Jeff Davis County Joint Comprehensive Plan

Partial Update

August, 2010

THE JOINT JEFF DAVIS COUNTY COMPREHENSIVE PLAN Jeff Davis County, Denton, and Hazlehurst 2025

Partial Update

A Partial Update of the 2005 Joint Comprehensive Plan for Jeff Davis County, the City of Denton, and the City of Hazlehurst, Georgia in accordance with the Georgia Planning Act of 1989

Prepared By:

The Jeff Davis County Comprehensive Plan Government Committee

Heart of Georgia Altamaha Regional Commission

August, 2010

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INTRODUCTION

Purpose

The *Jeff Davis County Joint Comprehensive Plan Partial Update* is a partial update of the current adopted joint comprehensive plan for the community, *The Joint Jeff Davis County Comprehensive Plan, 2025* prepared in 2005. This initial plan can be accessed through the Georgia Department of Community Affairs (DCA) Office of Sustainable Development's website, <u>www.georgiaplanning.com</u>, under "Community Plans," then "Current Comprehensive Plans." This Partial Update is prepared under DCA's "Requirements for a Partial Update to the Local Comprehensive Plan" adopted in March, 2007.

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. Although the Jeff Davis County joint comprehensive plan was adopted in 2005, it was prepared under 2004 Minimum Planning Standards. The next required full plan update recertification deadline is not scheduled until October 31, 2014.

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

Background

Jeff Davis County is small, rural county in southeast Georgia, with a current population estimated (2009) at about 13,700 persons. The county is one of Georgia's youngest counties and was created in the early 20th century (1905). The county is a unique blend of agriculture, industry, and environment nestled amongst the tranquility and natural beauty of the Oconee, Ocmulgee and Altamaha rivers. These rivers and two early roads which crossed through the county, the Tallahassee Road and the Holmesville-Burkett's Ferry Road, brought early settlement and stagecoach/steamship commerce and markets for agricultural/timber products to the county. However, it was the Macon and Brunswick Railroad construction in the late 1860s which met from two directions and concluded in Hazlehurst (then Station 8½) which brought rapid growth and eventual county creation.

Jeff Davis County has experienced a long period of steady population growth from its establishment until now, growing from 6,050 in 1910 to the over 13,500 estimated today. The only exception was a slight dip in the 1950s, and relatively stable population levels between 1950 and 1970. Location, transportation, and natural resources were key to this growth as it has been to the county's past. The community sits at the crossroads of U.S. highways 341, 221, and 23, has an active Norfolk Southern rail line, and is near the mid-point between Macon and the Georgia Coast, and Savannah and Jacksonville. Jeff Davis County was also successful in its growth because of active economic development and being an early leader in rural economic diversification and industrialization. Hazlehurst rightly boasted of being "The Industrialized City" because of the early location of a number of manufacturing concerns.

Globalization, other competition, and recent economic woes have taken a toll on manufacturing concerns and their jobs in the county. Despite these setbacks, the county continues to exhibit limited, but steady growth because of the growth of local businesses, particularly in distribution/trucking and forest products, agricultural diversification, and tourism expansion. Factors, including location, transportation, natural resources, and local leadership and economic development, which led to past growth remain critical to future prospects. Jeff Davis' fields and forests, location, transportation assets, natural resources, and the quality of life that these assets support are still critical keys to continued future growth and development. The community has evolved from stagecoach and steamship, then railroads, to a more complex use of all its resources and natural beauty. There continues to be much potential for residential and business growth and diverse economic growth by embracing and augmenting its backdrop of natural beauty and pastoral landscapes. The community rightly celebrates its Old South heritage

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and natural charm through festivals, tourism, and other ways while advancing technology, educational and business development, and otherwise keeping an eye on a prosperous future.

It is in this context that the community continues to plan for its future, addressing current problems, utilizing existing assets and opportunities, and developing appropriate policies and implementation strategies. This Partial Update to the community's existing comprehensive plan highlights these issues and opportunities, and outlines its efforts to continue forward with success and facilitation of ongoing future growth and development compatible with the community's past, existing rural character, and desired quality of life.

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

Projected Population Jeff Davis County 2009-2030

2009	2010	2015	2020	2025	2030
13,659	13,683	14,145	14,624	15,118	15,629

Source: U.S. Census Bureau, census.gov, 2010 (2009 estimate); and Heart of Georgia Altamaha RC Staff Projections, 2010 (2010-2030).

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate much less than that of the state. Denton and Hazlehurst populations are expected to continue growth at a pace less than that of the county, similar to levels expressed in the 2005 comprehensive plan.

Plan Development

The *Jeff Davis County Joint Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Commission and with the involved and thorough input of the Jeff Davis County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the County Administrator, County Clerk, and the Mayor and City Clerk of Hazlehurst. Other local officials, including the City Clerk of Denton, provided additional input. The local Government Committee, with the assistance of the RC staff,

examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RC and DCA for formal review, was held on a joint basis August 9, 2010 at the Jeff Davis Courthouse, County Commissioners' Meeting Room.

Format

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

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

JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN PARTIAL UPDATE

QUALITY COMMUNITY OBJECTIVES LOCAL ASSESSMENT SURVEY

Development Patterns

Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		Х	Hazlehurst's zoning does separate. No County, Denton zoning.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	Hazlehurst does allow Planned Unit Developments.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	Hazlehurst is Tree-City USA, but ordinance only regulater public spaces.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	Х		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	Х		Prison inmate details/Public Works.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Х		
7. In some areas several errands can be made on foot, if so desired.	Х		
8. Some of our children can and do walk to school safely.		Х	
9. Some of our children can and do bike to school safely.		Х	
10. Schools are located in or near neighborhoods in our community.	Х		Hazlehurst.

Infill Development

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Х		Not formal.
2. Our community is actively working to promote brownfield redevelopment.	X		Alco.
3. Our community is actively working to promote greyfield redevelopment.	X		Old Food Lion Shopping Center, other buildings.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		х	Land is too cheap.
raditional downtown areas should be maintained as the focal point of t evelopment of activity centers that serve as community focal points sho	ould be	e enco	uraged. These community focal points should be
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Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comments
1. We have public transportation in our community.		Х	Only DHS clients (5310).
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	Only HOGARC Regional Plan.
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Regional Identity

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

Resource Conservation

Heritage Preservation

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

	Yes	No	Comments
1. We have designated historic districts in our community.		Х	Informally.
2. We have an active historic preservation commission.		Х	

3. We want new development to complement our historic development, and we have ordinances in place to ensure this.

No ordinance.

Х

Open Space Preservation

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

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

Environmental Protection

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

	Yes	No	Comments
l. Our community has a comprehensive natural resources inventory.		X	Only what is in Comp Plan.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		Х	
3. We have identified our defining natural resources and taken steps to protect them.		X	Comp Plan, Environmental Conservation Ordinance – Limited.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		Х	
7. We are using stormwater best management practices for all new development.	Х		Hazlehurst administers, EPD County and Denton.

