlands is very diverse. Variation is found in species composition and presence or absence of tree species, which may be a direct result of hydro-period, fire frequency and soil characteristics.

The *Riverine Aquatic System* is the ecosystem associated with the Altamaha River Basin, which includes the Ochoopee and Altamaha rivers. Its origins in the southern Piedmont classify it as an alluvial or brownwater river. The river system has a large watershed (36,885 square kilometers) and a high average rate of discharge. The river maintains a wide flood plain by meandering over its entire width and constantly redistributing the alluvial sediments. Islands are often formed as the river cuts off looping meanders, or cuts a new channel during floods.

The *Riverine Swamp System* is also associated with the county's river basin. It is typically composed of a dense canopy of mixed hardwoods, bald cypress-mixed hardwoods or mixed hardwoods and pines (usually spruce or loblolly). Two types of riverine swamp systems exist in the Altamaha Basin. On sandbars and river edges, the early successional form of the bottomland forest is dominated by shrubs with only scattered trees in a very open canopy, and in the tidal portions of the river, there are patches of marsh. The tidal system is not found in Tattnall County. Other names for the system include bottomland hardwoods, cypress swamps, and flood plain forest. Different elevations along this system support distinct, recognizable groups of plants.

Small Stream Systems or small stream forests are typically dense-canopied, mixed pine and hardwood forest communities located on sandy and clay loams along the county's small streams. Other names for the system include blackwater streams, blackwater creeks, and tributaries. Canopy usually contains swamp tupelo and red maple with scattered loblolly pine. This community varies according to the duration of flooding, past disturbance history and flood plain width. For example, swamp tupelo may dominate a wetter site while drier sites may have a higher percentage of pines, particularly loblolly.

The final system, the *Xeric/Subxeric Woodland System*, is one of the most widespread systems in the area. Other names for the system include sand hill, sandy flatwoods, and sand ridge. As its name indicates, this system is mainly composed of two types; the first is forested by longleaf pine and a mixture of scrub oaks. The second type, which usually occurs on smaller ridges and the edges of larger ridges, is composed of a mixture of live oak and upland laurel oak with a mixed oak shrub layer. The Ochoopee Dunes are a prime example of this ecosystem. The Nature Conservancy describes Ochoopee Dunes as a unique sand dune system, which is a center of biological diversity in Georgia. The entire sandhill community stretches along the Ochoopee

River in Tattnall and Emanuel counties for a distance of 35 miles, covering some 40,000 acres. Its striking desert-like environment is home to several threatened and endangered species, including the Eastern indigo snake, gopher tortoise, red-cockaded woodpecker, and evergreen shrubs such as rosemary and scarlet basil.

Sensitive plant and animal habitat areas of Tattnall County are increasingly threatened by the encroachment of people and development. Mature hardwood forest ecosystems are among those which are disappearing. Continued enforcement of Tattnall County's Environmental Conservation ordinance through the county health department will help protect plant and animal habitats located in wetlands and the Protected Altamaha and Ochoopee River Corridors. The Nature Conservancy's Altamaha River Flood Plain Initiative is working to educate property owners on how best to conserve their environmentally sensitive land holdings. Public education efforts are needed, in conjunction with ordinance enforcement, to protect and promote Tattnall County's unique natural resources, including Big Hammock Natural Area/WMA and Ochoopee Dunes.

Major Park, Recreation and Conservation Areas

There is one state park, Gordonia Alatomaha State Park, located in Tattnall County on U.S. 280 West in Reidsville. Facilities include a 12-acre lake with fishing and paddle boats, a swimming pool, picnic shelters (4 open, 1 enclosed with HVAC), tennis courts, miniature golf, a large playground, and a campground (26 campsites for RVs and tents). The popular Brazell's Creek Golf Course is located at the far end of the park, past the camping area. It currently has 9 holes, but state funding has been approved to expand it to 18 holes.

Big Hammock Natural Area and Wildlife Management Area are located in southern Tattnall County along the north bank of the Altamaha River. The Wildlife Management Area consists of 6,177 acres of primarily bottomland hardwoods with numerous oxbow lakes and sloughs. It has abundant wildlife and provides hunting opportunities for local residents as well as visitors. The adjacent Big Hammock Natural Area is an 800 acre sand ridge, which is registered as a National Natural Landmark by the National Park Service for its rare flora, fauna, and habitat types. It features a 1.3 mile hiking trail. Vehicle usage is prohibited within the natural area. In addition, there are a large number of private hunting clubs in the county. Beaver Creek Plantation at Cobbtown in northern Tattnall County has 4,500 acres for quail, dove, turkey, deer, duck, and pheasant hunting and can provide limited overnight lodging. Non-hunters may participate in a wide range of activities at Beaver Creek, such as horseback riding, nature tours, and camping. Public fishing is available along the Altamaha and Ochoopee rivers at a number of landings. These include J.E. Stanfield Landing on the Altamaha and Prison Bridge, Joy Bluff, Tattnall, and

Jarriel's Bridge landings on the Ohoopsee. See the Community Facilities and Services element for the general location of major recreation areas in Tattnall County.

While Tattnall County has an abundance of natural resources which local residents and visitors can enjoy through existing major park, recreation, and conservation areas, there is a need to promote continuing development of outdoor recreation areas, as well as to maintain and promote existing recreation resources. Existing public boat landings along the Altamaha and Ohoopsee rivers need to be maintained and upgraded and access to them improved, as needed, to serve the boating public. The Altamaha River Partnership's (ARP) regional efforts to enhance and promote the Altamaha for sustainable nature-based tourism have resulted in landing upgrades, promotional literature, signage, and a website, all of which have helped contribute to attracting more tourists to Tattnall County and the entire 11-county region along the river. Tattnall County has participated actively in ARP since its organization. Tattnall County is one of four counties, along with Montgomery, Toombs, and Treutlen, to pass a resolution supporting development of a regional recreational/residential lake along the Altamaha River. Development of such a reservoir could significantly enhance the area's recreation opportunities.

Facilities at the Gordonia-Alatamaha State Park also need to be maintained and improved. The long sought expansion of the golf course to 18 holes will soon be realized; however, there is further interest in developing a conference center and adding rental cabins. The recently completed bicycle/pedestrian plan for the 17-county Heart of Georgia Altamaha RDC Region recommended regional bicycle/pedestrian routes between the region's three state parks, Gordonia-Alatamaha, George L. Smith (Emanuel County), and Little Ocmulgee (Wheeler County).

To further enhance bicycling activities in Tattnall County, continued support and promotion is needed for the county's annual Bandana Ride. There is also interest in lobbying the Bicycle Ride Across Georgia (BRAG) organization to travel the scenic Wiregrass Trail (GA 57) and Woodpecker Trail (GA 121) through Tattnall County on a regular basis as part of their statewide or other special events.

There is an additional need to encourage increased utilization and awareness of the county's unique natural resources, such as Ohoopsee Dunes and Big Hammock Natural Area and Wildlife Management Area. Their promotion and retention of Big Hammock Wildlife Management Area are important not only in terms of recreation opportunities, but also for related economic benefits.

Scenic Views and Sites

Scenic views and sites located in Tattnall County are mostly associated with the area's natural resources. The natural flora and fauna of the county in its undeveloped and natural state, is attractive in and of itself. This is particularly true of the high bluffs and sandbars found along the Oohoopee River and the flood plains of the Altamaha River. There are also pecan orchards and other sites along the Wiregrass (GA 57), and Woodpecker (GA 121) trails, Beaver Creek Plantation at Cobbtown, and countless other sites. See Maps NCR-5 and NCR-9 for general locations of some of Tattnall County's scenic areas.

Many of these natural scenic sites can be reached by either land or water, while access to sandbars is generally by boat or canoe. As already mentioned under Major Parks, Recreation and Conservation Areas, public access to and facilities at public landings need to be improved and expanded. To better ensure that these areas are protected, local sportsman's clubs need to be encouraged to continue to keep the areas they utilize and value clean and well maintained. Additional beautification of undeveloped areas might also be accomplished by encouraging private landowners and the general public to keep scenic areas and waterways clean.

There is also a need for continued beautification of developed lands. Funding to reactivate Tattnall County's successful Code Enforcement Program needs to be sought when it is again available. The program helped control and prevent illegal dumping and littering of scrap tires and other refuse. Community beautification efforts utilizing local garden clubs, civic clubs, correction facility details, the Adopt-A-Highway program, and other appropriate means need to be supported on an ongoing basis.

Some initial work has already been done toward seeking Georgia Scenic Byway designation for the Wiregrass Trail (GA 57) through Tattnall County. Receipt of this formal recognition through the Georgia Department of Transportation could aid local agri-tourism and heritage tourism efforts.

Cultural Resources

Present-day Tattnall County was located on the extreme western frontier of Georgia in the 1700s. Its settlement began in earnest following the Creek Indian's cession of lands between the Ogeechee and Oconee rivers to the state in 1790; however, as late as 1793 when Montgomery County was created from the southern portion of Washington County, the area remained very sparsely settled due, in part, to the continuing Indian threat. The land, consisting primarily of wiregrass and pine trees, was considered by many to be practically worthless. But by 1800, the area along the Altamaha, Canoochee, and Oohoopee rivers was fairly well settled. The earliest

settlers came from North Carolina and Virginia and were of English, Scottish, and Scotch-Irish ancestry, while others migrated from South Carolina, Maryland, and the older sections of Georgia. Most were cattle herders rather than farmers.

Tattnall County was established on December 5, 1801 by an Act of the Georgia legislature. The state's 26th county in order of creation, it was named for then Governor Josiah Tattnall, who was an ardent patriot (although his father remained a staunch Loyalist) born near Savannah. The county's original 1,190 square miles (approximately 35 miles long and 34 miles wide), comparable in area to the state of Rhode Island, were formerly located in southern Montgomery County. The county's northern boundary began at the mouth of Limestone Creek on the Oconee River and ran in a straight line to the mouth of Wolf Creek on the Canoochee River. The boundary continued along the Canoochee to the mouth of Cedar Creek, at which point it followed the Liberty County line as far as the mouth of Beard's Creek on the Altamaha River, with the latter forming the county's western border.

Tattnall County's first seat of government, as specified in the Act creating the county, was located at Zachariah Cox's house on the northern bank of the Ochoopee River since there were no towns in the new county. It was known as Drake's Ferry because county officers and jurors crossed the river nearby on a ferry owned by James Drake (near the later site of Sheppard's Bridge).

In 1807, a courthouse was constructed on the west bank of the Ochoopee River in the same general area as Drake's Ferry. The modest structure measured 16 feet wide by 20 feet long and featured a large clay chimney, one door, and one window. The new county seat was later known as Ochoopee Mills. Plans were drawn for the town and several numbered lots were sold.

Tattnall County's population reached 1,524 by 1810. In addition, there were already 524 slaves in the county at that time. Ten years later, the population had increased to 2,071, not including 574 slaves and 13 free blacks. Agriculture was listed as the occupation of 794 Tattnall men, while three were engaged in commerce and none in manufacturing. In 1821, Tattnall County was the 39th most populous of Georgia's 47 counties, and had 775 more inhabitants than its mother county, Montgomery. The county's population continued to grow, reaching 2,718 by 1829, an excess of 1,100 more than that of Montgomery County.

A commission was appointed on December 6, 1828 to survey Tattnall County and determine its geographic center for the siting of a new county seat. The commission members discovered that the exact center of the county was not suitable for development as it was located on the banks of Thomas Creek and was not accessible by road. Instead, the county purchased

one-fourth acre of land (an exact square) located about three miles west of the center from Commissioner James A. Tippins for one cent. The deed, dated December 29, 1829, specified that the property be used for the site of a new courthouse. The next year, the county bought 51 acres surrounding the courthouse for \$5.95. What was described as a “crude, cheap” courthouse structure was built circa 1831 and remained in use until 1837.

The new Tattnall County seat was named Reidsville. There is some uncertainty as to the name’s origin. According to some sources, the town was named in honor of Superior Court Judge Robert Reid of Augusta, who presided over courts in Tattnall County for several years before moving to Florida where he became the territorial governor. Other sources credit William Reid, the first person to practice law in Tattnall County, as the man for whom Reidsville was named.

In terms of access, the City of Reidsville was well located at the junction of two main roads through Tattnall County. One road ran from Vernon [Mt. Vernon] in Montgomery County on the west to Savannah on the east. The other began in Emanuel County on the north and ran south to Darien on the coast.

The new county seat was laid out in a circle radiating one-half mile in all directions from the courthouse. The county’s first post office was established in Reidsville in 1832.

Despite increased settlement and creation of a proper county seat at Reidsville, Tattnall County remained a “backwoods” area, especially in the minds of residents of older, more established areas of Georgia. The following description appeared in the October 18, 1831 issue of *The Augusta Constitution*:

The inhabitants of our city are scarcely aware that there exists within one hundred miles of them a people peculiar in habits, pursuits and manners, and among whom the absence of refinement and luxury is compensated by a republican simplicity ... native vigor of intellect ... and kindness of heart ... We allude particularly to the counties of Emanuel and Tattnall, where although wealth and polish do not abound ... the inhabitants are perhaps as happy and comfortable as those who breathe the air of our towns and reside in more populous and flourishing regions. Trained to labor from their youth, they shrink from no toil or hardship ... and content with little, their ideas do not stray beyond the farms where they grow their cotton, and corn and sugar cane, and the pine woods where their flocks feed upon the luxuriant wild oats. The country is wild, sparsely settled, full of game, and if we except one or two highways leading to Savannah, almost without roads, the paths dignified by the name of roads being almost overgrown by grass

Following Tattnall County's growth during the 1820s, there was an apparent decline in the 1830s with the total population dropping by several hundred to 2,440 in 1838. This figure includes 539 slaves and 5 free Negroes.

Tattnall County erected a new, more substantial courthouse on the site of its predecessor in the center of Reidsville from 1837 to 1839. George Merriman, a Connecticut native, constructed the frame Greek Revival style building, which his son later enlarged by 20 feet shortly after the Civil War. The structure remained in courthouse use until the present courthouse was built in the early 1900s.

The county's population began to increase again during the next decade, reaching 2,508 by 1845, including 831 slaves and 18 free blacks. Four years later, Georgia historian George White described Tattnall County's people as "sober, industrious, and hospitable." Also according to White, there were 15 sawmills and 23 flour and grist mills in the county in 1849. At the same time, approximately 1,500 bales of cotton were produced annually in Tattnall County at an average of 600 pounds per acre. The value of land ranged from 50 cents to \$1.00 per acre. By 1850, Tattnall County's population had grown to 3,227, including 849 Negroes (slaves and free blacks combined).

Tattnall County made great progress between 1850 and 1860, particularly in the area of agriculture. Cultivated acreage increased from 14,244 acres in 1850 to 22,646 in 1860, and the value of farms rose accordingly from \$229,888 to \$305,905 during the same years. The worth of county livestock more than doubled from \$137,010 in 1850 to \$280,841 a decade later. In this ten year period, the number of horses in Tattnall County increased from 766 to 890, mules from 44 to 203, oxen from 206 to 220, sheep from 5,298 to 10,514, and hogs from 15,496 to 19,995.

Production of some crops increased as well with 16,149 bushels of oats harvested in 1860, a more than four fold gain since the 3,775 bushels in 1850. Corn production also increased from 71,740 to 116,232 bushels, although wheat and rice production declined substantially during the same period. As expected, given the nearly 100 percent growth in the number of sheep raised in the county, wool production nearly doubled from 9,933 pounds to 19,201 pounds in 1860.

Much of Tattnall County's agricultural success in the decade immediately prior to the Civil War was made possible by the labor of slaves. There were 1,157 slaves in the county in 1860 and 183 slave owners. The largest slave holder in Tattnall County owned 38 slaves, while 11 others owned 10 or more. Forty-five slave holders owned one slave each.

Although a majority of county residents still engaged in farming in 1860, a growing number of professionals, businessmen, and artisans were living and working in the community by this time. In 1860, there were five physicians, one lawyer, five teachers, four clerks, eight Methodist ministers, and two Baptist preachers in Tattnall County. Businessmen and craftsmen included eleven merchants, eight carpenters, two blacksmiths, one teamster, and one tinsmith. Thirty-eight men county-wide were engaged in home manufacturing or processing of raw materials. They were employed primarily at the county's 18 lumber mills and four flour and grist mills.

Tattnall County's total population rose by almost 35 percent during the 1850s, reaching 4,352 in 1860. This growth probably contributed to the need for a second post office in the eastern part of the county. In 1854, a new post office was established at Matlock, near present-day Glennville.

Tattnall County's two delegates to Georgia's secession convention in 1861 voted with the minority against immediately breaking from the Union, provided certain concessions were made to the South. This is somewhat surprising given that the local delegates were among the county's largest slave owners, and vocal support for states rights existed in the county.

A number of men from Tattnall County served in the military during the Civil War, both at home in the local militia and in the Confederate forces. The war directly affected many county residents through the loss of family and friends, food and supply shortages, and even physical destruction. Although General Sherman's main army did not pass through Tattnall County during its infamous "March to the Sea," a party of his soldiers was sent as far west as Reidsville. It is said that the county seat was so small at the time that Sherman's men rode through town without realizing it. They apparently wrecked havoc elsewhere in the county, destroying everything of value that they could not carry with them. In 1865, Union soldiers made the courthouse their headquarters for administering the amnesty oath to Tattnall County citizens.

The Civil War and its aftermath slowed Tattnall County's growth and progress during the 1860s and for several decades to follow. The county's population grew by only 508 from 1860 to 1870, reaching a total of 4,860 in 1870. However, more substantial gains in population were made during the next 20 years, with the number of inhabitants county-wide increasing to 6,988 in 1880 and 10,253 in 1890.

Tattnall County's subsequent growth was aided in 1890 by completion of the Savannah and Montgomery Railroad, the first railroad through the county. Prior to this time, the closest

available railroad was in Liberty County. The availability of rail transportation within Tattnall County made shipping of freight much more economical and convenient, as a round-trip to Savannah by covered wagon generally took about four days. Naval stores, such as rosin and turpentine, and other wood products were extensively shipped.

The 1890 population of Tattnall County (10,253) nearly doubled to 20,419 in 1900. The development of communities, such as Glennville, Cobbtown, Collins, and Manassas, and the growth of the naval stores industry contributed to the county's phenomenal growth in the last decade of the 19th century. Tattnall County's area was reduced to less than one-half of its original size when three new counties were created in the early 1900s: Toombs (1905), Candler (1914), and Evans (1914). Establishment of these counties accounts for most, if not all, of Tattnall's population decline in 1910 to 18,569 (a loss of 1,850 or 9 percent) and in 1920 to 14,502 (a loss of 4,067 or nearly 22 percent). The county grew by about 900 people in the 1920s, reaching a total of 15,411 in 1930. In the decades since that time, the population has fluctuated. Tattnall County's 1990 population was 17,722.

The City of Reidsville was incorporated on December 31, 1838 during construction of the county's new courthouse. Lots still remained for sale ten years after the town was laid out, and the population was only about 50 in 1849. Reidsville continued to grow slowly through the 1850s. During the Civil War, there were only three or four families living in town. The streets and courthouse square were covered with deep sand, and numerous large live oaks were located throughout the community. In addition to the courthouse and several dwellings, there were two or three stores, a post office, a two-story Masonic hall, and an 8-room hotel. Known as the Williams Hotel, the structure had a large dining-room and kitchen on the rear. Visiting lawyers and the Superior Court judge were among its regular guests when court was in session.

Reidsville's population reached 150 by about 1876. According to a gazetteer of the period, there were two physicians, one attorney, a blacksmith, two dentists, a liquor dealer, four general stores, and two hotels in town. A similar publication for 1879-1880 states that there were two steam gristmills and sawmills in Reidsville. By that time, there were more professionals residing in the county seat, including three physicians, three lawyers, four Methodist ministers, and a number of county government employees.

Reidsville's population continued to increase, albeit slowly, in the late 19th century. There were approximately 175 residents around 1883, and the town boasted an academy and a public school. Its population reached 300 by 1896. In addition to at least five general merchandise stores, Reidsville had more specialized businesses and laborers in the late 1800s, such as drugstores, a fertilizer dealer, a painter, and naval stores manufacturers.

By 1930, Reidsville's population reached 631. The community promoted itself in 1933 as "a growing city of refinement, culture, and progress." It was proud of its accredited senior high school, two "progressive" churches, and excellent transportation facilities, including U.S. 280 and the Collins and Glennville Railroad, which connected at Collins with the Seaboard Air Line. According to an article in *The Tattnall Journal* dated December 21, 1933, Reidsville's "enterprising and efficient" merchants operated a number of businesses, including three cafes, three hotels, two automobile dealerships, and several service stations. Among the city's professionals, there were seven lawyers, three dentists, one physician, and "a corps of courteous and efficient county officials." In the midst of the Great Depression, the community ambitiously sought the addition of an apartment building, more hotels, "progressive merchants, manufacturing plants, motion picture theater, ice and cold storage plant, meat curing plant, feed mill, and any other legitimate business..."

As a result of the Great Depression, a Civilian Conservation Corps camp was located in Reidsville near the eastern edge of the city in an area known locally as "the pines." Approximately 225 men from New York and New Jersey worked at the camp planting trees to aid in the county's reforestation efforts.

Reidsville and Tattnall County also benefited from the 1930s location of the Georgia State Prison Farm seven miles west of the county seat on the Ohoopsee River. The site was selected over 95 other potential sites across Georgia. The facility was completed circa 1936, at a cost of approximately \$1.5 million for buildings and equipment.

The population of Reidsville grew slowly in the 1930s, reaching 805 in 1940. It continued to increase during the next decade to 1,266 persons in 1950. After a slight decline in the 1950s, the number of residents grew to 2,469 in 1990. Reidsville's population rose nearly 300 percent between 1930 and 1990.

The largest city in Tattnall County, Glennville began as a rural crossroads formed by the Hencart Road, which led from Ways Station (present-day Richmond Hill) westward, and the old Reidsville/Johnson Station Road. Located in the southeastern portion of the county, the crossroads was near several farms and plantations dating from the early 19th century. Gideon Poppell, who received a 900 acre grant from the State of Georgia, is credited as the first settler in the area. John Stanfield later owned a portion of Poppell's land, which eventually belonged to the Barnard family.

By the 1850s, area cotton growers had a much better route to market due to completion of the Savannah, Albany, and Gulf Railroad 18 miles away in Liberty County. This improved transportation access also contributed to the growth of the crossroads, leading to opening of a general store, its first business.

On June 27, 1857, 14 area citizens organized a Baptist church, naming it “Philadelphia” for the Greek city in the New Testament. The church building was constructed about 200 yards south of the store, and the village became known as Philadelphia Crossroads in honor of the church. In 1860, a one-room schoolhouse was erected about three-fourths of a mile east of the Baptist church near the home of J.J. Barnard.

Philadelphia Crossroads’ growth was interrupted by the Civil War. Although no battles occurred in the area, Union cavalry detachments camped in the village about one-half mile east of the church in front of Seth Knight’s house. Since the community proper in 1864 consisted of only a church, store, school, and three farmhouses, the Union raiders left it intact after thoroughly ransacking it.

Following the economic stagnation of Reconstruction, an era of slow, but steady prosperity began for the village. The Philadelphia Baptist Church began an academy or high school, with a grammar school, in 1884. A “handsome” five-room frame school was later built. Nineteen area men organized a Masonic lodge, Philadelphia Lodge No. 73, on October 27, 1887. They erected a two-story frame building for meeting hall (second story) and public school (first story) use. Also in 1887, the Philadelphia Baptist Church built a new church with a tall steeple which could be seen from more than a mile away. The community’s population grew steadily, with a number of new residents coming from western Liberty County.

Given the community’s growth, local leaders decided that a new post office was needed to serve the 45 or so inhabitants of the village and the more than 200 others in the immediate area. Prior to this time, the nearby Matlock Post Office had provided for the area’s postal needs. On July 15, 1889, the U.S. Postmaster General approved the application to establish a new, local post office named “Glennville” in honor of Reverend Glenn J. Thompson (1853-1915), who was headmaster of the school soon to be called Tattnell Institute.

By 1890, there were several stores and 8 to 10 dwellings in Glennville. J.J. Barnard donated a lot for construction of a new school or academy in 1891, which is the present site of the historic Glennville Auditorium and Southeastern Technical College’s satellite campus. Also during this period, a cotton gin was set up and a Methodist church was established.

On September 26, 1894, local residents voted to incorporate Glennville as a town. A charter was issued on October 6, 1894, requiring election of town officers by December 5. Elections were held at the Philadelphia Masonic Lodge Hall, which also served as a temporary town hall. At the time of its incorporation, Glennville consisted of at least four stores, a blacksmith shop, a livery stable, a cotton gin, and two churches.

According to the 1898-1899 *Georgia State Gazetteer*, a wide range of professionals and businesses served Glennville. One notary/ex-officio Justice of the Peace, one Justice of the Peace, one druggist, two physicians, one attorney, two music teachers, and six preachers were among the town's professionals. Businesses included two hotels, four general stores, two blacksmith shops, two livery stables, three cotton gins, one lumber dealer, one gristmill, one sawmill, and one naval stores operation.

Glennville's population reached 234 in 1900. Two years later, the Perkins Lumber Company extended a "tram" road from Register in Bulloch County to Glennville, which later became known as the Register and Glennville Railroad. The first local telephone service became available in 1903, when a line was strung from Hagan to Glennville. Around this time, the town purchased a lot and built a brick town hall and fire station. Existing streets were named following a survey of the community. Barnard, Caswell, Tillman, Gross, and Mann streets were named for prominent local residents, while others were named Railroad, Church, and Institute.

Glennville continued to grow, and by 1904 the town had eight general stores and a clothing store in addition to numerous other businesses. The Glennville Bank was chartered in 1905, the same year that the first local newspaper, the *Glennville Observer*, was published. A devastating fire in 1906 destroyed most of the town's commercial area; however, many of the structures were rebuilt, this time of masonry. The next year, another bank, the Peoples Bank, was organized. By 1910, Glennville had 600 residents.

A major milestone for the community occurred in 1913 with construction of a water works and electrical plant. Philadelphia Baptist Church erected a 350-seat brick church in 1914 to replace its earlier frame building, a further indication of Glennville's growth and prosperity. By 1915, development in the downtown commercial district was essentially complete.

Agriculture remained important to Glennville's economy, with at least two large cotton gins and several warehouses located there to support area farmers. A variety of crops were grown, including cotton, tobacco, strawberries, sugar cane, pears, pineapples, and oranges. Glennville became known as the "Tomato Capital" for the large volume of tomatoes grown,

sorted, packed, and canned locally. The community celebrated the crop annually with a Tomato Festival, parade, and beauty pageant similar to today's Sweet Onion Festival.

In the early 20th century, Glennville adopted the slogan, "The Trade Center of Four Counties" to reflect its location within a twenty mile radius of four towns. The city promoted itself as "Tattnall's Largest and Fastest Growing City" in an advertisement printed in the December 21, 1933 issue of *The Tattnall Journal*. According to the advertisement, Glennville had 60 businesses at the time. Those listed were a weekly newspaper, motion picture house, two modern hotels, one bank, one ice and cold storage plant, two sawmills, two cotton gins, one stave mill, two gas and oil distributing stations, one bottling plant, two funeral homes, a bakery, C. & G. Railroad Main Office, and two telephone systems. The community also boasted one senior high school, four churches, five physicians, two dentists, and three lawyers.

Glennville's population more than doubled between 1910 and 1930 to 1,503. It continued to grow slowly in the 1930s, reaching 1,674 in 1940. By 1950, the city had 2,327 residents.

Tourist traffic along U.S. 301 became important to Glennville's economy, particularly in the 1950s and 1960s. This led to construction of at least a dozen motels and numerous gas stations in and near the city to serve the traveling public. Completion of Interstate 95 in the 1970s siphoned off much of the non-local traffic from U.S. 301, and many of the travel-related businesses eventually closed.

The population of Glennville continued to increase slowly throughout the 1950s and 1960s, reaching 2,791 in 1960 and 2,965 in 1970. After a decade of comparatively rapid growth to 4,144 in 1980, the population declined by more than 11 percent to 3,676 in 1990. From 1930 to 1990, the number of inhabitants in Glennville increased by more than 140 percent.

Cobbtown was the only named community in the northern part of present-day Tattnall County prior to construction of the Savannah and Montgomery Railroad through Tattnall County around 1890. Named for a member of the locally prominent Cobb family, or possibly Confederate statesman Thomas R.R. Cobb, the town was originally located about one mile north of its current site. Other early settlers in the Cobbtown area include members of the Collins, Holland, Sikes, and Coleman families.

In 1893, when the Wadley Southern Railroad was built through Tattnall County, it bypassed Cobbtown by about a mile. Development began to occur along the railroad following construction of the train depot, and a U.S. post office named Quince was established. Quince

flourished, drawing people away from Cobbtown. Eventually, Quince's name was changed to Cobbtown, and the former settlement came to be known as old Cobbtown.

Cobbtown continued to grow and thrive throughout the late 19th century. According to the 1898-1899 *Georgia State Gazetteer*, the town (still called Quince) was served by a number of businesses and professionals. There were two livery stables, one gristmill, two sawmills, one drugstore, one fertilizer dealer, four general merchandise stores, one grocery store, three hotels, two cotton gins, and three naval stores manufacturers. One physician, two preachers, two blacksmiths, three carpenters/builders, one music teacher, a justice of the peace, and a notary/ex-officio justice of the peace resided in the community. A local school, Cobbtown Academy, provided for the children's educational needs.

Although Cobbtown appears to have been a typical turn of the century small town, it had a reputation for rowdiness. Fighting was fairly common and liquor was readily available at the town's four saloons, the only ones in all of Tattnall County about 1898 or 1899. It is said that most strangers avoided Cobbtown, and those who made the mistake of going there were frequently the butt of some dangerous prank. At least two men are known to have died as a result of such goings on in Cobbtown.

Despite the town's reputation, it progressed during the early 1900s and was incorporated in 1919. By 1930, Cobbtown reached a population of 295. It even had a semi-pro baseball team called the Cobbtown Sports which played the minor league Macon Peaches and defeated them in a memorable game played in the 1930s.

In the midst of the Great Depression on December 21, 1933, Cobbtown advertised in *The Tattnall Journal* seeking additional residents and development. It described itself as "Tattnall's Best City" and boasted of low taxes, no outstanding debts, and an "unusual" health record ("only two case of tuberculosis...[and] fewer than 10 cases of typhoid fever in 10 years; other cases of illness low in proportion.") At the time, Cobbtown had 15 businesses, three churches, two physicians, and one "high ranking" junior high school. The community specifically desired municipal water and electricity, a tobacco warehouse, and an ice and cold storage plant.

Cobbtown's population was 275 in 1940, a loss of 20 residents in the 1930s. Its population increased slightly to 288 in 1950, before declining again to 280 in 1960. Cobbtown experienced growth during the next two decades, reaching 321 by 1970 and an impressive 494 in 1980, prior to dropping back down to 338 in 1990. The town's population gained over 14 percent from 1930 to 1990, while losing more than 31 percent between 1980 and 1990.

Collins began as a rail point stop along the Savannah and Montgomery Railroad about 1890. Businesses sprang up at the site, and within a few years, Collins had become a small rail center. In 1893, the Wadley Southern Railroad came south to Collins on its way to making connections with other lines through south and central Georgia. Later, the Georgia Coast and Piedmont, which originated in Darien and ran through Glennville and Reidsville, terminated at Collins from the south. As a result, Collins had a second connection with the main north and south routes, as well as a connection with the coast.

Some of Collins' early businesses were R. M. Stanley's clothing store, W.L. Morris' general store, Holland and Jarriel's general merchandise, Lavasser Williams' hardware, and George Gore's drugstore. The county's first branch bank, a branch of the Tattall Bank, was located in Collins. By the late 1890s, the city had four general merchandise establishments, two grocers, one hotel, two sawmills, and two naval stores manufacturers.

The City of Collins was incorporated by the Georgia legislature on August 28, 1905, and J.J. Kennedy became the first mayor. In November, 1909, the City passed an ordinance allowing the Collins Mutual Telephone Company use of public streets to establish telephone service. U.S. Williams petitioned the City on January 1, 1913 to maintain and operate for the public good both a water and electric light system.

By 1930, Collins had 510 residents. Three years later, the City described itself as "a prosperous, growing, law-abiding little city of 600 citizens, located in the heart of the best farming section of Georgia." Twenty businesses were located in Collins by late 1933, including the Georgia Pine Turpentine Company, which produced 1,400 gallons of crude tar per day and employed 100 men with a monthly payroll of \$8,000 to \$10,000. In addition, Collins had one of three senior high schools in the county, two prosperous churches, and three medical doctors. Commercial tobacco cultivation began in the Collins area during the early 20th century when the industry was young in Georgia. It is recalled that at one time, there were five or six grocery stores, a cafe, a drugstore, and a movie theater in town.

The population of Collins increased by more than 200 residents in the 1930s, reaching 712 in 1940. After this point, the number of inhabitants fluctuated, decreasing to 638 in 1950 and 565 in 1960, before experiencing a gain of only nine persons from 1960 to 1970. A more substantial population increase occurred in the next decade, with the total reaching 639 in 1980. However, by 1990, Collins had lost down to 528 persons. While the city's population grew 3.5 percent from 1930 to 1990, it declined 17.4 percent between 1980 and 1990.

Tattnall County's smallest incorporated municipality, Manassas, dates to the late 1800s. It was named for Washington Manassas Foy, a major landowner, farmer, merchant, and naval stores operator who built his home in the area about 1889. Foy is said to have laid out the community, after successfully negotiating with the Central Railway Company to come through Manassas. By 1890, the Seaboard Airline had leased the line and was making regular stops in Manassas. In 1895, Foy's turpentine business employed nearly 125 workers, who produced 2,000 barrels of turpentine and 8,000 barrels of resin, and operated 525,000 boxes. Foy brought Lumbee Indians from Robeson County, North Carolina (believed by some to be descendants of the Croatan Indians of Lost Colony fame) to Georgia to assist with naval stores operations. Foy also heavily invested in Sea Island cotton and had at least three gins.

The town of Manassas had grown to more than 250 people in 1895. By 1898/1899, Manassas had at least four general merchandise stores, one drugstore, one grocery store, one sawmill and two naval stores manufacturing operations. At least eight houses existed in the immediate area around 1900, and two physicians lived in the community.

Manassas had developed a reputation by the early 1900s of being "a hustling little city." Even several major fires in the commercial area did not deter the merchants for long. Most rebuilt their stores, restocked, and continued business as usual. Local farmers and merchants formed there first, albeit short-lived, cooperative, a pickling plant, in 1902. In a more successful venture, Manassas was chosen over Hagan, Collins, Claxton, and Reidsville about 1908 as the site for a cotton warehouse. *The Tattnall Journal* publicly acknowledged that the Manassas area contained some of the "most influential business men and best farmers in the county" following the city's coup of obtaining the cotton warehouse.

By 1915, Manassas contained at least four general stores, two groceries, two gristmills, a sawmill, two turpentine stills, a fertilizer plant, and a pickling plant. Four years later, several more stores had been added. J.H. Rogers provided the first electricity in the city using a 32 volt Delco battery in 1917.

The City of Manassas was chartered by the Georgia legislature on June 7, 1920. Its original city limits were drawn in a circle one-half mile in all directions from the center of town. J.H. Rogers was elected as the first mayor. Manassas' leaders publicly expressed their optimism about the community's future in *The Tattnall Journal* shortly after incorporation. They stated:

...The boom is on, businesses are coming in, buildings are going up, and a large development project started... We find that all that is needed in a movement like this is

cooperation, and this Manassas is noted for. Some of the things that is [sic] under construction now is [sic] a larger refinery, novelty works, feed and flour mill,...

Yes, it will pay you to keep your eye on Manassas, Georgia.

Despite local optimism, Manassas lost population from 1930 (197) to 1940 (165) to 1950 (128). This may have been due, in part, to loss of business to Claxton and Collins beginning in the mid 1930s. These cities had transportation advantages over Manassas, including two or more railroads and highways linking them with larger markets.

Manassas gained 26 residents from 1950 to 1960, thus raising the population to 154. However, the town's population dropped to 144 in 1970 and 116 in 1980. Six percent growth occurred between 1980 and 1990, bringing the total number of residents to 123. From 1930 to 1990, Manassas lost nearly 38 percent of its population.

Other unincorporated communities in Tattnall County include Mendes and Tison. Mendes was named in honor of the vice-president and general manager of the G.C. and P. Railroad, Desola Mendes of Brunswick, Georgia. The railroad went through Mendes about 1907. A post office was established at Tison around 1880. The origin of the community's name is thought to be the surname of a naval stores operator from North Carolina who came to the area in the late 1800s.

Local volunteers, including the Reidsville Jaycettes, under the supervision of the Altamaha Georgia Southern Area Planning and Development Center historic preservation planner, conducted a historic structures survey from 1981-1982 to identify and record all existing historic properties located in Cobbtown, Collins, Glennville, Manassas, Reidsville and throughout Tattnall County. As a result of the survey, which inventoried all structures that appeared to be at least 50 years old, approximately 962 properties were recorded and their locations marked on a map. The majority of the structures recorded date from the late 19th and early 20th centuries and are of wood frame and some log construction, except for commercial/public buildings, which were built primarily of brick. Plantation Plain, Neoclassical, late Victorian farmhouses and cottages (some with outbuildings), Craftsman bungalows, and other vernacular interpretations of nationally popular styles/forms predominate. Given the age of the survey, there are likely structures that were not originally included which have become historic within the last 20 to 25 years and others that no longer exist.

Three historic properties in Tattnall County, two of which are located in Reidsville, are currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. The Alexander Hotel in Reidsville was the first

property county-wide to be listed in the National Register of Historic Places. Built in 1892 by D.J. Nobles, the two-story frame structure is Victorian eclectic in style. It is significant for its architecture, as well as its importance to local commercial history and as the home of a locally prominent physician, Dr. Orlando L. Alexander. The Alexander Hotel has been rehabilitated for community use by Tattnall County Historic Preservation, Inc. It is currently leased to the City of Reidsville. Two other historic hotels, the Nelson Hotel in Reidsville and the Glennwanis Hotel in Glennville, have been subsequently listed in the National Register. By virtue of their National Register listing, these properties are also listed in the parallel Georgia Register of Historic Places. There are numerous other individually eligible properties, as well as potential historic districts, located county-wide and in each city. Extensive research has been done over the years to document a historic district encompassing much of the City of Manassas.

To determine National Register eligibility a property is thoroughly documented, and its value or significance is assessed along with its level of significance (local, state, national) and integrity (survival of historic physical characteristics). Each National Register property generally must be a minimum of 50 years old and must meet at least one of four specific criteria: A) history -- association with an important event or broad patterns of history; B) biography -- association with an important individual; C) architecture -- the work of a master and/or significant style or construction techniques; D) archaeology -- have yielded or with potential to yield important historic or precultural information. A number of known individual properties/sites and potential historic districts located throughout unincorporated Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville appear eligible for the National Register, and there are likely others. It is anticipated that additional properties county-wide will be nominated to the National Register following reactivation of the Tattnall County Historical Society.

Less is known concerning archaeological resources in Tattnall County, although at least 91 sites have been recorded in the State Archaeological Site File at the University of Georgia. Most of these sites appear to be located within the Ft. Stewart Military Reservation, adjacent to the Ohoopie River north and south of Reidsville, and near or within the Georgia State Prison grounds. See Map NCR-11 for the general areas where Tattnall County's recorded archaeological sites are located. The locations are not specifically mapped to protect the sites from vandalism. The earliest known human inhabitants of present-day Tattnall County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Tattnall County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads, naval stores operations, and the like. Further research in Tattnall County is expected to yield additional

prehistoric Indian sites, particularly along the Altamaha and Ochoopee rivers, as well as the remains of historic communities, farms, turpentine operations, and the like.

A number of locally important resources have been identified by the Tattnall County Comprehensive Plan Local Coordination Committee and local citizens which, although they may or may not be National Register eligible or even historic, are worthy of consideration. It is known that the list is far from exhaustive, and no significance should be presumed because a property is not listed. Those properties which appear eligible for National Register listing are indicated; however, there are likely additional eligible properties about which a determination cannot be made without further study. All of the following are located in unincorporated areas of Tattnall County unless otherwise noted. The approximate locations of the listed resources, with several exceptions, are shown on Maps NCR-12 through NCR-17. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-11. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

I. Residential Resources

Bolton House, Glennville
Bolton-Kicklighter House, Glennville
Bolton House, Glennville
Bacon House, Glennville
J.J. Barnard House, Glennville
Cowart House, Glennville
Holland-Kirkland House, Glennville
Seckinger-Bradley House, Glennville
Dubberly-Hughes House, Glennville
Reuben King House, Glennville
Kicklighter-Burke House, Glennville
Knight-Waters House, Glennville
Strickland-Dodson House, Glennville
S.J. Kicklighter House, Glennville
DeLoach-Harvey House, Glennville
DeLoach-Burns House, Glennville
Seckinger-Whitlow House, Glennville
DeLoach-Hughes House, Glennville
Caswell-Barnard House, Glennville
Groover House, Glennville
Durrence-Mann House, Glennville
Mann-Dixon-McCurdy House, Glennville
Washington Manassas Foy House, Manassas
Ed Foy House, Manassas
H.W. Tippins House, Manassas
Vaughn House, Cobbtown area
Odum House, Cobbtown area
Williams House (Robert Young) & Barn, Collins

Winston Jarriel House & Barn, Collins
Tommy Odum House, Collins
Mattie Lee Mosley House, Collins
Strickland House, Collins
L.C. Cobb House, Collins
Glisson House, Collins
Kennedy House, Collins
Curl House, Collins
Phil Russell House, Collins
Morris House, Collins
Joe Collins House, Collins
Agnes Anderson House, Collins
Janie Riggs House, Collins
Wilson Moore House, Collins
Barnard House, Collins
Mark Dillard House, Collins
Lewis Butler House, Collins
Evelyn Boyett House, Collins
Dewey Aikens House (R.N. Odum House), Reidsville
Greene Everett House, Reidsville
Rogers House, Reidsville
Ralph Huckabee House, Reidsville
Dr. Howell House, Reidsville
Hendricks House, Reidsville
Henry Anderson House (Beasley House), Reidsville
Lulu Anderson House (Joe Smith House), Reidsville
A.G. Mauk House (now McCall Funeral Home #2), Reidsville
Mike Eason House, Reidsville
J.V. Kelly House, Reidsville
Hershell Elders House, Reidsville
Jake Pittman House, Reidsville
Robert Boyd House (Dr. Williams (dentist) House), Reidsville
Denward Hardin House, Reidsville
Rhoden House, Reidsville
Ralph Curry House, Reidsville
J.U. Tippins House, Reidsville
H.L. Rogers House, Reidsville
A.V. Smith House, Reidsville
Jim H. Shuman House, Reidsville
Armond Southwell, Sr. House, Reidsville
Armond Southwell, Jr. House, Reidsville
Pentland & Daisey Tootle House, Reidsville
Henry Beasley House, Reidsville
Kitchen of Walter Jordan House, Reidsville
V.L. Moore House, Reidsville
Sankie Rogers House, Reidsville
Ernest E. Collins House, Cobbtown
Ben L. Collins House, Cobbtown
Maude Coleman House, Cobbtown
Linder House, Cobbtown

Cora Lee Collins House, Cobbtown
Rountree House, Cobbtown
Rountree House, Cobbtown
Buddy Byrd House, Cobbtown
Lenord Collins House, Cobbtown
Lenord Collins Tenant House, Cobbtown
Manns Thrift House, Cobbtown
Dr. Bowen House, Cobbtown
Dassie Vaughn - Mrs. Wrenn House, Cobbtown
Winnie Collins House, Cobbtown
John Dowd House, Cobbtown
Jessie Dowd House, Cobbtown
Vick Monroe - Luce Durden House, Cobbtown
Levy McCullough House, Cobbtown
Annie (Shay) Sikes House, Cobbtown
Eason Durden House, Cobbtown
Ruth Funderburk House, Cobbtown
Joe Base Collins House, Cobbtown
W. L. Brown, Sr. House, Cobbtown
Ellis Vaughn House, Cobbtown
J.F. Hensley House, Cobbtown
Lester Collins House, Cobbtown
Eloise Moxley House, Cobbtown
Walt Sikes House, Cobbtown
Alice Mulling House, Cobbtown
Rountree House, Cobbtown
Jence Collins House, Cobbtown
Avis Sikes Byrd House, Cobbtown
Dr. L.V. Strickland House, Cobbtown
Mosby Coleman House (Mrs. Willie Coleman Williams), Cobbtown

II. Commercial Resources

Glennwanis Hotel, Glennville, National Register-listed
Durrence Building, Glennville
Glennville Bank
DeLoach Building, Glennville
Slotin Building, Glennville
Lipsitz Building, Glennville
S.J. Kicklighter Building, Glennville
People's Bank, Glennville
Bradley Building, Glennville
Beasley Building, Glennville
Gross Building, Glennville
Coleman Hotel, Cobbtown
Dr. Martin Drug Store Building, Cobbtown
Henry Davis-Joel Evans Building, Cobbtown
Tos Theater, Reidsville
Old Tattnall Bank Building, Reidsville (appears National Register eligible)
Ruby Restaurant, Reidsville

Alexander Hotel, Reidsville, National Register-listed
Barber Shop, Reidsville
Nelson's Auto Parts Supply (now IPW), Reidsville
Nelson Hotel, Reidsville, National Register-listed
Toad Cowart Service Station, Reidsville
R. Harris Building, Collins
Old Collins Bank Building, Collins
Cap Cowart Building, Collins
W.L. Morris Building, Collins
W.R. Rewis Building, Collins

III. Industrial Resources

Jones Mill Pond
Groovers Mill

IV. Institutional Resources

Former Glennville Post Office
First Baptist Church, Glennville
United Methodist Church, Glennville
Manassas Post Office
Old Masonic Lodge, Cobbtown
Georgia State Prison Complex
Pearson Church
Old Elza Church
Cedar Grove Church
Mt. Carmel Church
Rome Church
Oak Grove Church
Old Anderson Church
Tattnall Campground Complex (appears National Register eligible)
Rehobeth Church
New Bethel Church
St. Williams Church
Shiloh Church (appears National Register eligible)
Hillview School (Youth Camp)
Cedar Creek Church
Cedar Creek School House
Little Flock Church
Collins Gym
Old Reidsville Post Office
Reidsville Methodist Church
Tattnall County Courthouse, Reidsville
Reidsville High School
Old Reidsville Baptist Church
Battle Creek Church
Stoney Hill Church
Former Reidsville City Hall (originally Dr. Howell's dentist office, now Parker Insurance Agency)
Collins City Hall

Glennville School and Auditorium (former Tattnall Institute)
Former Manassas School (now Tattnall - Evans Service Center)

V. Transportation Resources

Old River Road
Manassas Depot
Cliff Kennedy Chevrolet Dealership, Reidsville
Old Ford Car Dealership, Reidsville
Tob Cowart Service Station, Reidsville
B.P. Service Station, Glennville

VI. Rural Resources (all historic resources listed in unincorporated Tattnall County could be considered rural resources)

Manassas Historic District (National Register eligible)
Mendes Historic District (appears National Register eligible)
MacArthur Place
Tod House & Farm
Ben Stripling House & Farm
Pearson House
Edwin Phillips Farm
Alton Harden-Slaughter House
Ed McCall House
Jenny Harden House
Leon Bell House
Birdie Phillips House
Lucious Randall House & Farm
Milton Jenkins House
Ma Breen House
Franklin Mack House & Farm
Fid Moseley House & Farm
Jim Anderson House
Herman Lynn House & Farm
Cleave Hendricks House
Castle Farm
Buford Kennedy House
Raymond Jenkins House
Sherman Powell House
Ben Lynn House
Delmas Mincey Tenant House
P.G. Jenkins House & Farm
Addis Rogers House & Farm
Gladson Rogers House & Farm
Brice Riggs Home & Farm
Henry Rogers Farm
Coyt Cox Farm
Lester Durrence House & Farm
Steven McCall Farm & Tenant House Complex
Lovick Conley Farm

Wren Dowdy Farm
Rufus Odum House
Unidentified 2-Story House
Lavender Lynn Log House
Eason House
Edgar Lynn Place
Cleo Dickens' House
Troy Jarriel House
Marvin Findley House
Williams Homestead
Knight-Dubberly House, Glennville (appears National Register eligible)

VII. Historic, Archaeological, and Cultural Sites

Stone Archaeology Site, Cobbtown area
State Prison Cemetery
Pearson Cemetery
Stripling Cemetery
Hoyt Sikes House Site
Old Elza Church Cemetery
Wedincamp Cemetery
MacArthur Cemetery
Cedar Grove Cemetery
Old Anderson Church Cemetery
Shiloh Church Cemetery
Old Shiloh Cemetery
Hammock Cemetery
Wilds Cemetery
Granada Old Mill Pond Site
Rewis Cemetery
Wilkerson Cemetery
Jackson Cemetery
Tatum's Corner
Nails Dam (Ohooppee River)
Daniel Lynn House Site
Ogden Mill Cemetery
Zion Union Church Site
Tattnall Journal Site, Reidsville
C.E. Curry Station Site, Reidsville
Holland Jarriel Building Site (now city park, Collins)

Sites on File at the University of Georgia

The 91 sites on file at the University of Georgia are believed to include prehistoric and historic Indian and settler sites from as recent as the late 19th and early 20th centuries. Artifact, shell, land/or lithic scatters and several unconfirmed Indian mounds have been reported. It is unknown whether any of the sites have been evaluated in terms of potential National Register eligibility.

Historic preservation-related activity has increased overall in Tattnall County and its municipalities in recent years, with efforts ranging from documenting individual National Register projects and potential historic districts to individual and community rehabilitation projects to downtown revitalization efforts and the County's Bicentennial celebration in 2001. The Tattnall County Courthouse was the subject of local debate for a number of years concerning its stewardship and how best to utilize its existing space to meet the County's growing space needs. Built circa 1903 at a cost of \$65,000, many of this brick Victorian Romanesque style structure's original exterior features, including a corner clock tower, mansard roof pierced by dormer windows, and extensive ornamentation, were removed when the building was remodeled in the late 1950s. Although some significant historic architectural features remained following the renovation, such as the arcaded entrance and polychrome exterior decoration, the courthouse was not listed in the National Register of Historic Places along with Georgia's other historic courthouses in 1980 due to the extensive alterations made some 20 years earlier. Through the years since the major changes were made to the Tattnall County Courthouse, and with the benefit of hindsight, overall public sentiment shifted to regret that the alterations occurred in the first place. In the late 1980s, Tattnall County voters approved renovating the courthouse, including reversing non-historic exterior changes and possible consideration of reconstructing the clock tower. Phase I rehabilitation of the courthouse is currently underway using SPLOST funds. This first phase includes exterior and interior renovations, providing space for the county commissioners, other offices, and a new courtroom on the second floor. A recently completed County Annex building constructed adjacent to the historic courthouse provides much needed additional space for County offices. Tattnall County voters will vote on whether to earmark future SPLOST funds for Phase II renovations to the courthouse to include reconstructing the original clock tower and roof.

Other historic preservation related activity in Tattnall County in recent years includes the successful year-long celebration of the county's bicentennial held in 2001. Efforts have also been underway to preserve the historic African-American Ogden Mill Cemetery west of Reidsville. Documentation is being compiled for a possible rural National Register historic district encompassing the cemetery and the entire former Ogden Mill (turpentine) Community.

One of the major public preservation efforts in Tattnall County since the early 1980s has been rehabilitation of the Alexander Hotel in Reidsville for community use. As mentioned previously, the hotel dates from 1892 and was the first property in the county listed in the National Register of Historic Places. Tattnall County Historic Preservation, Inc. (TCHP) was organized to undertake this ambitious rehabilitation project which involved the participation of numerous volunteers and local organizations in fundraising events as well as actual rehabilitation activities. This outstanding community effort culminated in 1988 with receipt of a President's

Historic Preservation Award. One of only 10 awards nationwide, TCHP was recognized for its achievement of returning a local historic landmark, which had become a community eyesore, to public use entirely through private support. The City of Reidsville currently leases the Alexander Hotel, which is used as a community meeting place and for social events, while housing the Family Connections social services office. Given the extensive use the hotel receives, there is a need for ongoing maintenance and renovations, as needed, to preserve the structure for future generations. The hotel presently needs structural repairs to the foundation and a rear chimney, as well as repairs to the second floor porch, a HVAC system to make the second floor useable year round, and other cosmetic work. There is also interest in possibly adding a compatibly designed rear wing to the hotel to increase its future use. The City of Reidsville formally demonstrated its support for historic preservation by leasing the Alexander Hotel in the mid 1990s to help with the structure's ongoing preservation because of its community landmark status. The City is presently actively seeking funding assistance for much needed structural repairs to the hotel.

The City of Glennville is presently renovating the National Register-listed Glennwanis Hotel for multi-purpose public use. The City purchased the historic 1920s hotel located adjacent to downtown in 2001, and has received two Georgia Heritage Grants from the Historic Preservation Division of the Georgia Department of Natural Resources to assist with its rehabilitation. The first grant was to prepare a historic preservation plan, while the second was for initial stabilization. The City of Glennville plans to continue rehabilitation of the Glennwanis Hotel in phases as funds permit. The City received notification in the summer of 2005 of a \$400,000 federal transportation appropriation for downtown streetscape improvements, which will significantly enhance downtown revitalization efforts, as well as complement the Glennwanis Hotel renovation project. The City has further expressed interest in pursuing adoption of a historic preservation ordinance and creation of a preservation commission to implement it. Passage of such an ordinance and its enforcement could further encourage revitalization efforts in downtown Glennville, as well as increased local historic preservation projects throughout the community. The City also owns the historic Glennville Auditorium, which has been renovated in recent years. The adjacent historic school structure has been remodeled and reoriented for Southeastern Technical College's satellite campus. The Glennville-Tattnall Museum occupies space in the original two-story school structure. The local history museum is currently open by appointment only.

Public and/or private preservation activities have also occurred in Tattnall County's three smaller municipalities in recent years. Revitalization efforts in Cobbtown have centered on downtown, with rehabilitation of both public and private historic structures taking place. Collins' historic downtown also has undergone some revitalization through creation of a downtown park. There is also potential for possible rehabilitation of structures, such as the Cap Cowart building

and others, as well as historic district designation. The City of Collins restored the historic Collins Gym for public use in the 1990s, and plans to investigate returning the historic Collins Depot to its original site also for rehabilitation for community use. The depot is currently privately owned. Interest has also been expressed in pursuing having an excursion train run through Collins and Manassas. In Manassas, nearly the entire city will be nominated to the National Register of Historic Places as a historic district once the documentation is finalized. The community is significant for its collection of late 19th/early 20th century architecture and its development associated with the growth of the naval stores industry and the coming of the railroad. Having an excursion train run between Collins and Manassas could help promote the rich heritage of both communities.

Despite preservation activity county-wide, there is a strong need to reactivate the Tattnall County Historic Society. There was an active county historical society for a number of years; however, the group became inactive due to loss of leadership. Organization of a broad-based, county-wide group, possibly through the Glennville-Tattnall Museum Board, would likely encourage increased historic preservation-related efforts in Tattnall County and its cities. Among the projects which have been identified for which a local historical society might serve as a catalyst and/or active participant are encouraging nomination of eligible public and private properties to the National Register; promoting use of preservation tax incentives, grants, or other funding assistance for historic rehabilitations; supporting downtown revitalization efforts county-wide; and encouraging rehabilitation/adaptive use of historic public buildings and community landmarks for compatible new uses. Another potential project with which the county historical society would likely be involved is development of a Georgia Department of Corrections museum to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system.

Potential benefits exist in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville for the use of historic resources. In terms of promoting tourism, historic resources have been largely untapped county-wide, except for the previously mentioned Glennville-Tattnall Museum and use of Reidsville's Alexander Hotel at one time as an official welcome center. According to the Travel Association of America and *Smithsonian Magazine*, Georgia is one of the top ten states visited by historic/cultural travelers. Tattnall County and its municipalities have no major developed historic attractions for the many tourists who seek such travel destinations. While there was a considerable slave presence in Tattnall County, there were few, if any, large plantations which fit the stereotypical "moonlight and magnolias" image of the South that many visitors have. There are, however, numerous fine examples of late 19th/early 20th century vernacular architectural forms typical of rural Georgia's

farms and small railroad towns. Since most historic properties are privately owned, they are not accessible to the public on a regular basis, but can be enjoyed as part of the historic landscape.

Tattnall County may not be a heritage tourism destination; however, local historic resources may attract travelers driving through on the Wiregrass Trail (Georgia 57), the Woodpecker Trail (Georgia 121), U.S. 301, and other non-interstate routes. The Wiregrass Trail is being considered for Georgia Scenic Byway designation. The historic Woodpecker Trail, believed to be one of the oldest tourist routes in the United States, is again being jointly promoted by a recently organized association representing the 10 Georgia counties through which it passes. Both trails are marked with DOT approved highway signs. Such alternative routes are becoming increasingly popular to those who prefer a more leisurely pace of travel and are willing to make impulse stops. Development of specialty and retail businesses (antique stores, bed and breakfast inns, and the like) near major routes would provide uses for historic buildings and be a way to entice people to stop. If properly developed and promoted, the historic resources of Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville could help generate more tourism dollars for the local economy. In addition, more historic properties would likely be preserved if there were economically viable uses for them.

The overall visual appeal and traditional character of a community is often directly related to its historic resources. In fact, they are frequently major factors in determining community identity and a sense of place. The presence of historic resources throughout Tattnall County and its municipalities provides a visual, physical link with the community's past. These links are important psychologically in this rapidly changing world and increasingly in Tattnall County given current and projected growth. Historic resources make each community unique, whether it is a historic hotel in Cobbtown, a marble bank in Collins, an auditorium in Glennville, an abandoned depot in Manassas, a historic theater in Reidsville, or a log tobacco barn in the county. Resources such as these help define their respective communities. They deserve recognition and preservation, for without them one community would resemble another. Heritage tourism celebrates and capitalizes on a community's unique character as reflected in its historic resources, thus providing potential tangible benefits.

Maintaining a healthy downtown economy can be assisted by the presence of historic resources. Unique historic structures can provide distinctive retail, office, residential, or other space, which may be even more attractive to private property owners because of available state and federal rehabilitation tax incentives. In Tattnall County, downtown revitalization efforts are currently underway or planned in Cobbtown, Collins, Glennville, and Reidsville. As previously noted, Glennville has received notification of a \$400,000 federal transportation appropriation for

downtown streetscape improvements. Manassas does not have a significant cluster of historic downtown commercial structures as most were lost due to fire through the years.

Adaptive use of historic resources for local government, other public, and private use can provide cost effective space, while preserving community landmarks. Rehabilitation of the Alexander Hotel for multi-purpose community use and the former Reidsville High School for office space are among the successful local examples of adaptive use of historic structures. Utilization of various assistance programs (state and federal tax incentives for private projects; state and private grants for public projects) needs to be promoted so as to encourage more adaptive use projects, which often provide much needed community facilities and become an important source of community pride.

Summary Findings

Several major findings result from inventorying and assessing natural and cultural resources in Tattnell County, Cobbtown, Collins, Glennville, Manassas, and Reidsville. It is evident that local residents deem protection of these resources as important to their overall quality of life. The Altamaha and Oohoopee rivers are currently largely undeveloped; however, they are in need of protection from various environmental threats through enforcement of the County's Environmental Conservation ordinance. In addition, much untapped potential exists for compatible, environmentally sound development of natural and cultural resources to attract nature-based and heritage tourism.

General needs recognized to address the above findings include the development of land use and environmental regulations, and continued enforcement of Tattnell County's Environmental Conservation ordinance through the County health department. Enforcement of the Environmental Conservation ordinance will help protect the county's significant groundwater recharge areas and wetlands, as well as the Protected Altamaha and Oohoopee River Corridors. Further efforts, including more general land use regulation, working toward implementing recommended conservation measures to protect the Floridan Aquifer and encouraging implementation of TMDL Plans for Tattnell County's impaired waters, would help protect and improve water quality. Education efforts are needed to increase the public's understanding of and support for natural and cultural resources protection. Continued participation in and support for the Altamaha River Partnership, The Woodpecker Trail Association, and other regional efforts to conserve, enhance, and promote sensitive use of Tattnell County's natural and cultural resources is also needed. Facility upgrades at Gordonia-Alatamaha State Park and at the public boat landings on the Altamaha and Oohoopee rivers are needed to support these efforts. Reactivation of

a broad-based, county-wide historic society would provide much needed support for recognizing, preserving, and protecting the community's significant historic properties.

Community Vision for Natural and Cultural Resources

Tattnall County envisions itself as a thriving rural county which manages and balances its growth and development so as to protect its significant natural, agricultural, and cultural resources and its existing rural character. It would benefit economically from these assets through sensitive, compatible development of increased nature-based and heritage tourism. The addition of a conference center and rental cabins at Gordonia-Alatamaha State Park in Reidsville would further enhance use of the park. Upgraded landings along the Altamaha and Ochoopee rivers would provide quality recreation opportunities for residents and visitors. The Wiregrass Trail (Georgia 57) would be a state designated scenic byway, and Georgia 121 would be nationally recognized again as the Woodpecker Trail, both attracting people and additional economic opportunities to the county. The natural resources of the county would be a calling card for the county highlighting the quality of life and announcing it as an outstanding place to visit, live, and work.

Historic downtown Reidsville and Glennville would be revitalized offering a variety of businesses, professional services, and eating establishments. The renovated Tattnall County Courthouse and Alexander Hotel in Reidsville and Glennwanis Hotel in Glennville would serve as anchors for their respective downtowns. Cobbtown and Collins would also have attractive and thriving commercial cores which utilize their distinctive historic structures. The Manassas Historic District would be listed in the National Register of Historic Places. Cultural resources would not only be well preserved, tangible reminders of history and sources of pride for local residents through the assistance of an active, revitalized county historical society, but resources and events attracting attention and visitors from elsewhere, such as by excursion train running through Collins and Manassas.

The specific goal, objectives, and implementation actions related to natural and cultural resources chosen by the governments of Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville follow.

NATURAL AND CULTURAL RESOURCES
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: **To conserve and protect Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville’s natural and cultural resources through controlled and planned development.**

NATURAL RESOURCES:

OBJECTIVE 1: **To protect and conserve potable water sources and water quality in Tattnall County.**

POLICIES/ACTIONS:

Action 1.1: Enforce through the Tattnall County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” for the protection of groundwater recharge areas in accordance with DNR standards.

Action 1.2: Support and encourage implementation of the TMDL Plans prepared for Tattnall County’s impaired waters.

Action 1.3: Work toward implementing conservation and other measures to protect the Floridan Aquifer as recommended in the proposed management plan contained in the “Comprehensive Water Supply Plan for Tattnall County.”

Action 1.4: Work to protect the public rights to water resources in Tattnall County and South Georgia, including limiting interbasin transfers and preventing privatization, permit selling or other such efforts which might limit water use and development locally.

OBJECTIVE 2: **To protect functional wetlands from destruction by uncontrolled or inappropriate development.**

POLICIES/ACTIONS:

Action 2.1: Enforce through the Tattnall County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” to protect wetlands by requiring a federal 404 Permit or clearance letter from the U.S. Army Corps of Engineers before issuing local permits.

OBJECTIVE 3: **To conserve and protect the Altamaha and Ochoopee River Corridors in Tattnall County, so as to maintain and enhance environmental quality and the quality of life for all citizens.**

POLICIES/ACTIONS:

Action 3.1: Enforce through the Tattnall County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides for protection of the Altamaha and Ochoopee River Corridors in compliance with the provisions of the 1991 River Corridors Protection Act.

Action 3.2: Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.

OBJECTIVE 4: **To prevent inappropriate development in Tattnall County’s flood plains which might destroy wetlands or increase flooding.**

POLICIES/ACTIONS:

Action 4.1: Continue Tattnall County, Glennville, and Reidsville’s participation in the National Flood Insurance Program.

Action 4.2: Utilize the Nature Conservancy and others to provide conservation education to landowners and others on important ecological systems

and the natural resources of the county to encourage their conservation.

OBJECTIVE 5: To utilize Tattnall County soils for appropriate uses, and protect the land from excess erosion.

POLICIES/ACTIONS:

Action 5.1: Enforce through the Tattnall County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which addresses erosion prevention in conjunction with protection of the Altamaha and Oohoopee River Corridors.

Action 5.2: Pursue RC&D and Natural Resources Conservation Service demonstration projects to educate landowners on best management practices to prevent soil erosion.

Action 5.3: Long term, pursue local issuance county-wide of land disturbing permits under State’s Soil Erosion and Sedimentation Control Act.

OBJECTIVE 6: To encourage existing prime farmland and timberland to remain in agricultural production.

POLICIES/ACTIONS:

Action 6.1: Protect and support agriculture and forestry in Tattnall County, and encourage continued agricultural production and agri-tourism.

Action 6.2: Promote and utilize the county’s agricultural base and natural resources for compatible economic development and enterprises, and continue to highlight them through theme-related festivals, such as the Glennville Sweet Onion festival, and other means.

Action 6.3: Support cooperative and alternative ventures such as Farm Fresh Tattnall, which seek to market/promote Tattnall County agricultural products.

OBJECTIVE 7: To encourage the protection of sensitive plant and animal habitats located in Tattnall County.

POLICIES/ACTIONS:

Action 7.1: Enforce Tattnall County’s “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides some protection for plant and animal habitats located in wetlands and protected river corridors.

Action 7.2: Work to protect and promote Tattnall County’s unique natural resources, such as Big Hammock Natural Area and WMA and Oohoopee Dunes.

OBJECTIVE 8: **To promote development of outdoor recreation areas in Tattnall County, and continue to maintain/promote existing outdoor recreation resources.**

POLICIES/ACTIONS:

Action 8.1: Upgrade existing boat landings along the Oohoopee and Altamaha rivers as needed.

Action 8.2: Lobby the Bicycle Ride Across Georgia (BRAG) Organization to travel the Wiregrass and Woodpecker Trails on a regular basis for statewide and/or special events.

Action 8.3: Continue to support and promote increased participation in Tattnall County’s annual Bandana Ride.

Action 8.4: Promote increased utilization and awareness of Tattnall County’s unique natural resources, such as Big Hammock WMA and Oohoopee Dunes.

Action 8.5: Continue to maintain and upgrade facilities as needed at Gordonia Alatomaha State Park in Reidsville.

OBJECTIVE 9: **To protect areas of scenic beauty in Tattnall County, while increasing controlled opportunities for public viewing and enjoyment.**

POLICIES/ACTIONS:

- Action 9.1:** Support community beautification efforts utilizing local garden clubs, civic clubs, correction facility details, Adopt-A-Highway program, and other means as appropriate.
- Action 9.2:** Pursue funding, when available, to reactivate the Tattnall County Code Enforcement Program to help control/prevent illegal dumping and littering.
- Action 9.3:** Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County.

CULTURAL RESOURCES:

OBJECTIVE 10: To recognize, preserve, and protect Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville's significant cultural resources.

POLICIES/ACTIONS:

- Action 10.1:** Nominate eligible properties, particularly historic districts in all cities in the county and rural resources, to the National Register of Historic Places.
- Action 10.2:** Complete historically appropriate phased renovation of the Tattnall County Courthouse.
- Action 10.3:** Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board.
- Action 10.4:** Support the Woodpecker Trail Association's efforts to revitalize and promote usage of the historic travel route (GA 121) throughout Georgia.
- Action 10.5:** Support preservation of the historic Ogden Mill Cemetery.

- Action 10.6:** Pursue adoption of a historic preservation ordinance and creation of a preservation commission in Glennville.
- Action 10.7:** Complete rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use.
- Action 10.8:** Continue to maintain/preserve the Alexander Hotel in Reidsville, including possibly adding a compatibly designed rear wing, and promote its public use.
- Action 10.9:** Continue to support and expand downtown revitalization efforts in Cobbtown, Collins, Glennville, and Reidsville through merchants associations, downtown development authorities, utility companies, Chamber of Commerce, and the like.
- Action 10.10:** Complete Manassas National Register Historic District nomination.
- Action 10.11:** Investigate feasibility of returning historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use.
- Action 10.12:** Pursue having an excursion train run through Collins and Manassas.
- Action 10.13:** Develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system.
- Action 10.14:** Promote utilization of preservation tax incentives, grants, or other funding assistance, as appropriate, for rehabilitation of historic structures.

COMMUNITY FACILITIES AND SERVICES

Introduction

The provision of services, protection of its citizens, preservation of its resources, and enrichment and enhancement of the quality of life for its people are among the primary reasons for the creation and existence of local governments. A community's facilities and infrastructure exist to address these needs. "Community Facilities and Services" is one of the most important elements required under the Georgia Planning Act because construction of new facilities and maintenance and upgrading of existing ones generally represent the largest public expenditures of local governments. Due to limited funds, ongoing planning is vital for a community to offer the services and facilities desired by current and future residents, businesses, and industries in an efficient and effective manner. The location of public facilities can be an important tool in guiding and managing growth and development. Planning ahead can provide the opportunity to properly prepare for and anticipate growth, and prevent expensive mistakes.

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving community facilities and services for existing and future residents in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville in accordance with the Minimum Planning Standards and Procedures. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage system and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 937 miles of county roads, city streets, and state and federal highways serve Tattnall County. The unincorporated areas of the county have a total of 728 miles of roads of which 248 miles, or 34 percent, are paved. There is a total of 480 miles of unpaved roads in the unincorporated areas of the county. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have a combined total of 130 miles of city streets. The City of Cobbtown has approximately four miles of paved and two miles of unpaved streets. There are approximately 9.5 miles of paved and 1.1 miles of unpaved streets in Collins. The City of Glennville has approximately 44.3 miles of paved and 1.3 miles of unpaved streets. The City of

Manassas has approximately 2.7 miles of paved and 1.7 miles of unpaved streets. There are approximately 53 miles of paved and 10.5 miles of unpaved streets in Reidsville. The county has 107 miles of roads on the State Highway System. The county has 2.63 miles listed in the State Transportation Improvement Program (STIP) for improvement in the next three years. State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP), and is scheduled for multi-laning in the future.

Motor Vehicle Registrations.

Tattnall County owns and operates 78 various types of vehicles. Of this total, 33 are passenger vehicles, 29 are trucks, seven trailers, four ambulances, and five are registered as transit buses.

Local Government Activities.

Tattnall County annually budgets an average of \$400,000 to \$500,000 for capital equipment outlays for transportation improvements. Approximately 27 people are employed in the Road Department. Adequate equipment is purchased and maintained to grade, drain, and base county roads in preparation for paving contracts and for maintenance of existing county roads, both paved and unpaved. The county currently has the following major road equipment: eight motor graders; eleven dump trucks; thirteen pick-up trucks; five backhoes; one excavator; one front end loader; one bulldozer; one low boy; four backhoe trailers; one low boy trailer; four tractors; one chipper; one vibratory roller; and one tire road packer. An average of one to two miles of county roads are paved each year through County funding with assistance from the state, while about three to four miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of Collins has acquired several kinds of equipment to help maintain their roads within the city limits. The City currently has one dump truck, one backhoe, one pickup truck, and one tractor and one mower.

The City of Glennville has a city funded Roads and Streets Department. Its average annual budget is approximately \$620,950 and it employs four people. The City currently has the following major road equipment: one dump truck; two pick-up trucks; one asphalt packer; two back hoes; one ditch witch; one street sweeper; two tractors; one skag riding mower; and other various types of small equipment.

The City of Reidsville has a city funded Roads and Streets Department. Its average annual budget is approximately \$190,673 and it employs three people. The City currently has the following major road equipment: one grapple truck with trailer; one maintenance van; two utility trailers; one backhoe; one pickup; two dump trucks; one bucket truck; and one tractor mower.

The cities of Cobbtown and Manassas (Collins receives minimal assistance) rely on the County and the Georgia Department of Transportation (DOT) for assistance in this area.

Major Highways.

Tattnall County has two major federal highways. One major federal route, U.S. 301-25, is a north/south primary route which crosses the eastern section of the county and passes through the City of Glennville. Approximately 15 miles of State Route U.S. 301-25 lies within Tattnall County. Approximately 3.5 miles lie within the city limits of Glennville. From the City of Glennville north to the City of Claxton in Evans County, the facility is four-laned. South of Glennville to the Tattnall County line the facility is a two-laned facility. The second major federal route, State Route 30/U.S. 280, is an east/west two-laned facility within Tattnall County, traversing through the City of Reidsville. It runs east to Bryan County near Savannah and west to Columbus. Approximately 16 miles of State Route 30/U.S. 280 lies within Tattnall County. Approximately 1.6 miles lie within the city limits of Reidsville. Currently, State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP), and will be multi-laned (four or more) in the future.

Numerous other state routes serve Tattnall County. State Route 152 is an east/west highway that lies inside the northeast section of Tattnall County and passes through the City of Cobbtown. Approximately 0.5 miles lie within the city limits of Cobbtown. It has approximately 8.5 miles in length inside of Tattnall County. State Route 292 is an east/west highway that lies in the northern section of Tattnall County and passes through the cities of Collins and Manassas. Approximately 1.4 miles lie within the City of Collins, and one mile is within the City of Manassas. It has approximately 16 miles in length inside of Tattnall County. State Route 56 is another state facility that is located inside Tattnall County. It is an east/west facility on the western side of Tattnall County that has approximately seven miles in length through the county. Approximately .07 miles of State Route 56 lie within the city limits of Reidsville where it terminates. State Route 196 is another state facility that is located just inside the Tattnall County line. It is an east/west facility on the southeast border that has approximately three miles in length inside of Tattnall County. It does not pass through any municipalities. State Route 196 terminates in the county once it reaches State Route 23-57/U.S. 25-301. State Route 169 is a two-laned north/south facility that runs from the south part of Tattnall County over the Altamaha

River to the eastern corner of the Tattnall and Evans counties line. It does not pass through any municipalities. It has approximately 21 miles in length inside of Tattnall County. Several other state routes join State Route 169 at the southern section of the county and split off only a few miles after crossing the county line into Tattnall County. State Route 121 joins State Route 169 for approximately seven miles and splits off in a northwest direction for ten miles and then it joins State Route 23-57 and runs through Reidsville, Collins, and Cobbtown. Approximately three miles of State Route 121-23-57 lies within the city limits of Reidsville, approximately one mile of State Route 121-23-57 lies within the city limits of Collins, and approximately 0.5 miles of State Route 121-23-57 lies within the city limits of Cobbtown. Once the facility reaches Cobbtown, it splits off with State Route 23 and then it crosses the Tattnall County line into Candler County. It is approximately 38 miles in length inside of Tattnall County. The county is part of the ongoing efforts to revive State Route 121 as the “Woodpecker Trail,” which has achieved formal designation by the state legislature. Once known as “the shortest route to Florida’s West Coast,” the route is being touted as a welcome interstate alternative to north-south travelers from Florida to South Carolina. State Route 144 joins State Route 169 for approximately seven miles and splits off in a northeast direction for eight miles through the City of Glennville. It intersects State Route 23-57 and runs eastward and crosses the Tattnall County line into Long County. Approximately three miles of State Route 144 lies within the city limits of Glennville. It has approximately 19 miles in length inside of Tattnall County. State Route 178 begins at State Route 169/121/144 in the southern half of Tattnall County. It is an east/west facility that intersects State Route 147 and runs westward and crosses the Tattnall County line into Toombs County. It has approximately 16 miles in length inside of Tattnall County. State Route 147 begins in Toombs County at U.S. 1 and joins State Route 178 just before crossing the Toombs County line into the western section of Tattnall County for approximately five miles. It splits off in a northward direction in the state prison property until it terminates in the City of Reidsville. Approximately 2.4 miles of State Route 147 lies within the city limits of Reidsville. It has approximately 11 miles in length inside of Tattnall County. State Route 23-57 enters Tattnall County in the southeastern section joining U.S. 25-301; once the route reaches the City of Glennville, it runs in a northwest direction to the City of Reidsville. Once it reaches Reidsville, it turns northward and runs through Collins and Cobbtown until it eventually reaches the Tattnall County line crossing into Candler County. Approximately two miles of State Route 23-57 lies within the city limits of Glennville. State Route 57 is considered a shortcut from I-16 to I-95, especially for intrastate travelers from Atlanta to the Golden Isles. The route has been formally designated and signed by the Georgia Department of Transportation as the “Wiregrass Trail.” It has approximately 32 miles in length inside of Tattnall County.

For a listing of all roads in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, see Attachment A in the Transportation Element. See

Maps CFSM-1, CFSM-3, CFSM-6, CFSM-10, CFSM-14, and CFSM-17 for the road network in Tattnall County and its municipalities.

Bridges/Overpasses.

There are 29 bridges located on county, state, and federal routes in Tattnall County. There are 17 bridges located on state/federal routes and 12 bridges located on county roads. The major bridge in Tattnall County, the John C. Beasley Bridge, crosses the Altamaha River and is located on State Route 169/144/121. This bridge is approximately one mile in length.

For a listing of all bridges and their assessments in Tattnall County and the cities of Glennville and Reidsville, see Attachment C in the Transportation Element. There are no bridges currently located within the Cobbtown, Collins, or Manassas city limits.

Rail.

The Georgia Central Railroad provides rail service in Tattnall County. It is a short-line railroad that operates 90 miles of mainline between Vidalia and Savannah (including Tattnall County and two of its municipalities). There are approximately 15 miles of mainline in Tattnall County. Approximately one mile of mainline is located in the City of Collins, while the City of Manassas also has one mile of mainline.

Airport.

The Reidsville Airport is owned and operated by the City of Reidsville, although the County helps fund capital improvements. It is located three miles southwest of Reidsville on Highway 147, which is approximately 60 miles west of Savannah. The general aviation airport is situated on approximately 297 acres, owned by the City of Reidsville. The airport has an annual budget of only \$3,500 (hay bailing contract with GA State Prison). The City of Reidsville pays all of the operational bills. The airport has a 3,800' x 75' runway, a stub taxiway, and an apron. The runway is lighted and has an NDB situated at the airport. It is a GA DOT Level I airport. The airport has several major uses because of its location. The Georgia State Patrol Office has a fixed wing aircraft and a helicopter based at the airport that they use to fly 85% in the daytime and 15% at nighttime and also to operate the Governor's Drug Task Force for Drug Suppression. The Georgia Department of Corrections uses the airport for administrative uses because of the three state prisons located in Tattnall County. The U.S. Military conducts night tactical training in conjunction with Hunter AFB in Savannah. Other agencies use the airport as well. The Georgia Department of Air Transportation, the Georgia Army National Guard, and the Georgia

Department of Natural Resources use the airport to some extent. Civilians also use the airport when needed. Businesses such as restaurants and motels are available within three miles.

In 2004, the airport had approximately 900 aircraft landings. About 20 percent was local aircraft, while the remaining were out-of-town, out-of-state, and corporate aircraft. Commercial air service is available 60 miles away at the Savannah International Airport, 140 miles away at the Jacksonville International Airport in Florida, and commuter service 83 miles away at the Brunswick Glynco Jetport. See Map CFSM-2 for the location of the airport in Tattnall County.

Public Transportation.

Public transportation in Tattnall County is provided through the Section 5311 Program of the United States Urban Mass Transportation Act, as amended. The Tattnall County Transit System has a five-van transit system; two of them are equipped with an elevator for wheelchair bound passengers. Services are funded by Tattnall County state/federal assistance and are provided both on a scheduled route and on demand response. The elderly population of the county uses the transit system for medical visits and nutritional program services. The service area of the transit system is Tattnall County.

Bicycle and Pedestrian Ways.

Tattnall County is looking to partner with the other 16 counties in the Heart of Georgia Altamaha Regional Development Center Region to implement the recently completed Heart of Georgia Altamaha Regional Development Center Regional Bike and Pedestrian Plan. The regional bike/pedestrian plan examines existing conditions and needs, and provides recommendations for future improvements, including new route recommendations and other efforts to boost education, safety, and usage. Needs identified for the Region include needs for additional facilities, particularly paved shoulders, additional state bike routes, better state signage, and for increased safety and educational activities. There was a special need identified to interconnect the region's state parks with bicycle facilities, and to interconnect region facilities to other state bike routes. Compatible local bicycle facilities, events and regional cooperation, marketing, and promotion were encouraged. Bicycling was seen as having potential economic development/tourism benefits for the region. The region could be promoted as a touring destination for beginning and intermediate cyclists because of its low traffic counts, open spaces, pastoral scenery, historic sites, topography, and climate. An existing tour of the Adventure Cycling Association already utilizes a portion of the region, including Tattnall County. This may

lead to creation of new bike paths and routes within Tattnall County, and includes a proposed state bike route along State Route 30/U.S. 280.

Freight/Bus.

The Tattnall County area is served by two freight or trucking companies. These freight lines include Yellow and Southeastern. Bus service is provided in Reidsville by Greyhound Bus Lines with random stops throughout each week. Other carrier type services available to the Tattnall County area include United Parcel Service, Federal Express, D.H.L., and Western Union.

Assessment. Tattnall County's economic future is directly tied to its transportation needs. Tattnall County ranks 30th out of 159 counties in the state in total road mileage. However, it only ranks 148th in the state in percentage of roads paved. Tattnall County passed its last SPLOST in 2003 to pave and resurface roads in Tattnall County and its municipalities. There is a need to continue and work to assure increased efforts to keep up with the expected rate of growth and development in the county and make progress toward reducing the unpaved mileage and otherwise improving roads. Tattnall County and its cities need to increase the amount of roads that are paved and/or resurfaced annually. The City of Glennville has recently received notification of a \$400,000 federal transportation appropriation for streetscape improvements in downtown along GA 144 (Barnard Street). The county is currently planning to move the Tattnall County Road Department from its current location on SR 23-57 to John O. Parker Drive. Additional sidewalks are still needed in Cobbtown. Drainage improvements are still needed in all of the municipalities. The county and municipalities need to continue to work with the Georgia Department of Transportation (DOT) to identify bridges in need of repair and schedule such maintenance. Maintenance and expansion of sidewalks also needs to be continued. Tattnall County needs to inventory all equipment and manpower so that they will be able to maintain dirt roads in the county in a more timely manner. This will help the County to develop a maintenance/replacement schedule, which will save money and time. Additional equipment and continued repairs to existing equipment will be needed by Tattnall County and the cities of Collins, Glennville, and Reidsville, in the coming years to maintain and improve their roads and streets. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville rely on DOT for street paving and will continue to do so. They will continue to use their equipment for general road maintenance.

The development and widening of the two major transportation corridors through the county will provide the vital link needed to expand the county's potential for economic

development with business and industry. The county has pursued the development and four-laning of the North-South, East-West corridors along U.S. 301 and U.S. 280. U.S. 301 was once very important in the economic development of Glennville/Tattnall County, and could be again if improved and promoted as a north/south Interstate alternative. The county is part of the ongoing efforts to revive State Route 121 as the historic "Woodpecker Trail," which has achieved formal designation by the state legislature. Once known as "the shortest route to Florida's West Coast," the historic route is being touted as a welcome interstate alternative to north-south travelers from Florida to South Carolina. The route is being promoted by a formal association comprised of the ten Georgia counties through which the route passes. DOT approved Woodpecker Trail signs are currently being erected. State Route 57 is considered a shortcut from I-16 to I-95, especially for intrastate travelers from Atlanta to the Golden Isles. The route has been formally designated and signed by the Georgia Department of Transportation as the "Wiregrass Trail." Tattnall County will benefit tremendously from these crossroads of transportation access to the ports in Brunswick and Savannah. These major corridors will increase tourism access to the entire coastal region of Georgia. Tattnall County will prosper with the development of interconnected business and industry related to the ports, military, and tourism, once this transportation network is completed.

Railways have played a large role in the development of Tattnall County for over 100 years. These services are very important to Tattnall County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of maintaining the current level of services, as well as expanding services as needed.

Air transportation plays a vital role in the movement of goods and people. To keep pace with growth and the demands for more efficient service, Tattnall County needs to make improvements to its airport and must continue to plan for and improve its air transportation. Air transportation continues to be one of the most efficient and effective means of transportation throughout the state. Tattnall County needs to replace the current lighting system (runway and taxiway edge lights and signs), obtain a new lightning vault, new PAPI-2, new radio controls, extend the runway to 5,000 feet, and rehabilitate the wind cone support. The City of Reidsville recently received a grant of \$300,000 for a new taxi-way and a grant of \$160,000 for a new hangar that the City will eventually pay back (fuel project).

There are sufficient freight and other types of carriers to meet the current and future needs of businesses and individuals in Tattnall County. With continued population growth, there may be a need for additional bus transportation measures for the citizens of Tattnall County. The resources are in place and could be expanded upon individual needs and requests.

Level of service standards for transportation activities varies by activity. Levels of service standards vary for highways depending upon the state in which a county is located. Tattnall County and its municipalities are satisfied with the level of service they receive from the transportation highways according to the State of Georgia's statewide minimum level of service standards for their highway system. Although some of the county's highways need resurfacing, the county and its municipalities are working to upgrade their transportation facilities with continued maintenance and repair. The County has worked with the municipalities and GA DOT to increase the number of lanes on major transportation arteries to provide the best possible flow of traffic throughout Tattnall County. New roads are being paved annually; and signage and signalization and bridges and overpasses are all routinely updated to adhere to the transportation needs of the county.

The local governments rely on the Georgia Department of Transportation for the definition and classification of level of service, and for funding assistance with highway improvements. The cities of Glennville, Reidsville, and Tattnall County have adopted GDOT standards for construction and paving of new roads and require them to be met in their local development regulations. This is also the desired level of service for newly developed and paved roads in the future. The local governments also accept the GDOT classification of all roads within the county, and existing levels of congestion as satisfactory. The local governments desire these levels of congestion to not get worse in the future, and believe that planned GDOT and local highway improvements will accomplish that given projected future traffic volumes. With planned upgrades to U.S. 280 and U.S. 301, traffic flow will be even more efficient throughout Tattnall County. Increased attention to State Routes 57 and 121 will also continue to improve traffic flow in Tattnall County. No changes in classification of existing roads are forecast as a result of expected growth. If necessary, however, the local governments will plan capacity upgrades to local roads with the assistance of GDOT to keep congestion within the range of current levels.

Rail service is accessible, but not currently in operation in Tattnall County. Tattnall County and its municipalities need to support any new services as previously mentioned. The Reidsville Airport is currently a Level I airport, and desired future level of service is a Level II Airport with future improvements to the facility, such as the ones previously mentioned with the assistance of grant money. Tattnall County and its municipalities are satisfied with the current level of service that the airport currently provides and will continue improvements to the facility. Tattnall County and its municipalities are providing an adequate level of service with the 5311 on-demand public transit program county-wide. Numerous freight carriers and a few passenger buses serve Tattnall County and its municipalities. Tattnall County and its municipalities are satisfied with the current level of service that they are receiving from different freight companies and passenger services. There will be a need in the future with population growth for an additional bus passenger service for Tattnall County.

Water Supply and Treatment

Inventory. Tattnall County has five municipal water systems owned and operated by the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville. The county government does not operate a water supply system. Unincorporated residents rely mainly on individual wells for their water supply. All five municipal systems withdraw raw water from the Floridan (limestone) Aquifer. Due to the high quality of water from the Floridan Aquifer, only the addition of chlorine and flouride is required before it is pumped into the distribution center.

The City of Cobbtown provides water service to approximately 232 customers through a water distribution system comprised of approximately five miles of water mains. All of the City of Cobbtown's lines are 6" or greater as a result of a set of new lines being installed in 2003. One hundred percent of the city households are served. The city charges \$6.00 for the first 2,000 gallons of water, \$6.75 for 2,001-3,000 gallons, \$7.25 for 3,001-4,000 gallons, and \$.50 for every 1,000 gallons thereafter. It has a plant capacity of 200,000 gallons per day. The city had an average daily consumption of 40,000 gallons of water per day in 2004, but is permitted by the Georgia Environmental Protection Division for 100,000 per day. Information concerning Cobbtown's deep wells is as follows:

TABLE CF-1
Deep Wells
City of Cobbtown

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	GA 121 and US 23	***	1968
2	Church Street	***	1919

One elevated storage tank serves Cobbtown. Table CF-6 contains information concerning it. See Map CFSM-5 for the location of water services throughout the City of Cobbtown.

TABLE CF-2
Elevated Storage Tank
City of Cobbtown

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	GA 121 and US 23	100,000	1968

The City of Collins provides water service to approximately 350 residential and business customers inside and outside of the city limits through a distribution system comprised of approximately 76,634 LF of water mains. There are 8,800 LF of eight-inch PVC pipe, 40,019 LF of six-inch PVC pipe, 200 LF of two-inch PVC pipe, and 27,615 LF of three quarters-inch tubing. One hundred percent of the city households are served. The City charges its customers \$10.00 for the first 2,000 gallons of water and \$1.00 for every additional thousand gallons thereafter. The city had an average daily consumption of 60,000 gallons of water per day in 2004. It has a plant capacity of 100,000 gallons per day. The city presently operates one deep well with a 60,000 gallon per day permitted capacity.

**TABLE CF-3
Deep Well
City of Collins**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	College Street	350	1967

One elevated storage tank serves Collins. Table CF-4 contains information concerning it. See Map CFSM-8 for the location of water services throughout the City of Collins.

**TABLE CF-4
Elevated Storage Tank
City of Collins**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Plant Street	100,000	1967

The City of Glennville provides water service to approximately 1,760 residential and business customers through an approximate 26-mile distribution system consisting of water mains ranging in size from four inches to ten inches. Approximately 100 percent of the households are served. The city charges its customers inside the city limit a base charge depending upon the size of their meter. The meter sizes and base rates are as follows: ¾”

(\$12.50); 1" and 1 1/2" (\$40.00); 2" and 3" (\$100.00); 4" (\$175.00); and the State Prison (\$6,500.00). The base usage is 2,000 gallons and there is a charge of \$1.20 per thousand gallon for any usage of the first 2,000 gallons. The city charges its customers outside the city limit a base charge depending upon the size of their meter. The meter sizes and base rates are as follows: 3/4" (\$13.50); 1" and 1 1/2" (\$41.00); 2" and 3" (\$101.00); and 4" (\$176.00). The base usage is 2,000 gallons and there is a charge of \$1.20 per thousand gallons for any usage of the first 2,000 gallons. The city had an average daily consumption of 750,000 gallons of water per day in 2004. It has a plant capacity of 5,760,000 gallons per day, but is permitted by the Georgia Environmental Protection Division for 1,000,000 gallons per day. The city presently operates the following deep wells.

TABLE CF-5
Deep Wells
City of Glennville

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
3	East Banks Street	500	1986
4	Azalea Drive	1,000	1988
5	Veterans Drive	2,500	2001

Three elevated storage tanks serve Glennville. Table CF-6 contains information concerning the storage tanks. See Map CFSM-12 for the location of water services throughout the City of Glennville.

TABLE CF-6
Elevated Storage Tanks
City of Glennville

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	East Banks Street	250,000	1948
2	Azalea Drive	500,000	1992
3	Veterans Drive	250,000	2000

The City of Manassas provides water service to approximately 54 residential and business customers through a distribution system comprised of approximately 16,350 LF of water mains. There are 13,150 LF of six-inch pipe, 2,500 LF of three-inch pipe, and 300 LF of two-inch pipe.

One hundred percent of the city households are served. The City charges its customers \$7.50 for the first 2,000 gallons of water and \$1.25 for every additional thousand gallons thereafter. The city had an average daily consumption of 10,000 gallons of water per day in 2004. It has a plant capacity of 720,000 gallons per day. The city presently operates one deep well with an unlimited permit capacity.

TABLE CF-7
Deep Well
City of Manassas

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Henry Street	500	1970

One ground storage tank serves Manassas. Table CF-8 contains information concerning it. See Map CF8M-16 for the location of water services throughout the City of Manassas.

TABLE CF-8
Ground Level Storage Tank
City of Manassas

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Henry Street	5,000	1970

The City of Reidsville provides water service to approximately 1,200 residential and business customers through an approximate 32-mile distribution system consisting of water mains ranging in size from 2 inches to 10 inches. Approximately 100 percent of the households are served. The city charges its customers based upon the amount of water used and whether or not the location is inside or outside of the city limits. See the water and sewer chart in Appendix A for the water rates. The city had an average daily consumption of 247,300 gallons of water per day in 2004. It has a plant permitted capacity of 1,000,000 gallons per day. The city presently operates the following deep wells.

TABLE CF-9
Deep Wells
City of Reidsville

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Highway 56	500	1961
2	Fentrice Street	1,500	1998
3	East Brazell Street	1,500	1998

Three elevated storage tanks serve Reidsville. Table CF-10 contains information concerning the storage tanks. See Map CFSM-19 for the location of water services throughout the City of Reidsville.

TABLE CF-10
Elevated Storage Tanks
City of Reidsville

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Highway 56	100,000	1961
2	Fentrice Street	250,000	1998
3	East Brazell Street	250,000	1998

Assessment. There are areas in the cities of Collins, Glennville, Manassas, and Reidsville which are served by older 1/2" to 2" water lines that are inadequate for daily need as well as for fire protection. The municipalities need to continue maintenance and upgrading of the water systems by replacing any inadequately sized lines and inadequate appurtenances. In addition, they need to explore the feasibility of replacing all of the water lines less than 6 inches in diameter. The City of Cobbtown replaced all of its lines in 2003. The City of Collins needs a new well. The City of Manassas needs to upgrade its water storage tank to an elevated tank instead of the current ground level tank. In the long term, feasibility studies need to be conducted on various options for upgrading and expanding the water systems in the cities to accommodate the entire city limits and any future city limit expansion. Without city limit expansion, normal upgrading will meet the water supply needs for the municipalities over the twenty-year planning period.

There is a need in Tattnall County to ensure that private wells are located, drilled and developed in such a manner to protect public health and the environment. Subdivision regulations detailing water system development standards for all county municipalities need to be developed and enforced. Also, development of a pro-active plan for extension of water services for all municipalities, especially Glennville and Reidsville, is recommended to direct development toward desired and cost effective locations.

Utilizing the level of service standards set forth by GA EPD for public water systems in May 2000, Tattnall County and its municipalities do meet certain standards and do not meet others. Six-inch water mains are not present in all five cities; however, the proper psi for water distribution and the amount of water that can be stored for two days is adequate (except in Manassas) for the citizens of the cities to be able to utilize for at least two days. Tattnall County and its municipalities continue to improve their water facilities to meet the desired EPD standards of only six-inch or larger water mains, 60 psi distribution supply, and a two-day storage capacity. The desired future level of service is to fully meet these three EPD standards. Overall, the cities provide an adequate supply and pressure to the citizens on a daily basis. The cities are continuously improving their water distribution by applying for grants and setting aside funds for capital improvements, and will continue to achieve the desired future level of service, as feasible.

Sewerage System and Wastewater Treatment

Inventory. There are three public sewerage systems in Tattnall County. The cities of Collins, Glennville, and Reidsville each own and operate their own municipal wastewater treatment and collection systems. Since Tattnall County has no public sanitary sewerage system, individuals continue to use septic tanks in Cobbtown, Manassas, and in the unincorporated areas of the county not served by Collins, Glennville, and Reidsville.

The City of Collins Wastewater Treatment Facility is located east of Collins on Brewton Street. The four-aerator treatment facility is located on 3.4 acres and has a two cell with one curtain oxidation pond. It has a design treatment capacity of an average daily flow (ADF) of 60 thousand gallons per day. The collection system has just over ten miles of sewer lines, with main pipes ranging in sizes from eight to 10 inches in diameter (9.5 miles), 4,200 feet of four-inch pipes, along with three pump stations.

TABLE CF-11
Pump Stations
City of Collins

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Pearl Street	1967	150 GPM
2	Hwy. 292 East	1987	250 GPM
3	Railroad Street	1991	25 GPM

The City of Collins' sewerage system serves approximately 350 customers. Sewer customers are charged a flat fee of \$10.00 per month. See map CFSM-9 for the location of sewer services throughout the City of Collins.

The City of Glennville's wastewater treatment plant is located at 600 East Pecan Road. The plant is a constructed wetlands plant with three two million gallon aerated cement ponds. The first treatment of activated sludge begins then it goes into an eight million gallon holding pond with a rubber liner. Then the partially treated wastewater is pumped onto 40 acres of hay fields for more treatment. Finally, it flows through eight wetland cells and eight outfalls onto one hundred acres of land to finish the treatment process. It currently has an average daily flow (ADF) of treated wastewater of 650,000 gallons per day, but can handle two million gallons per day. The City's sewer collection system consists of approximately 26 miles of sewer with four inch to twelve inch pipes and 13 lift stations that lift wastewater from lower areas to gravity lines running to the treatment plant on 600 East Pecan Road. The wastewater treatment plant was installed in 2002. Additional information concerning the lift stations is included in Table CF-12.

TABLE CF-12
Pump Stations
City of Glennville

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	US 301 S at Farmers Market	1972	300 GPM
2	Oliver Lane	1978	200 GPM
3	Continental Drive	1977	200 GPM
4	Marietta Street	1954	640 GPM
5	East Hencart Road	1996	200 GPM
6	North Railroad and Hal Sts.	1976	200 GPM
7	US 301 N at Claxton Poultry	1978	200 GPM
8	US 301 N at Smith St. Pris.	1995	300 GPM
9	Ind. Park off Cloverdale Rd.	1986	240 GPM
10	Veterans Dr. and Hwy. 23	1977	200 GPM
11	Veterans Dr. and Hilltop Rd.	1986	80 GPM
12	Gordon Street	1954	750 GPM
13	Jay Street	1977	200 GPM
14	Auburn Road	2002	1600/3500 GPM

The City of Glennville's sewerage system serves approximately 1,459 customers. The city charges its customers a base charge depending upon the size of their meter. The meter sizes and base rates are as follows: ¾" (\$12.50); 1" and 1½" (\$40.00); 2" and 3" (\$100.00); 4" (\$175.00); and the State Prison (\$6,500.00). The base usage is 2,000 gallons and there is a charge of \$1.20 per thousand gallon for any usage of the first 2,000 gallons. See Map CFMS-13 for the location of sewer services throughout the City of Glennville.

The City of Reidsville's wastewater treatment facility is located at 174 Nottingham Drive. The plant utilizes the traditional extended aeration activated sludge treatment process with three three cell complete mix aeration ponds that treat 295,000 gallons per pond. There is also a one million gallon settling pond and a 9,500,000 gallon holding pond. The spray application site consists of approximately 865 acres and is located off of County Road 164. It currently has an average daily flow (ADF) of treated wastewater of 750,000 gallons per day, but can handle 1,000,000 gallons per day. The City's sewer collection system consists of approximately 22 miles of sewer with 4 inch to 10 inch pipes and 10 lift stations that lift wastewater from lower areas to gravity lines running to the LAS spray fields on County Road 164. The system was upgraded in 1998 to its current capabilities. Additional information of the lift stations is included in Table CF-13.

TABLE CF-13
Pump Stations
City of Reidsville

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Collins Street	1972	145 GPM
2	Leigh Circle	2004	165 GPM
3	John O. Parker Drive	2001	145 GPM
4	Hart Street	1972	125 GPM
5	Lloyd Street	1990	150 GPM
6	West Brazell (Highway 56)	1998	135 GPM
7	Highway 56 & Collins Street	1998	140 GPM
8	Hutcheson Street	1990	185 GPM
9	East Brazell Street	1998	185 GPM
10	Lynntown Road	1998	230 GPM

The City of Reidsville's sewerage system serves approximately 980 customers. The city charges its customers based upon the amount of sewer used and whether or not the location is

inside or outside of the city limits. See the water and sewer chart in Appendix A for the sewer rates. See Map CFSM-20 for the location of sewer services throughout the City of Reidsville.

Assessment. The City of Collins will need to upgrade to a Land Application System and add a sewer jet for its wastewater in the very near future. The wastewater treatment system has continued to have a problem with infiltration due to its capacity and its out-of-date terracotta piping instead of PVC piping. The city will continue regular maintenance and upgrading otherwise of its sewerage system and study the feasibility of expanding service to all current residents as well as future residents.

The City of Glennville's wastewater treatment system was upgraded in 2002. The treatment facility was designed to accommodate over 4,400 customers, and at the present time it only has 1,459 customers. Therefore, the City of Glennville's sewer system and wastewater treatment facility would appear to be adequate for the twenty-year planning period with normal upgrading of old lines. However, unexpected growth or an EPD change in treatment requirements may necessitate an expansion of ponds and spray area(s).

The City of Reidsville's sewerage system was upgraded to its current status in 1998. The treatment facility had an ADF of 750,000 gallons per day in 2004 and has a permitted capacity of 1,000,000. The City of Reidsville's sewer system and wastewater treatment facility would appear to be adequate for the twenty-year planning period. However, unexpected growth or an EPD change in treatment requirements may necessitate an expansion of ponds and spray area(s).

In the long term, the City of Cobbtown needs to investigate the feasibility of installing a sewerage system.

Levels of service standards for sewer systems vary from city to city. Many of these include specifications on pump stations, manholes, and other components of a sewer system. The cities of Collins, Glennville, and Reidsville have their own standards for their sewer system. Each city requires a certain minimum diameter of pipe according to the type of pipe used. They also have standards on the depths of manholes and what they require. Each municipality's lift stations meet certain specifications according to the city's code. Overall, the cities of Glennville and Reidsville are satisfied with their current levels of service. The City of Collins needs to upgrade its piping to meet its future level of service that is desired. The desired level of service, both existing and future, in wastewater treatment for all three municipalities is to have the capacity to accommodate expected population and economic growth, while meeting EPD requirements and protecting the environment and water quality of the county. The existing systems (except in Collins) and treatment levels will accomplish this with normal maintenance

and upgrading, unless unexpected growth occurs or EPD regulations change. Maintenance is needed with the piping of the system in the City of Collins as identified in the assessment. Other than normal upgrading, the cities will continue to meet their level of service.

Solid Waste

*See the Tattnall County Joint Solid Waste Management Plan for additional information.

Inventory. At the present time, Tattnall County contracts with Sullivan Environmental Services out of Vidalia to collect solid waste for rural residents of the county. Sullivan utilizes curbside pickup to collect household garbage once per week. The county charges a fee of \$9.06 per container per month for collection. Once the garbage is collected, it is taken to the Evans County Transfer Station and then to Broadhurst Environmental Landfill. Broadhurst has a capacity to operate for 14 more years. Its remaining capacity is 11,298,034.00 cubic yards. Broadhurst is currently seeking to expand its operation. There currently is a problem in Tattnall County with illegal dumping. The County utilizes the sheriff's department and Georgia Department of Natural Resources to combat the problem of illegal dumping. There currently is no codes enforcement program in effect in the county, although a previous program was discontinued due to a lack of funding. A lack of available funding at the local and state levels has prevented such a program from being resumed. The City of Cobbtown contracts with Sullivan for curbside pickup once a week for a fee of \$6.00 per month. Once the garbage is collected, it is taken by Sullivan to the Evans County Transfer Station and then to the Broadhurst Environmental Landfill. While there are few instances of illegal dumping occurring in the City of Cobbtown at this time, if it should happen, the City utilizes the sheriff's department to combat the problem(s). The City of Collins contracts with Sullivan for curbside pickup once per week to collect their solid waste at a rate of \$10.00 per container per month. Sullivan takes the collected garbage to the Evans County Transfer Station and then to Broadhurst Environmental, Inc. Landfill. While there are few instances of illegal dumping occurring in the City of Collins at this time, if it should happen, the City utilizes the sheriff's department to combat the problem(s). The City of Collins also has a user agreement through its water department to reduce illegal dumping and other eyesores in the city. The City will not allow any property that is about to be acquired, resided on, or sold to be unclean. The City Water Superintendent will send a letter to the individual who is acquiring, residing on, or selling the property that gives that person 10 days to get the property cleaned up or the water will either be turned off or will not be turned on, according to the situation. The City of Glennville contracts with Sullivan for curbside pickup once per week to collect their solid waste at a rate of \$9.06 per container per month. Sullivan takes the collected garbage to the Evans County Transfer Station and then to Broadhurst

Environmental Landfill. Illegal dumping is a problem in the City of Glennville, and when it occurs the City relies on its police department to correct the problem(s). Tattnall County, through Sullivan Environmental, provides the City of Manassas with curbside pickup once per week to collect their solid waste at a rate of \$9.06 per container per month. Sullivan takes the collected garbage to the Evans County Transfer Station and then to Broadhurst Environmental Landfill. While there are few instances of illegal dumping occurring in the City of Manassas at this time, if it should happen, the City utilizes the sheriff's department to combat the problem(s). The City of Reidsville contracts with Sullivan for curbside pickup once per week to collect their solid waste at a rate of \$9.10 per container per month. Sullivan takes the collected garbage to the Evans County Transfer Station and then to Broadhurst Environmental Landfill. Illegal dumping is a problem in the City of Reidsville, and when it occurs the City relies on its police department to correct the problem(s).

Citizens in Tattnall County may also contract with Sullivan on an individual basis for private solid waste containers. The fee for the containers is based on the size of the container. See Attachment B of the solid waste management plan for a cost list of each size of container. A large roll-off container is also available for \$200.00. Sullivan picks up the private containers on a call basis. If the container is located in an unincorporated area of Tattnall County, citizens are billed by Sullivan. If the container is located in an incorporated area of Tattnall County, then the municipality where it is located bills the customer. Solid waste that is collected from the private containers is carried by Sullivan to the Evans County Transfer Station and then to Broadhurst Environmental Landfill.

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Tattnall County and its municipalities have an agreement with Sullivan Environmental Services so that there is no interruption in solid waste pickup. The county and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if an excessive amount of waste is generated.

Tattnall County does not have a composting/mulching program. The County encourages its citizens to take their yard trimmings to the mulch site at Rogers State Prison. The site at the prison is funded and maintained by the Georgia Department of Corrections for citizen as well as municipality usage. The cities of Glennville and Manassas do not have a composting/mulching program, nor do they have an everyday curbside pickup that collects yard trimmings. The cities do encourage citizens to take their yard trimmings to the mulch site at Rogers State Prison. The City of Cobbtown does have a composting/mulching program. The City provides curbside pickup as needed, and households can voluntarily take their

compost/mulch to the compost/mulch site at Rogers State Prison. The City of Cobbtown does not charge a fee for collection, and the City takes the yard trimmings it collects to Rogers State Prison. The City of Collins also has a composting/mulching program. The City provides curbside pickup once per week, and households can voluntarily take their compost/mulch to the compost/mulch site at Rogers State Prison. The City of Collins does not charge a fee for collection, and the City takes the yard trimmings it collects to Rogers State Prison. The City of Reidsville does have a composting/mulching program. The City provides curbside pickup once per week, and households can voluntarily take their compost/mulch to the compost/mulch site at Rogers State Prison. The City of Reidsville does not charge a fee for collection, and the City takes the yard trimmings it collects to Rogers State Prison. The site at Rogers State Prison is funded and maintained by the prison. Inmates are utilized for the upkeep of the site. Processed yard trimmings are used for mulch throughout the prison site in flower beds and wherever needed.

Tattnall County has a convenience site located in three of its cities. Convenience center sites are located in Collins, Glennville, and Reidsville. Citizens may utilize any of the convenience centers voluntarily to drop off various special management items. Tattnall County has an area designated at each of the three sites for citizens to voluntarily drop off their batteries. Once a significant amount of batteries is collected, the County will contact Sullivan Environmental Services to collect the batteries. The batteries are taken to the Evans County Transfer Station and then to Broadhurst Environmental Landfill in Wayne County. There is an area designated for white goods at each of the three sites that citizens may utilize voluntarily to drop off those items. Sullivan Environmental Services collects the white goods, and they are taken to the Evans County Transfer Station and then to Broadhurst Environmental Landfill in Wayne County to properly dispose of them. There is also a roll-off container located at each of the sites to collect couches and various types of furniture if citizens wish to voluntarily bring them. The County contacts Sullivan Environmental Services to collect the couches and other items and properly dispose of them. There is also a container located at each of the three sites for citizens to properly dispose of tires. Once a significant amount of tires is collected, the County contacts Ridge Recyclers, Inc. out of Johnston, South Carolina to collect the tires and properly dispose of them. The cities of Tattnall County do not have a program of their own to collect any of the aforementioned items. Citizens are encouraged to utilize one of the three county sites for voluntary drop-off. Neither the county nor the municipalities charge a fee for these centers.

As a part of the State of Georgia's efforts to reduce the per capita amount of waste disposed, Tattnall County and its municipalities have minimal recycling activities at best. Citizens drop off newspapers at a few sites located throughout Tattnall County. Newspapers are picked up by the Tattnall/Evans County Training Center for packaging purposes. The amount accumulated for newspapers is estimated to not reach one ton in total capacity per year as previously mentioned. The Tattnall County recycling program targets all residents of Tattnall County and encourages the recycling of items through proper disposal. This program has had only limited success since its inception due to funding issues resulting from a small tax base. The County continuously needs to look for additional funding and other ways to expand the program to meet its local reduction goal of 25 percent.

Contributing to the overall waste stream in the unincorporated areas of Tattnall County are households, institutions, and commercial businesses, along with minimal contributions from a couple of industries. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. It is estimated that approximately 65 percent of the materials is household garbage, 20 percent is institutional (such as Georgia, Rogers, and Smith State Prisons), 10 percent is commercial, and industry is five percent.

In the City of Cobbtown, households, commercial businesses, and industries contribute to the overall waste stream. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. Households contribute approximately 90 percent of the overall waste stream. Commercial businesses contribute roughly five percent. A small number of industries throughout the city contribute approximately five percent as well.

In the City of Collins, households, two schools, commercial businesses, and industries contribute to the overall waste stream. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. Households contribute approximately 80 percent of the overall waste stream. The two schools in Collins contribute approximately 10 percent. Commercial businesses contribute roughly five percent. A small number of industries throughout the city contribute approximately five percent as well.

Contributing to the overall waste stream in the City of Glennville are households, commercial businesses, and institutions, along with minimal contributions from a few industries. These sectors contribute different items such as paper, plastic, brown goods, food, and commercial waste. It is estimated that approximately 70 percent of the materials is household garbage, 15 percent is commercial, 10 percent is institutional (Tattnall County Schools, Smith State Prison), and industry is five percent.

In the City of Manassas, households and one institution contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream. Pineland Mental Health, an institution, contributes approximately five percent.

In the City of Reidsville, households, a few commercial businesses, and a few institutions contribute to the overall waste stream. These sectors contribute paper, plastics, and food. Households contribute approximately 80 percent of the waste stream. A few commercial businesses and institutions (schools) contribute approximately 10 percent each to the overall waste stream.

The County utilizes the local media and various brochures and publications to promote increased recycling activities among the general public for various promotional efforts. Local citizens are provided literature on a periodic basis encouraging the use of the convenience centers. The City of Reidsville's Fire Department and Garden Club periodically distribute educational flyers and posters at various sites in the community and to the local schools. Tattnall County's schools are located within the cities of Collins, Glennville, and Reidsville, and the County's high school is located between Glennville and Reidsville. The County and all three cities work closely with the school system to provide educational programs and activities to students concerning recycling and waste reduction.

There has been some interest at the local level about possibly restarting a local codes enforcement program through the Georgia Department of Natural Resources Scrap Tire Management Program to combat the problems of littering and illegal dumping countywide and to promote increased recycling activities. Such a program was in place but was dropped due to a lack of sufficient funding to continue the program. This program would cover all of the county's municipalities. In addition to enforcing the countywide codes ordinance, the local code enforcement officer would have the responsibility of educating the general public about proper solid waste management and source reduction. This is a potential avenue that merits some exploration by local officials. However, the lack of available funding at the state level currently presents a barrier to initiating such a program locally. The County recognizes the need to foster increased utilization of recycling activities countywide and will continue to pursue avenues to expand its recycling operations and increase its use by the local citizenry.

The local governments in Tattnall County do not currently participate in many local or regional public involvement programs. The cities of Glennville and Reidsville each have a Garden Club, and Glennville also has its own Beautification Committee. Tattnall County and the cities of Cobbtown, Collins, and Manassas currently do not

participate in any regional or state programs at this time, but there is a need to do so in the future

Assessment. The collection of solid waste by the county and its municipalities is adequate. The implementation of a code enforcement program would be an asset on decreasing the amount of illegal dumping in Tattall County.

The contingency plan(s) to continue solid waste pickup in Tattall County and its municipalities is adequate.

The current composting/mulching programs that the cities of Cobbtown, Collins, and Reidsville have are effective and are highly desired to be continued. The County and the cities of Glennville and Manassas do not have such a program in place.

Citizens of Tattall County need to utilize the pickup program of batteries, tires, and white goods provided by the County and the municipalities.

The implementation of a county's code enforcement to provide environmental education throughout Tattall County would be a successful way to reach its citizens. The County and its municipalities do not participate in regional and statewide programs to help control litter problems, but need to in the future. The County and its municipalities' use of the state prison, local probationers, and community service individuals to control litter needs to be continued. The cities of Glennville and Reidsville each have a Garden Club, and Glennville also has its own Beautification Committee.

The desired level of service for solid waste collection and disposal for the governments of Tattall County is simply services which meet EPD regulations, provide for the needs of Tattall County residents in an easily accessible manner, and which accommodate future economic growth without virtual limitation. This includes curbside pickup of household waste, availability of a permitted landfill with adequate disposal capacity for the planning period within the county, and the achievement of a local goal of 25 percent waste reduction. The current level of service that each city provides for solid waste collection is adequate. Each municipality collects solid waste by contracting with Sullivan Environmental Waste Services for curbside pickup. The recycling program that the County has established needs to be continued and further developed to meet the State of Georgia and local waste reduction goals. The collection programs of other items such as special management items are adequate because citizens may easily dispose of the items properly. Broadhurst Environmental has over a 14 year disposal capacity, and also provides adequate access for the cities to be able to dispose of their waste. With the facility's

planned expansion and the current collection programs, the desired level of service for Tattnall County and its municipalities will continue to be met in the future during the planning period.

Public Safety

Law Enforcement.

Inventory. There are four local law enforcement agencies in Tattnall County: the Tattnall County Sheriff's Department, the Collins Police Department, the Glennville Police Department, and the Reidsville Police Department.

The Tattnall County Sheriff's Department and Jail's main functions are to serve the Courts of Tattnall County to operate and maintain the jail and to patrol. The department also patrols unincorporated areas of Tattnall County and the cities of Cobbtown and Manassas. It has a staff consisting of 13 deputies, nine jailers (5 part-time), four dispatchers (two part-time), two secretaries, a chief deputy, the sheriff, and a jail administrator. The current jail was built and completed in 1982 to hold a maximum capacity of 46 inmates. It is located at Courthouse Square in Reidsville. The Tattnall County Sheriff's Department has 21 vehicles, 17 portable radios, 14 Southern Lincs, and 11 in-car cameras. The Sheriff's Department also owns a travel trailer for traveling purposes.

The Collins Police Department has one full-time officer, who is the chief. The Department occupies a portion of the Collins City Hall located at 300 Northwest Main Street and has one patrol car. The car is equipped with a camera and the chief has a radio for communication purposes. There is no jail in Collins. The City of Collins uses the Tattnall County Jail for incarceration purposes.

The Glennville Police Department has 15 full-time employees and employs a total of 20 people. One chief, one investigator/detective, eight patrol officers, and four dispatchers are employed by the city. The Department is located at 121 South Church Street. The jail was built and completed in 1971 and then expanded later to hold a maximum capacity of 12 inmates. It is also located at 121 South Church Street. Each officer is issued a fully equipped patrol car, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: nine vehicles; radio communications equipment consisting of mobile, portable and base stations equipment for two radio frequencies; Georgia Crime Information Center computer system; and Emergency 911 system equipment. The Glennville Police Department provides 24-

hour preservation of peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services within the City of Glennville.

The Reidsville Police Department currently has a total of eight employees (10 fully staffed), including six full-time certified police officers. The staff is comprised of the following: one chief, one assistant chief, one lieutenant, two officers, one investigator, one probation officer, and one court/police clerk. The Reidsville Police Department provides 24-hour preservation of peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services within the City of Reidsville. Each officer is issued a fully equipped patrol car, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: seven vehicles; radio communications equipment consisting of mobile, portable and base stations equipment for two radio frequencies; Georgia Crime Information Center computer system; and Emergency 911 system equipment. The City of Reidsville utilizes the Tattnall County Jail for incarceration purposes.

The cities of Cobbtown and Manassas rely on the Tattnall County Sheriff's Department for law enforcement.

The Tattnall County Sheriff's Department and the three municipal police departments may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Georgia Department of Natural Resources as needed.

See maps CFSM-2, CFSM-7, CFSM-11, and CFSM-18 for the locations of law enforcement facilities in Tattnall County.

Also located in Tattnall County are three state prison facilities. Georgia State Prison is located about seven miles south of Reidsville on State Route 147. It was constructed and opened in 1937. It was remodeled in 1979. It houses adult male felons and has a capacity of 1,255 inmates, operating at maximum-security level. It has 693 security and non-security employees. The facility consists of 11 buildings containing four two-tiered cellblocks with single cells. There is a general population unit and a special management unit with a fire station and a Mental Health Unit. Prisoners are required to remain at the confines of the main compound of the prison. Special authorization is sometimes granted for fire station assignment. The prison offers programs of the academic nature, substance abuse, counseling, recreation, religious activities, and vocational/OJT.

Rogers State Prison is located at 1978 Georgia Highway 147 outside of Reidsville. It houses approximately 1,300 medium security inmates and employs approximately 375 staff

including the Rogers State Farm staff. Rogers State Prison provides logistical and operational support to a 9,800-acre farm, which includes row cropping, vegetables, swine production, beef production, and a dairy with approximately 190 dairy cows. It produces approximately 48-50% of all food products consumed by inmates within the Georgia Department of Corrections. The farm also serves as a laboratory for the University of Georgia, which includes swine, beef, dairy, and UGA vegetable research located at Page Nursery. Rogers State Prison also provides operational support to the maximum-security unit, Georgia State Prison, which consists of inside/outside maintenance, food service, water, and the wastewater treatment plant. Rogers State Prison supports 162 single-family residential units for employees of Rogers, Georgia, and Smith State Prisons.

Smith State Prison is located at 9676 US Highway 301 North in Glennville. It was constructed in 1992/93, and opened for the arrival of inmates in December, 1993. The facility is a 235-acre compound that houses 1,259 inmates. The prison employs 321 full-time positions. The Georgia Correctional Industrial facility is also located at the prison. At this facility, signage and decals are manufactured for the Georgia Department of Transportation for local governments throughout the State of Georgia.

Fire Protection.

Inventory. Tattall County has four organized fire departments located throughout the County. All of the departments are fully volunteer departments. The County is divided into fire districts with each fire department providing fire protection to citizens within their respective municipality and fire district. The fire departments are located in the cities of Cobbtown, Collins, Glennville, and Reidsville. One volunteer fire department has recently been constructed in the unincorporated area of Tyson. It will be utilized in the near future once the proper vehicles and equipment are acquired. The Cobbtown Fire Department is located at the intersection of GA 123 and US 23. The City of Cobbtown has an ISO rating of five. The Collins Fire Department is located at 320 Northwest Main Street. The City of Collins has an ISO rating of five. The Glennville Fire Department is located at 201 South Church Street. The City of Glennville currently has an ISO rating of seven, but is waiting for confirmation to be able to lower it to five with permission of the State Fire Marshall's Office. The Glennville Fire Department has a mutual aid agreement with Fort Stewart, Long, all of Tattall, and Evans counties for fire fighting assistance. The Reidsville Fire Department is located at 115 Tattall Street. The City of Reidsville has an ISO rating of four. The City of Manassas has a contract with the City of Collins for fire protection. The City of Manassas has an ISO rating of five. The unincorporated areas of Tattall County have an ISO rating of nine. The county provides different funding amounts to each department on an annual basis to help with the fire protection needs of the citizens in the

unincorporated areas of Tattnall County. The Cobbtown Department receives \$6,670, Collins receives \$6,600, Glennville receives \$9,500, and Reidsville receives \$17,080. There is also a fire station located at the Georgia State Prison facility. It is manned full-time by 6 prison inmate firemen and one paid fireman. They serve the entire prison reservation. By agreement with the County, the E-911 Center receives fire calls for all of the fire departments in the county and serves as the central dispatch location.

See maps CFSM-4, CFSM-7, CFSM-11, and CFSM-18 for the locations of fire protection facilities in Tattnall County.

All of the fire trucks in the County are equipped with two-way radios and are able to communicate with the central dispatch. Firefighters are alerted by pager through the central dispatch. The number of trucks and personnel each department has are listed below:

TABLE CF-14

**Fire Equipment and Personnel
Tattnall County
2005**

<u>Department</u>	<u>Description of Trucks</u> <u>Number of</u>
<u>Personnel</u>	
Cobbtown 20	1982 Chevrolet Pumper, 1200 GPM, 1,000 Gallon Tank 2001 GMC Pumper, 1,500 GPM, 1,000 Gallon Tank
Collins	1989 Chevrolet Tanker, 200 GPM, 1,200 Gallon Tank 1979 Ford Pumper, 750 GPM, 750 Gallon Tank 2000 Ford Pumper, 1,250 GPM, 1,000 Gallon Tank
Glennville	1992 International Pumper, 1,250 GPM, 1,000 Gallon Tank 20 1992 Ford Fireknocker, 250 GPM, 950 Gallon Tank 2004 Freightliner Pumper, 1,250 GPM, 1,000 Gallon Tank 2001 Ford Super Duty Rescue Truck

Reidsville	1976 Ford Pumper, 750 GPM, 750 Gallon Tank 1996 Ford Pumper, 1,250 GPM, 1,000 Gallon Tank 2004 International Pumper, 1,250 GPM, 1,000 Gallon Tank 1971 Chevrolet Truck, 1,250 Gallon Tank 1994 Ford Crown Victoria	20
GSP (State of Georgia)	1986 Ford Pumper, 250 GPM, 1,200 Gallon Tank 1974 Ford Tanker, 250 GPM, 1,200 Gallon Tank	1 pd./6 prison

Emergency Management Service.

Inventory. The ambulance service in Tattnall County is provided through a contract with East Coast EMS and is headquartered at the Tattnall County E-911 Center on John O. Parker Drive in Reidsville. There are three manned stations throughout Tattnall County. They are located in Collins, Glennville, and Reidsville. The county provides the vehicles, fuel, buildings, and vehicle maintenance. The county pays a monthly contract fee. Currently the county is in a five-year contract in which they can opt to transfer EMS services to a private enterprise. The area served is 483.7 square miles with a 2004 population of 22,994. The EMS operates ambulances providing state of the art emergency medical care to the citizens of Tattnall County. Its staff consists of 18 full-time and 12 part-time personnel, which includes six full-time and two part-time certified paramedics and 12 full-time and 10 part-time basic EMTs.

See maps CFSM-7, CFSM-11, and CFSM-18 for the location of EMS services in Tattnall County.

Emergency Management Agency.

The Tattnall County Emergency Management Agency (EMA) is located at the Tattnall County E-911 Center on John O. Parker Drive in Reidsville. EMA personnel includes a part-time director, a part-time deputy director, one full-time clerk, and 85 active volunteers. The EMA is the agency of the county charged with the responsibility of coordinating and managing disaster situations, whether manmade or natural. This is facilitated through the E-911 Dispatch Center. The EMA operates the Tattnall County Rescue Unit. The Rescue Unit's equipment consists of three vehicles, three boats, one communications mobile command trailer, dragging diver equipment, communications equipment, emergency generators, storm cleanup equipment, radiological protection equipment, and two fire trucks (1. Owned by County/Not yet in operation, 2. Owned by the City of Glennville) Funding is provided through county, federal, and private

donations. Tattnall County provides the office space and pays the salaries of the director and deputy director/clerk.

See map CFSM-18 for the location EMA services in Tattnall County.

E-911.

The Tattnall County E-911 Center is located on John O. Parker Drive in Reidsville. Tattnall County voted by referendum in favor of funding E-911 service in Tattnall County. In Georgia, you can collect a telephone company \$1.50 surcharge for 18 months to lend additional funding for 911. In July 1999, the collection of telephone surcharges started. The SPLOST and surcharge monies fully funded the E-911 center. Tattnall County started working toward having a 911 center in January of 2000. The first line of business was to assign a physical address to all occupied structures in Tattnall County. The addressing was started in April 2000 and was completed in September 2000. The Emergency Service Building broke ground in April 2000 and was completed in October 2000. The E-911 center went online in December 2000. The building houses Tattnall County E911, Emergency Medical Service (EMS), and Emergency Management Agency (EMA). The building is 5,000 heated square feet. It has bays for EMS and EMA. The 911 center equipment includes integrated 911, telephone, mapping, generator, radio, and computer aided dispatch (CAD) equipment. The digital login recorder keeps all telephone and radio transmissions in wave format. The center employs eight (8) full time dispatchers, one (1) Administrative Assistant and one (1) full time 911 Director.

Assessment. Although the local law enforcement agencies in Tattnall County provide adequate public protection, there is a need for additional personnel. Due to projected growth in Tattnall County, there is a need for at least 5 additional staff in the Sheriff's department within the twenty-year planning period. Five more deputies are needed to provide more frequent patrols in the unincorporated areas of the county. The county needs to continue its involvement in the Tri-Circuit Drug Task Force. The cities of Cobbtown and Manassas are satisfied with the service they receive from Tattnall County. Police officers may need to be cross-trained as fire fighters in the future. The City of Glennville needs to expand its current police station for additional space. Consolidation of all law enforcement and fire protection in the county could be considered in the future if determined politically feasible. Increased attention to drug and alcohol offenders, stiffer fines, and treatment resources associated with these activities needs to be encouraged in all departments. Along with normal law enforcement procedures training there is a need for the officers to be trained to handle incidents of terrorism. Since terrorists hit the World Trade Center Towers on September 11, 2001, local law enforcement has been asked to increase their

awareness of suspicious activities and continue to be on heightened alert at certain times. Also, there may need to be training in the future to deal with Homeland Security issues such as bio-terrorism with chemicals and various other methods terrorists use to carry out acts of terror.

The Tattnall County Jail facility was constructed in 1982 to house 46 inmates. The current jail needs to be expanded or a new jail facility needs to be constructed with state of the art equipment to meet the needs of the County for the planning period due to overcrowding and the possible closure of the City of Glennville's jail. The County and municipal police departments continue to upgrade their law enforcement equipment each year. The County operates the E-911 system for all of Tattnall County.

Tattnall County has an overall good fire protection program for a rural county. The unincorporated areas have an ISO rating of 9, and most of the residences are located within 5-10 miles of a fire station. The City of Glennville has an ISO rating of 7, Reidsville has an ISO rating of 4, and the cities of Cobbtown, Collins, and Manassas have ISO ratings of 5. Tattnall County has installed 29 dry hydrants throughout the county. Response time for the fire departments ranges from five to ten minutes on the average. Fire protection in Tattnall County appears to operate efficiently. There is a need to equip the newly constructed fire station in the Tyson area of Tattnall County. Each fire station in the county needs to be equipped with at least two modern trucks. Efforts to improve pipe systems, tank capacity, and fire hydrant locations in the municipalities and throughout the county needs to continue to be pursued. The City of Collins needs a new fire station and a new fire tanker truck in the near future. The City of Reidsville needs to renovate their fire station. The City of Glennville needs a new fire truck and the City of Cobbtown needs a new fire rescue truck.

The EMS provides the best possible medical care per dollar spent in EMS. However, it still does not provide advanced Cardiac Life support to the outlying areas in a time frame necessary to sustain life. There is a need for automatic defibrillators to be strategically located in outlying communities and better use of the existing first responder program in those communities. Presently it is not economically feasible to have substations in Tattnall County; however, this needs to be reevaluated periodically in order to accommodate for future growth during the planning period.

The E-911 Center and service appear to operate very efficiently in Tattnall County. The center handles all addressing and dispatching for emergency calls in Tattnall County. The center is also responsible for dispatching for the local fire departments. Since beginning operations, the center has amassed numerous types of equipment for the county to be able to perform its own operations without having to contract out services.

The desired level of service for EMA is the ability to have the staff, equipment, and space to respond appropriately to disasters of all types in a timely and coordinated manner. This is accomplished by having the plans and resources which meet Georgia Emergency Management and Federal Emergency Management standards and requirements. While the current EMA service meets this standard, based on expected future population levels, the Tattnall County EMA may need to expand. As the population density in the county increases, the consequences of disasters will be greater, demanding a greater response on the part of the EMA. The desired level of EMS service, both now and in the future, is a response within ten minutes within a five-mile radius of Glennville, Reidsville, and Collins with a modern, well-equipped ambulance, with two well-trained personnel, with at least one paramedic. A system of trained first-responders equipped with automatic defibrillators to respond within the same 10 minutes anywhere within the county is also desired. With the addition of new facilities and equipment, and continuing training of all EMS personnel, including first-responders, Tattnall County will continue to strive to meet their desired level of service.

According to the Georgia Bureau of Investigation in 1998, the nation's law enforcement community employed 2.5 full-time certified officers per 1,000 population. With a 2004 population of 22,994, Tattnall County's current number of full-time law enforcement personnel does not meet that 1998 average in 2004. The current average in Tattnall County is approximately 1.3 officers per 1,000 population. This is deemed to be an acceptable level of service. However, the number of officers serving Tattnall County will need to be increased as the population grows. The Sheriff's Department wants to hire an additional five officers now. The community is satisfied with the current ratio, but it sees a need for additional staff in the future based upon population projections. As stated, the desired level of service for community law enforcement is to maintain at least the current ratio of 1.3 officers per 1,000 population. This ratio will be increased if financially feasible. Tattnall County also desires to expand the current jail to increase its capacity or build a joint county-wide facility in the future.

The desired future level of service for fire protection is to maintain or lower current ISO ratings, and to reduce the current response times. The unincorporated areas in Tattnall County have an ISO rating of 9, and most of the residences are located within 5-10 miles of a fire station. The City of Glennville has an ISO rating of 7, Reidsville has an ISO rating of 4, and the cities of Cobbtown, Collins, and Manassas have ISO ratings of 5. The County is currently installing dry fire hydrants and the cities are improving their water facilities to lower the ISO ratings. The County's current unincorporated ISO rating of nine is deemed adequate, but the county is continuing to make improvements to fire fighting equipment, hydrant locations, and water services in the cities and throughout the county as it is financially feasible.

Hospital and Other Public Health Facilities

Inventory. Established in 1974, Tattnall Community Hospital is located at 247 South Main Street in Reidsville. It closed as a public hospital in April, 2000 and reopened in October, 2000 as a private hospital. Resurgence Healthgroup, LLC, privately owns the hospital. It serves all residents, prisons, and the governments of Tattnall County as well as a growing number from surrounding counties. The population of the service area is over 45,000 people. The majority of the hospital's patients come from Tattnall County with some patients coming from Toombs, Evans, Montgomery, Candler, and Appling. The hospital is located on 15 acres of property owned by the hospital. Tattnall Community Hospital is a 69,000 square foot Critical Access Hospital with 25 beds. The Georgia Department of Human Resources and the U.S. Department of Health and Human Resources license the hospital. It is preparing for accreditation by The Joint Commission of Healthcare Organizations. Tattnall Community Hospital is a member of the Georgia Hospital Association and Hometown Health (a coalition of rural hospitals throughout the state). Tattnall Community Hospital was named Hometown Health's Hospital of the Year in 2003. Over the years Tattnall Community Hospital has recruited new physicians and specialists to the area. A medical office building was constructed in 2004 to accommodate all specialty clinics. New equipment has been installed in several areas of the hospital including a new information system, CAT Scan equipment, mammography equipment, ultrasound equipment, pulmonary function testing equipment, and Holter Monitoring Equipment. The Emergency Room waiting area, conference room, and dining room have been renovated. There are more renovations and construction planned for the future.

Tattnall Community Hospital provides 24-hour physician staffed emergency room services. The hospital has telemetry services, an operating suite, laboratory, pharmacy, respiratory therapy, physical therapy, radiology, and endoscopies. The medical staff consists of an active medical staff, which includes Internists and Family Practitioners. The Consulting Staff includes podiatrists, cardiologists, general surgeons, an orthopedic surgeon, a pathologist, radiologists, and OB-GYNs.

The Tattnall County Health Department's main clinic is located at 200 B South Main Street in Reidsville. The Reidsville clinic has over 6,200 square feet with 23 rooms, which includes five examination rooms. It was constructed in 1993 through a Community Development Block Grant. It has a full-time staff of six people. It serves as the primary operations center of the county health department. The Glennville Clinic, a satellite office of the county health department, is located at 1000 Downing Musgrove Highway in Glennville. It is a 6,000 square

foot facility that was constructed in May of 1996 with local funds. The Glennville Clinic employs a full-time staff of 10, including bi-lingual staff that serves a growing Hispanic population.

Tattnell County has two private nursing homes. They are: Glennville Nursing Home at 721 North Main Street in Glennville and Tattnell Health Care located at 142 Memorial Drive in Reidsville. Collectively, these centers provide 252 nursing home beds (160 and 92, respectively). Each of these facilities provides services for acute need patients on a 24-hour basis.

In addition to these healthcare facilities, Tattnell County has one private personal care home located in the county. Sutton Place is located at 306 Mann Street in Glennville and has 10 beds.

See Maps CFSM-11 and CFSM-18 for the location of health care facilities in Tattnell County.

Assessment. Tattnell Community Hospital is presently in the process of gathering information for acquiring accreditation by The Joint Commission of Healthcare Organizations. Additional physicians will be required as the size of the hospital's service area increases. The hospital needs to continue actively recruiting medical specialists and other personnel to locate in Tattnell County. The health departments need to acquire additional space as necessary in the future.

The other health facilities and services serving Tattnell County, including nursing homes and personal care homes are adequate for the twenty-year planning period.

Levels of Service vary depending upon the health care facility. Hospitals have different levels of care depending upon the department. Currently, Tattnell Community Hospital maintains its membership of the Georgia Hospital Association and Hometown Health (a coalition of rural hospitals throughout the state) while attempting to acquire accreditation of the Joint Commission on Accreditation of Health Care Organizations. Tattnell Community also maintains its various accreditations for its different departments. The desired level of service for Tattnell Community Hospital is to maintain its current membership and acquire its accreditation with the Joint Commission on Accreditation of Health Care Organizations, and to provide health services in a modern physical plant, which is fully staffed with a wide variety of well-trained health professionals utilizing up-to-date technology and equipment. The Tattnell Community Hospital will continue to entice the desired variety of well-trained health professionals to the county. Other health facilities like the health department, nursing homes, and personal care homes in Tattnell County provide an adequate level of service because they maintain their accreditation

and adhere to the health facility standards of the Georgia Department of Human Resources, the desired standard.

Recreation

Inventory. Tattall County does not have a recreation department in operation. However, the County does contribute to municipal recreation facilities and services.

The City of Cobbtown has two recreation areas. One is the Children's Park that is located on Durden Street. It has a small t-ball field, playground equipment, and a picnic area with two shelters. The second recreation area in Cobbtown is the Cobbtown Recreation Park. It is also located on Durden Street. It has one lighted ball field, a concession area, and bathrooms.

The City of Collins also has two areas of recreation. Neither one of the two parks are currently named. The city park located on Main Street is half of an acre in size. It has a picnic area, grills, tables, restrooms, and a playground area. The other park is located on Williams Street and it is one quarter of an acre. It has playground equipment with an historic gym that has a kitchen facility with restrooms (community center) nearby.

The City of Glennville has a full-time recreation director and a staff of three (one secretary and two maintenance personnel) who oversee the operation of the city's 65-acre recreation complex. The Glennville recreation complex has four lighted ball fields, two unlighted ball fields, four tennis courts, two basketball courts, three covered picnic pavilions, and a lake with a paved walking track. The facility also has offices for the recreation department. In addition, the city operates a smaller three-acre passive park on Barnard Street. This park has a lighted and paved walking path, a pavilion, and benches.

The City of Reidsville has 21.39 acres of recreation area. The Charles K. Rewis Recreation Complex is located at 193 John O. Parker Drive and is 17.39 acres in size. It has four lighted ball fields, a picnic pavilion, tennis courts, a playground area, concession and restroom area, storage buildings, the director's office, and paved and dirt parking. The Atkins-Surrency Park is a four-acre park located on Alexander Avenue. It has a lighted basketball court, a playground area, and a picnic area.

Staffing is critical to the provision of quality parks and recreation services. The staff's maintenance of facilities and their willingness to serve and assist the general public is the

recreation department's foundation for success. While the full-time staff is important to the overall performance, the hundreds of part-time staff, instructors, and volunteers more than often provide the difference between average and quality services.

There are also numerous fishing and hunting opportunities located throughout the county. The Altamaha and Ochoopee Rivers provide an abundance of freshwater fish and miles of winding waterways for those who prefer to boat ride and ski. Public fishing is available with public boat landings maintained by the county on the Ochoopee River at the Tattnall Landing, Prison Bridge Landing, Joy Bluff Landing, and the Jarriel's Bridge Landing. The J.E. Stanfield Landing is located on the Altamaha River for Tattnall County citizens to enjoy. Tattnall County has one public wildlife management area, Big Hammock along the Altamaha River, and many private hunting clubs utilizing its vast forests for hunting at present.

The Gordonia Alathamha State Park is also located in Reidsville. It has a nine-hole golf course, which is currently being expanded to an 18-hole course. It also has a lake with picnic areas for grilling.

The City of Manassas does not have a recreation area.

See Maps CFSM-4, CFSM-7, CFSM-11, and CFSM-18 for the location of recreation facilities in Tattnall County.

Assessment. During the past five years, Tattnall County has experienced some growth in its city recreation departments. The cities need continue to make upgrades in staffing as needed.

The cities of Cobbtown & Collins need a lighted walking track and continue to upgrade their current facilities as necessary. The Glennville Recreation Department needs to replace the existing lights on two of its baseball fields along with building a new little league field. Resurfacing is needed on the existing parking lots and a new one needs to be constructed. Basketball courts, a pavilion, backstops on the baseball fields, trash receptacles, benches, a boat ramp at the lake, and a new community center all need to be built or replaced during the planning period. The City of Glennville Recreation Department also needs a new administrative building. Both of the City of Reidsville's parks need to be updated as needed. The City also would like to add a lighted walking track. The City of Manassas needs a recreation area. Manassas would like to add a walking track and playground area during the planning period.

The city's recreation departments are providing sufficient service and programs to Tattnall County citizens with their limited amount of staffing. Additional staffing is needed at all of the recreation departments serving Tattnall County.

Tattnall County should encourage the continued existence of the state wildlife management area in the county. Public fishing is available in the Altamaha and Ohoopie rivers with public boat landings maintained by the county. The landings need to be upgraded.

The County needs to continue to support the Gordonia Alatomaha State Park and future upgrades intended to increase park usage and attract more tourists. Currently rental cabins, nine more golf holes, and a conference center are planned or either under construction at the park.

A level of service recommended by the National Parks and Recreation Association is to divide the total population by 1,000. Then, take that number and divide it by the total number of acres of recreation area. Tattnall County averages approximately 2.6 acres per 1,000 people, which is somewhat lower the national recommended average of about four acres of park land per 1,000 population. The recreation departments in Tattnall County do not provide an adequate amount of recreation opportunities for the citizens of Tattnall County to enjoy. With the continued expansion of recreation facilities in the future, Tattnall County can meet its current and projected level of service in the near future. The desired future level of service would be to obtain at least 4 acres/per 1,000 population.

General Government

Inventory - Services. There are six local governments: Cobbtown, Collins, Glennville, Manassas, Reidsville, and Tattnall County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

Incorporated in 1919, a mayor and five-member council (elected at large) govern the City of Cobbtown. Cobbtown provides water service, fire protection, sanitation, beautification, and recreation.

Incorporated in 1905, a mayor and five-member council (elected at large) govern the City of Collins. Collins provides water and sewer service, fire protection, police protection, sanitation, beautification, and recreation.

The City of Glennville was chartered in 1910 and is governed by a mayor and four-member council elected by districts. It has employed a full-time city administrator in the past to

manage day-to-day operations, but this position is currently vacant. The City of Glennville provides water and sewer service, police and fire protection, solid waste collection, street lighting, zoning, street maintenance and repairs, and park and tree beautification. The City of Glennville appoints members to the following boards: Downtown Development Authority, City of Glennville Housing Authority, City of Glennville Planning and Zoning Board, and the Industrial Development Authority.

Incorporated in 1905, a mayor and four-member council (elected at large) govern the City of Manassas. Manassas provides water, sanitation, and beautification.

The City of Reidsville was chartered in 1905 and is governed by a mayor and five-member council elected by districts. The City of Reidsville provides water and sewer service, police and fire protection, airport, solid waste collection, street lighting, recreation, code enforcement and zoning, street maintenance and repairs, and park and tree beautification. The City of Reidsville appoints members to the following boards: City of Reidsville Housing Authority, City of Reidsville Planning and Zoning Board, Library Board, and the Airport Authority.

Tattnall County was created in 1801 by legislative act. The county is governed by five county commissioners elected by district and one chairman who is elected at large. The four constitutional officers are the sheriff, tax commissioner, clerk of court, and probate judge. Among the services Tattnall County offers are public safety, court services, jail operation, road and bridge maintenance, health and welfare services, solid waste collection, EMS, EMA, funding for recreation, and community development services. Public boards and authorities in Tattnall County include the Family and Children Services Board, the Health Board, the Industrial Development Authority, the Library Board, the Animal Control Board, the E-911 Advisory Board, and the Tax Assessors Board.

Inventory - Facilities.

City government operations are conducted at the Cobbtown City Hall located on GA 121/23. The council chambers, the city clerk, and administrative personnel are all housed in City Hall. The fire station is located next to city hall on GA 121/23. The city's equipment is housed at the city shed located next to city hall as well. The Children's Park, the Cobbtown Recreation Park, and the community center are all located on Durden Street. The city cemetery is located on Church Street. See Map CF5M-4 for the location of public facilities in the City of Cobbtown.

Located on Main Street, the Collins City Hall contains the City's administrative offices. Maintenance and utilities operations (water/sewer/streets/lanes), recreation operations, police department, and council chambers are all located in city hall. The City Clerk is responsible for billing. The Collins volunteer fire department is located at 320 North Main Street. The Wastewater Treatment Facility is located east of Collins on Brewton Street. One of the city's parks is located on Main Street and the other park is located on Williams Street. The Collins Community Center (gym) is located on Williams Street. Collins also has a community center located on MLK Drive. See Map CFSM-7 for the location of public facilities in the City of Collins.

The City of Glennville's administrative offices are located at 134 South Main Street. The mayor's office, city administrator, city clerk, and administrative personnel are all housed in the municipal building. Located adjacent to city hall is the Glennville Welcome Center. The police, municipal courtroom and council chambers are also located in city hall. The Glennville Police and Fire Departments are headquartered at 201 South Church Street. The Street, Sanitation, and Public Works Department are located at 116 North Railroad Street. The Wastewater Treatment Plant is at Lakeview Estates. See Map CFSM-11 for the location of public facilities in the City of Glennville.

Located on Henry Street, the Manassas City Hall contains the City's administrative offices. Maintenance and utilities operations (water) and council chambers are located in city hall. The City Clerk is responsible for billing. See map CFSM-15 for the location of public facilities in the City of Manassas.

The City of Reidsville's administrative offices are located at 117 Tattnell Street. The mayor's office, city clerk, police department, and administrative personnel are housed in the municipal building. The City Hall Annex is connected to city hall. The municipal courtroom and council chambers are located in the Annex. The City leases the historic Alexander Hotel, located at 120 Brazell Street, from its owner, Tattnell County Historic Preservation, Inc. It is used as a multi-purpose community facility. The Reidsville fire department is located at 115 Tattnell Street adjacent to city hall. The Street, Water, and Public Works Department (Old Armory) are located at 161 Brumby Street. The Reidsville Wastewater Treatment Plant is at 174 Nottingham Drive. See map CFSM-18 for the location of public facilities in the City of Reidsville.

Tattnell County facilities are spread throughout the county. The old courthouse, the courthouse annex, county commissioners building, the tax assessors building, elections/voter registrar, and the Tattnell Transit are all located in the courthouse square in downtown Reidsville. Located in the annex are the Probate Court, Magistrate Court, Clerk of Court, and

County Probation. The County Road Department and Equipment Maintenance Shop are located on Highway 23/57. Election precincts are located throughout unincorporated districts of the county. The County Government Building is located at 114 West Brazell Street in the courthouse square and houses the County Manager/Commission offices and the Solid Waste Billing Office. Tattnall County Animal Control is located at 50 Airport Road. The Tattnall County E-911 Center is located on John O. Parker Drive. The Tattnall County Senior Center is located on Jordan Street in Reidsville. See maps CFSM-2 and CFSM-18 for the location of public facilities in Tattnall County.

Assessment - Services. It appears that the services offered by local government are more than adequate. However, it is anticipated that many services will need to be improved and expanded due, in part, to State and Federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service, which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Tattnall County and its municipalities have implemented their solid waste management plan. Tattnall County contracts with Sullivan Environmental Services to ensure that solid waste is collected and disposed of properly.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less, whenever possible local governments need to employ professional staff to help provide more efficient services. The county has a position for a county manager, but currently it is vacant. There is a need for cooperative intergovernmental sharing of various services including land use management and code enforcement personnel (once funding is available) to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources.

The cities (except Glennville) of Tattnall County do not anticipate any changes in services, but will continue to monitor their needs.

The City of Glennville wants to expand its city limits to include all services that are currently being provided. Also, the City wants to fill the vacant city administrator position.

The level of service provided by the governments of Tattnall County is adequate to meet the existing and projected service needs on a daily basis as discussed in each section of this element. The various services provided by the county and its municipalities are sufficient for daily government activities, and will continue to meet the desired future level of service.

Assessment - Facilities.

The City of Collins needs to build a new city hall and a maintenance barn during the planning period. The City of Glennville needs to seek the construction of a new administrative building.

Although facilities, existing or proposed, appear to be adequate to accommodate expected population and economic growth in the county, planning for improvements need to be ongoing. All governments in Tattnall County need to maintain and upgrade existing public facilities/infrastructure as growth requires or is proposed so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

The level of service by the governments of Tattnall County as they pertain to facilities is adequate for future projected needs and desired levels of service for the county and the municipalities. Ample office space is provided to employees (except Collins and Glennville), citizens can easily locate government facilities, and government officials are easily accessible if they are needed. The level of service provided is adequate for all the local governments of Tattnall County, unless specifically noted in the detail of each service.

Educational Facilities

Inventory. The Tattnall County School System provides quality educational opportunities for all students. The school system places a strong emphasis on the core curriculum and technology integration at all grade levels and promotes the importance of a solid foundation in reading, writing and mathematics in the elementary grades. Tattnall County High School follows the Georgia core curriculum and emphasizes job preparation training through a strong vocational program. The high school prepares students by offering advanced placement classes, post-secondary options, enriching programs, such as gifted, tech prep, technology and business apprenticeship, along with a variety of extra-curricular activities and competitive sports. In all of its endeavors, the school system enjoys a great deal of support from the community. For example, the Tattnall County business and industrial communities serve as enthusiastic resources for speakers, field trips, on-the-job training and experience, and provides strong support for a variety of school functions. Other highlights of the school system include:

- Southern Association of Colleges and Schools accredited
- Title I eligible
- Adequate Yearly Progress in 2004
- Supportive community

- SPLOST approved projects
- Web-based online policy manual
- Newly constructed/renovated buildings
- Interactive school and teacher web pages (www.tattnallschools.org)

The Tattnall County Board of Education has organized its seven schools in to the following six entities: Collins Elementary (PK - 5), and Collins Middle school (6-8), these two schools are housed in the same facility. Glennville Elementary School and Reidsville Elementary School are both PK - 5 and Glennville Middle School and Reidsville Middle School are both 6 - 8. Tattnall County High School is 9 - 12. This system has been in effect for several years and is well received by the community and parents.

Glennville Elementary School

Grade Span Pre-k - 5 60 Instructional Units FTE 702
 Square Footage 94,000 Acreage 25.89 Renovated 1990 & 2005

Glennville Middle School

Grade Span 6-8 27 Instructional Units FTE 325
 Square Footage 66,036 Acreage 12.89 Construction Completed 2000

Reidsville Elementary School

Grade Span Pre-k - 5 44 Instructional Units FTE 630
 Square Footage 72,593 Acreage 15.14 Renovated 1990 & 2005

Reidsville Middle School

Grade Span 6-8 22 Instructional Units FTE 300
 Square Footage 56,423 Acreage 12.91 Constructions Completed 2000

Tattnall County High School

Grade Span 9-12 49 Instructional Units FTE 900
 Square Footage 154,383 Acreage 154

Also located in Tattnall County are two facilities of Southeastern Technical College. Located in Reidsville on Tattnall Street is the Adult Literacy Center. The library at the Reidsville Center has one full-time employee and one work student. It has 790 volumes, one newspaper, and 10 periodicals. It has an operating budget of \$27,000 and has GALILEO access. In Glennville, there is a satellite campus with a technology center. It is located at 211 Tillman Street. There are 330 students enrolled and 16 employees on staff. It offers five associates degrees, six diplomas, and seven certificate programs. The technology center is a county owned

building that opened in 2004. It was constructed with a OneGeorgia Grant of \$500,000 and county funds of \$75,000. It is approximately 6,000 square foot. It offers GED classes and continuing education classes.

Several other post secondary schools are located in close proximity to Reidsville and Glennville. Georgia Southern University, a four-year institution, is located in Statesboro. Armstrong Atlantic State University and Savannah State University, both four-year institutions, are located in Savannah. South University, a four-year private institution, is also located in Savannah. Brewton Parker College, a two-year private institution, is located in Mount Vernon.

See Maps CFSM-7, CFSM-11, and CFSM-18 for the location of schools in Tattnall County.

Assessment. Continued review of the school system facilities plan and the student enrollment in different schools is required. While no school is currently overcrowded, some schools are operating with every available classroom being used. With the recent renovation or completion of all of the schools, the school system must continue to follow its five-year plan to keep the equipment and facilities up to date.

The county must continue to support and work with Southeastern Technical College to assist in the expansion of facilities and programs that are offered to the citizens of Tattnall County. The desired level of service is a continued local technical college presence in the county, which meets the needs of its citizens.

Tattnall County's School System is adhering to the Georgia Department of Education standards and the standards of the Southern Association of Colleges and Schools to maintain accreditation. This accreditation is also the desired future level of service for Tattnall County, and the objective for any future improvements.

Library and Other Cultural Facilities

Inventory.

Two libraries serve Tattnall County. One is located in Reidsville and one is in Glennville. Both of the libraries are a part of the Ochoopee Regional Library System and are a member of the Georgia Library PINES. The libraries are two of four libraries serviced by the Ochoopee Regional Library. PINES is a public network for Georgia with 250 plus libraries in 123 counties that provides various types of library information to its registered patrons, including card catalogs among others.

Built in 1992, the Tattnall County Library in Reidsville is located at 129 Tattnall Street and contains 6,000 square feet. It was renovated in 2004, and the facility and land are owned by Tattnall County. Approximately 2,037 of the local citizens are registered with PINES as patrons and call the Reidsville Library their home library. Another 3,119 of the PINES patrons list Tattnall County as their county of residence. The facility houses a collection of approximately 13,080 volumes, 16 periodicals, four newspapers and numerous videos, recordings, large print books, and books on tape. During FY 04, 4,731 items were checked out from the library, which was down due to renovation. In FY 03, 13,274 items were checked out. One meeting room is available to the public. The attendance is approximately 15,064 per year. Staff consists of 1.45 full-time employees plus volunteers. The library offers numerous services, including, but not limited to, fiction and nonfiction materials available for checkout in multiple formats. There are numerous other materials available including microfilm, internet, reading programs, and special services when requested.

Funding for the Tattnall County Library in Reidsville is provided by Tattnall County and other funding sources. The County provides \$13,325 in funding. Other funding that comes in totals approximately \$34,000 per year.

Built in 1980, the Tattnall County Library in Glennville is located at 480 East Barnard Street and contains 4,025 square feet. The facility and land are owned by the City of Glennville. Approximately 2,589 of the local citizens are registered with PINES as patrons and call the Glennville Library their home library. Another 960 of the PINES patrons list Tattnall County as their county of residence. The facility houses a collection of approximately 15,283 volumes, 20 periodicals, six newspapers and numerous videos, recordings, large print books, and books on tape. During FY 04, 16,381 items were checked out from the library. One meeting room is available to the public. The attendance is approximately 18,144 per year. Staff consists of 1.80 full-time employees plus volunteers. The library offers numerous services, including, but not limited to, fiction and nonfiction materials available for checkout in multiple formats. There are numerous other materials available including microfilm, internet, reading programs, and special services when requested.

Funding for the Tattnall County Library in Glennville is provided by Tattnall County and other funding sources. The County provides \$13,325 in funding. Other funding that comes in totals approximately \$42,000 per year.

The library at Southeastern Technical College has one full-time employee and one work student. It has 790 volumes, one newspaper, and 10 periodicals. It has an operating budget of \$27,000 and has GALILEO access.

Tattnall County has several facilities available for cultural events. The City of Cobbtown has a community center located on Durden Street that can seat up to 200 people. The City of Collins has two facilities to host events. The community center (gym) located on Williams Street is a 5,822 square foot on 3.5 acres. It has a kitchen facility with restrooms and seats 200 people. Collins also has a community center located on MLK Drive that seats 50 people. The City of Reidsville has the historic Alexander Hotel, which is located at 120 Brazell Street, to host events and can seat 25 people. Also located in the City of Reidsville is the Public Works Building (Old Armory) that hosts events and can seat up to 200 people.

Four of the county's five cities already hosts at least one major outdoor event. The City of Cobbtown hosts "Christmas: Cobbtown Style." It includes a dance, arts and crafts, and a parade. The City of Collins has "Fall Jam," which takes place the second Saturday in October. It includes an auction, street dance, arts and crafts, and various other attractions. The Saturday after Thanksgiving the city also hosts the lighting of the town Christmas tree with singing among other activities. The City of Glennville hosts several events throughout the year. The Glennville Sweet Onion Festival takes place on the second Saturday in May. It is a one day event with a parade, arts and crafts, a street dance, a turtle race, and the Miss Sweet Onion Pageant. A Memorial Day service is also hosted by the City of Glennville. It takes place on Memorial Day of each year. There is a guest speaker and it takes place at the park located on Barnard Street. Each year the City of Glennville also has a Welcome Center cake bake-off to raise funds for the welcome center in Glennville. Each cake is raffled off. The City of Glennville and Tattnall Productions also host a talent show the third week of January. It features local and regional talent and serves as a fundraiser for community projects. The City of Reidsville hosts a Fourth of July celebration and a Christmas Parade as well.

Tattnall County also has three properties listed on the National Register of Historic Places. The Alexander Hotel and the privately-owned Nelson Hotel are located in Reidsville. The Glennwanis Hotel is located in Glennville and is owned by the City, which is seeking additional financial assistance to stabilize and rehabilitate the building for multi-purpose use.

See maps CFSM-11 and CFSM-18 for the location of cultural facilities in Tattnall County.

Assessment. Tattnall County has a few sites for hosting large-scale cultural events and activities.

The community center in Collins located on Williams Street needs insect treatment and needs to have the floor repainted and refurbished. The depot in Manassas needs to be renovated. The City of Glennville needs to continue to rehabilitate the Glennwanis Hotel and the Alexander Hotel in Reidsville needs to be rehabilitated and possibly expanded.

One of the community's most obvious cultural needs is greater promotion of programs already in place. The Glennville Sweet Onion Festival is an important cultural event for the community, which merits extensive promotion. Again, a special advertising campaign may be appropriate. Also, in recognition of the Sweet Onion Festival's value to the community, festival organizers may need to consider possible scenarios for long-term growth and expansion.

Tattnall County Historic Preservation, Inc. deserves continued support in its efforts, especially in regard to the further development of community history. Preserving knowledge of the historical role played by different county sites--for example, the Glennwanis and Alexander Hotels--could serve as a way to promote the county and increase heritage tourism. Reactivation of a broad-based county historical society could also help achieve this purpose.

Finally, long-term planning for cultural activities in Tattnall County does not need to be strictly limited to the activities themselves. In particular, marketing will play an integral part in the success of local cultural programming and should be considered in the planning stages. Also, additional quality motel space will be a prerequisite in attracting support for large-scale events.

The Tattnall County Libraries adhere to the Georgia Public Library Standards. Depending on topics like funding, hours of operation, and collection, the libraries qualify themselves as comprehensive, full, or essential libraries. Full, essential library status under the Georgia Public Library Standards, established by the Georgia Public Library Directors, is the existing and future desired level of service for library facilities in Tattnall County. This status will be maintained in the future. For cultural activities, an exposure to the broad array of fine arts activities and events is the desired level of service for the community. This is currently being met by local groups and entities, and community support to continue this is desired for the future.

SUMMARY OF NEEDS/ASSESSMENT

The provision of services, protection of its citizens, preservation of its resources, and enhancement of its quality of life are of foremost importance to all citizens of Tattnall County. To accommodate anticipated population and economic growth, community leaders must provide all citizens with desired community facilities to the best extent possible.

The general priority needs as determined by the Tattnall County Local Plan Coordination Committee and local governments for all community facilities and services are as follows:

1. The transportation system in the county is an asset; however, there is a need to complete the four-laning of connecting highways, resurfacing and paving of the roads within the county, promotion of State Routes 57 (the Wiregrass Trail), 121 (the Woodpecker Trail) U.S. 301, and U.S. 280, and a need to upgrade facilities/services at the local airport.
2. There is a need to maintain and upgrade the water systems in Cobbtown, Collins, Glennville, Manassas, and Reidsville, to adequately serve these cities as well as accommodate any future city limit expansion, develop and enforce subdivision regulations detailing water system development standards, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in Collins, Glennville, and Reidsville, and to ensure that septic tank development standards are strictly enforced throughout the county.
4. There is a need to ensure the efficient and effective collection of solid waste and recyclable and compostable materials within the county, and ensure that solid waste disposal is properly handled to meet regulatory requirements.
5. There is a need to update equipment and manpower in law enforcement, encourage continued training, and maintain cooperative agreements between the municipalities, the County, and the state prison facilities.
6. There is a need to enhance fire protection by improving pipe systems, tank capacity and continued installation of dry fire hydrant locations throughout Tattnall County, updating and consolidating of county-wide facilities and services, and continuing extensive training programs and coordination efforts for all county fire departments.

7. There is a need to continue to recruit medical specialists for the hospital and health department and upgrade “state-of-the-art” equipment at these facilities.
8. There is a need to improve and expand active and passive recreational facilities in Cobbtown, Collins, Glennville, and Reidsville, as well as maintain existing areas; and to work toward protection of open space/natural areas.
9. There is a need to support continued efforts to develop Gordonia-Alatamaha State Park to promote the protection of the area’s unique and important natural resources, and to attract tourists.
10. There is a need to improve and expand as necessary governmental facilities in Cobbtown, Collins, Glennville, Manassas, and Reidsville, and Tattnall County, and to establish new methods/services to plan and control growth.
11. There is a need to enhance the quality education efforts already ongoing in Tattnall County by implementing and carrying out the five-year plan, by supporting community schools, and by supporting the continued development of Southeastern Technical College and other colleges serving the county.
12. There is a need to enhance the materials and equipment at the public libraries, to support community festivals and cultural and other special events/opportunities within the county.

The chosen goal, objectives, and implementation actions by Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville to address identified needs are delineated on the following pages.

TATTNALL COUNTY COMMUNITY FACILITIES AND SERVICES COMMUNITY VISION

Tattnall County sees itself and wants to be seen as a growing, rural county offering a slow-paced, small-town alternative to nearby fast-growing areas, with a diverse economy relying on its community facilities and services to function adequately to keep up with the county's expected growth and continued development. The community wishes to continue to develop and improve its community facilities infrastructure and services to both attract and accommodate future growth, and to improve the quality of life for the citizens of Tattnall County.

Tattnall County sees itself as a rural growth center with a variety of excellent transportation thoroughfares, such as U.S. 280, U.S. 301, GA 57 (the Wiregrass Trail) and GA 121 (the Woodpecker Trail). Tattnall County views its transportation infrastructure as imperative to its future economic growth. With continued maintenance, upgrading, and extension of the water and sewer infrastructure, the municipalities will be able to provide adequate services well into the future. Solid waste services will remain efficient, especially with an expansion of local recycling activities and the convenience to citizens for the proper disposal of special management items.

Public safety is very important to the everyday well being of Tattnall County. Through the upgrading of technology used to provide public safety services, response times and levels of service of law enforcement, fire protection, EMS, and EMA will continue to be improved for the citizens of Tattnall County. Health services that are provided to the citizens of Tattnall County continue to be an asset because of the multiple locations of health facilities. Tattnall Community Hospital, which recently was awarded the Hospital of the Year by Hometown Health (a coalition of rural hospitals throughout the State of Georgia), continues to improve its facilities and capabilities.

Recreation services provided by the cities of Cobbtown, Collins, Glennville, and Reidsville will continue to expand, as more facilities are needed to accommodate the growing population. Manassas will have a small park and walking track. The recreation sites will provide an ample opportunity for the citizens of Tattnall County to be able to have easy access to exercise and other activities.

General government facilities and services will improve to adhere to the ever-changing needs of the county and its municipalities. Educational facilities, the libraries, and other cultural facilities and services will expand to meet the changing demographics that Tattnall County is projected to see in the future. Tattnall County's community facilities and services will meet existing and projected population needs at expected levels of service. These facilities will accommodate, support, and attract the desired growth and development patterns and identified strategies of other plan elements.

COMMUNITY FACILITIES AND SERVICES

GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To provide all citizens of Tattnall County with adequate public facilities to insure a convenient and safe environment in which to live; and to examine potential growth and assure that community leaders have the resources in place to satisfy the future needs for public facilities.

OBJECTIVE 1: To properly maintain existing transportation facilities within the county and provide upgraded facilities and services for existing and future residents.

POLICIES/ACTIONS:

Action 1.1: Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

Action 1.2: Short term, advocate completion, as soon as possible, of four-laning of U.S. 25/301 in Tattnall County.

Action 1.3: Participate in and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.

Action 1.4: Advocate the long-term four-laning of SR 23-57 from Glennville to Cobbtown to Interstate-16.

Action 1.5: Work with the Georgia Department of Transportation to increase the minimum miles of road paving, within Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, on an annual basis.

Action 1.6: Utilize an ongoing priority list for the resurfacing of existing paved roads within Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, and work to fund on an annual basis.

- Action 1.7:** Examine all dirt roads in the county, and schedule ditching, grading, replacing of culverts and widening of roads on a priority basis.
- Action 1.8:** Provide continued maintenance and improvement of sidewalks in Cobbtown, Collins, Glennville, Manassas, and Reidsville.
- Action 1.9:** Pursue water drainage improvements in Cobbtown, Collins, Glennville, Manassas, and Reidsville, and implement necessary measures to eliminate any identified problems.
- Action 1.10:** Work each year with the Department of Transportation to identify county bridges in need of repair or replacement, and schedule necessary improvements.
- Action 1.11:** Identify equipment and manpower needs in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, to properly maintain the dirt roads under their jurisdiction or district as appropriate.
- Action 1.12:** Enforce and upgrade/update county-wide subdivision regulations, which are compatible with other land development and protection ordinances, with particular emphasis on requiring paved roads and properly engineered drainage in new developments.
- Action 1.13:** Establish a county-wide road development ordinance with appropriate standards as necessary to meet minimum state DOT requirements for rights-of-way, drainage, and construction.
- Action 1.14:** Work to assure continued improvements at the airport including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend runway to 5,000', and rehabilitation of the wind cone support.
- Action 1.15:** Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.

- Action 1.16:** Pursue new sources of revenue to fund local transportation projects, including continuing to utilize the special purpose local option sales tax.
- Action 1.17:** Continue to operate the Tattnall County Transit System as funding is available and seek additional funds as necessary.
- Action 1.18:** Seek TE funding for streetscape and other transportation improvements in all five of Tattnall County's municipalities.
- Action 1.19:** Seek state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate.
- Action 1.20:** Seek to relocate the Tattnall County Road Department/Shop from SR 23-57 to John O. Parker Drive or another site when feasible.

OBJECTIVE 2: To expand and upgrade water supply and treatment and improve public water service within Tattnall County to ensure a safe and adequate water supply for existing and future needs, including fire protection capacity.

POLICIES/ACTIONS:

- Action 2.1:** Maintain and upgrade the water systems in Collins, Glennville, Manassas, and Reidsville, by replacing any inadequately sized lines and inadequate appurtenances.
- Action 2.2:** Long term, evaluate the need for upgrading and expanding the water systems in Cobbtown, Collins, Glennville, Manassas, and Reidsville, to serve the entire city limit area, and any future city limit expansion.
- Action 2.3:** Replace all water lines less than 6-inches in diameter in all municipalities (except Cobbtown) as grants and funds are available.

- Action 2.4:** Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities.
- Action 2.5:** Strictly enforce health department and other guidelines for private well development.
- Action 2.6:** Seek to establish both wet and dry fire hydrant locations and check current locations throughout the county to ensure their operability and accessibility.
- Action 2.7:** Seek funding for an elevated water storage tank to replace the current ground level storage tank in the City of Manassas.
- Action 2.8:** Utilize the Tattall County Development Authority and the County Commissioners to coordinate with the cities of Cobbtown, Collins, Glennville and Reidsville to upgrade the water systems to accommodate economic development growth.

OBJECTIVE 3: **To provide for adequate and safe wastewater disposition in all areas of Tattall County.**

POLICIES/ACTIONS:

- Action 3.1:** Utilize CDBG or other programs to upgrade sewerage systems in Collins, Glennville, and Reidsville.
- Action 3.2:** Expand sewage service to all residents and future residents of Collins, Glennville, and Reidsville as feasible.
- Action 3.3:** Strictly enforce health department regulations for septic systems.
- Action 3.4:** Long-term, seek funding to establish a public sewerage and wastewater treatment facility in the City of Cobbtown.
- Action 3.5:** Upgrade the sewer systems in the cities of Collins, Glennville and Reidsville through a coordinated effort between the Tattall County

Development Authority and the County Commissioners to accommodate economic development growth.

Action 3.6: Seek funding for the addition of a sewer jet for the City of Collins sewerage system.

OBJECTIVE 4: **To provide convenient and environmentally sound municipal solid waste collection and disposal to all citizens of Tattnell County, which is in compliance with all local, state, and federal regulations, including a feasible means of collecting and marketing of recyclables.**

POLICIES/ACTIONS:

Action 4.1: The County and its municipalities need to implement a recycling program and target the collection of various items for recycling.

Action 4.2: Develop a county-wide composting/mulching program.

Action 4.3: Implement a method of collection and voluntary drop-off of recyclables county-wide.

Action 4.4: Continue the current method of collection and voluntary drop-off of special management items county-wide.

Action 4.5: Continue to utilize the current method of solid waste disposal throughout the county.

OBJECTIVE 5: **To assure proper law enforcement and emergency services to maintain a safe environment for all citizens of Tattnell County.**

POLICIES/ACTIONS:

Action 5.1: Provide extensive and regular training programs for all firefighters.

- Action 5.2:** Update equipment and manpower of the Tattnall County Sheriff's Department, as well as the City Police Departments in Collins, Glennville, and Reidsville, to keep efficient service and meet expected population growth.
- Action 5.3:** Establish and fund capital improvements programs in the local governments to upgrade emergency equipment as needed.
- Action 5.4:** Provide regular training for all public safety personnel.
- Action 5.5:** Encourage increased attention to drug and alcohol offenders and stiffen fines.
- Action 5.6:** Support and promote the Georgia Department of Corrections and continue to utilize prison labor to assist with Tattnall County projects.
- Action 5.7:** Maintain cooperative agreements between the municipalities, the state prison facilities, and the county for inter-agency emergency response in all jurisdictions.
- Action 5.8:** Upgrade equipment, database, and manpower in the E-911 control dispatcher system, educate the public in the proper use of the system, and train dispatchers.
- Action 5.9:** Periodically evaluate the need to upgrade all emergency equipment and county-wide facilities both for improved service and accommodation for future population growth.
- Action 5.10:** Review at least once a year and keep current the Tattnall County Emergency Operations Plan of the EMA, maintain the Tattnall County Pre-Disaster Mitigation Plan, and develop more detailed plans as necessary.
- Action 5.11:** Seek the construction of additional space for the City of Glennville Police Department facility.

Action 5.12: Utilize the services of the Tri-Circuit Drug Task Force, and encourage increased attention to drug and alcohol offenders.

Action 5.13: Seek to expand the current Tattall County Jail facility and/or develop a new joint county-wide jail facility and continue to pursue funding options to finance either.

OBJECTIVE 6: To enhance and improve fire protection to all citizens of Tattall County.

POLICIES/ACTIONS:

Action 6.1: Make improvements to pipe systems, tank capacity, and fire hydrant locations in Cobbtown, Collins, Glennville, Manassas, and Reidsville, to a level that will better satisfy fire protection needs.

Action 6.2: Long term, evaluate the need for upgrading and consolidating of county-wide facilities and services, including stations, manpower, more full-time trained personnel, and equipment to provide more effective and efficient service, and to accommodate future population growth.

Action 6.3: Provide and ensure continued training for all firefighters.

Action 6.4: Seek funding for a new fire truck in the City of Glennville.

Action 6.5: Seek funding for a new fire station rescue truck in the City of Cobbtown.

Action 6.6: Seek funding to fully equip the newly constructed volunteer fire station in the Tyson area of Tattall County.

Action 6.7: Seek funding for the construction of a new fire station in the City of Collins and the renovation of the fire station in the City of Reidsville.

Action 6.8: Seek funding for a new fire tanker truck for the City of Collins volunteer fire station.

OBJECTIVE 7: To enhance and upgrade health care facilities and services to meet the health needs of Tattnall County.

POLICIES/ACTIONS:

- Action 7.1:** Support the upgrade of “state-of-the-art” equipment at Tattnall Community Hospital.
- Action 7.2:** Actively recruit additional medical specialists and other personnel to locate in Tattnall County.
- Action 7.3:** Expand the Tattnall County Health Department’s facilities for additional space and services as necessary.
- Action 7.4:** Ensure formal training, including both written and practical exams, each year for all EMS and EMA personnel.
- Action 7.5:** Provide automatic defibrillators used by properly trained first responders to be strategically located throughout the county as funding becomes available.
- Action 7.6:** Evaluate and upgrade EMS and EMA facilities, services, and equipment on a regular basis.

OBJECTIVE 8: To provide a wide variety of facilities which provide recreational and leisure opportunities for citizens of all ages.

POLICIES/ACTIONS:

- Action 8.1:** Upgrade and improve recreation areas of the Charles K. Rewis Recreation Complex (especially tennis courts) and the Atkins-Surrency Park.
- Action 8.2:** Upgrade and improve the City of Glennville Recreation Park Complex.

- Action 8.3:** Upgrade and improve the recreation areas in the cities of Cobbtown and Collins.
- Action 8.4:** Seek funding for the addition of lighted walking tracks in Cobbtown, Collins, and Reidsville.
- Action 8.5:** Maintain outdoor recreational areas to be utilized for passive recreation, picnics, fishing, family outings, etc., including increased public access and development of park facilities at the four boat landings along the Ochoopee River and the J.E. Stanfield Landing along the Altamaha River.
- Action 8.6:** Increase the proper number of recreation personnel to supervise programs and accommodate future growth.
- Action 8.7:** Support and promote continued improvements and upgrades to Gordonia-Alatamaha State Park as needed, including the expansion of the golf course, the addition of rental cabins, and a conference center.
- Action 8.8:** Encourage the continued existence of the Big Hammock State Wildlife Management Area in Tattnall County.
- Action 8.9:** Seek funding to establish a recreation area in the City of Manassas.
- Action 8.10:** Pursue state acquisition and development of a regional reservoir in conjunction with Montgomery, Toombs, and Treutlen counties.

OBJECTIVE 9: **To provide effective and efficient government services and facilities, which meet the existing and future needs of Tattnall County.**

POLICIES/ACTIONS:

- Action 9.1:** Actively pursue, working in conjunction with Southeastern Technical College, the expansion of the college's facilities and services as appropriate.

Action 9.2: Enhance information sharing between all government branches.

Action 9.3: Explore opportunities to merge various city/county services.

Action 9.4: Consider feasibility of establishing, through contract or service merger, a county-wide codes enforcement office.

Action 9.5: Seek the construction of a new administrative building in the City of Glennville.

Action 9.6: Seek the construction of a new city hall in the City of Collins.

OBJECTIVE 10: **To assure that all citizens of Tattnall County are afforded full educational opportunities, including academic, vocational, and specific job training.**

POLICIES/ACTIONS:

Action 10.1: Implement the five-year facilities study for the Tattnall County School System.

Action 10.2: Maintain the Southern Association of Colleges and Schools accreditation for all public schools.

Action 10.3: Pursue excellence in education through improving existing programs and implementing new programs that will meet the needs of all students in Tattnall County.

Action 10.4: Support Southeastern Technical College and other colleges serving Tattnall County, and work conjunctively to seek the expansion of facilities and services as needed.

Action 10.5: Encourage and assist Southeastern Technical College in building new facility(ies) as needed.

OBJECTIVE 11: To constantly enhance and improve library facilities; enhance and expand community cultural events and activities; develop and support new cultural facilities; and organize an aggressive cultural awareness campaign to further promote a culturally literate society.

POLICIES/ACTIONS:

- Action 11.1:** Enhance the materials and equipment at the Tattnall County Libraries to maintain quality facilities.
- Action 11.2:** Work to secure funding for additional staff, increased local book budget, and software for public use at the Tattnall County Libraries.
- Action 11.3:** Seek financial and other resources to expand, promote and market existing and future cultural activities and events.
- Action 11.4:** Develop facilities, programs, and events to promote awareness of and appreciation for the county's cultural heritage.
- Action 11.5:** Identify and implement ways to expand and enrich the Glennville Sweet Onion Festival and its facilities.
- Action 11.6:** Promote the community events hosted by the cities of Cobbtown, Collins, Glennville, and Reidsville and expand as appropriate.
- Action 11.7:** Seek funding to renovate the old railroad depot in the City of Manassas.
- Action 11.8:** Complete rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use.
- Action 11.9:** Continue to maintain/preserve the Alexander Hotel in Reidsville, including possibly adding a compatibility designed rear wing, and promote its public use.

Action 11.10: Investigate the establishment of county fair or other county-wide festival to be held at the high school/Battle Creek area.

HOUSING

Introduction

Housing is a key link in a comprehensive plan with important relationships to population, economic development, and land use. Growth of almost any sort usually means more people, and they need a place to live. Land must be available for development of a wide range of housing types; there needs to be choice in housing; and housing must be affordable and desirable. Improving the quality of life for people has to begin by ensuring decent, safe, and sanitary shelter. Availability and affordability of housing, and its quality and appearance have become issues important to continued economic development and social equity concerns in many communities. There are many examples of communities where housing costs have escalated to the point where needed workers could not afford to live. The growth of the vegetable industry in rural Georgia, and particularly the Sweet Onion in Tattnall County, has brought on new housing issues concerning migrant workers.

While Tattnall County may not have critical housing issues, no community is without concerns that need to be addressed before they become problems. The expanded use of manufactured housing, the aging of the population, and the lack of planning and growth controls all have implications for housing in Tattnall County. Tattnall County and its municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have examined housing within the community, analyzed and assessed needs, made recommendations, set goals, and identified implementation steps to address their perceived concerns.

Types of Housing

Table H-1 provides an inventory of housing types in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville according to the Census of 1980, 1990, and 2000, while Table H-2 shows the percentage of various housing types throughout the county and cities as compared to State Service Delivery Region 9 and the state for the same period. The percent change in housing types by local jurisdiction and for Georgia from 1980 to 2000 are graphically depicted on Figure H-1.

**TABLE H-1
TATTNALL COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Tattnall County	5,077	4,500	4,985	461	568	574	813 ^{1/}	1,688 ^{1/}	2,999	N/A	N/A	20	6,351	6,756	8,578
Cobbtown	196	122	133	29	28	27	5 ^{1/}	20 ^{1/}	22	N/A	N/A	0	230	170	182
Collins	204	190	186	28	24	25	23 ^{1/}	61 ^{1/}	92	N/A	N/A	0	255	275	303
Glennville	1,260	1,097	1,164	284	320	317	132 ^{1/}	169 ^{1/}	171	N/A	N/A	0	1,676	1,586	1,652
Manassas	44	39	30	4	0	0	1 ^{1/}	13 ^{1/}	16	N/A	N/A	0	49	52	46
Reidsville	766	710	681	70	184	156	47 ^{1/}	189 ^{1/}	272	N/A	N/A	5	883	1,083	1,114

^{1/} Includes Other

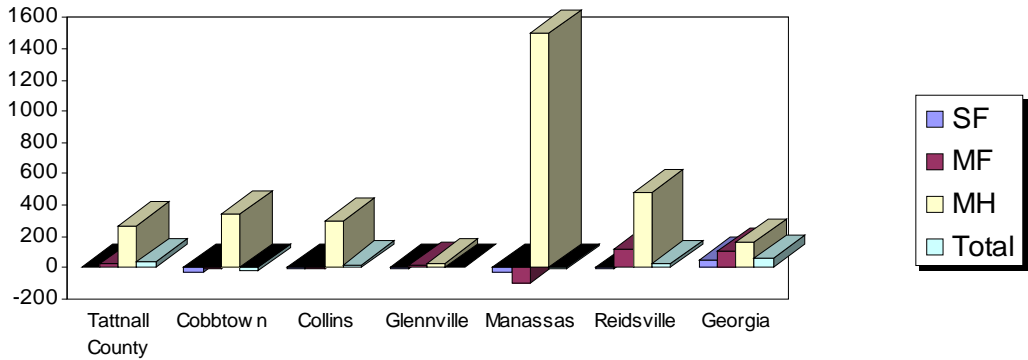
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

**TABLE H-2
TATTNALL COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Tattnall County	79.9	66.7	58.1	7.3	8.4	6.7	12.8	25.0	35.0	N/A	N/A	.23
Cobbtown	85.2	71.8	73.1	12.6	16.5	14.8	2.2	11.0	12.1	N/A	N/A	0.0
Collins	80.0	69.1	61.4	11.0	8.7	8.3	9.0	22.2	30.4	N/A	N/A	0.0
Glennville	75.2	69.2	70.5	16.9	20.2	19.2	7.9	10.7	10.4	N/A	N/A	0.0
Manassas	89.8	75.0	65.2	8.2	0.0	0.0	2.0	25.0	34.8	N/A	N/A	0.0
Reidsville	86.7	65.6	61.1	7.9	17.0	14.0	5.3	17.5	24.4	N/A	N/A	0.5
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

**Figure H-1
Percent Change in Housing
Types 1980-2000**



Source: Table H-1.

Tattnall County. The statistics of Tables H-1 and H-2 depict increasing growth of Tattnall County housing units from 1980 to 2000. The total number of housing units increased just over 35 percent (35.07) in the county from 1980 to 2000, more than one-half of Georgia's increase of more than 60 percent. However, over 80 percent (81.8) of Tattnall County's growth occurred during the 1990s. This is likely because of both the Smith State Prison opening in Glennville and some spillover residential growth from the east and nearby growth centers.

From 1980 to 2000, the county's population increased 23 percent. The fact that housing units grew faster than the population is not unusual. Decline in household size and the aging of the population are national trends which necessitate more housing units to accommodate the same population. During the time period, a net new housing unit was added to the county supply for every 2.06 persons added to the population. By way of contrast, Georgia's housing unit total increased by more than 60 percent from 1980 to 2000, with nearly half of the increase coming from 1980 to 1990. Georgia's population increased over 50 percent from 1980 to 2000.

The make-up of housing types within Tattnall County is also changing. In 1980, nearly 80 percent of the housing stock was single-family homes, about 7 percent was multi-family units, and almost 13 percent was manufactured housing. This compared to statewide totals of nearly 76 percent single-family, 16.6 percent multi-family, and 7.6 percent manufactured housing. For Region 9 in 1980, 78 percent of the housing units were single-family, while nearly 15 percent were manufactured housing.

In 1990, Tattnall County's single-family homes had dropped to 66.7 percent of the total, while multi-family had increased to 8.4 percent, and manufactured housing had nearly doubled to 25 percent of the total housing stock. Less than 1 percent (0.23) of the county's housing was described as "other," a term encompassing automobiles, buses, houseboats, tents, railroad cars, and any other living quarters occupied as a housing unit which does not fit the other three categories. Although depicted on Table H-2, the "other" category will not be discussed further due to its small share of housing units (1 percent or less). Georgia's housing supply breakdown for 1990 was 65 percent single-family, 23 percent multi-family, and 12 percent manufactured housing. In Region 9, the percentage of single-family units was slightly more than Tattnall County at 68 percent and slightly less for manufactured housing at 23 percent.