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Х		Floodplain, Environmental Conservation ordinance does to a degree.	
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Social and Economic Development

Growth Preparedness

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

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

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

* *		~
Yes	No	Comments
X	X	Considered, but no formal plan/strategy.
X		
X		
	x	Have suffered significant job losses.
divers	e need	ls of the local workforce.
Yes	No	Comments
	Х	
	Х	Limited.
X		Limited.
X		Limited – mainly schools, hospital.
	•	
		ake it possible for all who work in the community to also of income and age groups in each community, and to
Yes	No	Comments
X		Hazlehurst.
Х		
	X X A Ves Yes X X Yes X	X X X X X X X X X X X X X X X X X X X X

3. Our community has enough housing for each income level (low, moderate and above-average).		X	Need more low/moderate income.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neo traditional" development.	Х		Provisions available.
6. We have vacant and developable land available for multifamily housing.	Х		
7. We allow multifamily housing to be developed in our community.	Х		
8. We support community development corporations that build housing for lower-income households.	Х		
9. We have housing programs that focus on households with special needs.		X	Some with housing authority.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities

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

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		WIA, Altamaha Technical College.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		Brewton Parker College, South Georgia Colleges nearby.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional Solutions

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

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Х		Altamaha River Partnership.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.

X

Regional Cooperation

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

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

Development Patterns				
Fraditional Neighborhoods				
Traditional neighborhood development patterns should be encouraged, in development, mixing of uses within easy walking distance of one another,				
	Yes	No	Comments	
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Hazlehurst's zoning does separate. No County, Denton zoning.	
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	Hazlehurst does allow Planned Unit Developments.	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	Hazlehurst is Tree-City USA, but ordinance only regulates public spaces.	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X			
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Prison inmate details/Public Works.	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X			
7. In some areas several errands can be made on foot, if so desired.	Х			
8. Some of our children can and do walk to school safely.		X		
9. Some of our children can and do bike to school safely.		X		
10. Schools are located in or near neighborhoods in our community.	Х		Hazlehurst.	

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Infill Development			
Communities should maximize the use of existing infrastructure and mi by encouraging development or redevelopment of sites closer to the dow			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		Not formal.
2. Our community is actively working to promote brownfield redevelopment.	X		Alco.
3. Our community is actively working to promote greyfield redevelopment.	X		Old Food Lion Shopping Center, other buildings.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	Land is too cheap.
Sense of Place			
Traditional downtown areas should be maintained as the focal point of development of activity centers that serve as community focal points sh attractive, mixed-use, pedestrian-friendly places where people choose to	ould be	e enco	uraged. These community focal points should be
	Yes	No	Comments
I. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	Some signs placed on some historic properties.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	Only through Hazlehurst zoning.

4. We have ordinances to regulate the size and type of signage in our community.	x		Hazlehurst.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	
6. If applicable, our community has a plan to protect designated farmland.		x	
Transportation Alternatives	1	1	
Alternatives to transportation by automobile, including mass transit, bi each community. Greater use of alternate transportation should be enco			and pedestrian facilities, should be made available in
	Yes	No	Comments
1. We have public transportation in our community.		Х	Only DHS clients (5310).
2. We require that new development connects with existing development through a street network, not a single entry/exit.		x	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	Only HOGARC Regional Plan.
7. We allow commercial and retail development to share parking areas wherever possible.		x	

Regional Identity						
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.						
	Yes	No	Comments			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X					
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Especially timber/forest products.			
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	Х					
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		Magnolia Midlands/ARP, others.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X					
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X					
Resource Conservation						
Heritage Preservation						
The traditional character of the community should be maintained throu encouraging new development that is compatible with the traditional fea- features that are important to defining the community's character.						
	Yes	No	Comments			
1. We have designated historic districts in our community.		X	Informally.			
2. We have an active historic preservation commission.		Х				

3. We want new development to complement our historic development,
and we have ordinances in place to ensure this.

X No ordinance.

Open Space Preservation

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

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

Environmental Protection

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

	Yes	No	Comments
l. Our community has a comprehensive natural resources inventory.		X	Only what is in Comp Plan.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		Х	
3. We have identified our defining natural resources and taken steps to protect them.		X	Comp Plan, Environmental Conservation Ordinance – Limited.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		

5. Our community has a tree preservation ordinance which is actively enforced.		X			
6. Our community has a tree-replanting ordinance for new development.		X			
7. We are using stormwater best management practices for all new development.	X		Hazlehurst administers, EPD County and Denton.		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		Floodplain, Environmental Conservation ordinance does to a degree.		
Social and Economic Development					
Growth Preparedness					
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.					
	Yes	No	Comments		
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		Comp Plan.		
2. Our local governments, the local school board, and other decision- making entities use the same population projections.		X			
3. Our elected officials understand the land-development process in our community.	X				
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	x	X	Hazlehurst only.		
5. We have a Capital Improvements Program that supports current and future growth.	X		Capital Budgets.		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	x	Comp plan, but no formal inventory.		
7. We have clearly understandable guidelines for new development.	X		Hazlehurst only.		

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y X		Local media.		
х				
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.				
Yes	No	Comments		
х	X	Considered, but no formal plan/strategy.		
of X				
X				
ot	X	Have suffered significant job losses.		
Employment Options				
A range of job types should be provided in each community to meet the diverse needs of the local workforce.				
Yes	No	Comments		
	X			
	y X X ommunit es in the Yes X of X of X ot	X X X X X X Yes X X Yes X		

3. Our community has jobs for unskilled labor.	Х		Limited.
4. Our community has professional and managerial jobs.	X		Limited – mainly schools, hospital.
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in law units.	Х		Hazlehurst.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).		x	Need more low/moderate income.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neo traditional" development.	X		Provisions available.
6. We have vacant and developable land available for multifamily housing.	Х		
7. We allow multifamily housing to be developed in our community.	Х		
8. We support community development corporations that build housing for lower-income households.	Х		
9. We have housing programs that focus on households with special needs.		X	Some with housing authority.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in ea skills, adapt to technological advances, or to pursue entrepreneurial am			ity-to permit community residents to improve their job
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	Х		WIA, Altamaha Technical College.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	Х		
3. Our community has higher education opportunities, or is close to a community that does.	X		Brewton Parker College, South Georgia Colleges nearby
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction a will result in greater efficiency and less cost to the taxpayer.	re pre	ferab	le to separate local approaches, particularly where this
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Х		Altamaha River Partnership.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland	X		

security, etc.

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

Areas Requiring Special Attention

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

The areas requiring special attention are defined by DCA as:

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

• Areas where rapid development or change of land use is likely to occur;

• Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;

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

• Large abandoned structures or sites, including those that may be environmentally contaminated;

• Areas with significant infill development opportunities (scattered vacant sites);

• Areas of significant disinvestments, level of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The evaluation of the existing land use patterns and trends within Jeff Davis County, Denton, and Hazlehurst resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Jeff Davis County Joint Comprehensive Plan Government Committee. The committee consisted of the County Administrator, County Clerk, Hazlehurst City Clerk, Mayor of Hazlehurst, and several County Commissioners. Committee members attended several meetings to decide what resources in the community were of significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Jeff Davis County and Map 2 for the City of Hazlehurst.