By 2000, single-family homes comprised only 58.1 percent of the total county housing supply. Multi-family units in the county had dropped to 6.7 percent of the total, while manufactured housing now accounted for 35 percent of county housing. This compared to a statewide housing stock of 67 percent single-family, 21 percent multi-family, and a nearly constant 12 percent manufactured housing. The region had a higher percentage of single-family

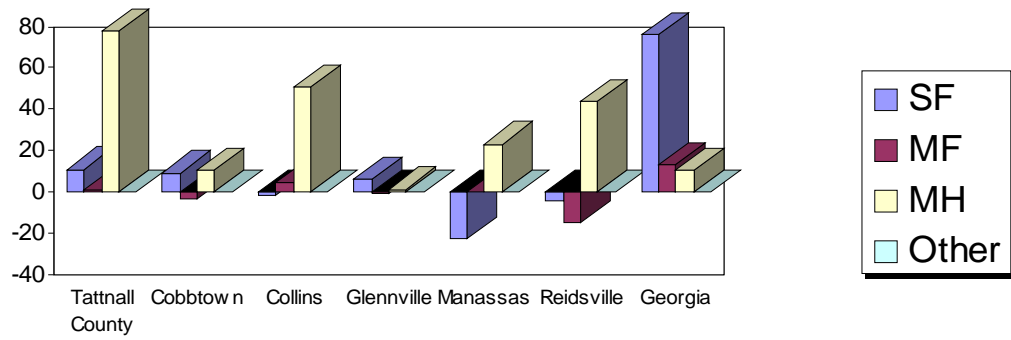
units than Tattnall County with 61.5 percent, but fewer multi-family (7.6 percent) and manufactured housing units (30.6 percent).

These figures document the changing nature of the county housing stock. While single-family units had always been a larger percentage of the local housing supply than that of the state's, the trend reversed between 1990 and 2000 with both the state and region having a larger percentage (67 and 61.5 as compared to 58.1 percent). Tattnall County lost nearly 2 percent in single-family homes in the last 20 years, while Georgia increased 44 percent. The number of multi-family housing units increased by 113 units in the county from 1980 to 2000 (over 24 percent gain), but at a lesser rate than the state which more than doubled such units. Multi-family units in the state as a whole account for more than 1 in 5 housing units, while almost 1 in 15 in Tattnall County. Conversely, manufactured housing now accounts for more than 1 in 3 (35 percent) of county housing units, and about 1 in 8 of Georgia's total housing stock. Manufactured housing units more than tripled in Tattnall County from 1980 to 2000, even more than the state's two and one-half times increase. Out of the total housing increase of 2,227 units in the county for the 20 year period, manufactured homes comprised 2,186 of the new units. The single-family loss was 92 units, while as previously mentioned, the multi-family increase was 113 units. More than 94 of 100 new housing units in Tattnall County from 1980 to 2000 were manufactured housing, and only 5 of 100 were new single-family homes.

Between 1990 and 2000, Tattnall County gained 1,822 total housing units, only 485 of which were single-family and 6 in multi-family. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. About 72 out of 100 net new housing units in the county during the decade were manufactured homes, as compared to 10 of 100 in Georgia. The state had a net increase of 76 of 100 new housing units as single-family units at the same time.

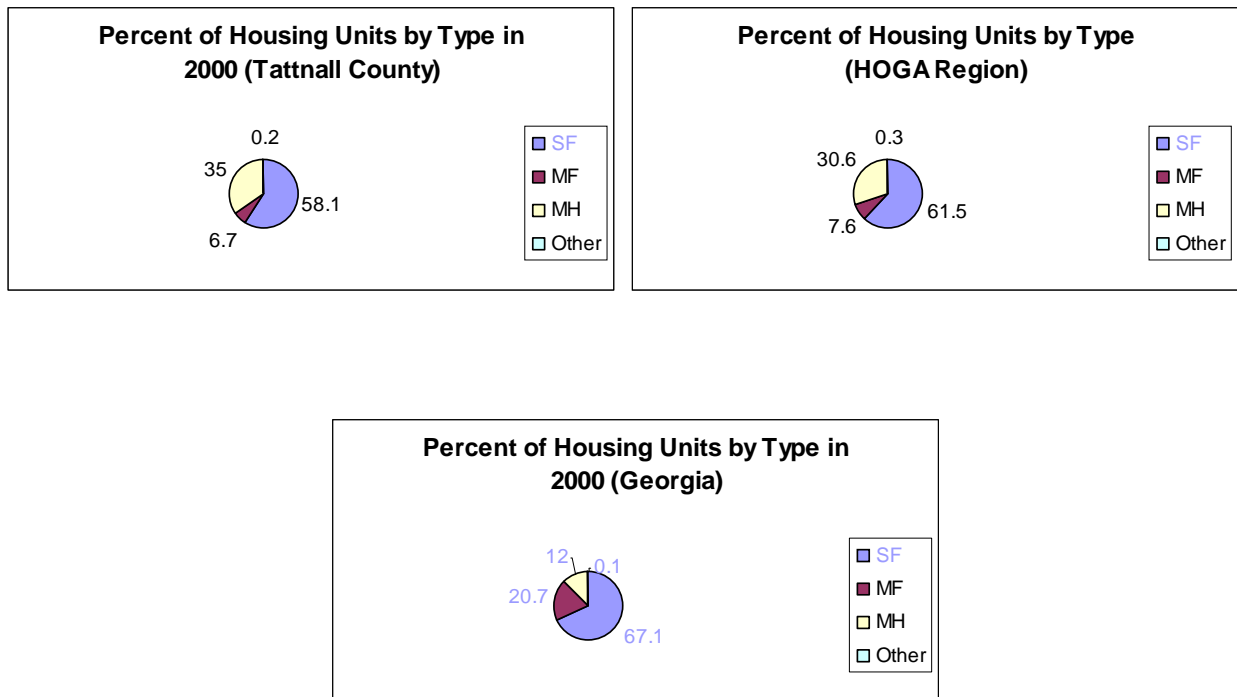
Figure H-3 graphically illustrates the Percent of Housing Units by Type for Tattnall County, the Heart of Georgia Altamaha Region (Region 9) and Georgia in 2000. Region 9 has the most manufactured housing of any region in the state, comprising more than 3 in 10 housing units. More than 1 in 3 housing units (35 percent) in Tattnall County is manufactured housing, which is 4.4 percentage points more than the region as a whole. The county's 4.39 manufactured housing placements/1,000 population in 2000 was the fourth highest in the region, more than the region average of 3.34/1,000 and significantly greater than Georgia's average of 1.15/1,000. This further illustrates recent reliance on manufactured housing as the predominant new housing in Tattnall County. About 7 (6.7) percent of the county's housing stock is multi-family housing, less than the region's 7.6 percent, but still much less than Georgia's 20.7 percent. Tattnall County also has fewer single-family homes than the region, and significantly less than the state.

Figure H-2
Percent of Net Change in Housing Units by Type 1990-2000 (TC-1,822, Cobb-12, Coll-28, G-66, M-(-6), R-31, GA-643,319)



Source: Table H-1.

Figure H-3
Percent of Housing Units by Type
Tattnall County, Region, and Georgia, 2000



Source: Table H-2.

Glennville and Reidsville. The City of Glennville currently contains 19 percent of the total county housing stock, and about 16 percent of the county's population. In 1980, Glennville accounted for 26.4 percent of the housing units in the county, and just under 23 percent of the county population. Glennville's housing stock actually declined by 24 units or -1.4 percent from 1980 to 2000, compared to just over a 35 percent increase for the county. It experienced a 5.4 percent loss in total housing during the 1980s, but gained 4 percent in the 1990s. The number of single-family homes actually declined within the city proper during the 20 year period. Glennville lost more than 7.5 percent of its single-family units. All of the growth in Glennville housing units was in apartments and manufactured housing. Multi-family housing units increased by 11.6 percent or 33 units from 1980 to 2000, with all of the growth from 1980 to 1990. According to Census figures, Glennville lost 3 multi-family units during the 1990s. Tattall County's duplex/apartment growth has concentrated in Glennville to take advantage of shopping facilities and available infrastructure and services. About 55 percent of the county's apartments is located in the city of Glennville. Manufactured housing grew by 29.5 percent in the city from 1980 to 2000, but only gained two such units during the 1990s. From 1990 to 2000, Glennville gained about 1 in 25 of its total housing stock.

The City of Reidsville accounts for 13 percent of county housing and 10 percent of the county's population. During the 1980s, housing grew faster in Reidsville than anywhere in Tattall County. Reidsville's stock grew by a net 200 units from 1980 to 1990, compared to slight gains in Collins and Manassas and losses in Cobbtown and Glennville. Unincorporated Tattall County grew by a net 182 units on a much larger base. Even in Reidsville there was a net loss of 56 permanent single family units, but this was compensated by a gain of 114 multi-family units (54 percent were duplexes), which more than doubled, and an addition of 125 mobile homes, which quadrupled in the city. Between 1980 and 2000, Reidsville lost just over 11 percent of its single-family housing, but had the most growth county-wide in multi-family units at about 123 percent. As in Glennville, apartment and duplex growth concentrated in Reidsville largely due to the proximity to available infrastructure and services. Reidsville experienced almost a six times increase in manufactured housing during the two decades, a gain of almost 480 percent from 47 such units in 1980 to 272 in 2000. This was the second highest percentage gain in Tattall County behind only Manassas' 1,500 percent (15 unit) increase. Reidsville added 83 manufactured housing units in the 1990s, an increase of about 44 percent during the decade.

Cobbtown, Collins, and Manassas. Both Collins and Manassas gained housing stock during the 1980s, while Cobbtown lost housing units during the same period. Collins continued to increase its total number of housing units in the 1990s as well, with Cobbtown also showing an increase, but Manassas losing units. However, for the 20 year planning period, Cobbtown lost 48 units, Collins gained 48 units, and Manassas lost 3 units. These losses would have been greater, if not for manufactured housing. Cobbtown and Manassas lost the most single-family

units of any Tattall County municipalities at about -32 percent each from 1980 to 2000. Cobbtown lost 63 single-family, but gained 17 manufactured homes, more than four and one-half times its number during the period. From 1990 to 2000, Cobbtown gained 12 new units (7 percent increase), including 11 single-family homes, while losing 1 multi-family and 2 manufactured homes. Manassas lost 14 single-family units (31.8 percent) between 1980 and 2000, but gained 15 manufactured homes, a 1,500 percent increase over the 1 such unit previously in town. In the last decade, Manassas was the only Tattall County city to lose housing units (6 total units). It lost 9 single-family, while adding no multi-family, and only 3 manufactured homes. Collins lost nearly -9 percent, or 18, of its single-family dwellings between 1980 and 2000. At the same time, it quadrupled its manufactured housing units from 23 to 92. In the last decade, Collins gained 28 new units, a 10.2 percent increase. The city lost 4 single-family units, while gaining 31 manufactured homes (50.8 percent) and 1 multi-family unit. Cobbtown, Collins, and Manassas all lost multi-family units from 1980 to 2000. Manassas lost all four of its multi-family units during the period (-100 percent), compared to nearly -11 percent for Collins (3 units) and about -7 percent for Cobbtown (2 units).

These figures and trends confirm observations elsewhere about Tattall County growth. The cities of Glennville, Collins, and Cobbtown and the county all lost population during the 1980s, while both Manassas and Reidsville gained residents (6 and 7.5 percent, respectively versus -2.2 percent for the county). Collins was the only jurisdiction to not lose population in the 1990s, remaining constant at 528 persons. Glennville lost a modest 1 percent during the decade, but Cobbtown lost an additional 8 percent on top of its previous decade loss of -31.6 percent. Reidsville and Manassas more than wiped out their 1980s gains with losses of -9.5 percent and -18.7 percent, respectively, between 1990 and 2000. The county increased by 25.8 percent during the same time. For the 20 year planning period, however, Tattall County experienced the only population gain (23 percent), compared to losses ranging from -2.7 percent for Reidsville and -12.1 percent for Glennville to -13.8 percent for Manassas, -17.4 percent for Collins, and -37 percent for Cobbtown. There has been recognition of a trend in Tattall County of city residents moving to larger lots near, but outside, the cities. The growing reliance on manufactured housing, particularly in unincorporated areas and the small cities of Collins and Manassas, is evident. Low incomes and the affordability of manufactured housing help explain this reliance. The larger percentages of mobile homes than the state are typical of a rural area.

Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Tattall County, Cobbtown, Collins, Glennville, Manassas and Reidsville. Unexpected population increases would require additional housing. Based on these projections, Tattall County is expected to gain a total of about 2,557 occupied housing units by 2025 for an increase of over 36 percent. This represents an average gain of more than 100 units per year. On a percentage basis Manassas is projected to experience the most growth of Tattall County's

cities at 36.8 percent (only 14 units though), followed by Reidsville at 32.3 percent (295 unit increase). Glennville at 29.4 percent (426 unit increase), Collins at 26.6 percent (64 unit increase), and Cobbtown at 25.4 percent (36 unit increase). Glennville and Reidsville together are projected to experience over 86 percent of the municipal housing unit gains. However, over two-thirds of net new housing units are expected to be located in unincorporated Tattall County.

Occupied single-family housing units are predicted to increase by about 814 units or 19.3 percent in Tattall County during the period. Just over 40 percent of these units will be in the municipalities. Each of the cities are expected to gain single-family units at lesser rates than the county, except Manassas, which will see a 28 percent increase, but this is only 7 units. Other municipal gains expected are: Cobbtown, 13.2 percent (14 units); Collins, 8.0 percent (11 units); Glennville, 18.9 percent (194 units); and Reidsville, 17.2 percent (104 units). Glennville and Reidsville together will account for over 90 percent of expected municipal single-family unit growth.

The most occupied multi-family unit growth between 2000 and 2025 is expected to occur in Reidsville with an increase of 96 percent. This represents an increase from 94 multi-family units in 2000 to 184 in 2025. All Tattall County's projected growth in multi-family units is expected to take place in Glennville, Reidsville, and Collins (all have sewer systems). Glennville is expected to have the majority of new units (140, a 52.6 percent increase), while Collins is likely to gain only 8 units (42.1 percent increase). Cobbtown and Manassas had no multi-family units in 2000, and none are expected.

As expected based on recent trends, the most significant growth is projected to be in the number of occupied manufactured housing units. Of the total county increase of 2,557 housing units projected as needed, 1,505 or 59 percent, are expected to be manufactured homes. The number of such units in Tattall County is projected to grow from the present 2,403 to 3,908 by 2025, an increase of 63 percent. Only 267 (17.7 percent) of these manufactured homes will likely locate in the county's municipalities. Increases in manufactured homes in municipalities expected include: Cobbtown, 22 units (122.2 percent increase); Collins, 45 units (52.9 percent

**TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2025**

Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville

	2000	2005	2010	2015	2020	2025
Tattnall County						
SF	4,216	4,332	4,482	4,670	4,861	5,030
MF	428	464	518	573	625	666
MH	2,403	2,674	2,992	3,304	3,613	3,908
O	10	10	10	10	10	10
Totals	7,057	7,480	8,002	8,557	9,104	9,614
Cobbtown						
SF	106	108	110	113	117	120
MF	18	18	18	18	18	18
MH	18	20	25	31	35	40
O	0	0	0	0	0	0
Totals	142	146	153	162	170	178
Collins						
SF	137	138	140	142	146	148
MF	19	19	121	23	25	27
MH	85	92	102	113	122	130
O	0	0	0	0	0	0
Totals	241	249	263	278	293	305
Glennville						
SF	1,029	1,051	1,091	1,138	1,183	1,223
MF	266	286	320	351	381	406
MH	155	171	191	211	231	247
O	0	0	0	0	0	0
Totals	1,450	1,508	1,602	1,700	1,795	1,876
Manassas						
SF	25	27	28	30	31	32
MF	0	0	0	0	0	0
MH	13	15	17	18	19	20
O	0	0	0	0	0	0
Totals	38	42	45	48	50	52
Reidsville						
SF	603	619	638	662	688	707
MF	94	110	128	150	170	184
MH	212	236	259	276	291	313
O	5	5	5	5	5	5
Totals	914	970	1,030	1,093	1,154	1,209

Note: SF means Single-Family; MF means Multi-Family; MH means Manufactured Housing; and O means Other.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia Altamaha RDC Staff, 2005.

increase); Glennville, 92 units (59.4 percent increase); Manassas, 7 units (53.8 percent increase); and Reidsville, 101 units (47.6 percent increase). Expected stricter land use controls in the municipalities and higher land costs there dampen the location of manufactured homes in the cities. Larger lots, and certainly acreage, with fewer restrictions are more readily available in unincorporated Tattnall County.

Age and Condition of Housing

Table H-4 provides information on the age of Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville's housing as compared to that of Region 9 and the state. The housing stock's age by percentage in 2000 is shown graphically in Figure H-4. Tattnall County added less than 40 (38.7) percent of its housing stock in the last 25 years, with manufactured housing accounting for most of the units. This is more than 10 percentage points less than Georgia's 49.9 percent of units dating from this period. Approximately 32 percent of Reidsville's, about 28 percent of Glennville's, and about 25 percent of Collins' housing stock was added during the last 25 years. Only 15 percent of Cobbtown's and 6.5 percent of Manassas' housing units were added in the same period.

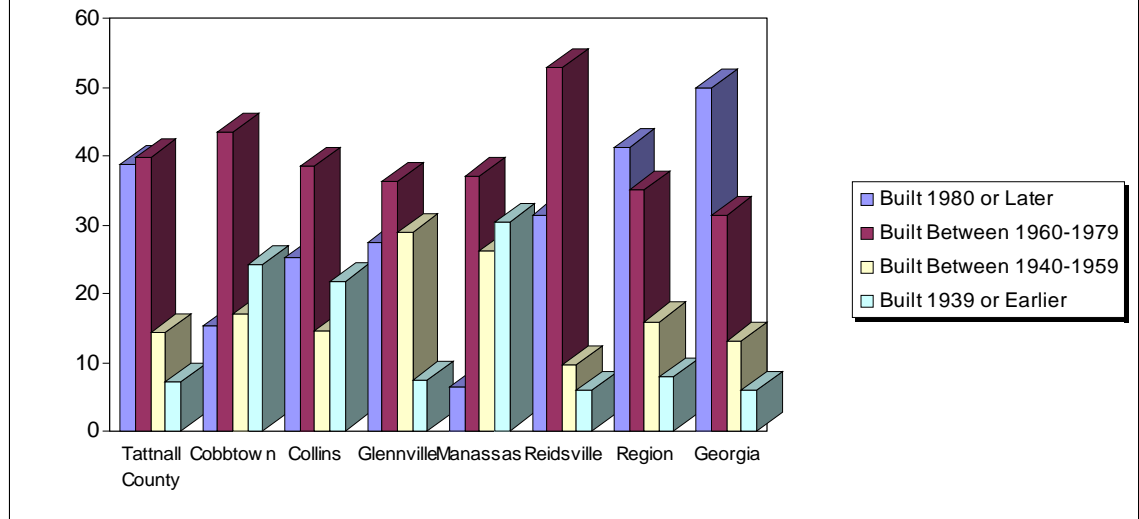
Generally, the housing stock is older in Tattnall County than the region and much older than the state. The county's cities have an older housing stock than the county, region or Georgia. The oldest housing stock in Tattnall County is located in Manassas, followed by Cobbtown and Collins, then Glennville and Reidsville. Reidsville also had the largest percentage of units added in the last 25 years (31.5 percent) within county municipalities compared to the other four cities (Glennville at 27.5 percent, 25.1 percent for Collins, 15.4 percent for Cobbtown, and 6.5 percent for Manassas). Most of Reidsville's recent growth was in manufactured homes. More than 56 percent of Manassas' housing stock exceeds 40 years in age, while Cobbtown's is 41 percent, 36 percent for Collins and Glennville, 21 percent for Tattnall County, 16 percent for Reidsville, 24 percent for the region, and 19 percent for the state. Greater than three in ten of Manassas' housing units are at least 60 years old or older compared to one in four of Cobbtown's, one in five of Collins', one in 14 of Glennville's and Tattnall County's and one in 17 of Reidsville's and Georgia's. Reidsville's percentage of units 60 years or older is 6.0 as compared to 5.9 for Georgia. This is likely the reason the county is losing its site-built housing. The aging housing stock becomes dilapidated and no longer useable if not maintained,

**TABLE H-4
TATTNALL COUNTY
AGE OF HOUSING BY PERCENTAGE**

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Tattnall County	N/A	N/A	20.3	N/A	27.3	18.4	53.1	41.5	39.7	27.3	18.7	14.4	19.6	12.6	7.2
Cobbtown	N/A	N/A	7.7	N/A	11.0	7.7	N/A	42.5	43.4	N/A	31.5	17.0	28.6	14.9	24.2
Collins	N/A	N/A	16.5	N/A	15.9	8.6	N/A	32.8	38.6	N/A	22.5	14.5	26.3	28.8	21.8
Glennville	N/A	N/A	12.2	N/A	18.0	15.3	N/A	39.5	36.2	N/A	29.0	28.8	13.2	13.5	7.4
Manassas	N/A	N/A	4.3	N/A	13.0	2.2	N/A	27.8	37.0	N/A	7.4	26.1	59.2	51.9	30.4
Reidsville	N/A	N/A	14.0	N/A	32.9	17.5	N/A	42.7	52.8	N/A	12.6	9.6	15.5	11.8	6.0
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov, Heart of Georgia Altamaha RDC staff, 2004.

Figure H-4
Age of Housing by Percentage in 2000



Source: Table H-4.

and is lost through demolition by neglect, fire, or removal. Low incomes exacerbate the lack of maintenance.

Table H-5 depicts the condition of housing in Tattnall County and its cities as well as the region and state. There has been a decline in housing units lacking complete plumbing facilities in the county since 1980, although all jurisdictions, except Collins, show an increase since 1990, some dramatically so. The U.S. Census Bureau defines complete plumbing as having hot and cold piped water, a flush toilet, and tub or shower within the dwelling. There is still a much greater percentage in Tattnall County and its cities, ranging from 1.8 to 19.6 percent, than Georgia's 0.90 percent. The county's percentage of total units (2.2 percent) is less than the region's 2.5 percent, but its 1.1 percent for occupied units lacking complete plumbing exceeds the region's 0.9 percent. The percentage of occupied units lacking complete plumbing is significantly higher in Manassas at 18.4 percent, and also to a lesser degree in Cobbtown (2.1 percent), Glennville (1.9 percent), and Collins (1.7 percent) than the county (1.1 percent). Reidsville's rate is 0.9 percent, just higher than compared to the state (0.60 percent), but the same as the region (0.90 percent).

In terms of lacking complete kitchen facilities, defined as having a sink with piped water, stove, and refrigerator inside the housing unit by the U.S. Census Bureau, occupied units within Tattnall County, except for Manassas, are about as likely to lack such facilities as those in the region or state. Manassas is much higher at 18.4 percent compared to 0.60 percent for the county, 0.70 percent for Reidsville and the region, 0.80 percent for Collins, 0.40 percent for Glennville, and 0.50 percent for Georgia. Cobbtown had no occupied housing units with incomplete kitchens according to the 2000 Census. In terms of total units lacking complete kitchens, the county's three smallest cities have very high percentages (Manassas at 15.2 percent, Cobbtown at 9.3 percent, and Collins at 4.0 percent).

As to be expected, vacant units within the county are very much more likely to lack complete plumbing or kitchen facilities than the state as a whole. See Figure H-5. Over 7 percent of Tattnall County's vacant housing units had incomplete plumbing, while 8.3 percent had incomplete kitchen facilities. Reidsville's rates of 6.5 percent each for both plumbing and kitchen facilities are higher but somewhat similar to that of Georgia (4.5 and 6.0 percent, respectively). Glennville's percentages were substantially lower at 1.0 percent for each.

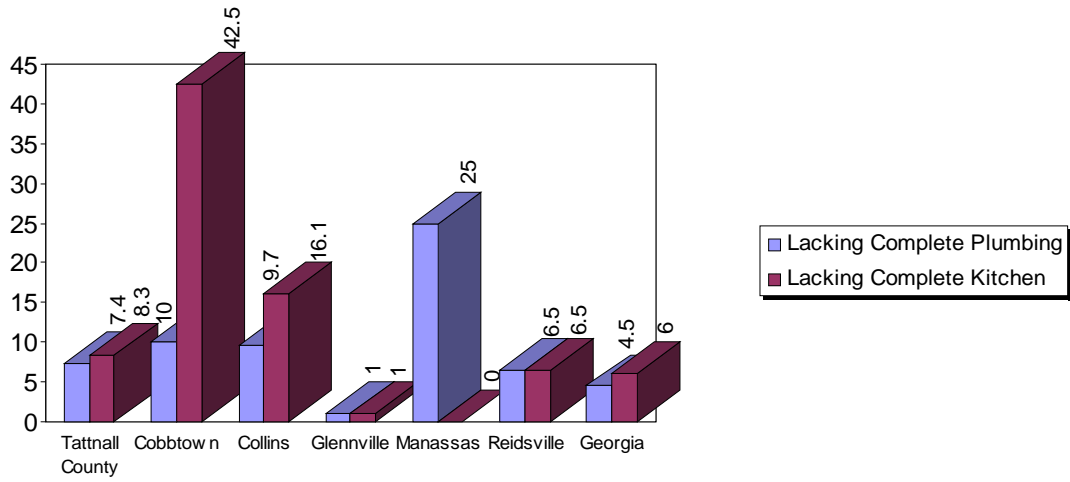
Total Units	27	3.1	0	0	21	1.9	N/A	N/A	28	2.6	19	1.7						
Occupied Units	18	2.2			8	0.9	N/A	N/A	N/A	N/A	6	0.7	48	5.4	43	4.0	69	7.6
Vacant Units	9	15.3			13	6.5	N/A	N/A	N/A	N/A	13	6.5						

**TABLE H-5
TATTNALL COUNTY
CONDITION OF HOUSING, 1980-2000
(continued)**

Region																			
Total Units		7.5		1.7		2.5		N/A		N/A		N/A		N/A		N/A		N/A	N/A
Occupied Units						0.9						0.7							4.7
Vacant Units																			
Georgia																			
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0							
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3			4.0		4.8
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0							

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov, Heart of Georgia Altamaha RDC staff, 2004.

Figure H-5
Condition of Vacant Units in 2000
 (Percentage)



Source: Table H-7.

Manassas had 2 vacant units (25 percent) lacking basic plumbing, but none lacking complete kitchen facilities reported in the 2000 Census.

The U.S. Census defines overcrowding as more than one person per room. Overcrowding is somewhat of a problem in Tattall County, except in Cobbtown and Collins where the rates of 2.8 and 4.6 percent, respectively, are lower than and about the same as the state's percentage of 4.8 percent and that of the region (4.7 percent). The county's rate of 6.5 percent is much higher than that of Georgia's, and is the second highest in the region behind Candler County's more than 8 percent. The remaining cities' rates are also considerably higher (Glennville's at 6.3 percent and Reidsville's 7.6 percent), than the region or state, except for Manassas' 5.3 percent, which is within 0.6 percentage points of the region and 0.5 percentage points of Georgia.

The most concentrated areas of known deteriorated residential housing are in northwest Glennville and southeast Reidsville; however, these areas have been improved through code enforcement and previous housing rehabilitation and redevelopment efforts. There are also smaller known concentrated areas of dilapidated housing along South Main Street and Georgia 57 North in Cobbtown and along Georgia 292 East in Collins. In unincorporated Tattall County, there are no large concentrations of substandard housing, except for the estimated 60 to 80 deteriorated mobile homes which are located in the Rod Strickland Road area next to the River Ridge subdivision. There is additional scattered blight throughout all four cities. In Manassas, there are only scattered houses needing rehabilitation. Most of these areas have declined due to the low incomes of the residents, and many have received some community development assistance, although additional housing assistance is needed. These include several CDBG and CHIP housing rehabilitation projects which have improved substandard housing for low and moderate income residents. Further housing improvement programs would likely have to utilize a widespread geographic focus (such as the CHIP program), as well as concentrated target areas (often required by the CDBG program).

Ownership and Vacancy Patterns

Table H-6 provides information on ownership and vacancy patterns for Tattall County, Cobbtown, Collins, Glennville, Manassas, Reidsville, the region, and Georgia in 1980, 1990, and 2000 as available.

Ownership and Occupancy

From 1980 to 2000 the number of owner occupied housing units increased within Tattnall County from 3,655 to 4,979, an increase of 36.2 percent. Renter occupied units also increased during the same period from 1,935 in 1980 to 2,078 in 2000, a gain of 7.4 percent. In 2000, owner occupied units comprised 70.6 percent of the county's occupied housing units, while renters occupied the remaining 29.4 percent. This compared to 65.4% owner occupied and 34.6% renter occupied in 1980.

The percentage of owner occupied housing units in all Tattnall municipalities, except Manassas, increased between 1980 and 2000. Cobbtown experienced the greatest increase (12.4 percentage points), followed by Collins with 7.1 percentage points. Glennville's 2.7 percentage point gain was slightly higher than that of Georgia (2.5 percentage points) for the period, but less than Reidsville's 3.6 percentage point increase. Owner occupied housing units in Manassas declined from 80.5 percent in 1980 to 75 percent in 2000. At the same time, renter occupied units increased in Manassas from 19.5 to 25 percent, but declined in the other four cities. By 2000, 71.3 percent of Collins' housing units were owner occupied (28.7 percent renter occupied) as compared to 64.2 percent owner and 35.8 percent renter in 1980. In Cobbtown, 66.9 percent of housing units were owner occupied and 33.1 percent renter occupied in 2000. This compares to 54.5 percent owner and 45.5 percent renter occupied in 1980. Reidsville had the next highest rate of owner occupied housing (64 percent), with 36 percent renter occupied units in 2000, compared to 60.4 percent owner and 39.6 percent renter occupied in 1980. Nearly 58 percent (57.8) of Glennville's residences were owner occupied, while 42.2 percent were renter occupied in 2000. This represents a small increase over 1980's 55.1 percent owner and 44.9 percent renter occupied units. Home ownership in Tattnall's four largest cities (albeit manufactured homes) is increasing, while three of four homes in Manassas remain owner occupied despite recent declines.

The percentage of owner occupied units in Tattnall County and its cities, except Manassas, lagged behind that of the region (73.6 percent) in 2000, while there were more renter occupied units than the region (26.4 percent), except in Manassas (25 percent). The county (70.6 percent), Collins (71.3 percent), and Manassas (75 percent) all exceeded Georgia's 67.5 percent owner occupied units in 2000. Cobbtown's 66.9 percent was about the same as that of the state. Conversely, these jurisdictions all had fewer renter occupied units than Georgia's rate of 32.5 percent, except for Cobbtown (33.1 percent), which again was only slightly higher. Glennville's percentage of renter occupied units was 15.8 percentage points greater than the region and 9.7 percentage points higher than the state. Reidsville's was also higher at 9.6 percentage points more than the region and 3.5 percentage points greater than Georgia. This reflects the concentration of rental housing in Glennville, and to a lesser extent in Reidsville, and the impact

**TABLE H-6
TATTNALL COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Tattnall County						Cobbtown						Collins						Glennville					
	1980		1990		2000		1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	6,255	100	6,756	100	8,578	100	224	100	170	100	178	100	255	100	275	100	304	100	1,666	100	1,586	100	1,666	100
Occupied Housing Units	5,590	89.4	5,845	86.5	7,057	82.3	198	88.4	151	88.8	139	78.1	243	95.3	234	85.1	237	78.0	1,504	90.3	1,402	88.4	1,402	88.4
Vacant Housing Units	665	10.6	911	13.5	1,521	17.7	26	11.6	19	11.2	39	21.9	12	4.7	41	14.9	67	22.0	162	9.7	184	11.6	184	11.6
Owner Occupied Units	3,655	65.4	4,026	68.9	4,979	70.6	54.5	90	59.6	93	66.9	64.2	157	67.1	169	71.3	55.1	770	54.9	770	54.9	770	54.9	
Renter Occupied Units	1,935	34.6	1,819	31.1	2,078	29.4	45.5	61	40.4	46	33.1	35.8	77	32.9	68	28.7	44.9	632	45.1	632	45.1	632	45.1	
Owner Vacancy Rate		1.1		1.5		2.7		0.0		1.1		5.1		0.0		2.5		5.1		1.8		2.4		2.4
Renter Vacancy Rate		10.7		13.0		17.6		10.9		11.6		23.3		2.2		11.5		20.0		10.8		12.9		12.9
Owner to Renter Ratio of Vacancy	0.18		0.22		0.31		0.0		.125		0.36		0.0		0.40		0.53		0.18		0.20		0.20	
White Householder	4,452	79.6	4,550	77.8	5,170	73.3			138	91.4	126	90.6			162	69.2	151	63.7	1,143	76.0	1,007	71.8	1,007	71.8
Black Householder	1,125	20.1	1,219	20.9	1,513	21.4			11	7.3	12	8.6			72	30.8	85	35.9	357	23.7	371	26.5	371	26.5
Other Race Householder	13	0.2	76	1.3	374	5.3			2	1.3	1	0.7			0	0	1	0.4	4	0.3	24	1.7	24	1.7
Hispanic Householder	42	0.8	87	1.5	387	5.5			2	1.3	1	0.7			0	0	1	0.4			16	1.1	16	1.1
Householder Age 65 or Over	1,428	25.5	1,568	26.8	1,653	23.4			53	35.1	57	41.0			83	35.5	80	33.8	420	27.9	426	30.4	426	30.4

	Manassas						Reidsville					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	49	100	52	100	50	100	883	100	1,083	100	1,131	100
Occupied Housing Units	41	83.7	46	88.5	40	80.0	824	93.3	941	86.9	894	79.0
Vacant Housing Units	8	16.3	6	11.5	10	20.0	59	6.7	142	13.1	231	21.0
Owner Occupied Units		80.5	40	87.0	30	75.0		60.4	563	59.8	572	64.0
Renter Occupied Units		19.5	6	13.0	10	25.0		39.6	378	40.2	322	36.0
Owner Vacancy Rate		0.0		2.4		16.7		2.0		1.7		3.1
Renter Vacancy Rate		27.3		0.0		0		6.9		16.4		30.2
Owner to Renter Ratio of Vacancy	0.0		N/A		N/A		0.42		0.14		0.13	
White Householder			20	43.5	20	50.0	628	76.2	680	72.3	571	63.9
Black Householder			26	56.5	20	50.0	191	23.2	253	26.9	282	31.5

Other Race Householder			0	0	0	0	5	0.6	8	0.9	41	4.6
Hispanic Householder			0	0	0	0			12	1.3	36	4.0
Householder Age 65 or Over			20	43.5	14	35.0			283	30.1	240	26.8

TABLE H-6
TATTNALL COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Region						Georgia		
	1980		1990		2000		1980	1990	2000
	No.	%	No.	%	No.	%	%	%	%
Total Housing Units	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate	N/A		N/A			2.1	1.7	2.5	1.9
Renter Vacancy Rate	N/A		N/A			14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	N/A		N/A		0.36		0.37	0.34	.44
White Householder	N/A		N/A			73.0	75.8	74.2	68.9
Black Householder	N/A		N/A			24.6	23.5	24.3	26.7
Other Race Householder	N/A		N/A			2.4	0.7	1.5	4.4
Hispanic Householder	N/A		N/A			4.8	1.0	1.3	3.4
Householder Age 65 or Over	N/A		N/A			22.9	18.6	17.9	16.5

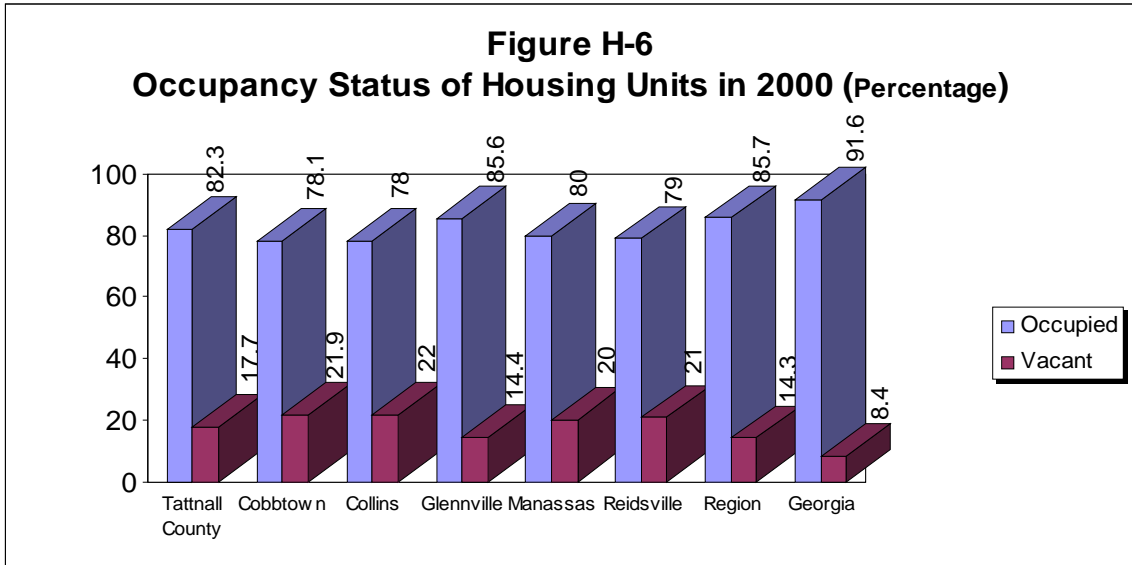
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov, *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

of outmigration to unincorporated Tattnall County. Conversely, the county's two largest cities' percentage of owner occupied units lagged behind both the region and state.

Vacancy Rates by Owner/Renter

The bar chart in Figure H-6 shows the percentage of occupied and vacant housing units for the county, its cities, the region, and state for 2000. Housing units are vacant at a rate in Tattnall County (17.7 percent) at a rate more than three percentage points greater than those in the region (14.3 percent) and more than double Georgia (8.4 percent). All of Tattnall County's cities, except Glennville, had more vacant units than the county, about 50 percent above the region, and more than two and one-half times the state in 2000. Except for Glennville's vacancy rate of 14.4 percent, each had a vacancy rate of at least 20 percent, with Collins having the highest at 22 percent, followed closely by Cobbtown with 21.9 percent, Reidsville with 21 percent, and Manassas with 20 percent. This means that about 1 in 5 of Tattnall's municipal housing units (about 1 in 7 of Glennville's) was listed as vacant, as compared to about 1 in 6 of the county's, 1 in 7 of the region's, and 1 in 12 of Georgia's. Tattnall County has more than double the percentage of vacant units as the state, and about 9 percent less occupied units as a result. The age of the housing stock, the aging population, and the loss of jobs are all contributing factors. It is also indication of a relatively healthy housing market and supply.

Tattnall County had an owner vacancy rate of 2.7 percent in 2000, lower than that of Cobbtown and Collins (both at 5.1 percent), Glennville (4.3 percent), Manassas (16.7 percent), or Reidsville (3.1 percent), but higher than both the region's 2.1 percent and the state's rate of 1.9 percent. There were 139 vacant units listed as available for sale in 2000. See Table H-7. In comparison, Reidsville had the highest renter vacancy rate county-wide with 30.2 percent, followed by Cobbtown with 23.3 percent, Collins with 20 percent, the county with 17.6 percent, and Glennville with 14.4 percent (just over the region's 14.1 percent). Manassas had no renter vacancies. The county, all its cities (except Manassas), and the region had a renter vacancy rate higher than Georgia's 8.2 percent. About 445 vacant units were available for rent county-wide in 2000. This included 14 units in Cobbtown and 17 units in Collins, but 101 units in Glennville and 139 units in Reidsville. Together this means there were more than three times as many housing units available to rent as for sale in the county in 2000. Reidsville had the fewest units available for sale at 7.6 percent, but 58.6 percent of its vacant units were for rent. Glennville had more than twice the number of units for sale as Reidsville (37 vs. 18), but 38 fewer units available for rent (101 vs. 139). Cobbtown had only five (5) units for sale in addition to the 14 for rent, while Collins had nine (9) for sale, but 17 for rent. Manassas had six (6) units for sale and none for rent. The limited availability of properties for sale suggests a rather tight housing



Source: Table H-6.

**TABLE H-7
TATTNALL COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Tattnall County						Cobbtown						1980	
	1980		1990		2000		1980		1990		2000		No.	%
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	665	100	911	100	1,521	100	26	100	19	100	39	100	12	100
For Sale Only	34	5.1	61	6.7	139	9.1	0	0.0	1	5.3	5	12.8	0	0.0
For Rent	237	35.6	273	30.0	445	29.3	11	42.3	8	42.1	14	35.9	2	16.7
Rented or Sold, Not Occupied	58	8.7	160	17.6	137	9.0			4	21.1	8	20.5		
For Seasonal, Rec., or Occasional Use	164	24.7	67	7.4	232	15.3			0	0	2	5.1		
For Migratory Workers			20	2.2	86	5.7			0	0	0	0		
Other Vacant	172	25.9	330	36.2	482	31.7			6	31.6	10	25.6		
Vacant Units for Sale Only as % of Units for Rent or Sale		12.5		18.3		23.8		0		11.1		26.3		0
Vacant, built 1950-59	N/A		N/A		100	6.6			N/A		5	12.5		
Vacant, built 1940-49	N/A		N/A		97	6.4			N/A		0	0		
Vacant, built 1939 or Earlier	N/A		N/A		86	5.7			N/A		6	15.0		
Vacant Lacking Compl. Plumbing	185	27.8	N/A		112	7.4			N/A		4	10.0		
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A		126	8.3			N/A		17	42.5		

	Glennville						Manassas						1980		No.
	1980		1990		2000		1980		1990		2000		1980		No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total Vacant Housing Units	162	100	184	100	240	100	8	100	6	100	10	100	59	100	1
For Sale Only	15	9.3	19	10.3	37	15.4	0	0.0	1	16.7	6	60.0	10	16.9	
For Rent	82	50.6	94	51.1	101	42.1	3	37.5	0	0	0	0	24	40.7	
Rented or Sold, Not Occupied			7	3.8	15	6.3			0	0	0	0			
For Seasonal, Rec., or Occasional Use	5	3.1	5	2.7	13	5.4			0	0	0	0			
For Migratory Workers			0	0	0	0			0	0	0	0			
Other Vacant	60	37.0	59	32.1	74	30.8			5	83.3	4	40			
Vacant Units for Sale Only as % of Units for Rent or Sale		15.5		16.8		26.8		0		100		100		29.4	
Vacant, built 1950-59			N/A		27	13.4			N/A		2	25.0			N
Vacant, built 1940-49			N/A		37	18.3			N/A		0	0			N
Vacant, built 1939 or Earlier			N/A		16	7.9			N/A		0	0			N
Vacant Lacking Compl. Plumbing	24	14.8	N/A		2	1.0			N/A		2	25.0			N
Vacant Lacking Compl. Kitchen			N/A		2	1.0			N/A		0	0			N

TABLE H-7
TATTNALL COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	N/A	N/A	N/A	N/A	16,561	100	156,698	100	271,803	100	275,368	100
For Sale Only					1,549	9.4	20,915	13.3	38,816	14.3	38,440	14.0
For Rent					4,292	25.9	55,897	35.7	115,115	42.4	86,905	31.6
Rented or Sold, Not Occupied					1,359	8.2	16,598	10.6	20,006	7.4	20,353	7.4
For Seasonal, Rec., or Occasional Use					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{2/}	4.9	N/A	12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		16,556	6.0

^{1/} Includes migratory.

^{2/} Includes only vacant for sale or rent, lacking complete plumbing.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov, *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

market for those wishing to purchase, but one overall no tighter than elsewhere in the region or state. The rental vacancy rate suggests a rather accommodating market for renters.

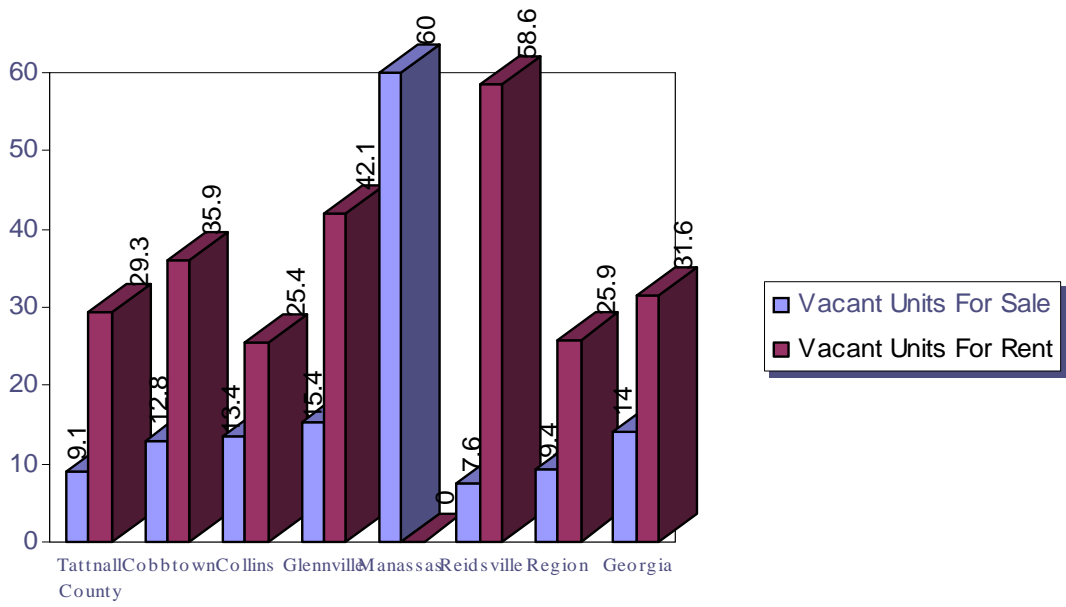
In terms of owner to renter ratios of vacancies for 2000, Reidsville had the lowest local ratio (.13), while the county's was .31, Cobbtown's was .36, and Glennville's was .37. Collins' rate was slightly higher at .53. Cobbtown had the same ratio as the region (.36), while the county was lower, and Glennville was just higher. All Tattall jurisdictions, except Collins, had lower ratios than Georgia (.44). The owner to renter ratio is a measure of the properties available for sale as a percentage of those available for rent. Thus, Collins had more than half as many units for sale as for rent, while Cobbtown and Glennville had fewer with just a little more than one-third. Tattall County had just under a third as many for sale. Reidsville had more than one-eighth as many for sale (18 units) as those for rent (139 units).

A more easily understood measure, perhaps, than owner to renter ratios is the direct percentage of vacant units for sale as a percent of the total vacant units for sale or for rent. This is shown on Table H-7. Collins had just over one-third of its total units which were for sale or rent available for purchase in 2000, while Glennville had about 27 percent, and Cobbtown had about 26 percent. The county had less than one-quarter. All six (6) of Manassas' vacant units for sale or rent were available for sale in 2000 (conversely, none were for rent). As noted earlier, there are more properties for rent than for sale in the county with more than half of those available for rent located in Reidsville and Glennville.

Table H-7 contains data describing the vacancy status of various housing units for Tattall County, Cobbtown, Collins, Glennville, Reidsville, the region, and Georgia. Vacant units for sale or rent as a percentage of the total vacant housing units in 2000 are compared in Figure H-7. Vacant housing units in Tattall County are about as likely to be for sale or rent as those in the region, but less than in Georgia. In 2000, 9.1 percent of vacant units in the county were for sale and 29.3 percent were for rent. This compares to 14 percent for sale and 31.6 percent for rent in the state. The region had 9.4 percent for sale and 25.9 percent for rent. This again confirms a relatively accommodating housing supply and market in the county.

Vacant housing units within Tattall County are generally less likely for sale than in the county's municipalities, except for Reidsville. Manassas had the highest percentage of vacant units for sale at 60 percent in 2000. This was more than four times higher than Georgia and more than six times greater than the region. Glennville's 15.4 percent also exceeded state and region rates of vacant units for sale. Cobbtown (12.8 percent) and Collins (13.4 percent) also surpassed

Figure H-7
Vacant Units For Sale or Rent as Percent of Total Vacant in 2000



Source: Table H-7.

the region rate, while the county's 9.1 percent was slightly less. Reidsville had the smallest percentage county-wide at 7.6 percent.

In terms of vacant units available for rent in 2000, Reidsville had the highest percentage at nearly 60 percent, followed by 42 percent in Glennville, and Cobbtown's 35.9 percent. This also surpassed the state's previously mentioned 31.6 percent and 25.9 percent for the region. Reidsville's, Glennville's, and Cobbtown's high percentage of available rental units reflects the fact that these cities have more rental housing units than the other two cities or the unincorporated county. The county's 29 percent is followed next by Collins (25.4 percent). Manassas had no vacant units for rent.

Nearly 40 percent (38.4 percent) of Tattnall County's vacant housing units were on the market for sale or rent in 2000. This compared to Reidsville's 66.2 percent, Manassas' 60 percent, Glennville's 57.5 percent, Cobbtown's 48.7 percent, and Collins' 38.8 percent. Tattnall County jurisdictions exceeded the region's more than 35 percent rate of vacant properties on the market, while all but the county and Collins surpassed Georgia's almost 46 percent.

Seasonal Units

Seasonal units are defined by the U.S. Census Bureau as those occupied for seasonal, recreation, or occasional use, such as vacation homes or hunting cabins. These housing units are shown on Table H-7. Tattnall County had 232 seasonal housing units in 2000, which accounted for 15.3 percent of the county's vacant units. The county's percentage was just higher than that of the region (15.1 percent), but less than the state's 18.2 percent. Glennville had 13 seasonal units comprising 5.4 percent of its vacant housing units, while Reidsville had 8 (3.4 percent). Cobbtown and Collins each had only 2 such units (5.1 percent and 3 percent, respectively). Manassas had no seasonal units. These units are not big factors in affecting the population, the county economy, or the cost of housing, and most are likely for recreational, primarily weekend use along the Altamaha or Oohoopee rivers or other water bodies, or are family homeplaces.

Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Tattnall County, its cities, the region, and the state for 1980 to 2000, while Figure H-8 shows the median owner specified value in 2000. The median owner specified value of housing within the county (\$67,300) is about 61 percent of the state's \$111,200. The median value was least in the county's three smallest cities.

Collins was the lowest at \$31,300, followed by Manassas at \$38,800 and Cobbtown at \$43,300. This compared to \$64,500 for Reidsville and \$67,100 for Glennville. The median owner specified value of housing within the county is generally 39 to 61 percent of the state, except in Collins and Manassas where it is only 28 to 35 percent of the state, respectively. When compared to surrounding counties (a region value was not available), Tattnall County's median owner specified value of housing in 2000 was higher than some, but less than several others. Toombs County's median specified value of \$66,400 was only \$900 less than that of Tattnall County. Tattnall County's median specified value of \$67,300 in 2000 was \$3,600 more than Appling's median value (\$63,700) and \$4,600 more than Candler County (\$62,700). Tattnall's median value was \$3,900 less (about 5.5 percent) than that of the highest surrounding county median value, Wayne (\$71,200). Other surrounding county values were: Long (\$71,100) and Evans (\$69,000).

According to UGA's Regional Housing Study (2003), existing homes sold in Tattnall County in 2000 for the lowest average price (\$54,530) in Region 9, along with Johnson, Treutlen, Wheeler, and Wilcox counties, all of which were less than \$55,000. This was substantially less than the median for the region (\$71,937) in 2000. The median purchase price for the state (\$150,625) was more than two and one-half times that of Tattnall County and more than double the region in 2000. Forty-six existing homes were sold in Tattnall County in 2000, while only two (2) new homes were sold that year. Eleven building permits were issued for single-family houses in the county in 2001, but the average value of \$90,818 was slightly less than the regional average of \$91,553 and much less than the state average of \$115,561.

Figure H-9 illustrates the median monthly owner cost with and without a mortgage in 2000. The median monthly owner cost of housing is, as expected, much less within Tattnall County as compared to Georgia. In the county, the median monthly cost for those with a mortgage is \$772 or approximately 74 percent of that in the state (\$1,039). It is even less in the county's three smallest cities, with Collins at \$525, Cobbtown at \$531, and Manassas at \$600. The median in Glennville is the highest county-wide at \$827 followed by \$796 in Reidsville. Both Glennville and Reidsville have higher costs than the county. Generally the monthly owner cost of housing in Tattnall County is about 51 to 80 percent of that of the state for those with a mortgage. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is only about 8 percent less within Tattnall County (\$240). In Reidsville and Manassas, the monthly owner cost without a mortgage is higher at \$269 and \$288, respectively, than the

county and state. Collins is the least expensive at \$210, while Cobbtown's is \$228 and Glennville's is

**TABLE H-8
TATTNALL COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Tattnall County						Cobbtown							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value														
Less than \$50,000	1,867	87.0	1,290	60.1	855	33.6	N/A	N/A	62	83.8	50	65.8	N/A	N/A
\$50,000 - \$99,999	268	12.5	765	35.6	1,181	46.4			12	16.2	23	30.3		
\$100,000 or more	12	0.6	93	4.3	509	20.1			0	0	3	3.9		
Median	\$24,400		\$43,500		\$67,300				\$32,200		\$43,300			
Median Purchase Price of Single Family Units														
Monthly Owner Costs Not Mortgaged	1,053	49.0	1,123	53.3	1,363	53.6	N/A	N/A	65	76.5	39	51.3	N/A	N/A
Less than \$300	602	28.0	147	7.0	21	0.8			11	12.9	0	0		
\$300-\$499	420	19.6	379	18.0	122	4.8			5	5.9	16	21.1		
\$500-\$699	72 ^{2/}	3.4	308	14.6	347	13.6			4	4.7	19	25.0		
\$700-\$999			142	6.7	439	17.2			0	0	2	2.6		
\$1,000 or More			6	0.3	253	10.0			0	0	0	0		
Median with Mortgage	\$282		\$484		\$772		N/A	N/A	\$288		\$531		N/A	N/A
Median without Mortgage	\$100		\$177		\$240		N/A	N/A	\$130		\$228		N/A	N/A
Owner Housing Costs as % ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			1,387	65.9	1,574	61.9			57	67.1	55	72.4		
20-29%			358	17.0	453	17.8			11	12.9	4	5.3		
30% or More			334	15.9	482	18.9			13	15.3	17	22.3		
Owner Occupied Households Below Poverty Level	887	41.3	673	16.7	894	18.0	N/A	N/A	N/A	N/A	10	9.8	N/A	N/A
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		323	20.6	259	15.7	N/A	N/A	N/A	N/A	6	10.5	N/A	N/A

**TABLE H-8
TATTNALL COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Glennville						Manassas								
	1980		1990		2000		1980		1990		2000		1980		No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Owner Specified Value															
Less than \$50,000	593	86.1	372	57.9	225	33.1	N/A	N/A	20	80.0	9	52.9	N/A	N/A	
\$50,000 - \$99,999	91	13.2	243	37.9	334	49.2			5	20.0	2	11.8			
\$100,000 or more	5	0.7	27	4.2	120	17.7			0	0	6	35.2			
Median	\$25,600		\$44,600		\$67,100				\$25,500		\$38,800		\$28,800		\$44,000
Median Purchase price of Single Family Units															
Monthly Owner Costs Not Mortgaged	361	52.4	375	62.2	412	60.7	N/A	N/A	15	53.6	11	64.7	N/A	N/A	
Less than \$300	179	26.0	33	5.5	0	0			7	25.0	3	17.6			
\$300-\$499	149 ^{3/}	21.6	80	13.3	22	3.2			2	7.1	0	0			
\$500-\$699			72	11.9	87	12.8			4	14.3	0	0			
\$700-\$999			43	7.1	87	12.8			0	0	3	17.6			
\$1,000 or More			0	0	71	10.4			0	0	0	0			
Median with Mortgage	\$288		\$502		\$827		N/A	N/A	\$293		\$600		N/A	N/A	\$
Median without Mortgage	\$95		\$198		\$236		N/A	N/A	\$131		\$288		N/A	N/A	\$
Owner Housing Costs as % of income ^{1/}	N/A						N/A	N/A					N/A	N/A	
Less than 20%			378	62.7	384	56.6			18	64.3	5	29.4			
20-29%			116	19.2	115	16.9			3	10.7	5	29.4			
30% or More			104	17.2	168	24.7			5	17.9	7	41.2			
Owner Occupied Households Below Poverty Level	N/A		N/A	N/A	150	19.1	N/A	N/A	N/A	N/A	14	50.0	N/A	N/A	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A	N/A	52	12.5	N/A	N/A	N/A	N/A	4	28.6	N/A	N/A	

**TABLE H-8
TATTNALL COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

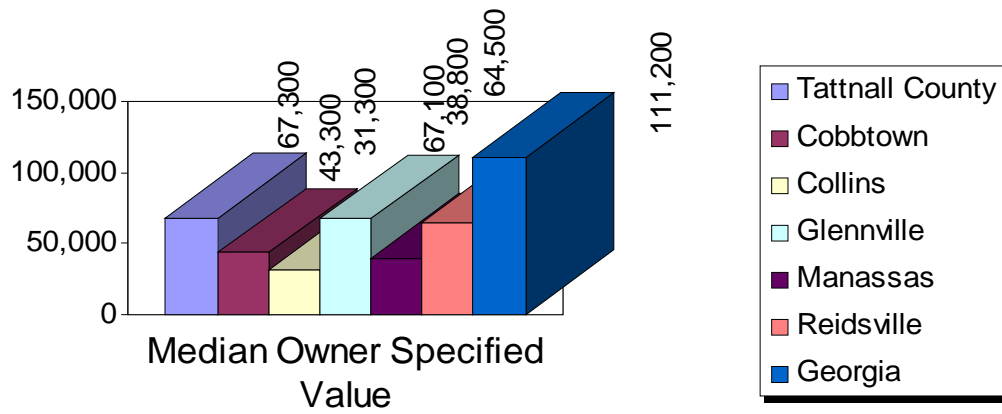
	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000								69.2		27.6		9.5
\$50,000 - \$99,999								26.3		46.6		34.2
\$100,000 or more								4.5		25.7		56.3
Median							\$36,900	N/A	\$71,300	N/A	\$111,200	N/A
Median Purchase price of Single Family Units	N/A		N/A		\$71,937						\$150,625	
Monthly Owner Costs Not Mortgaged	N/A		N/A		18,722	46.2		32.0		29.7		24.7
Less than \$300					798	2.0		27.4		4.1		0.6
\$300-\$499					3,332	8.2		27.6		12.8		3.9
\$500-\$699					6,099	15.1				15.4		9.5
\$700-\$999					6,685	16.5				20.5		21.3
\$1,000 or More					4,847	12.0		13.0 ^{2/}		17.6		39.9
Median with Mortgage								\$340		\$737		\$1,039
Median without Mortgage								\$107		\$182		\$259
Owner Housing Costs as % of income ^{1/}	N/A		N/A									
Less than 20%						63.4				55.5		54.8
20-29%						17.8				24.6		23.3
30% or More						18.8				19.3		21.0
Owner Occupied Households Below Poverty Level	N/A		N/A		N/A			11.1	139,479	9.1	146,893	7.2
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A		N/A				64,320	19.2	49,363	12.0

^{1/} May not add to 100% because does not include households "not computed."

^{2/} Includes \$500 or more

^{3/} Includes \$300 or more

**Figure H-8
Owner Cost of Housing in 2000 (Dollars)**



Source: Table H-8.

\$236. Collins' cost of living without a mortgage is 19 percent less than the state. The large number of less costly manufactured housing units and the older housing stock within the county help account for the lower housing costs. Available housing at affordable costs supports and complements the economic growth and development strategies of the Tattnall County community.

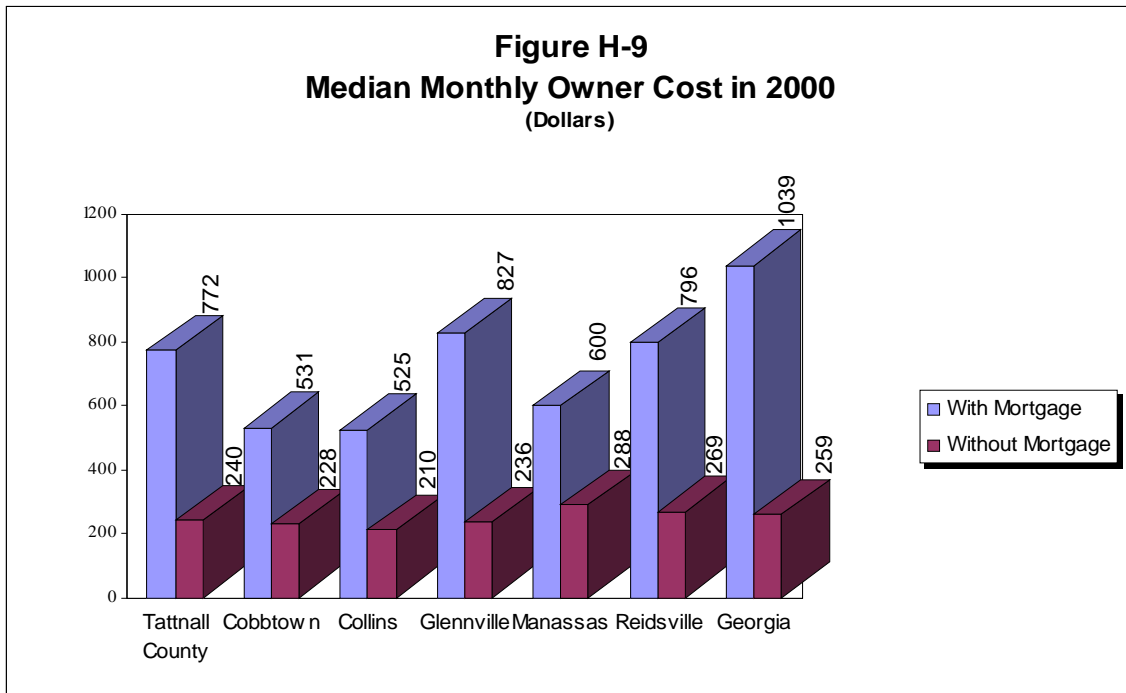
Owner Cost Burden

The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Householders in Tattnall County are slightly less likely to be cost burdened than those in Georgia (19 vs. 21 percent), although homeowners within Tattnall's municipalities are more cost burdened than those in the state, except in Collins. The highest percentage of cost burdened householders in the county in 2000 was in Manassas at 41.2 percent, followed by Glennville at 24.7 percent, then Cobbtown at 22.3 percent, and Reidsville at 21.8 percent. Collins' rate was the lowest at 17.9 percent. The 2000 rates county-wide were also generally higher than those of the region (18.8 percent). Tattnall County homeowners were especially more likely to be cost burdened than those in Georgia among those with less than \$10,000 in income. At higher incomes, the cost burden is generally less likely than others in the state to be cost-burdened. Owner cost burden details are shown on Tables H-8 and H-10.

Homeowners within the county (53.6 percent or more than half) are much more likely to not have a mortgage than those in Georgia (24.7 percent), or than those in the region (46.2 percent). See Figure H-10. The percentage is even higher in the cities, except for Cobbtown (51.3 percent) and Reidsville (48.8 percent), with nearly 72 percent of homeowners in Collins, more than 60 percent in Glennville, and almost 65 percent in Manassas not having a mortgage. These numbers can likely be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock and the lower cost of housing. It is a saving grace for cost burden.

In terms of poverty, homeowners within Tattnall County are generally almost three to seven times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent), except within Cobbtown where they are only about 40 percent more likely to be in poverty. About 1 in 6 owner-occupied households in Tattnall lived below the poverty line in 2000. See Figure H-11. The range for all homeowners is 18 percent for the county, 9.8 percent

for Cobbtown, 26.0 percent for Collins, 19.1 percent for Glennville, 50 percent for Manassas, and



Source: Table H-8.

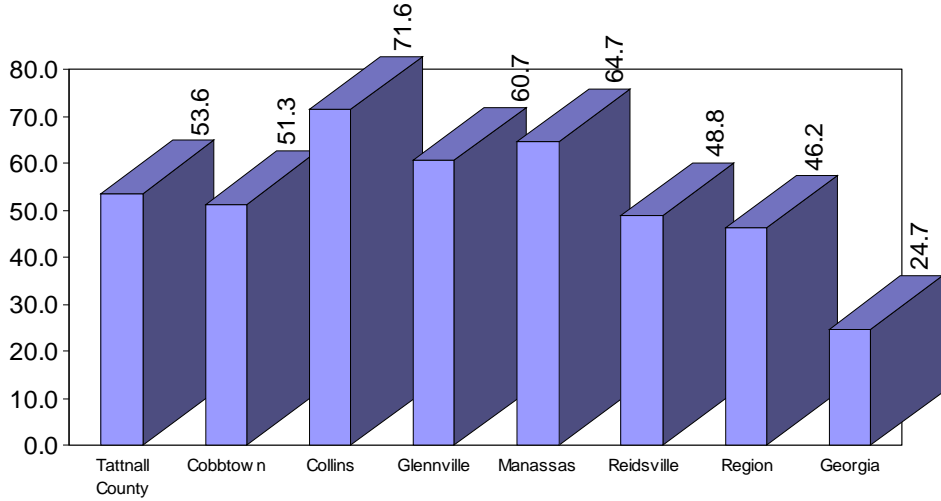
19.2 percent for Reidsville. The poverty statistics for elderly homeowners are better with less than 1 in 6 (15.7 percent) of Tattnall County's homeowners aged 65 and older living below the poverty level. Manassas' and Collins' elderly homeowners have the highest rates of elderly poverty (28.6 and 22.5 percent, respectively), while Glennville's rate is at 12.5 percent. These percentages are all higher than the state (12 percent). Only Cobbtown (10.5 percent) and Reidsville (11.3) have elderly homeowner poverty rates less than the state. See Table H-8. These statistics confirm that despite lower incomes in the county, affordability is only somewhat of an issue in the county for homeowners. It is a very low income issue.

Median Monthly Rent

Table H-9 details information about the cost of living for renters in the county, its cities, the region, and Georgia as available from 1980 to 2000. Figure H-12 graphically illustrates the difference in median monthly gross rent in 2000 for Tattnall County and its cities as compared to the state. As expected, rent within Tattnall County is only 47 to 65.3 percent of the state's median of \$613. Collins' is the least expensive at \$288, followed by \$324 in Reidsville, \$325 in Cobbtown, \$338 in the county, \$356 in Glennville, and \$400 in Manassas. Although a region median gross rent figure is not available, Tattnall County's median rent of \$338 was \$13 cheaper than the median rent in the next closest county of its surrounding counties (Appling at \$351), \$15 less than Candler County (\$353), \$33 less than Evans and Wayne (both \$371), and more than \$100 (\$118) cheaper than Long County (\$456).

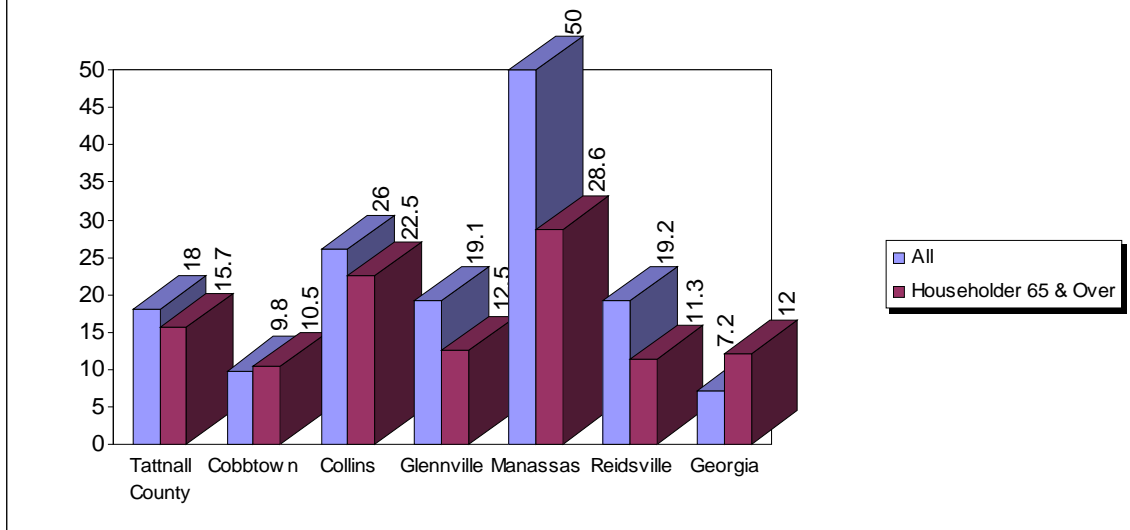
Figure H-13 shows that renters within the county are more than two and one-half times more likely than those in the state as a whole to not pay any cash rent. The percentage is 15.8 for Tattnall County compared to 6.1 for Georgia. Nearly 60 percent of renters (only 6) in Manassas do not pay cash rent. Within the remaining municipalities, renters are more likely to pay rent than in the county as a whole, and generally more so than those renters in the region (13.9 percent with no cash rent), but all are still less likely to not have to pay cash rent than others in the state. Cobbtown's percentage without rent is only slightly less than the county (15.0 percent). The percentages for Collins, Glennville, and Reidsville are 8.3, 10.7, and 10.8, respectively. These statistics confirm a relatively affordable rental housing market within Tattnall, as well, especially compared to adjacent coastal counties from where spillover growth might come.

Figure H-10
Percentage of Owners Without a Mortgage, 2000



Source: Table H-8.

Figure H-11
Percent Owners Below Poverty Level in 2000



Source: Table H-8.

Renter Cost Burden

Renters who do have to pay cash rent within Tattall County are generally (on a county-wide basis) less likely to be cost burdened (29.6 percent) than the region (31.6 percent) or state (35.4 percent). Renters in Reidsville (39.5 percent) and Glennville (34.9 percent) are the most likely within Tattall County to spend in excess of 30 percent of their gross income on housing, and at percentages both greater than the region and also of the state in Reidsville's case. Renters in Cobbtown (17.5 percent) are less likely than those in Glennville to be cost burdened by about one-half. In Collins about one-third (33.3 percent) of renters paid more than 30 percent of their gross income on housing in 2000. Manassas had no renters cost burdened, but few renters and less data. According to UGA's Regional Housing Study (2003), 13.7 percent of Tattall County renters were severely cost burdened in 1999. This is defined as paying in excess of 50 percent of one's gross income for rent and related expenses. Tattall County's rate was more than 2 percentage points less than the region's 15.8 percent and nearly 3 percentage points less than the state (16.5 percent). Only Collins and Glennville had more severely cost burdened renters than the state, and only slightly greater in Glennville's case. See Tables H-9 and H-10 for details on renter cost burden.

Renters within Tattall County are more likely than those in the state as a whole to be below the poverty level. Figure H-14 shows that 38.7 percent of all renters within the county are below the poverty level compared to 24.1 percent for Georgia. More than 32 percent of Cobbtown's renters, about 53 percent of Collins', about 39 percent of Glennville's, about 30 percent of Manassas', and about 50 percent of Reidsville's live below the poverty line. Only about 10 percent of Tattall County householders age 65 or over who rent are below the poverty level, while there are 21.4 percent in Manassas, 13.8 percent in Collins, 13.5 percent in Glennville, 12.1 percent in Reidsville, and 10.5 percent in Cobbtown as compared to slightly less than one-third in the state. See Table H-9. These statistics reveal no heavy housing cost burden for Tattall County renters and again confirm the affordability of housing within the county, except for those with very low incomes.

Tattall County currently has 360 units of public housing (low rent units) located in Glennville (160 units), Reidsville (174 units), and Collins (26 units). Those in Collins are owned and operated by The Housing Authority of the City of Claxton. According to the 2003 UGA Regional Housing Study, which was based on a total of 293 public housing units county-wide,

**TABLE H-9
TATTNALL COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Tattnall County						Cobbtown							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent														
No Cash Rent	182	12.1	215	12.8	315	15.8	N/A	N/A	21	35.0	6	15.0	N/A	N/A
Less than \$200	991	65.6	516	30.7	245	12.3	N/A	N/A	15	25.0	7	17.5	N/A	N/A
\$200-\$299	297	19.7	495	29.4	398	19.9	N/A	N/A	23	38.3	8	20.0	N/A	N/A
\$300-\$499	37	2.5	409	24.3	847	42.4	N/A	N/A	1	1.7	13	32.5	N/A	N/A
\$500 or More	3	0.2	46	2.7	191	9.6	N/A	N/A	0	0	6	15.0	N/A	N/A
Median	\$138		\$244		\$338				\$216		\$325			
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			550	32.7	693	34.7			22	36.7	18	45.0		
20-29%			276	16.4	322	16.1			3	5.0	5	12.5		
30% or More			611	36.3	590	29.6			12	20.0	7	17.5		
Renter Occupied Households Below Poverty Level	740	49.0	708	38.9	807	38.7	N/A	N/A	N/A	N/A	13	32.5	N/A	N/A
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	205	13.1	162	9.8	N/A	N/A	N/A	N/A	6	10.5	N/A	N/A

	Glennville						Manassas						Re...		
	1980		1990		2000		1980		1990		2000		1980		No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Monthly Gross Rent															
No Cash Rent	39	6.2	53	8.4	71	10.7	N/A	N/A	0	0	6	60.0	N/A	N/A	1
Less than \$200	383	60.6	160	25.3	75	11.3	N/A	N/A	0	0	0	0	N/A	N/A	12
\$200-\$299	181	28.6	180	28.5	127	19.1	N/A	N/A	0	0	0	0	N/A	N/A	10
\$300-\$499	29 ^{2/}	4.6	199	31.5	311	46.8	N/A	N/A	0	0	4	40.0	N/A	N/A	11
\$500 or More			40	6.3	81	12.2	N/A	N/A	0	0	0	0	N/A	N/A	
Median	\$173		\$276		\$356				0	0	\$400				\$24
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A	
Less than 20%			120	19.0	184	27.6			0	0	2	20.0			11
20-29%			158	25.0	162	24.3			0	0	2	20.0			6
30% or More			282	44.6	232	34.9			0	0	0	0			17

Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	259	38.9	N/A	N/A	0	0	3	30.0	N/A	N/A	N/A
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	56	13.5	N/A	N/A	0	0	3	21.4	N/A	N/A	N/A

**TABLE H-9
TATTNALL COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

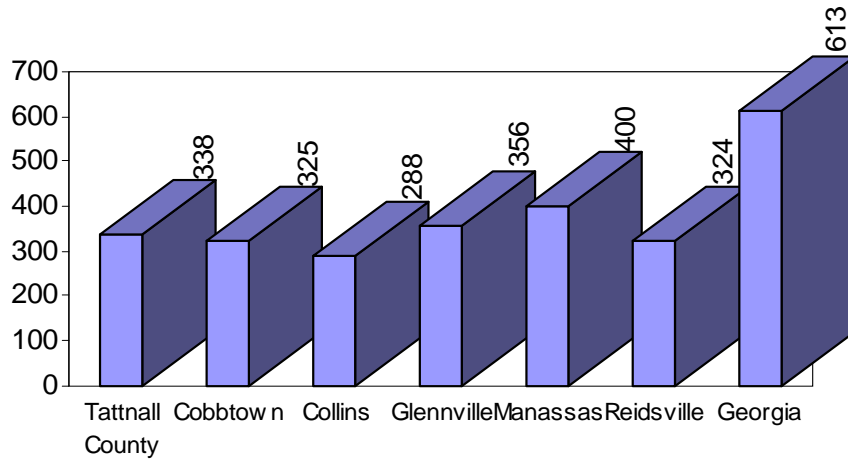
	Region						Georgia								
	1980		1990		2000		1980		1990		2000				
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%			
Monthly Gross Rent															
No Cash Rent				N/A	3,493	13.9		6.1		5.1		6.1			
Less than \$200				N/A	3,448	13.7		42.9		12.1		6.0			
\$200-\$299				N/A	4,293	17.1		32.2		12.3		5.8			
\$300-\$499				N/A	9,860	39.2		17.5		35.9		20.9			
\$500 or More				N/A	4,062	16.1		1.2		34.6		61.2			
Median				N/A	N/A		\$211		\$433	N/A	\$613	N/A			
Gross Rent as % of Income ^{1/}															
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1	N/A	N/A		30.4		33.0			
20-29%	N/A	N/A	N/A	N/A	4,485	17.8	N/A	N/A		25.8		23.0			
30% or More	N/A	N/A	N/A	N/A	7,949	31.6	N/A	N/A		37.0		35.4			
Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29.0	218,716	26.4	235,800	24.1			
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	43,886	43.6	32,366	31.6			

^{1/} Does not add to 100% because does not include households "not computed."

^{2/} Includes \$300 or more

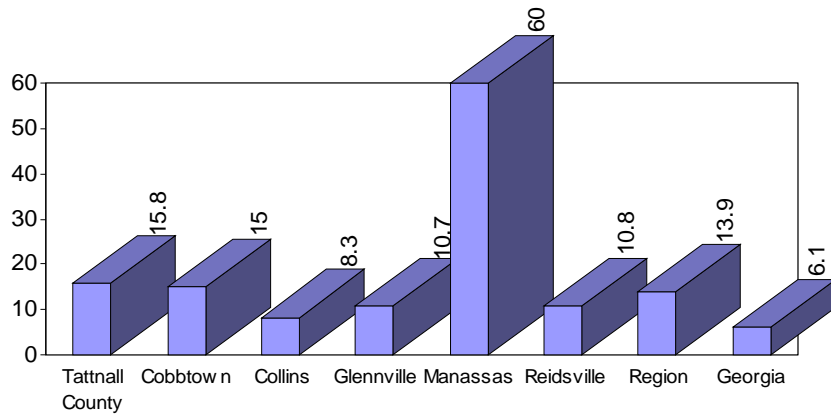
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

Figure H-12
Median Monthly Gross Rent in 2000
(Dollars)



Source: Table H-9.

Figure H-13
Percent of Renters with No Cash Rent in 2000



Source: Table H-9.

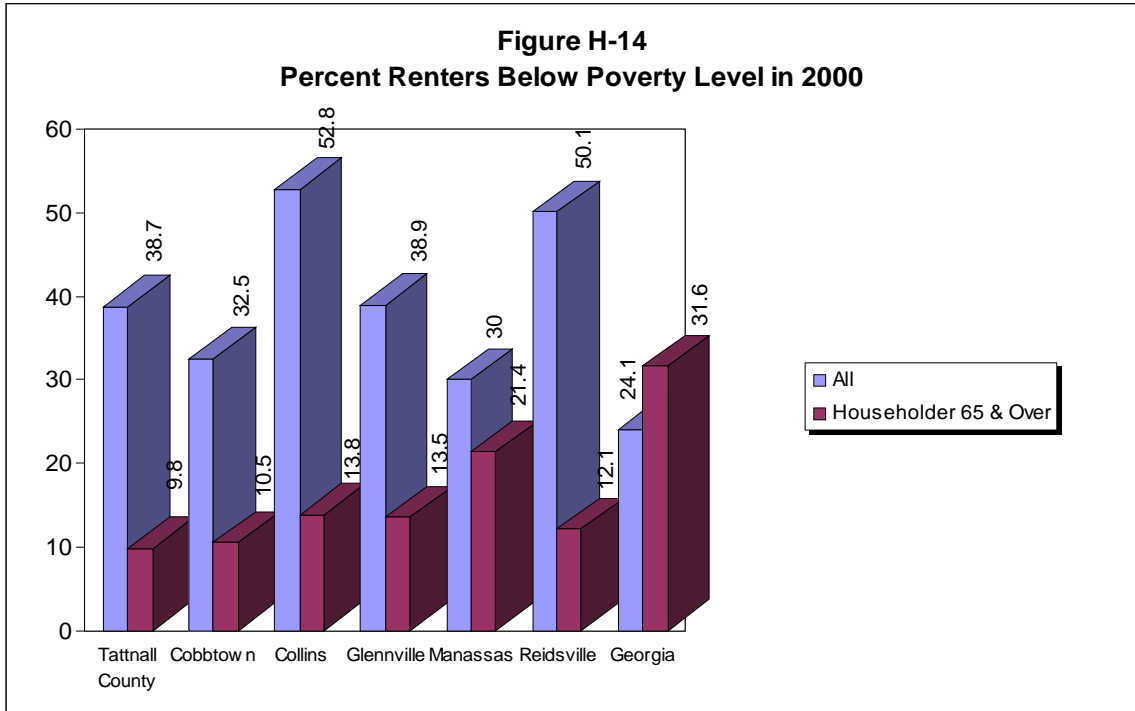
**TABLE H-10
TATTNALL COUNTY
PERCENT COST BURDENED BY TENURE AND INCOME, 2000**

	Tattnall County			Cobbtown			Collins		
	No.	% Cost Burdened	% Severely Cost Burdened	No.	% Cost Burdened	% Severely Cost Burdened	No.	% Cost Burdened	%
Specified Owners									
Total	2,545	18.9	N/A	76	22.3	N/A	95	17.9	
Not Computed	36			0			6		
Less than \$10,000	357	64.7	N/A	10	60.0	N/A	28	42.9	
\$10,000-\$34,999	785	25.6	N/A	37	29.7	N/A	30	10.0	
\$35,000-\$74,999	1,091	4.5	N/A	24	0	0	28	7.1	
\$75,000 or More	312	0	N/A	5	0	0	9	0	
Specified Renters									
Total	1,996	29.6	13.7	40	17.5	0	72	33.3	
Not Computed	391			10			15		
Less than \$10,000	581	61.3	N/A	10	20.0	N/A	34	58.8	
\$10,000-\$34,999	976	23.6	N/A	25	20.0	N/A	25	8.0	
\$35,000 or More	439	0.9	N/A	5	0	0	13	15.4	

TABLE H-10
TATTNALL COUNTY
PERCENT COST BURDENED BY TENURE AND INCOME, 2000
(continued)

	Manassas			Reidsville			Georgia	
	No.	% Cost Burdened	% Severely Cost Burdened	No.	% Cost Burdened	% Severely Cost Burdened	% Cost Burdened	% Sev Co Burdened
Specified Owners								
Total	17	41.2	N/A	385	21.8	N/A	21.0	
Not Computed	0			7				
Less than \$10,000	9	77.8	N/A	55	74.5	N/A	65.9	
\$10,000-\$34,999	3	0	0	108	29.6	N/A	44.6	
\$35,000-\$74,999	2	0	0	150	7.3	N/A	16.5	
\$75,000 or More	3	0	0	72	0	0	3.4	
Specified Renters								
Total	10	0	0	332	39.5	14.8	35.4	
Not Computed	6			44				
Less than \$10,000	3	N/A	N/A	118	66.1	N/A	66.1	
\$10,000-\$34,999	4	0	0	177	29.9	N/A	50.3	
\$35,000 or More	3	0	0	37	0	0	4.7	

Source: U.S. Census Bureau (2000), www.census.gov



Source: Table H-9.

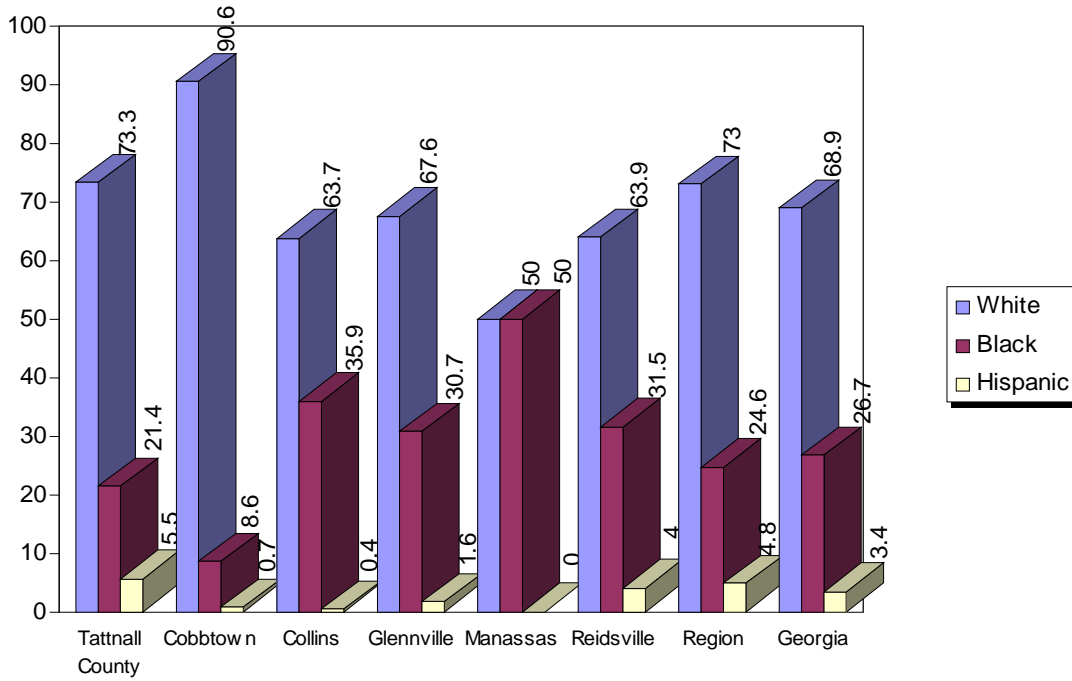
Tattnall County has 13.14 units per 1,000 population (more than the region average of 11.02 such units per 1,000 population). This is also more than double Georgia's average of 6.38 units per 1,000 population. Tattnall County's rate is also higher than the adjacent Region 9 counties of Appling (156 units, 8.96/1000), Toombs (240 units, 9.21/1000), Wayne (214 units, 8.06/1000), or Candler (122 units 12.74/1000), but is lower than Evans County's 24.39/1000 (256 units). Despite the high numbers, there is still need for subsidized housing and housing rehabilitation programs for renter occupied housing within the county, especially given the county's low incomes. More single-family subsidized housing spread throughout the Tattnall County community, rather than multi-family cluster-type housing units, are needed to provide additional housing options for low-income residents county-wide.

Housing and Community Characteristics

Householder Characteristics

Table H-6 provides information concerning the race/origin of householders, as well as householders age 65 and older. Figure H-15 illustrates the race/origin of householders in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville by percentage in 2000 as compared to the region and Georgia. At 73.3 percent, the percentage of white householders in the county is somewhat higher than that of the state (68.9 percent), and just above the region (73 percent). The percentage of black householders within Tattnall County (21.4 percent) is just over 5 percentage points lower than Georgia's 26.7 percent and just over 3 percentage points lower than the region (24.6 percent). Other race householders are somewhat higher in the county than the state, and more than twice higher than the region. Hispanic householders are also greater within Tattnall than either the region or the state. Cobbtown's householders are predominantly white at nearly 91 percent, while Reidsville, Glennville, and Collins each have more than 60 percent white householders, but all less than either the region or the state. Manassas was evenly divided. Manassas has the highest percentage of black householders at 50 percent, while Cobbtown has the least at 8.6 percent. Collins, Glennville, and Reidsville have approximately 36, 31, and 32 percent black householders, respectively. Although there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), as noted earlier there are more in Tattnall County (5.5 percent). Among the county municipalities, there are very few Hispanic householders, except in Reidsville.

Figure H-15
Race/Origin of Householder in 2000
 (Percentage)



Source: Table H-6.

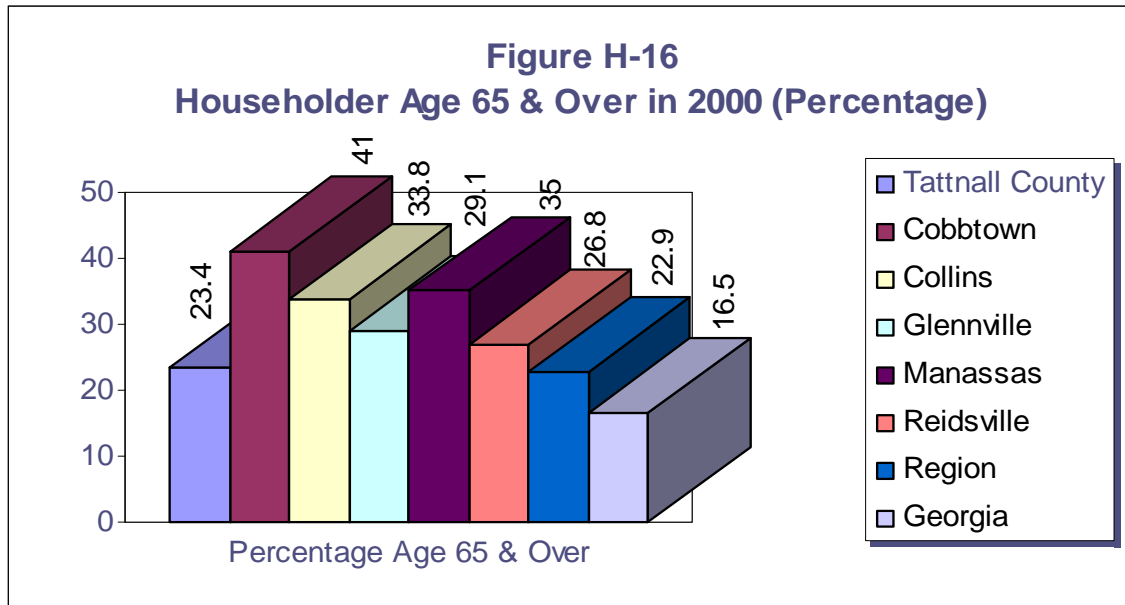
The percentage of householders age 65 and older in Tattnall County, its five cities, the region, and Georgia in 2000 is depicted in Figure H-16. The overall county population is aging, and householders within the county (23.4 percent) are slightly more likely to be 65 or over than those in the region (22.9 percent), which itself has many more such householders than the state (16.5 percent). The percentage of elderly householders is lower in the county than its cities, with Cobbtown having the largest proportion at 41.0 percent. All Tattnall County cities have more than one in four householders age 65 or older. The respective percentages for Cobbtown, Collins, Glennville, Manassas, and Reidsville are 41.0, 33.8, 29.1, 35.0, and 26.8, respectively. The high percentage of elderly householders has potential implications in terms of housing condition, such as the inability financially and physically to make repairs. Other issues include the need for accessibility adaptations and elderly support services if they remain in their homes. It also means there will be more occupied houses becoming vacant in Tattnall County, and an opportunity to utilize them in marketing for potential new residents. It also suggests a continuing good supply of housing units on the market.