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

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

There are several elements where resources were not listed. This is contributed to Jeff Davis County and Hazlehurst working cooperatively to develop the community at a pace that is conducive to the growth of the community, and to properly managing and planning for existing and expected growth and development.

Natural/Cultural Resources

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

Jeff Davis County

<u>Altamaha River Corridor:</u> The Altamaha River forms the northern border of Jeff Davis County and is part of the Altamaha River Basin. Its corridor is somewhat protected under Jeff Davis County's Part V Environmental Conservation ordinance passed in 2001. Estimated to be more than 20 million years old, the Altamaha River is Georgia's largest river-swamp system and is of major importance in maintaining the ecological balance of the state's estuarine coast. The Nature Conservancy designated the Altamaha River as one of 75 "Last Great Places" on earth for its ecological significance. Two public landings are located in Jeff Davis County along the Altamaha River, Bullard Creek and Towns Bluff.

<u>Ocmulgee River Corridor:</u> The Ocmulgee River forms the northern border of Jeff Davis County and is part of the Altamaha River Basin. Its corridor is also somewhat protected under Jeff Davis County's Part V Environmental Conservation ordinance passed in 2001. The headwaters of the Ocmulgee are in the vicinity of Atlanta with the confluence of the Alcovy, South and Yellow rivers at Jackson Lake. The Ocmulgee then meanders southward and turns east at which time it forms the northern boundary of Jeff Davis County. At this point the Ocmulgee and Oconee rivers meet to form the Altamaha River for the remainder of the county's northern boundary. Two public landings are located in Jeff Davis County along the Ocmulgee River, Hinson's and Burkett's Ferry.

<u>Bullard Creek WMA:</u> Bullard Creek Wildlife Management Area (WMA) extends along the southern side of the Altamaha and Ocmulgee rivers. The WMA is situated on 13,900 acres of land. The WMA provides camping, hunting, canoeing, firearm shooting range, boat ramp, and field trial access and picnicking opportunities. In 2002, Bullard Creek WMA was added to the GA IBA (Important Bird Area). The area is known to be a spectacular location for bird watching specifically for both the Swallow-tailed and Mississippi Kites.

<u>Broxton Rocks Natural Area:</u> The area encompasses 3,799 acres of which 1,528 acres are protected by the Nature Conservancy. More than 500 species of plants and over 100 species of animals inhabit the area. Included in the 500 plants at Broxton Rocks are the rare grit portulaca, creeping morning glory, Georgia plume, delicate filmy fern, shoestring fern, and the green-fly orchid; as well as four (4) animals, turkey vultures, eastern woodrats, indigo snake (threatened),

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and state-threatened gopher tortoise. Broxton Rocks Natural Area is located in the southwestern part of the county and extends into neighboring Coffee County, with roughly only 100-150 acres in Jeff Davis County.

<u>Towns Bluff Landing</u>: Towns Bluff Landing is a public landing located on the Altamaha River at Bullard Creek Wildlife Management Area. An RV park and campground and a heritage museum are located at the landing. Future plans for the landing include other recreational/leisure facilities, including an amphitheatre and annual play to depict the life of settlers along the Altamaha River. It is the center of local tourism efforts concerning the Altamaha River.

<u>Town of Ebenezer:</u> The Town of Ebenezer is an archaeological area located close by St. Matthews Church/African American Masonic Lodge. The now abandoned town was a small black settlement in the western part of the county, with one general store. Minor remnants of the buildings still remain.

<u>St. Matthews Church/African American Masonic Lodge:</u> St. Matthews Church/African American Masonic Lodge is located in the western part of the county; it is located close by the Town of Ebenezer.

Hazlehurst

<u>Jeff Davis County Courthouse:</u> The Jeff Davis County Courthouse was built in 1906. The original two-story neoclassical style structure is the only early twentieth century courthouse in Georgia constructed of cement block. It is also significant for its unusual exterior plan consisting of octagonal pavilions on each corner of the rectangular main block. The courthouse was enlarged to more than double its original size in 1995. The Jeff Davis County Courthouse was added to the National Register in 1980.

<u>Pace House:</u> The early 1900s Pace House is located on Coffee Street. The house was added to the National Register in 2003. Today the late Folk Victorian cottage houses the Hazlehurst-Jeff Davis Historical Museum.

<u>Historic District:</u> The historic district is generally bound on the south by East Jefferson Street, on the west by South Williams Street, on the north by Sycamore Street, and on the east by Cromartie Street. The historic district encompasses the Jeff Davis County Courthouse, which was added to the National Register in 1980. The district includes both residential and downtown

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commercial properties, but is not formally listed in the National Register of Historic Places or formally designated or regulated locally.

<u>Old Jail:</u> The old city jail is located on Latimer Street; it is adjacent to the Hazlehurst City Hall. The jail is currently being rehabilitated. Once renovations are completed, the jail will be utilized as a community center or a museum.

Denton

No areas of significant natural or cultural resources were identified in Denton.

Rapid Development/Change Likely

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

Jeff Davis County

<u>U.S. 341 North and South Corridor (hatched)</u>: This area is located just north and south of the Hazlehurst city limits along U.S. 341. Industrial development has occurred along U.S. 341 south; similar additional development is expected. Scattered residential development as well as limited commercial development has occurred along the U.S. 341 north corridor. These trends are expected to continue.

U.S. 221 North and South Corridor (hatched): The U.S. 221 North and South Corridor is currently used primarily for scattered residences and agriculture/timber. Additional residential development as well as limited commercial development is likely to occur along the corridor.

<u>Claxton Road:</u> Residential development as well as some industrial development is expected to occur in the Claxton Road area. A majority of the area has already been subdivided for planned subdivision development. The area adjacent to the airport is expected to be light industrial development.

<u>Pat Dixon Road:</u> Pat Dixon Road is a residential development area west of Hazlehurst, close to county schools, with infill opportunities for additional residential development. Existing infrastructure is available to residential sites developed in this area.

Hazlehurst

<u>U.S. 341 North and South Corridor:</u> This area extends from Dr. Turfler Road to Farmer Street south bound and from Rose Avenue to just beyond Colonial Drive north bound along U.S. 341. The Wal-Mart Shopping Center and the new library, which is currently under construction, are both located along U.S. 341 South. Restaurants, specialty shops, and M.K. Auto Sales are located along U.S. 341 North. The U.S. 341 corridor is the most travelled major thoroughfare in Hazlehurst, which makes it ideal for both new and infill development.

<u>U.S. 221 North and South Corridor:</u> U.S. 221 North extends from West Jarman Street until it intersects with North Miller Street; U.S. 221 South extends from East Jefferson Street to the city limits. Commercial and scattered residential development has occurred along U.S. 221 North, while industrial and scattered residential development has occurred along U.S. 221 South. Similar additional development is expected to occur.

<u>U.S. 23 Bypass</u>: The U.S. 23 Bypass is located off of the U.S. 341 south corridor and extends to Alma Highway. Commercial and industrial development has occurred along the bypass. There are some vacant properties and additional areas along the bypass that are expected to be developed for commercial or industrial use.

Denton

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

Development Outpace Infrastructure

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

Jeff Davis County

<u>Hazlehurst Airport</u>: The Hazlehurst Airport is located northeast of Hazlehurst on Burketts Ferry Road. It is situated on approximately 150 acres. The airport has undergone major upgrades in the last five years including the construction of new T-Hangars. The runway is expected to be extended to 5,008 feet within the next two years. The surrounding area could be utilized for compatible light industrial development.

<u>U.S. 341 Corridor (hatched)</u>: This area beyond Hazlehurst is not currently completely served by water and sewer, which would be needed to facilitate future developments, particularly those of large scale.

<u>U.S. 221 Corridor (hatched)</u>: This corridor has some residential development but is primarily agriculture/timber. Additional residential development is expected to occur along the corridor. It would also need extension of water/sewer services.

Hazlehurst

<u>U.S. 341 Corridor:</u> The U.S. 341 North Corridor has experienced commercial, industrial and residential development. This area is in need of water and sewer to support the growth of existing development and to attract additional development.

<u>Elton Subdivision</u>: Elton Subdivision is located in the western part of the county off of Burketts Ferry Road. Sewer is needed in Elton Subdivision.

<u>Bell Telephone Rd.</u>: Bell Telephone Road extends into the county. It is located in the southern part of the city/county. There has been intense residential development on the west side of Bell Telephone Road, while the east side is primarily agriculture/timber. A manufactured housing park is located on Bell Telephone Road where it intersects with McDaniels Road. Sewer is needed to attract/facilitate additional residential development. The area is not completely served by water and sewer services.

<u>McDaniel St. Area:</u> The McDaniel Street Area extends into the county. It is located off of Bell Telephone Road in the southern part of the city/county. Scattered residential development has occurred in the McDaniel Street Area. A portion of the area is not served by sewer, which is needed to attract/facilitate additional development.
Denton

The City of Denton has no such areas where development is expected to outpace infrastructure.

Areas Needing Redevelopment

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

Jeff Davis County

<u>Bell Telephone Rd.</u>: Bell Telephone Road is located just south of Hazlehurst. The redevelopment area extends from the city limits to Henderson Road. There are some eyesores and development quality issues. Redevelopment of this area would prompt additional residential development along Bell Telephone Road.

<u>Jesse Thomas Area</u>: The Jesse Thomas Area is located off of Bell Telephone Road; it encompasses some residential development along Henderson Road. The single-family houses and manufactured homes in the area are in need of rehabilitation.

<u>U.S. 23 South:</u> The area along U.S. 23 South in need of redevelopment extends from the Hazlehurst city limits to Harrison Farm Road.

<u>U.S. 341 North:</u> The area along U.S. 341 North in need of redevelopment extends from the Hazlehurst city limits to just beyond Dan Thigpen Road.

Hazlehurst

<u>Northwest Hazlehurst Redevelopment Area:</u> This is an older residential area that needs rehabilitation in order to guide growth; the residential area is located north of Downtown Hazlehurst. This area has some dilapidated houses as well as those needing rehabilitation and unkempt properties that are in need of beautification measures.

<u>Walnut/Frazier/Currie sts.</u>: There are several commercial properties located within this area that are in need of either redevelopment or demolition. A number of the commercial properties are in

need of rehabilitation and beautification efforts, while others need to be removed due to their deteriorated condition.

Denton

No areas were identified as needing redevelopment in Denton.

Large Abandoned Structures/Sites

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

Jeff Davis County

There are no large abandoned structures or sites in the unincorporated area.

Hazlehurst

<u>Old Canning Plant:</u> The Old Canning Plant is located on Sycamore Street. The facility has been vacant for a number of years. With the site's close proximity to Downtown Hazlehurst, redevelopment of this property needs to be carefully examined so that it is compatible with existing development.

<u>Wynn House:</u> The Wynn House is located on North Williams Street. The house has been abandoned for a number of years. The unkempt property has become an eyesore to the community. The City is interested in acquiring the property, and rehabilitating the house to make it compatible with existing development.

<u>Old Mims Warehouse:</u> The Old Mims Warehouse is located on South Cromartie Street. The former tobacco warehouse has been vacant for a number of years. The Old Mims Warehouse remains in reasonably good condition.

<u>Hazlehurst Mills-Currie St. Facilities:</u> The Hazlehurst Mills-Currie St. Facilities are several vacant commercial properties. The properties are located on Currie Street and most are in adequate condition to accommodate redevelopment/reuse.

Denton

There are no large abandoned structures or sites in Denton.

Infill Opportunities

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

Jeff Davis County

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

Hazlehurst

Former Food Lion Shopping Center: The former Food Lion shopping center is located at the intersection of U.S. Highway 341 and U.S. Highway 23 in a high trafficked, visible location. There are two vacant stores in the shopping center as well as a vacant former Sonics adjacent to the shopping center which need new tenants.

<u>Fred's:</u> The former discount store is located on Wilson Street. This property would be ideal for commercial infill development.

Downtown Hazlehurst: Downtown Hazlehurst is the central business district in the heart of town. It is bound by East Jarman and First Street on the north, just beyond South Williams Street on the west, just beyond East Odum on the south, and just beyond Cromarite Street on the east. Several former commercial properties are vacant. The City is working with the Chamber of Commerce to attract local entrepreneurs to locate specialty shops in the vacant properties downtown.

Denton

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

Concentration of Housing/Income Need

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

Jeff Davis County

There are no large concentrations of income/housing needs reported in the unincorporated area.

Hazlehurst

<u>Northwest Hazlehurst Redevelopment Area:</u> Areas of poverty and blight in Hazlehurst is confined to this area which accounts for a significant portion of the city. The Northwest Hazlehurst Redevelopment Area is bound by West Coffee Street on the east, just above Williams Street on the south, just beyond Dannie Street on the north, and beyond Girtman Street on the west. The area consists of a low income housing complex and single-family homes. This area is the result of low incomes and the consequences of lack of investment and upkeep. The areas may be considered for potential Community Development Block Grants (CDBG). By utilizing CDBG grants and others efforts of housing rehabilitation to enhance the appearance and aesthetics of the areas, these locations can add to the small town, rural character and appearance of Hazlehurst, and maintain the neighborhood as a functioning viable residential area.