Additional current and historic data on characteristics of Tattnall County's population that impact housing needs in the county, Cobbtown, Collins, Glennville, Manassas, and Reidsville, such as age, household size, income, average wages, and commuting patterns of the resident and nonresident workforce are addressed in the Population and Economic Development elements of this plan. As noted earlier in assessment throughout this housing element, housing supply and affordability issues will not be constraining elements to expected growth. On the converse, the housing market in the county will support and should help attract growth and development.

Special Housing Needs

As the elderly population of Tattnall County and its cities grows, there will be increasing need for assistance to aging homeowners with normal maintenance and repairs, as well as accessibility adaptations and services provided for those who remain in their own homes. The availability and cost of such assistance is a concern for those on fixed incomes and/or those who cannot physically make the repairs themselves. Experience Works, formerly the Green Thumb Program, provided services in region counties, including Tattnall, through a Home Modification

Program which operated for two years through June 30, 2004. The program paid for the materials and provided labor to construct ramps, make bathrooms handicapped accessible, and other



Source: Table H-6.

related work. Despite the perceived need for such assistance, there were no elderly clients assisted in Tattnall County during state fiscal year 2004, out of a total of 143 jobs completed which assisted 74 persons region-wide. The lack of activity in Tattnall County may have been due to lack of publicity, however, as case managers had to make referrals for clients to obtain such services. Often in small rural communities, such as Tattnall County and its cities, family members, neighbors, and/or churches provide volunteer assistance to meet the needs of elderly homeowners. The needs may also be lessened because of the large numbers of homes without a mortgage. Homeowners may be able to afford repairs even if they have lower incomes. The local senior center and the Heart of Georgia Altamaha Area Agency on Aging provide further assistance with obtaining needed services. Elderly renters, while they may not have the same maintenance and repair issues as homeowners, are a special concern given their increased likelihood of living in poverty.

There may be a market for public and/or private development of retirement housing for Tattnall County's elderly population and attracting retirees, including congregate housing for both those who can function independently, as well as those who need care. Smaller, single-family homes and accessible garden/patio developments requiring low maintenance are also needed for those seniors who are able and prefer to remain more independent. The support system of a rural area obviates this need to some extent. Development of retirement housing needs to take place within or near Tattnall County's municipalities where infrastructure is available.

Tattnall County does not have its own domestic violence or homeless shelter. An estimated ten (10) referrals are made per year from Tattnall County to the nearest domestic violence shelter in Hinesville. The closest homeless shelter is in Savannah. The local Department of Family and Children's Services is able to provide emergency lodging assistance at area motels for domestic violence victims, as well as the homeless. This assistance is usually limited to one to two nights lodging. An average of two to three clients per year receive such temporary emergency assistance in Tattnall County. The current arrangement is probably adequate for the foreseeable future.

The Tattnall County Service Center, under the auspices of Pineland Mental Health, assists adults who have developmental disabilities or are mentally handicapped. They currently operate one group home in Tattnall County, which serves five clients. There are also two personal support homes in Glennville that house three adults capable of living with somewhat

less supervision and assistance than those living in the group home. Another personal support home, which will serve four adults, is in the process of opening in Glennville. Three additional clients are in developmental training homes (with paid home providers, like foster homes) located in Reidsville and Glennville. There are 8 mentally ill adults living in their own apartments or homes in semi-independent living situations, most of whom live in Reidsville. They receive help with paying bills and other routine activities, as needed. Volunteers of America also has an apartment complex in Reidsville which houses up to 15 persons with mental health challenges, some of whom have jobs, while others attend a weekday habilitation program the service center provides. Thirty-five mentally disabled adults participate in the rehabilitation program. About 30 other disabled and/or recovering substance abusers work in the community. There is increasing demand for services and facilities to assist this segment of Tattall County's population, which is growing each year as disabled students leave the school system at eighteen years old and as family members, who may have previously provided care, age and are no longer able. The number needing housing assistance is not known, and there likely are others who are eligible, but have never sought public assistance. It is evident, however, that additional group housing of differing types to meet various ability levels is sorely needed, especially in light of recent unit closings at state institutions, such as Georgia Regional Hospital.

Pineland Mental Health provides community support assistance to residents of Tattall County who are mentally ill or those recovering from substance abuse; however, no group residential facilities are available within the county to assist those with these needs. Pineland handled more than 600 cases (adults and children) in Tattall County in 2004 through its Counseling Center for mental illness and/or substance abuse, but they primarily refer patients to facilities elsewhere. They do provide assistance, as needed, with locating housing for patients.

Tattall County has a Wellness Clinic operated through the County Health Department, which provides care for AIDS and HIV Positive patients. It is one of five infectious disease clinics in the 16 county Southeast Georgia Health District. The Wellness Clinic serves patients from Tattall County and throughout the region, as many do not seek such assistance close to home due to the stigma associated with AIDS/HIV. A Georgia Department of Community Affairs Grant currently helps fund Housing Opportunities for Persons with AIDS, a program which provides housing assistance to patients in Tattall County, as well as Appling, Jeff Davis, Wayne, and Toombs counties. The program seeks to locate short and long-term low-to-moderate income housing and provides help with utilities and other expenses with the goal of preventing homelessness among this population. Fifty-three individuals and families were recently being

assisted, approximately 13 of which were in Tattnall County. The numbers keep increasing as does the need for affordable housing available to AIDS patients. The assistance needed is primarily financial, as the supply of housing has not been a problem.

Tattnall County has a large influx of migrant agricultural workers, especially those who work with planting and harvesting labor intensive crops, such as Vidalia Sweet Onions and others. The numbers are difficult to document, but it was estimated in the late 1990s that Georgia had at least 100,000 migrant workers. There were between 3 and 5 million migrant and seasonal farm workers in the United States, according to circa 2002 estimates. Many of the growers who employ migrant farm labor provide housing for the workers. Those farmers who are not able to obtain labor from within the U.S. and wish to engage workers from outside the country must obtain a H-2A order from the Georgia Department of Labor. These orders, which generally permit anywhere from about 60 to 300 laborers to be employed, require the grower (employer) to provide worker housing which meets certain minimum federal standards. The housing units range from wood to block structures to manufactured housing and often comprise more than one housing type. Bland Farms, one of the largest Vidalia Sweet Onion producers, usually participates in the H-2A program to obtain the volume of workers it needs for its Tattnall County operation. In other cases, under the Crew Leader System the crew leader typically engages the workers to come to a particular location to work a crop. The crew leader serves as the job foreman and often rents housing units for the laborers. Substandard housing units and overcrowding sometimes present a problem in some less closely monitored locations. In addition, there is some limited emergency rental and utility assistance available through Telamon Corporation, which provides employment training and assistance programs for low income persons. Some local churches are thought to provide similar emergency assistance as well. An indirect piece of evidence that migrant housing issues are being addressed and resolved is Census figures from 2000 which show that Hispanic householders in Tattnall County were a larger percentage than those in the region or the state. There are USDA programs to assist with migrant housing needs, but they have not yet been utilized in Tattnall County.

Another group important to Tattnall County with unique housing needs are incoming professionals and other new residents who are not initially ready to purchase real estate. While there are ample rental units available, especially in Reidsville and Glennville, there is a need for upscale rental properties (apartments or townhouses) with more amenities for these newcomers. This need will likely be addressed by the private sector, especially if attention is focused by the Chamber of Commerce or other local groups.

Tattnall County has been selected to participate in the Peach State Housing Initiative, a joint project between the Georgia Department of Community Affairs and the Georgia Department of Corrections to provide affordable housing for state government employees. Tattnall County was targeted for the program because of the need for decent, affordable housing in a rural area for Department of Corrections employees, including lower paid prison workers, at the county's three correctional facilities. Financial incentives will be provided to qualified state employees to assist with purchasing estimated 1,200 to 1,500 SF housing units in an anticipated several different target areas located near infrastructure and services county-wide. It is hoped that provision of such assistance will help stabilize the state employee base, as well as improve local tax rolls through increased home ownership.

Overall, Tattnall County does not have major housing issues, especially ones which will prevent, or have limiting influences to, expected accommodation of future growth and development. Some special housing needs, particularly for the elderly, migrant agricultural workers, lower paid prison employees, and the developmentally disabled do exist.

Needs Assessment

The specific assessments related to the types of housing, age and condition, ownership and occupancy, cost of housing, householder characteristics, special needs housing, and the analysis and reasons for these changes and trends discussed above have revealed much about housing in Tattnall County and its municipalities. These statistics confirm known trends, amplify local concerns, and provide the basis for describing problems. Local understanding and knowledge allow more particular definition of these issues, and form the basis for developing appropriate local strategy and policies to address issues of concern.

Tattnall County's housing market is strong with a relatively good supply of properties available for sale or rent at relatively affordable prices; however, there are some minor concerns with condition, the aging population, the increased reliance on manufactured housing, and with specific special needs housing. Tattnall County's projected population increase over the next 20 years is estimated to require approximately 2,100 net new housing units or more than an average of 100 new units per year. The existing housing supply, including increasing vacancies due to the aging population; ample availability of land; and the prevalent use of manufactured homes will help meet this need. The data and assessment in this plan element have shown that the housing

needs of Tattnall County are being met in terms of quantity, quality and affordability, with possible exception of financial strain of those with very low income. Future needs are likewise expected to be met. The housing market in Tattnall County is an attractor for growth rather than a limiting influence. There are no significant problems or barriers to accommodating expected growth and development, meeting needs, or impacting the cost of housing. Infrastructure and community facility services needs are relatively minor for residential growth needs, and will be accommodated with little problem, primarily by the cities of Glennville and Reidsville. Planned service and improvements for economic development will only make it easier for quality residential growth as an added side benefit. Similarly any land use regulation planned is not really required to accommodate the community's housing needs, but will enhance its quality, and will support and protect the private investment which meets the needs. If anything, it is needed to direct and control impacts. The housing market in Tattnall County can accommodate expected and desired economic development, future population and planned land use goals with relative ease.

Summary of Needs

1. There is a need to utilize existing public loan and grant programs to rehabilitate existing substandard housing, develop affordable housing for low and moderate income persons, and migrant workers, remove blighted structures, provide weatherization, and other assistance.
2. There is a need to establish local programs to assist with constructing and repairing homes for low income and elderly residents, such as a Habitat for Humanity chapter and Christmas in April.
3. There is a need to strengthen existing housing-related ordinances, such as those regulating electrical work and manufactured housing, to better address quality, condition, and safety concerns.
4. There is a need to encourage public and private sector development of special needs housing in Tattnall County, such as retirement housing for the elderly, additional group housing for the developmentally and/or mentally disabled, affordable workforce housing for lower paid prison workers, and upscale rental housing for professionals.
5. There is a need to encourage land development near cities and existing infrastructure, as well as to extend such services as needed to make more land available for development.
6. There is a need to continue county-wide beautification efforts through local organizations and their coordination with the Keep America Beautiful Program, including along the Wiregrass Trail (GA 57) in conjunction with pursuit of Scenic Byway designation.
7. There is a need to pursue funding to renovate existing and/or construct new public housing units.

Community Vision for Housing

Tattnall County envisions itself in terms of housing as a community with ample quality and affordable housing of various types and price ranges to accommodate all local residents and those who work within the county. The housing supply and market of Tattnall County will attract, support, and accommodate the expected growth and development and workforce needs of the community. It will also provide for the special needs of the elderly, disabled, prison workers, and others through provision of retirement housing options, group housing, and other facilities and housing choices.

Concentrated subdivision and other residential development will remain in or near the cities, particularly Glennville and Reidsville, while rural large lot, single-family development will continue elsewhere in the county, particularly between Reidsville and Collins, north of Cobbtown, and east of Manassas. Multi-family housing will remain concentrated in Glennville and Reidsville, with some in Collins. New housing choices and planned unit developments will arise in and around Glennville and Reidsville as well. County-wide codes enforcement will help ensure quality, safe, and sanitary housing and enhance local volunteer beautification efforts. Establishment and enforcement of land use and development regulation ordinances throughout Tattnall County will help encourage controlled development compatible with significant natural and cultural resources and provide a stable environment for public and private investment. Housing opportunities within Tattnall County will continue to be an attractor for growth rather than a limiting influence.

The chosen goal, objectives, and implementation policies/actions for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Tattnall County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.

TATTNALL HOUSING

GOAL/OBJECTIVES/IMPLEMENTATION POLICIES/ACTIONS

GOAL: **To ensure access to quality, affordable housing for all existing and future residents.**

OBJECTIVE 1: **Improve the quality of housing county-wide.**

POLICIES/ACTIONS:

Action 1.1: Seek public funds, such as CDBG and CHIP grants, for rehabilitation and/or clearance of substandard housing, as appropriate.

Action 1.2: Strengthen existing housing-related ordinances, such as those regulating electrical work and manufactured housing, as necessary, to better address quality, condition, and safety concerns.

Action 1.3: Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes.

Action 1.4: Organize local Habitat for Humanity chapter to help construct houses for eligible low income families.

Action 1.5: Work with Concerted Services, USDA Rural Development, and other agencies to access weatherization, migrant housing, and other assistance available to qualified residents.

OBJECTIVE 2: **Provide adequate supply of housing of various types to meet existing and future demand.**

POLICIES/ACTIONS:

Action 2.1: Extend services/infrastructure, as needed, to help make more land available for development.

Action 2.2: Work with the Georgia Department of Corrections and Department of Community Affairs to provide new

affordable housing for state employees through the Peach State Housing Initiative, including identification of potential sites.

Action 2.3: Pursue development of upscale apartments or townhouses.

Action 2.4: Encourage retirement housing/complex development in or near Tattnall County's municipalities where infrastructure is available, and promote to attract retirees.

Action 2.5: Seek funding to renovate existing and/or construct new public housing units as needed.

OBJECTIVE 3: **Continue and further enhance beautification efforts throughout the county and its cities.**

POLICIES/ACTIONS:

Action 3.1: Continue local government participation in the Keep America Beautiful program.

Action 3.2: Promote the Adopt-A-Highway Program with local civic groups and organizations.

Action 3.3: Encourage beautification efforts along the Wiregrass Trail (GA 57) in conjunction with pursuit of Scenic Byway designation.

Action 3.4: Work with local garden clubs and other groups to participate actively in public beautification projects.

LAND USE

Introduction

Land use is one of the six required comprehensive plan elements of the Georgia Planning Act for good reason. Growth and development usually result in physical impacts or changes to the land. Each of the other plan elements involve activities which take place on, or otherwise impact the land. It is no coincidence that land use planning is usually what is associated, or thought of first, with comprehensive planning. How the land is used is often the major issue for planning efforts, and is the focal point of this required element.

In our local communities, it is often said, “they are not making any more land.” Realization of this finiteness, the continuing growth of population, and ever increasing knowledge of land use impacts on environmental quality and life itself, place growing importance on land use management. Events in the news remind us on a daily basis of the important functions of the land in preserving air and water quality, the diversity of life, and the complex interrelationships of the earth’s ecosystem.

This growing awareness of the impacts of land use illustrates the necessity for wise use of the land, and the need to balance and manage development to respect the functioning of natural systems. This recognition is espoused in the state goal for land use under the Georgia Planning Act, which is “to ensure that land resources are allocated for uses that will accommodate and enhance the state’s economic development, natural and historic resources, community facilities, and housing, and to protect and improve the quality of life of Georgia’s residents.” While Americans in particular remain vigilant about protecting private property rights, there is also widespread recognition of the need to protect the public’s health, safety, and welfare--the general good--at the same time. The balance necessary and inherent to reconcile these conflicting interests is evidenced in the old maxim, “your rights end where mine begin.”

Proper and quality growth and development results from effective and balanced land use planning. A desirable and efficient use of land can achieve compatibilities in uses, cost effective and efficient public facilities and services, and protection of environmentally or aesthetically important natural and cultural resources. Uncontrolled and unmanaged growth, on the other hand, can negate community desires, destroy important natural functions or treasured parts of the landscape, and otherwise bring about ill-advised consequences or burdens upon the general public.

A community’s land use planning efforts are an attempt to provide for managed growth and development which allows for the needed land, but balances and protects areas and systems

important to the community. It is undertaken to mitigate or avoid inconsistencies, inefficiencies, and misdirected efforts in land use. Existing patterns and trends of land uses, community investment in facilities and services, and important natural and other constraints are considered in developing policies and designating lands for various uses which will bring about community desires and goals. The land use plan is the culmination, but not the end, of this process. The plan provides the framework to accommodate desired public facilities and expected population, housing, and economic demands, while protecting resources, areas, and other components of the landscape deemed important to a community's character and quality of life. It is a policy guide and framework for the community's growth and development--a community blueprint.

A land use plan includes maps depicting how land is currently being used, important development constraints, and a future illustration of where and how a community desires to develop. These maps and the plan itself do not represent the end of land use planning. Planning is a continuous and dynamic process reflective of people and the community itself. This general policy guide for growth and development is not static and unchangeable, because it is affected by the ever changing economy, movement of the population, the availability of resources, the knowledge and understanding of the environment and its functioning, and other factors. No person, whether city or county official, professional planner, developer, or private citizen can understand, know, or foresee all factors or changes which might affect a community in its long term growth. As new developments occur; as trends, patterns, and technology change over time; or as a community consensus itself shifts; land use plans must be revised to reflect the new conditions and situations. It is a rule of thumb for professional planners that even without major changes, a plan should be revised or updated at least every five years. This allows plans to remain current, and reflective of changing conditions. Major unforeseen developments or unexpected growth could force even more frequent updates.

Of the governments in Tattnall County, only Glennville and Reidsville have a history of planning and land use control. This current plan is, however, the follow-up to *A Greater Tattnall*, which was the first coordinated effort by local officials and the community to systematically provide a framework for managed growth and development. It provides further information and context for use by government officials and citizens alike in community decision-making. The plan most certainly is not perfect, and will require change, but is a measuring stick and starting point, and a reflection of current community consensus. As plan implementation and community sophistication evolve, further details will have to be added. Decisions affecting the community's future growth and development should give consult to this plan and examination to long-term consequences. Changes in the plan itself, while inevitable, should not be made lightly or without considerable forethought.

Existing Land Use

Land use in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville was examined by the Local Plan Coordination Committee and Heart of Georgia Altamaha RDC Geographic Information System (GIS) and Planning Staff. Tax parcel information was digitized and converted by the RDC GIS staff into land use information through database analysis and manipulation. Separation of agricultural and forestry uses was accomplished on the basis of predominant use within a parcel. The resulting information was reviewed and verified by local government personnel.

Knowledge and understanding of the pattern and trends of existing land uses are a necessary first step in preparation of a land use plan. The Local Plan Coordination Committee and local government personnel were instrumental in the analysis and assessment of existing trends; identification of development factors, concerns and issues; and evaluation of community patterns, problems, and opportunities. This process also evaluated and assessed community regulations, land development patterns and policies, and future possibilities and alternatives. This resulted in a more realistic and practical assessment and land use plan.

Land use categories utilized in the development of this plan are the standard land use categories established by the Georgia Department of Community Affairs. These categories are defined below.

Land Use Category Definitions

Residential:	Single-family and/or multi-family dwelling units are the predominant use of land.
Commercial:	Land dedicated to non-industrial business uses, including retail sales, offices, service and entertainment facilities.
Industrial:	Land dedicated to manufacturing facilities, processing plants, factories, warehouses, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional:	Land used for state, federal, or local general government uses, and for institutional land uses, public or almost public in nature

(except public parks). Examples include city halls, police and fire stations, libraries, prisons, post offices, schools, churches, cemeteries, hospitals, etc.

Transportation/Communications/Utilities:

Land dedicated to uses such as major transportation routes, transit stations, power generation plants, railroad facilities, radio towers, switching stations, airports, port facilities, or other similar uses.

Park/Recreation/Conservation

Land dedicated to active or passive recreation, open space, or natural area uses, including privately owned areas. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forest, golf courses, recreation centers, or similar uses.

Agriculture:

Land dedicated to agriculture or farming such as fields, lots, pastures, farmstands, specialty farms, livestock/poultry production, etc. or other similar rural uses.

Forestry:

Land dedicated to commercial timber or pulpwood production or other woodland use.

The results of the existing land use inventory are shown on maps which depict current uses of land in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville. Map LU-1 displays the existing pattern of land uses in unincorporated Tattnall County, while Maps LU-2, LU-3, LU-4, LU-5, and LU-6 portray existing land uses in Cobbtown, Collins, Glennville, Manassas, and Reidsville, respectively.

Tables LU-1 and LU-2 detail the estimated acreage of existing land uses in Tattnall County by government for each of the eight categories of land uses specified above. These estimates were generated by the Geographic Information System of the Regional Development Center based on the digitized inventory produced for the County. Approximately 67 percent of Tattnall County's total land is in forestry uses. While forestry and the pine tree remain of extreme importance to Tattnall County, and while 1997 brought the largest ever unadjusted amount in agricultural sales (\$153 million) to the county, agriculture has changed its face in Tattnall County as elsewhere, but unlike many areas, is relatively stable. This is principally because of poultry production and the Vidalia Sweet Onion. Acres in cropland within the county dropped from 71,832 in 1964 to 58,473 in 2002, according to the Georgia Agricultural Statistics Service. The number of farms in the county dropped from 1,059 to 644 during the same period. There was an estimated 41,000 acres of harvested cropland in the county in 2002. Acreage in farms has actually been growing slightly since 1992. Farm income in 2004 was estimated at \$246 million (with poultry integration), the fourth highest in Georgia, and nearly twice the county's total retail sales of \$125 million.

Southern pine plantations are of principal importance to the county. Forestry acreage amounts to about 206,000 acres in the county, about 67 percent of the total land area, according to 2002 data. Much of this total is in slash or loblolly pine plantations. Private timberland ownership accounts for an estimated 77 percent of this acreage. Industrial forest acreage has been trending down, but private timberland has been increasing with an overall net gain of about 10,000 acres since 1989.

Most development and economic activity in Tattnall County has concentrated in the past, and continues to concentrate, in or near the cities of Glennville and Reidsville. Glennville has a larger population by about 50 percent or more, while Reidsville is the county seat. Their non-prison population together accounts for less than one-third of the county's non-prison population. Both Glennville and Reidsville's non-prison populations have been relatively stable for the past

TABLE LU-1
Existing Land Use Distribution
2005 (Acres)
Tattnall County, Unincorporated County Areas, and Municipalities

Land Use Category	Total County	% of Total County	Unincorporated County	% of Unincorporated County	Total Municipalities	% of Total Municipalities
Agriculture	86,155	27.6%	83,448	27.6%	2,707	24.8%
Forestry	208,790	66.8%	204,820	68.0%	3,970	36.4%
Residential	2,927	0.9%	769	0.3%	2,155	19.8%
Commercial	139	less than 0.1%	0	0%	139	1.3%
Industrial	380	0.1%	224	0.1%	156	1.4%
Public/Institutional	470	0.2%	86	less than 0.1%	384	3.5%
Park/Recreation/ Conservation	4,276	1.4%	4,053	1.3%	223	2.0%
Transportation/ Communications/Utilities	9,223	3.0%	8,044	2.7%	1,179	10.8%
Total	312,357	100%	301,444	100%	10,913	100%

Source: Heart of Georgia Altamaha Regional Development Center and Tattnall County Comprehensive Plan Local Coordination Committee, 2005.

TABLE LU-2
Existing Land Use Distribution
2005 (Acres)
Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville

Category	Total Cobbtown	% of Total Cobbtown	Total Collins	% of Total Collins	Total Glennville	% of Total Glennville	Total Manassas	% of Total Manassas	Total Reidsville	% of Total Reidsville
	607	53.2%	85	12.9%	1,332	31.4%	9	1.8%	674	100%
	349	30.6%	351	53.3%	1,061	25.0%	414	83.2%	1,795	100%
	60	5.3%	124	18.8%	901	21.2%	43	8.7%	1,027	100%
	10	0.9%	7	1.1%	64	1.5%	0	0%	58	100%
	0	0%	2	0.3%	81	1.9%	0	0%	73	100%
Industrial	6	0.5%	14	2.1%	338	8.0%	0	0%	26	100%
Commercial/Residential	10	0.9%	4	0.6%	59	1.4%	0	0%	150	100%
Government/Utilities	98	8.6%	72	10.9%	408	9.6%	31	6.2%	570	100%
	1,140	100%	659	100%	4,244	100%	497	100%	4,373	100%

Source: Heart of Georgia Altamaha Regional Development Center and Tattnall County Comprehensive Plan Local Coordination Committee, 2005.

20-25 years, but continue to experience commercial and other growth. Cobbtown, Collins and Manassas, while fluctuating, have nearly the same population now as in 1930. Cobbtown and Collins remain thriving small village centers, however, with some commercial activity. Much of the county's residential growth in recent years has been in unincorporated areas, but near Glennville or Reidsville. Glennville is now home to 90 percent of the county's declining manufacturing concerns, although all of the county's municipalities, except Manassas, still has at least one manufacturer.

Land Use Needs and Assessment

Development History

Agricultural and forest resources and transportation have played major roles in Tattnall County's development from its beginnings until present. Tattnall County, an early frontier county, was established in 1801 in a secondary wave of Georgia's development primarily because of the Altamaha River and its longleaf pine forests. Most early developments related to the timber resources and naval stores industries.

Until the mid-19th century, Tattnall County was western frontier territory, with the Altamaha River serving as the northern boundary of Indian lands. Not until the late 19th century, with the advent of the railroads in Tattnall County, did true cities begin to develop, although Reidsville had served as the county seat since the early 1830s. Glennville grew from a crossroads of the historic Hencart Road (a trail that went from present-day Richmond Hill to the interior of Georgia) and Reidsville/Johnson Station Road. However, its importance grew with the development of the Savannah, Albany and Gulf rail line in Liberty County. Manassas' location along the railroad spurred its growth and the development of a thriving naval stores industry. The placement of the Wadley Southern rail line encouraged the movement of Cobbtown one mile south to its current location. Collins began as a rail point stop along the Savannah and Montgomery Railroad around 1890 and became a small rail center several years later with several lines running through town. The decline of importance of the railroads has been a driving force in the limited growth of the smaller, less economically diversified municipalities of Cobbtown, Collins and Manassas. Today Collins and Manassas are the only Tattnall County municipalities with an active railroad.

Highways were the next force of development in the county. Much of the continued growth of the cities of Glennville and Reidsville can be attributed to the construction of U.S. 301 through Glennville, and the construction of U.S. 280 through Reidsville. Due to the presence of major U.S. highways in both a north-south and east-west direction, Tattnall County was provided

high quality transportation access to the more metropolitan markets as well as the ports in Savannah. The completion of Interstates 16 and 95 drained tourist traffic from U.S. 301 and commercial traffic from U.S. 280, and was a major setback for the county.

As noted earlier, much of Tattnall County's current acreage remains in fields and forests. The Vidalia Sweet Onion and poultry production because of nearby Claxton Poultry have stabilized county agriculture to a large degree, and it remains very important economically to the county. Tattnall County farm income is in the top five of the state, with such income being roughly twice the county's total retail sales in 2004. The many pine plantations of the county are also of much importance economically, as the location of a Rayonier Chip Mill near Collins attests.

The other natural resources of the county, particularly the Altamaha River, the Big Hammock Wildlife Management/Natural Area, and the Gordonia Alatomaha State Park, also have much potential for increased tourism to the county. The future multi-laning of U.S. 280, potential improvements and promotion of Georgia 121 as the Woodpecker Trail, and continued promotion of Georgia 57 as the Wiregrass Trail will also hold keys to future growth and development. These highways will enhance market access, tourism, and residential attraction. Tattnall County's fields and forests and its transportation facilities were responsible for past development, and are once again key to its future.

Development Trends

Most of the county's more recent growth has been near Reidsville and Glennville. In 1936, the Georgia State Prison was built in Tattnall County, south of Reidsville. Since that time, two additional state correctional facilities have been developed, one in Glennville and another near Reidsville. The presence of these facilities has provided for a strong economic base in both cities, resulting in residential development centering around these municipalities.

Much of this residential development takes place adjacent to the municipalities, but outside of the city limits. Close proximity to the cities allows people to benefit from the many services and amenities of the city (like enhanced public safety protection) without the perceived burdens of city regulations and city taxes. In addition, the amount of developable land in the cities is somewhat limited and expensive and, as a result, those who prefer larger lot development are building where cheaper land is available--outside of the cities. This desire for larger lot development, rather than the availability of infrastructure, is what currently drives a great deal of residential development in Tattnall County. However, the limited availability of public safety services in the unincorporated areas, particularly fire and police protection, encourages this development to remain in close proximity to the larger cities. There are virtually

no areas in the county where growth has outpaced infrastructure development, particularly because Reidsville and Glennville, where sewage and water capacities were an issue in the last plan, have invested \$17-18 million to improve their systems, especially wastewater treatment. These infrastructure improvements might encourage greater development within the municipalities and result in further in-fill development. Despite improvements, there remain specific areas within the cities which could continue to need improvements, either upgrading or expansion. The core of the cities, especially Glennville and Reidsville, often have aging lines. The Cloverleaf Road area in Glennville needs sewer extension, while the Collins sewer system is maxed out and needs upgrade to accommodate any additional growth. Cobbtown is in need of a sewer system to accommodate growth occurring north along U.S. 121 towards Candler County, especially because of its location and potential for future industrial growth if a sewer system were available.

In the case of Reidsville, residential development is more in a piecemeal fashion and occurring in larger numbers north of Reidsville where land is available for development and south along Georgia 147 near the airport. Two new subdivisions, Levi Landing and Josie Circle, in north Reidsville off U.S. 280 East and adjacent to each other, are the first true subdivisions in the city in a number of years. Both were established in 2004/2005 and are selling well. Commercial development is primarily in the city, and along the town's primary arterials where larger traffic volumes encourage a greater customer base. This is generally U.S. 280 West and Georgia 23 South (East) near the hospital. Also located within the Reidsville city limits is the Gordon Alataamaha State Park, a large state-owned recreation area that constitutes a significant portion of west Reidsville.

In the case of Glennville, residential growth has occurred throughout the city with significant development west of the city, toward Reidsville, and north of town in the direction of the correctional facility and the City of Claxton (in Evans County), and some subdivision development south of town. The only true subdivision development that has occurred in Tattnall County has principally centered in and around Glennville until recently. Subdivisions that have been developed in the recent past include Lakeview (southeast of Glennville off U.S. 301), Corduc (off Vreeds Creek Road east), and an unnamed subdivision off Gordon Street. Like Reidsville, Glennville has had two new subdivisions established in the last year or so. Both are unnamed. One is east of U.S. 301 on Bank Street along Mendell and Auburn roads, and another is south of Georgia 144 East along Lincoln Drive. These subdivisions, like those in Reidsville, are likely the result of spillover growth from counties east along the coast and Fort Stewart. As is the case in Reidsville, most of the commercial development of Glennville has occurred along the town's principal arterials, particularly along U.S. 301, primarily north, but also south. Again, location is a result of the larger traffic volumes and resultant greater customer base.

There has been very little recent development in the smaller cities of Cobbtown, Collins and Manassas. Development has been primarily residential and has no recognizable pattern in the case of any of the municipalities. There has been adjacent growth, again individual residential for the most part, to all three. This has been north of Cobbtown along U.S. 121, south of Collins along GA 57, and east of Manassas along U.S. 280. There have been no large-scale commercial or residential subdivision developments in these areas. A detailed discussion of residential development throughout the county is also provided in this plan's Housing element. Cobbtown's and Manassas' locations near the growth counties of Candler and Evans, respectively, and Collins' location along the railroad, Georgia 57 and 292, and having a school provide both stabilization and growth attraction factors.

Many of the areas that are experiencing a transition in land use are properties, primarily in Glennville and Reidsville, but to a lesser extent in Cobbtown and Collins, that have been historically residential which are now being utilized for office, professional, or other commercial space. This is particularly the case with houses located along the cities' primary arterials. These transitional areas are common in smaller cities as the availability of office and commercial space is often limited, and the out migration of city dwellers (to larger lot developments outside of the city) has produced vacant housing units that can be easily converted to office and commercial space. These existing development trends are likely to continue. Access to Tattall's larger cities and the conveniences and services located in these areas (public safety, churches, stores, and the like) are a driving force in the area's development; however, because of more limited land availability within the cities' proper limits, development is expected to primarily occur outside the cities' existing service areas. Soaring gas prices may ameliorate this to some extent, and the new subdivisions in Glennville and Reidsville are selling well. Apartment development will be almost exclusively within the Glennville or Reidsville (city limits) service area. Increased accessibility and higher traffic volumes provided by the county's primary arterials will encourage commercial and industrial development to continue in the same areas.

There are areas within Tattall County's municipalities available for development which have basic community facilities and services in place (or which could be relatively easily served by them). This includes lands near the fringes and along the major thoroughfares in all the municipalities, although major thoroughfare land is more limited and more expensive. Particular areas of available land with facilities likely to develop include south and east Glennville east of U.S. 301 and south of Hencart Road; north Reidsville near U.S. 280; east central Cobbtown north of Church Street and east of Strickland Street; west Collins along Manassas Street; and northeast Manassas near Georgia 292. As noted earlier, commercial growth will likely concentrate along U.S. 301 North and South in Glennville and Georgia 23 South (East) and U.S. 280 West in Reidsville where water and sewer facilities exist. The lack of sewer facilities will limit development in Cobbtown, and the need for sewer upgrades in Collins will likewise hamper

further development until resolved. There are no communities in Tattnall County outside of its municipalities with community facilities (other than a fire station in Tyson). The County does not operate a water or sewer system.

The community's continued investment in infrastructure, its location, and abundant natural resources do give hope for optimism for future growth and development. The success of the new subdivisions in Glennville and Reidsville give positive illustration to this optimism.

Land Use Problems, Needs, and Opportunities

The current land use trends in Tattnall County illustrate and cause some potential concerns. Growth has been somewhat haphazard and without direction. Residential growth has been driven primarily by the market and availability of sale, rather than in concert with community facilities development. This development has already caused some minor problems with incompatibilities, conflicts, and varying quality of uses, and, if left unguided, will lead to more in the future. It is believed that the community may not have realized the returns on some of its infrastructure investment that it could, or should have, as a result. However, there are no areas of Tattnall County or its cities where growth is truly outpacing availability of community services and infrastructure. There is ample available excess capacity in water and sewer systems of Glennville and Reidsville to accommodate expected growth, and the smaller cities have ample water available. However, the City of Collins sewer system needs upgrade and expansion. The residential growth outside the cities does pose some concern about road paving since much of it is taking place along dirt roads. Although this development is also taking place on individual septic tanks, the large lots likely preclude any accumulation of problems. The lack of planning and zoning outside Glennville and Reidsville may have exacerbated the trend to larger lot developments in unincorporated areas near municipalities.

The lack of regulation is also felt to have contributed to a general sense of "visual pollution" in the county, including unregulated signage, litter, decrepit property, and general blight. The majority of the more serious clutter or blight in the county is located along major thoroughfares. Some of this blight consists of abandoned signs, motels, and eating establishments from the tourism heyday of U.S. 301 before the opening of I-95, and the resulting decline of 301. Other blighted areas include older commercial buildings in the downtowns of Cobbtown, Collins, Glennville, and Reidsville. The commercial areas of downtown declined because of general economic decline and business movement to shopping centers and other high traffic intersections. Actually most of the county blight can be traced to general decline and the lack of income to reverse it. Deteriorated residential areas include South Main Street and off Georgia 57 North in Cobbtown, Georgia 292 East in Collins northwest Glennville, and southeast Reidsville. There is also scattered blight throughout all of these municipalities. There are only

scattered houses in need of rehabilitation within Manassas. These areas have declined primarily because of the residents' low incomes. Most of the areas have been the target of previous community development efforts and need additional assistance, particularly housing.

While farming acres have declined within Tattall County over the last 40 years, this has been at a lesser rate than elsewhere, and agriculture remains an important main contributor to the local economy. As noted earlier, forestry is also very important to the local economy. Agriculture/forestry has been a stabilizing factor to the local economy and also has potential for further growth as noted in the Economic Development element of this plan. There is recognition that unrestrained residential growth in close proximity to certain agricultural operations could cause conflicts, and that these agricultural operations deserve protection and need encouragement, not discouragement. This is particularly the case for Tattall County agriculture because of its dependence on poultry production. The fear of chicken growing houses arising near homes has been one of the main agricultural/residential land use conflicts in some rural counties. Thus far, it has not been a real issue in Tattall County.

At present there are no areas of true land use conflicts in Tattall County and its municipalities, and therefore potential future conflicts could be prevented by appropriate regulation now with only minor problems. The only areas in the county, including its cities, experiencing any sort of moderate transition or growth are the previously mentioned residential areas of growth north of Reidsville and east of Glennville. Even there, the transition is not a major problem since the growth is in and close to the municipalities. The only areas of the county or its cities with minor incompatibilities in land use are along thoroughfares in the municipalities where former residential areas are slowly transforming into office and commercial uses. This natural transition has been and can be further controlled and made smoother through zoning changes and enforcement.

In describing the biggest assets Tattall County has to offer, its fields, forests, and natural resources are a consistent consensus. The county's forests, fields, and streams are often described as a natural paradise, with outstanding hunting, fishing, and recreational opportunities. The Altamaha River and its flood plains may be the most important natural ecosystem in interior Georgia, home to a diverse array of many natural communities and endangered or threatened species. It has been designated by The Nature Conservancy as its first biosphere reserve in Georgia in recognition of its extreme importance. The relative undeveloped state of the Altamaha River contributes to its importance, offering possibilities for protection and economic development through tourism. The current paucity of comprehensive development controls in unincorporated areas and the trend to countryside development, especially near water, make the county's natural resources more vulnerable.

There is also recognition that large parts of the county are not appropriate for development, other than timber production, because of wet soil conditions and other limiting factors. There is need for protective measures for these lands, and to encourage development elsewhere. As noted earlier, county-wide comprehensive land use regulation could assist with this need. Such regulation, and pro-active plans for water, sewer, and road improvements, could help direct and encourage more development in and near existing served areas of the county's municipalities. Some halt to the current "large-lot" flight, and a more desired infill of development, would likely be encouraged and experienced.

An additional land use influence is the ongoing efforts on a number of fronts for improved economic development diversity. As noted earlier, transportation and natural resources have an important role in the development of Tattnall County from its beginnings to the present. The need for final completion of U.S. 280 four-laning and promotion of the highways traversing the county, particularly U.S. 301, offer keys to future growth. Economic growth and ongoing revitalization efforts should reverse the decline of the municipalities' downtowns, and once again make them the healthy heart of vibrant communities. Such growth would also improve the low incomes responsible for much of the county's current and past blight.

The infrastructure needs of the community primarily relate to the preparation for, and accommodation of, growth and development, particularly in and near Glennville and Reidsville because of their existing density, and their present and future pattern as the centers of commercial, industrial, and institutional growth in the county. These centers of growth for the county's intense land uses is the obvious location for new commercial, industrial, institutional, and multi-family residential growth because of past investment in infrastructure, existing and planned facilities and services, and their location on major transportation arterials of the county. They have the support structure for intense growth. Of course, there are needs to improve and upgrade the infrastructure, including those for highways, information access, new recreation areas and facilities, other governmental facilities, downtown revitalization, water/sewer improvements, and a new industrial park among others.

Areas in need of redevelopment from a commercial standpoint include the downtowns of Cobbtown, Collins, Glennville, and Reidsville. All of these areas will be helped by planned infrastructure upgrades and ongoing efforts. Downtown Reidsville has already been helped by the renovation of the County Courthouse, the construction of a new Post Office and other private and public buildings. Downtown Glennville has benefited from public acquisition of the Glennwanis Hotel, construction of a new Welcome Center, and coordinated promotion. Other planned improvements will help continue the progress and revitalization of both communities. Both Cobbtown and Collins have University of Georgia prepared plans for downtown

development/revitalization, and could be helped by their implementation. The promotion of U.S. 301 as an Interstate alternative could have positive implications for Glennville and its downtown. There are no existing industrial areas as such in need of redevelopment within the county, but there are several individual large industrial buildings left vacant by the loss of apparel manufacturing and other economic decline. These include the former Roydon Wear, TKC, and Adams Crawler Equipment buildings along Georgia 56 in Reidsville, the former Ithaca Building in Glennville, and the former Joseph Evans Furniture Building in downtown Collins.

Deteriorated residential areas include northwest Glennville, and southeast Reidsville, but these areas have been helped by code enforcement and past housing rehabilitation and redevelopment efforts. There are also smaller areas along South Main Street and off Georgia 57 North in Cobbtown, and along Georgia 292 East in Collins. There are no concentrations of truly blighted residential areas elsewhere in these municipalities, Manassas, or the unincorporated county, but small pockets of housing in need of rehabilitation and scattered individual housing units in similar need do exist.

There are very few serious problems with existing development patterns in Tattall County other than those minor incompatibilities identified earlier. Commercial development in Glennville and Reidsville has evolved into strip development emanating from downtowns along major thoroughfares, but this is somewhat because of land availability and larger acreage requirements of modern commercial enterprises and the relatively small size of the municipalities. Even then, development has somewhat occurred in recommended nodes, U.S. 301 North and U.S. 301 South in Glennville, and U.S. 280 West and Georgia 23 East in Reidsville. This pattern of development has not been unexpected, and has even been encouraged because of the general need.

The residential development outside of Glennville and Reidsville has relied on septic tank systems and some shallow wells. In a sense, the continuing residential development has not to this point, but could in the future possibly outpace the ability of the environment in the area to absorb such development without damage, especially to the water quality. This may warrant annexations and future extension of water and sewerage services to the areas to mitigate such problems. Other problems caused by the lack of regulation include the condition and quality of some development or the utilization of deteriorated manufactured homes, which lead to degradation of land values. There is also a growing problem of fragmentation of land acreage as older farmers pass on and the industrial forest is sold. This has limiting factors for agriculture, forestry, and other natural resource protection.

The opportunities for infill development where infrastructure and services are available are those in Glennville along U.S. 301 and downtown for commercial/industrial development

and in the east and south of the City for residential development. In Reidsville there is infill room in downtown, including vacant buildings along Main and Church streets; Georgia 23 East and U.S. 280 West for commercial development; as well as several vacant buildings along Georgia 56 for industrial development. As noted earlier, there is infill residential availability in Reidsville, particularly in its northern fringes. All of the smaller municipalities have available infill lands adjacent to their core for residential development, and the downtowns of Cobbtown and Collins have commercial infill potential. While a close-knit elderly development could have possibilities in the county, there is not believed to be a sustainable market in the county for so-called “traditional neighborhood,” or similar new small lot developments. At most, only a little over 100 new housing units per year are needed in the county to accommodate expected population growth, and this will continue to predominantly be manufactured homes on individual lots in unincorporated Tattall County because of housing preference and income levels.

The Local Plan Coordination Committee noted the county-wide need for planning and comprehensive growth control, including the imposition of coordinated regulatory and protective measures, and consistent enforcement as a major solution to the above identified trends and concerns. However, land use regulation would not be expected to be a major change agent in expected future land use patterns or densities. The specific identified land use needs in Tattall County, including Cobbtown, Collins, Glennville, Manassas, and Reidsville, as determined by this subcommittee, are listed below.

1. There is a need for county-wide planning and growth management to ensure proper growth and guide development in the county, including education and guidance.
2. There is a need for continued involvement in county-wide comprehensive land use regulation and enforcement to carry out proper planning and growth management, to provide guidelines for development and to improve its quality, and to protect natural resources and existing uses in the county.
3. There is need to prevent nuisances, protect existing resources and character, and to encourage quality development.
4. There is need to protect and promote important natural resources in the county, and to encourage economic enterprises centering on these natural resources.
5. There is need to complete four-laning major highways serving the county, and to otherwise improve public infrastructure facilities in the county, encourage compatible quality growth, promote economic development, and encourage an efficient pattern of land use.

6. There is need for more intensive efforts to promote and enhance economic development and business development within the county, including downtown revitalization and tourism.

Future Land Use Narrative

While Tattnall County's population is not expected to grow dramatically, the population is expected to steadily rise and top 28,000 in 2025, a relatively modest 29 percent increase from 2000. Tattnall County's location near the Coast; the presence of U.S. 280 and U.S. 301, along with the Wiregrass and Woodpecker Trails; the Vidalia Sweet Onion; its many fields, pine forests, and important natural resources; and its existing and planned facilities are among many major assets and potential positive growth influences. Proper planning and land use management as outlined in this plan will provide the local communities with the tools to guide the location and intensity of this growth, and its impacts on important natural and cultural resources. Since growth issues are not yet at critical stages, even though some minor problems are occurring, Tattnall County governments have an opportunity to take preventative action. This will place the communities in excellent position to influence their growth, provide the quality of life they desire, and protect aspects of the landscape important and unique to the community before major problems arise. It is much easier to prevent than to correct problems.

An estimate of future lands needed for development can help place expected growth in perspective and provide a context to judge development proposals. It can help prevent a tendency to overestimate needed lands, and possibly have too much land available for a certain use which could further encourage scattered development and tax community facilities and services. Tables LU-3 and LU-4 provide the approximate acreage needed over the planning period in each of the same land use categories inventoried for existing land use to accommodate projected growth in population, employment, and housing. This is only an estimate primarily based on past trends. In reality actual numbers could be higher or lower. If expected growth takes place, more land could actually be identified for a particular category of development. This is because of the nature of development, particularly residential. Residential development could, for example, take place (likely so) in different subdivisions which plat and develop more land than is actually used. Undeveloped lots will likely be present in some or all. However, the figures in the table provide a sense of the magnitude of development and a context for decision-making as noted above.

The net density assumptions utilized are basically current densities expressed as a ratio based on population, with adjustments as necessary for known or planned developments, or to be consistent with local rational expectations. The net density for new residential acreage is

TABLE LU-3
Projected Future Land Use Distribution
2025 (Acres)
Tattnall County, Unincorporated County Areas, and Municipalities

Land Use Category	Total County	Net County Need	Unincorporated County	Net Unincorporated Need	Total Municipalities	Net Municipalities Need
Agriculture	84,824	-1,331	82,540	-908	2,284	-423
Forestry	205,434	-3,356	202,096	-2,724	3,338	-632
Residential	5,786	+2,862	2,991	+2,222	2,795	+640
Commercial	192	+53	10	+10	182	+43
Industrial	653	+273	474	+250	179	+23
Public/Institutional	613	+143	119	+33	494	+110
Park/Recreation/ Conservation	4,834	+558	4,553	+500	281	+58
Transportation/ Communications/Utilities	10,021	+798	8,661	+617	1,360	+181
Total	312,357	0	301,444	0	10,913	0

Source: Heart of Georgia Altamaha Regional Development Center and Tattnall County Comprehensive Plan Local Coordination Committee, 2005.

TABLE LU-4
Projected Future Land Use Distribution
2025 (Acres)
Tattnall County, Unincorporated County Areas, and Municipalities

Land Use Category	Total Cobbtown	Net Cobbtown Need	Total Collins	Net Collins Need	Total Glennville	Net Glennville Need	Total Manassas	Total Macon New Nash
Agriculture	560	-47	70	-15	1,077	-255	8	
Forestry	325	-24	277	-74	861	-200	394	
Residential	105	+45	186	+62	1,151	+250	56	
Commercial	13	+3	9	+2	82	+18	1	
Industrial	2	+2	3	+1	96	+15	0	
Public/Institutional	8	+2	18	+4	432	+94	2	
Park/Recreation/ Conservation	15	+5	10	+6	80	+21	1	
Transportation/ Communications/Utilities	112	+14	86	+14	465	+57	35	
Total	1,140	0	659	0	4,244	0	497	

Source: Heart of Georgia Altamaha Regional Development Center and Tattnall County Comprehensive Plan Local Coordination Committee, 2005.

assumed to be at least one acre per housing unit in unincorporated areas since this is the minimum for septic tank permitting by the health department, and more often than not, even more acreage is purchased. For commercial and industrial acreage, both population and employee ratios were considered and gave similar results, but population was utilized. Future industrial needs were adjusted upward to also include the desired size (250 acres) of the new industrial park near the airport. Future recreation/park/conservation totals were adjusted to include estimated acreage planned by the local governments. Similar population density ratios were the principal method for projection of other land uses, as well. Most of net new lands needed were deducted from current forestry and agricultural uses, because of their predominance and the fact the developing areas are mostly in these uses, including some “undeveloped” lands. These are also the most likely as available for purchase and development.

Glennville and Reidsville will continue to be the focus of most development in the county, although as noted earlier, some of the residential growth is likely to occur outside the current city limits proper. Recent trends for residential growth north and northeast in and out of Reidsville near U.S. 280/Georgia 121 and south along Georgia 147 near the airport, as well as south and east in and out of Glennville will continue. Some growth will likely occur east of Manassas along Georgia 292, north of Cobbtown along Georgia 57/121, and west of Collins along Georgia 292, as well the Battle Creek area near the high school. Comprehensive land use regulation is needed to focus and direct the timing and quality of this development, and to limit effects on natural resources and community services. As noted there will continue to be limited residential growth in and near the smaller municipalities.

Commercial growth is expected to continue to concentrate in Glennville along U.S. 301 and in Reidsville along U.S. 280 West and Georgia 23 East. The downtowns of Cobbtown, Collins, Glennville and Reidsville are commercial areas for focus of redevelopment and revitalization. Industrial growth is expected to continue along U.S. 301 North in Glennville, and along Georgia 56 in Reidsville. There is need for development and service extension for the desired industrial park acreage near the Reidsville airport, or to other possible locations. The areas of east and south Glennville and north Reidsville offer large areas already generally served by community facilities.

The presence of both water and sewer facilities in Collins would allow it to support most types of development, and will be a positive influence for some limited

commercial, and possible light industrial, growth, but expansion/upgrade of the sewer system would be necessary to accommodate this growth. Such growth would likely concentrate near the thoroughfares of Georgia 292 and Georgia 121. Cobbtown's location along Georgia 57 and Georgia 121 near I-16 and the Candler County growth area could stimulate growth, but the town will need a sewer system to realize more intense growth. Manassas will need water system improvements (elevated storage tank) to allow for safe residential growth, but will not likely need a sewer system in the planning period. The only area of the county not near a municipality where growth might occur is in and around the Battle Creek community adjacent to the joint Tattnall County High School, between Reidsville and Glennville on Georgia 57/23. The area is attractive for growth and has developable land, but is not served by public facilities.

Most annexations in the planning period are likely to be by the City of Glennville or Reidsville, although the City of Cobbtown and the City of Collins could consider the issue in the long term, primarily for residential growth purposes, although this is not likely. The areas considered most likely for City of Glennville annexation are the unincorporated areas served by water and sewer and U.S. 301 North, but they may consider a comprehensive circular expansion. This would annex both residential and commercial areas. The feasibility and affordability of water/sewer service expansion, in particular, will likely be the driving factor in the timing and accomplishment of any annexation. The City of Reidsville's annexation would likely involve northern residential areas and Georgia 147 South toward the airport, especially for a new industrial park. The feasibility/affordability of service expansion would again be the deciding factor.

As noted above, the expansion of water and sewer service is the infrastructure most needed to accomplish and support desired growth. The four-laning of U.S. 301 South and information technology upgrades are also critical infrastructure needs to facilitate/coordinate growth. The improvement/promotion of U.S. 301 and the Wiregrass and Woodpecker Trails will also help. Beyond the top two priorities of transportation and water/sewer service provision outlined above, education and technology improvements are likely the next most important infrastructure improvements needed in the community to accomplish goals and desires, but other facility improvements, including recreation and protection/utilization of agriculture and natural resource areas, will contribute.

The Altamaha River is the key natural resource to protect in the county, and could also help facilitate growth. Enhanced natural resource-based tourism would be an

immensely beneficial boost. Simple protection/promotion of agricultural and forest lands will support the diverse, multi-faceted growth desired in a very real and important sense by building on an existing asset. Important and critical areas and hazards of natural, cultural, archaeological, and architectural interest and their locations are identified in the Natural and Cultural Resources element.

Areas proposed for redevelopment were discussed in detail under the “Land Use Problems, Needs, and Opportunities” subsection of the Existing Land Use Assessment earlier in this element and include the downtowns; U.S. 301 North and South, in Glennville; U.S. 280 West and Georgia 23 East in Reidsville; and residential areas in northwest Glennville and southeast Reidsville. Areas needing special plans include downtown Glennville and downtown Reidsville (Cobbtown and Collins have such plans), and possibly U.S. 301 North of Glennville, the Battle Creek Community, and the proposed new industrial park site location, when decided. Transitioning land use areas include older residential areas along the thoroughfares in all the county’s municipalities; and to a lesser extent, the Battle Creek area, the area east of Manassas near Evans County; the Reidsville to Collins area along Georgia 57/121, and cheap sandhill land being sold across the county for individual residential development.

Because there is not county-wide zoning, no advanced or complex development policies to promote alternative development patterns are expected or desired. More basic land use controls are desired first. There is a need for and a desire to control and manage growth, and to encourage sound, quality development. To accomplish this, more education and guidance on the needs and benefits of comprehensive land use regulation will be required before even basic regulation is successful. A more measured approach to land use regulation, evaluating alternatives, and developing specific ordinances for identified needs will be employed. This approach is expected to support and build upon itself, and to evolve into a more coordinated, comprehensive county-wide land use regulation approach in the future. Because of these reasons and those identified earlier (land availability, limited market, and existing growth patterns not expected to change), alternative land use patterns of compact urban development are not considered feasible or warranted in Tattnall County, as of yet. The community will utilize infrastructure improvement and limited regulation to encourage desired growth patterns.

The ability of a government to influence growth and development requires some intervention through facility investment, and some level of regulatory guidance and

control. The coordinated policies and land use regulations recommended by this plan in Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville are necessary steps to shaping the county's future growth into the desired community of the future. The absence of any control means no influence, and will result in haphazard, costly growth. Available land without controls will attract spillover growth from the Georgia Coast and Florida residents. Unmanaged growth will likely not be that which is sought, and will likely cost more tax dollars to serve and support, and may cause irretrievable loss of important and treasured unique features of the community. Factors outside the control of Tattnall County which could influence growth patterns include the sale of industrial forest land, and federal agricultural and trade policies.

The chosen goal, objectives, and implementation actions (discussed further below) of this Land Use element are responsive to identified needs and consistent with community desires and policies expressed in other elements. They provide, if implemented as proposed, the framework to manage and influence future growth and development in the county, protecting important community features and economic sectors while encouraging growth in desired locations.

Future Land Use Plan

The desired community of the future is detailed in the delineation of a goal, objectives, and implementation actions, and depicted through accompanying future land use maps. The specific goal, objectives, and implementation actions established for the county and its three municipalities are detailed following the text and maps of this section. These action statements and the future land use maps are the true heart of the plan and should be utilized to guide governmental decision-making on the location of development, infrastructure, and in implementation of ordinances. They also convey community wishes to developmental interests. The implementation strategy and proposed timing for chosen policies and actions for each government are included in the Short Term Work Programs in the back of this plan.

The future land use maps which illustrate the desired and chosen strategies for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville are shown on Maps LU-7, LU-8, LU-9, LU-10, LU-11, and LU-12, respectively. It should be noted that because of scale (and lack of available maps in a few instances), important natural and other development constraints are not completely detailed on these maps. The areas

identified are desired general uses, but even “agricultural” and “forest” uses may well have specific areas which should be protected from active development or disturbance. The identified areas under the Natural and Cultural Resources element and referenced maps applicable under other ordinances (e.g., FEMA flood hazard maps) should be considered as overlays to this map. It has to be remembered that just as a land use map is not intended to dictate specific activities on individual parcels of land, but only to show community preferences for general locations of land uses, not all development constraints affecting a particular parcel can be shown either. Please refer to the Natural and Cultural Resources element for additional information.

This plan and these future land use maps promote managed and controlled growth for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville. The plan encourages continued agriculture and forest activities, seeks to protect valuable natural and cultural resources, and at the same time, encourages more intensive and infill development in and near existing development and infrastructure. The forests and farmlands, and natural and cultural resources, of Tattnall County offer much potential for future economic growth through several avenues. The reality of limited growth in the smaller municipalities is reflected in their future land use maps which show remaining agricultural/forestry lands. Even Glennville and Reidsville are likely to retain agricultural/forestry lands. However, development of agricultural/forestry lands in the municipalities would be preferable to development of such lands in more rural and remote locations.

These plans will accommodate expected growth from projected population increases, and new development which results from the county and municipalities’ economic development strategies. They are consistent with identified policies and strategies of all the plan’s elements. Throughout the plan, there is an attempt to steer intense development to the growth magnets of Glennville and Reidsville, and to promote residential development for Cobbtown, Collins, and Manassas. These policies will also help protect important natural and cultural resources, and encourage requisite housing. Active and coordinated planning and land use regulation and public investment will provide the umbrella vehicles for bringing about the desired future community, and implementing the plan.

As a final note, this plan is a generalized guide for development of unincorporated Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville. It is not

intended to dictate actual private land use decisions or activities, or predict the future. It is intended as a reflection of community desires and a policy guide for local decision-making. Informed and consistent decisions can effectuate the desired Tattnall County of the future. A picture of the desired Tattnall County of the future is painted with words in the following “Community Vision for Land Use.” The specific goal, objectives, and implementation policies/actions chosen by the local governments to help bring about this desired community are then detailed.

Community Vision for Land Use

The community vision for Tattnall County concerning land use activities was prominently voiced in the County's overall community vision. The community will be a growing, rural county offering a slow-paced, small-town alternative to nearby fast-growing urban areas and will be a desired place to live and work for many because of the quality of life. The county's municipalities will all have healthy, revitalized downtowns, and there will be available jobs and economic opportunities within the county. U.S. 280 and U.S. 301 will be multi-laned thoroughfares traversing the county and bringing travelers, residents, access to markets, and other economic development opportunities. Georgia 57, the Wiregrass Trail, will be a designated scenic byway, and Georgia 121 will be nationally known again as the Woodpecker Trail, both bringing additional people and economic opportunities to the county.

Concentrated subdivision and residential growth will remain in or near the municipalities, particularly Glennville and Reidsville, while larger lot, rural single-family development will continue in other portions of the county, particularly near Manassas, the Battle Creek area, and between Reidsville and Collins. Intense commercial and industrial development will concentrate in or adjacent to Glennville, Reidsville, and the new industrial park. However, most of the county will not change from the predominant agricultural and forestry uses. The county's growth will be planned and managed, will enhance the quality of life, will be compatible with existing development, and will be protective of agriculture and the natural and cultural resources of the county. The community will have the improved infrastructure and public facilities to attract and support the desired growth and development. The fields and forests and important natural and cultural resources of the county will not be lost in this growth process, but will support and give illustration to the desired community.

**LAND USE
GOAL, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: To provide for and encourage quality growth and development and to provide the community facilities supportive of and conducive to such growth, while maintaining the county's rural character, protecting its natural and cultural resources, and enhancing its quality of life.

OBJECTIVE 1: Provide education and guidance for coordinated land use management and planned quality growth and development.

POLICIES/ACTIONS:

Action 1.1: Establish a county-wide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options.

Action 1.2: Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs.

Action 1.3: Educate the public on important natural and cultural resources, the utilization of protected resources for attracting quality growth and development, the impacts of land uses and development on these resources, and on the role of land use regulation in encouraging conservation and planning and managing growth and development as desired.

OBJECTIVE 2: Develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

- Action 2.1:** Strictly enforce existing land use ordinances and regulations, such as those for environmental conservation, flood plain management, manufactured housing, and health department regulations.
- Action 2.2:** Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and Manassas.
- Action 2.3:** Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.
- Action 2.4:** Develop/expand county regulations on subdivision regulations, road development and acceptance, and manufactured housing as necessary to further advance/coordinate growth management and promote quality development.
- Action 2.5:** Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.
- Action 2.6:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.

Action 2.7: Long term, develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville.

Action 2.8: Revise zoning ordinances in Glennville and Reidsville to better promote quality development as appropriate.

Action 2.9: Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.

OBJECTIVE 3: Provide the environment and infrastructure within Tattnall County to entice and direct quality residential, commercial, industrial and other economic development.

POLICIES/ACTIONS:

Action 3.1: Upgrade and extend the water, sewerage, and wastewater treatment systems of Glennville, Reidsville, and Collins to provide for additional capacity and room for growth.

Action 3.2: Upgrade the water systems of all the municipalities of the County to accommodate quality residential and other growth.

Action 3.3: Investigate establishing a sewerage and wastewater treatment system in Cobbtown to accommodate residential and business growth.

Action 3.4: Locate a site, fully develop, and market a new principal and joint industrial park in Tattnall County, as well as utilize other available sites, continue to cooperate

regionally, and otherwise implement the Georgia Tech Study on economic development.

- Action 3.5:** Continue to seek and support transportation improvements within the county, including the multi-laning of U.S. 280, U.S. 301, and Georgia 23/121, and the promotion and enhancement of the Wiregrass Trail (Ga. 57), the Woodpecker Trail (Ga. 121), and U.S. 301 for tourism and other economic development purposes.
- Action 3.6:** Rehabilitate and revitalize existing landmark properties in Tattnall County for continued adaptive public and private uses, including the Alexander Hotel in Reidsville and the Glennwanis Hotel in Glennville.
- Action 3.7:** Continue downtown revitalization and streetscape improvements in all municipalities as appropriate.
- Action 3.8:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.
- Action 3.9:** Support community beautification efforts utilizing local garden clubs, civic clubs, and prison details.
- Action 3.10:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises.
- Action 3.11:** Protect, promote, and support the agricultural and forest uses of the county, and encourage continued agricultural production.
- Action 3.12:** Participate in the Altamaha River Partnership, and otherwise promote nature-based tourism within the

county, including golf, hunting, fishing, agri-tourism,
and venture biking.

INTERGOVERNMENTAL COORDINATION

Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan

Entities

There are no apparent conflicts identified in Tattnall County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, Tattnall County is presently working with other participating counties in the Woodpecker Trail Association to advocate once again the national recognition of GA 121 in Georgia as a viable alternative to Interstate travel and to promote tourism development along the route. Similarly, the county is also participating with other counties situated along GA 57 in the Wiregrass Trail Committee in efforts paralleling those of the Woodpecker Trail Association. The county is also an active member of the Altamaha River Partnership and its efforts to promote the river for nature-based tourism. The county is also currently working with the counties of Montgomery, Toombs, and Treutlen in researching the possibility of developing a regional reservoir within the multi-county area. The county also participates in regional efforts through the Middle Coastal Unified Development Authority, the Tri-Circuit Drug Task Force, and the Heart of Georgia Altamaha Regional Development Center. The local governments in the county generally work well with each other, and all are cooperating to improve the community. Meetings are held periodically among the chief elected officials of each government to discuss issues as they arise. The local governments in the county also work well with the Tattnall County Board of Education. The school system prepares its own separate Five-Year Facilities Plan and keeps it updated annually. The local government comprehensive plan is consistent with the school system's facilities plan, and the County and its municipalities (particularly Collins, Glennville, and Reidsville, where schools are located) work with the school system on any needed infrastructure improvements. The community supported the construction of a new joint high school in the Battle Creek area between Glennville and Reidsville in the mid 1990s, and worked together to make it happen. The local government comprehensive plan and the service delivery strategy designates the Tattnall County Development Authority as the main economic development organization for the county and for coordination of other entities that remain. The cities of Glennville and Reidsville have their own Downtown Development Authority to oversee general beautification and economic development efforts within each city's central business district, and the City of Cobbtown is interested in pursuing the reactivation of its Downtown Development Authority. The local governments in Tattnall County also work with the Rogers State Prison facility near Reidsville to utilize the prison's recycling/composting program. Coordination with utility companies results from franchise agreements, regular staff consultation, and involvement of local utility staff in county authorities and boards, particularly the electric companies of Canoochee EMC and

Georgia Power. A representative from Canoochee EMC served on the local Plan Coordination Committee.

Programs and Requirements

The Tattnall County Service Delivery Strategy was updated in conjunction with the county's joint local comprehensive plan, and the Strategy is consistent with the comprehensive plan. The local comprehensive plan is also consistent with the Total Maximum Daily Load (TMDL) implementation plans that were prepared under EPD requirements for Rocky Creek and the Ohoopsee River. The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plans. On a state and regional level, Tattnall County was also one of 24 counties in Southeast Georgia that were required by EPD to prepare and adopt a comprehensive water supply plan to limit saltwater intrusion into the Floridan Aquifer. This plan was prepared and adopted countywide in 2000, and the local comprehensive plan addresses the comprehensive water supply plan in its implementation policies/actions. The County also participates in the Altamaha River Partnership, which is a regional effort among the 11 counties along the river to promote economic development and nature-based tourism activities. Other state and regional programs, such as the Governor's Greenspace Program, the Appalachian Regional Commission, and Transportation for non-attainment areas, are not in effect in Tattnall County and are not applicable.

Existing Coordination Mechanisms

Entities

There are several formal coordination mechanisms in existence between the county and adjacent counties. Tattnall County, through its Development Authority, participates with the development authorities in Montgomery and Toombs counties in the Tri-County Regional Entrepreneur Support Team through Southeastern Technical College to promote the increased development of entrepreneurs in the tri-county area. The area has recently obtained a designation by the state as an "Entrepreneur Friendly Community" based on their ongoing efforts. The County also is an active member of the Middle Coastal Unified Development Authority, which is a regional organization committed to pursuing economic and industrial development projects throughout the 13-county Southeast Georgia region. Tattnall County also participates with Bulloch and Evans counties in the Tri-Circuit Drug Task Force. As mentioned earlier, the county is also an active member with other counties in the Wiregrass Trail Committee and the Woodpecker Trail Association to promote greater heritage tourism development along the routes of GA 57 and GA 121, respectively. The county is also working with Montgomery, Toombs, and Treutlen counties in investigating the possible development of a regional reservoir within the multi-county area. Among the municipalities, the City of Collins has a Fire Service Agreement with the City of Claxton to respond to calls in Collins as needed. Likewise, the City of Cobbtown also has a Fire Service Agreement with the City of Metter. The County has a Fire Service Agreement with Fort Stewart and the three state prisons in the county (Georgia State Prison, Rogers State Prison, and Smith State Prison) as well. As issues arise, the County Commission Chairman, the

Development Authority Executive Director, and the Mayor and/or city manager of Glennville consult and/or meet with the appropriate administrator/chief elected official as needed.

There are several formal coordination mechanisms existing between one or more local governments in the county. The City of Reidsville provides a countywide shelter for animal control adjacent to the City's airport. The county assists the City of Reidsville and its Airport Authority with any capital improvements to the airport as needed through the provision of SPLOST funds. The local governments have each signed a Memorandum of Understanding in which the Tattall County Development Authority is designated as the lead economic development organization in the county and is the first point of contact for potential industrial prospects. The cities of Cobbtown, Collins, Glennville, and Reidsville provide fire protection within their own municipal boundaries, in addition to a five-mile radius around each municipality. The county provides contributions to the City of Reidsville of \$300 per call to respond to calls in the unincorporated area and the City of Manassas. Efforts are currently ongoing concerning the possible construction of fire station in the Tyson community in the southern part of the county, and the City of Glennville may provide assistance should construction take place. The county also provides law enforcement protection to the cities of Cobbtown and Manassas, while the cities of Collins, Glennville, and Reidsville have their own police departments. While the Tattall County Library Board provides library service countywide, the county and the cities of Cobbtown, Glennville, and Reidsville provide operational funds through their general fund. All five municipalities contract with the county to provide maintenance for all unpaved streets.

Meetings are held as needed among the appropriate chief elected officials and the Mayor and/or city manager of Glennville to resolve any ongoing problems or conflicts. The local governments have an entity, the Tattall Municipal Association, which is made up of elected and appointed officials from the county's local governments and who are available to meet periodically or as needed to discuss/resolve local issues. In matters involving the local school system, the chief elected officials and the Tattall Municipal Association are available to meet with the school superintendent to resolve issues. Matters involving the Development Authority are handled in regular meetings between the authority's executive director, the Mayor and/or city manager of Glennville, chief elected officials, and the Tattall Municipal Association. Issues concerning the Downtown Development Authorities in Cobbtown, Glennville, and Reidsville are handled in regular meetings between the respective chairmen, the Mayor and/or city manager of Glennville, the respective Mayor and/or City Council, and the Tattall Municipal Association. Issues relating to the City of Reidsville's Airport Authority are handled through meetings involving the Authority's chairman, chief elected officials, and the Tattall Municipal Association. Utility coordination is primarily conducted by communication and consultation at the staff level, but is also facilitated by appointment and involvement in civic affairs.

Programs and Requirements

Tattall County and the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are all included in Tattall County's Service Delivery Strategy.

These governments meet on a regular basis within the Tattnall Municipal Association to discuss and resolve issues that arise within the various components of the Strategy. As noted above, the local governments have a number of agreements for service provision. The TMDL implementation plans that have been prepared locally are not required to be implemented at this time. There are current regional coordination mechanisms available through the Woodpecker Trail Association, the Wiregrass Trail Committee, the Altamaha River Partnership, the Middle Coastal Unified Development Authority, the Tri-County Regional Entrepreneur Support Team, the possible future development of a regional reservoir also involving Montgomery, Toombs, and Treutlen counties, and the Heart of Georgia Altamaha Regional Development Center. A future coordination mechanism will come into existence with the possible initiation of a group that would advocate and promote the widening of U.S. 301 through Georgia. With U.S. 301 being an important thoroughfare in Tattnall County, particularly through the City of Glennville, its widening would be of great benefit to the community, and the city and county are desirous of participating in such a group. The County also participates in regular meetings of the Altamaha River Partnership to assist in the coordination of its economic development and nature-based tourism efforts along the river. The local governments also actively participate in the RDC which provides a regional forum and means of cooperation. The local governments also coordinate efforts to implement the local comprehensive water supply plan through joint seeking of funding assistance and conservation efforts. Other state and regional programs are not applicable to Tattnall County at this time.

Joint Planning and Service Agreements

Entities

The local governments in Tattnall County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. Other joint planning and service agreements exist between the local governments in the areas of animal control, fire protection, and street basing. The county and the cities of Cobbtown and Manassas have a joint service agreement for law enforcement protection.

Programs and Requirements

Under the county's Service Delivery Strategy, Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have joint agreements concerning annexations, dispute resolution, and water/sewer service extensions. The Service Delivery Strategy, including these agreements, was updated concurrent with the joint local comprehensive plan. There are no joint planning or service agreements involving the Middle Coastal Unified Development Authority, the Woodpecker Trail Association, the Wiregrass Trail Committee, the Altamaha River Partnership, or the local comprehensive water supply plan. Other state and regional programs are not applicable to Tattnall County.

Special Legislation and Joint Meetings or Work Groups for the Purpose of Coordination

No special legislation or joint meetings or work groups are applicable to Tattnall County involving other local entities or state programs, other than the Tattnall Municipal Association, the Middle Coastal Unified Development Authority, the Wiregrass Trail Committee, the Woodpecker Trail Association, and the Altamaha River Partnership mentioned earlier. The local governments in the county do meet periodically to coordinate the countywide Service Delivery Strategy and keep it current, and there is regular coordination, both formal and informal, at the local government staff levels.

Local Government Parties or Offices With Primary Responsibility for Coordination

Entities

The county commission chairman and the Mayor and/or city manager of Glennville are the lead agents countywide for coordinating with administrators from the adjacent local governments, the school superintendent, the Development Authority executive director, the chairmen of the Downtown Development Authorities in Cobbtown, Glennville, and Reidsville, respectively, the Airport Authority chairman, and the utility companies.

Programs and Requirements

The city manager of Glennville and the chief elected officials are responsible for coordinating local issues under the countywide Service Delivery Strategy, the Altamaha River Partnership, and comprehensive water supply plan. Other state and regional programs are not applicable to Tattnall County.

Issues Arising From Growth and Development Proposed In Nearby Governments

At this time, there are no issues arising from growth and development proposed in nearby governments or within the local governments in the county. No land use conflicts are present along the county's jurisdictional borders with adjacent counties. The State's Interim Strategy for use of the Floridan Aquifer and its water withdrawal prohibition from the Upper Floridan Aquifer has the biggest impact at present, and potentially, the future. However, there is the possibility that the current prohibition could be lifted due to recent findings at the state level that suggest that such a prohibition is not needed at this time. The county's comprehensive plan does not conflict with those of its neighbors. The local plan is also consistent with the Heart of Georgia Altamaha RDC's regional plan. The regional review hearing process for comprehensive plans is sufficient to obtain information about other local government plans and policies. Currently there are no service provision conflicts or overlaps or annexation issues in effect. The countywide Service Delivery Strategy is effective in addressing these issues.

Specific Problems and Needs Identified Within Each of the Comprehensive Plan

Elements That Would Benefit From Improved or Additional Intergovernmental

Coordination

There are several areas within the Local Comprehensive Plan that could stand to benefit from strengthened coordination efforts. There is an identified need for continued coordination and cooperation with other surrounding counties and regional partners towards pursuing the upgrading of major thoroughfares affecting Tattnall County (U.S. 280 and U.S. 301). The comprehensive plan calls for continued coordination with regional groups such as the Middle Coastal Unified Development Authority towards this end. A need also exists to coordinate efforts between the County and Montgomery, Toombs, and Treutlen counties concerning the investigation and possible location of a regional reservoir in the multi-county area. Strong coordination is also needed concerning the possibility of consolidating services among the local governments in Tattnall County. Regional efforts to promote tourism and natural resource protection are well underway through ongoing participation in such regional groups as the Altamaha River Partnership, the Wiregrass Trail Committee, and the Woodpecker Trail Association. These efforts need to be maintained and strengthened as appropriate. The relationship between the local governments of Tattnall County, the Tattnall County School System, the Region 9 Workforce Investment Board, and Southeastern Technical College to improve facilities and services should be expanded as needed. The need for potential coordination does exist concerning the upgrading of various services such as the construction of a countywide jail facility or the expansion of the present facility, the possible location of workforce housing in conjunction with the Georgia Department of Corrections, and the enhancement of information sharing among all local governments. A significant need also exists in the area of land use planning. Tattnall County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of comprehensive countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and codes enforcement. A countywide planning commission would be an effective tool toward developing a comprehensive and unified land development mechanism.

Adequacy of Existing Coordination Mechanisms With Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan

The countywide Service Delivery Strategy was updated concurrently with the Local Comprehensive Plan. The local governments believe that the current Service Delivery Strategy provides a very effective and efficient delivery of local services. The Strategy addresses procedures for resolving land use and annexation issues, as well as infrastructure improvements such as water and sewer service extensions. The County's membership in the Heart of Georgia Altamaha Regional Development Center provides an avenue for improved coordination of these issues, both on a local and regional basis. The

Altamaha River Partnership's economic development and environmental conservation efforts are consistent with Tattnall County's joint local comprehensive plan. The comprehensive plan's Implementation Policies/Actions addresses the continued participation by the County in the regional group. The County's comprehensive water supply plan is also addressed in the comprehensive plan under the plan's Implementation Policies/Actions. The coordination of efforts to implement conservation measures identified in the water supply plan is advocated in the comprehensive plan. Other state and regional programs are not applicable to Tattnall County.

INTERGOVERNMENTAL COORDINATION COMMUNITY VISION

Tattnall County sees itself and wants to be seen as a growing rural county offering a slow-paced, small-town alternative to nearby fast-growing urban areas, but also as a county managing its growth and development to protect its important natural and cultural resources and existing rural character so as to promote the common good. The communities in Tattnall County wish to continue to develop and improve their infrastructure to both facilitate and accommodate growth, and to improve the quality of life. They will cooperate at both the local and regional levels to make this happen.

Tattnall County sees itself as a rural growth center sitting at the crossroads of an array of excellent transportation thoroughfares, such as U.S. 280, U.S. 301, GA 57 (the Wiregrass Trail), and GA 121 (the Woodpecker Trail). The local governments in the county have historically had a good working relationship with one another, realizing that what benefits one benefits the whole. The county and its municipalities will continue to meet with one another, as well as other local boards and authorities such as the Development Authority, as well as local groups such as the Tattnall Municipal Association, Tattnall 2012, and the utility companies, whenever issues arise so that local efforts can remain coordinated so as to enhance the effectiveness and efficiency of local service delivery. The local governments will seek to better coordinate efforts to manage the future growth and development of Tattnall County through developing additional mechanisms for planned growth.

The County and its municipalities actively participate in a number of regional partnerships, such as the Woodpecker Trail Association; the Wiregrass Trail Committee; the Middle Coastal Unified Development Authority; the Altamaha River Partnership; Southeastern Technical College; the possible future development of a regional reservoir involving Montgomery, Toombs, and Treutlen counties; and the Heart of Georgia Altamaha Regional Development Center. These and other such regional organizations are beneficial to the local governments in the county in terms of coordinating and managing the county's resources and assets to attract additional growth and development in a planned and managed way. The County and its municipalities wish to continue and strengthen these partnerships, and will continue to be a good neighbor and active partner in efforts to improve the region and to cooperate for the benefit of all.

**INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS**

GOAL: To improve the overall well-being of Tattnall County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others, both locally and regionally, that will lead to a more effective and efficient delivery of local government services countywide, improve and upgrade existing community facilities and services, and attract the kind of growth and development that leads to a more stable and viable economic base while preserving the natural environment.

OBJECTIVE 1: To provide for greater coordination and cooperation of economic development efforts on both a local and regional basis in a planned and coordinated manner, including developing and expanding opportunities for tourism and leisure services, enhancing the existing industrial and economic base, improved transportation access, and increasing entrepreneurial development.

POLICIES/ACTIONS:

Action 1.1: Seek the increased utilization of the Chamber of Commerce and Development Authority to provide public education and awareness of local economic development efforts and benefits, including the enlisting of available speakers as needed.

- Action 1.2:** Utilize the Tattnall County Development Authority as the lead economic development agency and first point of contact for the County and its municipalities.
- Action 1.3:** Seek public control through purchase, option, or other means of sites identified in the Georgia Tech site selection study as having potential use for industrial development purposes.
- Action 1.4:** Seek funding to develop infrastructure to secured industrial sites within a reasonable time frame.
- Action 1.5:** Continue to participate in and support efforts of the Altamaha River Partnership to utilize the Altamaha River for boating and other recreational use.
- Action 1.6:** Continue to seek county government and development authority support of efforts by Tattnall County's municipalities to improve water and sewer capacity and provide upgrades/extensions for economic development.
- Action 1.7:** Continue to lobby the state legislature, through a coordinated effort of the Tattnall County Development Authority and the Chamber of Commerce, for the continued maintenance and enhancement of the county's correctional facilities.
- Action 1.8:** Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of the downtown development authorities, municipal merchants' associations, the Chamber of Commerce, Georgia EMC, Georgia Power, and the Small Business Development Center.
- Action 1.9:** Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a multi-lane connector between I-16 and I-95.
- Action 1.10:** Work with adjacent counties to advocate the Georgia Department of Transportation (GDOT) to widen, as soon as possible, U.S. 280

to four lanes through the county and beyond as an east/west connector between I-16 and I-75.

- Action 1.11:** Participate and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.
- Action 1.12:** Utilize the Wiregrass Trail Committee and the Woodpecker Trail Association to identify potential funding sources to support beautification efforts and to develop points of interest along both routes within the county.
- Action 1.13:** Continue to support DOT and the Reidsville Airport Authority in efforts to improve and maintain the Reidsville Airport as needed through the ongoing implementation of the airport's layout plan.
- Action 1.14:** Continue to pursue DOT funding for improvements identified within the Reidsville Airport's layout plan and the Georgia Statewide Aviation System Plan for the airport facility, such as expanding the runway to 5,000 feet.
- Action 1.15:** Pursue the implementation of the recommendations of Tattnell 2012 to better target and coordinate economic development and industrial/ commercial recruitment efforts.
- Action 1.16:** Support entrepreneurial activities through Southeastern Technical College's entrepreneurial program (Tri-County Regional Entrepreneur Support Team), or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.
- Action 1.17:** Seek the assistance of the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnell County.

OBJECTIVE 2: To maintain and enhance the environmental quality and the quality of life for all citizens of Tattnall County through the conservation and protection of the Altamaha and Ohoopsee river corridors.

POLICIES/ACTIONS:

- Action 2.1:** Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.
- Action 2.2:** Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County.
- Action 2.3:** Support the Woodpecker Trail Association's efforts to revitalize and promote usage of the historic travel route (GA 121) throughout Georgia.
- Action 2.4:** Continue to support and expand downtown revitalization efforts in Cobbtown, Collins, Glennville, and Reidsville through merchants associations, downtown development authorities, utility companies, Chamber of Commerce, and the like.
- Action 2.5:** Develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system.

OBJECTIVE 3: To provide more effective and efficient government services and facilities, which meet the existing and future needs of Tattnall County.

POLICIES/ACTIONS:

- Action 3.1:** Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

- Action 3.2:** Short term, advocate completion, as soon as possible, of four-laning of U.S. 25/301 in Tattnall County.
- Action 3.3:** Participate in and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.
- Action 3.4:** Advocate the long-term four-laning of SR 23-57 from Glennville to Cobbtown to Interstate 16.
- Action 3.5:** Work to assure continued improvements at the airport including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend runway to 5,000', and rehabilitation of the wind cone support.
- Action 3.6:** Utilize the Tattnall County Development Authority and the County Commissioners to coordinate with the cities of Cobbtown, Collins, Glennville, and Reidsville to upgrade the water systems to accommodate economic development growth.
- Action 3.7:** Upgrade the sewer systems in the cities of Collins, Glennville, and Reidsville through a coordinated effort between the Tattnall County Development Authority and the County Commissioners to accommodate economic development growth.
- Action 3.8:** Maintain cooperative agreements between the municipalities, the state prison facilities, and the county for inter-agency emergency response in all jurisdictions.
- Action 3.9:** Seek to expand the current Tattnall County Jail facility and/or develop a new joint countywide jail facility and continue to pursue funding options to finance either.
- Action 3.10:** Long term, evaluate the need for upgrading and consolidating of countywide facilities and services, including stations, manpower, more full-time trained personnel, and equipment to provide more

effective and efficient service, and to accommodate future population growth.

Action 3.11: Pursue state acquisition and development of a regional reservoir in conjunction with Montgomery, Toombs, and Treutlen counties.

Action 3.12: Actively pursue, working in conjunction with Southeastern Technical College, the expansion of the college's facilities and services as appropriate.

Action 3.13: Enhance information sharing between all government branches.

Action 3.14: Explore opportunities to merge various city/county services.

Action 3.15: Consider feasibility of establishing, through contract or service merger, a countywide codes enforcement office.

Action 3.16: Continue to participate in and support the efforts of the Tattnell Municipal Association to improve local government coordination and cooperation as appropriate.

OBJECTIVE 4: **To provide for countywide planning, land use regulation, and growth management which provides guidelines for development and establishes an active and coordinated enforcement mechanism to protect natural resources, enhance aesthetics, and direct development to areas of existing infrastructure.**

POLICIES/ACTIONS:

Action 4.1: Work with the Georgia Department of Corrections and Department of Community Affairs to provide new affordable housing for state employees through the Peach State Housing Initiative, including identification of potential sites.

Action 4.2: Establish a countywide planning committee (joint or several) or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options.

Action 4.3: Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and Manassas.

Action 4.4: Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.

Action 4.5: Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.

Action 4.6: Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.

Action 4.7: Long term, develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville.

Action 4.8: Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.

Action 4.9: Locate a site, fully develop, and market a new principal and joint industrial park in Tattnall County, as well as utilize other available sites, continue to cooperate regionally, and otherwise implement the Georgia Tech Study on economic development.

Action 4.10: Continue to seek and support transportation improvements within the county, including the multi-laning of U.S. 280, U.S. 301, and Georgia 23/121, and the promotion and enhancement of the Wiregrass Trail (GA 57), the Woodpecker Trail (GA 121), and U.S. 301 for tourism and other economic development purposes.

Action 4.11: Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.

Action 4.12: Participate in the Altamaha River Partnership, and otherwise promote nature-based tourism within the county, including golf, hunting, fishing, agri-tourism, and venture biking.

TRANSPORTATION

Introduction

An efficient means of transportation and the continual upgrading of its facilities are vital for local governments and their citizens to operate on a daily basis to maintain an effective economy. "Transportation" is an important element required under the Georgia Planning Act because construction of transportation facilities and maintenance and upgrading of existing ones generally represent a large amount of public expenditures for local governments. Due to limited funds, ongoing planning is vital for a community to offer the transportation facilities desired by current and future residents, businesses, and industries in an efficient and effective manner. The location of transportation facilities can be an important tool in guiding and managing growth and development. Planning ahead can provide the opportunity to properly prepare and anticipate growth, and prevent expensive mistakes.

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving transportation for existing and future residents in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville in accordance with the Minimum Planning Standards and Procedures.

Transportation Facilities/Services

Surface Transportation

Inventory. A total of approximately 937 miles of county roads, city streets, and state and federal highways serve Tattnall County. The unincorporated areas of the county have a total of 728 miles of roads of which 248 miles, or 34 percent, are paved. There is a total of 480 miles of unpaved roads in the unincorporated areas of the county. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have a combined total of 130 miles of city streets. The City of Cobbtown has approximately four miles of paved and two miles of unpaved streets. There are approximately 9.5 miles of paved and 1.1 miles of unpaved streets in Collins. The City of Glennville has approximately 44.3 miles of paved and 1.3 miles of unpaved streets. The City of Manassas has approximately 2.7

miles of paved and 1.7 miles of unpaved streets. There are approximately 53 miles of paved and 10.5 miles of unpaved streets in Reidsville. The county has 107 miles of roads on the State Highway System. The county has 2.63 miles listed in the State Transportation Improvement Program (STIP) for improvement in the next three years. State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP), and is scheduled for multi-laning in the future.

Major Highways.

Tattnall County has two major federal highways. One major federal route, U.S. 301-25, is a north/south primary route which crosses the eastern section of the county and passes through the City of Glennville. Approximately 15 miles of State Route U.S. 301-25 lies within Tattnall County. Approximately 3.5 miles lie within the city limits of Glennville. From the City of Glennville north to the City of Claxton in Evans County, the facility is four-laned. South of Glennville to the Tattnall County line the facility is a two-laned facility. The second major federal route, State Route 30/U.S. 280, is an east/west two-laned facility within Tattnall County, traversing through the City of Reidsville. It runs east to Bryan County near Savannah and west to Columbus. Approximately 16 miles of State Route 30/U.S. 280 lies within Tattnall County. Approximately 1.6 miles lie within the city limits of Reidsville. Currently, State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP), and will be multi-laned (four or more) in the future.

Numerous other state routes serve Tattnall County. State Route 152 is an east/west highway that lies inside the northeast section of Tattnall County and passes through the City of Cobbtown. Approximately 0.5 miles lie within the city limits of Cobbtown. It has approximately 8.5 miles in length inside of Tattnall County. State Route 292 is an east/west highway that lies in the northern section of Tattnall County and passes through the cities of Collins and Manassas. Approximately 1.4 miles lie within the City of Collins, and one mile is within the City of Manassas. It has approximately 16 miles in length inside of Tattnall County. State Route 56 is another state facility that is located inside Tattnall County. It is an east/west facility on the western side of Tattnall County that has approximately seven miles in length through the county. Approximately .07 miles of State Route 56 lie within the city limits of Reidsville where it terminates. State Route 196 is another state facility that is located just inside the Tattnall County line. It is an east/west facility on the southeast border that has approximately three miles in length

inside of Tattnall County. It does not pass through any municipalities. State Route 196 terminates in the county once it reaches State Route 23-57/U.S. 25-301. State Route 169 is a two-laned north/south facility that runs from the south part of Tattnall County over the Altamaha River to the eastern corner of the Tattnall and Evans counties line. It does not pass through any municipalities. It has approximately 21 miles in length inside of Tattnall County. Several other state routes join State Route 169 at the southern section of the county and split off only a few miles after crossing the county line into Tattnall County. State Route 121 joins State Route 169 for approximately seven miles and splits off in a northwest direction for ten miles and then it joins State Route 23-57 and runs through Reidsville, Collins, and Cobbtown. Approximately three miles of State Route 121-23-57 lies within the city limits of Reidsville, approximately one mile of State Route 121-23-57 lies within the city limits of Collins, and approximately 0.5 miles of State Route 121-23-57 lies within the city limits of Cobbtown. Once the facility reaches Cobbtown, it splits off with State Route 23 and then it crosses the Tattnall County line into Candler County. It is approximately 38 miles in length inside of Tattnall County. The county is part of the ongoing efforts to revive State Route 121 as the “Woodpecker Trail,” which has achieved formal designation by the state legislature. Once known as “the shortest route to Florida’s West Coast,” the route is being touted as a welcome interstate alternative to north-south travelers from Florida to South Carolina. The route is being promoted by a formal association comprised of the ten Georgia counties through which the route passes. DOT approved Woodpecker Trail signs are currently being erected. State Route 144 joins State Route 169 for approximately seven miles and splits off in a northeast direction for eight miles through the City of Glennville. It intersects State Route 23-57 and runs eastward and crosses the Tattnall County line into Long County. Approximately three miles of State Route 144 lies within the city limits of Glennville. It has approximately 19 miles in length inside of Tattnall County. State Route 178 begins at State Route 169/121/144 in the southern half of Tattnall County. It is an east/west facility that intersects State Route 147 and runs westward and crosses the Tattnall County line into Toombs County. It has approximately 16 miles in length inside of Tattnall County. State Route 147 begins in Toombs County at U.S. 1 and joins State Route 178 just before crossing the Toombs County line into the western section of Tattnall County for approximately five miles. It splits off in a northward direction in the state prison property until it terminates in the City of Reidsville. Approximately 2.4 miles of State Route 147 lies within the city limits of Reidsville. It has approximately 11 miles in length inside of Tattnall County. State Route 23-57 enters Tattnall County in the southeastern section joining U.S. 25-301; once the route reaches the City of Glennville, it runs in a northwest

direction to the City of Reidsville. Once it reaches Reidsville, it turns northward and runs through Collins and Cobbtown until it eventually reaches the Tattall County line crossing into Candler County. Approximately two miles of State Route 23-57 lies within the city limits of Glennville. State Route 57 is considered a shortcut from I-16 to I-95, especially for intrastate travelers from Atlanta to the Golden Isles. The route has been formally designated and signed by the Georgia Department of Transportation as the “Wiregrass Trail.” It has approximately 32 miles in length inside of Tattall County.