Denton

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





IDENTIFICATION OF ISSUES AND OPPORTUNITIES

Economic Development

- Business/industry retention/expansion
- Hazlehurst Mills future
- Beasley/Thompson (forest products promotion)
- Small business/entrepreneurial development
- Lack of local job diversification
- Infrastructure improvements
- Transportation improvements
- Airport upgrades (runway extension/taxiway)
- Perimeter developmental road
- Rural character/Quality of Life preservation
- New Industrial Park
- Education level/job skill improvements
- Promotion of agriculture uses
- Downtown Hazlehurst revitalization
- Buy local campaign
- Downtown niche market development
- Tourism development/promotion
- Attraction of new economic development
- Community vision and support

Natural and Cultural Resources

- Altamaha River water level protection
- Natural resources conservation/protection
- Compatible, supportive development
- Altamaha and Ocmulgee River Corridors
- Rural agricultural character preservation
- Wildlife management area/outdoor recreation development
- Historic resources preservation/utilization
- Towns Bluff Landing expansion/promotion
- Community Play/Amphitheatre at Towns Bluff
- Town of Ebenezer/African-American Masonic Lodge/St. Matthews Church

Housing

- Need for additional affordable housing
- Diversity of housing mix
- Improvement of housing quality
- Cloverset Place type developments
- Attraction of retirees/quality of life

Land Use

- Rural character/Quality of Life preservation
- Compatible/supportive development
- Need for planning/growth management/regulation
- Utilize infrastructure to guide growth

Community Facilities and Services

- Provision of adequate government facilities, including city administrative facilities
- Provision of adequate water/sewer through capital improvements program
- Solid waste disposal improvements
- Greenbox locations/improvements
- Public safety enhancements
- Adequate emergency medical services
- Library/cultural facilities improvements/funding
- Miller St./U.S. 341 light
- Education facilities/services improvements
- New detention center
- New Library
- New Middle School
- Park/recreational facilities
- Sidewalk condition/connectivity

Intergovernmental Coordination

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

IMPLEMENTATION PROGRAM

The Jeff Davis Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 2005 joint comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2014, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

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

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

Jeff Davis County Joint Comprehensive Plan

Long Term Policies

Economic Development

The community will continue to support and encourage the retention, expansion, and enhancement of existing businesses and industries

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

The community will continue to support and promote existing industries that capitalize on the resources and natural environments of the county, such as Beasley Forest Products/Thompson Hardwoods

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

The community will continue to maintain its industrial park through technological improvements, infrastructure maintenance/improvements, and/or additional enhancements as needed to facilitate and accommodate desired commercial and industrial growth

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

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

The community will support the development of a perimeter developmental road to reduce the congestion of traffic by bypassing the downtown areas

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

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

The community will continue the revitalization of Downtown Hazlehurst as a vibrant, functioning commercial, governmental, and social center through the Better Hometown program and other means

The community will work with the Jeff Davis County Chamber of Commerce and Development Authority to maintain and increase the local retail trade and service sectors and their market share

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

The community will work cooperatively to increase promotion and marketing of Towns Bluff Landing, Bullard Creek WMA, "Town of Ebenezer/St. Matthews Church," and Broxton Rocks as local tourist attractions, and otherwise grow tourism as an important component of the local economy

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

The community will work with the Jeff Davis County Chamber of Commerce to continue to support and promote the community's vision

Natural and Cultural Resources

The community will seek to conserve the Altamaha and Ocmulgee rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

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

The community will seek development compatible with, and which capitalizes on, its existing rural character/landscape and quality of life

The community will capitalize on its agricultural lands/forestry economic opportunities, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will seek to conserve and protect the Bullard Creek Wildlife Management Area and will work to pursue additional public and private outdoor recreation or nature venues

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

and landmark structures, and pursue listing on the National Register of Historic Places, as appropriate

The community will continue to support, utilize, and promote Towns Bluff Landing, and will encourage the development of a community play/amphitheatre, as well as additional venues to further support/cultivate tourism

The community will support the recognition of the "Town of Ebenezer," the African American Masonic Lodge, and St. Matthews Church as significant African-American cultural resources and tourist attractions

Housing

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

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

The community will continue to work collaboratively on revitalization measure and programs for the Northwest Hazlehurst Redevelopment Area and other areas as appropriate

The community will encourage further development of low/moderate income housing facilities, such as Cloverset Place

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options

Land Use

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

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

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

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

The community will utilize infrastructure to guide growth and development and encourage desired patterns of development

Community Facilities and Services

The community will provide and maintain adequate government facilities, including city and county administrative facilities

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

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

The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will continue to support its cultural facilities, programs, and events and provide enhanced service and programs as feasible

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

The community will maintain and improve existing parks/recreational facilities as needed and establish new parks/recreational facilities and activities to serve existing and future populations

The community will work with the City of Hazlehurst to maintain existing sidewalks and the development of new sidewalks or other pedestrian facilities, especially those connecting to downtown/commercial areas, as needed

Intergovernmental Coordination

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

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

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

			Accom	plished	U	nderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, IC	2006	Further develop/activate the Small Business Incubator of Altamaha Technical College to assist and nurture local small business entrepreneurs so as to create the infrastructure necessary to support the development of entrepreneurial establishments, and assist them financially with expansion	N		Ν		N		Y	Dropped due to a lack of participation from Altamaha Technical College.
ED, IC	2006	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others	N		Y	Ongoing				The county utilizes ACCG and the Carl Vinson Institute leadership programs/trainings. Participation will continue on an ongoing basis.
ED, IC	2006	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration	N		Y	Ongoing				A Georgia Department of Labor facility is located in Hazlehurst. Additional offices and departments will be pursued once funding is available.
ED, CFS, IC	2006	Continue to pursue the construction of a state correctional facility in Jeff Davis County	N		N		Y	2013		Postponed until 2013 due to a lack of funding.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED	2006	Pursue the development of an open-air amphitheater within the county, possibly in conjunction with a new county outdoor recreation park	N		N		Y	2013		Postponed until 2013 due to lack of funding.
ED	2006	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including one centered on the county flower	N		Y	Ongoing				A Bar-B-Que Festival (2010) and Steak Cook Off (2007) have been added as annual festivals. A festival centered on the county flower has yet to be established.
ED, LU, IC	2006	Explore the development of additional suitable and feasible sites for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)	N		Y	Ongoing				This is an ongoing process to be continued as feasible and appropriate. The Development Authority, Chamber of Commerce, Jeff Davis County, and Hazlehurst work together towards site location.
ED, IC	2006	Seek community support for the development of a new countywide industrial park	N		Y	Ongoing				This is an ongoing process to be continued as feasible and appropriate.
ED, LU, IC	2006	Pursue the purchase of adequate land for the new industrial park at an identified location	Y	2010						Accomplished in 2010, the land is located on U.S. 341.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, LU, IC	2006	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities	N		Y	Ongoing				This is an ongoing process, as funding becomes available infrastructure will be developed as needed.
ED, LU, IC	2008	Seek public/private funding to construct a speculative building in the new industrial park	N		N		Y	2014		Postponed until 2014, due to a lack of adequate funding.
ED	2006	Provide consistent and stable funding for the Industrial Development Authority to support marketing and development efforts of the new industrial park	N		N		Y	2013		Postponed until 2013, due to a lack of adequate funding.
ED, LU, IC	2006	Continue to pursue funding to develop the Southeast Georgia Regional Development Authority's industrial park (Tri-County Park)	N		Y	Ongoing				This is an ongoing process; Pal-Ex (Pallet One) is located at the industrial park.
ED, LU, IC	2006	Continue to participate in the Southeast Georgia Regional Development Authority with Appling and Bacon counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate	N		Y	Ongoing				The county will continue to work with its neighboring counties to attract industries and other economic development opportunities to the area.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, CFS, IC	2006	Continue to assist the City of Hazlehurst as needed with efforts to extend the Hazlehurst Airport runway to 5,000 feet and other improvements, such as building 10 new T-Hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity	N		Y	2012				New T-Hangars were constructed in 2009. Additional upgrades are being made at the airport and are expected to be complete in 2012.
ED, IC	2006	Continue to actively participate in the Golden Isles Parkway Association	N		Y	Ongoing				Participation is on an ongoing basis.
ED, IC	2006	Advocate for the completion of the upgrade of SR 19/US 23	N		N		Y	Beyond 2015		The city will continue to advocate for the completion of upgrades to SR 19/US 23; however, due to funding at the state level the project is postponed beyond 2015.
ED, CFS, IC	2006	Seek to develop a perimeter connector road for Hazlehurst between U.S. 221 and U.S. 341	N		N		N		Y	Dropped due to a lack of interest.
ED	2008	Seek to restore state highway status to County Road 268 and pursue funding to undertake needed upgrades	N		Y	Ongoing				This is an ongoing process; efforts are being made to restore state highway status to County Road 268 as feasible.
ED, IC	2006	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing	N		Y	Ongoing				The county will continue to try to attract businesses that utilize the natural environs of the county.
ED, IC	2007	Seek the development of a local Farmer's Market within Jeff Davis County	Y	2010						Accomplished in 2010.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, NCR, IC	2006	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide	N		Y	Ongoing				The Young Farmers Association and Farm Bureau work to establish agri-tourism activities on a continuous basis.
ED, CFS, IC	2006	Coordinate with the municipalities as needed to upgrade the water and sewer systems to accommodate economic development growth	N		Ν		N		Y	Dropped due to a lack of interest.
ED, IC	2006	Continue to provide assistance as needed to the Jeff Davis Hospital for future upgrades of equipment/ personnel	N		Y	Ongoing				The county will continue to provide assistance to the Jeff Davis County Hospital as needed.
ED, NCR, CFS, LU	2006	Pursue funding to develop a museum at Town's Bluff which interprets the Altamaha River, Native American history, the naval stores industry, and other aspects of the area's rich cultural heritage	Y	2006						The heritage museum was developed at Town's Bluff Landing in 2006.
ED, NCR, LU, IC	2006	Continue to actively participate in the Altamaha River Partnership's efforts to promote nature-based tourism along the Altamaha River	N		Y	Ongoing				Participation will continue on an ongoing basis.
ED	2008	Seek to develop a formal county master plan and marketing guide for economic development/ industrial recruitment, including marketing materials	N		Y	Ongoing				This is an ongoing process as appropriate. The county is working with the Chamber to develop a marketing campaign.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, IC	2006	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		Y	Ongoing				The Chamber continuously works towards increasing various entrepreneur programs, its local buy here campaign and after hour initiatives.
ED, IC	2006	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 Jeff Davis County	N		Y	Ongoing				Participation will continue on an ongoing basis.
NCR, CFS, LU	2006	Pursue funding to maintain and upgrade existing boat landings along the Altamaha and Ocmulgee rivers as needed	N		N		Y	2012		Hinson and Burketts Ferry Landings along the Ocmulgee River were upgraded in 2008. Upgrades to Bullard Creek and Town's Bluff Landings have been postponed due to a lack of funding.
NCR, CFS, IC	2006	Pursue funding to establish a countywide Code Enforcement Program to help control and prevent illegal dumping and littering	N		Y	Ongoing				The county will continue to pursue funding to establish a Code Enforcement Program as appropriate and feasible.

			Accom	plished	τ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
NCR, CFS	2006	Seek funding to maintain/upgrade the Jeff Davis County Courthouse as needed, including renovating the courthouse annex	N		Y	Ongoing				Renovations have been completed to the upper area of the courthouse. Exterior renovations are still needed and will be done as adequate funds are available.
NCR	2006	Seek to organize/inventory historic County records in conjunction with the adoption of a records retention schedule and provide storage	N		Y	2011				The county adopted a records retention schedule in 2008. Project is expected to be complete in 2011.
NCR, CFS, LU, IC	2006	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed and pursue acquiring the adjacent parcel	N		Y	2012				The county purchased the Big House in 2008. Rehabilitation is expected to be complete in 2012.
NCR, CFS	2006	Pursue funding as needed to maintain/upgrade the 1890s Farmstead at the Jeff Davis Fairgrounds	N		Y	Ongoing				The county is continuously looking for funding to maintain the Farmstead.
CFS	2006	Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary	Y	2009						Accomplished in 2009.
CFS	2006	Pursue funding as needed to pave existing roads within Jeff Davis County	N		N		Y	2014		Postponed until 2014, due to a lack of funding.
CFS	2006	Maintain and upgrade bridges as needed	N		Y	Ongoing				Bridges will be maintained and upgraded on an ongoing basis.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Continue to upgrade equipment needs of the County's roads department as needed	N		Y	Ongoing				Equipment will be upgraded on an as needed basis. The county purchased a motor grader and an excavator in 2007.
CFS	2006	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate	N		N		Y	2013		Postponed until 2013, due to lack of funding.
CFS, IC	2009	Seek to develop a composting/ mulching program countywide	N		N		Y	2012		Postponed until 2012, due to lack of community support.
CFS, IC	2009	Seek to develop a countywide collection program for white goods	N		N		N		Y	Dropped, due to program cost.
CFS, IC	2010	Pursue funding to construct a new joint countywide jail facility	N		N		Y	2014		Postponed until 2014, due to lack of funding.
CFS	2006	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas	Y	2006						Funding for all firefighting equipment is through SPLOST.
CFS	2006	Seek funding to upgrade emergency equipment as needed	Y	2006						Funding for emergency equipment is through SPLOST.
CFS, IC	2006	Seek funding for the construction of a new joint countywide firefighter training facility	N		Y	2011				The facility is expected to be complete in 2011.
CFS	2006	Seek funding for the renovation of a public safety building	N		Y	2012				Renovations to the public safety building are underway and expected to be completed in 2012.