For a listing of all roads in Tattall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, see Attachment A in the Transportation Element. See Maps CFSM-1, CFSM-3, CFSM-6, CFSM-10, CFSM-14, and CFSM-17 for the road network in Tattall County and its municipalities.

Signalization.

Tattall County maintains zero traffic lights and one caution light in the unincorporated areas of Tattall County. The cities of Cobbtown and Collins each maintain zero traffic lights and one caution light. The City of Glennville maintains two traffic lights and three caution lights. The City of Manassas has no traffic lights nor any caution lights. The City of Reidsville maintains one traffic light and flashing stop signal. For a listing of signalization and their assessments in Tattall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, see Attachment B in the Transportation Element.

Signage.

Tattall County maintains road/street signs on all county owned roads. The signage is adequate and provides needed directions for emergency as well as non-emergency vehicles. The future need for Tattall County is to decrease the vandalism that occurs to the signs throughout the county. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville maintain all road/street signs on all city owned roads. The signage is adequate and provides needed directions for all vehicles. The City of Cobbtown does not have any future needs pertaining to signage, other than normal maintenance and replacement. The City of Collins has a future need to decrease the vandalism that occurs to the signs, better identification of the signage, and a need for new street signs throughout the city. The City of Glennville has a future need to decrease the

vandalism that occurs to the signs throughout the city and a future need to replace the mixed (colors and designs) signs with the new green reflective type. The cities of Manassas and Reidsville have a future need to decrease the vandalism that occurs to the signs throughout the city.

Tattnall County and its five municipalities maintain all stop, yield, and other traffic signs on all roads. The signage is adequate and provides needed directions to prevent accidents from occurring. The future need for Tattnall County and its municipalities is to decrease the vandalism that occurs to the signs throughout the county and maintain updated signage for emergency as well as non-emergency purposes.

Bridges/Overpasses.

There are 29 bridges located on county, state, and federal routes in Tattnall County. There are 17 bridges located on state/federal routes and 12 bridges located on county roads. The major bridge in Tattnall County, the John C. Beasley Bridge, crosses the Altamaha River and is located on State Route 169/144/121. This bridge is approximately one mile in length.

For a listing of all bridges and their assessments in Tattnall County and the cities of Glennville and Reidsville, see Attachment C in the Transportation Element. There are no bridges currently located within the Cobbtown, Collins, or Manassas city limits.

In terms of evacuation routes, Tattnall County has two that can be utilized to transport people inland. U.S. 301-25, is a north/south primary route which crosses the eastern section of the county and passes through the City of Glennville. Approximately 15 miles of U.S. 301-25 lies within Tattnall County. State Route 23/US. 301 currently has three bridges located on it. Traveling from the south to the north, the first bridge is located at the Tattnall and Long counties line. This bridge is currently on a two-lane section of the highway. Tattnall County is advocating for the four-laning of this section of the highway, which would increase the size of the bridge. The second bridge is located at Smith State Prison, just inside the Glennville city limits. It is a four-lane section of the highway. The third bridge, located just north of the City of Glennville, approximately two miles north of the city limits, is on a four-lane section of the highway. The bridges located on State Route 23/U.S. 301 are currently adequate or will be adequate enough to serve as an efficient evacuation route for some time.

State Route 30/U.S. 280, which is an east/west two-laned facility within Tattnall County, runs through the City of Reidsville. Approximately 16 miles of State Route 30/U.S. 280 lies within Tattnall County. State Route 30/US. 280 currently has six bridges located on it. Traveling from the west to east, the first bridge is located on the Ohoopsee River. This bridge is currently on a two-lane section of the highway. The second bridge is located one mile east of the Ohoopsee River. It is a two-lane section of the highway. The third bridge, located just west of the City of Reidsville, approximately one-half mile west of the city limits, is on a two-lane section of the highway. The fourth bridge, located approximately three miles east of the Pine Grove Church area, is on a two-lane section of the highway. The fifth bridge is located at the Tippins Cemetery area, approximately 2 miles east of the Pine Grove area bridge. It is a two-lane section of the highway. The sixth bridge, located five miles west of the Tattnall and Evans counties line, is on a two-lane section of the highway. The bridges located on State Route 30/U.S. 280 are currently adequate or will be adequate enough to serve as an efficient evacuation route for some time until they are refurbished as a part of the Governor's Road Improvement Program plans to four-lane the highway.

The Georgia Department of Transportation does a bridge inspection every three years on Tattnall County's bridges in the unincorporated areas. The county and its municipalities have a continuing maintenance plan which requires that they trim and clean debris from the bridges. Future needs for the county would be to deter the vandalism of signs located on the bridges and continue to improve the facilities based upon GA DOT recommendations as listed in the assessment of each bridge. Future needs for the bridge within the City of Glennville are addressed with the bridge assessment. The cities of Cobbtown, Collins, Manassas, and Reidsville do not have any bridges within the city limits. For a listing of all bridges and their needs and assessments in Tattnall County and the City of Glennville, see Attachment C in the Transportation Element.

Bicycle and Pedestrian Ways.

Tattnall County is looking to partner with the other 16 counties in the Heart of Georgia Altamaha Regional Development Center Region to implement the recently completed Heart of Georgia Altamaha Regional Development Center Regional Bike and Pedestrian Plan. The regional bike/pedestrian plan examines existing conditions and needs, and provides recommendations for future improvements, including new route

recommendations and other efforts to boost education, safety, and usage. Needs identified for the Region include needs for additional facilities, particularly paved shoulders, additional state bike routes, better state signage, and for increased safety and educational activities. There was a special need identified to interconnect the region's state parks with bicycle facilities, and to interconnect region facilities to other state bike routes. Compatible local bicycle facilities, events and regional cooperation, marketing, and promotion were encouraged. Bicycling was seen as having potential economic development/tourism benefits for the region. The region could be promoted as a touring destination for beginning and intermediate cyclists because of its low traffic counts, open spaces, pastoral scenery, historic sites, topography, and climate. An existing tour of the Adventure Cycling Association already utilizes a portion of the region, including Tattnall County. This may lead to creation of new bike paths and routes within Tattnall County, and includes a proposed state bike route along State Route 30/U.S. 280.

The City of Glennville Recreation Complex has a park that contains an exercise track around a lake and a wilderness nature trail with numerous other facilities for the citizens of Tattnall County to utilize at their leisure.

Parking Facilities.

There is one significant parking facility in Tattnall County. Tattnall County does participate in Georgia's Rideshare Program, which allows residents and motorists to park their vehicle in a specified lot.

Public Transportation.

Public transportation in Tattnall County is provided through the Section 5311 Program of the United States Urban Mass Transportation Act, as amended. The Tattnall County Transit System has a five-van transit system; two of them are equipped with an elevator for wheelchair bound passengers. Services are funded by Tattnall County state/federal assistance and are provided both on a scheduled route and on demand response. The elderly population of the county uses the transit system for medical visits and nutritional program services. The service area of the transit system is Tattnall County.

Rail.

The Georgia Central Railroad provides rail accessibility in Tattnall County. It is a short-line railroad that operates 90 miles of mainline between Vidalia and Savannah (including Tattnall County and two of its municipalities). There are approximately 15 miles of mainline in Tattnall County. Approximately one mile of mainline is located in the City of Collins, while the City of Manassas also has one mile of mainline.

Airport.

The Reidsville Airport is owned and operated by the City of Reidsville, although the County helps fund capital improvements. It is located three miles southwest of Reidsville on Highway 147, which is approximately 60 miles west of Savannah. The general aviation airport is situated on approximately 297 acres, owned by the City of Reidsville. The airport has an annual budget of only \$3,500 (hay bailing contract with GA State Prison). The City of Reidsville pays all of the operational bills. The airport has a 3,800' x 75' runway, a stub taxiway, and an apron. The runway is lighted and has an NDB situated at the airport. It is a GA DOT Level I airport. The airport has several major uses because of its location. The Georgia State Patrol Office has a fixed wing aircraft and a helicopter based at the airport that they use to fly 85% in the daytime and 15% at nighttime and also to operate the Governor's Drug Task Force for Drug Suppression. The Georgia Department of Corrections uses the airport for administrative uses because of the three state prisons located in Tattnall County. The U.S. Military conducts night tactical training in conjunction with Hunter AFB in Savannah. Other agencies use the airport as well. The Georgia Department of Air Transportation, the Georgia Army National Guard, and the Georgia Department of Natural Resources use the airport to some extent. Civilians also use the airport when needed. Businesses such as restaurants and motels are available within three miles.

In 2004, the airport had approximately 900 aircraft landings. About 20 percent was local aircraft, while the remaining were out-of-town, out-of-state, and corporate aircraft. Commercial air service is available 60 miles away at the Savannah International Airport, 140 miles away at the Jacksonville International Airport in Florida, and commuter service 83 miles away at the Brunswick Glynco Jetport. See Map CFSM-2 for the location of the airport in Tattnall County.

Freight/Bus.

The Tattnall County area is served by two freight or trucking companies. These freight lines include Yellow and Southeastern. Bus service is provided in Reidsville by Greyhound Bus Lines with random stops throughout each week. Other carrier type services available to the Tattnall County area include United Parcel Service, Federal Express, D.H.L., and Western Union.

Assessment. Tattnall County's economic future is directly tied to its transportation needs. Tattnall County ranks 30th out of 159 counties in the state in total road mileage. However, it only ranks 148th in the state in percentage of roads paved. Tattnall County passed its last SPLOST in 2003 to pave and resurface roads in Tattnall County and its municipalities. There is a need to continue and work to assure increased efforts to keep up with the expected rate of growth and development in the county and make progress toward reducing the unpaved mileage and otherwise improving roads. Tattnall County and its cities need to increase the amount of roads that are paved and/or resurfaced annually. The City of Glennville has recently received notification of a \$400,000 federal transportation appropriation for streetscape improvements in downtown along GA 144 (Barnard Street). The county needs to investigate relocating the Tattnall County Road Department from its current location of SR 23-57 to John O. Parker Drive. Additional sidewalks are still needed in Cobbtown. Drainage improvements are still needed in all of the municipalities. The county and municipalities need to continue to work with the Georgia Department of Transportation (DOT) to identify bridges in need of repair and schedule such maintenance. Maintenance and expansion of sidewalks also needs to be continued. Tattnall County needs to inventory all equipment and manpower so that they will be able to maintain dirt roads in the county in a more timely manner. This will help the County to develop a maintenance/replacement schedule, which will save money and time. Additional equipment and continued repairs to existing equipment will be needed by Tattnall County and the cities of Collins, Glennville, and Reidsville, in the coming years to maintain and improve their roads and streets. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville rely on DOT for street paving and will continue to do so. They will continue to use their equipment for general road maintenance.

The development and widening of the two major transportation corridors through the county will provide the vital link needed to expand the county's potential for economic development with business and industry. The county has pursued the development and four-laning of the North-South, East-West corridors along U.S. 301 and U.S. 280. U.S. 301 was once very important in the economic development of Glennville/Tattnall County, and could be again if improved and promoted as a north/south Interstate alternative. The county is part of the ongoing efforts to revive State Route 121 as the historic "Woodpecker Trail," which has achieved formal designation by the state legislature. Once known as "the shortest route to Florida's West Coast," the historic route is being touted as a welcome interstate alternative to north-south travelers from Florida to South Carolina. The route is being promoted by a formal association comprised of the ten Georgia counties through which the route passes. DOT approved Woodpecker Trail signs are currently being erected. State Route 57 is considered a shortcut from I-16 to I-95, especially for intrastate travelers from Atlanta to the Golden Isles. The route has been formally designated and signed by the Georgia Department of Transportation as the "Wiregrass Trail." Tattnall County will benefit tremendously from these crossroads of transportation access to the ports in Brunswick and Savannah. These major corridors will increase tourism access to the entire coastal region of Georgia. Tattnall County will prosper with the development of interconnected business and industry related to the ports, military, and tourism, once this transportation network is completed.

Signalization in Tattnall County is vital to the day-to-day operations of the county and its municipalities. All of the future needs of traffic lights are addressed on an individual basis in the inventory. Signage in Tattnall County is important for everyday operations in emergency as well as non-emergency situations. The future need for Tattnall County is to decrease the vandalism that occurs to the signs throughout the county. The cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville maintain all road/street signs on all city owned roads. The signage is adequate and provides needed directions for all vehicles. The City of Cobbtown does not have any future needs pertaining to signage, other than normal maintenance and replacement. The City of Collins has a future need to decrease the vandalism that occurs to the signs, better identification of the signage, and a need for new street signs throughout the city. The City of Glennville has a future need to decrease the vandalism that occurs to the signs throughout the city and a future need to replace the mixed (colors and designs) signs with

the new green reflective type. The cities of Manassas and Reidsville have a future need to decrease the vandalism that occurs to the signs throughout their respective cities.

As stated previously, Tattnall County and its five municipalities maintain all stop, yield, and other traffic signs on all roads. The signage is adequate and provides needed directions to prevent accidents from occurring. The future need for Tattnall County and its municipalities are to decrease the vandalism that occurs to the signs throughout the county and maintain updated signage for emergency as well as non-emergency purposes.

The current needs for bridges in Tattnall County are listed on an individual basis in Attachment C in the Transportation element as determined by GA DOT and the local governments. Under the recently completed 2004 GA DOT Bicycle and Pedestrian Plan, creation of new bike paths and routes within Tattnall County, including a proposed state bike route along State Route 30/U.S. 280, have been recommended. In the future, Tattnall County needs to continue to recognize the need and support the continuation for a Ride-Share Parking Facility located in the county.

The Tattnall County public transportation program is successful and a great asset to the citizens of Tattnall County currently and should be in the coming years. The success of the program largely depends on operation costs and the appropriate funding in the future. With adequate funding, the program should be a continued benefit to the citizens of Tattnall County, especially its many low income and elderly citizens.

Railways have played a large role in the development of Tattnall County for over 100 years. These services are very important to Tattnall County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of maintaining the current level of services, as well as expanding services as needed.

Air transportation plays a vital role in the movement of goods and people. To keep pace with growth and the demands for more efficient service, Tattnall County needs to make improvements to its airport and must continue to plan for and improve its air transportation. Air transportation continues to be one of the most efficient and effective means of transportation throughout the state. Tattnall County needs to replace the current lighting system (runway and taxiway edge lights and signs), obtain a new lightning vault, new PAPI-2, new radio controls, extend the runway to 5,000 feet, and rehabilitate the

wind cone support. The City of Reidsville recently received a grant of \$300,000 for a new taxi-way and a grant of \$160,000 for a new hangar that the City will eventually pay back (fuel project).

There are sufficient freight and other types of carriers to meet the current and future needs of businesses and individuals in Tattall County. With continued population growth, there may be a need for additional bus transportation measures for the citizens of Tattall County. The resources are in place and could be expanded upon individual needs and requests.

Level of service standards for transportation activities varies by activity. Levels of service standards vary for highways depending upon the state in which a county is located. Tattall County and its municipalities are satisfied with the level of service they receive from the transportation highways according to the State of Georgia's statewide minimum level of service standards for their highway system. Although some of the county's highways need resurfacing, the county and its municipalities are working to upgrade their transportation facilities with continued maintenance and repair. The County has worked with the municipalities and GA DOT to increase the number of lanes on major transportation arteries to provide the best possible flow of traffic throughout Tattall County. New roads are being paved annually; signage and signalization, and bridges and overpasses are all routinely updated to adhere to the transportation needs of the county.

The level of service for signalization is addressed on an individual basis in Attachment B. Overall, the County and its municipalities are satisfied with the level of service that the current signalization provides. Tattall County and its municipalities are also satisfied with the current level of service provided by the signage throughout the county. It provides the needed directions for emergency as well as non-emergency vehicles. It also is adequate in helping to prevent accidents from occurring. The level of service for bridges and overpasses are addressed on an individual basis in Attachment C. Tattall County and its municipalities are satisfied with the current level of service they receive from bridges and overpasses. In terms of the Tattall County evacuation routes, the bridges located on State Route 23/U.S. 301 and SR 23-57/U.S. 280 are currently adequate or will be adequate enough to serve as an efficient evacuation route for some time.

The local governments rely on the Georgia Department of Transportation for the definition and classification of level of service, and for funding assistance with highway improvements. The cities of Glennville, Reidsville, and Tattnall County have adopted GDOT standards for construction and paving of new roads and require them to be met in their local development regulations. This is also the desired level of service for newly developed and paved roads in the future. The local governments also accept the GDOT classification of all roads within the county, and existing levels of congestion as satisfactory. The local governments desire these levels of congestion to not get worse in the future, and believe that planned GDOT and local highway improvements will accomplish that given projected future traffic volumes. With planned upgrades to U.S. 280 and U.S. 301, traffic flow will be even more efficient throughout Tattnall County. Increased attention to State Routes 57 and 121 will also continue to improve traffic flow in Tattnall County. No changes in classification of existing roads are forecast as a result of expected growth. If necessary, however, the local governments will plan capacity upgrades to local roads with the assistance of GDOT to keep congestion within the range of current levels.

Rail service is accessible, but not currently in operation in Tattnall County. Tattnall County and its municipalities need to support any new services as previously mentioned. The Reidsville Airport is currently a Level I airport, and desired future level of service is a Level II Airport with future improvements. Tattnall County and its municipalities are satisfied with the current level of service that the airport currently provides and will continue improvements to the facility, such as the ones previously mentioned with the assistance of grant money. Tattnall County and its municipalities are providing an adequate level of service with the 5311 on-demand public transit program county-wide. Numerous freight carriers and a few passenger buses serve Tattnall County and its municipalities. Tattnall County and its municipalities are satisfied with the current level of service that they are receiving from different freight companies and passenger services. There will be a need in the future with population growth for an additional bus passenger service for Tattnall County.

The transportation facilities and services of Tattnall County are generally adequately serving the existing land uses and development needs of the community with an acceptable level of service. With the future improvements planned, this will continue to be the case. The planned transportation improvements are compatible and key to achieving future needs and goals identified in other plan elements. As noted many times in the plan, transportation was key to the past development of Tattnall County, and will again be key to its future development and success.

TATTNALL COUNTY TRANSPORTATION COMMUNITY VISION

Tattnall County sees itself and wants to be seen as a growing, rural county offering a slow-paced, small-town alternative to nearby fast-growing areas, with a diverse economy relying on different sectors such as transportation, but also as a county managing its expected growth and continued development to protect its important natural and cultural resources and existing rural character. The community wishes to continue to develop and improve its solid transportation infrastructure to accommodate future growth, and to improve the quality of life.

Tattnall County sees itself as a rural growth center with a variety of excellent transportation thoroughfares, such as U.S. 280, U.S. 301, GA 57 (the Wiregrass Trail) and GA 121 (the Woodpecker Trail). U.S. 280 will be a well-traveled, multi-laned connector between Savannah and Columbus. U.S. 301 will be a multi-laned, important Interstate alternative. There will be a continued development of the Wiregrass and Woodpecker trails to enhance the County's tourism. Tattnall County views its transportation infrastructure as imperative to its future economic growth. Through the continued development of current construction projects and proposed projects in the future to these and other vital transportation corridors, Tattnall County will continue to see economic growth as a result of its location on major transportation thoroughfares. The County wants to see the continued upgrading of all roads, signalization, signage, bridges, and equipment to maintain and improve the current level of service that their transportation assets provide on a daily basis. The County will continue to work with the GA DOT on a variety of projects to provide first-class transportation facilities throughout Tattnall County to provide access to markets and to enhance its attractiveness for residential location and economic development.

The County sees the airport in Reidsville as an important asset in its infrastructure by making continued improvements to promote it as a vital facility in a rural setting for citizens and the Georgia Department of Corrections. The County wants to see its rail services reactivated and facilities upgraded in the future. Bicycle and pedestrian facilities will be improved and upgraded, and Gordonia Alatomaha State Park will be on a completed state bike route with paved shoulders. As new transportation projects are developed for economic growth, Tattnall County plans to continue to enforce and upgrade its local ordinances and regulations so that new developments coincide with enhancing the natural environment.

Transportation infrastructure improvements envisioned are a key component in the strategy to prepare for, attract, and support the future growth and development desired in the county. These improvements are fully compatible and help implement the overall development strategies outlined in other plan elements, and will likely need to be completed first to ensure the evolved implementation and fruition of the overall Community Vision.

TRANSPORTATION

GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To provide all citizens of Tattnall County with adequate public facilities to insure a convenient and safe environment in which to live; and to examine potential growth and assure that community leaders have the resources in place to satisfy the future needs for public facilities.

OBJECTIVE 1: To properly maintain existing transportation facilities within the county and provide upgraded facilities and services for existing and future residents.

POLICIES/ACTIONS:

Action 1.1: Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

Action 1.2: Short term, advocate completion, as soon as possible, of four-laning of U.S. 25/301 in Tattnall County.

Action 1.3: Participate in and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.

Action 1.4: Advocate the long-term four-laning of SR 23-57 from Glennville to Cobbtown to Interstate-16.

Action 1.5: Work with the Georgia Department of Transportation to increase the minimum miles of road paving, within Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, on an annual basis.

Action 1.6: Utilize an ongoing priority list for the resurfacing of existing paved roads within Tattnall County, Cobbtown,

Collins, Glennville, Manassas, and Reidsville, and work to fund on an annual basis.

- Action 1.7:** Examine all dirt roads in the county, and schedule ditching, grading, replacing of culverts and widening of roads on a priority basis.
- Action 1.8:** Provide continued maintenance and improvement of sidewalks in Cobbtown, Collins, Glennville, Manassas, and Reidsville.
- Action 1.9:** Pursue water drainage improvements in Cobbtown, Collins, Glennville, Manassas, and Reidsville, and implement necessary measures to eliminate any identified problems.
- Action 1.10:** Work each year with the Department of Transportation to identify county bridges in need of repair or replacement, and schedule necessary improvements.
- Action 1.11:** Identify equipment and manpower needs in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, to properly maintain the dirt roads under their jurisdiction or district as appropriate.
- Action 1.12:** Enforce and upgrade/update county-wide subdivision regulations, which are compatible with other land development and protection ordinances, with particular emphasis on requiring paved roads and properly engineered drainage in new developments.
- Action 1.13:** Establish a county-wide road development ordinance with appropriate standards as necessary to meet minimum state DOT requirements for rights-of-way, drainage, and construction.

- Action 1.14:** Work to assure continued improvements at the airport including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend runway to 5,000', and rehabilitation of the wind cone support.
- Action 1.15:** Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.
- Action 1.16:** Pursue new sources of revenue to fund local transportation projects, including continuing to utilize the special purpose local option sales tax.
- Action 1.17:** Continue to operate the Tattnall County Transit System as funding is available and seek additional funds as necessary.
- Action 1.18:** Seek TE funding for streetscape and other transportation improvements in all five of Tattnall County's municipalities.
- Action 1.19:** Seek state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate.
- Action 1.20:** Seek to relocate the Tattnall County Road Department/Shop from SR 23-57 to John O. Parker Drive or another site when feasible.

Transportation Element

Attachment A

**Listing of Roads for Tattnall County and
the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville**

City of Cobbtown

Name of Road	Paved/Unpaved	Mileage or Footage	Type of Road
Hillview Road	Paved	0.163	City
Railroad Street	Paved	0.430	City
Sunlight Street	P (0.182 IS U)	0.350	City
Mullin Street	Paved	0.205	City
Church Street	Paved	0.160	City
Strickland Street	Paved	0.400	City
Carl Street	Paved	0.208	City
Durden Street	Paved	2016 ft	City
Couner Street	Paved	488 ft	City
Collins Street	Paved	0.400	City
Masonic Circle	Unpaved	0.205	City
McCall Circle	Unpaved		City
Ben Powell Road	Unpaved	0.210	City
Main Street	Paved	0.360	State

City of Collins

Name of Road	Paved/Unpaved	Mileage	Type of Road
GA 121/23/57	Paved	1.3	State
GA 292	Paved	1.0	State
Pearl Street	Paved	0.9	City
Liveoak Street	Paved	0.5	City
Holland Street	Paved	0.2	City
Cherry Street	Paved	0.2	City
Julian Street	Paved	0.2	City
Railroad Street	Paved	0.45	City
Broad Street	Paved	0.2	City
Williams Street	Paved	0.5	City
Wall Street	Paved	0.15	City
Eason Street	Paved	0.05	City
Baker Street	Paved (0.1 is U)	0.6	City
Phillips Street	Unpaved	0.15	City
Plant Street	Paved	0.35	City
Parker Street	Paved	0.1	City
MLK Street	Paved	0.2	City
Brewton Street	Paved	0.1	City
Williams Ext. Street	Paved	0.55	City
Kidd Street	Paved	0.1	City
Jones Street	Paved	0.1	City
Pine Street	Paved	0.1	City
Morris Street	Paved	0.1	City
College Street	Paved	0.25	City
Jarriel Street	Paved	0.15	City
Pearl Lane	Unpaved	0.5	City
Kayla Lane	Unpaved	0.5	City
Old R&C Road	Paved	0.2	City
Robert F. Young Road	Paved	0.1	City
Ward Street	Paved	0.5	City
Church Street	Paved	0.3	City
Railroad Lane	Paved	0.15	City

City of Glennville/List of Roads

Name of Road	Paved/Unpaved	Mileage or (Footage)	Type of Road
N. Main Street	Paved	2.7	State
S. Main Street	Paved	1.8	State
W. Barnard Street	Paved	2.0	City
E. Barnard Street	Paved	1.6	City
Playland Road	Paved	0.4	City
Loves Chapel Road	Paved	0.9	City
Howard Street	Paved	1.3	City
Church Street	Paved	0.7	City
Cloverdale Road	Paved	1.3	City
Veterans Road	Paved	0.5	City
Hilltop Road	Paved	1.1	City
Pinewood Lane	Paved	0.5	City
Greenwood Drive	Paved	0.4	City
Oakdale Drive	Paved	0.1	City
Eula Street	Paved	0.2	City
Plum Street	Unpaved	0.2	City
E. Hencart 301 N. to City Limit Sign	Paved	1.6	City
W. Hencart 301 N. to City Limit Sign	Paved	0.8	City
Oak Ridge Drive	Paved	0.3	City
Teal Street	Paved	0.3	City
N. Mallard Street	Paved	0.2	City
S. Mallard Street	Paved	0.1	City
Merganser Circle	Paved	0.7	City
Widgeon Lane	Paved	0.2	City
Simon Street	Paved	0.5	City
Easterling Street	Paved	0.2	City
Bonnie Street	Paved	0.2	City
N. Baker Street	Paved	0.2	City
China Street	Paved	0.5	City
Cedar Street	Paved	0.5	City
Henry Street	Paved	0.8	City
N. Tillman Street	Paved	0.5	City
Railroad Street	Paved	0.6	City
N. Caswell Street	Paved	0.8	City
Marietta Street	Paved	0.4	City
Herrington Street Extension	Paved	0.3	City
N. Herrington Street	Paved	0.1	City

South Baker Street	Paved	0.1	City
S. Caswell Street	Paved	0.2	City
S. Tillman	Paved	0.5	City
Cowart Avenue	Paved	0.3	City
Bull Street	Paved	0.2	City
S. Herrington Street	Paved	0.5	City
Bolton Street	Paved	0.3	City
Institute Street	Paved	0.1	City
Morris Street	Paved	0.3	City
Charlton Street	Paved	0.3	City
Rustin Street	Paved	0.4	City
Mendel Avenue	Paved	0.4	City
Kennedy Street	Paved	0.3	City
Waters Street	Paved	0.1	City
Auburn Road	Paved	0.5	City
Rosemont Road	Paved	0.2	City
Edgewood Road	Paved	0.2	City
Ridgeway Street	Paved	0.1	City
Adamson Street	Paved	0.2	City
Holly Street	Paved	0.1	City
Continental Street	Paved	0.2	City
Lincoln Street	Paved	0.2	City
Lincoln Drive	Paved	0.4	City
Irwin Street	Paved	0.2	City
Queen Drive	Paved	0.2	City
Gross Street	Paved	0.2	City
Kirkland Street	Paved	0.1	City
S. Rushing Street	Paved	0.5	City
Christy Street	Paved	0.2	City
Georgia Avenue	Paved	0.1	City
Virginia Avenue	Paved	0.1	City
Gordon Street	Paved	0.3	City
Chance Lane	Paved	0.1	City
Banks Street	Paved	0.6	City
Liberty Street	Paved	0.2	City
Oliver Lane	Paved	0.4	City
Lakeview Drive	Paved	0.5	City
Willow Lane	Paved	0.5	City
Dogwood Street	Paved	0.2	City
Oak Circle	Paved	0.4	City
E. Pecan Road	Paved	0.3	City
W. Pecan Road	Paved	0.2	City
Sharon Road	Paved	0.1	City
Abbie Lane	Paved	0.7	City
Corene Avenue	Paved	0.1	City
Rowland Avenue	Paved	0.1	City

Jay Street	Paved	0.2	City
DeLoach Lane	Paved	0.3	City
Sylvester Ashford Drive	Paved	0.7	City
MLK Drive	Paved	0.9	City
Laura Street	Paved	0.5	City
Durrence Street	Paved	0.1	City
Taylor Lane	Paved	0.2	City
Green Street	Paved	0.1	City
Boyd Street	Paved	0.1	City
Jackson Street	Paved	0.2	City
Butler Street	Paved	0.1	City
Brown Lane	Paved	0.1	City
Jones Street	Paved	0.1	City
N. Rushing Street	Paved	0.2	City
Lewis Street	Paved	0.3	City
Mann Street	Paved	0.5	City
Railroad Street Extension	Paved	0.3	City
Waters Street	Paved	0.3	City
Hal Street	Paved	0.1	City
Kicklighter Street	Paved	0.3	City
Azalea Road	Paved	0.3	City
Woodland Avenue	Paved	0.1	City
Gross Street	Paved	0.2	City
Godwin Lane	Paved	0.1	City
Dasher Road	Paved	0.2	City
Park Avenue	Paved	0.1	City
Seckinger Street	Paved	0.1	City
Kelly Street	Paved	0.1	City
Gundy Street	Paved	0.1	City
Bradley Street	Unpaved	0.1	City
Buffy K. Lane	Unpaved	0.3	City
Dalton Road	Unpaved	0.2	City
Rimes Street	Unpaved	0.1	City
Cherry Street	Unpaved	0.1	City
Barry Lane	Unpaved	0.1	City
Hampton Street	Unpaved	0.2	City
Jamie Street	Unpaved	0.1	City
Ash Court	Unpaved	0.1	City

City of Manassas/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
East Main Street	Paved	0.5	City
West Main Street	Paved	0.5	City
Oak Street	Unpaved	0.5	City
Church Street	Unpaved	0.2	City
Queen Street	Paved	0.5	City
Indiana Avenue	Unpaved	0.5	City
Willie and Alberta Roberson Road	Unpaved	0.2	City
Henry Street	Paved	0.5	City
Pine Street	Paved	0.2	City
Mount Moriah Church Road	Unpaved	0.3	City
Railroad Avenue	Paved	0.5	City

City of Reidsville/List of Roads

Name of Road	Paved/Unpaved	Mileage (Footage)	Type of Road
Adon Street	Paved	1492'	City
Airport Road	Paved	4752'	City
Alexander Avenue	Paved	5270'	City
Alexander Lane	Paved	401'	City
Alliance Street	Unpaved	724'	City
Amelia Circle	Unpaved	910'	City
Anderson Street	Paved	4227'	County
Arnold Street	Unpaved	1606'	City
Azalea Street	Paved	825'	City
Blount Street Extension	Unpaved	448'	City
Blount Street	Paved	3945	City
Brumby Avenue	Paved	5675'	City
Bryant Street	Unpaved	600'	Private
Cedar Avenue	Paved	1432'	City
Camellia Drive	Paved	770'	City
Chandler Avenue	Paved	6670'	City
Cheney Street	Paved	1050'	City
Church Street	Paved	1382'	City
Coleman Street	Paved	205'	City
College Avenue	Paved	8604'	City
Collins Street	Paved	2690'	City
Cowart Street	Unpaved	508'	City
Daffodil Lane	Unpaved	360'	Private
Deloris Street	Paved	532'	City
Denson Street	Paved	610'	City
Dogwood Drive	Paved	580'	City
East Brazell Street	Paved	6997'	State (280)
Eastside Drive	Unpaved	4022'	City
Ellis Street	Paved	1372'	City
Esther Avenue	Unpaved	1260'	City
Fentrice Street	Unpaved	700'	City
Folsom Street	Paved	2393'	City
Frair Tuck Circle	Unpaved	365'	City
Gentry Street	Paved	470'	City
Glenview Drive	Paved	933'	City
Griffin Avenue	Paved	3960'	City
Harden Hill Road	Unpaved	650	City
Hill Street	Paved	870'	City
Hart Street	Paved	851'	City

Rufus Holmes Avenue	Paved	893'	City
Holmes Street	Paved	1312'	City
Huckabee Street	Unpaved	235'	City
Hutcheson Street	Paved	5228'	City
Industrial Drive	Paved	4275'	City
James Street	Paved	1730'	City
Jennifer Street	Unpaved	350'	City
Jessie Avenue	Paved	590'	City
John O. Parker Drive	Paved	3012'	City
Jonquill Lane	Paved	963'	City
Jordan Street	Paved	762'	City
Kelly Street	Paved	1584'	City
Kemp Street	Unpaved	335'	City
Kennedy Street	Paved	1112'	City
Kunny Street	Paved	667'	City
Lakewood Drive	Paved	2150'	City
Lawson Circle	Unpaved	2255'	City
Lawson Extension	Unpaved	769'	City
Lawson Street	Unpaved	1718'	City
Lee Street	Paved	1730'	City
Leigh Circle	Paved	1288'	City
Little John Drive	Paved	1025'	City
Lloyd Street	Paved	6581'	City
Lucus Street	Unpaved	745'	City
Lynntown Road	Paved	4562'	City
Mann Street	Paved	470'	City
Maple Street	Unpaved	145'	City
Market Street	Paved	510'	City
McCall Avenue	Paved 1140' Unpaved 1500'	2640'	City
Medical Arts Drive	Paved	371'	City
Memorial Drive	Paved	1588'	City
Mimosa Circle	Paved	998'	City
Mimosa Drive	Paved	1765'	City
Mosley Street	Paved	697'	City
McLeod Street	Paved	874'	City
Nelson Street	Paved	814'	City
N. Main Street	Paved	9381'	State Hwy 23
Nicole Road	Unpaved	525'	City
Nottingham Drive	Paved	1744'	City
Oak Street	Paved	2944'	City
Ohoopee Street	Paved	4880'	City
Pine Street	Unpaved	480'	City
Palmetto Avenue	Unpaved	940'	City
Pearson Street	Unpaved	760'	City

Rabun Avenue	Paved 837' Unpaved 1450'	2287'	City
Register Avenue	Paved	1348'	City
Rewis Street	Paved	1174'	City
Roberta Street	Unpaved	680'	City
Robin Hood Drive	Paved	1572'	City
Sharp Street	Paved	2062'	City
Shepparb Bridge Road	Paved	3090'	State Hwy 56
Small Street	Paved	1384'	City
Smith Avenue	Paved	4179'	City
Strickland Street	Paved	5254'	County
Southside Drive	Paved	3985'	City
South Main Street	Paved	7623'	State Hwy 23
Surrency Street	Paved	1430'	City
Tattnall Street	Paved	6034'	State Hwy 147
Tootle Avenue	Unpaved	600'	City
West Brazell Street	Paved	11025'	State Hwy 280
Williams Avenue	Paved	560'	City
Williams Street	Paved	1412'	City
Woodlawn Terrace	Paved	2175'	City

Transportation Element

Attachment B

Listing of Signalization and their assessments for Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville

List of Signalization for Tattnall County

Traffic

None

Caution

1. SR 23-57 & GA 169

Two lanes/Two lanes

Adequate for current needs

No Future Needs

A need exists for a caution light at the Intersection of GA 144 & CR 349 (Rogers Road).

List of Signalization for the City of Cobbtown

Traffic

None

Caution

1. GA 121/U.S. 23 & GA 152

Two lanes/Two lanes

Not Adequate for amount of traffic flow

A Red Light is needed in the future

List of Signalization for the City of Collins

Traffic
None

Caution

1. GA 292 & GA 23-57-121

Two Lanes/Two Lanes
Adequate current needs
Future need to investigate getting a traffic light

installed at the intersection

List of Signalization for the City of Glennville

Traffic

1. U.S. 301 and GA 23-57

Five Lane/Three Lane
Both have center lane turn signal
Adequate for current needs
No future needs

2. Caswell Street & Barnard Street

Two Lanes/Two Lanes
No turn signal
Adequate for current needs
Will need turn signal added in the future

Caution

1. GA 23 & Hencart Road

Two Lanes/Two Lanes
Adequate for current needs
Future need to investigate getting a traffic light

installed at the intersection

2. Hencart Road & U.S. 301

Two Lanes/Two Lanes
Adequate for current needs
A future need for a traffic light

3. Sylvester Ashford St. & Hencart Road

Two Lanes/Two Lanes
Adequate for current needs
No Future needs

List of Signalization for the City of Manassas

Traffic
None

Caution
None

A need exists for a caution light at the intersection of Henry & Queen Streets and GA 292.

List of Signalization for the City of Reidsville

Traffic

1. U.S. 280 and GA 23-57

U.S. 280-3 Lanes with center lane turn signal/GA 23-57-North Three Lanes, no turn signal, South Two Lanes, no turn signal

Adequate for current needs

No future needs

Flashing Stop Signal

1. Church Street and Folsom Street

Two Lanes/Two Lanes

Adequate for current needs

No future needs

Transportation Element

Attachment C

**Listing of Bridges and their assessments for Tattnall County and
the cities of Glennville and Reidsville**

List of Bridges for the City of Glennville

1. Bridge

U.S. 301

Maintained by GA DOT

Four Lanes

Level of Service is currently adequate

No future need

List of Bridges for the City of Reidsville

1. Bridge

Lynntown Road

Maintained by Tattnall County

Two Lanes

Level of Service is currently adequate

Future need to repair during the planning period

because of age

Transportation Element

Attachment D

List of Transportation Capital Improvements

**LIST OF TRANSPORTATION CAPITAL IMPROVEMENTS
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
TR	Advocate the long-term four-laning of SR 30/U.S. 280 through the county.						X	X	X	Manassas, Reidsville	Chamber of Comm., Dev. Auth., DOT	N/A (No DOT estimate Available)	X
TR	Short term, advocate completion, as soon as possible, of four-laning of U.S. 25/301 in Tattnall County.						X	X	X	Glennville	DOT	N/A (No DOT estimate Available)	X
TR	Participate in and support regional efforts to multi-lane U.S. 301 through Georgia as a north-south Interstate alternative.						X	X	X	Glennville	Chamber of Comm., Dev. Auth., DOT	N/A	
TR	Advocate the long-term four-laning of SR 23-57 from Glennville to Cobbtown to Interstate-16.						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber of Comm., Dev. Auth., DOT	N/A (No DOT estimate Available)	X
TR	Provide continued maintenance and improvement of sidewalks in Cobbtown, Collins, Glennville, Manassas, and Reidsville.						X	X		All	DOT (TE)	\$500,000	X
TR	Pursue water drainage improvements in Cobbtown, Collins, Glennville, Manassas, and Reidsville, and implement necessary measures to eliminate any identified problems.						X	X		All	CDBG, DOT (TE)	Cobb. - \$150,000 Collins - \$480,000 Glennville - \$25,000 Mana. - \$25,000 Reidsville - \$25,000	X
TR	Work each year with the Department of Transportation to identify county bridges in need of repair or replacement, and schedule necessary improvements.						X	X	X		DOT	\$100,000/yr.	X

**LIST OF TRANSPORTATION CAPITAL IMPROVEMENTS
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
TR	Upgrade equipment and manpower needs in Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, to properly maintain the dirt roads under their jurisdiction or district as appropriate.						X	X	X	Cobbtown, Collins		County - \$200,000 Cobbtown - \$15,000 Collins - \$30,000	X
TR	Enforce and upgrade/update county-wide subdivision regulations, which are compatible with other land development and protection ordinances, with particular emphasis on requiring paved roads and properly engineered drainage in new developments.						X	X	X	All		\$1,000 for enforcement	X
TR	Establish a county-wide road development ordinance with appropriate standards as necessary to meet minimum state DOT requirements for rights-of-way, drainage, and construction.						X	X	X			\$1,000 for enforcement	X
TR	Work to assure continued improvements at the airport including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend runway to 5,000', and rehabilitation of the wind cone support.						X			Reidsville	Airport Authority, DOT	\$300,000	X

**LIST OF TRANSPORTATION CAPITAL IMPROVEMENTS
2006-2010**

	Activity	Years							Responsibility			Estimated Cost	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local
TR	Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.						X	X			Railroad Companies	\$250,000	
TR	Continue to operate the Tattnall County Transit System as funding is available and seek additional funds as necessary.						X	X	X		DOT	\$75,000/yr (DOT Funding)	
TR	Seek TE funding for streetscape and other transportation improvements in all five of Tattnall County's municipalities.						X	X		All	DOT(TE)	\$500,000	X
TR	Seek state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate.						X	X	X	Cobbtown, Collins, Glennville, Reidsville	DOT	\$975,000	X
TR	Seek to relocate the Tattnall County Road Department/Shop from SR 23-57 to John O. Parker Drive or another site when feasible.	X	X						X			\$100,000	X

**Water and Sewer Rates
City of Reidsville
Effective July, 2003**

<u>Gallons</u>	<u>Water Only</u>		<u>Sewer Only</u>		<u>Water and Sewer</u>	
	In	Out	In	Out	In	Out
0000-2,000	\$18.75	\$25.75	\$18.75	\$25.75	\$37.50	\$51.50
2,001-3,000	\$20.75	\$27.75	\$20.75	\$27.75	\$41.50	\$55.50
3,001-4000	\$22.75	\$29.75	\$22.75	\$29.75	\$44.50	\$59.50
4,001-5000	\$24.75	\$31.75	\$24.75	\$31.75	\$49.50	\$63.50
5,001-6,000	\$26.75	\$33.75	\$26.75	\$33.75	\$53.50	\$67.50
6,001-7,000	\$28.00	\$35.00	\$28.00	\$35.00	\$56.00	\$70.00
7,001-8,000	\$29.25	\$36.25	\$29.25	\$36.25	\$58.50	\$72.50
8,001-9,000	\$30.50	\$37.50	\$30.50	\$37.50	\$61.00	\$75.00
9,001-10,000	\$31.75	\$38.75	\$31.75	\$38.75	\$63.50	\$77.50
Over 10,000	\$2.00 per 1,000		\$2.00 per 1,000		\$3.50 per 1,000	

APPENDIX B

Implementation Strategy and Five Year Short-Term Work Programs

Reports of Accomplishments

Short-Term Work Programs

IMPLEMENTATION STRATEGY AND FIVE-YEAR SHORT-TERM WORK PROGRAMS

Introduction

As stated earlier, *The Joint Tattnall County Comprehensive Plan* is a local plan developed by the citizens and leaders of Tattnall County in the true spirit and intent of the Georgia Planning Act of 1989. It is a consensus of community needs and desires to make Tattnall County and its cities an even better place to live and work in the future. However, the best of plans are simply guides to action; it takes concerted actions by people to make plans reality. As part of the planning process mandated by the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures, communities must include an “implementation strategy,” including a five-year short-term work program. It is appropriate to quote the purpose of the implementation strategy as specified in an earlier version of the Minimum Standards:

Purpose: The purpose of the implementation strategy is to ensure that the comprehensive plan developed by a community is used by the community leaders as a guide to make decisions affecting the community’s future. Too often in the past, comprehensive plans have been developed for communities but not used to help guide decisions. It is the intent of the planning act for plans to be developed so that they can be implemented and used in the local, regional, and state decision-making process. To be implemented, a local plan must have the support of the governing officials, of the local residents and of the local businesses and developers. Without resident and community involvement in the process, implementation will be difficult, at best. A community and its residents must feel ownership in its plan and the plan must contain appropriate goals for the community and address unique needs and aspirations.

Local Implementation Strategy Format

Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville have chosen to combine and delineate overall implementation strategies with their statements of needs and goals in the text following each planning element. There is a “Goal, Objectives, and Implementation Policies/Actions” section at the end of each element and its discussion on inventory, assessment and needs. The “Objectives” will provide overall guidance for dealing with growth and development of Tattnall County and its municipalities over the next 20 years. More specific implementation activities to carry out the outlined goals are detailed in the “Implementation Policies/Actions.” While the Implementation Strategy contains specific activities to address the needs and goal outlined for each element, statements outlining local government policy concerning the identified needs and goals are also

included in order to set future policy parameters. The overriding strategies articulated by this plan are provision of facilities and services to prepare for and accommodate economic growth. At the same time, there is recognition that Tattnall County's vast forests, agricultural base, and very unique natural and cultural resources deserve protection through education, promotion, proper planning, and specific land use regulations and ordinances. They offer much potential as a focal point for multi-faceted future economic development.

Since the local plan is a full update of the existing comprehensive plan prepared in 1995, it is necessary and required that a Report of Accomplishments for each local government's existing Five-Year Short Term Work Program be prepared. This is a useful tool that allows a local government to evaluate its progress in implementing the goals, objectives, and actions identified in its local plan. It is also helpful to a local government in identifying current and future needs. The Report of Accomplishments lists for each element the projects that were included to accomplish the needs and goal for that particular element, and gives the status of each project listed. Many projects can be completed within the five-year allotted period, while others may be ongoing but not yet completed. Other projects may have had to be postponed or even dropped from the Five-Year Short-Term Work Program for various reasons, including, but certainly not limited to, a lack of available financial resources or a lack of community or political support. For each project listed, the status of that project is given along with a clarifying comment or explanation. Where such projects were either postponed or dropped, an explanation is given as to why the local government(s) involved was not able to initiate or complete the project. Finally, some projects and activities may be of such a nature that it may take more than five years to successfully complete. Where this is the case, these projects are carried over into the next Five-Year Short-Term Work Program to be completed during that time period.

The following Five-Year Short-Term Work Programs provide a detailed listing of the specific programs and projects which each local government needs to carry out, or at least initiate, in the first five years of the planning period of the new plan. Activities and projects resulting from the planning process were prioritized by the Tattnall County Local Plan Coordination Committee and the local governing bodies. These activities and projects are listed for each local government for each of the five years, 2006 through 2010. Under each local government's Five-Year Short-Term Work Program, activities and projects are grouped by the seven planning areas (economic development, natural and cultural resources, community facilities and services, housing, land use, transportation, and intergovernmental coordination).

Each activity or project is prioritized according to the year chosen by the local planning process as appropriate for initiation of action. A project often will take more than one year to accomplish. Some projects may apply to more than one planning area. Where this is the case, the applicable project will be listed once with the other applicable element(s) being included.

Similarly a project, or more likely a program or activity, may be listed under every local government's work program, even if the role of the smaller governments is limited. This was often done on issues of countywide importance where the support and involvement of everyone in the county is needed.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of the local governments of Tattnall County. These guides to action should be used by the local governments and by other interested parties, such as the Tattnall County Chamber of Commerce and the Tattnall County Development Authority, as benchmarks for progress in improving Tattnall County. It would be best that as each year comes to an end, an evaluation of progress be made, any necessary changes accommodated, and a new five-year work program be established. Local governments should not wait until the end of the five years to prepare the mandated new Short-Term Work Program. The plan is and can be a community tool for improvement, not just a mandated exercise, if it is used and kept current. This requires a commitment of involved action by all concerned.

Comprehensive Plan Reports of Accomplishments

**Tattnall County
City of Cobbtown
City of Collins
City of Glennville
City of Manassas
City of Reidsville**

TATTNALL 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	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be on an ongoing basis. However, this item is being dropped from the new plan due to its wording as a policy statement rather than a specific activity. It will be revisited in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattnall" group	N		Y	Ongoing				Leadership Tattnall will be on an ongoing annual basis.
ED	2001	Establish an Internet Resource Center to provide a local access server for modern telecommunication resources, and educate/market it to local business	Y	2005						A new Technology Center is being established at Southeastern Technical College's Glennville campus, with the

		owners and the public									OneGeorgia Authority fundi
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TATTNALL 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	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N					This item will continue on a through the Interact Club of High School and Tattnall 20 dropped from the new STW wording as a policy statement specific activity. It will be a future through the Goals and the Comprehensive Plan.
ED	2002	Establish a county-wide "Community of Pride and Promise" sales and marketing team, and keep it active and trained	N		Y	Ongoing				This item will be continued basis.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnall County	Y	2004						A Memorandum of Understanding agreed to in 2004 among the governments and various economic development organizations in County designating the Tattnall Development Authority as the point/clearinghouse for economic development within the county.

TATTNALL 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, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the next report to better reflect ongoing activities.
ED, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the next report to better reflect ongoing activities.

											better reflect ongoing activi
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TATTNALL 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	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek Tattnall County's designation as a "Foreign Trade Zone"	N		N		N		Y	The pursuit of the county's designation as a "Foreign Trade Zone" was dropped due to a lack of interest.
ED	2003	Develop a joint Economic Resource Plan between the county and the Board of Education	N		N		N		Y	The development of a joint Economic Resource Plan has been dropped due to a lack of feasibility and other reasons at present time.
ED, CF, LU	2001	Develop and implement a master plan for the Wiregrass Trail, including the development of roadside parks and the upgrading of roadside appearance	Y	2004 (plan)	Y	Ongoing (upgrades)				The preparation of a master plan for the Wiregrass Trail has been completed. Tattnall County will continue to pursue Transportation Enhancement Program funding as needed to develop roadside parks and improve appearance along the route and roadside appearance. This activity was included in the new STWP to reflect ongoing activities.

ED, NR, CF	2005	Pursue consideration of local "rails to trails" development on abandoned railroad rights-of-way or other suitable corridors	N		N		N		Y	The pursuit of local "rails to development has been dropp of interest.
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TATTNALL 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	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including consideration of a joint Wiregrass Marathon/Festival	N		Y	Ongoing	Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. Consideration of establishing a new festival was postponed from 2008 due to a lack of feasibility but is being discussed. It is anticipated that a countywide festival can be established in 2009.
ED, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ochoopee Dunes, Ochoopee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatamaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on an ongoing basis through the utilization of various programs promoting the Wiregrass Trail, Woodpecker Trail, and Farm Tours. However, this item is being dropped from the new STWP due to its wording in the policy statement rather than being an activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattall"	N		N		N		Y	This item will be continued on an ongoing basis, but will be dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.

											Goals and Objectives of the Plan.
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TATTNALL 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	2002	Study feasibility of adopting hotel/motel tax	N		N		Y	2007		Postponed until 2007 due to insufficient political support. that the implementation of a could be tied into helping the efforts to promote and develop Wiregrass Trail and Woodpe
ED, LU	2001	Seek county government and development authority support of Tattnall's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging sprawl	N		N		N		Y	This item will continue on as the need arises. Significant improvements have been completed in Glennville and Reidsville, while Cobbtown is currently pursuing. However, this item is being deferred until the new STWP due to its water policy statement rather than an activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2002	Further efforts to foster new development throughout Tattnall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has been deferred due to the lack of feasibility time.

TATTNALL 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, CF	2001	Support the successful operation of Tattnall Memorial Hospital by First Choice Healthcare, Inc., and encourage the retention of a quality medical facility in the county	N		N		N		Y	The support for Tattnall Memorial Hospital and its retention in the county will continue on an ongoing basis. This item is being dropped from the plan because it is a policy statement and not a specific action. This item will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Encourage the development of quality elderly care facilities, including a continuing-care retirement community	N		N		Y	2009		Postponed until 2009 due to current feasibility. This item is being reworded in the new STWP as a more specific action.
ED	2001	Lobby for the establishment of an additional migrant health facility or expansion of the current facility	N		N		N		Y	Property was recently purchased for the development of health care for migrants, et al. through Eastman Center. However, this item is being dropped from the new STWP and reworded as a policy statement and not a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

TATTNALL 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	2001	Promote and encouragement the development of additional health care facilities and services in the county	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a policy statement and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be dropped from the new STWP to indicate a specific activity(ies) rather than be a policy statement.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally sound solid waste disposal through the landfill facility in Toombs County or other regional facilities	N		N		N		Y	This activity will continue on an ongoing basis, but will be dropped from the new STWP because it is a policy statement and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.

TATTNALL 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	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattall Chamber of Commerce, for the continued maintenance and enhancement of the county's correctional facilities	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the STWP because it is a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N		N		Y	The county's support of Fort Stewart is being continued on an ongoing basis. However, this activity is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattall County	N		N		N		Y	This activity is being dropped from the STWP because it is a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.

TATTNALL 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, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural businesses and expand agricultural markets	N		N			N		Y	This activity will be continued on an ongoing basis through the effort of the Fresh Tattnall. However, it was dropped due to its wording as a policy statement rather than a specific activity. This activity will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Continue to encourage county agricultural activities through support of the county's Extension Office, and youth programs such as 4-H, FFA and Young Farmers	N		N			N		Y	Support will continue on an ongoing basis. However, this activity is being dropped due to its nature as a policy statement rather than a specific activity. This activity will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003							A canning plant was established at Tattnall County High School.
ED	2001	Educate county citizens on agriculture's economic impact and otherwise promote agriculture through such means as an expanded Farm City Week, organized tours of local farms, and a more active Agriculture Committee of the Chamber of Commerce	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped due to its wording as a policy statement rather than a specific activity. This activity will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.

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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	2001	Encourage the county's Industrial Development Authority to develop a bond financing strategy for development and expansion of large, local agriculture support facilities	N		N					Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP due to its wording in the policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2003	Study the feasibility of establishing an Agriculture Research Laboratory	Y	2002							Accomplished in 2002 with the Vidalia Onion Research Laboratory.
ED	2001	Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of municipal merchants' associations, the Greater Tattnall Chamber of Commerce, Oglethorpe Power, and Georgia Power and the Small Business Development Center	N		N					Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP due to its wording in the policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote an incentive-based "shop-at-home" program through the Chamber of Commerce	N		N					Y	This activity will be continued on an ongoing basis through Glenn County's "Celebrate The Season" program. However, it is being dropped from the new STWP as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Develop and promote unique shopping opportunities and shops in Tattnall County which will attract shoppers from the surrounding region	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped in the new STWP due to its nature as a policy statement rather than a specific activity.
ED	2001	Promote Tattnall County's quality of life to retirees/others	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped in the new STWP due to its nature as a policy statement rather than a specific activity.
ED	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N			N		Y	This activity will be continued on an ongoing basis through such activities as Farm City Week and Agriculture Day at Tattnall County High School. This activity will be dropped due to its nature as a policy statement rather than a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95	N		Y	Ongoing					This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more current activities. The county is currently in discussions with GDOT concerning

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF, LU	2001	Support and promote the development of GA 121, the Woodpecker Trail, and its improvement within the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reworded in the new STWP to reflect more current priorities as opposed to its present wording in the statement.
ED, CF, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing				Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker Trails. This activity will be reworded in the new STWP to reflect more current activities.
ED, CF, LU	2001	Continue to participate in the U.S. 301 Association, and otherwise promote expeditious improvement of the highway within Tattnall County, and its four-laning from South Carolina to Florida	N		N			Y	2009	Although there have been activities in the past towards the widening of US 301 as an Interstate alternative, there is currently no current activity due to a lack of funding and other priorities. The local government in Tattnall County will continue to work with other local government entities to pursue this route, as well as the State Legislature to pursue adequate funding for this project to be undertaken. It is hoped that this project could begin by 2009.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU	2001	Utilize the Wiregrass Trail Committee to identify potential funding sources to support beautification efforts and develop points of interest along the Wiregrass Trail within Tattnall County	N		Y	Ongoing				This activity will continue on an ongoing basis between a coordinated effort between the county, DNR, and Brock Associates. The County will pursue funding as needed to support beautification efforts and develop points of interest along the route and improve its appearance. This activity will be included in the new STWP to reflect these activities.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2002						The Glennville Welcome Center was completed in 2002.
ED, CF, LU	2001	Support DOT and the Airport Authority in efforts to improve and maintain the Reidsville City Airport	N		Y	Ongoing				The County will continue to support the City of Reidsville in its capital improvements on an ongoing basis as the need arises. The runway is currently being lengthened, and new taxiway is being constructed. These activities are listed in the new STWP.
ED, CF	2001	Meet regularly with area railroad officials, and otherwise continue community support for maintaining rail access and service within the county	N		N			N	Y	This activity will be continued on an ongoing basis, but it will be removed from the new STWP due to its work being a policy statement rather than a specific project.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF	2001	Continue to support the preservation and maintenance of interstate bus service to Tattnall County, including regular/vigilant contact with Trailways bus leaders and other bus companies/oversight agencies	Y	2003						Accomplished in 2003.
ED	2001	Develop a master and marketing plan to better target and coordinate economic development and industrial/commercial recruitment efforts; and upgrade county marketing materials, consistent with the marketing plan, to better advertise the strengths of Tattnall County to industries considering locating in the area	N		Y	2007 (marketing materials)			Y (plan)	The development of a master plan has been dropped due to lack of available resources to implement such a plan. The county currently is pursuing the upgrade of marketing materials, including a brochure. It is anticipated that this activity will be completed by 2007.
ED	2001	Seek stable funding/county support for economic development efforts through long-term commitment and ongoing financial support of the Greater Tattnall Chamber of Commerce and Industrial Development Authority, including a possible millage allocation (increasing over 5-year period)	Y	2001						Beginning in 2001, 1/3 millage was allocated for a five-year period, which expires in 2005. This activity will be continued in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Maintain funding and support for a county-wide	N		Y	Ongoing				This activity will be continued.

		economic developer									ongoing basis.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Develop ongoing contacts and liaison with statewide economic developers	N		N				Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording in the current statement rather than a specific goal. It will be addressed in the future STWP. Goals and Objectives of the Comprehensive Plan.
ED	2001	Maintain a vital, active Greater Tattall Chamber of Commerce with increased membership, including individuals	N		N				Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording in the current statement rather than a specific goal. It will be addressed in the future STWP. Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage development of "satellite classrooms" or distance learning centers to provide satellite link-up classes from higher education facilities such as Georgia Southern University	Y	2005						A new Technology Center opened at Southeastern Technical College in the Glennville campus, with the assistance of the OneGeorgia Authority funding.
ED, CF	2001	Continue to support and expand educational opportunities provided to Tattall County by Southeastern Technical Institute (STI), Brewton	N		N				Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a p

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ED, CF	2001	Support and expand drop-out intervention programs such as the local Alternative School program	N		N		N		Y	This activity will continue on an ongoing basis through the efforts of the Youth Development Committee. It is being dropped due to its policy statement rather than an activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Participate in the new "Model Technology Classrooms" program sponsored by Senator Hill to encourage and provide facilities for exceptional students and opportunities for community use after hours	N		N		N		Y	The County will continue to participate in this activity on an ongoing basis. It is being dropped from the new STWP because it is a program being handled by the Tattnall County Board of Education rather than the County.
ED	2001	Encourage the local Board of Education and community to take advantage of other innovative programs which will expand and diversify educational opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a program rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage the local Board of Education to expand facilities and programs to develop vocational classes which will provide industry certified vocational skills (welding, carpentry, masonry, HVAC, etc.)	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a program rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.

		education to county students									addressed in the future as pa and Objectives of the Comp
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CF	2001	Coordinate vocational training and develop "bridge" classes between Tattnall High School and Southeastern Technical Institute	N		N					Y	Although the local government and county support this activity, implementation is the responsibility of the county Board of Education and other local governments. Therefore, this was dropped from the new STW Program and will be addressed as part of the Goal Objectives of the Comprehensive Plan.
ED	2003	Establish a Technology Training Center to help citizens acquire computer and other high-tech skills	Y	2005							A new Technology Center opened at Southeastern Technical College's Glennville campus, with the funding provided by the OneGeorgia Authority fund.
ED	2001	Develop a mentoring program for local students to obtain on-the-job training from county employers outside the classroom	N		N					Y	Although the local government and county support this activity, implementation is the responsibility of the county Board of Education and other local governments. Therefore, this was dropped from the new STW Program and will be addressed as part of the Goal Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Continue to support and expand county and state funded adult education classes for the entire community, including farmers and local employers	N		N					Y	This activity will continue on a regular basis through Southeastern Technical College's Adult Literacy Center. It will be dropped from the new STWP as it is a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
NR	2001	Establish and enforce a county-wide ordinance for groundwater recharge area protection that is in accordance with DNR standards	Y	2001							Each of the local governments in Tattnall County adopted a model ordinance that was based on the DNR's Minimum Environmental Protection Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Require Tattnall County's Health Department to enforce the lot size requirements of DNR Rules for Environmental Planning Criteria in areas of medium and high pollution susceptibility in groundwater recharge areas, with particular emphasis on mobile	Y	2001							Accomplished in 2001 as part of the ordinance adopted by each of the local governments in Tattnall County based on the DNR's Part V Minimum Environmental Protection Criteria. The ordinance included provisions concerning

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Seek to develop appropriately scaled map showing groundwater recharge areas and pollution susceptibility for use by the county health department and other regulatory agencies	Y	2001						Accomplished in 2001.
NR	2001	Establish and enforce a county-wide ordinance to protect wetlands by requiring a federal 404 Permit or clearance letter from the U.S. Army Corps of Engineers before issuing a local building permit, exempting lots of one acre or less in size	Y	2001						Each of the local governments in Tattnall County adopted a model ordinance that was based on the DNR's Minimum Environmental Protection Ordinance concerning groundwater recharge wetlands, and protected river
NR	2001	Educate the public that certain soil types, like Bladen, Ellabelle, Osier, and Rutledge, in Tattnall County's Soil Survey contain specific soils which are considered hydric/wetland (particularly Osier which makes up 6 percent of the county's land area)	N		N		N		Y	The County will continue to conduct this activity on an ongoing basis. This activity was dropped from the new STW program and is being handled by other agencies.
NR	2001	Educate timberland owners and harvesters of forest management's Best Management Practices (BMPs) as they apply to forested wetlands in Georgia	N		N		N		Y	This activity will continue to be conducted on an ongoing basis through the efforts of the Tattnall County Farm Bureau. However, this activity was dropped from the new STW program and is being handled by the County and i

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Adopt and enforce by county ordinance Altamaha and Ohoopsee River Corridor Protection Plans which will meet or exceed the provisions of the 1991 River Corridors Protection Act	Y	2001						Each of the local governments in Tattnall County adopted a model ordinance that was based on the DNR's Minimum Environmental Protection Act concerning groundwater resources, wetlands, and protected river corridors.
NR	2001	Require permits for any development in the Altamaha and Ohoopsee river corridors to first comply with provisions of Section 404 of the Clean Water Act	Y	2001						Accomplished in 2001 as part of an ordinance adopted by each of the local governments in Tattnall County based on the DNR's Part V Environmental Planning Criteria. The ordinance included provisions concerning river corridors.
NR	2005	Adopt and enforce a county-wide erosion ordinance in accordance with the standards outlined in the Georgia Soil Erosion and Sedimentation Control Act	N		N		Y	2008		The adoption of a countywide erosion ordinance has been postponed due to a sufficient lack of public interest at the present time.
NR	2005	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations which would allow agricultural uses as the principal use and require development to coexist and mitigate	N		N		N		Y	Dropped in favor of alternative regulations.

		adverse impacts								
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Educate the public concerning the importance of agriculture, and how it benefits the local economy	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a general activity rather than a specific activity to be addressed in the future as part of the Policies and Objectives of the Comprehensive Plan.
NR	2001	Promote the reforestation of cutover timber lands	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being dropped from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. This is a general policy statement rather than a specific activity.
NR	2001	Encourage private land owners to have forestry management plans developed for their property by the Georgia Forestry Commission personnel or a qualified private consultant	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being dropped from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. This is a general policy statement rather than a specific activity.
NR	2001	Identify, and make available to the public, known habitat of sensitive plants and animals in the county; and encourage landowners to be aware of any such	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being dropped from the STWP since other agencies in Tattnall County are responsible for carrying out this activity.

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NR	2001	Develop and utilize nature trails and other interpretive programs to educate and encourage protection of environmentally sensitive areas in Tattnall County	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being deferred from the STWP since other projects of Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific activity.
NR	2001	Encourage best management practices for utility and road rights-of-way which preserve sensitive plant and animal habitats	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being deferred from the STWP since other projects of Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific activity.
NR	2001	Encourage the protection and conservation of significant county natural resources such as the Ochoopee Dunes and county's Carolina bays (like Dukes Pond); and encourage the possible purchase, either by the state or a non-profit corporation like the Nature Conservancy, of significant natural resources such as the Ochoopee Dunes	N		N		N		Y	This activity will be continued on an ongoing basis, but will be deferred from the new STWP because it is a general statement rather than a specific activity. It is addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.

NR, CF, LU	2001	Upgrade existing and seek to develop new public landings on the Altamaha and Ochoopee rivers	N		N		Y	2006		Postponed until 2006 due to lack of adequate and available funds
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NR	2001	Work to reduce vandalism and littering at public boat ramps and landings through increased patrols during peak use season	N		N		N		Y	This activity will be continued on an ongoing basis, but will be done on a new STWP because it is a project rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
NR	2001	Encourage private landowners and the general public to keep scenic areas and waterways clean	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific project.
NR	2001	Promote the assistance of local sportsman's clubs in enhancing the beauty and cleanliness of Tattnall's natural resources	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific project.
NR, LU	2001	Reactivate the Tattnall County Historical Society, possibly through the Chamber of Commerce and/or Bicentennial Planning Committee, and encourage	N		N		Y	2009		Postponed until 2009 due to

		broad-based, county-wide participation									sufficient interest at the pres
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NR	2001	Establish heritage education activities in schools county-wide using the DAR, SAR, and other local history groups, as well as through participation in the Georgia Trust for Historic Preservation's Heritage Education Program	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other activities of Tattnall County are responsible for carrying out this activity. It is a policy statement rather than a specific activity.
NR	2001	Work through the historical society and county tax assessor to develop special procedures and classifications for historic structures which could provide owners with property tax relief and help encourage their preservation	N		N		N		Y	This activity was dropped due to inadequate support at the present time.
NR	2001	Encourage nomination of eligible public and private properties county-wide to the National Register of Historic Places	N		N		N		Y	This activity will be continued on an ongoing basis. The Nelson and Reidsville and the Glennware and Glennville were added to the National Register in 2001 and 2003, respectively. However, it is being dropped from the STWP as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives section of the Comprehensive Plan.
NR	2001	Continue to support Tattnall County Historic Preservation, Inc.'s efforts to preserve the National	N		N		N		Y	Although the County will continue to support this activity on an ongoing

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NR, CF	2001	Continue development of the Glennville-Tattall Museum and National Register listing; and continue to support the improvement and use of the Glennville School as a community cultural center and museum	N		N		N		Y	The Glennville-Tattall Museum is on the National Register in 2001. Maintenance of the building is an ongoing basis. Support of the Glennville School has been due to the acquisition of the Southeastern Technical College satellite campus. This activity was dropped from the County's plan to its handling through the City of Glennville rather than the County.
NR	2002	Pursue National Register listing for and preservation of the antebellum Knight-Dubberly House in Glennville for possible living history museum and/or festival use	N		N		N		Y	This activity was dropped due to current support and that the property is privately owned at the present time.
NR	2002	Investigate the feasibility of restoring Groover's Mill and/or Jones Mill as living history/tourist attraction(s) and possible centerpiece of passive park(s)	N		N		N		Y	This activity was dropped due to current support and that the property is privately owned at the present time.

NR	2002	Consider adoption of a county-wide preservation ordinance	N		N		N		Y	The consideration of adopting a preservation ordinance has been rejected due to a lack of sufficient political support.
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NR	2002	Investigate the feasibility of using the historic Durrence Farm complex (Shiloh) for living history, festival, or other public education use	N		N		N		Y	Dropped due to a lack of financial support at the present time and the property being privately owned.
NR	2001	Work to increase understanding and appreciation of Tattnall County's archaeological resources through education programs, artifact exhibits, and the like	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other priorities of Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific activity.
NR	2004	Seek survey(s) of significant, known archaeological sites, such as the "deep pond" in northwest Tattnall County, those along the rivers, and elsewhere county-wide	N		N		N		Y	This activity has been dropped due to changing priorities and the lack of available funding at this time.
NR, LU	2001	Encourage rehabilitation/adaptive use of significant historic public buildings/community landmarks for compatible new uses by pursuing projects, ordinances, education, tourism and other preservation efforts	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a general statement rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.

NR	2001	Pursue obtaining a state historic marker for the 1782 Battle Creek skirmish site	N		N		N		Y	Dropped due to a sufficient and other priorities at the pr
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2001	Compile publications (books, articles, and the like) on the history of Tattnall County and its municipalities	N		N					Y	Dropped due to its handling individual.
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001							Accomplished in 2001.
CF	2001	Develop a capital budget and maintenance schedule that will better ensure efficient operation of the roadway department's major equipment	Y	2001							Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and county road programs	Y	2001							Accomplished in 2001.
CF	2001	Continue to increase the number of trained public safety personnel to meet municipal and county needs throughout the Tattnall communities	N		N					Y	This activity will be continued on a needed basis, but will be dropped from the new STWP because it is a program rather than a specific activity.

											addressed in the future as pa and Objectives of the Comp
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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	2001	Continue to maintain and improve equipment available to county and municipal public safety personnel	N		Y	Ongoing				This activity will be continued on a needed basis but will be re-evaluated with the new STWP to be more specific.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a unified dispatch system like E-911	Y	2001						The County's E-911 system was implemented in 2001.
CF	2001	Seek assistance from the Regional Assistance Program or other groups to develop an information technology infrastructure utilizing the Digital Wideband Technology associated with Enhanced E-911	N		N			N	Y	This activity was dropped due to lack of feasibility. Instead, the county participated in the OneGeorgia A program and received OneGeorgia A funding for a Regional E-911 system.
CF	2001	Explore feasibility/participate in the upgrade of current communication systems to a new system which allows statewide telephone access	Y	2001						Accomplished in 2001.
CF	2001	Pursue establishment of a county-wide property numbering system	Y	2001						Accomplished in 2001 with the establishment of an E-911 system.

CF	2001	Complete county efforts to install dry hydrants in the county's rural areas	Y	2002, 2003							Dry hydrants were installed county's rural areas in 2002
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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	2001	Continue to improve the fire department by providing modern equipment and additional personnel as needed	N		Y	Ongoing				This activity will be continued on a needed basis but will be reviewed in the new STWP to reflect current conditions. Each of the local governments in the county have recently achieved the highest individual ISO rating with recent upgrades, with the exception of Glennville, where the decision on its ISO rating is still pending.
CF	2001	Study the need for additional fire department substations in Mendes and other unincorporated areas of the county	Y	2005						A substation in the Tyson area was constructed in 2005.
CF	2001	Continue to improve/maintain EMS equipment (including acquisition of an additional ambulance), and develop regular schedule for equipment replacement	N		Y	Ongoing				This activity will be continued on a needed basis but will be reviewed in the new STWP to reflect current conditions.
CF	2001	Continue to aggressively recruit qualified physicians to ensure a highly professional and reputable medical operation within Tattnall County	N		N			N	Y	This activity will be continued on an ongoing basis through a cooperative agreement between the county and Tattnall Hospital. However, this item was dropped from the new STWP policy statement rather than

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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	2001	Study the feasibility of pursuing a Certificate of Need (CON) for a third nursing home facility in Tattall County	N		N					Dropped due to a lack of fea support at the present time.
CF	2001	Encourage the development of privately-owned hunting and fishing facilities for use by the general public	Y	2001						Accomplished in 2001 thro of the Beaver Creek Plantati Cobbtown and the Rocky Cr Club near the Georgia State of Reidsville.
CF	2001	Continue to improve the Collins Gym facility for community use	Y	2001						Improvements to the Collins completed in 2001.
CF	2001	Establish maintenance and replacement schedules for major equipment, and incorporate capital budgeting into the formal budget process of municipal and county governments	Y	2001						Accomplished in 2001.
CF	2001	Conduct a study of the structural integrity and space utilization options of the Tattall County Courthouse (conducted by a qualified historic preservation architect) so as to maintain historic architectural integrity but improve its viability for modern	N		Y	2010				An annex to the courthouse constructed, and other ongoi improvements to the courtho

		government operation									expected to be completed by
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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	2001	Better utilize the current adult literacy programs offered through STI and in other ways promote the need for adult literacy in the county, utilizing such means as encouraging local employers to offer financial incentives to employees to encourage continued education and increased adult literacy	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other programs of Tattnall County are responsible for carrying out this activity. It is a general policy statement rather than a specific activity.
CF	2001	Continue to adequately support library facilities so that books and personnel can be added when needed	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reviewed in the new STWP to be more specific than a general policy statement.
CF	2001	Maintain an archive of the county's historic courthouse records and pursue conservation of original records	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a general policy rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002						A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.

CF, LU	2004	Pursue the construction of consolidated pedestrian travel lanes and sidewalks county-wide	N		N		N		Y	Dropped due to a lack of fea present time.
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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	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N		N		Y	This activity will be continued on an ongoing basis as adequate space is available, but will be dropped from the STWP because it is a policy issue rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new Tattnall County airport, courthouse renovation, and other projects utilized in the construction of a new countywide animal shelter, and other activities.
HO, LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of Tattnall County, including study of the needs/options for individual or county-wide ordinances and joint enforcement	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattnall County is currently working on building political support to enact alternative zoning regulations and hopes to have political support in place by 2008.
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattnall County is currently working on building political support to enact alternative zoning regulations and hopes to have political support in place by 2008.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2002	Encourage improved quality of contractors working in Tattnall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other agencies	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a process rather than a specific activity to be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N		N		Y	Regulation of septic tank systems by the county health department will be continued on an ongoing basis. However, this activity will be dropped from the new STWP because of its wording as a process rather than a specific activity to be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respectful of natural and historic resources, and a stable environment for housing or other investment	N		N		Y	2008		Postponed in the county until adequate public support is available due to current lack of adequate public support. The cities of Glennville and Reidsville currently have zoning ordinances in place, and the cities of Cobbtown and Collins are pursuing the adoption of zoning alternative land use regulations. This activity will be coordinated with any future zoning efforts.

											ordinances.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction, drainage, utility and other provisions	N		N		Y	2008		Postponed until 2008 due to lack of public and political support
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattall County and its municipalities	N		N		Y	2008		Postponed until 2008 due to lack of public and political support
HO	2001	Establish a housing committee through the Greater Tattall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of public support at the present time.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being dropped from the STWP since other activities of Tattnall County are responsible for carrying out this activity. It is a policy statement rather than a specific activity.
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its nature as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO	2004	Seek a study from the Cooperative Extension Service or other appropriate agencies to determine the housing needs of the growing migrant and seasonal farm worker populations in the county, and facilitate plans for provision of adequate and affordable housing by employers/farmers	N		N		N		Y	Dropped due to other priorities at present time.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low and moderate income persons	N		Y	Ongoing				This activity will be continued on an ongoing basis through private industry and the Department of Corrections. Efforts to construct prison work release housing. However, it will be necessary for the new STWP to be a more detailed plan instead of a policy statement.
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing	N		Y	Ongoing				This activity will be continued on an ongoing basis pending the availability of adequate funding, but will be included in the new STWP to reflect current conditions.
HO	2001	Encourage the private development of a wide-range, complete spectrum of housing for the elderly or handicapped, including congregate housing for those who can function independently, and those who need care; smaller, independent single family homes; and garden/patio developments with common maintenance	N		N		N		Y	Dropped due to its wording being a goal statement rather than a specific action. It will be addressed in the future Comprehensive Goals and Objectives of the Comprehensive Plan.
HO	2001	Encourage the private sector to develop one or more upscale planned subdivisions with fully developed	N		N		N		Y	Dropped due to its wording being a goal statement rather than a specific action.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2005	Address the beautification of the Wiregrass Trail as a priority, through development of special ordinances, overlay zoning, or other appropriate measures	N		N		N		Y	Dropped in favor of alternative regulations. The county currently has the designation of the Wiregrass Scenic Byway by GDOT.
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N		N		Y	Although the county supports this activity, it is being dropped from the new STWP because of its wording as a policy statement rather than an activity.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2004	Utilize large lot zoning, preferably five acres or more, in agricultural areas outside of municipal service areas within the county to encourage and protect continued agricultural uses	N		N		N		Y	Dropped in the county in favor of land use regulations.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family dwelling in local zoning ordinances	N		N		N		Y	Dropped in favor of alternative regulations and due to this item being as a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
LU	2001	Encourage intense development to locate in existing or planned municipal service areas through careful, planned infrastructure extensions and appropriate regulation	N		N		N		Y	Dropped in favor of alternative regulations and due to this item being as a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised with the new STWP to be more specific.
LU	2001	Continue revitalization efforts in Tattall County and its municipalities' downtown areas by encouraging	N		Y	Ongoing				This activity will continue on an ongoing basis. However, this item was

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2001	Adopt natural resource protection ordinances, which at a minimum, comply with Georgia Planning Act criteria and DNR standards for groundwater recharge areas, wetlands, and river corridor protection and coordinate with other land development regulations	Y	2001						Each of the local government... County adopted a model ord... that was based on the DNR'... Minimum Environmental Pl... concerning groundwater rec... wetlands, and protected rive
LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N			Y	2008	The adoption of a countywid... ordinance has been postpone... due to a sufficient lack of su... interest at the present time.
LU	2001	Encourage prime farm and timber lands to remain in agricultural production and protect overall water quality by promoting reforestation and BMPs, providing education efforts, and encouraging continued agricultural uses	N		N			N		Dropped due to its wording... statement rather than a speci... will be addressed in the futu... Goals and Objectives of the... Plan.

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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	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be on an ongoing basis. However, this item is being dropped from the new STW Plan. Its wording as a policy statement is being changed to a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattall" group	N		Y	Ongoing				Leadership Tattall will be continued on an annual basis.
ED	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N		N		Y	This item will continue on an ongoing basis through the Interact Club of Cobb County High School and Tattall 2001. This item is being dropped from the new STW Plan. Its wording as a policy statement is being changed to a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2002	Establish a county-wide “Community of Pride and Promise” sales and marketing team, and keep it active and trained	N		N			N		Y	Although the City will continue this activity on an ongoing basis, it was dropped from the City’s new Comprehensive Plan and its handling through the County is the responsibility of the County, not the City.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnell County	Y	2004							A Memorandum of Understanding was agreed to in 2004 among the City, the County, and various economic development organizations in Tattnell County designating the Tattnell County Development Authority as the single focal point/clearinghouse for economic development within the county.
ED, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing					A site study was prepared for the County by Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One Georgia Tech towards the purchase of one of the sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified in the study for industrial use, on an ongoing basis.

											item will be reworded in the better reflect ongoing activiti
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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, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the next report to better reflect ongoing activities.
ED	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek Tattnall County's designation as a "Foreign Trade Zone"	N		N			N	Y	The pursuit of the county's designation as a "Foreign Trade Zone" was dropped due to a lack of interest.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF, LU	2001	Develop and implement a master plan for the Wiregrass Trail, including the development of roadside parks and the upgrading of roadside appearance	Y	2004 (plan)	Y	Ongoing (upgrades)				The preparation of a master Wiregrass Trail has been completed. The City and County will continue to pursue Transportation Enhancement funding as needed to develop roadside parks and appearance along the route and to improve roadside appearance. This activity was included in the new STWP to reflect these activities.
ED, NR, CF	2005	Pursue consideration of local “rails to trails” development on abandoned railroad rights-of-way or other suitable corridors	N		N			N	Y	The pursuit of local “rails to trails” development has been dropped from the STWP of interest.
ED	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including consideration of a joint Wiregrass Marathon/Festival	N		Y	Ongoing	Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. The consideration of establishing a new countywide festival was postponed from the STWP due to a lack of feasibility being discussed. It is anticipated that a countywide festival can be established in 2009.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ochoopee Dunes, Ochoopee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatamaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on a... through the utilization of we... promoting the Wiregrass Tr... Woodpecker Trail, and Farm... However, this item is being... the new STWP due to its wo... policy statement rather than... activity. It will be address... through the Goals and Objec... Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattnell"	N		N		N		Y	This item will be continued... basis, but will be dropped fr... STWP due to its wording as... statement rather than a speci... will be addressed in the futu... Goals and Objectives of the... Plan.
ED, LU	2001	Seek county government and development authority support of Tattnell's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging sprawl	N		N		N		Y	This item will continue on a... as the need arises. Significa... improvements have been co... Glennville and Reidsville, w... Cobbtown is currently pursu... However, this item is being... the new STWP due to its wo... policy statement rather than...

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF, LU	2002	Further efforts to foster new development throughout Tattall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has due to the lack of feasibility time.
ED	2001	Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reviewed in the new STWP to indicate a specific activity(ies) rather than be a general statement.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally sound solid waste disposal through the landfill facility in Toombs County or other regional facilities	N		N		N		Y	This activity will continue on an ongoing basis, but will be dropped from the STWP because it is a policy rather than a specific activity. It will be reviewed in the future as part of the General Objectives of the Comprehensive Plan.
ED	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattall Chamber of Commerce, for the continued maintenance and enhancement of the	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the STWP because it is a policy rather than a specific activity. It will

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ED	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N		N		Y	The City's support of Fort S continued on an ongoing basis. However, this activity is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattnall County through concerted community efforts, including the use of incentives through the county's Industrial Development Authority	N		N		N		Y	This activity is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural	N		N		N		Y	This activity will be continued on an ongoing basis through the efforts of the Fresh Tattnall. However, it is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.

		businesses and expand agricultural markets									statement rather than a spec will be addressed in the futu and Objectives of the Comp
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003						A canning plant was established at Tattnall County High School.
ED	2001	Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of municipal merchants' associations, the Greater Tattnall Chamber of Commerce, Oglethorpe Power, and Georgia Power and the Small Business Development Center	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future Comprehensive Plan and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote an incentive-based "shop-at-home" program through the Chamber of Commerce	N		N		N		Y	This activity will be continued on an ongoing basis but is being dropped from the new STWP due to its nature as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote unique shopping opportunities and shops in Tattnall County which will attract shoppers from the surrounding region	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its nature as a policy statement rather than a specific activity.

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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	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N		N		Y	This activity will be continued on an ongoing basis through such activities as Farm City Week and Agricultural Day at Tattnall County High School. The activity will be dropped due to its work being addressed in the Comprehensive Plan policy statement rather than as a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be replaced by a new STWP to reflect more current activities. The county is currently in discussions with GDOT concerning the possible four-laning of GA 57 between Reidsville and Glennville. A GDOT date has been given.
ED, CF, LU	2001	Support and promote the development of GA 121, the Woodpecker Trail, and its improvement within the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be replaced by a new STWP to reflect more current work as opposed to its present work.

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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, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing				Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker trails. This activity will be reworded in the new STWP to reflect more current activities.
ED, LU	2001	Utilize the Wiregrass Trail Committee to identify potential funding sources to support beautification efforts and develop points of interest along the Wiregrass Trail within Tattnall County	N		Y	Ongoing				This activity will continue on an ongoing basis between a coordinated effort between the county, DNR, and Brock Associates. The County will pursue funding as needed to support beautification efforts of interest along the route and improve its appearance. This activity will be included in the new STWP to reflect current activities.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2002						The Glennville Welcome Center was established in 2002.
ED, CF	2001	Seek the improvement/upgrade of storefronts in downtown Cobbtown	N		N			N	Y	Dropped due to the current lack of public support and feasibility.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CF	2001	Lobby for the establishment of an additional migrant health care facility or expansion of the current facility	N		N			N		Y	Property was recently purchased for development of health care for migrants, et al. through East Cobb Health Center. However, this item was dropped from the new STWP because of wording as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Promote and encourage the development of additional health care facilities and services in the county	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a policy statement and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
NR	2001	Adopt and enforce a county-wide ordinance that implements the DNR's Minimum Environmental Planning Criteria covering groundwater recharge areas, wetlands, and river corridors county-wide	Y	2001							Each of the local governments in the County adopted a model ordinance that was based on the DNR's Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and river corridors county-wide.

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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	2002	Seek to have FEMA map floodplains in Cobbtown	N		N			N		Y	Dropped as an action due to not being required. FEMA is currently undertaking efforts to update maps statewide. However, no government action is required.
NR	2005	Adopt and enforce a county-wide erosion ordinance in accordance with the standards outlined in the Georgia Soil Erosion and Sedimentation Control Act	N		N			Y	2008		The adoption of a county-wide ordinance has been postponed due to a sufficient lack of sufficient interest at the present time.
NR	2005	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations which would allow agricultural uses as the principal use and require development to coexist and mitigate adverse impacts	N		N			N		Y	Dropped in favor of alternative regulations.
NR	2002	Consider adoption of a county-wide preservation ordinance	N		N			N		Y	The consideration of adopting a preservation ordinance has been postponed due to a lack of sufficient political support.

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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	2001	Continue current revitalization efforts in downtown Cobbtown, including rehabilitation of public and private historic structures	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised in the new STWP to reflect more specific activities as opposed to a general statement.
NR	2001	Compile publications on the history of Tattnell County and its municipalities	N		N		N		Y	Dropped due to its handling by an individual.
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001						Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and county road programs	Y	2001						Accomplished in 2001.
CF	2002	Continue development, maintenance, and/or upgrading of water distribution system	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised in the new STWP to reflect more specific activities.

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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	2001	Establish objective framework for extension of water service	Y	2001						Accomplished in 2001.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a unified dispatch system like E-911	Y	2001						The County's E-911 system in 2001.
CF	2001	Pursue establishment of a county-wide property numbering system	Y	2001						Accomplished in 2001 with establishment of an E-911 system.
CF	2001	Continue to improve the fire department by providing modern equipment and additional personnel as needed	N		Y	Ongoing				This activity will be continued on a needed basis but will be reviewed on a new STWP to reflect current conditions. Each of the local governments have recently achieved the local individual ISO rating with recent upgrades, with the exception of Glennville, where the decision on its ISO rating is still pending. Cobbtown also purchased a new truck in 2001.

CF	2005	Develop additional recreational facilities, including a tennis court	N		Y	Ongoing					This activity will be continued on an ongoing basis but will be revised in the new STWP to reflect more current activities.
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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	2001	Establish maintenance and replacement schedules for major equipment, and incorporate capital budgeting into the formal budget process of municipal and county governments	Y	2001						Accomplished in 2001.
CF	2001	Better utilize the current adult literacy programs offered through STI and in other ways promote the need for adult literacy in the county	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being carried out from the STWP since other programs of the City of Cobbtown are currently carrying out this activity. It is a statement rather than a specific project.
CF	2001	Construct a lighted walking trail from Lyons Highway to the Recreation Dept.	N		N		Y	2006		Postponed until 2006 pending availability of adequate funding.
CF	2001	Continue to pave unpaved city streets	N		Y	Ongoing				This activity will be continued on an ongoing basis as adequate funding is available. The City currently has approved for funding in the current year.
CF	2001	Seek the replacement of sidewalks in the city	N		N		Y	2008		Postponed due to the lack of funding. The City is currently seeking funds for needed sidewalk replacement.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2004	Pursue the consolidation of pedestrian travel lanes and sidewalks county-wide	N		N					Y	Dropped due to a lack of funds at present time.
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002							A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.
CF	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N					Y	This activity will be continued on an ongoing basis as adequate staff is available, but will be dropped from the STWP because it is a policy issue rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new Telford County airport, courthouse renovation, and countywide animal shelter, and other activities.
HO. LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of	N		N			Y	2008		Postponed until 2008 due to lack of staff and political support. Tattman is currently working on building support to enact alternative

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting in one office with trained, professional staff	N		N		Y	2008		Postponed until 2008 due to lack of funding and political support. Tattall currently working on building support to enact alternative regulations and hopes to have support in place by 2008.
HO	2002	Encourage improved quality of contractors working in Tattall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other agencies	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a program rather than a specific activity. It will be addressed in the future as part of the Programs and Objectives of the Comprehensive Plan.
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N		N		Y	Regulation of septic tank systems by the county health department will be dropped from the new STWP because of its wording as a program rather than a specific activity. It will be addressed in the future as part of the Programs and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respective of natural and historic resources, and a stable environment for housing or other investment	N		N		Y	2006		Postponed until 2006 due to lack of adequate public and political support. Postponed countywide until 2006 due to current lack of public and political support. Any future city zoning ordinance will be coordinated with any future countywide ordinance.
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction, drainage, utility and other provisions	N		N		Y	2008		Postponed until 2008 due to lack of public and political support.
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattall County and its municipalities	N		N		Y	2008		Postponed until 2008 due to lack of public and political support.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Establish a housing committee through the Greater Tattnall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of int support at the present time.
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies of the City of Cobbtown are currently carrying out this activity. It will be a policy statement rather than a specific activity.
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its inclusion in the policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low and moderate income persons	N		Y	Ongoing				This activity will be continued on an ongoing basis through private industry and the Department of Corrections. Efforts to construct prison work release housing. However, it will be replaced by the new STWP to be a more comprehensive policy statement.
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing	N		Y	Ongoing				This activity will be continued on an ongoing basis pending the availability of adequate funding, but will be replaced by the new STWP to reflect current conditions.
HO	2001	Encourage the private development of a wide-range, complete spectrum of housing for the elderly or handicapped, including congregate housing for those who can function independently, and those who need care; smaller, independent single family homes; and garden/patio developments with common maintenance	N		N		N		Y	Dropped due to its wording in the Comprehensive Plan statement rather than a specific action. It will be addressed in the future Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording in the Comprehensive Plan policy statement rather than a specific action. It will be addressed in the future Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2005	Address the beautification of the Wiregrass Trail as a priority, through development of special ordinances, overlay zoning, or other appropriate measures	N		N		N		Y	Dropped in favor of alternative regulations. The county curbed the designation of the Wiregrass Scenic Byway by GDOT.
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N		N		Y	Although the county supports this activity, it is being dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family	N		N		N		Y	Dropped in favor of alternative regulations and due to this it is being addressed as a policy statement rather than a specific activity.

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LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised to include a new STWP to be more specific.
LU	2001	Continue revitalization efforts in Tattnall County and its municipalities' downtown areas by encouraging adaptive use and rehabilitation of historic buildings/landmarks for compatible new uses	N		Y	Ongoing				Efforts will continue on an ongoing basis through a preservation ordinance in Reidsville and the City of Grapeland. This item will be reworded in the future to reflect more specific activities and to reflect more specific activities to a general policy statement.

LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N		Y	2008		The adoption of a countywide ordinance has been postponed due to a sufficient lack of sufficient interest at the present time.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be on an ongoing basis. However, this item is being dropped from the new STW Plan. Its wording as a policy statement will be replaced by a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattnall" group	N		Y	Ongoing				Leadership Tattnall will be continued on an annual basis.
ED	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N		N		Y	This item will continue on an ongoing basis through the Interact Club of the Collins High School and Tattnall 2001. It is being dropped from the new STW Plan. Its wording as a policy statement will be replaced by a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.

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ED	2002	Establish a county-wide “Community of Pride and Promise” sales and marketing team, and keep it active and trained	N		N			N		Y	Although the City will continue this activity on an ongoing basis, it was dropped from the City’s new Comprehensive Plan and its handling through the County is the responsibility of the City.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnell County	Y	2004							A Memorandum of Understanding was agreed to in 2004 among the City, the County, and various economic development organizations in Tattnell County designating the Tattnell County Development Authority as the single focal point/clearinghouse for economic development within the county.
ED, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing					A site study was prepared for the County by Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for Oneida funding towards the purchase of one of the sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified in the study for industrial use on an ongoing basis.

											item will be reworded in the better reflect ongoing activiti
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ED, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for Oneida funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the future to better reflect ongoing activities.
ED	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek Tattnall County's designation as a "Foreign Trade Zone"	N		N			N	Y	The pursuit of the county's designation as a "Foreign Trade Zone" was dropped due to a lack of interest.

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ED, CF, LU	2001	Develop and implement a master plan for the Wiregrass Trail, including the development of roadside parks and the upgrading of roadside appearance	Y	2004 (plan)	Y	Ongoing (upgrades)				The preparation of a master Wiregrass Trail has been completed. The City and County will continue to pursue Transportation Enhancement funding as needed to develop roadside parks and appearance along the route and to improve roadside appearance. This activity will be included in the new STWP to reflect these activities.
ED, NR, CF	2005	Pursue consideration of local “rails to trails” development on abandoned railroad rights-of-way or other suitable corridors	N		N		N		Y	The pursuit of local “rails to trails” development has been dropped due to lack of interest.
ED	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including consideration of a joint Wiregrass Marathon/Festival	N		Y	Ongoing	Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. The consideration of establishing a new festival was postponed from 2008 due to a lack of feasibility being discussed. It is anticipated that a countywide festival can be established in 2009.

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ED, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ohoopee Dunes, Ohoopee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatomaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on a... through the utilization of we... promoting the Wiregrass Tr... Woodpecker Trail, and Farm... However, this item is being... the new STWP due to its wo... policy statement rather than... activity. It will be address... through the Goals and Objec... Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattall"	N		N		N		Y	This item will be continued... basis, but will be dropped fr... STWP due to its wording as... statement rather than a speci... will be addressed in the futu... Goals and Objectives of the... Plan.
ED, LU	2001	Seek county government and development authority support of Tattall's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging	N		N		N		Y	This item will continue on a... as the need arises. However... being dropped from the new... its wording as a policy stat... a specific activity. It will be... the future through the Goals...

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF, LU	2002	Further efforts to foster new development throughout Tattall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has due to the lack of feasibility time.
ED	2001	Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reviewed in the new STWP to indicate a specific activity(ies) rather than be a general statement.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally sound solid waste disposal through the landfill facility in Toombs County or other regional facilities	N		N		N		Y	This activity will continue on an ongoing basis, but will be dropped from the STWP because it is a policy rather than a specific activity. It will be reviewed in the future as part of the General Objectives of the Comprehensive Plan.
ED	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattall Chamber of Commerce, for the continued maintenance and enhancement of the	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the STWP because it is a policy rather than a specific activity. It will

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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	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N					Y	The city's support of Fort Stewart continued on an ongoing basis. However, this activity is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N					Y	This activity will be continued on an ongoing basis. However, it is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattnall County through concerted community efforts, including the use of incentives through the county's Industrial Development Authority	N		N					Y	This activity is being dropped due to a lack of feasibility at the present time.
ED, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural	N		N					Y	This activity will be continued on an ongoing basis through the effort of the Fresh Tattnall. However, it is being dropped due to its wording as a policy statement rather than a specific activity.

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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	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003						A canning plant was established at Tattnall County High School.
ED	2001	Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of municipal merchants' associations, the Greater Tattnall Chamber of Commerce, Oglethorpe Power, and Georgia Power and the Small Business Development Center	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped in the new STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future Goals and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote an incentive-based "shop-at-home" program through the Chamber of Commerce	N		N		N		Y	This activity will be continued on an ongoing basis through Glenn County's "Celebrate The Season" program. However, it is being dropped in the new STWP as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote unique shopping opportunities and shops in Tattnall County which will attract shoppers from the surrounding region	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped in the new STWP due to its nature.

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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	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N		N		Y	This activity will be continued on an ongoing basis through such activities as Farm City Week and Agriculture Day at Tattnall County High School. The activity will be dropped due to its work being addressed in the Comprehensive Plan policy statement rather than as a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be replaced by a new STWP to reflect more current activities. The county is currently in discussions with GDOT concerning the possible four-laning of GA 57 between Reidsville and Glennville. A GDOT date has been given for the project.
ED, CF, LU	2001	Support and promote the development of GA 121, the Woodpecker Trail, and its improvement within the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be replaced by a new STWP to reflect more current work as opposed to its present work.

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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, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing				Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker trails. This activity will be reworded in the new STWP to reflect more current activities.
ED, LU	2001	Utilize the Wiregrass Trail Committee to identify potential funding sources to support beautification efforts and develop points of interest along the Wiregrass Trail within Tattnall County	N		Y	Ongoing				This activity will continue on an ongoing basis between a coordinated effort between the county, DNR, and Brock Associates. The County will pursue funding as needed to support beautification efforts of interest along the route and improve its appearance. This activity will be included in the new STWP to reflect current activities.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2002						The Glennville Welcome Center was established in 2002.
ED, CF	2001	Lobby for the establishment of an additional migrant health care facility or expansion of the current facility	N		N			N	Y	Property was recently purchased for the development of health care for migrants, et al. through Eastman Health Center. However, this item was dropped from the new STWP and reworded as a policy statement.

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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	2001	Promote and encourage the development of additional health care facilities and services in the county	N		N					Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a policy and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
NR	2001	Adopt and enforce a county-wide ordinance that implements the DNR's Minimum Environmental Planning Criteria covering groundwater recharge areas, wetlands, and river corridors county-wide	Y	2001							Each of the local governments in the County adopted a model ordinance that was based on the DNR's Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2002	Seek to have FEMA map floodplains in Collins	N		N					Y	Dropped as an action due to not being required. FEMA is currently undertaking efforts to update flood maps statewide. However, no government action is required.
NR	2005	Adopt and enforce a county-wide erosion ordinance in accordance with the standards outlined in the	N		N			Y	2008		The adoption of a countywide erosion ordinance has been postponed due to a sufficient lack of staff resources.

		Georgia Soil Erosion and Sedimentation Control Act								interest at the present time.
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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	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations which would allow agricultural uses as the principal use and require development to coexist and mitigate adverse impacts	N		N		N		Y	Dropped in favor of alternate regulations.
NR	2001	Continue to maintain the historic Collins Gym, and rehabilitate other significant city landmarks for appropriate public use	N		N		N		Y	Maintenance of the gym will be on an ongoing basis. However, the ordinance is being dropped from the plan due to its wording as a policy statement rather than a specific activity. It will be considered in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2002	Consider adoption of a county-wide preservation ordinance	N		N		N		Y	The consideration of adopting a county-wide preservation ordinance has been dropped due to a lack of sufficient public and political support.
NR	2001	Continue revitalization of downtown Collins by seeking historic district designation	N		N		N		Y	Dropped due to other priorities at present time.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001						Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and county road programs	Y	2001						Accomplished in 2001.
CF	2001	Continue to increase the number of trained public safety personnel to meet municipal and county needs throughout the Tattnall communities	N		N		N		Y	This activity will be continued on a needed basis, but will be dropped from the new STWP because it is a program rather than a specific activity to be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
CF	2001	Continue to maintain and improve equipment available to county and municipal public safety personnel	N		Y	Ongoing				This activity will be continued on a needed basis but will be re-evaluated in the new STWP to be more specific.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a	Y	2001						The County's E-911 system

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Explore feasibility/participate in the upgrade of current communication systems to a new system which allows statewide telephone access	Y	2001						Accomplished in 2001.
CF	2001	Pursue establishment of a county-wide property numbering system	Y	2001						Accomplished in 2001 with establishment of an E-911 system
CF	2001	Continue to improve the fire department by providing modern equipment and additional personnel as needed	N		Y	Ongoing				The City purchased a new pumper in 2001 and also has had its ISO rating improved. This activity will be continued on an ongoing basis but will be reviewed on a regular basis to reflect current needs. Each of the local governments in the area have recently achieved the highest individual ISO rating with recent upgrades, with the exception of Glennville, where the decision on its ISO rating is still pending.
CF	2001	Establish maintenance and replacement schedules for major equipment, and incorporate capital budgeting into the formal budget process of municipal and county governments	Y	2001						Accomplished in 2001.
CF	2001	Make improvements to existing sidewalks and gutters and install new sidewalks and gutters in the	N		N			Y	2006	Postponed due to a lack of available funding. The City

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Pursue the consolidation of pedestrian travel lanes and sidewalks county-wide	N		N				Y	Dropped due to a lack of funds at present time.
CF	2002	Pursue the upgrade and improvement of the city's drainage system by installing new pipes in existing ditches	N		Y	2007				A portion of the new pipes were installed in 2005 through CDBG and DOT funds. It is expected that all of the new pipes will be in place by 2007.
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002						A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.
CF	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N				Y	This activity will be continued on an ongoing basis as adequate staff is available, but will be dropped from the STWP because it is a policy activity rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new Terminal at the airport, courthouse renovation, and the countywide animal shelter, and

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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	
HO, LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of Tattnall County, including study of the needs/ options for individual or county-wide ordinances and joint enforcement	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattnall County is currently working on building political support to enact alternative zoning regulations countywide and hopes to have the requisite support in place by 2008.
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting in one office with trained, professional staff	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattnall County is currently working on building political support to enact alternative zoning regulations and hopes to have the requisite support in place by 2008.
HO	2002	Encourage improved quality of contractors working in Tattnall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other agencies	N		N		N		Y	This item will be continued on an ongoing basis, but will be dropped from the STWP due to its wording as a goal statement rather than a specific objective. This will be addressed in the future Comprehensive Plan Goals and Objectives of the City.
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N		N		Y	Regulation of septic tank systems by the county health department will be on an ongoing basis. However, this item will be dropped from the new plan because of its wording as a goal.

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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	
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respective of natural and historic resources, and a stable environment for housing or other investment	N		N		Y	2006		Postponed in the City until 2008 due to previous lack of adequate public and political support. Postponed until 2008 due to a current lack of public and political support. Any future zoning ordinance will be coordinated with any future countywide ordinance.
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction, drainage, utility and other provisions	N		N		Y	2008		Postponed until 2008 due to lack of public and political support.
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattnall County and its municipalities	N		N		Y	2008		Postponed until 2008 due to lack of public and political support.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Establish a housing committee through the Greater Tattnall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of int support at the present time.
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a policy statement rather than a specific activity.
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its nature as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low	N		Y	Ongoing				This activity will be continued on an ongoing basis through private and public efforts and the Department of Corrections to construct prison work

		and moderate income persons										housing. However, it will b the new STWP to be a more instead of a policy statemen
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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	
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing	N		Y	Ongoing				This activity will be continued on an ongoing basis pending the availability of adequate funding, but will be addressed as part of the new STWP to reflect current conditions.
HO	2001	Encourage the private development of a wide-range, complete spectrum of housing for the elderly or handicapped, including congregate housing for those who can function independently, and those who need care; smaller, independent single family homes; and garden/patio developments with common maintenance	N		N		N		Y	Dropped due to its wording in the previous Comprehensive Plan. A more specific statement will be addressed in the future Comprehensive Plan. Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording in the previous policy statement rather than as a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

HO, LU	2005	Address the beautification of the Wiregrass Trail as a priority, through development of special ordinances, overlay zoning, or other appropriate measures	N		N		N		Y	Dropped in favor of alternate regulations. The county curbed the designation of the Wiregrass Scenic Byway by GDOT.
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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	
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N		N		Y	Although the city supports this activity, it is being dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family dwelling in local zoning ordinances	N		N		N		Y	Dropped due to this item's wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
LU	2001	Continue to plan for and provide adequate wastewater treatment and sewerage services to	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-

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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	
LU	2001	Encourage intense development to locate in existing or planned municipal service areas through careful, planned infrastructure extensions and appropriate regulation	N		N		N		Y	Dropped due to this item's v policy statement rather than activity. It will be addressed part of the Goals and Object Comprehensive Plan.
LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing				This activity will be continu ongoing basis but will be rev new STWP to be more spec
LU	2001	Continue revitalization efforts in Tattnall County and its municipalities' downtown areas by encouraging adaptive use and rehabilitation of historic buildings/landmarks for compatible new uses	N		Y	Ongoing				Efforts will continue on an o through a preservation ordin Reidsville and the City of G efforts to renovate the forme Hotel, among other activitie this item will be reworded in to reflect more specific activ to a general policy statemen
LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N		Y	2008		The adoption of a countywic ordinance has been postpone due to a sufficient lack of su

											interest at the present time.
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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	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be an ongoing basis. However, this item is being dropped from the new Comprehensive Plan. Its wording as a policy statement will be replaced by a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattnall" group	N		Y	Ongoing				Leadership Tattnall will be continued on an annual basis.
ED	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N		N		Y	This item will continue on an ongoing basis through the Interact Club of Oglethorpe High School and Tattnall 2001. It is being dropped from the new STW. Its wording as a policy statement will be replaced by a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2002	Establish a county-wide “Community of Pride and Promise” sales and marketing team, and keep it active and trained	N		N					Y	Although the City will continue this activity on an ongoing basis, it was dropped from the City’s new Comprehensive Plan and its handling through the County is the responsibility of the City.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnall County	Y	2004							A Memorandum of Understanding was agreed to in 2004 among the City, the County, and various economic development organizations in Tattnall County designating the Tattnall County Development Authority as the single focal point/clearinghouse for economic development within the county.
ED, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing					A site study was prepared for the City by Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One Georgia Tech towards the purchase of one of the sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified in the study for industrial use on an ongoing basis.

											item will be reworded in the better reflect ongoing activiti
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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, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the future to better reflect ongoing activities.
ED	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek Tattnall County's designation as a "Foreign Trade Zone"	N		N			N	Y	The pursuit of the county's designation as a "Foreign Trade Zone" was dropped due to a lack of interest.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CF, LU	2001	Develop and implement a master plan for the Wiregrass Trail, including the development of roadside parks and the upgrading of roadside appearance	Y	2004 (plan)	Y	Ongoing (upgrades)				The preparation of a master Wiregrass Trail has been completed. The City and County will continue to pursue Transportation Enhancement funding as needed to develop roadside parks and appearance. This activity was included in the new STWP to reflect ongoing activities.
ED, NR, CF	2005	Pursue consideration of local “rails to trails” development on abandoned railroad rights-of-way or other suitable corridors	N		N		N		Y	The pursuit of local “rails to trails” development has been dropped due to lack of interest.
ED	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including consideration of a joint Wiregrass Marathon/Festival	N		Y	Ongoing	Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. Consideration of establishing a new festival was postponed from 2008 due to a lack of feasibility being discussed. It is anticipated that a countywide festival can be established in 2009.

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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, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ohoopsee Dunes, Ohoopsee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatamaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on a through the utilization of we promoting the Wiregrass Tr Woodpecker Trail, and Farm However, this item is being the new STWP due to its wo policy statement rather than activity. It will be addressed through the Goals and Objec Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattnall"	N		N		N		Y	This item will be continued basis, but will be dropped fr STWP due to its wording as statement rather than a speci will be addressed in the futu Goals and Objectives of the Plan.
ED	2002	Study feasibility of adopting hotel/motel tax	N		N		Y	2007		Postponed until 2007 due to sufficient political support. that the implementation of a could be tied into helping th efforts to promote and devel Wiregrass Trail and Woodpe

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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, LU	2001	Seek county government and development authority support of Tattnall's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging sprawl	N		N		N		Y	This item will continue on a as the need arises. However being dropped from the new its wording as a policy statement a specific activity. It will be the future through the Goals of the Comprehensive Plan.
ED, CF, LU	2002	Further efforts to foster new development throughout Tattnall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has due to the lack of feasibility time.
ED	2001	Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities	N		Y	Ongoing				This activity will be continue ongoing basis but will be rev new STWP to indicate a spe activity(ies) rather than be a statement.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally	N		N		N		Y	This activity will continue o basis, but will be dropped fr STWP because it is a policy not a specific activity. It wi in the future as part of the G Objectives of the Comprehe

		sound solid waste disposal through the landfill facility in Toombs County or other regional facilities								
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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	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattnall Chamber of Commerce, for the continued maintenance and enhancement of the county's correctional facilities	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the STWP because it is a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N		N		Y	The city's support of Fort Stewart will be continued on an ongoing basis. However, this activity is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattnall County through concerted community efforts, including the	N		N		N		Y	This activity is being dropped from the STWP.

		use of incentives through the county's Industrial Development Authority									of feasibility at the present t
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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, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural businesses and expand agricultural markets	N		N					Y	This activity will be continued on an ongoing basis through the effort to revitalize Fresh Tattnall. However, it was dropped due to its wording as a statement rather than a specific action. This will be addressed in the future Comprehensive Plan and Objectives of the Comprehensive Plan.
ED	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003							A canning plant was established at Tattnall County High School.
ED	2001	Identify/develop potential downtown parking areas to alleviate parking shortages in downtown shopping district	Y	2001							A new parking area was completed in downtown Glennville in 2001.
ED	2001	Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of municipal merchants' associations, the Greater Tattnall Chamber of Commerce, Oglethorpe Power, and Georgia Power and the Small Business Development Center	N		N					Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP due to its wording as a statement rather than a specific action. This will be addressed in the future Comprehensive Plan and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote an incentive-based "shop-at-home" program through the Chamber of Commerce	N		N					Y	This activity will be continued on an ongoing basis through Glennville's "Celebrate The Season" program. However, it is being dropped from the STWP due to its wording as a policy statement.

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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	2001	Develop and promote unique shopping opportunities and shops in Tattnall County which will attract shoppers from the surrounding region	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its nature as a policy statement rather than a specific activity.
ED	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N		N		Y	This activity will be continued on an ongoing basis through such activities as Farm City Week and Agriculture Day at Tattnall County High School. This activity will be dropped due to its nature as a policy statement rather than a specific activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be dropped from the new STWP to reflect more current activities. The county is currently in discussions with GDOT concerning the possible four-laning of GA 57 between Reidsville and Glennville. A meeting with GDOT has been given.

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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, LU	2001	Continue to participate in the U.S. 301 Association, and otherwise promote expeditious improvement of the highway within Tattnall County, and its four-laning from South Carolina to Florida	N		N			Y	2009		Although there have been activities in the past towards the widening of US 301 as an Interstate alternative, there has been no current activity due to a lack of funding and other priorities. The local government in Tattnall County will continue to work with other local government entities to pursue this route, as well as the State Legislature to pursue adequate funding for this project to be undertaken. It is hoped that this project could begin by 2009.
ED, CF, LU	2004	Seek the construction of a Truck Route/Bypass around the City of Glennville	Y	2005							Accomplished in 2005.
ED, CF, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing					Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker Trails. This activity will be reworded in the future to reflect more current activities.
ED	2001	Utilize existing advertising media (for example, Georgia EMC publication) to advertise accessibility of Tattnall County to Interstate 16, the Wiregrass Trail, and points of interest	N		N			N		Y	This activity will be continued on an ongoing basis through websites for Tattnall County, the Wiregrass Trail, and the Woodpecker Trail. However, this activity was dropped due to its wording and is now a statement rather than a specific activity.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU	2001	Utilize the Wiregrass Trail Committee to identify potential funding sources to support beautification efforts and develop points of interest along the Wiregrass Trail within Tattnall County	N		Y	Ongoing				This activity will continue on a basis between a coordinated effort between the county, DNR, and Brock Associates. The County will pursue funding as needed to develop points of interest along the route and improve appearance. This activity will be included in the new STWP to reflect these activities.
ED, CF	2003	Establish a Technology Training Center to help citizens acquire computer and other high-tech skills	Y	2005						A new Technology Center opened at Southeastern Technical College's Glennville campus, with the OneGeorgia Authority funding.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2003						The Glennville Welcome Center opened in 2003.
ED, CF	2001	Lobby for the establishment of an additional migrant health care facility or expansion of the current facility	N		N			N	Y	Property was recently purchased for development of health care facility for migrants, et al. through East Georgia Health Center. However, this item was dropped from the new STWP as a policy statement rather than a specific activity. It will be a

											future through the Goals and the Comprehensive Plan.
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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	2001	Promote and encourage the development of additional health care facilities and services in the county	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a process and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
NR	2005	Coordinate enforcement of a county-wide erosion ordinance in accordance with the standards outlined in the Georgia Soil Erosion and Sedimentation Control Act	N		N			Y	2008		The adoption of a countywide erosion ordinance has been postponed due to a sufficient lack of staff interest at the present time.
NR	2005	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations	Y	2001							Dropped in the county in favor of land use regulations. Accomplished.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Develop and utilize nature trails and other interpretive programs to educate and encourage protection of environmentally sensitive areas in Tattnall County	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other efforts of Tattnall County are responsible for carrying out this activity. It is a statement rather than a specific goal.
NR	2001	Continue development of the Glennville-Tattnall Museum and National Register listing	Y	2004						The Glennville-Tattnall Museum is on the National Register in 2004. Maintenance of the building is an ongoing basis and will be completed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2002	Consider adoption of a county-wide preservation ordinance	N		N		N		Y	The consideration of adopting a preservation ordinance has been delayed due to a lack of sufficient political support.
NR	2001	Continue ongoing downtown revitalization efforts	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated to reflect more specific activities in its current wording as a policy. The City is currently pursuing preservation grants to be applied to the renovation and restoration of the Glennwannis Inn, and the C...

											currently pursuing funding for activities. These items will new STWP.
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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	2001	Compile publications on the history of Tattnell County and its municipalities	N		N					Y	Dropped due to its handling individual.
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001							Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and county road programs	Y	2001							Accomplished in 2001.
CF	2001	Establish objective framework for extension of water service	Y	2001							Accomplished in 2001.
CF	2003	Regularly review capacity/future needs of Glennville's municipal water system, including possible need for 500,000 gallon elevated water tank	Y	2003							A new water tank was const City's Recreation Park in 20 capacity/future needs will be an ongoing basis but will no the new STWP because it is

											statement.
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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	2003	Upgrade/improve wastewater treatment/collection system	Y	2003						Accomplished in 2003.
CF	2001	Continue to increase the number of trained public safety personnel to meet municipal and county needs throughout the Tattnall communities	N		N				Y	This activity will be continued on a needed basis, but will be dropped from the new STWP because it is a program rather than a specific activity to be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
CF	2001	Continue to maintain and improve equipment available to county and municipal public safety personnel	N		Y	Ongoing				This activity will be continued on a needed basis but will be re-evaluated in the new STWP to be more specific.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a unified dispatch system like E-911	Y	2001						The County's E-911 system was implemented in 2001.
CF	2001	Explore feasibility/participate in the upgrade of current communication systems to a new system which allows statewide telephone access	Y	2001						Accomplished in 2001.
CF	2001	Pursue establishment of a county-wide property	Y	2001						Accomplished in 2001 with

		numbering system									establishment of an E-911 s
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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	2001	Continue to improve the fire department by providing modern equipment and additional personnel as needed	N		Y	Ongoing				This activity will be continued on a needed basis but will be reviewed in the new STWP to reflect current conditions. Each of the local governments in the area have recently achieved the highest individual ISO rating with recent upgrades, with the exception of Glennville, where the decision on its ISO rating is still pending. Glennville has a grant application pending for firefighting equipment.
CF	2001	Continue facilities improvement at the Glennville Recreation Park	N		Y	Ongoing				This activity will be continued on a needed basis, but will be reviewed in the new STWP to reflect more specific activities as opposed to its current status as a policy statement.
CF	2002	Explore feasibility of developing a community center in northwest Glennville to serve the minority neighborhood	N		N			N	Y	Dropped due to a lack of feasible funding, and available at present time.
CF	2001	Establish maintenance and replacement schedules for major equipment, and incorporate capital budgeting into the formal budget process of municipal and	Y	2001						Accomplished in 2001.

		county governments								
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Better utilize the current adult literacy programs offered through STI and in other ways promote the need for adult literacy in the county	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other programs of Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific activity.
CF	2001	Continue to adequately support library facilities so that books and personnel can be added when needed	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reviewed in the new STWP to be more specific than a general policy statement.
CF	2001	Continue to support the improvement and use of the Glennville School as a community cultural center and museum	N		N		N		Y	Dropped due to the acquisition of the site by Southeastern Technical College as a satellite campus.
CF	2001	Pursue funding through the TEA-21 program or other means for the purpose of establishing entrance signs to the city as well as a Welcome Center provided with parking and landscaping	Y	2002						A Welcome Center was constructed and new entrance signs were installed.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Seek to pave Pinewood Lane and Kirkland Avenue in Glennville	Y	2002						Pinewood Lane and Kirkland Avenue paved in 2002.
CF	2001	Continue to resurface city streets through the LARP program	N		Y	Ongoing				This activity will be continued on an annual basis as sufficient LARP funds are available, but will be reworded in the STWP to reflect more current conditions. Lakeview Drive is scheduled to be resurfaced in 2005. The City is currently resurfacing one street per year.
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002						A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.
CF	2001	Continue renovation of Glennville City Hall	Y	2002						Renovations to the City Hall were completed in 2002.
CF	2001	Seek to upgrade and improve the police department facilities	N		N		Y	2008		Postponed until 2008 due to lack of adequate funding at the present time. The City is currently seeking funding for the present police department.

CF	2001	Continue to make parking improvements at the City Complex as needed	Y	2002							Additional parking was com
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2004	Pursue the consolidation of pedestrian travel lanes and sidewalks county-wide	N		N		N		Y	Dropped due to a lack of funds at present time.
CF	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N		N		Y	This activity will be continued on an ongoing basis as adequate staff is available, but will be dropped from the STWP because it is a policy issue rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new Tattnall County airport, courthouse renovation, and will be utilized in the construction of a new countywide animal shelter, and other activities.
HO. LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of Tattnall County, including study of the needs/options for individual or county-wide ordinances and	N		N		Y	2008		Postponed in the county until funding is available. Lack of public and political support. The City of Glennville has a zoning ordinance and a planning commission. Tattnall 2012 is currently in progress. Tattnall 2012 is currently building the necessary support.

		joint enforcement									alternative land use regulation and hopes to have the requirements in place by 2008.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting in one office with trained, professional staff	N		N		Y	2008		Postponed in the county until the county has a lack of public and political support. The City of Glennville has codes in place in the city. Tattnall 2008 is working on building the necessary support to enact alternative land use codes in the county and hopes to have support in place by 2008.
HO	2002	Encourage improved quality of contractors working in Tattnall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other agencies	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a program rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N		N		Y	Regulation of septic tank systems is on the county health department on an ongoing basis. However, this activity will be dropped from the new STWP because of its wording as a program rather than a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respective of natural and historic resources, and a stable environment for housing or other investment	Y	2001 (city)	N		Y	2008 (county-wide)		The adoption of a zoning ordinance has been accomplished in the City of Glennville countywide until 2008 due to lack of public and political support. In the City of Glennville and Reidsville countywide zoning ordinances in place, in the City of Cobbtown and Collins are pending the adoption of a zoning ordinance. These will be coordinated with any future zoning ordinance.
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction, drainage, utility and other provisions	Y	2001 (city)	N		Y	2008 (county-wide)		Postponed countywide until 2008 due to current lack of public and political support. Subdivision regulations are in place in the City of Glennville, and will be coordinated with any future countywide regulations.
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to	Y	2001 (city)	N		Y	2008 (county-wide)		Postponed countywide until 2008 due to current lack of public and political support. The City of Glennville has adopted a zoning ordinance, a zoning ordinance, and subdivision regulations in place. These will be coordinated with any future zoning ordinance.

		ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattnall County and its municipalities									countywide regulations.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Establish a housing committee through the Greater Tattnall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of int support at the present time.
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a statement rather than a specific activity.
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its work policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO	2004	Seek a study from the Cooperative Extension Service or other appropriate agencies to determine the housing needs of the growing migrant and seasonal	N		N		N		Y	Dropped due to other priorities at present time.

		farm worker populations in the county, and facilitate plans for provision of adequate and affordable housing by employers/farmers								
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low and moderate income persons	N		Y	Ongoing				This activity will be continued on an ongoing basis through private and the Department of Corrections efforts to construct prison work housing. However, it will be the new STWP to be a more instead of a policy statement
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing	N		Y	Ongoing				This activity will be continued on a needed basis pending the availability of adequate funding, but will be the new STWP to reflect current

HO	2001	Encourage the private development of a wide-range, complete spectrum of housing for the elderly or handicapped, including congregate housing for those who can function independently, and those who need care; smaller, independent single family homes; and garden/patio developments with common maintenance	N		N		N		Y	Dropped due to its wording statement rather than a specific statement will be addressed in the future Goals and Objectives of the Plan.
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CITY OF GLENNVILLE
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	
HO	2001	Encourage the private sector to develop one or more upscale planned subdivisions with fully developed amenities in the community to allow more housing options, and possibly free “move-up” housing for those with middle incomes	N		N		N		Y	Dropped due to its wording statement rather than a specific activity. This will be addressed in the future Comprehensive Plan Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording in the policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2005	Address the beautification of the Wiregrass Trail as a priority, through development of special ordinances, overlay zoning, or other appropriate measures	N		N		N		Y	Dropped in favor of alternative regulations. The county is currently pursuing the designation of the Wiregrass Trail as a Scenic Byway by the Georgia Department of Transportation.
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording in the policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

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CITY OF GLENNVILLE
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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		
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N			N		Y	Although the City supports this activity, it is being dropped from the new Comprehensive Plan due to the vagueness of its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family dwelling in local zoning ordinances	N		N			N		Y	Dropped due to this item's vagueness as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
LU	2001	Continue to plan for and provide adequate wastewater treatment and sewerage services to accommodate the City of Glennville's existing and expected future development	N		Y	Ongoing					This activity will be continued on an ongoing basis, but will be re-evaluated for the new STWP to reflect more specific activities rather than be a policy statement.
LU	2001	Encourage intense development to locate in existing or planned municipal service areas through careful, planned infrastructure extensions and appropriate	N		N			N		Y	Dropped due to this item's vagueness as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

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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	
LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised to include a new STWP to be more specific.
LU	2001	Continue revitalization efforts in Tattnall County and its municipalities' downtown areas by encouraging adaptive use and rehabilitation of historic buildings/landmarks for compatible new uses	N		Y	Ongoing				Efforts will continue on an ongoing basis through a preservation ordinance in Reidsville and the City of Glennville. Efforts to renovate the former Hotel, among other activities, will be included in this item. This item will be reworded in the future to reflect more specific activities and to be added to a general policy statement.
LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N			Y	2008	The adoption of a countywide ordinance has been postponed due to a sufficient lack of public interest at the present time.

CITY OF MANASSAS
Comprehensive Plan Short Term Work Program
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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	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be on an ongoing basis. However, this item is being dropped from the new STW Plan. Its wording as a policy statement is being changed to a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattnall" group	N		Y	Ongoing				Leadership Tattnall will be continued on an annual basis.
ED	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N		N		Y	This item will continue on an ongoing basis through the Interact Club of Manassas High School and Tattnall 2001. It is being dropped from the new STW Plan. Its wording as a policy statement is being changed to a specific activity. It will be implemented in the future through the Goals and Objectives of the Comprehensive Plan.

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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	2002	Establish a county-wide “Community of Pride and Promise” sales and marketing team, and keep it active and trained	N		N					Y	Although the City will continue this activity on an ongoing basis, it was dropped from the City’s new Comprehensive Plan and its handling through the County is being left to the City.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnell County	Y	2004							A Memorandum of Understanding was agreed to in 2004 among the City, the County, and various economic development organizations in the County designating the Tattnell County Development Authority as the focal point/clearinghouse for economic development within the county.
ED, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing					A site study was prepared for the City and Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one of the sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified in the Comprehensive Plan for industrial use on an ongoing basis. This item will be reworded in the next Comprehensive Plan.

											better reflect ongoing activiti
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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, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the future to better reflect ongoing activities.
ED	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek Tattnall County's designation as a "Foreign Trade Zone"	N		N			N	Y	The pursuit of the county's designation as a "Foreign Trade Zone" was dropped due to a lack of interest.

ED, NR, CF	2005	Pursue consideration of local "rails to trails" development on abandoned railroad rights-of-way or other suitable corridors	N		N		N		Y	The pursuit of local "rails to development has been dropped of interest.
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CITY OF MANASSAS
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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	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including consideration of a joint Wiregrass Marathon/Festival	N		Y	Ongoing	Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. Consideration of establishing a new festival was postponed from 2008 due to a lack of feasibility but is being discussed. It is anticipated that a countywide festival can be established in 2009.
ED, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ochoopee Dunes, Ochoopee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatamaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on an ongoing basis through the utilization of various programs promoting the Wiregrass Trail, Woodpecker Trail, and Farm Tours. However, this item is being dropped from the new STWP due to its wording in the policy statement rather than being an activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattall"	N		N		N		Y	This item will be continued on an ongoing basis, but will be dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.

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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, LU	2001	Seek county government and development authority support of Tattnall's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging sprawl	N		N		N		Y	This item will continue on a as the need arises. However being dropped from the new its wording as a policy state a specific activity. It will be the future through the Goals of the Comprehensive Plan.
ED, CF, LU	2002	Further efforts to foster new development throughout Tattnall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has due to the lack of feasibility time.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally sound solid waste disposal through the landfill facility in Toombs County or other regional facilities	N		N		N		Y	This activity will continue on basis, but will be dropped from STWP because it is a policy not a specific activity. It will in the future as part of the G Objectives of the Comprehe
ED	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattnall Chamber of Commerce, for the continued maintenance and enhancement of the	N		N		N		Y	This item will be continued basis but will be dropped from STWP because it is a policy not a specific activity. It will

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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	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N			N		Y	The City's support of Fort S continued on an ongoing basis. this activity is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N			N		Y	This activity will be continued on an ongoing basis. However, it is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattall County through concerted community efforts, including the use of incentives through the county's Industrial Development Authority	N		N			N		Y	This activity is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural	N		N			N		Y	This activity will be continued on an ongoing basis through the effort of Fresh Tattall. However, it is being dropped due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.

		businesses and expand agricultural markets									statement rather than a spec will be addressed in the futu and Objectives of the Comp
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Comprehensive Plan Short Term Work Program
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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	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003						A canning plant was established at Tattnall County High School.
ED	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N				Y	This activity will be continued on an ongoing basis through such activities as Farm City Week and Agriculture Days at Tattnall County High School. This activity will be dropped due to its wording as a policy statement rather than an activity. It will be addressed in the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing				Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker trails. This activity will be reworded in the Comprehensive Plan to reflect more current activities.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2002						The Glennville Welcome Center was established in 2002.
ED, CF	2001	Lobby for the establishment of an additional migrant health care facility or expansion of the current facility	N		N				Y	Property was recently purchased for the development of health care facilities for migrants, et al. through Eastman's Center. However, this item was dropped from the new STWP and reworded as a policy statement.

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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	2001	Promote and encourage the development of additional health care facilities and services in the county	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a process and not a specific activity. It will be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
NR	2001	Adopt and enforce a county-wide ordinance that implements the DNR's Minimum Environmental Planning Criteria covering groundwater recharge areas, wetlands, and river corridors county-wide	Y	2001							Each of the local governments in Loudoun County adopted a model ordinance that was based on the DNR's Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and protected river corridors.
NR	2005	Adopt and enforce a county-wide erosion ordinance in accordance with the standards outlined in the Georgia Soil Erosion and Sedimentation Control Act	N		N			Y	2008		The adoption of a countywide erosion ordinance has been postponed due to a sufficient lack of public interest at the present time.
NR	2005	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations which would allow agricultural uses as the principal	N		N			N		Y	Dropped in favor of alternative regulations.

		use and require development to coexist and mitigate adverse impacts								
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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	2002	Consider adoption of a county-wide preservation ordinance	N		N		N		Y	The consideration of adopting a preservation ordinance has been postponed due to a lack of sufficient public and political support.
NR	2001	Complete the Manassas National Register Historic District nomination	N		N		Y	2006		Postponed until 2006 due to lack of adequate public support and political support in recent years.
NR	2001	Compile publications on the history of Tattnell County and its municipalities	N		N		N		Y	Dropped due to its handling by an individual.
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001						Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and	Y	2001						Accomplished in 2001.

		county road programs								
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CF	2002	Continue development, maintenance, and/or upgrading of water distribution system	N		Y	Ongoing				The City's water system was initiated in 2002, and the City is currently receiving CDBG funding for a backup elevated water storage tank, and has purchased land to expand the water system. This activity will be continued on an ongoing basis but will be reworded in the future to reflect more current activities.
CF	2005	Purchase additional land for water system expansion	N		Y	2007				The City is currently pursuing funding for, among other things, the purchase of land to expand the water system. It is expected that this will be completed pending the receipt of adequate funding.
CF	2001	Establish objective framework for extension of water service	Y	2001						Accomplished in 2001.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a unified dispatch system like E-911	Y	2001						The County's E-911 system was implemented in 2001.

CF	2001	Explore the feasibility of establishing a volunteer fire department in the city	N		N		N		Y	Dropped due to a lack of feasibility at present time.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Pursue establishment of a county-wide property numbering system	Y	2001						Accomplished in 2001 with establishment of an E-911 system
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002						A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.
CF	2005	Seek funds for the undertaking of sidewalk and other streetscape improvements in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis.
CF	2004	Pursue the consolidation of pedestrian travel lanes and sidewalks county-wide	N		N		N		Y	Dropped due to a lack of funding at present time.
CF	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N		N		Y	This activity will be continued on an ongoing basis as adequate staff is available, but will be dropped from the STWP because it is a policy issue rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new T-1000 at the airport, courthouse renovation

											utilized in the construction of countywide animal shelter, and activities.
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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	
HO, LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of Tattall County, including study of the needs/ options for individual or county-wide ordinances and joint enforcement	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattall County is currently working on building political support to enact alternative zoning regulations and hopes to have political support in place by 2008.
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting in one office with trained, professional staff	N		N		Y	2008		Postponed until 2008 due to lack of political support. Tattall County is currently working on building political support to enact alternative zoning regulations and hopes to have political support in place by 2008.
HO	2002	Encourage improved quality of contractors working in Tattall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other agencies	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a program rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N		N		Y	Regulation of septic tank systems by the county health department will be on an ongoing basis. However, this activity will be dropped from the new STWP because of its wording as a program.

											rather than a specific activity addressed in the future as part of and Objectives of the Company
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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	
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respective of natural and historic resources, and a stable environment for housing or other investment	N		N		Y	2008		Postponed in the City until 2008 due to current lack of public and political support
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction, drainage, utility and other provisions	N		N		Y	2008		Postponed until 2008 due to current lack of public and political support

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattall County and its municipalities	N		N		Y	2008		Postponed until 2008 due to lack of public and political support
HO	2001	Establish a housing committee through the Greater Tattall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of political support at the present time.
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other departments of the City are responsible for this activity. It is also a political activity rather than a specific activity.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its work on a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low and moderate income persons	N		N		N		Y	This activity will be continued on an ongoing basis through private and public efforts and the Department of Corrections efforts to construct prison work release housing. However, it will be dropped from the new STWP to be a more realistic activity instead of a policy statement.
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing	N		Y	Ongoing				This activity will be continued on an ongoing basis pending the availability of adequate funding, but will be dropped from the new STWP to reflect current conditions.
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		Y	2008		This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its work on a policy statement rather than an activity. It will be addressed

											part of the Goals and Objectives of the Comprehensive Plan.
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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	
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N		N		Y	Although the City supports this activity, it is being dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family dwelling in local zoning ordinances	N		N		N		Y	Dropped in favor of alternative regulations and due to this activity being a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing					This activity will be continued on an ongoing basis but will be revised as a new STWP to be more specific.
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CITY OF MANASSAS
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	
LU	2001	Continue revitalization efforts in Tattall County and its municipalities' downtown areas by encouraging adaptive use and rehabilitation of historic buildings/landmarks for compatible new uses	N		Y	Ongoing				Efforts will continue on an on-going basis through a preservation ordinance in Reidsville and the City of Georgia. Efforts to renovate the former Hotel, among other activities, are ongoing. This item will be reworded in the future to reflect more specific activities and to be added to a general policy statement.
LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N			Y	2008	The adoption of a countywide ordinance has been postponed due to a sufficient lack of sufficient public interest at the present time.

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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	2001	Continue to promote public awareness of local economic development efforts and benefits by utilizing the Speaker's Bureau through the Chamber of Commerce and Development Authority	N		N		N		Y	The enlisting of speakers will be on an ongoing basis. However, this item is being dropped from the new Comprehensive Plan. Its wording as a policy statement is being dropped from the new STW as a specific activity. It will be a specific activity in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Have county development leaders regularly participate in the leadership and economic development training sessions provided by Oglethorpe Power; Georgia Power; Department of Industry, Trade and Tourism; and others	N		Y	Ongoing				This item will be continued on an ongoing basis.
ED	2001	Develop new leadership and keep current leaders involved through a revitalized and active "Leadership Tattnall" group	N		Y	Ongoing				Leadership Tattnall will be continued on an annual basis.
ED	2001	Promote county development through civic and service organizations and programs such as Rotary's "Interact"	N		N		N		Y	This item will continue on an ongoing basis through the Interact Club of Oglethorpe High School and Tattnall 2001. This item is being dropped from the new STW as a policy statement. It will be a specific activity in the future through the Goals and Objectives of the Comprehensive Plan.

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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	2002	Establish a county-wide “Community of Pride and Promise” sales and marketing team, and keep it active and trained	N		N			N		Y	Although the City will continue this activity on an ongoing basis, it was dropped from the City’s new Comprehensive Plan and its handling through the County is being left to the City.
ED	2005	Designate a single focal point/clearinghouse for industrial and economic development within Tattnall County	Y	2004							A Memorandum of Understanding was agreed to in 2004 among the City, the County, and various economic development organizations in Tattnall County designating the Tattnall County Development Authority as the single focal point/clearinghouse for economic development within the county.
ED, LU	2001	Develop an inventory of available and feasible sites throughout the county which might be utilized for industrial recruitment and development, especially along U.S. 280, U.S. 301, the Georgia Central Railway, and near I-16; and secure public control of appropriate sites	N		Y	Ongoing					A site study was prepared for the City and Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One Georgia Tech towards the purchase of one of the sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified in the study for industrial use on an ongoing basis.

											item will be reworded in the better reflect ongoing activiti
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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, LU	2001	Develop plans to ensure that sites identified for development will be available for sale under public control/option, and can be provided necessary infrastructure in a reasonable manner and short time-frame	N		Y	Ongoing				A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development. The County applied for One-Stop funding towards the purchase of one or more sites, but the funding was not approved. The County will continue to pursue the purchase of various sites identified for industrial use on an ongoing basis. This item will be reworded in the future to better reflect ongoing activities.
ED	2001	Study the feasibility of establishing a county-wide industrial park(s) with fully developed infrastructure in place for use in business recruitment efforts	Y	2003						A site study was prepared for Georgia Tech identifying potential sites throughout the county that could be used for industrial recruitment and development.
ED	2002	Seek to upgrade the City's industrial park	N		N			N	Y	This activity will be continued on an ongoing basis. However, due to its wording as a policy rather than a specific activity, it will be addressed in the future through the Comprehensive Plan.

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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	2002	Seek Tattnall County’s designation as a “Foreign Trade Zone”	N		N			N		Y	The pursuit of the county’s “Foreign Trade Zone” was dropped due to lack of interest.
ED, CF, LU	2001	Develop and implement a master plan for the Wiregrass Trail, including the development of roadside parks and the upgrading of roadside appearance	Y	2004 (plan)	Y	Ongoing (upgrades)					The preparation of a master plan for the Wiregrass Trail has been completed. Tattnall County will continue to pursue funding as needed to develop roadside parks and appearance along the route and appearance. This activity was included in the new STWP to reflect ongoing activities.
ED, NR, CF	2005	Pursue consideration of local “rails to trails” development on abandoned railroad rights-of-way or other suitable corridors	N		N			N		Y	The pursuit of local “rails to trails” development has been dropped due to lack of interest.
ED	2001	Continue to support existing county festivals, like the Glennville Sweet Onion Festival and Christmas Cobbtown Style, and establish additional festivals or other events in each community, including	N		Y	Ongoing		Y	2009 (new festival)		The support of existing festivals will continue on an ongoing basis. The consideration of establishing a new festival was postponed from 2009 due to a lack of feasibility being discussed. It is anticipated

		consideration of a joint Wiregrass Marathon/Festival								countywide festival can be e 2009.
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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, NR, CF, LU	2001	Promote utilization and awareness of the county's many natural and historic resources (such as the Big Hammock WMA, Ochoopee Dunes, Ochoopee River Canoe Trips) and state-owned facilities, such as the Gordonia Alatamaha State Park, for heritage tourism purposes through development of local materials and activities such as brochures, driving/walking tours, bicycle tour(s), farm tours, festival locations, summer camps, and other means and related activities	N		N		N		Y	This item will continue on a through the utilization of we promoting the Wiregrass Tr Woodpecker Trail, and Farm However, this item is being the new STWP due to its wo policy statement rather than activity. It will be addressed through the Goals and Objec Comprehensive Plan.
ED, LU	2001	Utilize the area's correction facilities to provide continuing inexpensive beautification crews for maintaining a "Clean Tattnall"	N		N		N		Y	This item will be continued basis, but will be dropped fr STWP due to its wording as statement rather than a speci will be addressed in the futu Goals and Objectives of the Plan.
ED	2002	Study feasibility of adopting hotel/motel tax	N		N		Y	2007		Postponed until 2007 due to sufficient political support. that the implementation of a could be tied into helping th efforts to promote and devel Wiregrass Trail and Woodpe

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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, LU	2001	Seek county government and development authority support of Tattnall's municipal governments' efforts to improve area water and sewer capacity and treatment and provide upgrades/extensions for future economic and other development needs by extending service areas as appropriate without encouraging sprawl	N		N		N		Y	This item will continue on a as the need arises. However being dropped from the new its wording as a policy statement a specific activity. It will be the future through the Goals of the Comprehensive Plan.
ED, CF, LU	2002	Further efforts to foster new development throughout Tattnall County by establishing a county-wide water and sewer distribution system	N		N		N		Y	The pursuit of establishing a water and sewer system has due to the lack of feasibility time.
ED	2001	Continue to support the county's recreation departments in their efforts to improve community-based recreation programs and facilities	N		Y	Ongoing				This activity will be continue ongoing basis but will be review new STWP to indicate a specific activity(ies) rather than be a statement.
ED, CF, LU	2001	Assure adequate solid waste disposal capacity and services within the county through implementation of the county's Solid Waste Management Plan; encourage solid waste reduction efforts through participation in the State Prison's composting and recycling efforts and Fort Stewart's recycling efforts; and provide for economic and environmentally	N		N		N		Y	This activity will continue on basis, but will be dropped from STWP because it is a policy not a specific activity. It will in the future as part of the Goals Objectives of the Comprehensive

		sound solid waste disposal through the landfill facility in Toombs County or other regional facilities								
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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	2001	Lobby the state legislature, through a coordinated effort of the Industrial Development Authority and Greater Tattnall Chamber of Commerce, for the continued maintenance and enhancement of the county's correctional facilities	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the STWP because it is a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Remain vigilant and support all efforts to maintain and expand military presence at Fort Stewart	N		N		N		Y	The City's support of Fort Stewart is being continued on an ongoing basis. However, this activity is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Promote public awareness of state correctional facilities and Fort Stewart's local impact	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being dropped from the STWP due to its wording as a policy statement rather than a specific activity. It will be addressed in the future in the Goals and Objectives of the Comprehensive Plan.
ED	2001	Actively strive to attract vegetable and onion processing plants to locate in Tattnall County through concerted community efforts, including the	N		N		N		Y	This activity is being dropped from the STWP.

		use of incentives through the county's Industrial Development Authority									of feasibility at the present t
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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, LU	2001	Identify/support means to encourage local vertical integration of all agriculture, including assisting local farmers in developing and facilitating projects, and devising incentives to promote new agricultural businesses and expand agricultural markets	N		N			N		Y	This activity will be continued on an ongoing basis through the effort to revitalize Fresh Tattnall. However, it was dropped due to its wording as a statement rather than a specific action. This will be addressed in the future and Objectives of the Comprehensive Plan.
ED	2001	Lobby for the establishment of a canning plant at Tattnall County High School	Y	2003							A canning plant was established at Tattnall County High School.
ED	2001	Identify/develop potential downtown parking areas to alleviate parking shortages in downtown shopping district	Y	2001							Accomplished in 2001.
ED	2001	Continue to support and expand the county's downtown revitalization efforts through a coordinated effort of municipal merchants' associations, the Greater Tattnall Chamber of Commerce, Oglethorpe Power, and Georgia Power and the Small Business Development Center	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped due to its wording as a statement rather than a specific action. This will be addressed in the future and Objectives of the Comprehensive Plan.
ED	2001	Develop and promote an incentive-based "shop-at-home" program through the Chamber of Commerce	N		N			N		Y	This activity will be continued on an ongoing basis through Glenn County's "Celebrate The Season" program. However, it is being dropped due to its wording as a policy statement.

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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	2001	Develop and promote unique shopping opportunities and shops in Tattnall County which will attract shoppers from the surrounding region	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its nature and need for a separate statement rather than a special effort.
ED	2001	Continue communication with, and show appreciation/recognition to, existing important agricultural, governmental, and industrial employers through special efforts/events	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its nature and need for a separate statement rather than a special effort.
ED, CF, LU	2001	Seek to continually promote and upgrade GA 57, the Wiregrass Trail, as a connector between I-16 and I-95	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more current activities. The county is currently in discussions with GDOT concerning the possible four-laning of GA 57 between Reidsville and Glennville. A GDOT date has been given for completion.
ED, CF, LU	2001	Support and promote the development of GA 121, the Woodpecker Trail, and its improvement within the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more current work as opposed to its present work.

											statement.
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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, LU	2001	Seek "Scenic Byway" designation for the county's historic trails	N		Y	Ongoing				Efforts will continue on an ongoing basis to obtain Scenic Byway designation for the Wiregrass and Woodpecker Trails. This activity will be reworded in the future to reflect more current activities.
ED, CF, LU	2001	Lobby for and support the designation of U.S. 280 from Savannah to Columbus as Corridor Six, and the subsequent improvement of the highway within Tattall County	N		Y	Beyond 2009				Although U.S. 280 was not designated as Corridor Six, the highway has been on the state's GRIP list and is scheduled for widening. No timeline for completion has been established as of this time. It is expected that the widening of U.S. 280 through the county will not begin until sometime beyond 2009.
ED	2001	Utilize existing advertising media (for example, Georgia EMC publication) to advertise accessibility of Tattall County to Interstate 16, the Wiregrass Trail, and points of interest	N		N			N	Y	This activity will be continued on an ongoing basis through website development in Tattall County, the Wiregrass Trail, and the Woodpecker Trail. However, this activity was dropped due to its wording and lack of a clear statement rather than a specific goal. This activity will be addressed in the future Comprehensive Plan and Objectives of the Comprehensive Plan.

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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, LU	2001	Utilize the Wiregrass Trail Committee to identify potential funding sources to support beautification efforts and develop points of interest along the Wiregrass Trail within Tattnall County	N		N					Y	This activity will continue on a regular basis between a coordinated effort between the county, DNR, and Brock Associates. The County will pursue funding as needed to support beautification efforts of interest along the route and improve its appearance. This activity will be included in the new STWP to reflect these activities.
ED, CF, LU	2003	Establish Welcome and Tourist Information Centers and Rest Stops within the county	Y	2002							The Glennville Welcome Center was established in 2002.
ED, CF, LU	2001	Support DOT and the Airport Authority in efforts to improve and maintain the Reidsville Airport	N		Y	Ongoing					This activity will continue on a regular basis as the need arises. The runway is currently being lengthened, and new Hangars are being constructed. Other airport activities will be listed in the future STWPs.
ED, CF	2001	Continue to support the preservation and maintenance of interstate bus service to Tattnall County, including regular/vigilant contact with Trailways bus leaders and other bus companies/oversight agencies	Y	2003							Accomplished in 2003.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, CF	2001	Lobby for the establishment of an additional migrant health care facility or expansion of the current facility	N		N			N		Y	Property was recently purchased for development of health care for migrants, et al. through East... Center. However, this item was dropped from the new STWP... wording as a policy statement... specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Promote and encourage the development of additional health care facilities and services in the county	N		N			N		Y	This activity will be continued on an ongoing basis but will be dropped from the new STWP because it is a policy statement and not a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
NR	2001	Adopt and enforce a county-wide ordinance that implements the DNR's Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and river corridors county-wide	Y	2001							Each of the local governments in the County adopted a model ordinance that was based on the DNR's Minimum Environmental Planning Criteria concerning groundwater recharge areas, wetlands, and river corridors county-wide.

											wetlands, and protected rive
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2005	Coordinate enforcement of a county-wide erosion ordinance in accordance with the standards outlined in the Georgia Soil Erosion and Sedimentation Control Act	N		N		Y	2008		The adoption of a countywide ordinance has been postponed due to a sufficient lack of sufficient interest at the present time.
NR	2005	Promote preservation of prime agricultural soils while permitting appropriate development through adoption of progressive zoning and other regulations which would allow agricultural uses as the principal use and require development to coexist and mitigate adverse impacts	Y	2001						Dropped in the county in favor of land use regulations. Adopted by the City in 2001 through its zoning ordinance.
NR	2001	Develop and utilize nature trails and other interpretive programs to educate and encourage protection of environmentally sensitive areas in Tattnall County	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a statement rather than a specific project.
NR	2002	Consider adoption of a county-wide preservation ordinance, and appoint a historic preservation commission to implement Reidsville's historic	N		N		N		Y	The consideration of adopting a historic preservation ordinance has been postponed due to a lack of sufficient public interest.

		preservation ordinance									political support.
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Encourage adaptive use/rehabilitation, as needed, of historic buildings in downtown Reidsville	N		N				N	This activity will be continued on an ongoing basis, but will be drafted as a policy statement for a specific activity. It will be carried out in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2004	Pursue obtaining a state historic marker for the City of Reidsville	N		N				N	Dropped due to a lack of funding at the present time.
NR	2001	Compile publications on the history of Tattnall County and its municipalities	N		N				N	Dropped due to its handling by an individual.
CF	2001	Develop a preventive maintenance plan, coordinated between the county and its municipal governments, that will prioritize area roads that require resurfacing based on specific objective criteria	Y	2001						Accomplished in 2001.
CF, LU	2001	Establish an objective framework with minimum standards for road acceptance and access for city and	Y	2001						Accomplished in 2001.

		county road programs								
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Continue to upgrade streets as needed	N		Y	Ongoing				This activity will be continued on a needed basis, but will reword STWP to be more specific.
CF	2001	Research the possibility of TEA funding for streetscape improvements	N		Y	Ongoing				This activity will be continued on a needed basis, but will reword STWP to be more specific.
CF	2003	Complete Reidsville's detailed comprehensive water plan	Y	2000						Accomplished in 2000.
CF	2001	Establish objective framework for extension of water service	Y	2001						Accomplished in 2001.
CF	2003	Encourage continued annexation and the expansion of water and sewer service	N		N		N		Y	Dropped due to its wording statement rather than a specific goal. This will be addressed in the future Goals and Objectives of the Plan.
CF	2002	Seek the removal of old 6,500 gallon water tank	Y	2003						Accomplished in 2003.
CF	2001	Install lighting for three water tanks	N		N		Y	2006		Postponed until 2006 due to

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CF	2003	Remove sludge at the old wastewater treatment plant	Y	2005						Accomplished in 2005.
CF	2001	Continue to increase the number of trained public safety personnel to meet municipal and county needs throughout the Tattall communities	N		N				Y	This activity will be continued on a needed basis, but will be dropped from the new STWP because it is a permanent activity rather than a specific activity to be addressed in the future as part of the Plans and Objectives of the Comprehensive Plan.
CF	2001	Continue to maintain and improve equipment available to county and municipal public safety personnel	N		Y	Ongoing				This activity will be continued on a needed basis but will be removed from the new STWP to be more specific.
CF	2001	Improve communication between county and municipal public safety personnel through use of common radio frequencies, and development of a unified dispatch system like E-911	Y	2001						The County's E-911 system was implemented in 2001.
CF	2001	Explore feasibility/participate in the upgrade of current communication systems to a new system which allows statewide telephone access	Y	2001						Accomplished in 2001.

CF	2002	Seek to upgrade the city's communication infrastructure through acquiring broadband and high-speed access capabilities	Y	2003							Accomplished through the o Southeastern Technical Coll Literacy Center.
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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	2001	Pursue establishment of a county-wide property numbering system	Y	2001						Accomplished in 2001 with establishment of an E-911 system
CF	2001	Continue to improve the fire department by providing modern equipment and additional personnel as needed	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be reviewed on a new STWP to reflect current conditions. Each of the local governments in the county have recently achieved the highest individual ISO rating with recent upgrades, with the exception of Glennville, where the decision on its ISO rating is still pending. The city has purchased a new firefighting truck in 2003.
CF	2001	Establish maintenance and replacement schedules for major equipment, and incorporate capital budgeting into the formal budget process of municipal and county governments	Y	2001						Accomplished in 2001.
CF	2001	Better utilize the current adult literacy programs offered through STI and in other ways promote the need for adult literacy in the county	N		N			N	Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other programs are being implemented.

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of Tattnall County are responsible for carrying out this activity. It is a general statement rather than a specific

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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	2001	Investigate the possibility of extending after school enrichment programs	N		N			N		Y	Although the City supports this activity, it is being dropped from the new STWP because it is the responsibility of the BOE rather than the City.
CF	2001	Continue to adequately support library facilities so that books and personnel can be added when needed	N		Y	Ongoing					This activity will be continued on an ongoing basis but will be reviewed in the new STWP to be more specific to the general policy statement.
CF	2002	Establish a county-wide Animal Control Department and develop a joint facility among the county and the municipalities	Y	2002							A countywide Animal Control Department and facility was constructed at the Reidsville Airport in 2002.
CF	2004	Pursue the consolidation of pedestrian travel lanes and sidewalks county-wide	N		N			N		Y	Dropped due to a lack of funding at present time.
CF	2001	Expand the use of Department of Corrections' inmates to provide services to the county	N		N			N		Y	This activity will be continued on an ongoing basis as adequate staff is available, but will be dropped from the new STWP because it is a policy activity rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan. Inmate services are currently being provided in the construction of new T-1 at the airport, courthouse renovation.

CITY OF REIDSVILLE
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	
HO, LU	2005	Establish a joint county-wide planning commission to identify and oversee development of needed codes, ordinances, zoning regulations, and enforcement measures within all governments of Tattnall County, including study of the needs/ options for individual or county-wide ordinances and joint enforcement	N		N		Y	2008		Postponed in the county until 2008 due to lack of public and political support. The City of Reidsville has a zoning ordinance and a planning commission in place in the city. Tattnall 2012 is currently working on building the necessary support to enact alternative land use regulations in the county and hopes to have the regulations in place by 2008.
HO, LU	2003	Seek to provide coordinated planning, code inspection and regulation enforcement on a county-wide basis through contract or other means resulting in one office with trained, professional staff	N		N		Y	2008		Postponed in the county until 2008 due to lack of public and political support. The City of Reidsville has codes in place in the city. Tattnall 2012 is currently working on building the necessary support to enact alternative land use regulations in the county and hopes to have the regulations in place by 2008.
HO	2002	Encourage improved quality of contractors working in Tattnall County through local licensing, and development of local educational opportunities in conjunction with area technical institutes or other	N		N		N		Y	This activity will be continued on an ongoing basis but will be dropped because of the new STWP because it is a permanent activity rather than a specific activity. It will be addressed in the future as part of the STWP.

CITY OF REIDSVILLE
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		
HO, LU	2001	Support and encourage strict health department regulation of septic tank systems, including coordination with building inspection	N		N			N		Y	Regulation of septic tank systems by the county health department is on an ongoing basis. However, this item will be dropped from the plan because of its wording as a process rather than a specific activity to be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2004	Develop, adopt, coordinate, and enforce zoning ordinance(s) in the county and in the cities of Cobbtown, Collins, Manassas, Glennville, and Reidsville to provide for proper growth and development respective of natural and historic resources, and a stable environment for housing or other investment	Y	2001 (city)	N			Y	2008 (county-wide)		The adoption of a zoning ordinance has been accomplished in the City of Reidsville countywide until 2008 due to the lack of public and political support. Glennville and Reidsville currently have zoning ordinances in place, and Cobbtown and Collins are pending the adoption of a zoning ordinance. Future zoning regulations will be coordinated with any future zoning ordinance.
HO, LU	2003	Develop, adopt, coordinate and enforce subdivision regulation(s) in the county and in all municipalities to establish quality development standards and uniform requirements for road construction,	Y	2001 (city)	N			Y	2008 (county-wide)		Postponed countywide until 2008 due to current lack of public and political support. Subdivision regulations are currently in place in the City of Reidsville, and will be coordinated with any future zoning ordinance.

CITY OF REIDSVILLE
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	
HO, LU	2004	Develop and adopt housing ordinance(s) consistent with zoning and subdivision regulations addressing manufactured housing, but applicable to all housing as appropriate, requiring site amenities, tie-downs, skirting, and other improvements protecting the public health, safety, and welfare, and helping to ensure compatibility (aesthetic and otherwise) with surrounding land uses in Tattnall County and its municipalities	Y	2001 (city)	N		Y	2008 (county-wide)		Postponed countywide until current lack of public and private support. The City of Glennville has a housing ordinance, a zoning ordinance, and subdivision regulations in place and these will be coordinated with future countywide regulations.
HO	2001	Establish a housing committee through the Greater Tattnall Chamber of Commerce to promote/publicize housing needs and opportunities within the community, and otherwise educate developers and the public on quality housing's impact on economic development	N		N		N		Y	Dropped due to a lack of interest and support at the present time.
HO	2001	Identify or establish an entity (Housing Authority?) which will be responsible for guiding and promoting public development and facilitation of housing needs	N		N		N		Y	While these efforts will continue on an ongoing basis, this item is being removed from the STWP since other agencies in Tattnall County are responsible for carrying out this activity. It is a policy statement rather than a specific project.

CITY OF REIDSVILLE
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	
HO	2001	Seek the assistance of the Georgia Housing and Finance Authority and other public agencies to fully define local housing needs and opportunities, and to develop appropriate programs to address those needs and opportunities	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its work on a policy statement rather than an activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO	2004	Seek a study from the Cooperative Extension Service or other appropriate agencies to determine the housing needs of the growing migrant and seasonal farm worker populations in the county, and facilitate plans for provision of adequate and affordable housing by employers/farmers	N		N		N		Y	Dropped due to other priorities at present time.
HO	2001	Encourage private and public sector use of existing programs of agencies, such as GHFA, HUD, and Rural Economic and Community Development, to develop new affordable housing, particularly for low and moderate income persons	N		Y	Ongoing				This activity will be continued on an ongoing basis through private and the Department of Corrections efforts to construct prison work housing. However, it will be dropped from the new STWP to be a more targeted activity instead of a policy statement.
HO, LU	2001	Establish ongoing programs in all jurisdictions to improve existing housing conditions through the	N		Y	Ongoing				This activity will be continued on an ongoing basis pending the availability of needed resources.

		Community Development Block Grant Program or other programs, including removal of blighted structures and rehabilitation of deteriorated housing										adequate funding, but will b the new STWP to reflect cur
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CITY OF REIDSVILLE
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	
HO	2001	Encourage the private development of a wide-range, complete spectrum of housing for the elderly or handicapped, including congregate housing for those who can function independently, and those who need care; smaller, independent single family homes; and garden/patio developments with common maintenance	N		N		N		Y	Dropped due to its wording statement rather than a specific policy statement will be addressed in the future Comprehensive Plan Goals and Objectives of the Comprehensive Plan.
HO	2001	Encourage the private sector to develop one or more upscale planned subdivisions with fully developed amenities in the community to allow more housing options, and possibly free “move-up” housing for those with middle incomes	N		N		N		Y	Dropped due to its wording statement rather than a specific policy statement will be addressed in the future Comprehensive Plan Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Establish county-wide coordination of beautification efforts, possibly through a Chamber of Commerce committee and/or participation in the Georgia Clean and Beautiful Program	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

HO, LU	2005	Address the beautification of the Wiregrass Trail as a priority, through development of special ordinances, overlay zoning, or other appropriate measures	N		N		N		Y	Dropped in favor of alternative regulations. The county is currently pursuing the designation of the Wiregrass Trail as a Scenic Byway by
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CITY OF REIDSVILLE
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	
HO, LU	2001	Promote the Adopt-A-Highway program with local civic groups and organizations	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
HO, LU	2001	Encourage local garden clubs and other private groups to participate more actively in beautification of public spaces	N		N		N		Y	Although the City supports this activity, it is being dropped from the new STWP because of its wording as a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.
LU	2004	Encourage protection of single family neighborhoods by defining "family" in a manner to limit the number of non-related persons living in a single family dwelling in local zoning ordinances	N		N		N		Y	Dropped due to this item's wording as a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.

LU	2001	Continue to plan for and provide adequate wastewater treatment and sewerage services to accommodate the City of Reidsville's existing and expected future development	N		Y	Ongoing					This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more services and activities rather than be a one-time project.
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CITY OF REIDSVILLE
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	
LU	2001	Encourage intense development to locate in existing or planned municipal service areas through careful, planned infrastructure extensions and appropriate regulation	N		N		N		Y	Dropped due to this item's v policy statement rather than activity. It will be addressed part of the Goals and Object Comprehensive Plan.
LU	2001	Continue to develop active and passive recreational facilities within the county's municipalities	N		Y	Ongoing				This activity will be continu ongoing basis but will be rev new STWP to be more spec
LU	2001	Continue revitalization efforts in Tattnall County and its municipalities' downtown areas by encouraging adaptive use and rehabilitation of historic buildings/landmarks for compatible new uses	N		Y	Ongoing				Efforts will continue on an o through a preservation ordin Reidsville and the City of G efforts to renovate the forme Hotel, among other activitie this item will be reworted in to reflect more specific activ to a general policy statemen
LU	2005	Enforce provisions of the Georgia Soil Erosion and Sedimentation Control Act in coordination with other permitting and land development regulation	N		N		Y	2008		The adoption of a countywic ordinance has been postpone due to a sufficient lack of su

											interest at the present time.
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Comprehensive Plan Short Term Work Programs

**Tattnall County
City of Cobbtown
City of Collins
City of Glennville
City of Manassas
City of Reidsville**

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	X
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	X
ED	Establish through Tattnall 2012 a countywide "Community of Unity" sales and marketing team, and keep it active and trained						X	X	X		Dev. Auth., Chamber, Tattnall 2012	\$5,000/yr.	X
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	X
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, NCR, LU, IC	Continue to participate in the Altamaha River Partnership's efforts to utilize the Altamaha River for boating and other recreational use						X	X	X		Chamber, Dev. Auth., ARP	\$500/yr. (membership)	X
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/event at the Tattnall County High School				X	X			X	All	Chamber, Dev. Auth.	\$5,000 (total)	X
ED	Study the feasibility of developing a hotel/motel tax in the county		X						X		Chamber, Dev. Auth.	\$15,000	X
ED, CFS, IC	Pursue state acquisition and development of a regional reservoir in conjunction with Montgomery, Toombs, and Treutlen counties						X	X	X		Dev. Auth.	NA (no known state estimate)	X
ED	Pursue the development of a continuing-care retirement community, an additional nursing home and/or the expansion of the current facility				X	X			X			\$2 million (total, private construction)	X
ED, CFS, LU, TR, IC	Seek funding to upgrade GA 57, the Wiregrass Trail, and GA 23 from Glennville to Cobbtown as a connector between I-16 and I-95						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
ED, CFS, LU, TR, IC	Advocate the widening of U.S. 280 to four lanes through the county and beyond as an east/west connector between I-16 and I-75						X	X	X	Manassas, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, CFS, LU, TR, IC	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative						X	X	X	Glennville	Chamber, Dev. Auth., DOT	NA	
ED, HO, TR, IC	Identify potential funding sources and pursue funding to support beautification efforts and to develop points of interest along the Wiregrass Trail and Woodpecker Trail within the county						X		X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DCA (OneGeorgia), DNR, DOT (TE), Wiregrass Trail Comm., Woodpecker Trail Assn.	\$500,000 (total) (TE) \$500,000 (total) (OneGeorgia)	
ED, CFS, TR, IC	Assist the City of Reidsville as needed with pursuing funding for improvements to the Reidsville Airport as appropriate, including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend the runway to 5,000 feet, and rehabilitation of the wind cone support						X		X	Reidsville	Airport Auth., DOT	\$300,000 (total)	
ED, IC	Implement recommendations of Tattnall 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED	Continue funding for a countywide economic developer						X	X	X		Dev. Auth.	\$300,000 (total)	X
ED	Seek funding to update county marketing materials, including a countywide brochure	X	X						X		Dev. Auth., GSU	\$10,000 (total)	X
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.	X
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)	X
ED, CFS, IC	Seek funding to expand facilities and services at Southeastern Technical College's satellite campus in Glennville and the Adult Learning Center in Reidsville as needed						X		X	Glennville, Reidsville	Dev. Auth., DTAE, STC	\$100,000 (total)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR	Pursue local issuance countywide of land disturbing permits under the state Soil Erosion and Sedimentation Control Act			X					X		DNR	NA	
NCR, CFS, IC	Pursue funding to upgrade existing boat landings and maintain/develop park facilities/outdoor recreation areas along the Ohoopsee and Altamaha rivers as needed						X		X		DCA (LDF), ARP	\$20,000 (total)	X
NCR	Pursue funding to reactivate the Tattnall County Codes Enforcement Program to help control/prevent illegal dumping and littering						X		X		DNR	\$80,000 (total)	X
NCR, TR, IC	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DOT, RDC, Wiregrass Trail Comm.	\$5,000 (total)	X
NCR	Pursue funding to complete the renovation of the Tattnall County Courthouse	X	X	X	X	X			X			\$1.5 million (SPLOST)	X
NCR	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board				X						Hist. Soc., Museum Bd.	NA	
NCR, LU, TR, IC	Continue to participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout						X		X	Cobbtown, Collins, Reidsville	Dev. Auth., DNR, Woodpecker Trail Assn.	\$20,000 (marketing)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR, IC	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system		X	X	X				X		DOC	NA (no DOC estimate available)	X
CFS, TR, IC	Advocate the completion of the four-laning of U.S. 25/301 in Tattnall County						X	X	X	Glennville	DOT	NA (no DOT estimate available)	X
CFS, TR	Pursue funding as needed to resurface existing paved roads within Tattnall County						X		X		DOT	\$150,000/yr.	X
CFS, TR	Continue to upgrade equipment and manpower needs of the County's roads department as needed						X		X			\$200,000/yr.	X
CFS, TR	Maintain and upgrade bridges as needed						X		X		DOT	\$100,000/yr.	X
CFS	Seek to upgrade/update countywide subdivision regulations as needed				X				X			\$1,000 (enforcement)	X
CFS, TR	Establish a countywide road development ordinance with appropriate standards as necessary to meet minimum state DOT requirements for rights-of-way, drainage, and construction				X				X			\$1,000 (enforcement)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, TR	Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights were necessary						X				Railroad Companies	\$250,000 (total)	
CFS, TR	Seek funding to continue to operate the Tattnall County Transit System						X		X		DOT	\$75,000/yr. (DOT funding)	X
CFS, TR	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	Cobb., Coll., Glenn., Reids.	DOT	\$975,000 (total)	X
CFS, TR	Seek funding to relocate the Tattnall County Road Department/ Shop from SR 23-57 to John O. Parker Drive or another site	X	X						X			\$100,000 (total)	X
CFS	Seek to establish additional both wet and dry fire hydrant locations as needed						X		X			\$15,000/yr.	X
CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the water systems to accommodate economic development growth						X		X	All	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
CFS, IC	Coordinate with the municipalities as needed to upgrade the sewer systems to accommodate economic development growth						X		X	All	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X		DNR, GEFA	\$100,000 (total)	X
CFS, IC	Develop a countywide composting/mulching program				X				X		DNR, GEFA	\$100,000 (total, part of recycling)	X
CFS	Pursue funding as needed to update equipment and manpower of the Tattnall County Sheriff's Department						X		X			\$25,000 (total)	X
CFS	Seek funding to upgrade emergency equipment as needed						X		X		FEMA, GEMA	\$50,000 (total)	X
CFS	Pursue funding to upgrade equipment, database, and manpower in the E-911 control dispatcher system						X		X			\$110,000/yr. (SPLOST)	X
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X	X		\$3-3.5 million (total)	X
CFS, IC	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment						X		X	Cobbtown, Collins, Glennville, Reidsville		\$20,000 (total, study)	X
CFS	Seek funding to fully equip the newly constructed volunteer fire station in the Tyson area of Tattnall County	X	X						X		FEMA, GEMA	\$300,000 (total)	X

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
CFS	Seek funding to expand the Tattall County Health Department's facilities for additional space and services as necessary						X		X		DHR	\$100,000 (total)
CFS	Pursue funding to provide automatic defibrillators at strategic locations throughout the county		X	X					X		FEMA	\$5,000 per device
CFS	Seek funding as needed to upgrade EMS and EMA facilities, services, and equipment						X		X		FEMA, GEMA	\$50,000 (total)
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)
CFS, IC	Seek funding to upgrade materials and equipment at the Tattall County Libraries, including additional staff, increased local book budget, and software for public use						X		X	Cobbtown, Glennville, Reidsville	Ohoopee Reg. Library Bd., DTAE	\$30,000 (total)
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X		X		DCA (CDBG, CHIP)	\$500,000 (total)

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA
HO, IC	Seek the assistance of the Georgia Department of Corrections and Department of Community Affairs to provide new affordable housing for state employees through the Peach State Housing Initiative, including identification of potential sites	X	X	X	X				X	Glennville, Reidsville	DCA, DOC, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Develop at least minimal ordinances regulating permit/ location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and Manassas			X	X				X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU	Develop/expand county regulations on subdivision regulations, road development and acceptance, and manufactured housing as necessary to further advance/coordinate growth management and promote quality development			X	X				X		Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)

**TATTNALL COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforcement)
LU	Revise zoning ordinances in Glennville and Reidsville as appropriate						X			Glennville, Reidsville		NA
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	X
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	X
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	X
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	X
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/event at the Tattnall County High School				X	X			X	X	Chamber, Dev. Auth.	\$5,000 (total)	X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the water systems to accommodate economic development growth						X		X	All	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the sewer systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
ED, CFS, LU, TR, IC	Seek funding to upgrade GA 57, the Wiregrass Trail, and GA 23 from Glennville to Cobbtown as a connector between I-16 and I-95						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
ED, HO, TR, IC	Identify potential funding sources and pursue funding to support beautification efforts and to develop points of interest along the Wiregrass Trail and Woodpecker Trail within the county						X		X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DCA (OneGeorgia), DNR, DOT (TE), Wiregrass Trail Comm., Woodpecker Trail Assn.	\$500,000 (total) (TE) \$500,000 (total) (OneGeorgia)	X
ED, IC	Implement recommendations of Tattnell 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.	X
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)	X
NCR, TR, IC	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DOT, RDC, Wiregrass Trail Comm.	\$5,000 (total)	X
NCR, LU, TR, IC	Continue to participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout Georgia						X		X	Cobbtown, Collins, Reidsville	Dev. Auth., DNR, Woodpecker Trail Assn.	\$20,000 (marketing)	X
CFS, TR	Seek funding as needed to pave streets in Cobbtown						X			X	DCA (CDBG), DOT	\$500,000 (total)	X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			Local
CFS, TR	Pursue funding as needed to resurface existing paved streets within Cobbtown						X			X	DOT (LARP)	\$100,000 (total)		
CFS, LU, TR	Seek funding as needed for sidewalk and other streetscape improvements in Cobbtown						X			X	DOT (TE)	\$500,000 (total)	X	
CFS	Pursue water drainage improvements as needed in Cobbtown and implement necessary measures to eliminate any identified problems	X	X						X	X		\$150,000 (total)	X	
CFS, TR	Continue to upgrade equipment and manpower needs in Cobbtown as needed to properly maintain dirt roads						X			X		\$10-15,000/yr.	X	
CFS, TR	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	X	DOT	\$975,000 (total)	X	
CFS, HO, LU	Seek funding as appropriate to upgrade and expand the water system to serve the entire city limit area, and any future city limit expansion						X			X	DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
CFS, LU	Seek funding to establish a public sewerage and wastewater treatment facility in the City of Cobbtown					X		X		X	DCA (CDBG), GEFA, USDA Rural Devt.	\$2.5 million (total)	X	

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X	All	DNR, GEFA	\$100,000 (total)	X
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X	X		\$3-3.5 million (total)	X
CFS	Seek funding as needed to improve pipe systems, tank capacity, and fire hydrant locations in Cobbtown						X			X		\$100,000 (total)	X
CFS, IC	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment						X		X	Cobbtown, Collins, Glennville, Reidsville		\$20,000 (total, study)	X
CFS	Seek funding for a new fire station rescue truck in the City of Cobbtown	X	X							X	FEMA, GEMA	\$150,000 (total)	X
CFS	Seek funding as needed to upgrade and improve the recreation area in Cobbtown						X			X	DCA (LDF)	\$20,000 (total)	X
CFS	Seek funding for the addition of a lighted walking track in Cobbtown			X						X	DCA (LDF), DNR (LWCF)	\$50,000	X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)	X
CFS	Seek funding to expand Christmas Cobbtown Style as appropriate						X			X		\$2,500 (total)	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.	
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA	

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.	X
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and Manassas			X	X				X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforcement)
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/ event at the Tattnall County High School				X	X			X		Chamber, Dev. Auth.	\$5,000 (total)	

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the water systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the sewer systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, CFS, LU, TR, IC	Seek funding to upgrade GA 57, the Wiregrass Trail, and GA 23 from Glennville to Cobbtown as a connector between I-16 and I-95						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	
ED, HO, TR, IC	Identify potential funding sources and pursue funding to support beautification efforts and to develop points of interest along the Wiregrass Trail and Woodpecker Trail within the county						X		X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DCA (OneGeorgia), DNR, DOT (TE), Wiregrass Trail Comm., Woodpecker Trail Assn.	\$500,000 (total) (TE) \$500,000 (total) (OneGeorgia)	

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Implement recommendations of Tattnall 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	X
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.	X
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)	X
NCR, TR, IC	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DOT, RDC, Wiregrass Trail Comm.	\$5,000 (total)	X
NCR, LU, TR, IC	Continue to participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout Georgia						X		X	Cobbtown, Collins, Reidsville	Dev. Auth., DNR, Woodpecker Trail Assn.	\$20,000 (marketing)	X

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
NCR	Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use					X		X		X	DNR (Ga. Heritage), DOT (TE), RC&D	\$125,000 (total)	X	
NCR	Pursue having an excursion train run through Collins and Manassas	X	X							X	GRPA	NA (no GRPA estimate available)		
CFS, TR	Seek funding as needed to pave streets in Collins						X			X	DOT	\$90,000/yr.	X	
CFS, TR	Pursue funding as needed to resurface existing paved streets within Collins						X			X	DOT (LARP)	\$40-50,000/yr.		
CFS, LU, TR	Seek funding as needed for sidewalk and other streetscape improvements in Collins						X			X	DOT (TE)	\$500,000 (total)	X	
CFS	Pursue water drainage improvements as needed in Collins and implement necessary measures to eliminate any identified problems	X	X							X	DCA (CDBG), DOT	\$480,000 (total)	X	
CFS, TR	Continue to upgrade equipment and manpower needs in Collins as needed to properly maintain dirt roads						X			X		\$25-30,000/yr.	X	
CFS, TR	Seek funding for state construction of regional bicycle facilities within the county, and local connector						X		X	X	DOT	\$975,000 (total)	X	

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS, LU	Upgrade the water system in Collins as needed by replacing any inadequately sized lines and inadequate appurtenances						X			X	DCA (CDBG)	\$500,000 (total)	X	
CFS, HO, LU	Seek funding as appropriate to upgrade and expand the water system to serve the entire city limit area, and any future city limit expansion						X			X	DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
CFS, LU	Seek CDBG or other funding to upgrade the sewerage system in Collins as needed	X	X	X	X					X	DCA (CDBG)	\$1 million (total)	X	
CFS	Seek funding for the addition of a sewer jet for the City of Collins sewerage system	X								X		\$40,000	X	
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X	All	DNR, GEFA	\$100,000 (total)	X	
CFS	Pursue funding as needed to update equipment and manpower of the Collins Police Department						X			X		\$40-50,000/yr.	X	
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X	
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X	X		\$3-3.5 million (total)	X	
CFS	Seek funding as needed to improve pipe systems, tank capacity, and fire hydrant locations in Collins						X			X		\$100,000 (total)	X	

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, IC	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment						X		X	Cobbtown, Collins, Glennville, Reidsville		\$20,000 (total, study)	X
CFS	Seek funding for a new fire tanker truck for the City of Collins volunteer fire station		X							X	FEMA	\$100,000	X
CFS	Seek funding as needed to upgrade and improve the recreation area in Collins						X			X	DCA (LDF)	\$30,000 (total)	X
CFS	Seek funding for the addition of a lighted walking track in Collins	X								X	DCA (LDF)	\$20,000	X
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)	X
CFS	Seek the construction of a new City Hall in Collins, including a police department and fire station					X		X		X		\$600,000 (total)	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.	
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA	
HO	Seek funding to renovate existing and/or construct new public housing units as needed						X				Claxton Hous. Auth., HUD	\$500,000 (total)	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA	
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.	X
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and			X	X				X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	F
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA	
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforcement)	

**CITY OF COLLINS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/ event at the Tattnall County High School				X	X			X		Chamber, Dev. Auth.	\$5,000 (total)	

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED	Study the feasibility of developing a hotel/motel tax in the county		X						X	Glennville, Reidsville	Chamber, Dev. Auth.	\$15,000	
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the water systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the sewer systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, NCR, LU	Pursue funding as needed to expand downtown revitalization efforts						X			X	DCA (CDBG), DOT (TE)	\$1 million (total)	
ED, CFS, LU, TR, IC	Seek funding to upgrade GA 57, the Wiregrass Trail, and GA 23 from Glennville to Cobbtown as a connector between I-16 and I-95						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	
ED, CFS, LU, TR, IC	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative						X	X	X	Glennville	Chamber, Dev. Auth., DOT	NA	

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, HO, TR, IC	Identify potential funding sources and pursue funding to support beautification efforts and to develop points of interest along the Wiregrass Trail and Woodpecker Trail within the county						X		X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DCA (OneGeorgia), DNR, DOT (TE), Wiregrass Trail Comm., Woodpecker Trail Assn.	\$500,000 (total) (TE) \$500,000 (total) (OneGeorgia)	X
ED, IC	Implement recommendations of Tattnall 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	X
ED, CFS, IC	Seek funding to expand facilities and services at Southeastern Technical College's satellite campus in Glennville as needed						X		X	X	Dev. Auth., DTAE, STC	\$100,000 (total)	X
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)	X
NCR, TR, IC	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DOT, RDC, Wiregrass Trail Comm.	\$5,000 (total)	X
NCR	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board				X						Hist. Soc., Museum Bd.	NA	
NCR	Pursue adoption of a historic preservation ordinance and creation of a preservation commission in Glennville	X	X	X						X	Hist. Soc., Pres. Comm., RDC	\$5,000 (total)	X
NCR, CFS, LU	Seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use	X	X	X	X	X				X	DNR (Ga. Heritage)	\$1.5 million (total)	X
CFS, TR	Seek funding as needed to pave streets in Glennville						X			X		\$75,000 (total, SPLOST)	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS, TR	Pursue funding as needed to resurface existing paved streets within Glennville						X			X	DOT (LARP)	\$75,000 (total, also part of SPLOST)	X	
CFS, LU, TR	Seek funding as needed for sidewalk and other streetscape improvements in Glennville						X			X	DOT (TE)	\$400,000 (total)	X	
CFS	Pursue water drainage improvements as needed in Glennville and implement necessary measures to eliminate any identified problems						X			X		\$25,000 (total)	X	
CFS, TR	Continue to upgrade equipment and manpower needs in Glennville as needed to properly maintain dirt roads						X		X			\$200,000/yr.	X	
CFS, LU	Upgrade the water system in Glennville as needed by replacing any inadequately sized lines and inadequate appurtenances						X			X	DCA (CDBG)	\$500,000 (total)	X	
CFS, HO, LU	Seek funding as appropriate to upgrade and expand the water system to serve the entire city limit area, and any future city limit expansion					X		X		X	DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
CFS	Seek CDBG or other funding to upgrade the sewerage system as needed						X			X	DCA (CDBG)	\$500,000 (total)	X	

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, LU	Pursue funding as needed to expand sewage service to all residents and future residents of Glennville						X			X	DCA (CDBG, OneGeorgia, GEFA, USDA Rural Devt.	\$1 million (total)	X
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X	All	DNR, GEFA	\$100,000 (total)	X
CFS	Pursue funding as needed to update equipment and manpower of the City of Glennville's Police Department						X			X		\$30,000 (total)	X
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X
CFS	Seek the construction of additional space for the City of Glennville Police Department facility			X						X		\$75,000	X
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X	X		\$3-3.5 million (total)	X
CFS	Seek funding as needed to improve pipe systems, tank capacity, and fire hydrant locations in Glennville						X			X		\$100,000 (total)	X
CFS, IC	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment						X		X	Cobbtown, Collins, Glennville, Reidsville		\$20,000 (total, study)	X
CFS	Seek funding for a new fire truck in				X	X				X	FEMA	\$150,000	X

	the City of Glennville												(total)	
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**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek funding to upgrade and improve the City of Glennville Recreation Park Complex						X			X	DCA (LDF), DNR (LWCF)	\$500,000 (total)	X
CFS	Seek funding to increase the proper number of recreation personnel as needed						X			X		\$20,000 (total)	X
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)	X
CFS, IC	Seek funding to upgrade materials and equipment at the Tattnall County Libraries, including additional staff, increased local book budget, and software for public use						X		X	Cobbtown, Glennville, Reidsville	Ohoopie Reg. Library Bd., DTAE	\$30,000 (total)	X
CFS	Pursue funding to expand the Glennville Sweet Onion Festival and its facilities as needed						X			X		\$5,000 (total)	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X								X	DCA (CHIP)	\$500,000	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.	
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA	
HO, IC	Seek the assistance of the Georgia Department of Corrections and Department of Community Affairs to provide new affordable housing for state employees through the Peach State Housing Initiative, including identification of potential sites	X	X	X	X				X	X	DCA, Devt. Auth., DOC, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X
HO	Pursue the development of upscale apartments or townhouses						X			X	Banks, DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X
HO	Seek funding to renovate existing and/or construct new public housing units as needed						X			X	Housing Auth., HUD	\$500,000 (total)	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA	
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.	X
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforcement)
LU	Revise zoning ordinance in Glennville as needed						X			X	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	X
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	X
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	X
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	X
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/ event at the Tattnall County High School				X	X			X		Chamber, Dev. Auth.	\$5,000 (total)	X

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, CFS, LU, TR, IC	Advocate the widening of U.S. 280 to four lanes through the county and beyond as an east/west connector between I-16 and I-75						X	X	X	Manassas, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
ED, IC	Implement recommendations of Tattnall 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	X
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.	X
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)	X
NCR	Complete Manassas National Register Historic District nomination	X	X							X	RDC	\$5,000	X

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR	Pursue having an excursion train run through Collins and Manassas						X			X	GRPA	NA (no GRPA estimate available)	
CFS, TR	Seek funding as needed to pave streets in Manassas						X			X	DOT	\$75,000 (total)	X
CFS, TR	Pursue funding as needed to resurface existing paved streets within Manassas						X			X	DOT (LARP)	\$30,000 (total)	
CFS, LU, TR	Seek funding as needed for sidewalk and other streetscape improvements in Manassas						X			X	DOT (TE)	\$200,000 (total)	X
CFS	Pursue water drainage improvements as needed in Manassas and implement necessary measures to eliminate any identified problems						X			X		\$25,000 (total)	X
CFS, TR	Continue to upgrade equipment and manpower needs in Manassas as needed to properly maintain dirt roads						X		X			\$200,000/yr.	X
CFS, TR	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	X	DOT	\$975,000 (total)	X
CFS, HO, LU	Seek funding as appropriate to upgrade and expand the water system to serve the entire city limit area, and any future city limit						X			X	DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding for an elevated water storage tank to replace the current ground level storage tank in the City of Manassas, including the purchase of any additional land as needed	X	X							X		\$200,000 (total)	X	
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X	All	DNR, GEFA	\$100,000 (total)	X	
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X	
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X			\$3-3.5 million (total)	X	
CFS	Seek funding as needed to improve pipe systems, tank capacity, and fire hydrant locations in Manassas						X			X		\$100,000 (total)	X	
CFS	Seek funding to establish a recreation area in the City of Manassas		X							X	DCA (LDF)	\$20,000	X	
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)	X	
CFS	Seek funding to renovate the old railroad depot in the City of Manassas	X	X							X	DCA (LDF), DNR (Ga. Heritage),	\$100,000	X	

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.	
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA	
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.	X

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnall County, Cobbtown, Collins, and Manassas			X	X				X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA

**CITY OF MANASSAS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforceme
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforceme

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Continue to participate in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, and others						X	X			Chamber, Dev. Auth., DecD, Utility Cos.	\$500/yr.	
ED	Seek to develop new leaders as appropriate and keep current leaders involved through an active "Leadership Tattnall" group						X	X	X	All	Dev. Auth., Chamber, STC, Fanning Inst.	\$3,750/yr. (each of first two years), \$1,800 (third year), \$500/yr. (following years)	
ED, LU, IC	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County						X		X		Dev. Auth., DCA (OneGeorgia)	\$1 million (total)	
ED, LU, IC	Seek funding to develop the infrastructure to the secured industrial sites						X		X		Dev. Auth., DCA (OneGeorgia), USDA Rural Dev't.	\$1 million (total)	
ED, CFS, IC	Explore the feasibility of establishing a countywide festival/ event at the Tattnall County High School				X	X			X		Chamber, Dev. Auth.	\$5,000 (total)	

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Fu
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED	Study the feasibility of developing a hotel/motel tax in the county		X						X	Glennville, Reidsville	Chamber, Dev. Auth.	\$15,000	
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the water systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, CFS, LU, IC	Coordinate with the municipalities as needed to upgrade the sewer systems to accommodate economic development growth						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	
ED, NCR, LU	Pursue funding as needed to expand downtown revitalization efforts						X			X	DNR(Ga. Heritage), DOT (TE)	\$1 million (total)	
ED, CFS, LU, TR, IC	Seek funding to upgrade GA 57, the Wiregrass Trail, and GA 23 from Glennville to Cobbtown as a multi-lane connector between I-16 and I-95						X	X	X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	
ED, CFS, LU, TR, IC	Advocate the widening of U.S. 280 to four lanes through the county and beyond as an east/west connector between I-16 and I-75						X	X	X	Manassas, Reidsville	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, HO, TR, IC	Identify potential funding sources and pursue funding to support beautification efforts and to develop points of interest along the Wiregrass Trail and Woodpecker Trail within the county						X		X	Cobbtown, Collins, Glennville, Reidsville	Chamber, Dev. Auth., DCA (OneGeorgia), DNR, DOT (TE), Wiregrass Trail Comm., Woodpecker Trail Assn.	\$500,000 (total) (TE) \$500,000 (total) (OneGeorgia)	X
ED, CFS, TR, IC	Pursue funding as needed for improvements to the Reidsville Airport as appropriate, including a replacement lighting system (runway and taxiway edge lights and signs), a lighting vault, PAPI-2, radio controls, extend the runway to 5,000 feet, and rehabilitation of the wind cone support						X		X	X	Airport Auth., DOT	\$300,000 (total)	X
ED, IC	Implement recommendations of Tattnall 2012 as appropriate to coordinate economic development and industrial/commercial recruitment efforts						X	X	X	All	Dev. Auth.	\$5,000/yr. (marketing)	X
ED, CFS, IC	Seek funding to expand facilities and services at Southeastern Technical College's Adult Learning Center in Reidsville as						X		X	X	Dev. Auth., DTAE, STC	\$100,000 (total)	X

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
ED, IC	Continue entrepreneurial activities through participation in the Tri-County Regional Entrepreneur Support Team, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$12-13,000/yr.
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Tattnall County						X		X	All	Dev. Auth., GREDC, STC, Montgomery and Toombs counties	\$5,000 (total)
NCR, CFS, IC	Seek funding as needed to maintain and upgrade facilities at Gordonia-Alatamaha State Park in Reidsville, including the expansion of the golf course, the addition of rental cabins, and a conference center	X	X	X	X	X			X	X	DNR	\$2.5 million (total)
NCR, TR, IC	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						X		X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., DOT, RDC, Wiregrass Trail Comm.	\$5,000 (total)

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
NCR, LU, TR, IC	Continue to participate in the Woodpecker Trail Association's efforts to revitalize and promote usage of GA 121 throughout Georgia						X		X	Cobbtown, Collins, Reidsville	Dev. Auth., DNR, Woodpecker Trail Assn.	\$20,000 (marketing)
NCR, CFS, LU	Seek funding as needed to maintain/preserve the Alexander Hotel in Reidsville, including possibly adding a compatibly designed rear wing						X			X	DCA (LDF), DNR (Ga. Heritage)	\$750,000 (total)
CFS, TR	Seek funding as needed to pave streets in Reidsville						X			X	DOT	\$40,000/yr.
CFS, TR	Pursue funding as needed to resurface existing paved streets within Reidsville						X			X	DOT (LARP)	\$70,000 (total)
CFS, LU, TR	Seek funding as needed for sidewalk and other streetscape improvements in Reidsville						X			X	DOT (TE)	\$500,000 (total)
CFS	Pursue water drainage improvements as needed in Reidsville and implement necessary measures to eliminate any identified problems						X			X		\$25,000 (total)
CFS, TR	Continue to upgrade equipment and manpower needs in Reidsville as needed to properly maintain dirt roads						X		X	X		\$200,000/yr.