			Accom	plished	τ	J nderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek funding to upgrade EMA equipment and vehicles as needed	Y	2006						Funding for EMA equipment and vehicles are through SPLOST.
CFS	2006	Seek funding to expand the Jeff Davis County Health Department's facilities for additional space and services as necessary	N		N		N		Y	Dropped due to adequate size and condition of current facility.
CFS	2006	Pursue funding as needed to upgrade existing parks	N		Y	Ongoing				Parks are upgraded and maintained on a continuous basis.
CFS	2006	Seek to expand the Jeff Davis Senior Citizens Center and its programs and services as needed	N		N		N		Y	Dropped due to adequate existing programs and services.
CFS	2006	Pursue funding as needed to continue the renovation and development of the old city gym in Hazlehurst as a youth center	Y	2007						Accomplished in 2007.
CFS	2006	Pursue funding to acquire additional land at the county's recreation complex on Pat Dixon Road	Y	2007						Accomplished in 2007.
CFS	2006	Pursue funding for improvements to the County's recreation complex, including adding paved parking lots, constructing a lighted walking track, building indoor batting cages, constructing an office complex, and constructing a new community center	N		Y	2012				The county renovated the office complex and paved its parking lot. Additional improvements will be completed by 2012.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek to renovate the voting precincts throughout Jeff Davis County	N		Y	Ongoing				This is an ongoing process as needed.
CFS, IC	2006	Assist Altamaha Technical College in providing adequate facilities and expansion of services at its satellite campus in Hazlehurst as needed	N		Y	Ongoing				The county will continue assisting Altamaha Technical College as needed.
CFS, IC	2006	Seek funding to improve and upgrade equipment at the Jeff Davis County Library as needed	N		N		N		Y	Dropped due to construction of a new library.
CFS, IC	2009	Pursue funding as needed to expand the current library building, or construct a new one, to provide much needed additional space	N		Y	2011				A new library is currently being constructed and is expected to be complete in 2011.
НО	2006	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	N		Y	Ongoing				This is an ongoing process as needed. In 2007 the county received a CHIP grant. The county received a CDBG grant in 2006 to construct a learning center project.
HO, LU, IC	2007	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes possibly by contracting with the City of Hazlehurst to share its building inspector	Y	2007						Accomplished in 2007.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
НО	2006	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus	N		N		N		Y	Dropped due to a lack of community interest/support.
HO, LU, IC	2007	Pursue the adoption of basic land use management regulations countywide, including the development of at least minimal ordinances regulating subdivisions, manufactured housing, roadway acceptance, and permit/location in Jeff Davis County and the City of Denton	N		Y	2013				The county does have some regulations in place; however, additional regulations are being explored, and it is anticipated that these could be in place by 2013.
HO, LU	2006	Adopt and enforce a location permit and electrical connection fee ordinance	N		N		Y	2013		Postponed until 2013. The county currently does not have a fee associated with its location permit and electrical connection ordinance. Depending on the cost that the city incurs, a fee may be added for electrical connection in 2013.
HO, LU, IC	2008	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	N		Y	Ongoing				This is an ongoing process; the county will adopt housing ordinances on an as needed basis. The County currently has subdivision regulations.

			Accom	plished	τ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
HO, IC	2006	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development	N		N		N		Y	Dropped. The county does not foresee the development of low and moderate income housing development in the unincorporated area.
НО	2006	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors	N		N		N		Y	Dropped. The county does not foresee the development of elderly housing in the unincorporated area.
LU, IC	2007	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N		N		Y	Dropped, the county does not want to establish a countywide planning committee or formal planning commission.
LU, IC	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	N		N		N		Y	Dropped due to lack of interest.
LU, IC	2008	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	Y	2009						The county adopted an Unfit Structures and Nuisance Ordinance in 2009.

			Accomplished		Ŭ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2006	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		N		Y	Dropped due to a lack of interest.
LU, IC	2006	Develop comprehensive land use management or zoning ordinances in the County and Denton compatible with existing zoning in the City of Hazlehurst	N		N		N		Y	Dropped due to a lack of public and political support at present.
LU, IC	2006	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	N		Y	2015				The county utilizes the Unfit Structures and Nuisance Ordinance to identify eyesores; however, additional measures are needed to aid in the removal of the properties. It is anticipated that these measures could be in place by 2015.

			Accomplished		U	Inderway	Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, IC	2006	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others	N		Y	Ongoing				The city utilizes GMA and the Carl Vinson Institute leadership programs/trainings. Participation will continue on an ongoing basis to ensure that city leaders are knowledgeable in economic development.
ED, CFS	2006	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including the establishment of a community event in the City of Denton	N		Y	Ongoing				The city is continuously looking for funding sources to establish a community event.
ED, IC	2006	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing	N		Y	Ongoing				A Georgia Department of Labor facility is located in Hazlehurst. Additional offices and departments will be pursued once funding is available.
ED, NCR, IC	2006	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide	N		Y	Ongoing				The Young Farmers Association and Farm Bureau work to establish agri-tourism activities on a continuous basis.

			Accom	plished	U	nderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, IC	2006	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		Y	Ongoing				The Chamber continuously works towards increasing various entrepreneur programs, its local buy here campaign and after hour initiatives.
ED, IC	2006	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 Jeff Davis County	N		Y	Ongoing				Participation will continue on an ongoing basis.
ED, IC	2006	Seek the assistance of Altamaha Technical College in developing programs/incentives to create the infrastructure necessary to support the increased development of entrepreneurial establishments in Jeff Davis County	N		N		N		Y	Although the City supports Altamaha Technical College, the college is located in Hazlehurst. Therefore, it is being dropped from the City's STWP.
NCR, CFS, IC	2006	Participate in a countywide Code Enforcement Program to help control and prevent illegal dumping and littering	N		N		N		Y	Dropped due to a lack of interest.

			Accom	plished	τ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek funding for drainage improvements as needed in identified areas of need	N		Y	Ongoing				The city will continue to pursue funding for drainage improvements as needed.
CFS	2006	Pursue funding as needed to pave and/or resurface existing streets	N		Y	Ongoing				The city will continue to utilize LAMIG funds to improve existing streets.
CFS	2006	Seek TE funding as needed for streetscape and other transportation improvements, such as improving and expanding curbs, gutters, and sidewalks	N		Y	Ongoing				The city will continue to seek funding for streetscape and transportation improvements as appropriate.
CFS	2006	Seek CDBG or other funding as needed to maintain/upgrade the City's water system, including the construction of a backup well	N		Y	Ongoing				The city will continue to apply for a CDBG and other funding opportunities to maintain the water system as appropriate.
CFS	2006	Seek to develop detailed maps, utilizing GPS, of the water system and its components (valves, etc.)	Y	2010						Accomplished in 2010.
CFS	2010	Seek funding to establish a public sewerage and wastewater treatment facility in the City of Denton	N		N		Y	2014		Postponed until 2014, due to a lack of adequate funding.
CFS	2006	Pursue funding as needed to improve the piping system and tank capacity for fire protection	N		Y	Ongoing				The city will continue to pursue funding to aid in increased fire protection as needed.
CFS	2006	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas	N		Y	Ongoing				The city upgrades firefighting equipment on an annual basis. Upgrades will continue as needed, thus aiding in the lowering of the ISO rating.