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			Local
CFS, TR	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X		X	X	DOT	\$975,000 (total)	X	
CFS, LU	Upgrade the water system in Reidsville as needed by replacing any inadequately sized lines and inadequate appurtenances						X			X	DCA (CDBG)	\$500,000 (total)	X	
CFS, HO, LU	Seek funding as appropriate to upgrade and expand the water system to serve the entire city limit area, and any future city limit expansion						X			X	DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	
CFS	Seek CDBG or other funding to upgrade the sewerage system as needed	X	X							X	DCA (CDBG)	\$400,000 (total)	X	
CFS, LU	Pursue funding as needed to expand sewage service to all residents and future residents of Reidsville	X	X							X	DCA (CDBG)	\$400,000 (total)	X	
CFS, IC	Pursue funding to implement a countywide recycling program			X	X				X	All	DNR, GEFA	\$100,000 (total)	X	
CFS	Pursue funding as needed to update equipment and manpower of the City of Reidsville's Police Department						X			X		\$30,000 (total)	X	
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X	

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, IC	Pursue funding to expand the current Tattnall County Jail facility and/or develop a new joint countywide facility				X	X			X	X		\$3-3.5 million (total)	
CFS	Seek funding as needed to improve pipe systems, tank capacity, and fire hydrant locations in Reidsville						X			X		\$100,000 (total)	
CFS, IC	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment						X		X	Cobbtown, Collins, Glennville, Reidsville		\$20,000 (total, study)	
CFS	Seek funding for the renovation of a new fire station in the City of Reidsville	X	X							X	DOC (Labor)	\$50,000 (SPLOST)	
CFS	Seek funding to upgrade and improve the Charles K. Rewis Recreation Complex (especially tennis courts) and the Atkins-Surrency Park as needed	X	X							X		\$80,000 (total, SPLOST)	
CFS	Seek funding for the addition of a lighted walking track	X								X		\$20,000 (SPLOST)	
CFS	Seek funding to increase the proper number of recreation personnel as needed						X			X		\$30,000 (total)	

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, LU, IC	Investigate the feasibility of establishing, through contract or service merger, a countywide codes enforcement office to administer and enforce Georgia's Uniform Construction Codes			X	X				X	All		\$1,000 (enforcement)	X
CFS, IC	Seek funding to upgrade materials and equipment at the Tattnall County Libraries, including additional staff, increased local book budget, and software for public use						X		X	Cobbtown, Glennville, Reidsville	Ohoopsee Reg. Library Bd., DTAE	\$30,000 (total)	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X
HO	Pursue creation of a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.	
HO	Organize a local Habitat for Humanity chapter to help construct houses for eligible low income families						X				Civic Groups, Private Citizens	NA	

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO, IC	Seek the assistance of the Georgia Department of Corrections and Department of Community Affairs to provide new affordable housing for state employees through the Peach State Housing Initiative, including identification of potential sites	X	X	X	X				X		DCA, DOC, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X
HO	Pursue the development of upscale apartments or townhouses						X			X	Banks, DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X
HO	Seek funding to renovate existing and/or construct new public housing units as needed						X			X	Housing Auth., HUD	\$500,000 (total)	X
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X					X	All	Tattnall 2012	NA	
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation			X					X	All	Planning Comm., Tattnall 2012	\$1,000/yr.	X

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements				X			X		All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X		X	X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance				X	X		X	X	All	Planning Comm., Tattnall 2012	NA
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Cobbtown, Collins, and Manassas compatible with existing zoning in the cities of Glennville and Reidsville	X (Cobb., Coll.)	X (Cobb., Coll.)		X (Co., Manas.)	X (Co., Manas.)			X	Cobbtown, Collins, Manassas	Planning Comm., Tattnall 2012, RDC	\$1,000 (enforcement)
LU	Revise zoning ordinance in Reidsville as needed						X			X	Planning Comm., Tattnall	\$1,000 (enforcement)

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	F
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities				X	X			X	All	Planning Comm., Tattnall 2012	\$1,000 (enforcement)	L

APPENDIX C

Public Involvement Process

APPENDIX C

PUBLIC INVOLVEMENT PROCESS

Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville used broad-based efforts to obtain public involvement and participation in the development of *The Joint Tattnall County Comprehensive Plan: Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville 2025* and *The Joint Tattnall County Solid Waste Management Plan*. This process met and exceeded the steps required by the Minimum Standards and Procedures. The process utilized the two principally required public hearings, other public meetings, a community survey, a joint local governing body committee, and a broader based advisory committee of public and private community leaders, as well as the local governments and the governing bodies themselves.

The principal method for public involvement was through the direct input of the two committees. The first committee was called the Local Government Executive Committee and consisted of two members from each local government in the county, including the chief elected official and a day-to-day appointed administrative official, or another elected official in the case of Cobbtown, Collins, and Manassas. This Executive Committee provided liaison and coordination, set policy, and provided joint decision-making. The Executive Committee was a subcommittee of the second committee, the Local Plan Coordination Committee. This Local Plan Coordination Committee also included representatives from important community public and private agencies and entities. Members included those from the Chamber of Commerce/ Development Authority, the school system, the state prison system, Cooperative Extension, Canoochee EMC, Southeastern Technical College, and other business and community leaders. This Coordination Committee met monthly and provided a wide range of community input and coordination.

The required public hearing prior to development of the plan was held on November 30, 2004 at the Adult Literacy Center in Reidsville. This hearing informed the public through a PowerPoint presentation and handouts of the plans' purpose, the required planning process, the schedule for development and completion of the plan (attached) and the public involvement

process planned. The public was informed of the opportunity to comment to their local government or the RDC, including via e-mail. Although considered, the plan's interim drafts of elements were not published electronically because of their format and lack of requested interest. The second joint public hearing required prior to submittal of the draft plan for review was held June 29, 2005, again at the Adult Literacy Center in Reidsville.

Summaries of the element drafts of the comprehensive plan, and opportunities for public participation, input, review, and comment during the ongoing plan development process were made available to the general public and important local entities through the Local Plan Coordination Committee meetings. Each meeting was devoted to one plan element, for the most part. At each meeting, this Coordination Committee was presented with a PowerPoint presentation detailing inventory and assessment on the plan element under consideration. The Committee was also provided with written handouts of the presentation and supplementary data, including tables by the RDC's Planning Staff, which assisted in the plan's development. In addition to direct input at the meeting, this allowed for review and further input during the interim. At the next meeting, the first item of business was a review and comment on the RDC write-up of selected needs, goals and implementation activities desired for the previous plan element. After this review and input, the inventory and assessment for the next plan element(s) was then presented. This ongoing monthly process allowed for extensive, and more than adequate, time for review and comment during the plan process by all involved, including the local governments, the general public, and other public and private local entities. A final meeting of the Local Plan Coordination Committee for review and comment on the entire draft update, including the comprehensive plan, the solid waste management plan, and the service delivery strategy, was held prior to the second joint public hearing on the draft plan. The Community Vision, both overall and the detail for each element, and the goals and associated implementation program were discussed in the same manner during the Local Plan Coordination Committee meetings. The community survey was also distributed through the Local Plan Coordination Committee and the local governments.

The result of this public involvement process is a comprehensive plan exceeding state-mandated requirements for citizen input, and state standards for development. There was more than adequate time for public and local entity input, review, and comment during the planning

process. More importantly, the result is a comprehensive plan with true local government ownership, and one which expresses community desires, wishes, and policies for a better Tattnall County community in the future.

Public Involvement Process

Attachment A

**Schedule for Development and Completion of the Joint Tattnall County Full
Comprehensive Plan Update**

Schedule for Development and Completion of the Joint Tattnall County Full Comprehensive Plan Update

Timeline for Plan Completion and Review

10/14/04 – Workshop with Local Executive Committee and Local Plan Coordination Committee

11/30/04 – First Local Public Hearing

1/1/05-6/30/05 – Complete various elements of the Comprehensive Plan, Prepare draft Solid Waste Management Plan Update, Prepare revised Service Delivery Strategy (if necessary); hold required local public hearings

6/29/05 – Held Second Local Public Hearing

6/30/05 – (but no later than 7/31/05) – Local government adoption of submittal resolution to RDC and DCA of prepared draft Comprehensive Plan Update, draft Solid Waste Management Plan Update, and revised Service Delivery Strategy

60-day review process required by state law (begins when submittal resolutions from all local governments are received by RDC and plan is fully revised and approved for completeness)

RDC reviews plan update for consistency with other local plans and regional plan

DCA reviews plan update for compliance with State Minimum Planning Standards for Comprehensive Planning, Solid Waste Management Planning, and the Local Government Service Delivery Strategy Act

Once DCA approves all updates and required 60-day review period expires, local governments adopt the updated Comprehensive Plan and Solid Waste Management Plan

10/31/05 – Recertification date for all local governments (All required updates must be submitted, approved by DCA, and adopted by each local government in order for each local government to renew its Qualified Local Government (QLG) status)

Public Participation and Involvement

Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville want to develop plans to make the community a better place to live and work and plans the entire community can support

Community input and involvement will be provided for and solicited through these means:

Broad community representation on Local Coordination Committee

This Public Hearing

Citizen's Surveys (See handout at this meeting)

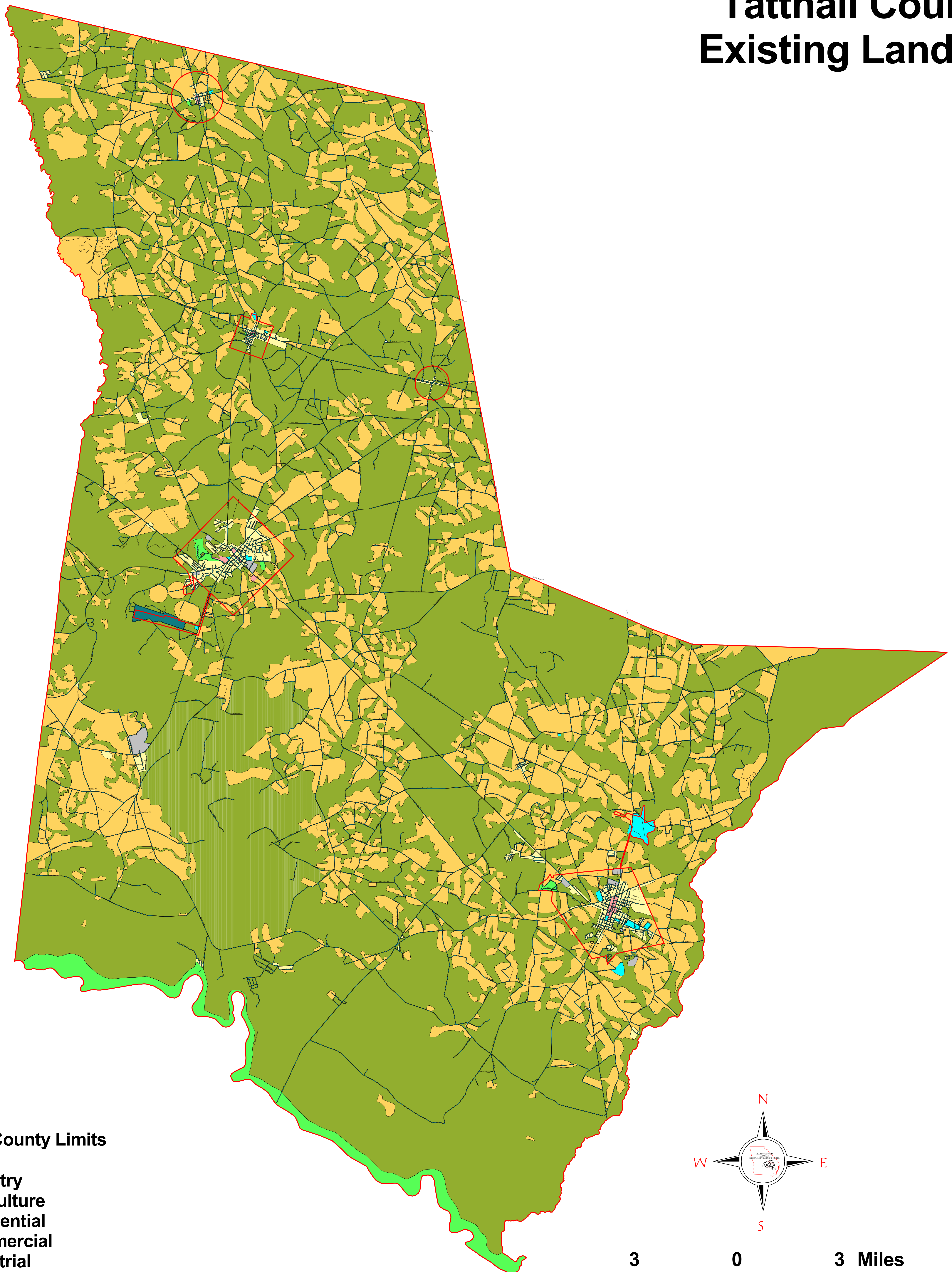
News Releases

A final public hearing before plan is submitted for formal review

MAP LU-1

Tattnall County

Existing Land Use



 City/County Limits

Land Use

 Forestry

 Agriculture

 Residential

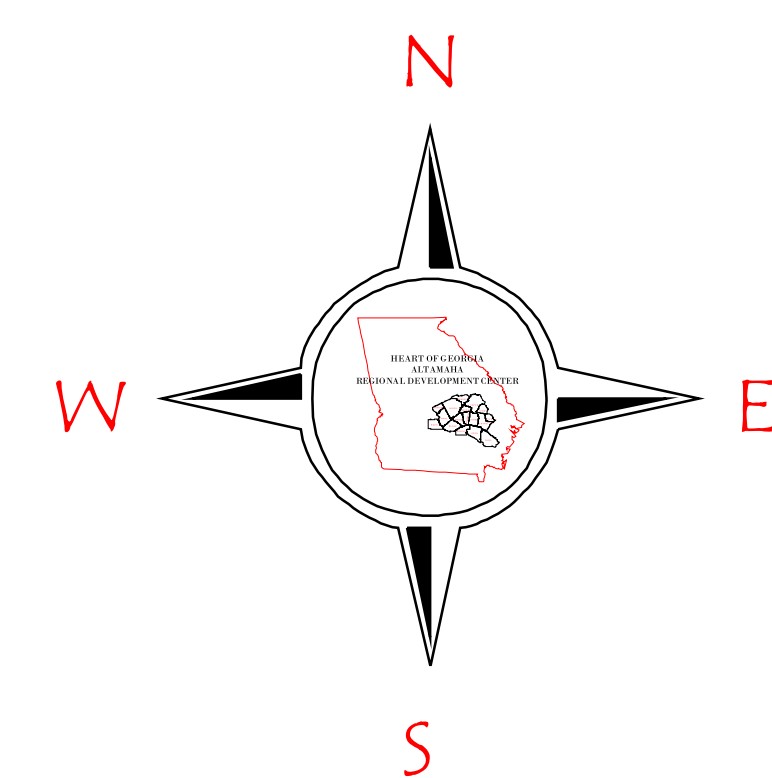
 Commercial

 Industrial

 Park/Recreation/Conservation

 Transportation/Communications/Utilities

 Public/Institutional

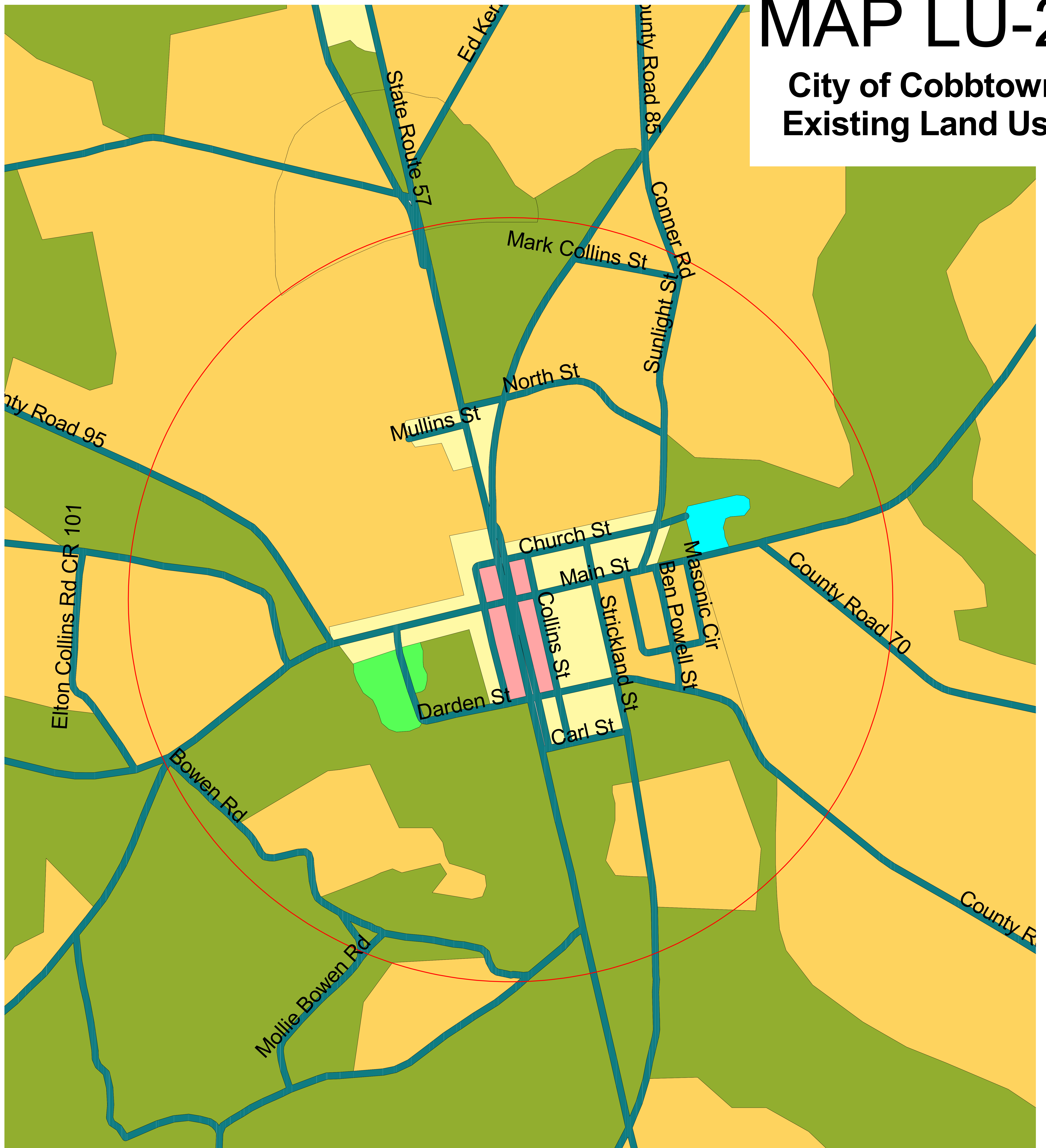


3 0 3 Miles



MAP LU-2

City of Cobbtown Existing Land Use



 City/County Limits

Land Use

 Forestry

 Agriculture

 Residential

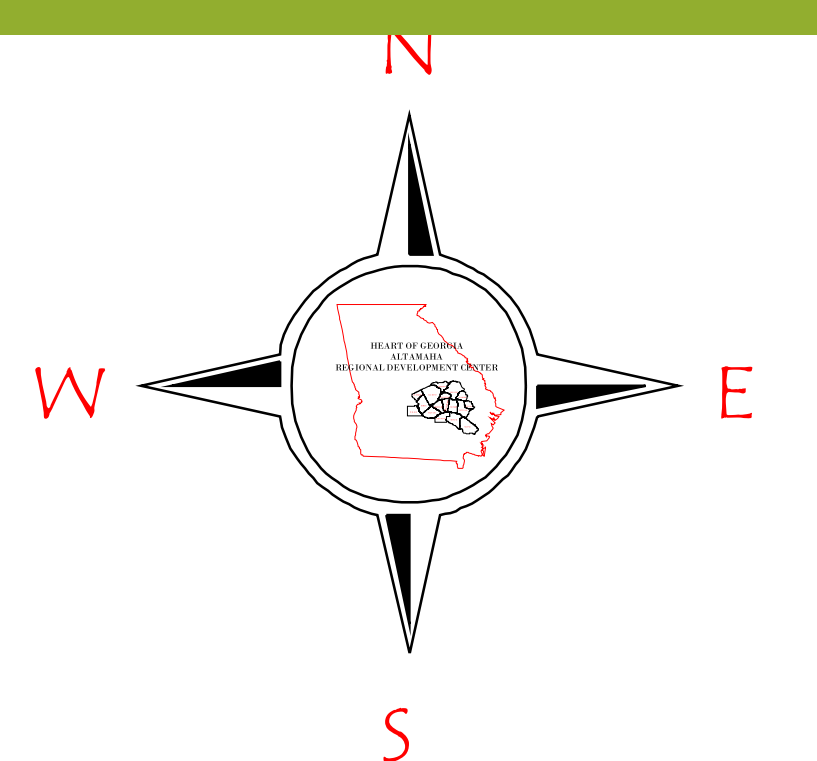
 Commercial

 Industrial

 Park/Recreation/Conservation

 Transportation/Communications/Utilities

 Public/Institutional



0.2 0 0.2 Miles



MAP LU-3

City of Collins

Existing Land Use



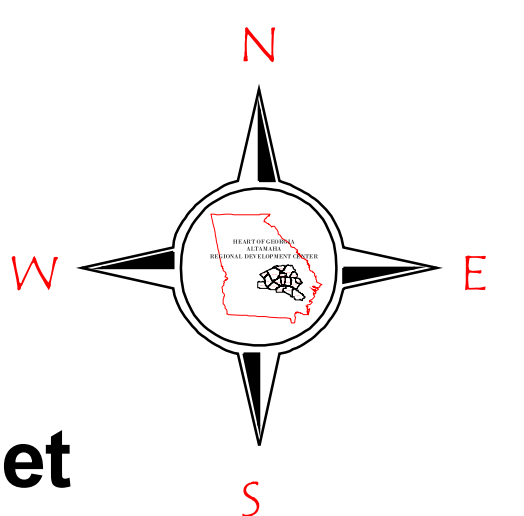
City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

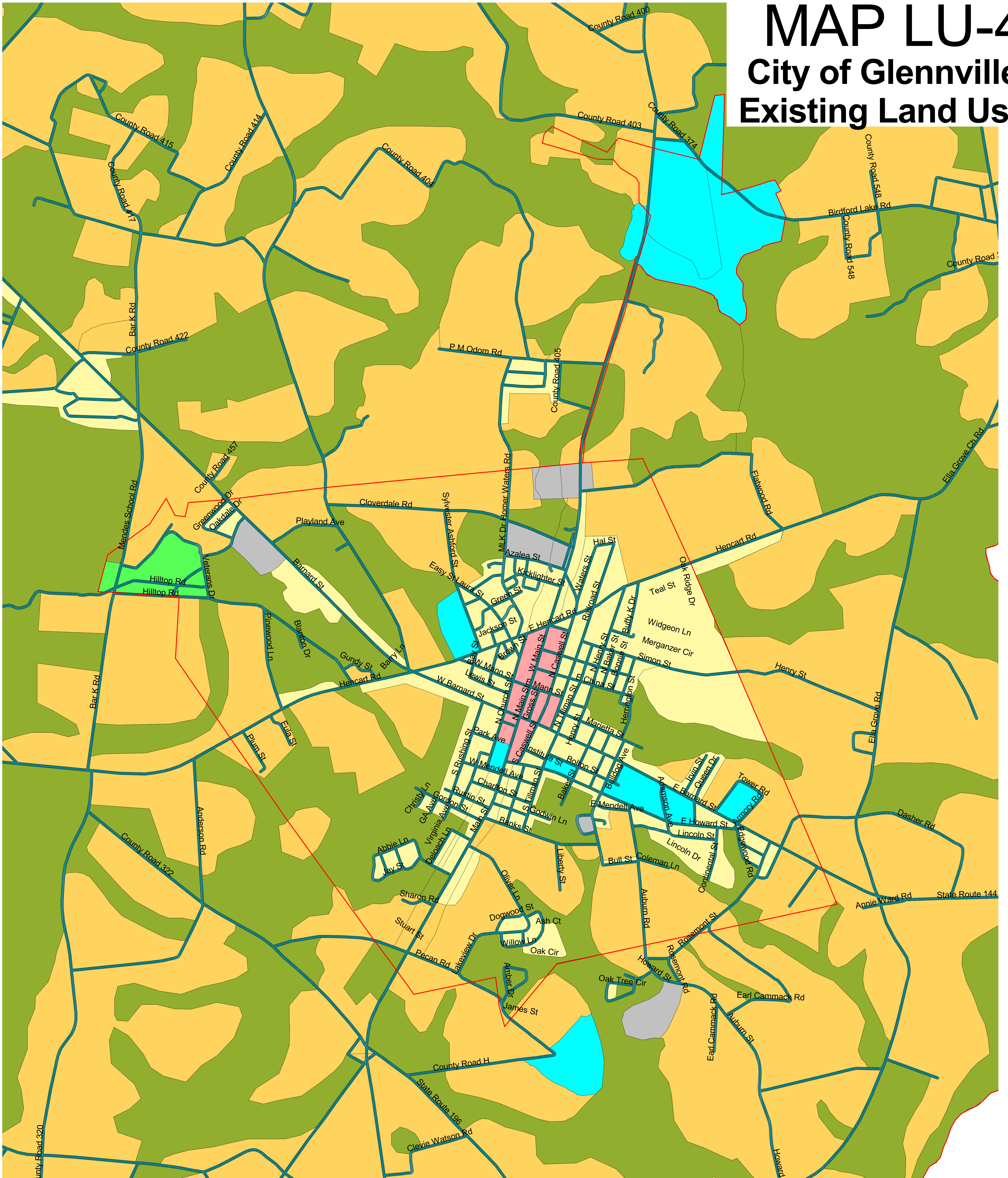
1000 0 1000 Feet



MAP LU-4

City of Glennville

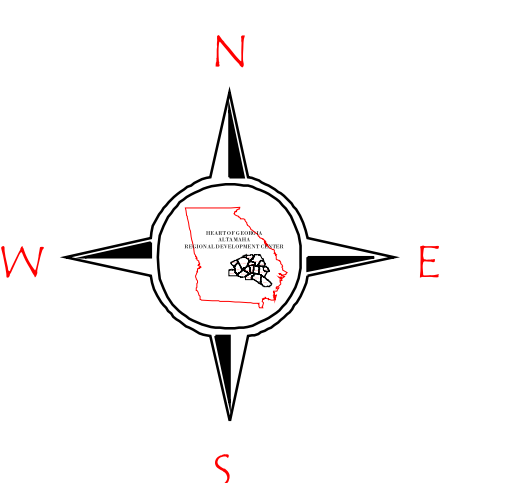
Existing Land Use



- City/County Limits
- Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

0.3 0 0.3 Miles



MAP LU-5

City of Manassas Existing Land Use

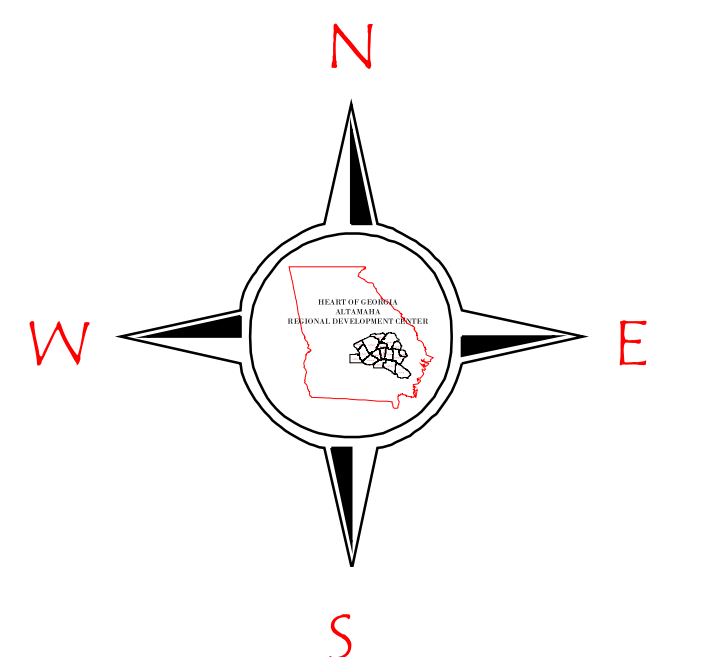


City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

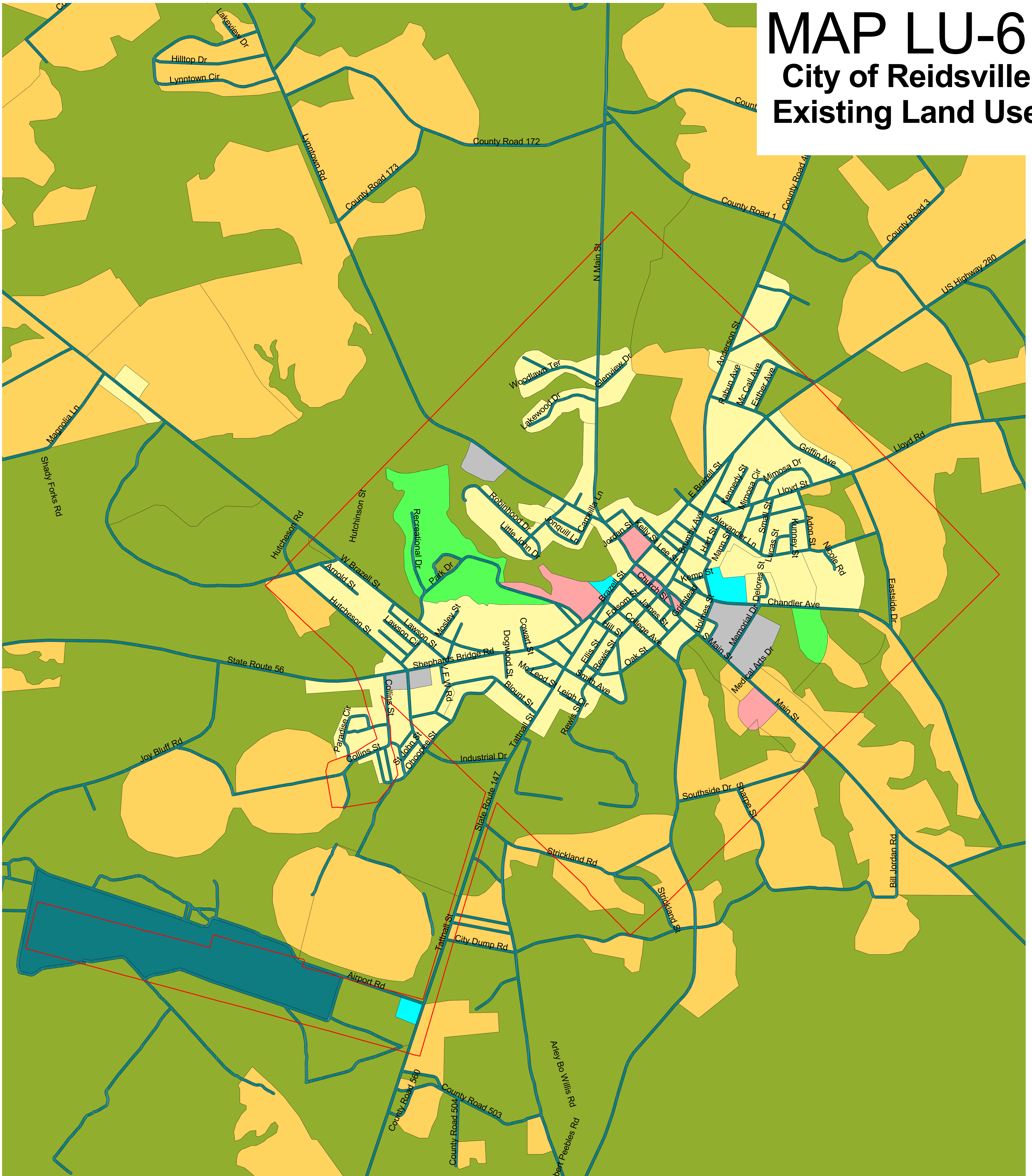
SOURCE: Heart of Georgia Altamaha RDC, 2005



MAP LU-6

City of Reidsville

Existing Land Use



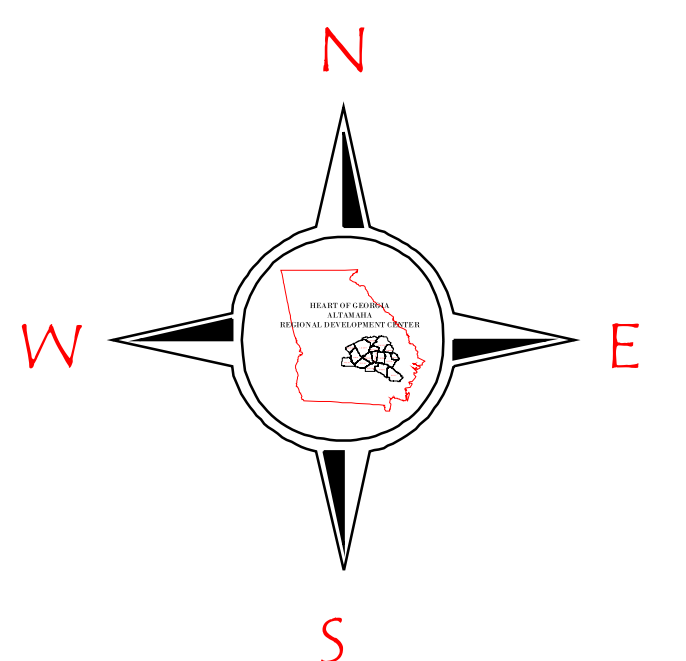
City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

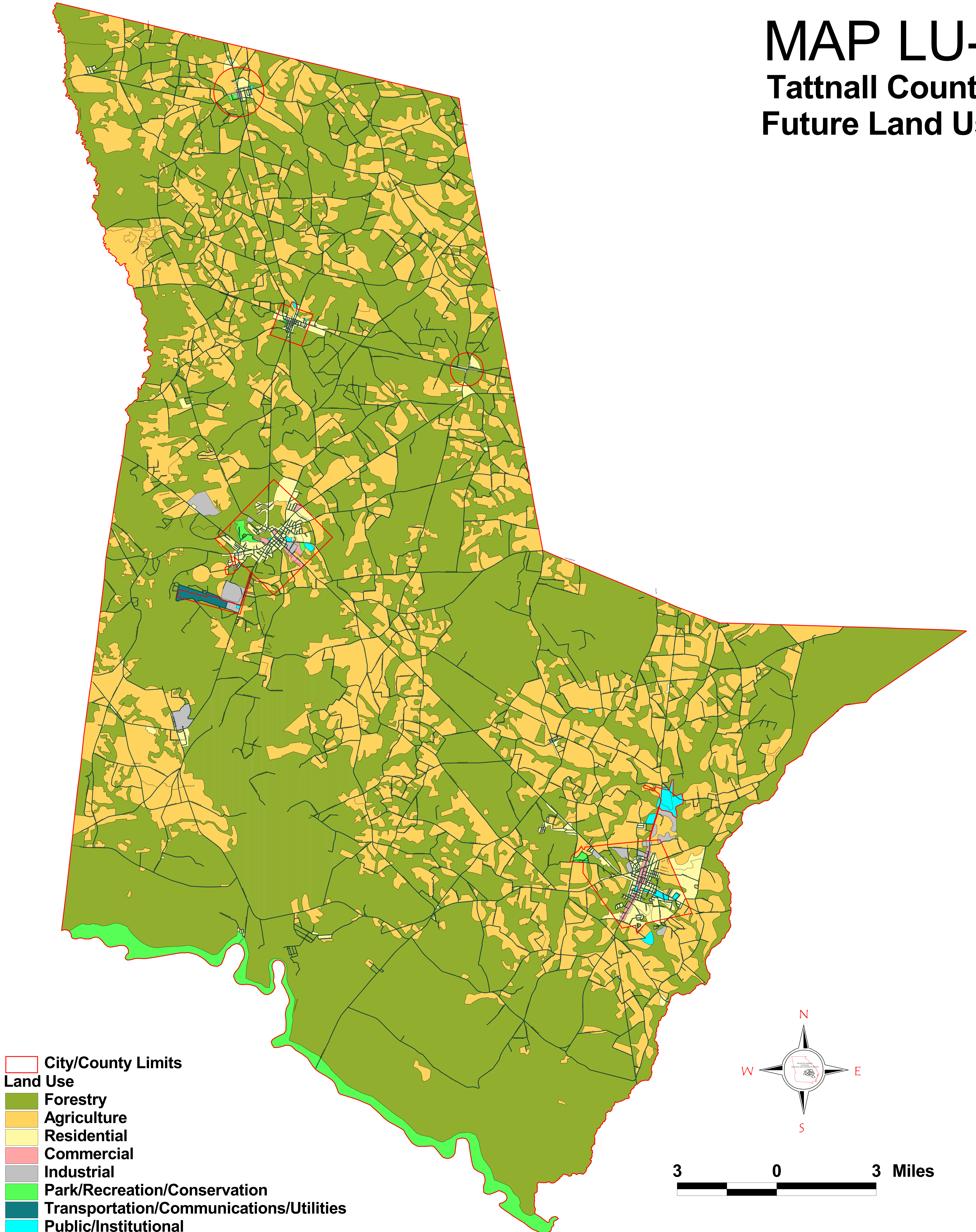
1000 0 1000 Feet



MAP LU-7

Tattnall County

Future Land Use



City/County Limits

Land Use

Forestry

Agriculture

Residential

Commercial

Industrial

Park/Recreation/Conservation

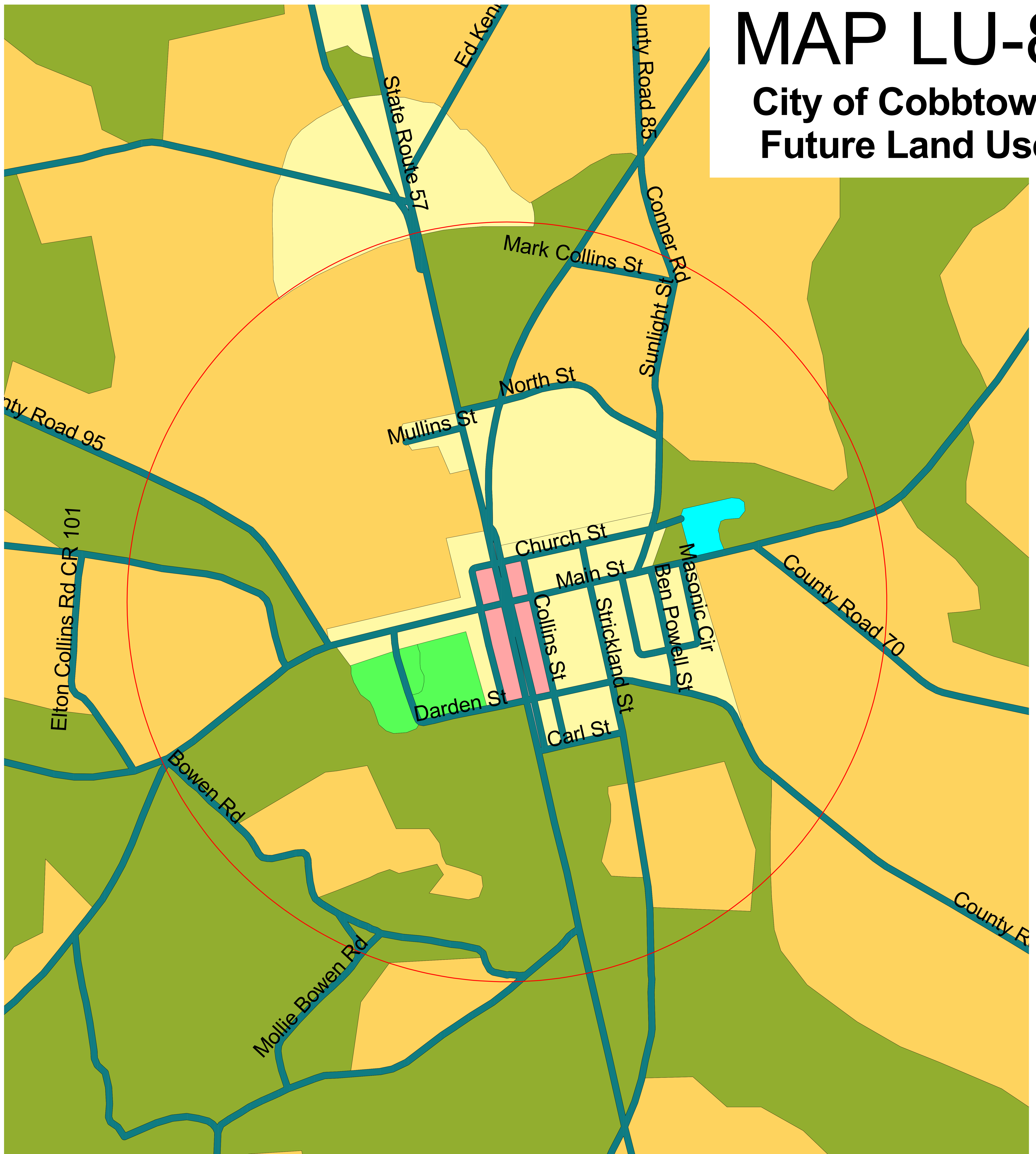
Transportation/Communications/Utilities

Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

MAP LU-8

City of Cobbtown Future Land Use

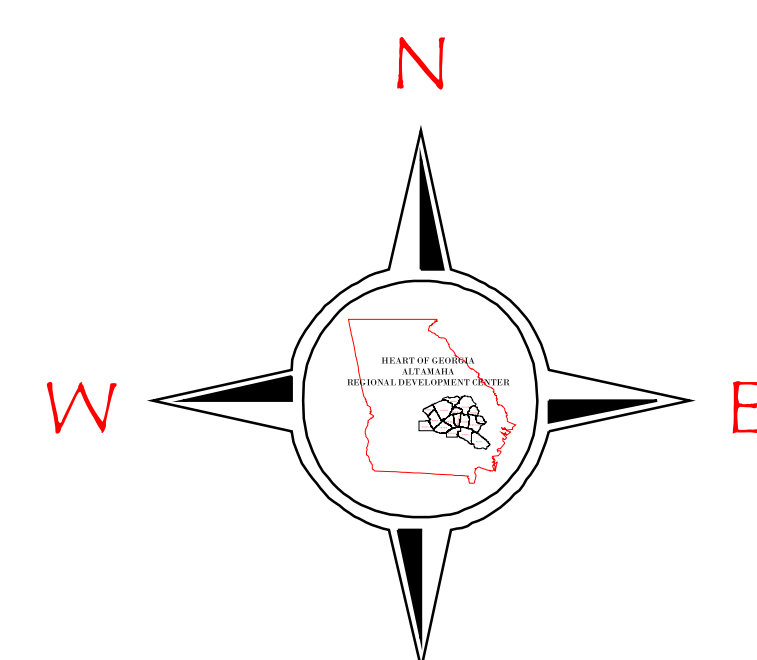


City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

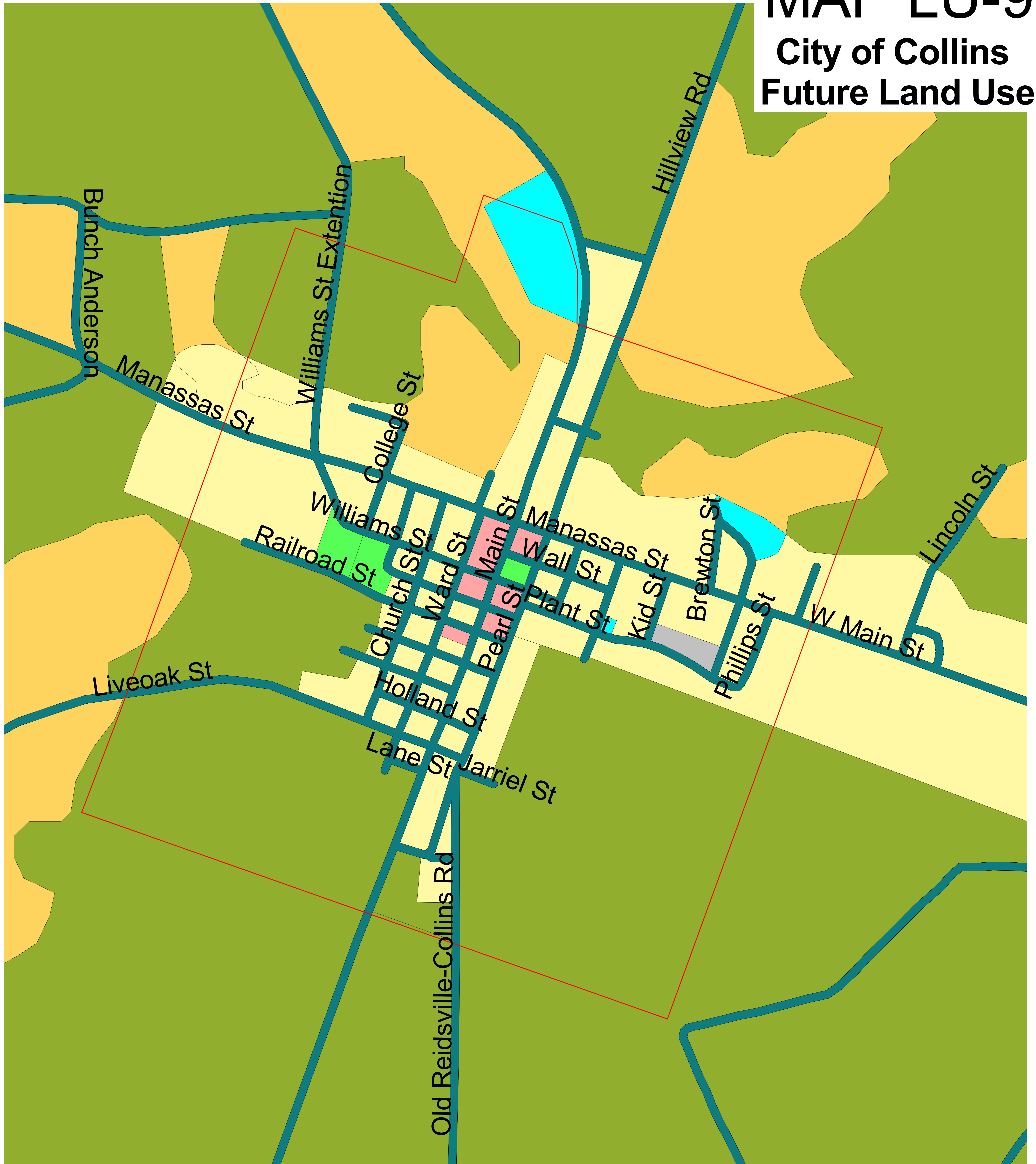
SOURCE: Heart of Georgia Altamaha RDC, 2005



0.2 0 0.2 Miles

MAP LU-9

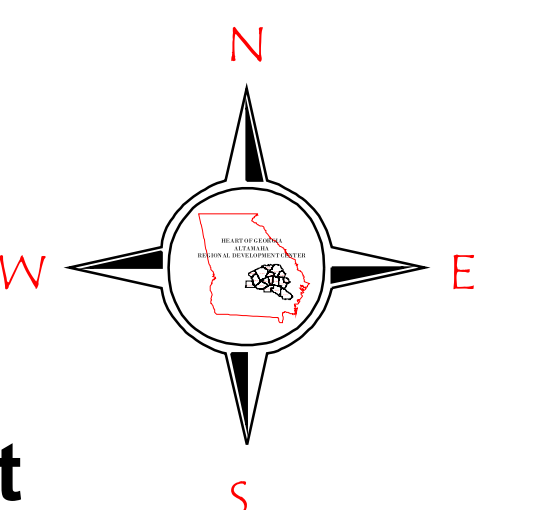
City of Collins Future Land Use



- City/County Limits
- Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

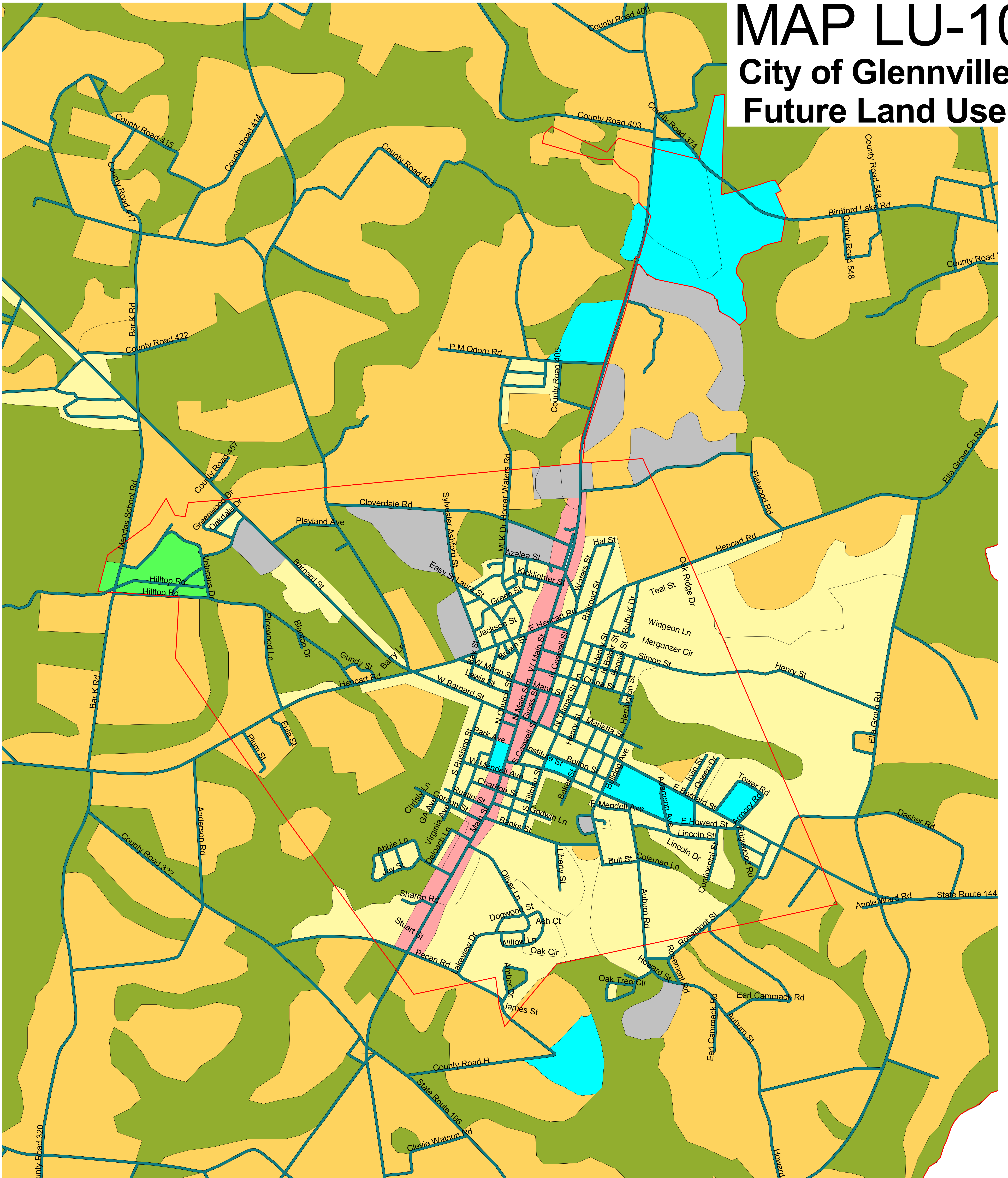
1000 0 1000 Feet



MAP LU-10

City of Glennville

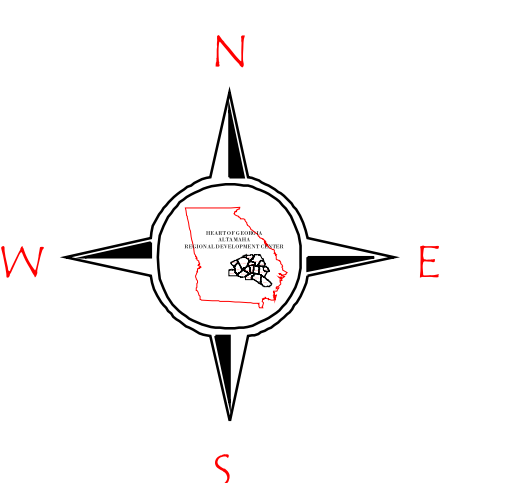
Future Land Use



- City/County Limits
- Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

0.3 0 0.3 Miles



MAP LU-11

City of Manassas Future Land Use



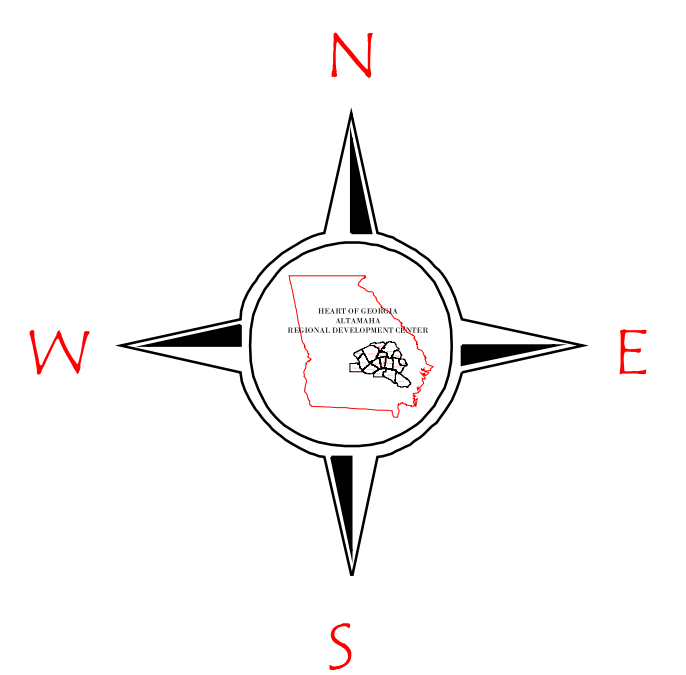
City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

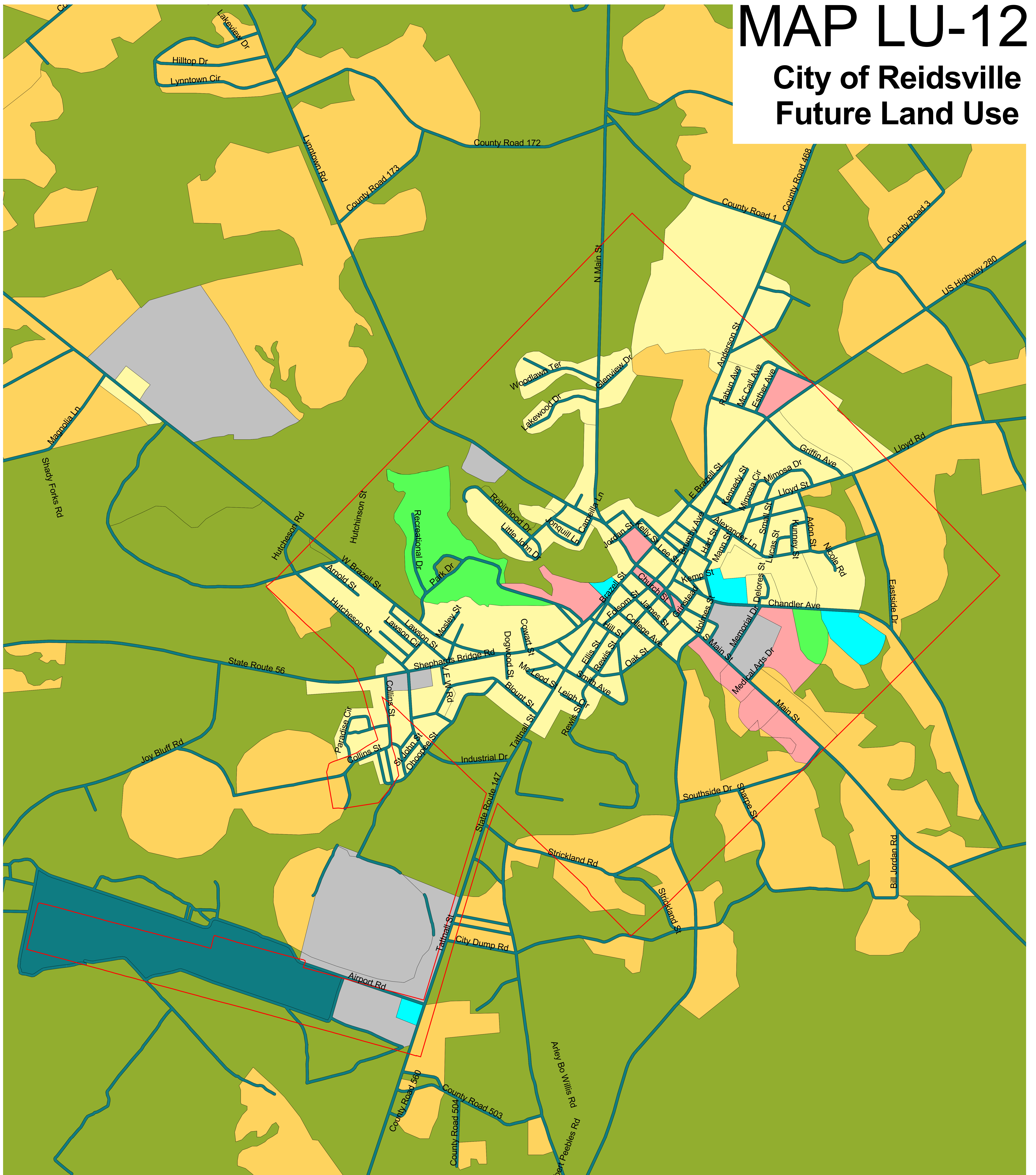
SOURCE: Heart of Georgia Altamaha RDC, 2005

500 0 500 Feet



MAP LU-12

City of Reidsville Future Land Use



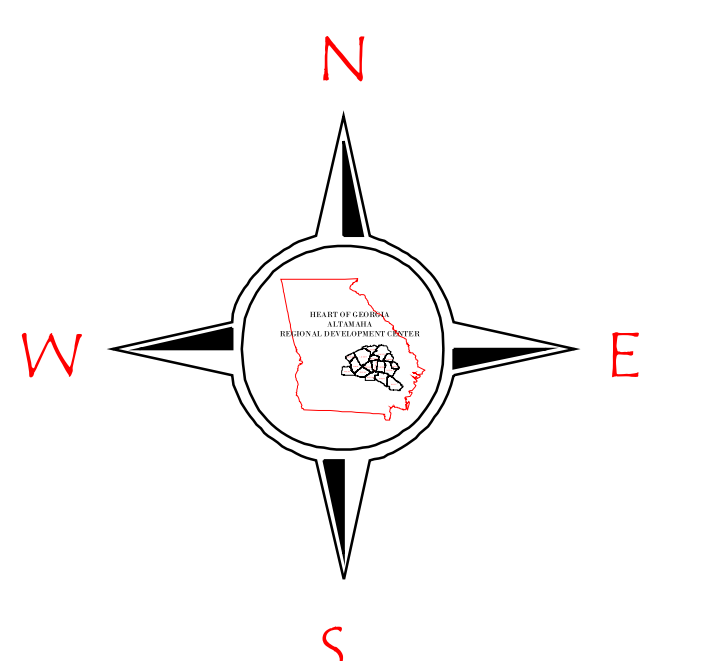
City/County Limits

Land Use

- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

SOURCE: Heart of Georgia Altamaha RDC, 2005

1000 0 1000 Feet



CFSM-1

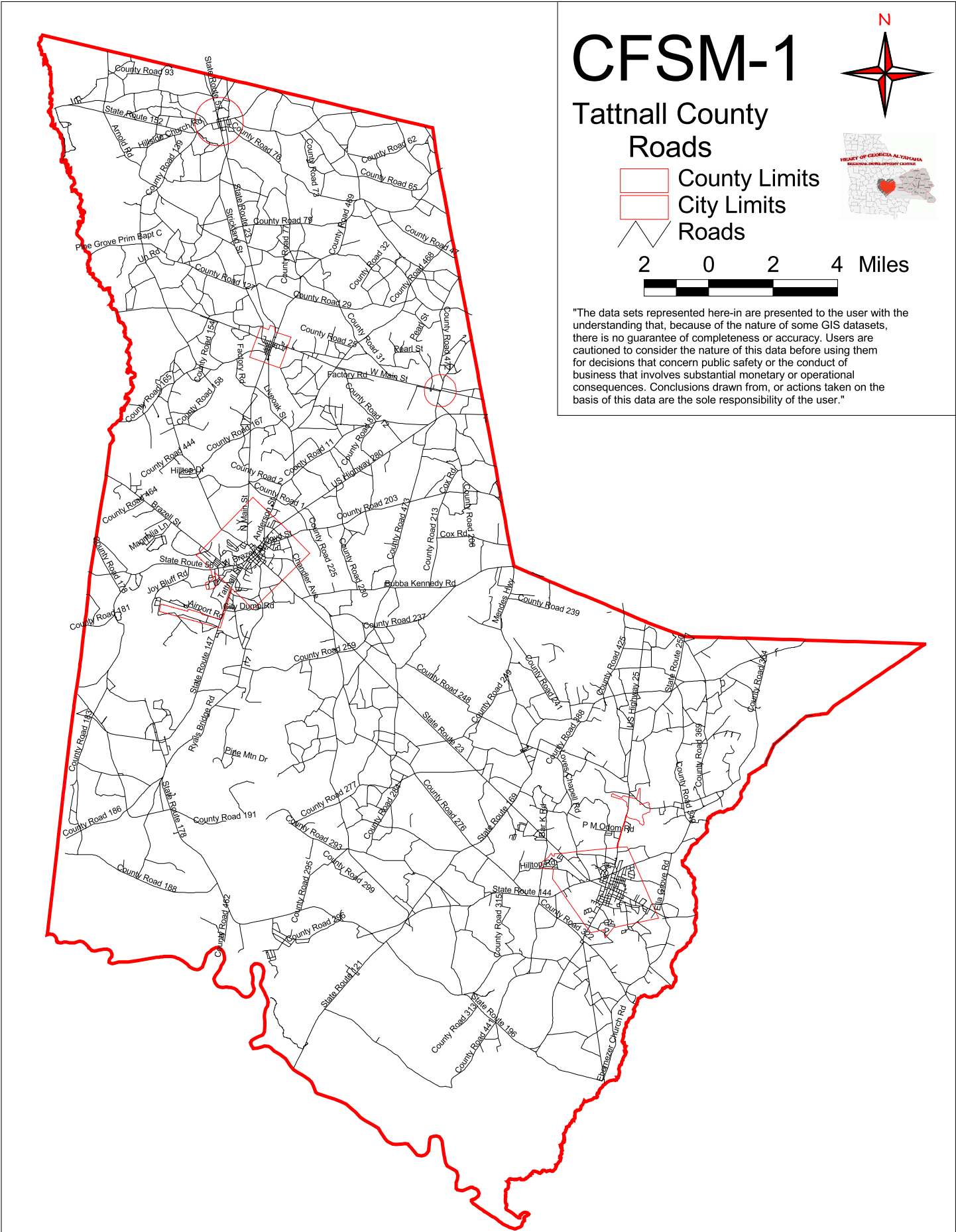
Tattnal County

Roads

-  County Limits
-  City Limits
-  Roads



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM-2

Tattall County Facilities



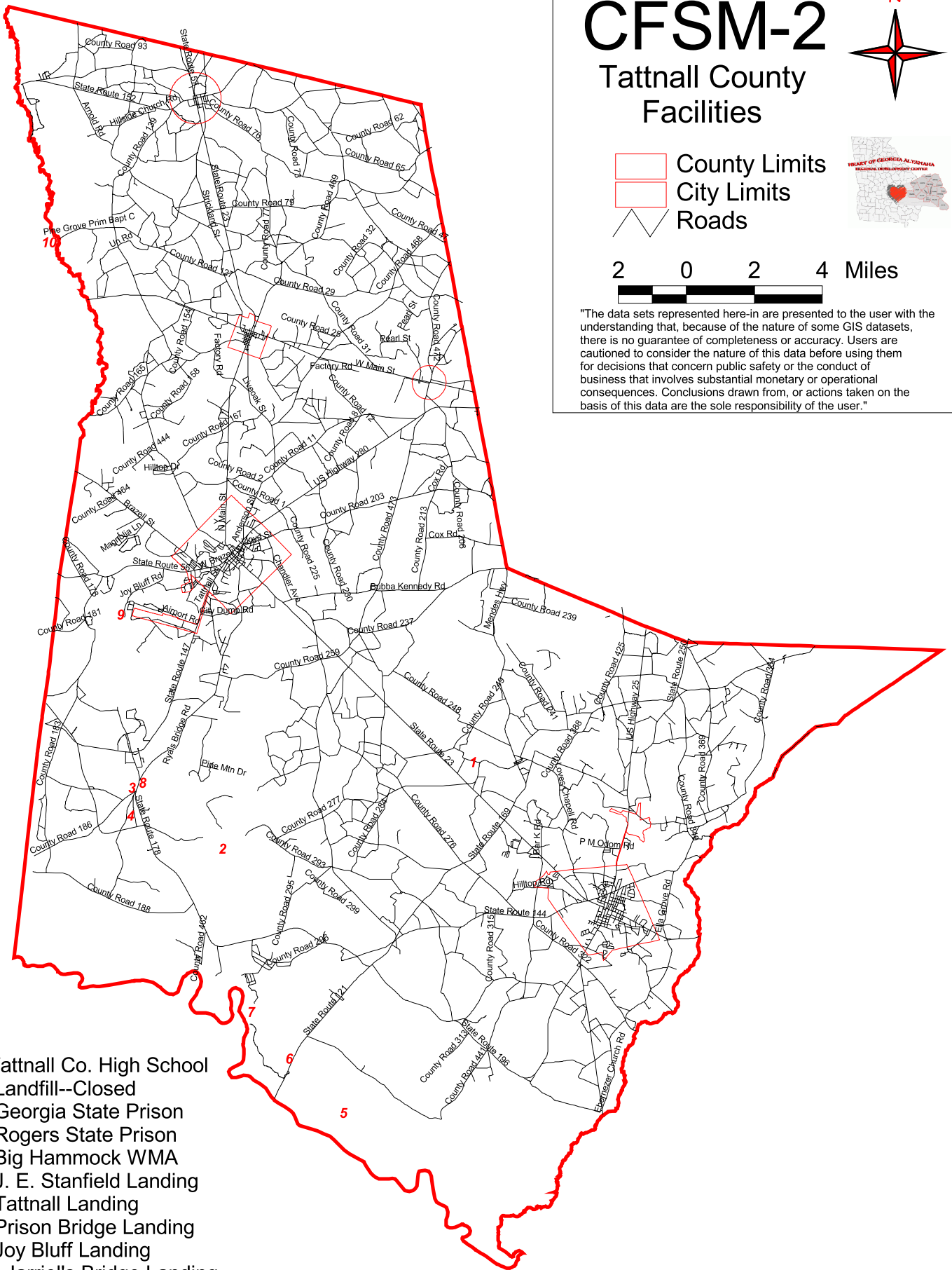
-  County Limits
-  City Limits
-  Roads



2 0 2 4 Miles



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- 1 Tattall Co. High School
- 2 Landfill--Closed
- 3 Georgia State Prison
- 4 Rogers State Prison
- 5 Big Hammock WMA
- 6 J. E. Stanfield Landing
- 7 Tattall Landing
- 8 Prison Bridge Landing
- 9 Joy Bluff Landing
- 10 Jarriel's Bridge Landing

CFSM-3

City of Cobbtown Roads



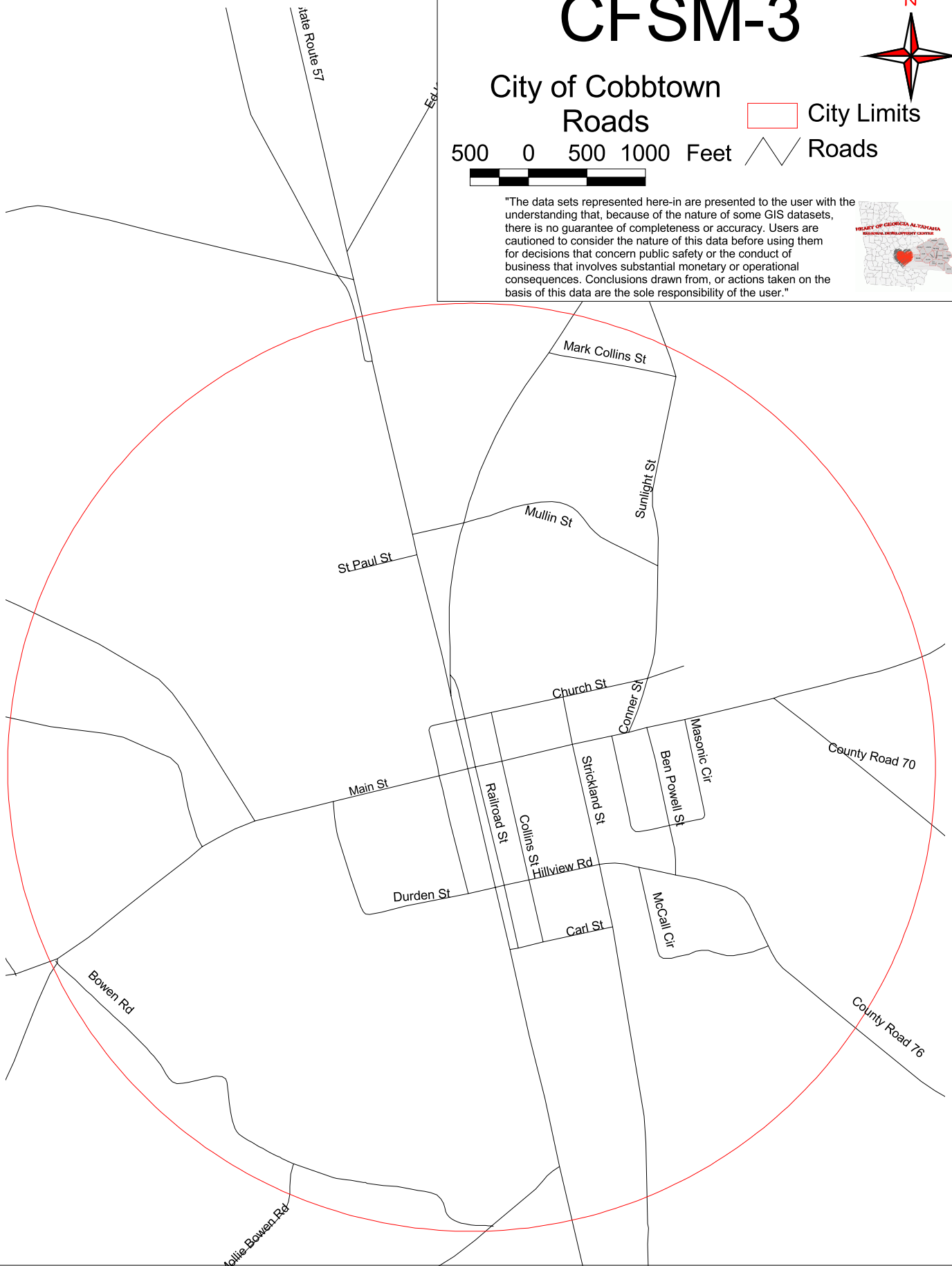
 City Limits

500 0 500 1000 Feet

 Roads



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM-4

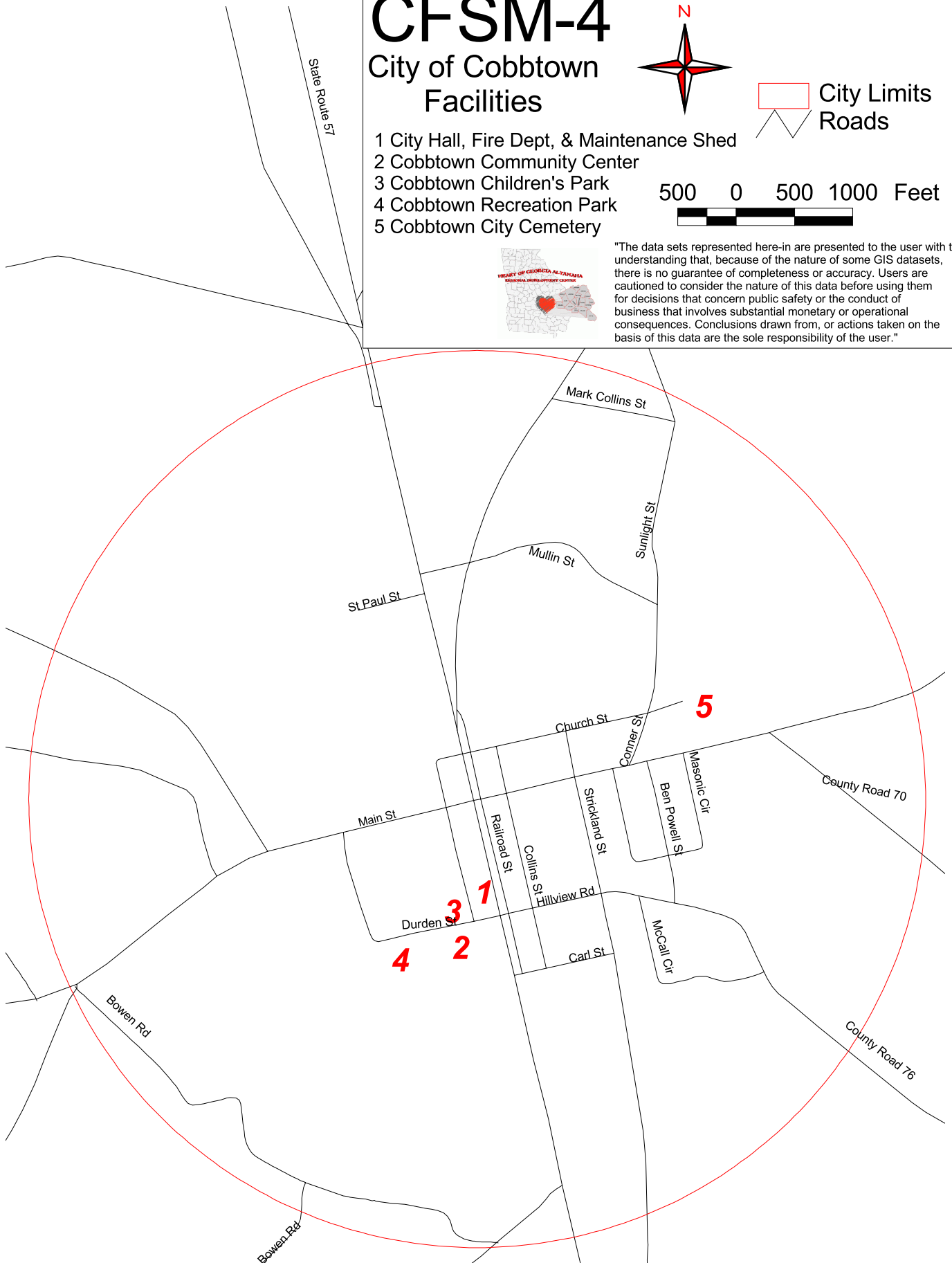
City of Cobbtown Facilities



- 1 City Hall, Fire Dept, & Maintenance Shed
- 2 Cobbtown Community Center
- 3 Cobbtown Children's Park
- 4 Cobbtown Recreation Park
- 5 Cobbtown City Cemetery



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CFSM-5

City of Cobbtown Water System

1. Well #1 and Water Storage Tank
2. Well #2

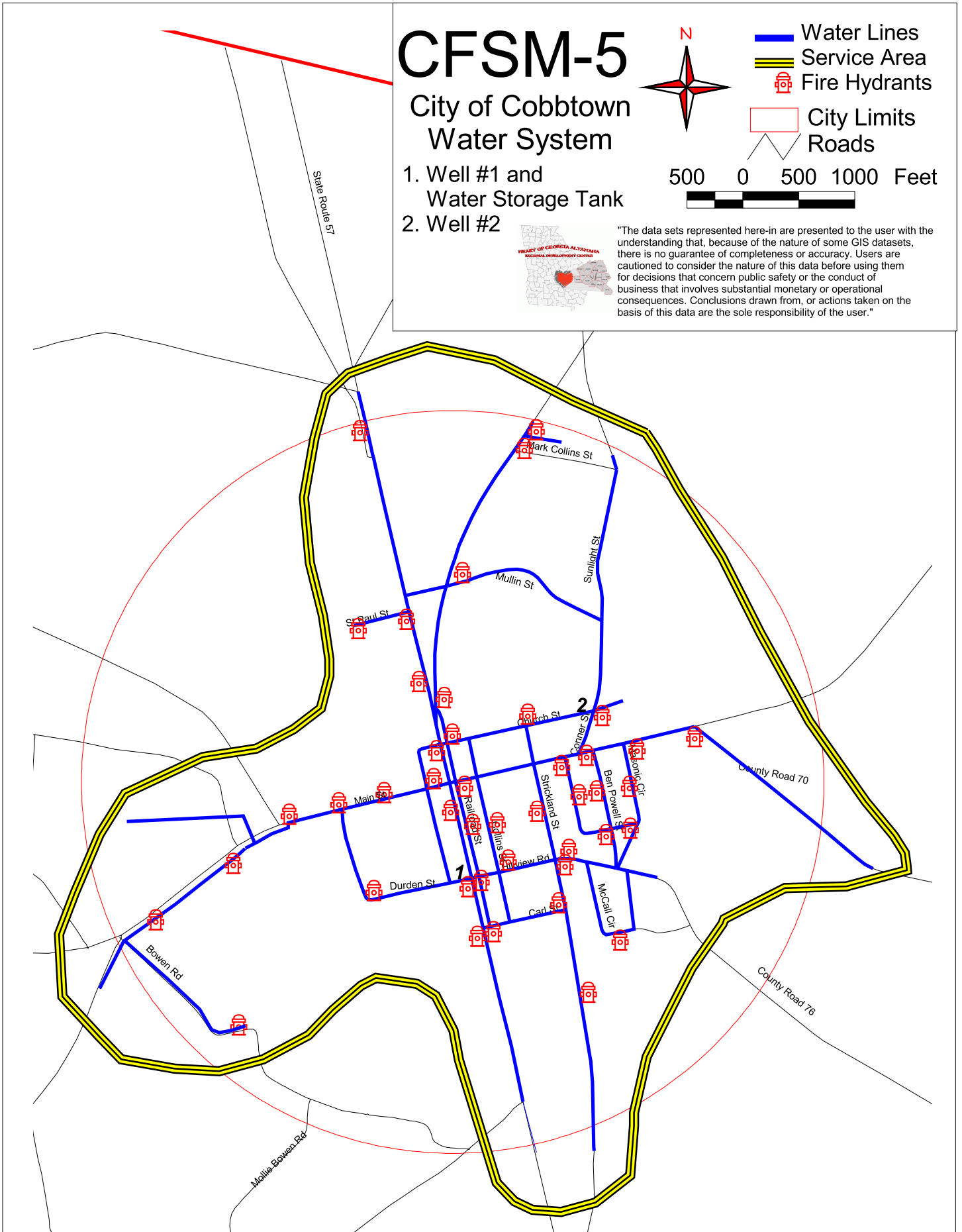


- Water Lines
- Service Area
- Fire Hydrants
- City Limits
- Roads

500 0 500 1000 Feet



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CFSM-6

City of Collins Roads



City Limits
Roads

500 0 500 1000 Feet



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- 1 City Hall
- 2 Fire Dept.
- 3 Police Dept.
- 4 Main St. City Park
- 5 Williams St. City Park
- 6 City Maintenance Barn
- 7 Water Dept.
- 8 Collins Elementary/Middle School
- 9 MLK Community Center
- 10 Williams St. Community Center
- 11 Tattnall Co. EMS Substation

CFSM-7



City Limits
 Roads

City of Collins Facilities

500 0 500 1000 Feet







"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM-8

City of Collins
Water System



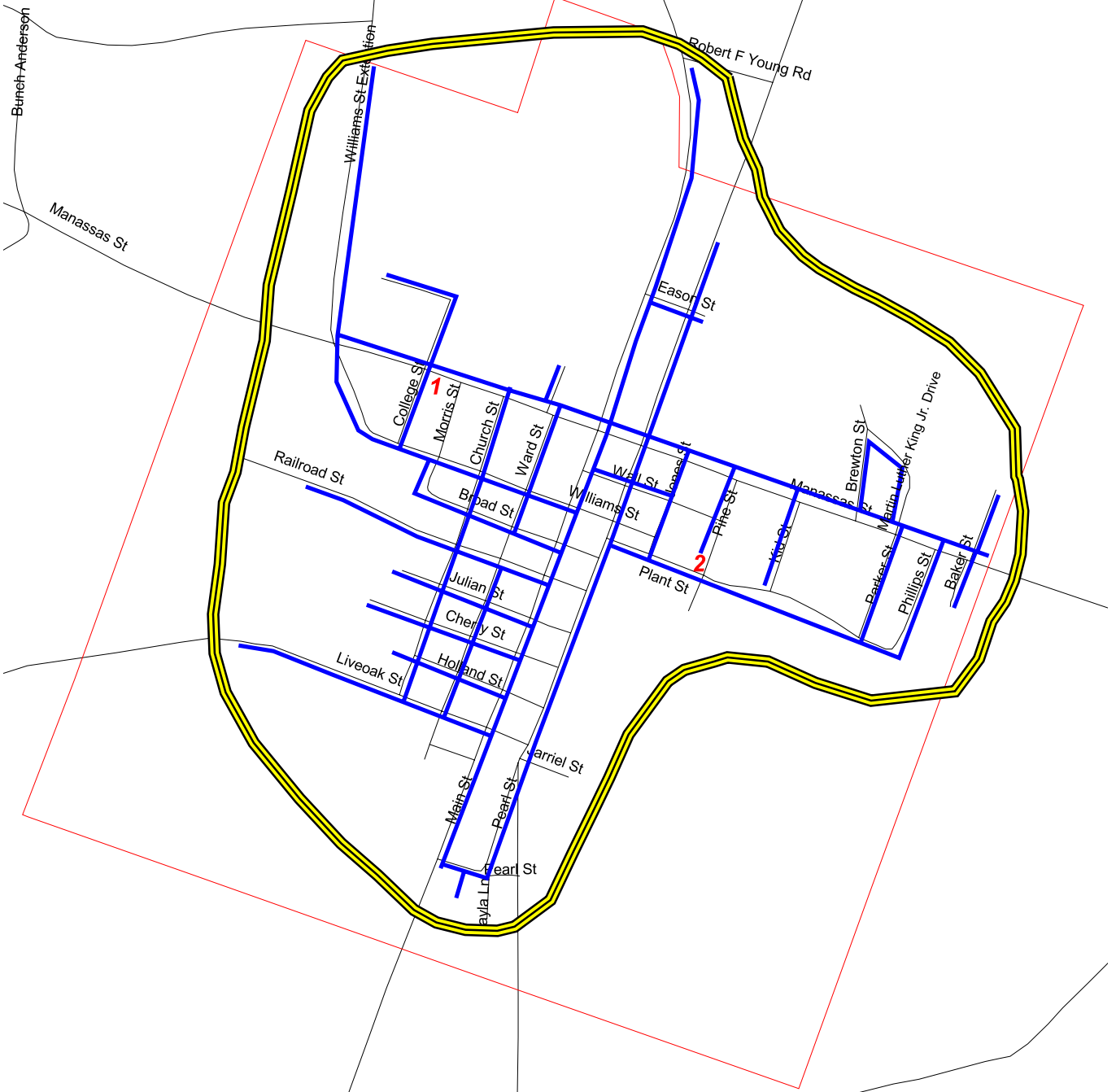
-  Water Lines
-  Service Area
-  City Limits
-  Roads

500 0 500 1000 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

1 Well #1
2 Water Storage Tank



CFSM-9

City of Collins Sewer System



- Sewer Lines
- Service Area
- City Limits Roads

500 0 500 1000 Feet

- 1 Lift Station #1
- 2 Lift Station #2
- 3 Lift Station #3
- 4 Oxidation Pond



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM-10

City of Glennville Roads



 City Limits
 Roads

1500 0 1500 Feet



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CFSM-11

City of Glennville Facilities



 City Limits
 Roads

1500 0 1500 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



1. City Hall
2. Police, Fire, & Jail
3. Recreation Dept & Glennville Rec. Complex
4. Barnard St. Park
5. Glennville Comm. Center
6. City Maintenance Barn
7. Streets & Maintenance Dept.
8. Water Dept
9. Glennville City Cemetery
10. Glennville Nursing Home
11. Glennville Elementary School
12. Glennville Middle School
13. Tattnall Co. Health Dept. (Glennville Center)
14. Tattnall Co. EMS Substation
15. Glennville Library
16. Smith State Prison
17. Sutton Place

CFSM-12

City of Glennville Water System

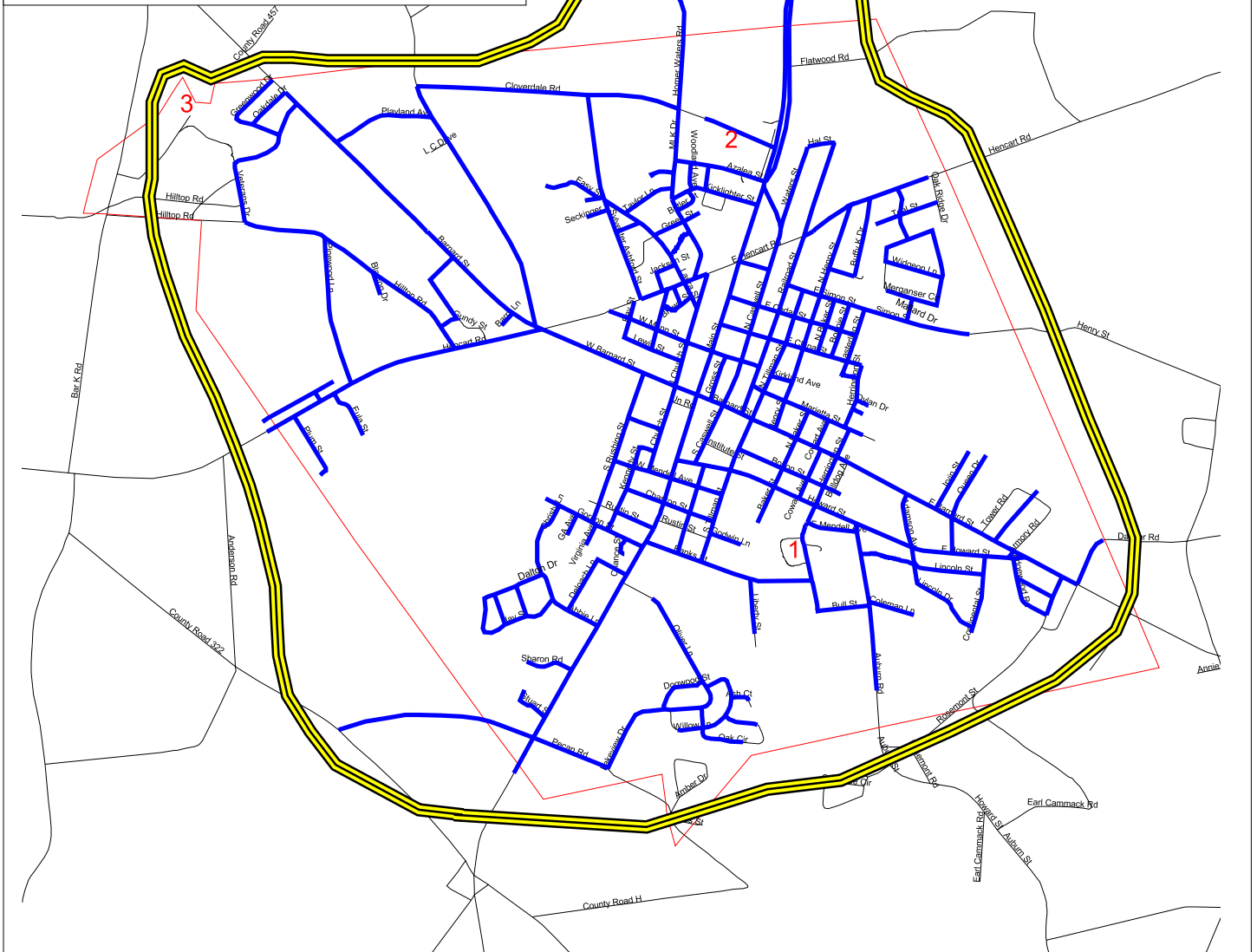
-  Water Lines
-  Service Area
-  City Limits
-  Roads

2000 0 2000 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."