			Accom	plished	τ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek funding to upgrade emergency equipment as needed	N		Y	Ongoing				Emergency equipment will continue to be upgraded on an ongoing basis.
CFS	2006	Pursue funding as needed to upgrade the City's park, including the construction of a pavilion and other improvements as necessary	N		Y	Ongoing				The city will continue to pursue funding to upgrade the City park as appropriate.
НО	2006	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	N		Y	Ongoing				The city will continue to pursue funding as appropriate to improve its housing stock.
HO, LU, IC	2007	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, possibly by contracting with the City of Hazlehurst to share its building inspector	N		N		N		Y	Dropped due to cost to the city.
НО	2006	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus	Ν		Y	Ongoing				The city will continue to work towards pursuing development of low income housing and other specialty housing options as appropriate.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
HO, LU, IC	2007	Pursue the adoption of basic land use management regulations countywide, including the development of at least minimal ordinances regulating subdivisions, manufactured housing, roadway acceptance, and permit/location in Jeff Davis County and the City of Denton	N		Ν		N		Y	Dropped due to a lack of interest.
HO, LU, IC	2006	Adopt and enforce a location permit and electrical connection fee ordinance	N		N		N		Y	Dropped due to a lack of interest.
HO, LU, IC	2008	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	N		N		N		Y	Dropped due to a lack of interest.
HO, IC	2006	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development	N		Y	Ongoing				This is an ongoing process. The city will continue to look for ways to improve housing options as appropriate.

			Accom	plished	τ	J nderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
НО	2006	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors	N		Y	Ongoing				The city will continuously look for funding to develop additional housing options as appropriate.
LU, IC	2007	Establish a countywide planning committee or	N		N		N		Y	Dropped, the city does not want to establish
		formal planning commission to assist in growth management education, guidance and evaluation of regulation options								a countywide planning committee or formal planning commission.
LU, IC	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	N		N		N		Y	Dropped due to lack of interest.
LU, IC	2008	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	N		N		Y	2013		Postponed until 2013 pending the development of adequate public and political support.
LU, IC	2008	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		N		Y	Dropped due to a lack of interest.

			Accom	plished	τ	Underway		stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2008	Develop comprehensive land use management or zoning ordinances in the County and Denton compatible with existing zoning in the City of Hazlehurst	N		N		N		Y	Dropped due to a lack of interest and support at present.
LU, IC	2008	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2007						The city has ordinances that address abandoned and unkempt properties. Changes will be made on an as needed basis.

			Accom	plished	τ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, IC	2006	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others	Ν		Y	Ongoing				The city utilizes GMA and the Carl Vinson Institute leadership programs/trainings. Participation will continue on an ongoing basis to ensure that city leaders are knowledgeable in economic development.
ED, IC	2006	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration	N		N		Y	2012		A Georgia Department of Labor facility is located in Hazlehurst. Additional offices and departments will be pursued once funding is available.
ED, CFS, IC	2006	Continue to pursue the construction of a state correctional facility in Jeff Davis County	Ν		N		Y	2013		Postponed until 2013 due to lack of funding.
ED	2006	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including one centered on the county flower	Y	2010						The Bar-B-Que Festival was added in 2010. A festival centered on the county flower has yet to be established.
ED, NCR	2006	Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum	N		Y	2011				Rehabilitation of the old jail is underway and anticipated to be complete in 2011.

			Accom	plished	τ	Underway Postponeo		stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, LU, IC	2006	Explore the development of additional suitable and feasible sites for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)	N		Y	Ongoing				This is an ongoing process to be continued as feasible and appropriate. The Development Authority, Chamber of Commerce, Jeff Davis County, and Hazlehurst work together towards site location.
ED, IC	2006	Seek community support for the development of a new countywide industrial park	N		Y	Ongoing				This is an ongoing process to be continued as feasible and appropriate.
ED, LU, IC	2006	Pursue the purchase of adequate land for the new industrial park at an identified location	N		Y	2012				The city is looking into purchasing additional property on the Baxley Highway.
ED, LU, IC	2006	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities	N		Y	Ongoing				This is an ongoing process, as funding becomes available infrastructure will be developed.
ED, LU, IC	2008	Seek public/private funding to construct a speculative building in the new industrial park	N		N		Y	2014		Postponed until 2014 due to the number of vacant buildings in Hazlehurst.
ED	2006	Continue to support the Hazlehurst Downtown Development Authority and Better Hometown Program and provide requisite funding	N		Y	Ongoing				The city will continue to support the Hazlehurst Downtown Development Authority and Better Hometown Program in its efforts to improve the community and revitalize the downtown area.

			Accom	plished	Ŭ	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, CFS, IC	2006	Pursue funding as needed to improve and upgrade the City of Hazlehurst Airport, including extend runway to 5,000 feet, building 10 new T-Hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity	N		Y	2012				New T-Hangars were built in 2009. Additional upgrades are still needed, including the expansion of the runway. Upgrades are expected to be completed by 2012.
ED, IC	2006	Continue to actively participate in the Golden Isles Parkway Association	N		Y	Ongoing				Participation is on an ongoing basis.
ED, IC	2006	Advocate for the completion of the upgrade of SR 19/US 23	N		N		Y	Beyond 2015		The city will continue to advocate for the completion of upgrades to SR 19/US 23; however, due to funding at the state level the project is postponed beyond 2015.
ED, CFS, IC	2006	Seek to develop a perimeter connector road for Hazlehurst between U.S. 221 and U.S. 341	N		Ν		Y	Beyond 2015		Postponed beyond 2015 due to a lack of adequate funding.
ED, IC	2006	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing	N		Y	Ongoing				The city will continue to try to attract businesses that utilize the natural environs of the county.
ED, IC	2007	Seek the development of a local Farmer's Market within Jeff Davis County	Y	2010						Accomplished in 2010.
			Accom	plished	U	Inderway	Pos	stponed	Dropped	
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Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED, NCR, IC	2006	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide	N		Y	Ongoing				The Young Farmers Association and Farm Bureau work to establish agri-tourism activities on an ongoing basis. The cotton gin establishment was expanded in 2009, as well as the establishment of a farmers association.
ED, IC	2006	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		Y	Ongoing				The Chamber continuously works towards increasing niche shops and markets through various entrepreneur programs, its local buy here campaign and after hour initiatives.
ED, IC	2006	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 Jeff Davis County	N		Y	Ongoing				Participation is on an ongoing basis.
ED, IC	2006	Seek the assistance of Altamaha Technical College in developing programs/incentives to create the infrastructure necessary to support the increased development of entrepreneurial establishments in Jeff Davis County	N		N		N		Y	Dropped due to lack of participation from Altamaha Technical College.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
NCR, CFS, IC	2006	Participate in a countywide Code Enforcement Program to help control and prevent illegal dumping and littering	Y	2006						Accomplished in 2006.
NCR	2006	Investigate the possible public acquisition of the historic Hazlehurst Theatre and pursue funding to rehabilitate it for public use	N		N		Y	Beyond 2015		Postponed beyond 2015, due to lack of funding.
NCR, CFS, LU, IC	2006	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed and pursue acquiring the adjacent parcel	N		Y	2012				The county purchased the Big House in 2007. Rehabilitation and maintenance of the property is expected to be completed by 2012.
CFS	2008	Advocate the construction of an overpass structure over the rail system in the City of Hazlehurst	N		N		Y	