1. Well #3 & Water Storage Tank #1
2. Well #4 & Water Storage Tank #2
3. Well #5 & Water Storage Tank #3



CFSM-13

City of Glennville Sewer System



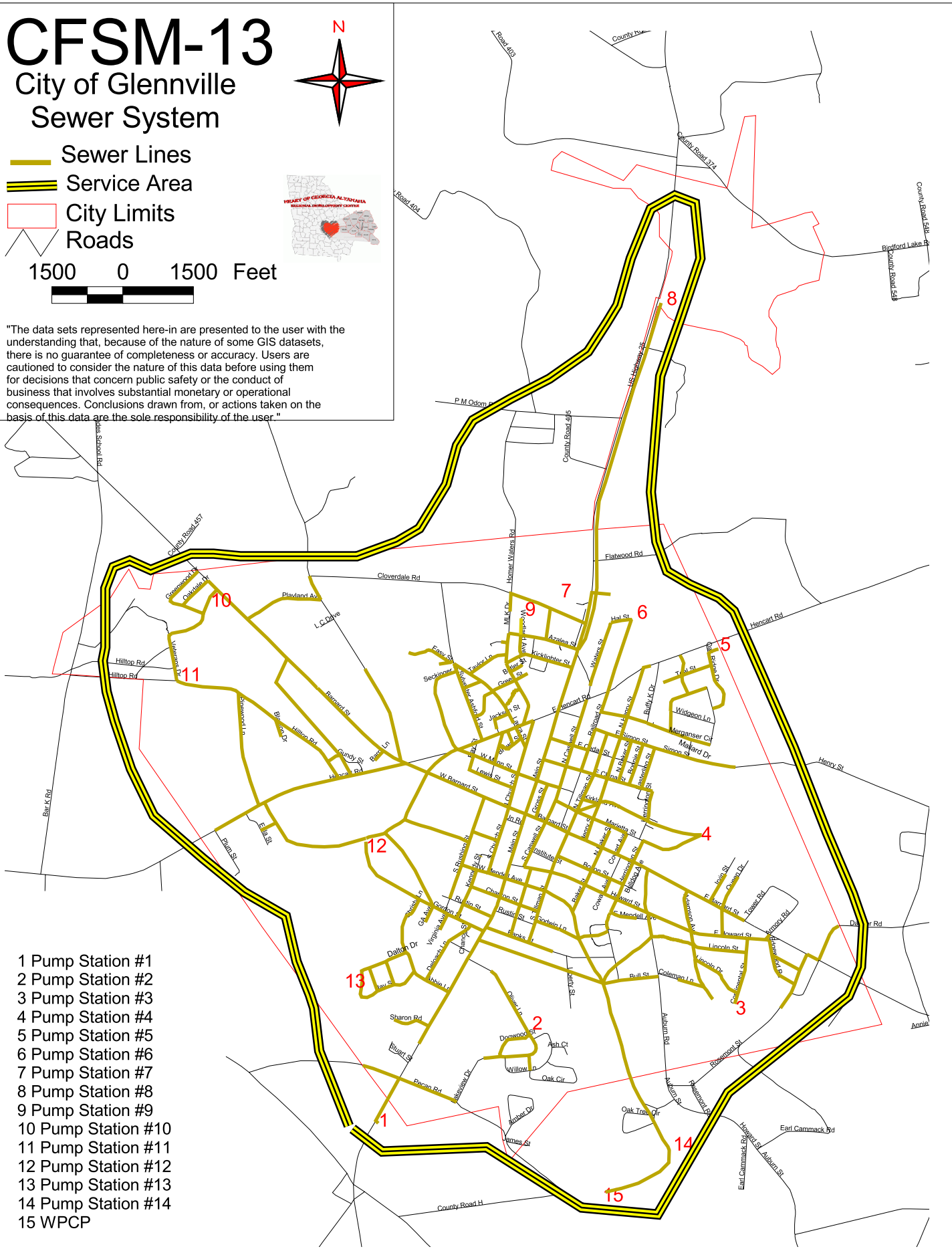
-  Sewer Lines
-  Service Area
-  City Limits
-  Roads



1500 0 1500 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



- 1 Pump Station #1
- 2 Pump Station #2
- 3 Pump Station #3
- 4 Pump Station #4
- 5 Pump Station #5
- 6 Pump Station #6
- 7 Pump Station #7
- 8 Pump Station #8
- 9 Pump Station #9
- 10 Pump Station #10
- 11 Pump Station #11
- 12 Pump Station #12
- 13 Pump Station #13
- 14 Pump Station #14
- 15 WPCP

CFSM-14

City of Manassas Roads



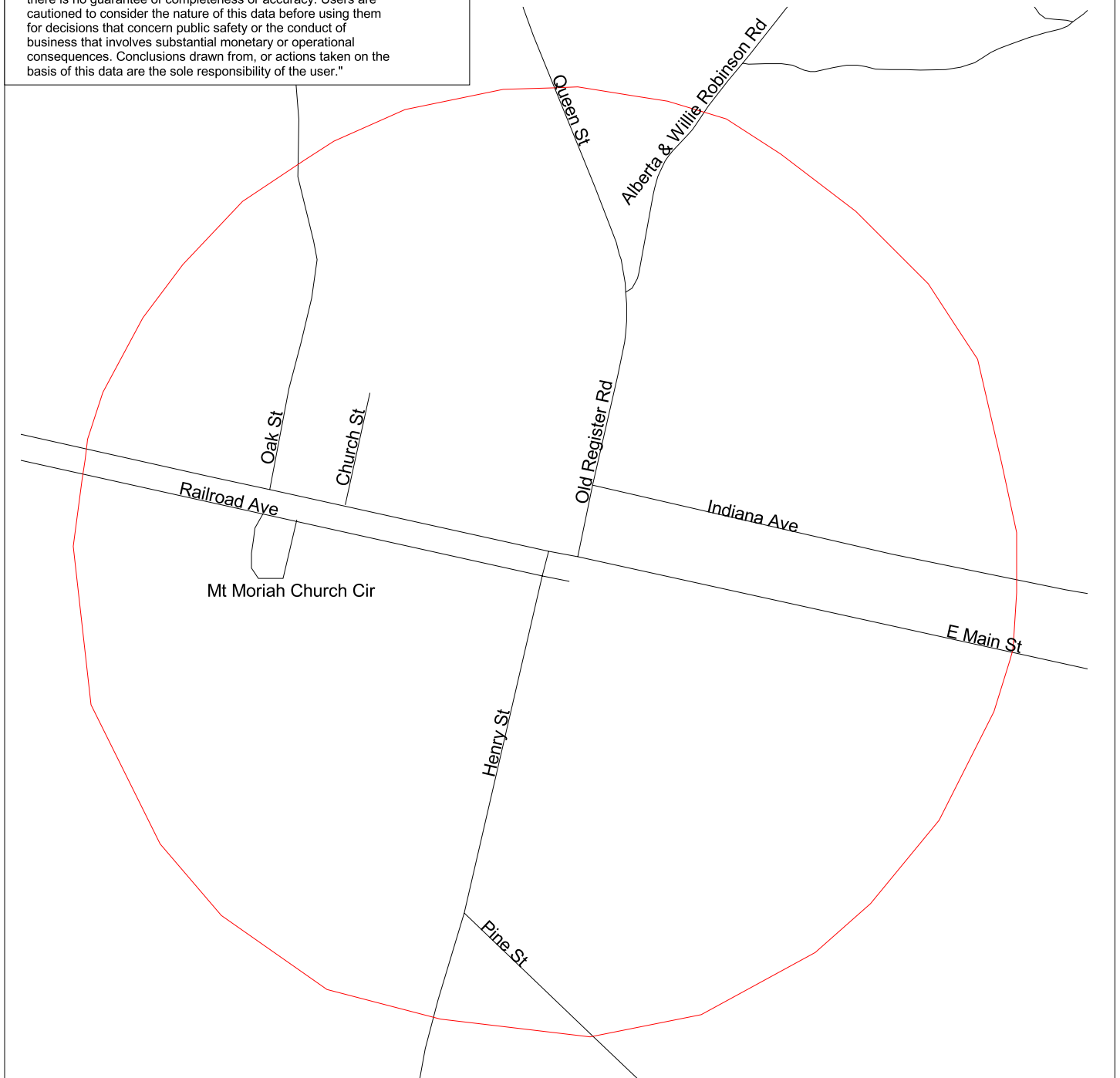
City Limits

Roads

400 0 400 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM-15

City of Manassas Facilities



 City Limits

 Roads

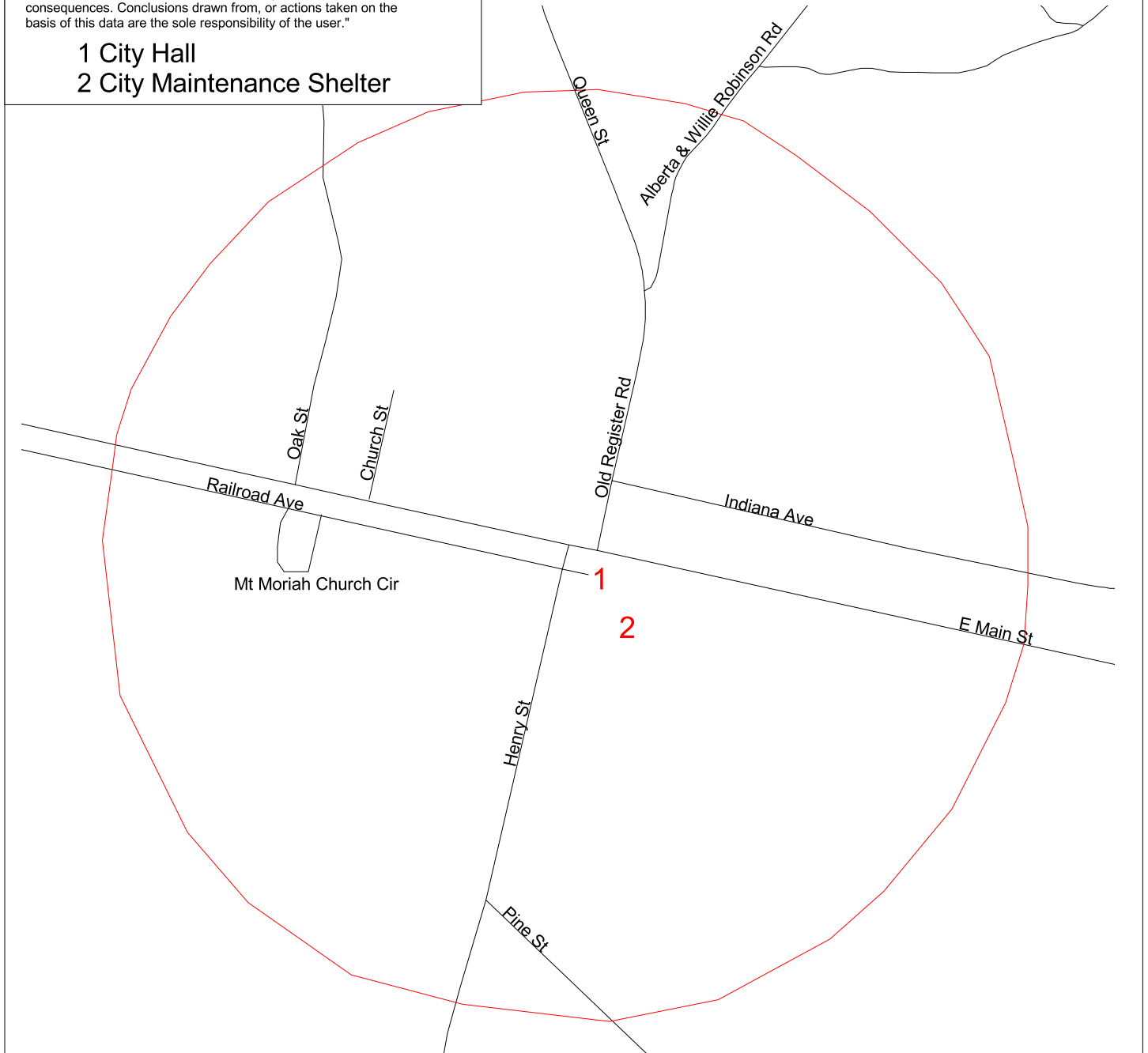
400 0 400 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

1 City Hall




2 City Maintenance Shelter

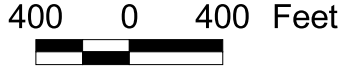


CFSM-16

City of Manassas Water System



-  Water Lines
-  Service Area
-  City Limits
-  Roads



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1. Well #1 & Water Storage Tank



CFSM-17

City of Reidsville Roads



 City Limits
 Roads

2000 0 2000 Feet



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CFSM-18

City of Reidsville Facilities



 City Limits
 Roads

2000 0 2000 Feet


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- | | |
|--|---|
| 1. City Hall & Police Dept. | 11. Sheriff's Office |
| 2. Fire Dept. | 12. Reidsville Middle School |
| 4. Charles K Rewis Recreation Complex | 13. Reidsville Elementary School |
| 5. Tattnall Co. Jail | 14. Tattnall Co. Health Dept. (Reidsville Center) |
| 6. Atkins-Surrency Park | 15. Tattnall Co. Senior Center |
| 7. City Maintenance, Road, & Water Dept. | 16. Tattnall Co. EMS, EMA, & E-911 |
| 8. Reidsville Cemetery | 17. Tattnall Road Dept. |
| 9. Tattnall Healthcare | 18. Reidsville Airport & Animal Control (Tatt.Co) |
| 10. Tattnall Co. Courthouse | 19. Tattnall Co. Library |
| | 20. Tattnall Community Hospital |
| | 21. Alatomaha-Gordonia State Park |

CFSM-19

City of Reidsville Water System



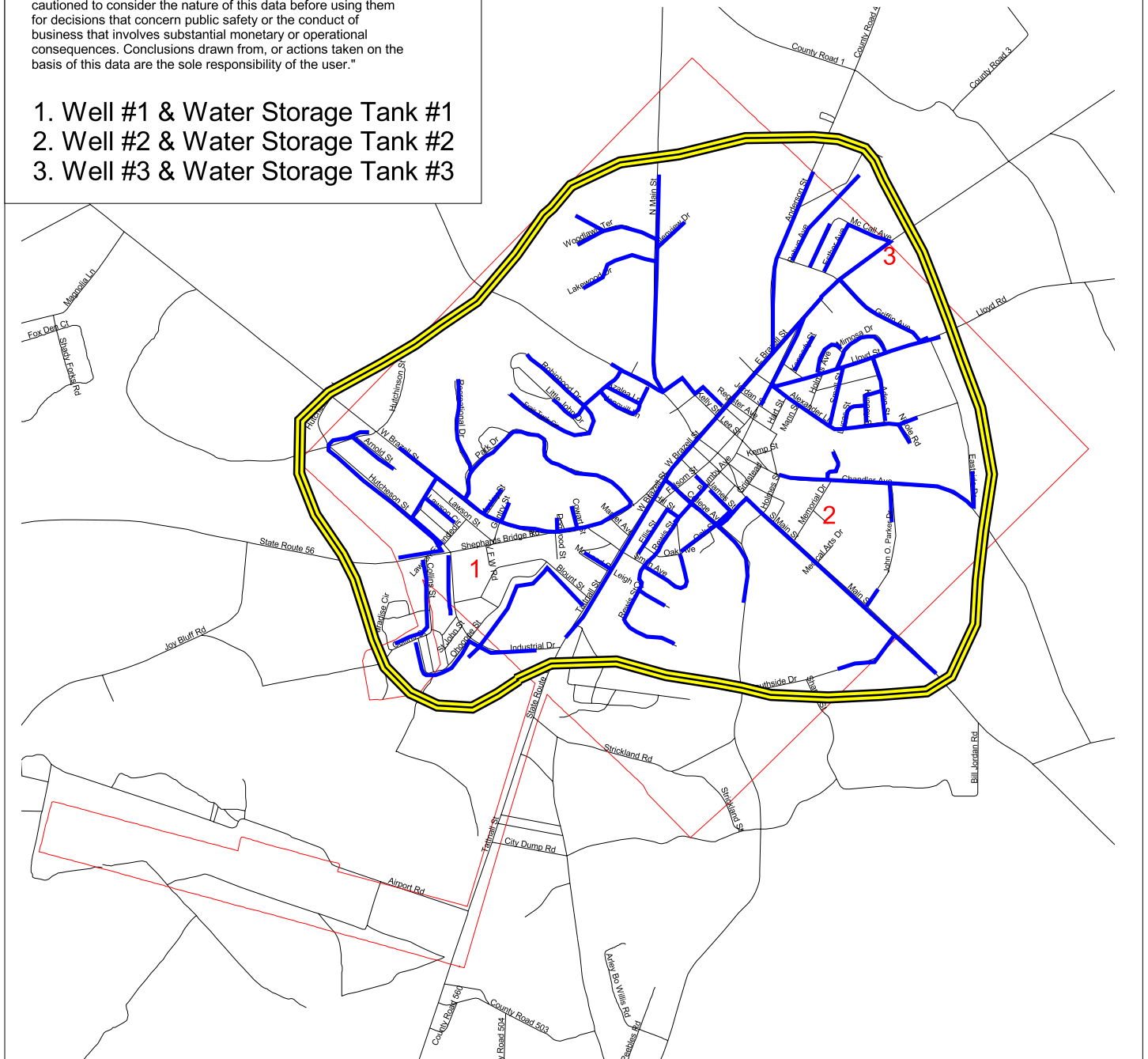
-  Water Lines
-  Service Area
-  City Limits
-  Roads

2000 0 2000 Feet



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."





1. Well #1 & Water Storage Tank #1
2. Well #2 & Water Storage Tank #2
3. Well #3 & Water Storage Tank #3



CFSM-20

City of Reidsville Sewer System



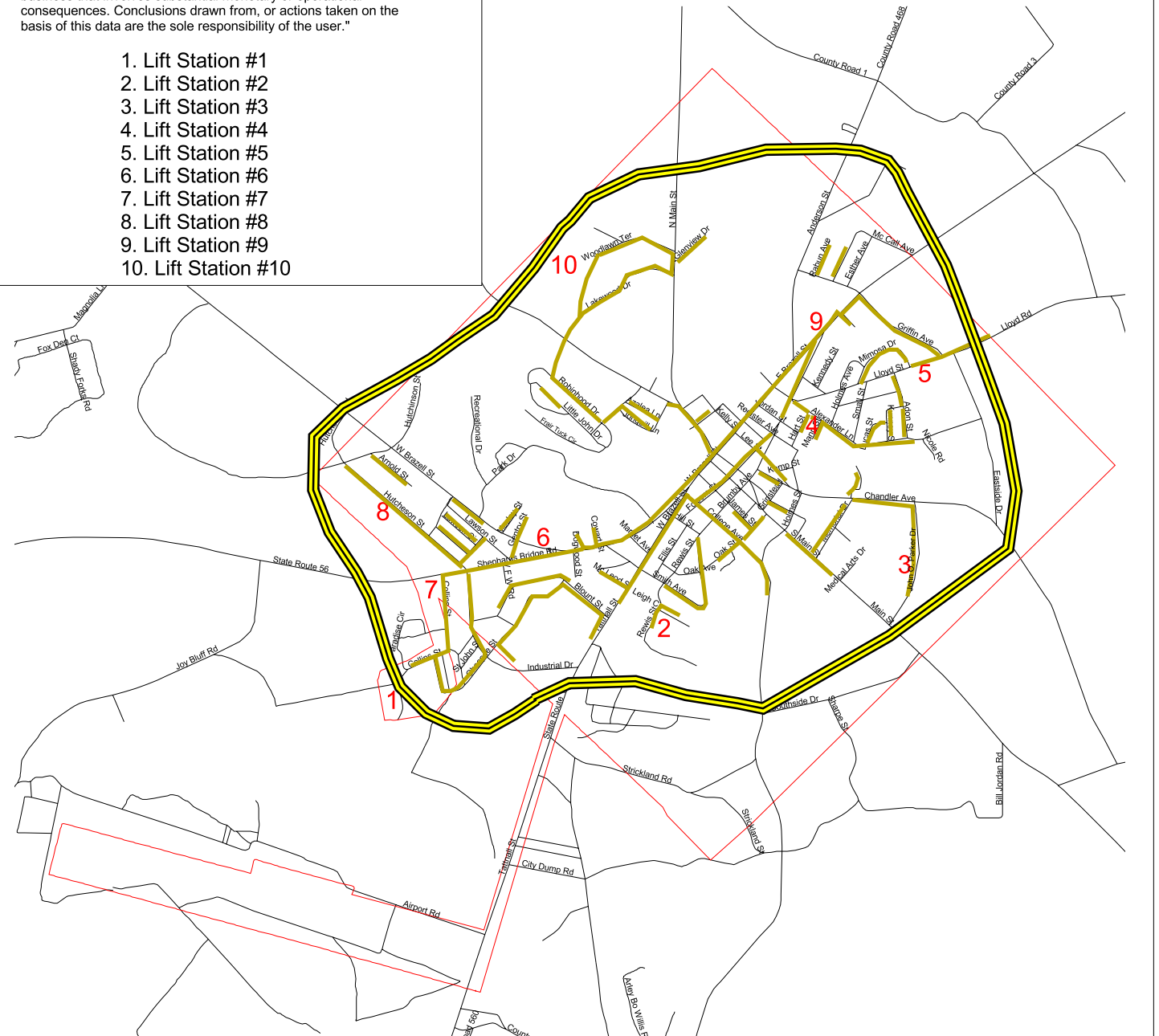
-  Sewer Lines
-  Service Area
-  City Limits
-  Roads

2000 0 2000 Feet



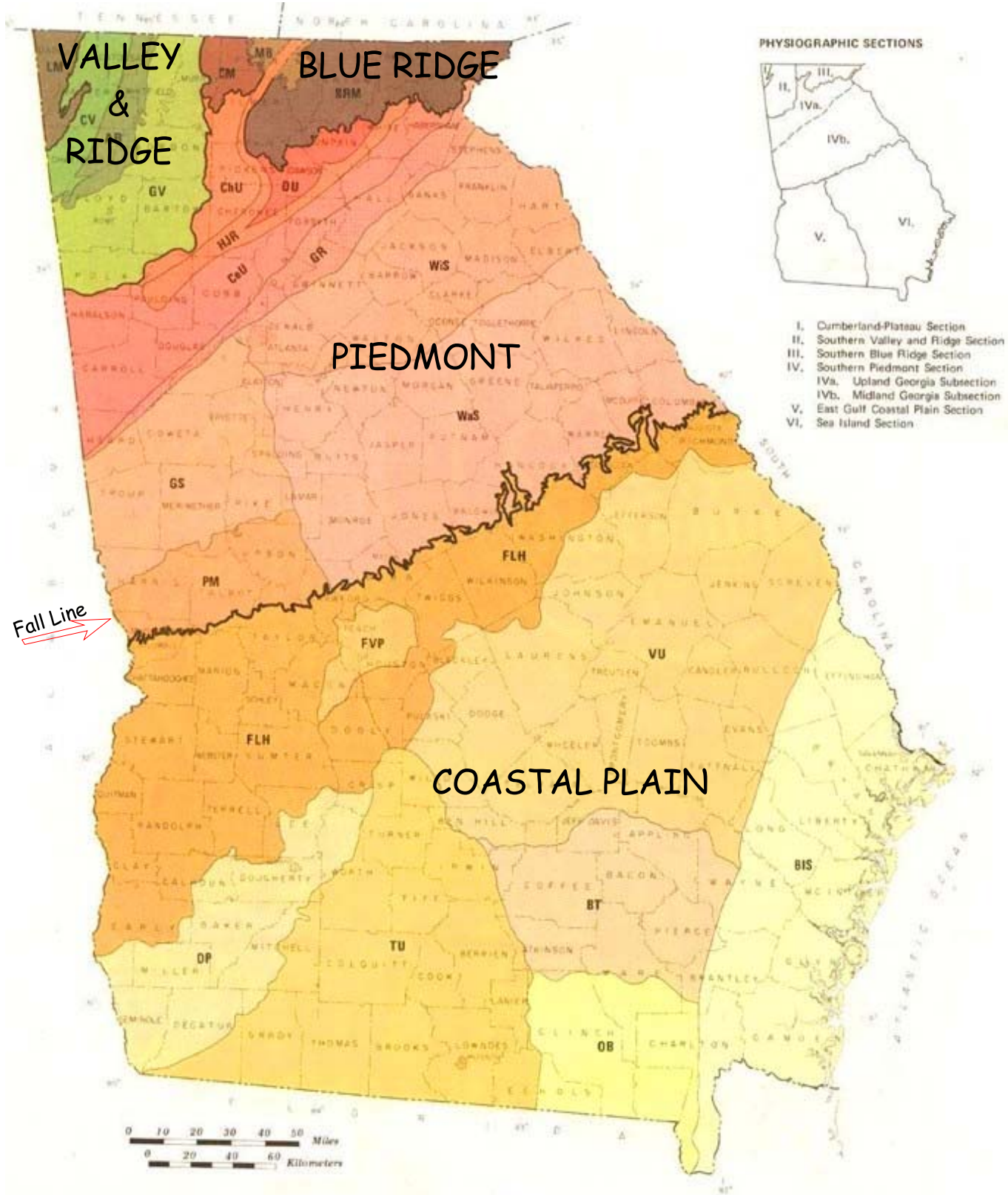
"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

1. Lift Station #1
2. Lift Station #2
3. Lift Station #3
4. Lift Station #4
5. Lift Station #5
6. Lift Station #6
7. Lift Station #7
8. Lift Station #8
9. Lift Station #9
10. Lift Station #10



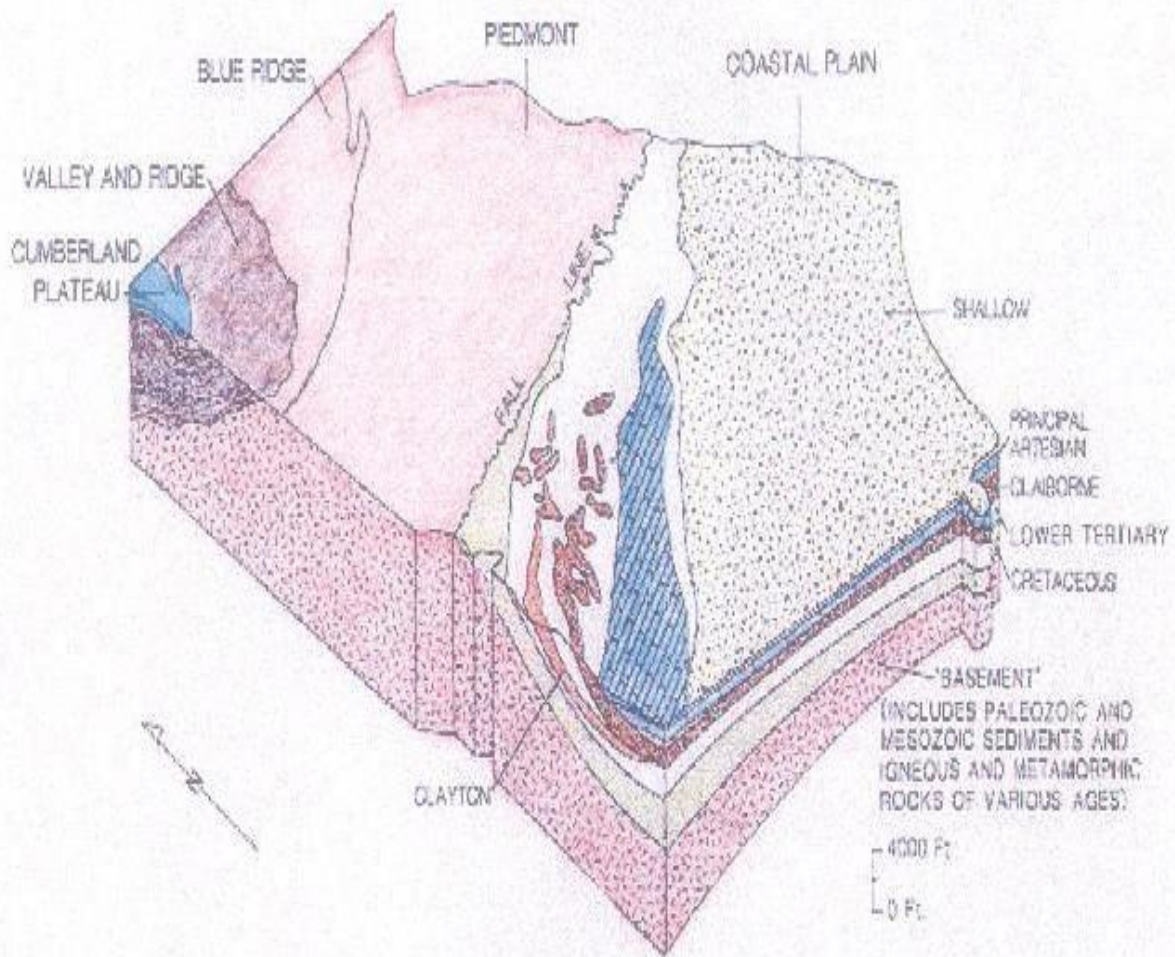
MAP NCR-1

PHYSIOGRAPHIC PROVINCES OF GEORGIA



MAP NCR-2

Block Diagram of Georgia

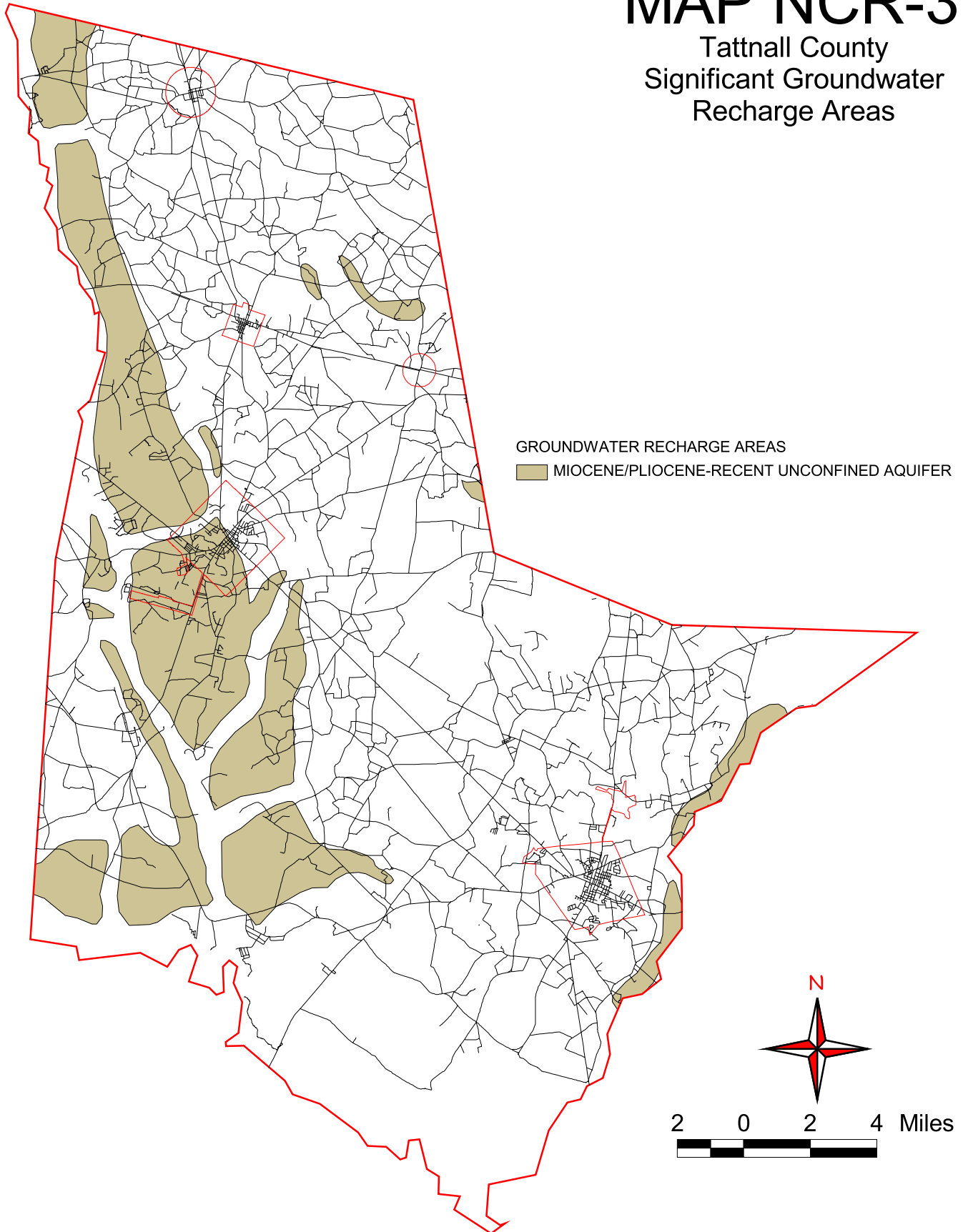


BLOCK DIAGRAM OF GEORGIA SHOWING COASTAL PLAIN AQUIFERS AND MAJOR PHYSIOGRAPHIC PROVINCES

SOURCE: Comprehensive Water Supply Plan, Wayne County
BE&K/Terranext, LLC, 2000
Heart of Georgia Altamaha RDC, 2004

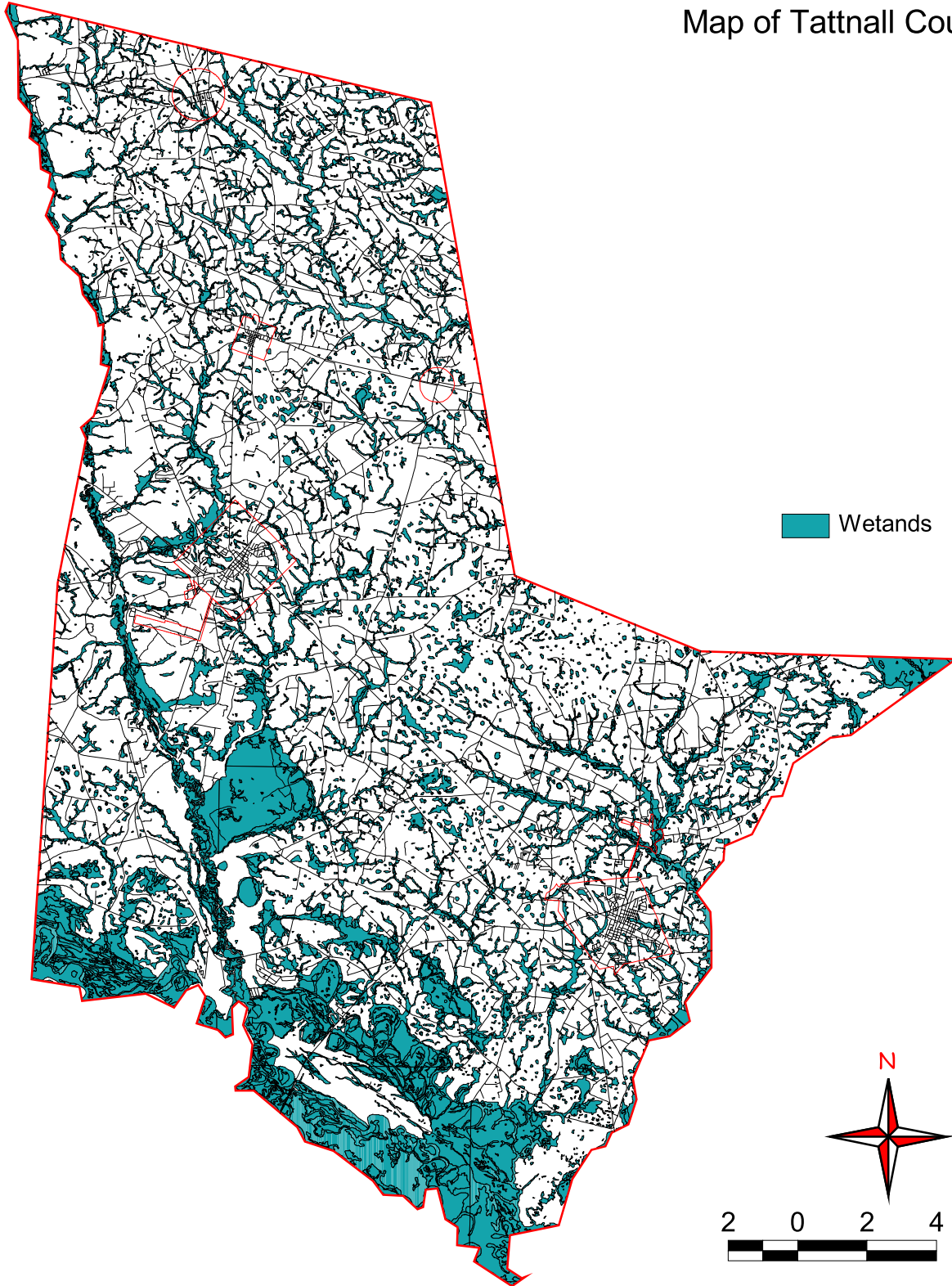
MAP NCR-3

Tattnall County Significant Groundwater Recharge Areas



MAP NCR-4

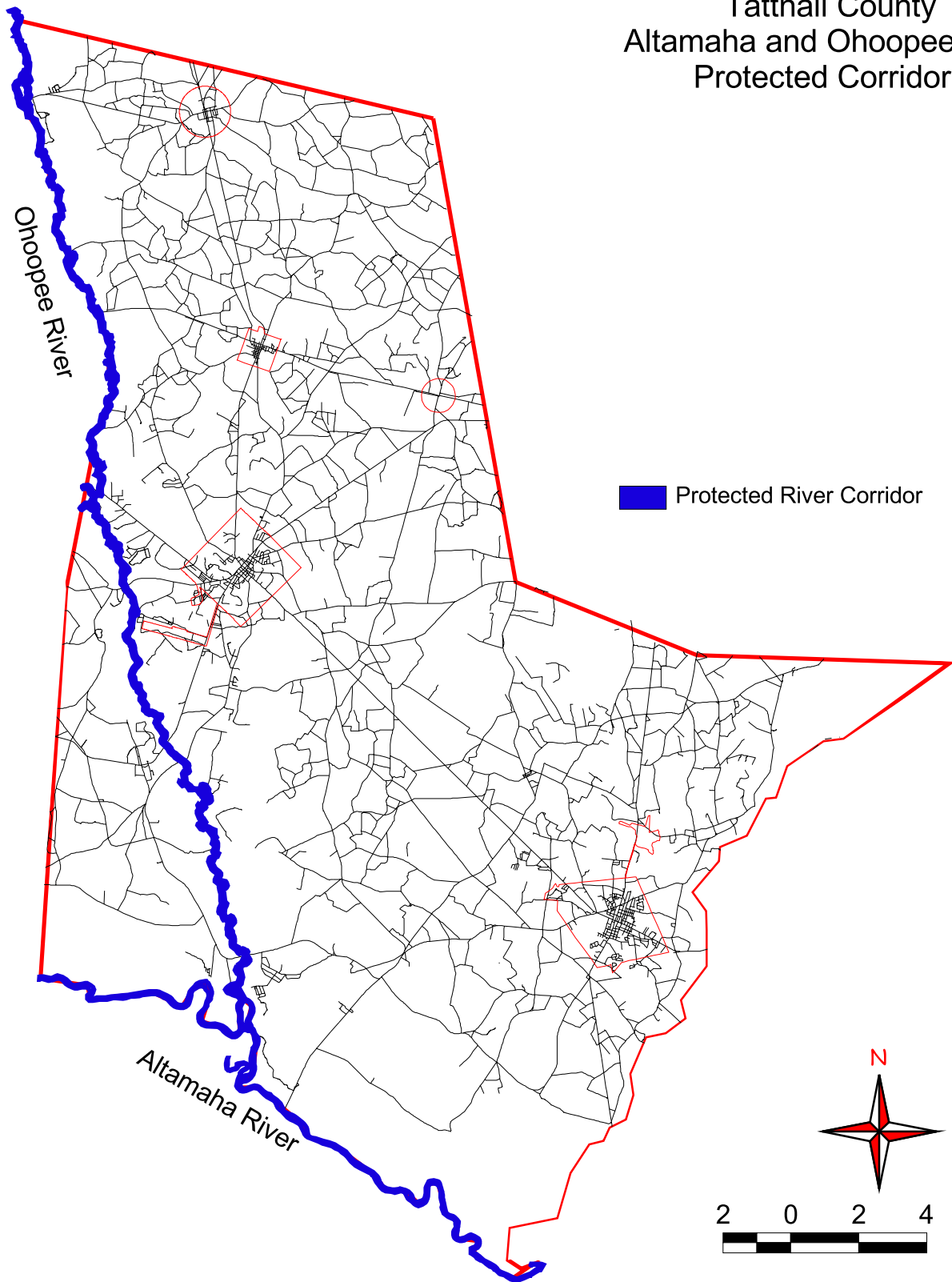
National Wetlands Inventory
Map of Tattnall County



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2005

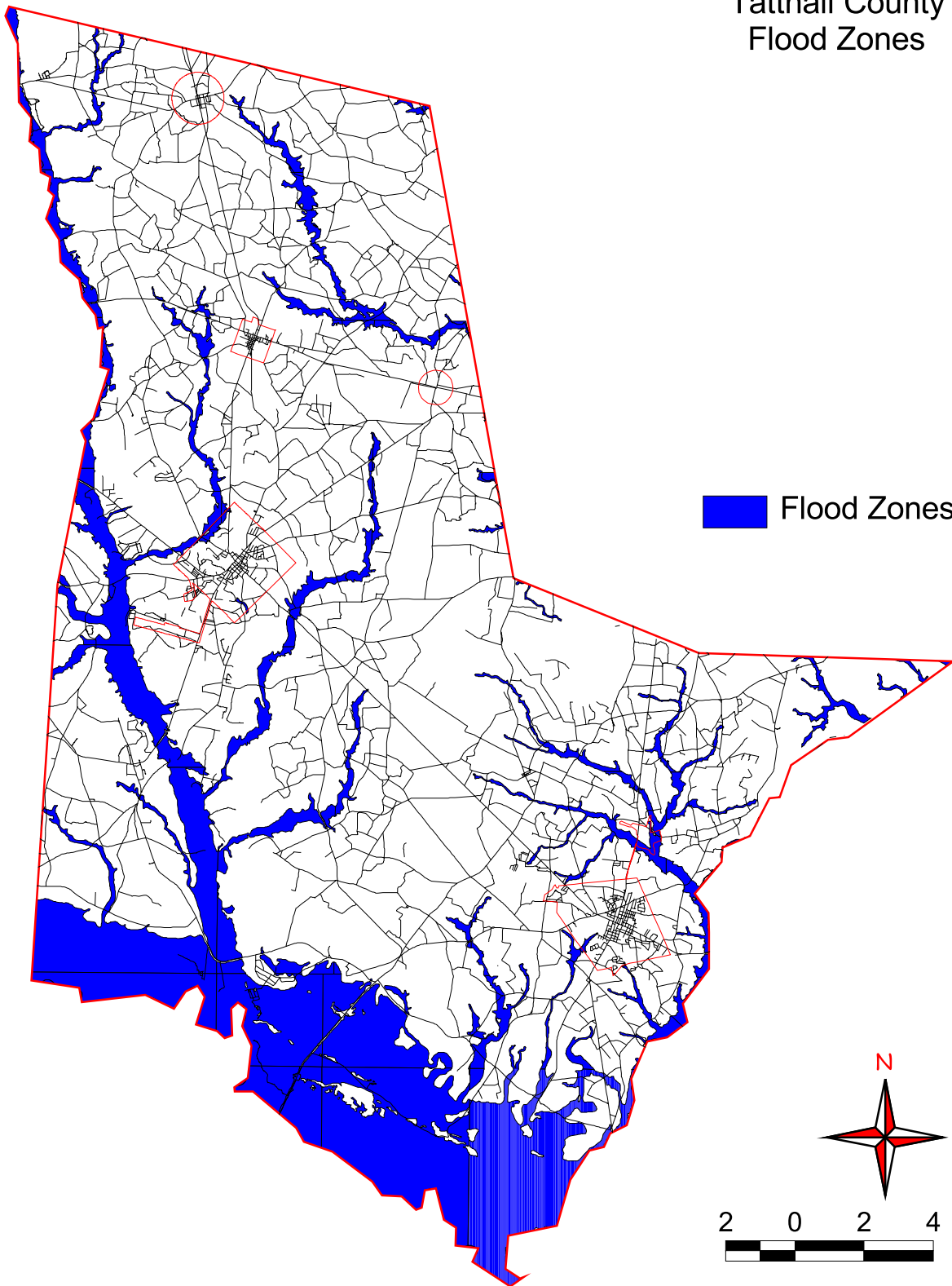
MAP NCR-5

Tattnall County
Altamaha and Ochopee River
Protected Corridors



MAP NCR-6

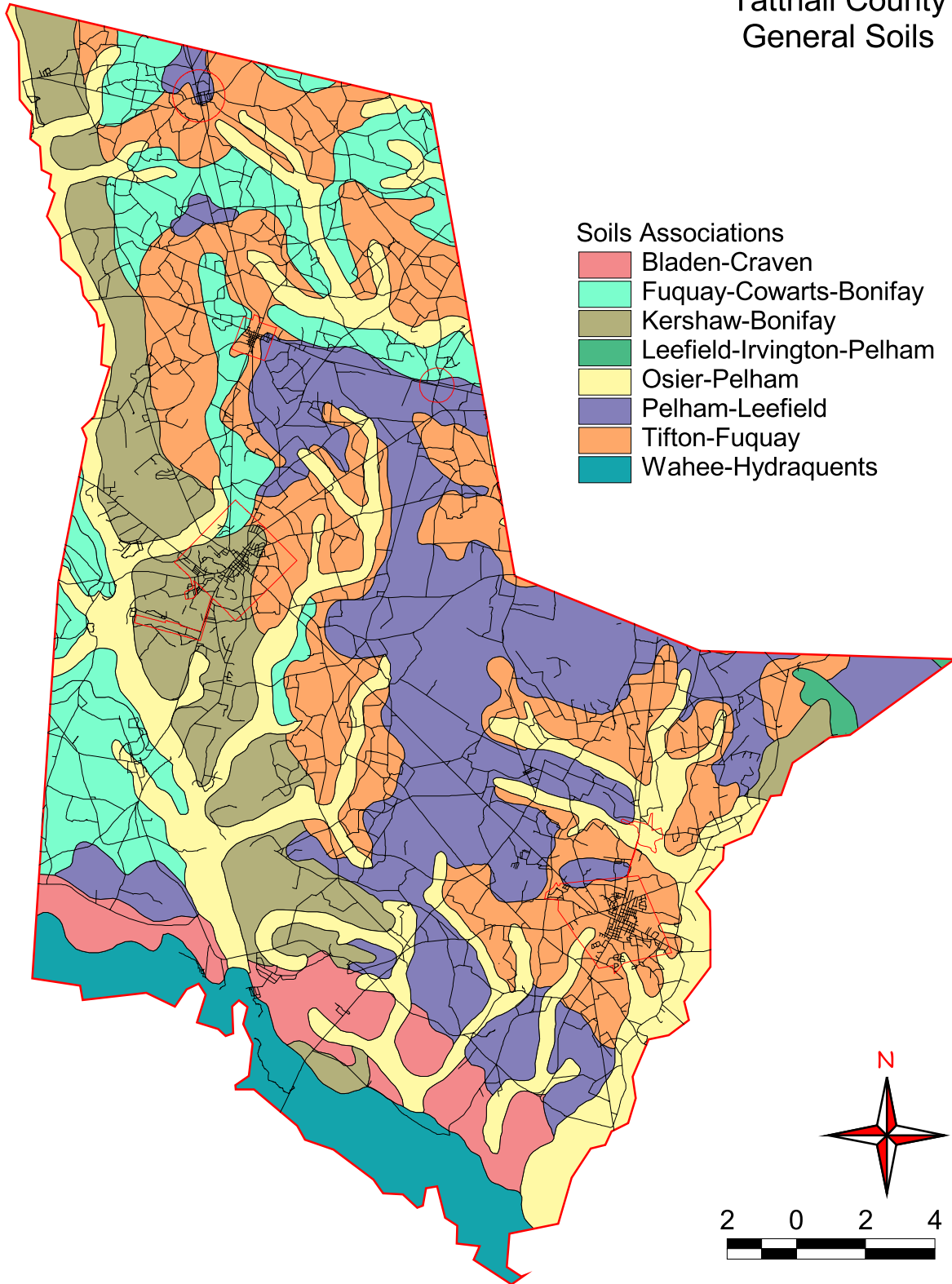
Tattnall County
Flood Zones



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2005

MAP NCR-7

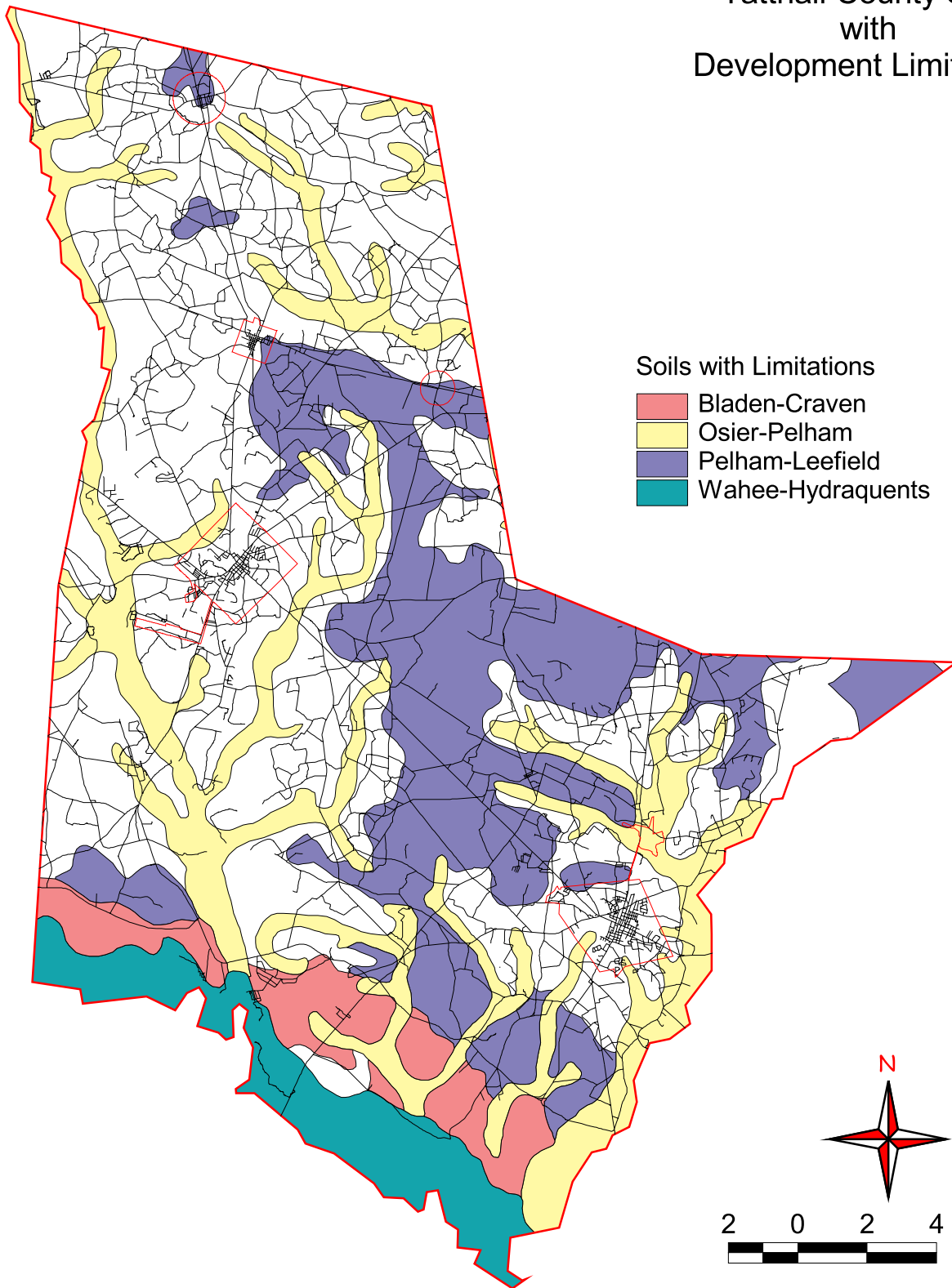
Tattnall County
General Soils



SOURCE: U.S. Department of Agriculture
Soil Conservation Service, Soil Survey of
Candler, Evans, and Tattnall Counties, Georgia, 1980
Heart of Georgia Altamaha RDC, 2005

MAP NCR-8

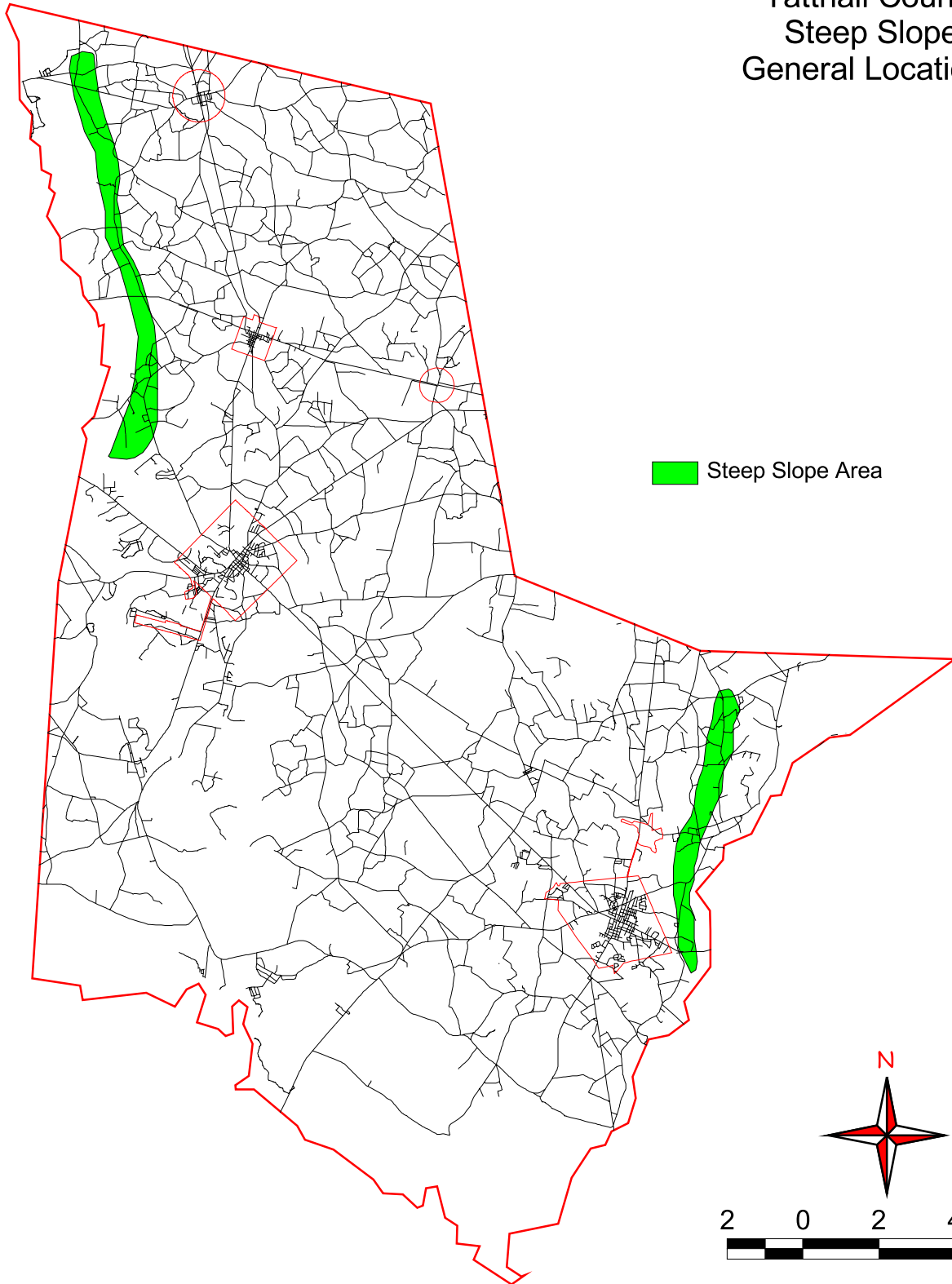
Tattnall County Soils
with
Development Limitations



SOURCE: U.S. Department of Agriculture
Soil Conservation Service, Soil Survey of
Candler, Evans, and Tattnall Counties, Georgia, 1980
Heart of Georgia Altamaha RDC, 2005

MAP NCR-9

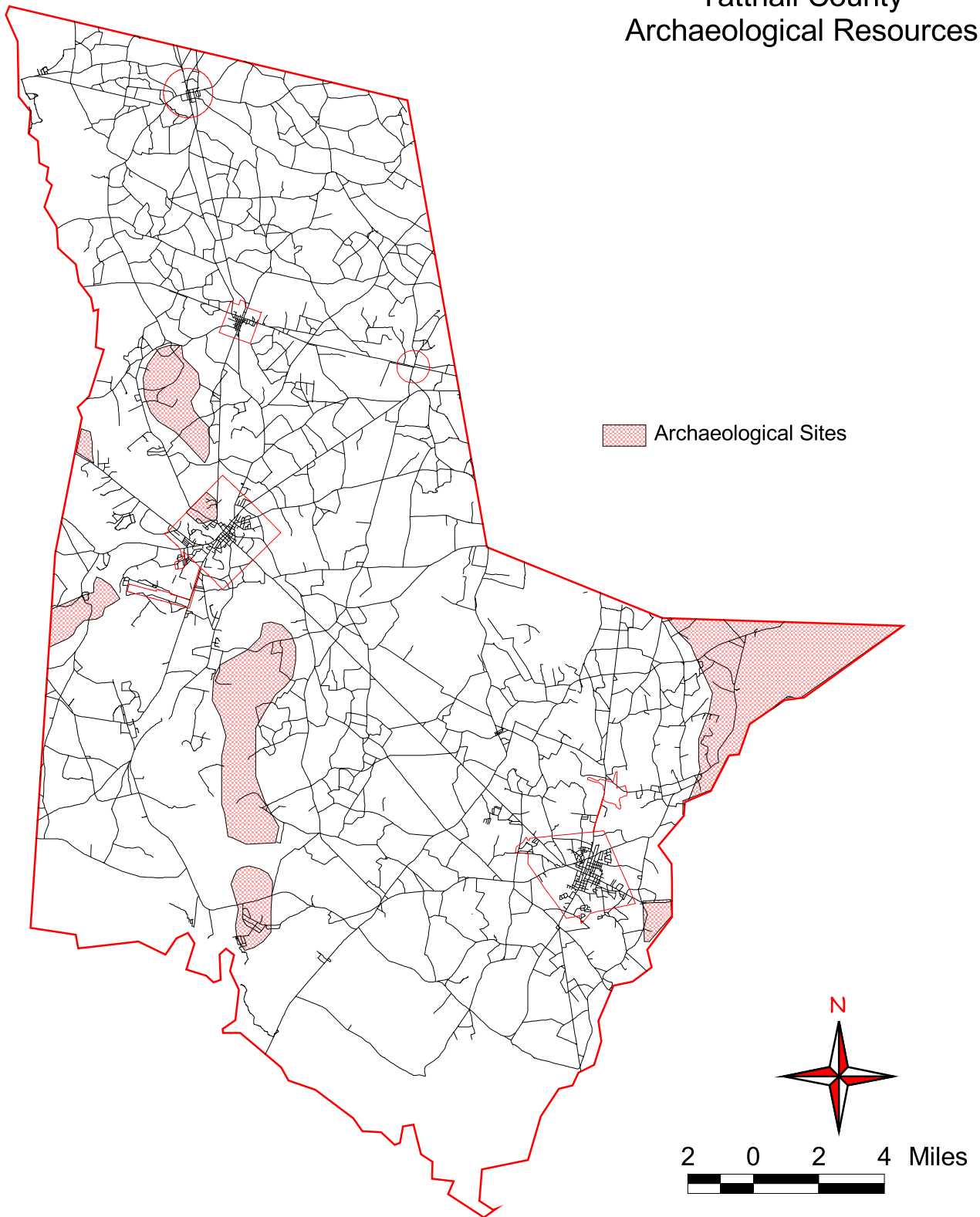
Tattnall County
Steep Slope
General Locations



SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

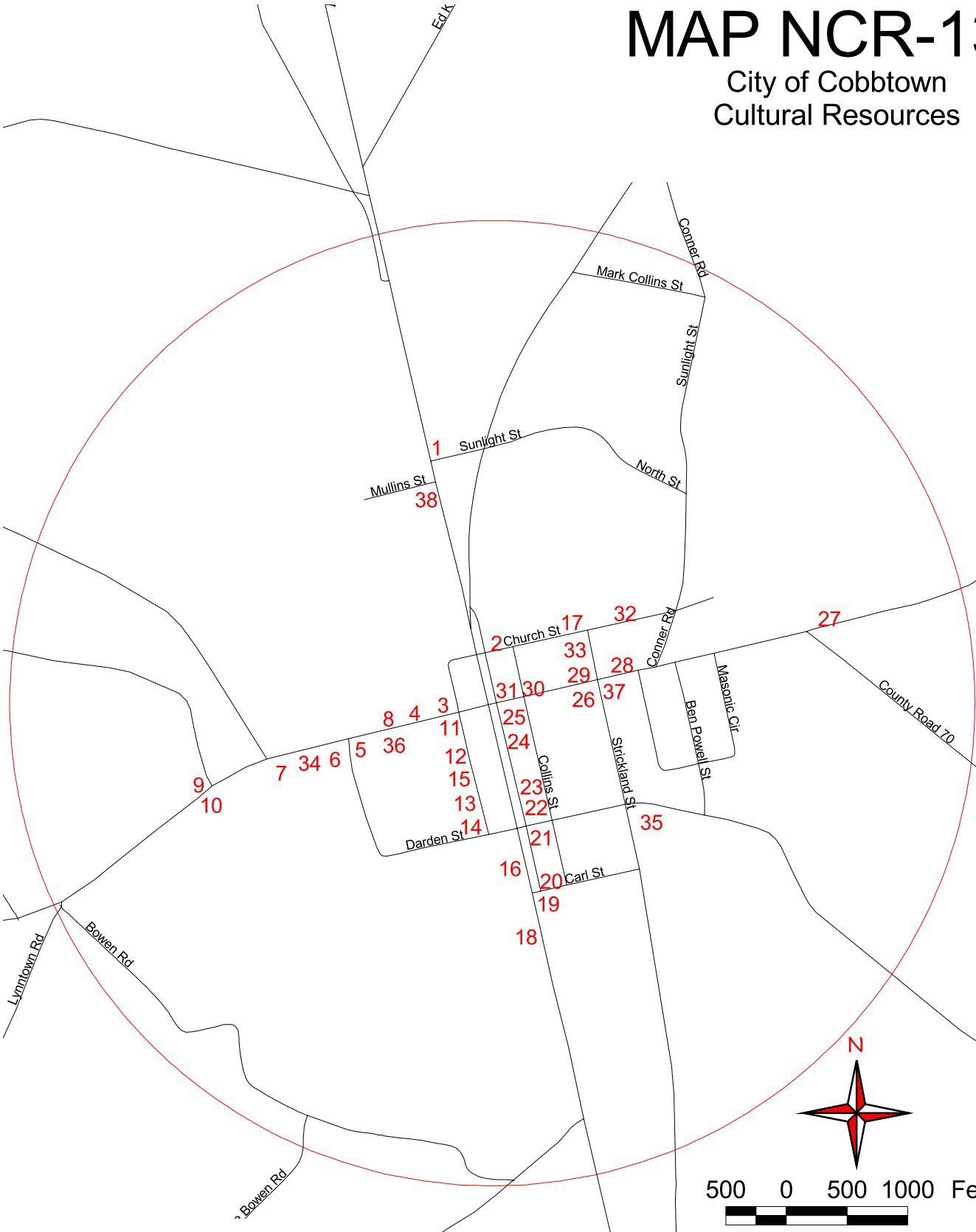
MAP NCR-11

Tattnall County Archaeological Resources



MAP NCR-13

City of Cobbtown
Cultural Resources



SEE MAP LEGEND ON NEXT PAGE

SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

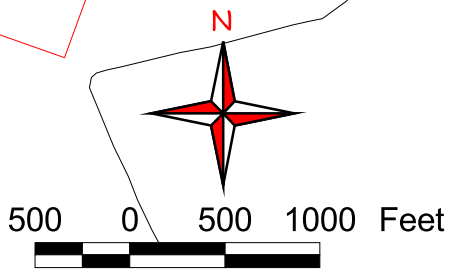
MAP NCR-14

City of Collins
Cultural Resources

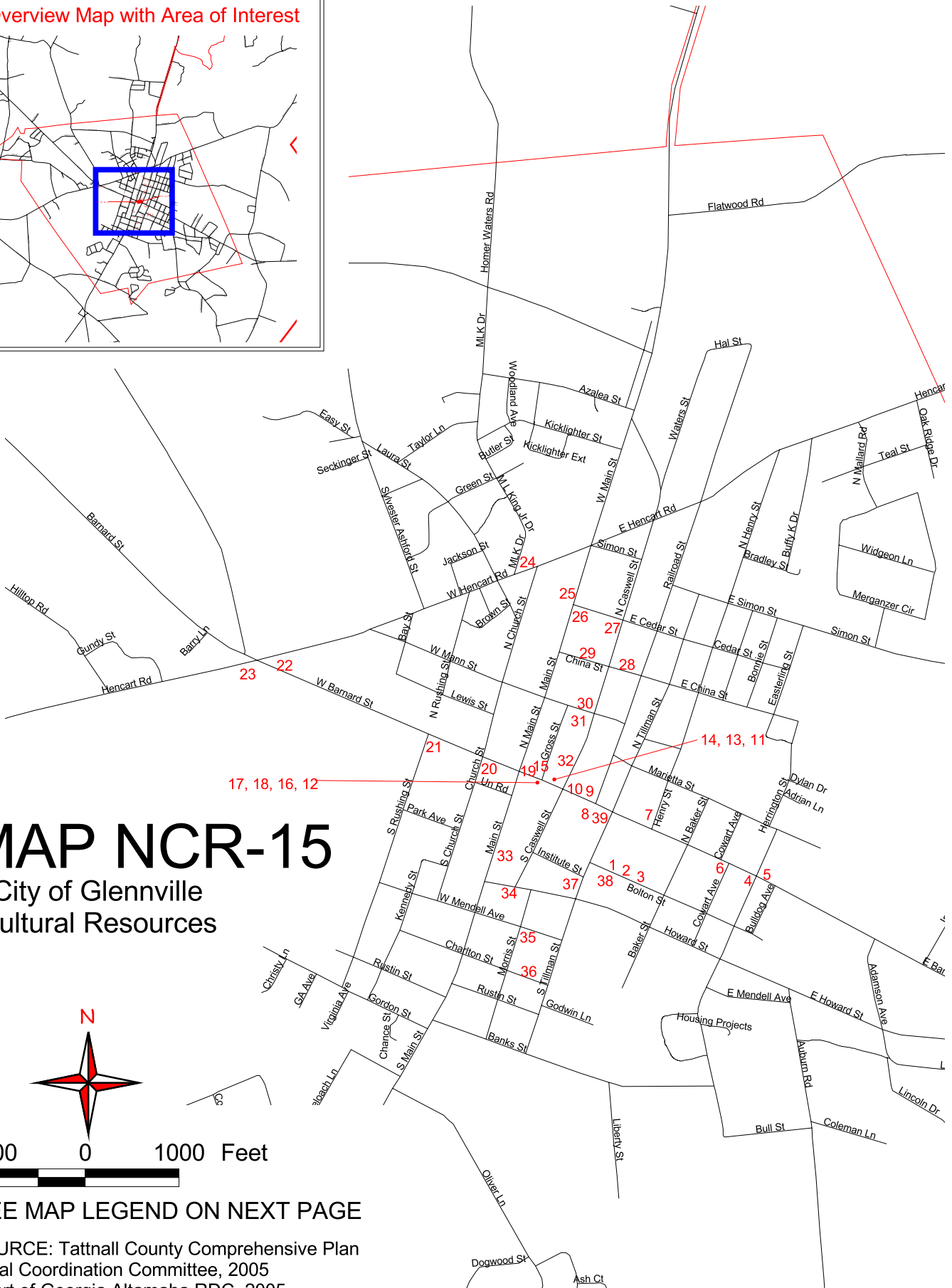
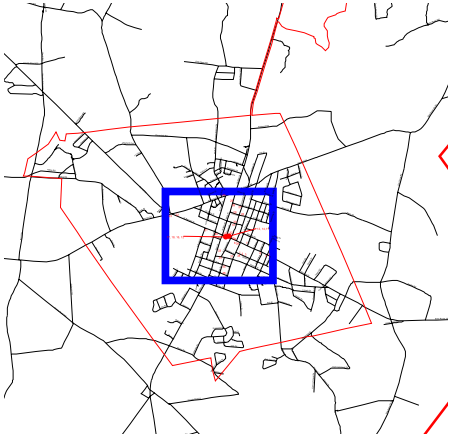


SEE MAP LEGEND ON NEXT PAGE

SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

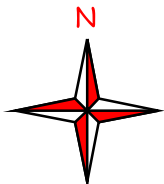


Overview Map with Area of Interest



MAP NCR-15

City of Glennville
Cultural Resources

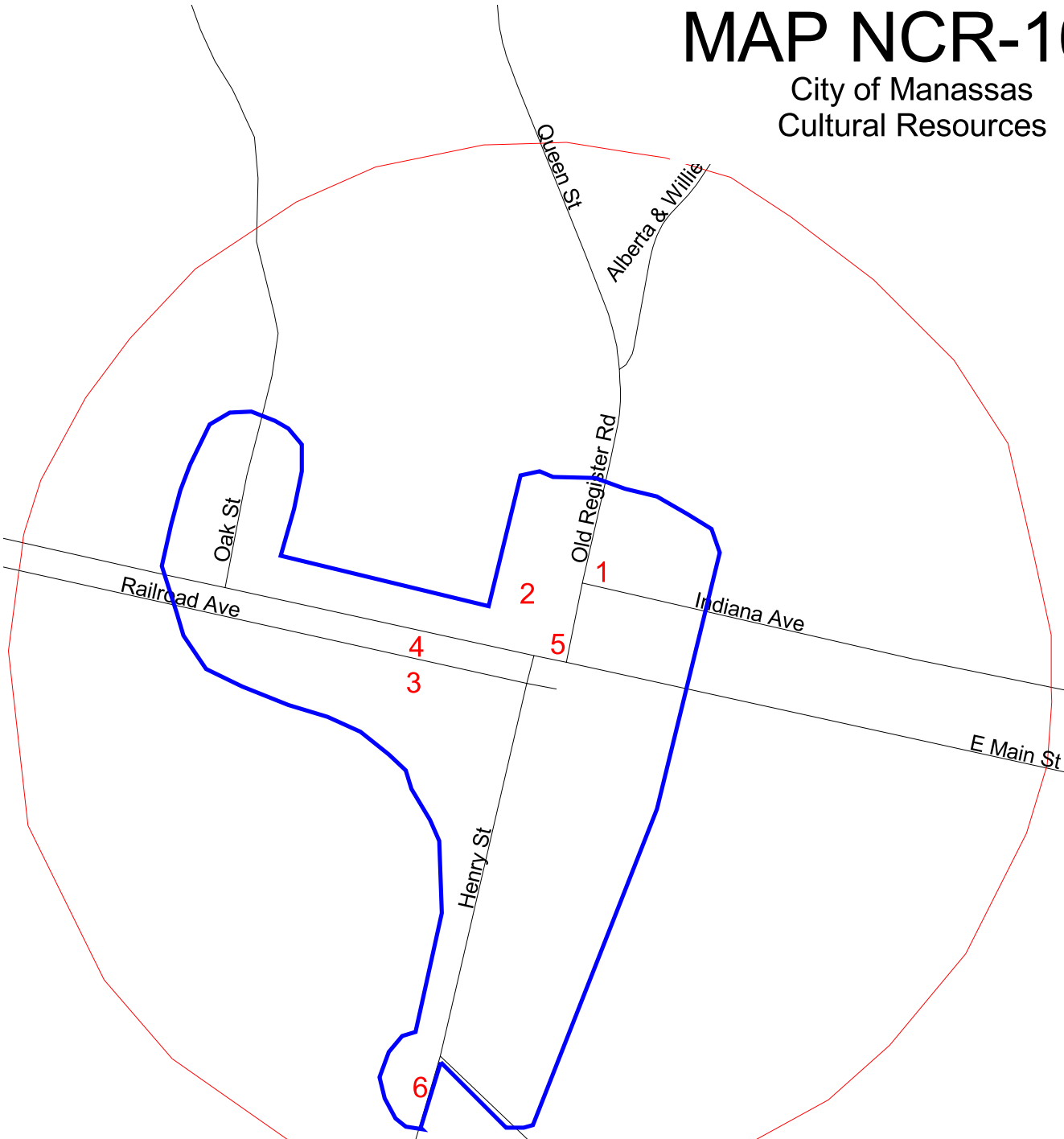


SEE MAP LEGEND ON NEXT PAGE

SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-16

City of Manassas
Cultural Resources

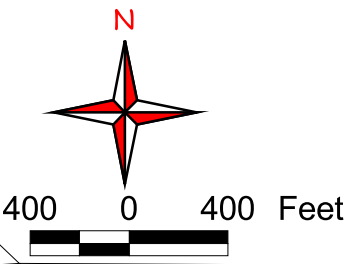


Map Legend:

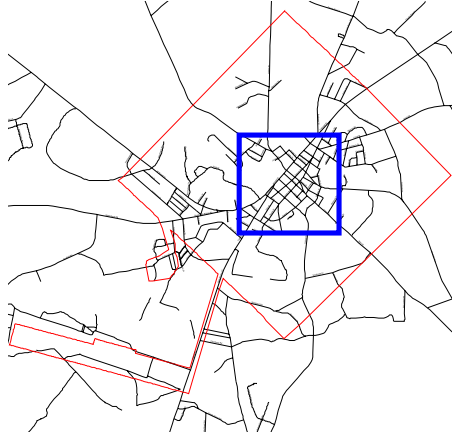
- 1. Washington Manassas Foy House
- 2. Ed Foy House
- 3. H.W. Tippins House
- 4. Manassas Depot
- 5. Manassas Post Office
- 6. Former Manassas School

— Manassas Historic District (potential boundary)

SOURCE: Tattnell County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

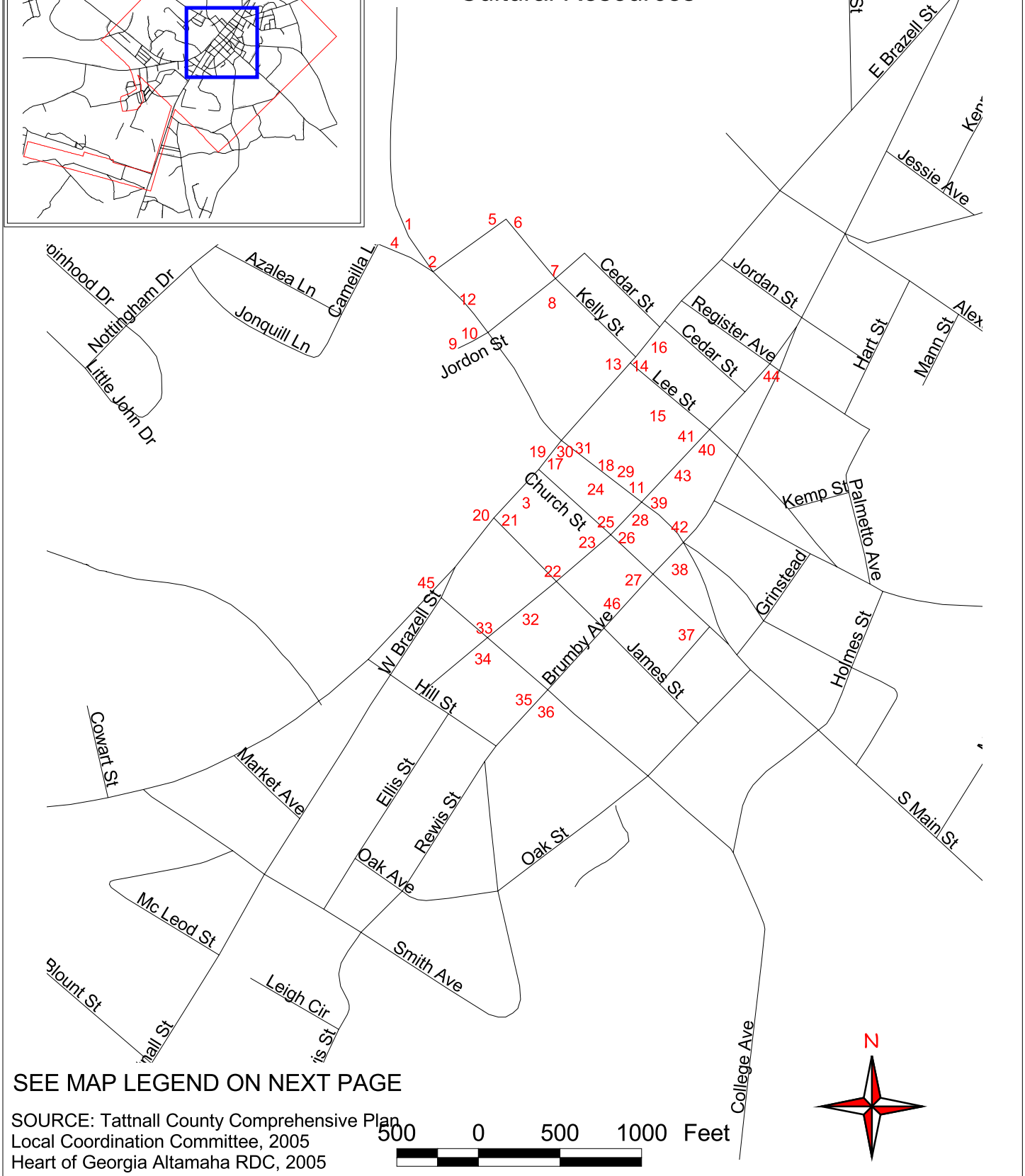


Overview Map with Area of Interest



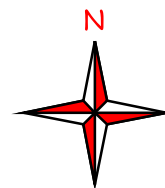
MAP NCR-17

City of Reidsville Cultural Resources



SEE MAP LEGEND ON NEXT PAGE

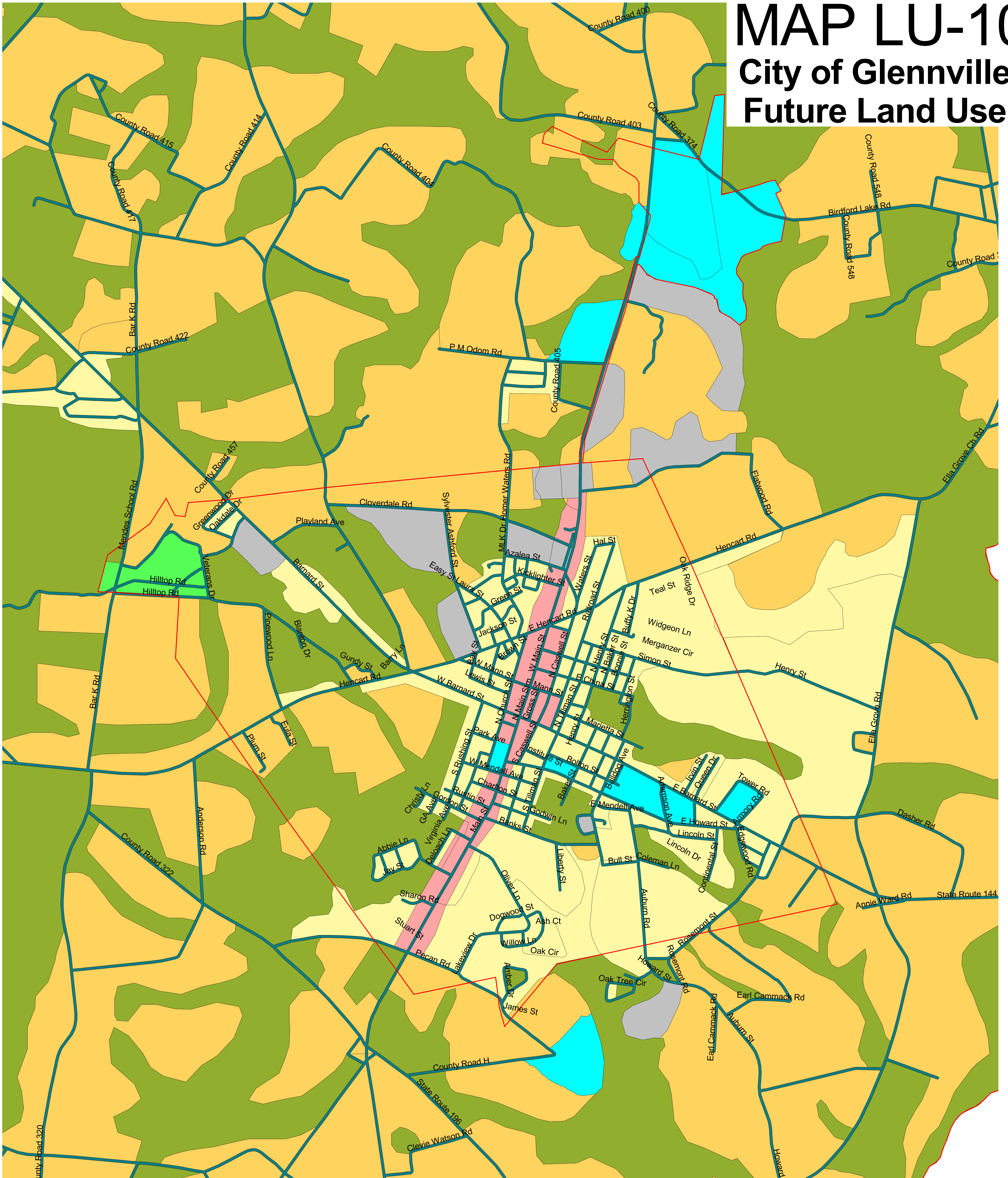
SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005



MAP LU-10

City of Glennville

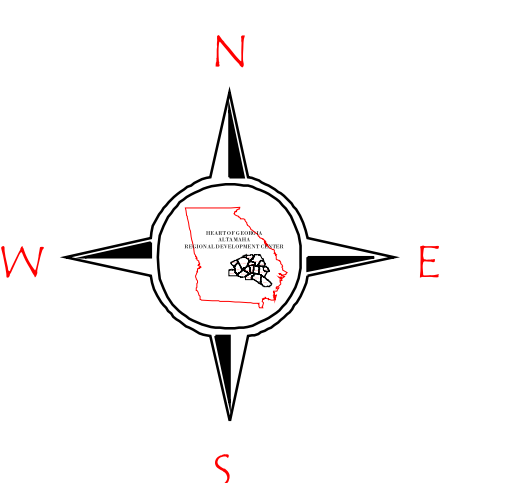
Future Land Use



- City/County Limits
- Land Use**
- Forestry
- Agriculture
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Transportation/Communications/Utilities
- Public/Institutional

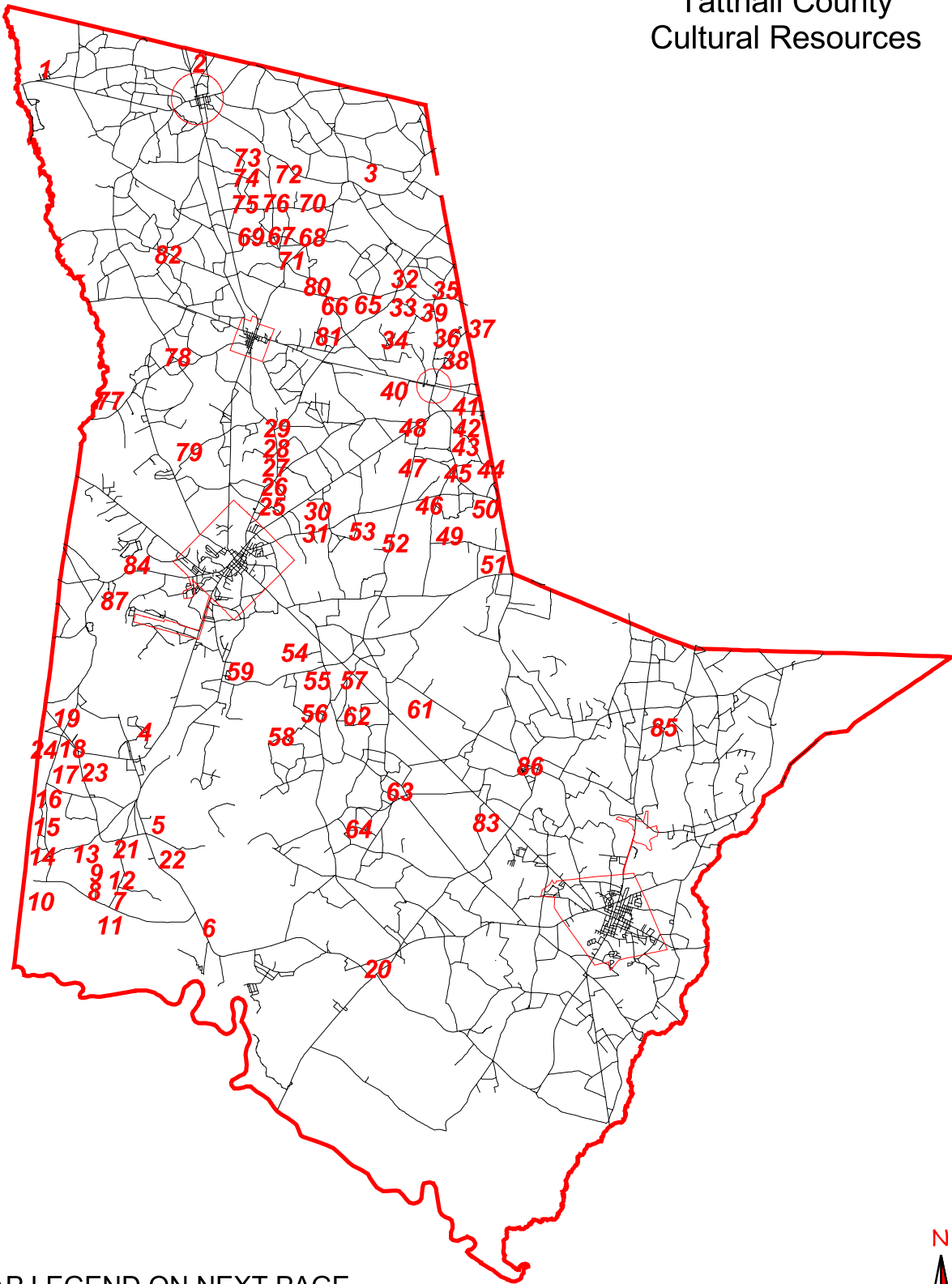
SOURCE: Heart of Georgia Altamaha RDC, 2005

0.3 0 0.3 Miles



MAP NCR-12

Tattnall County
Cultural Resources



SEE MAP LEGEND ON NEXT PAGE

SOURCE: Tattnall County Comprehensive Plan
Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

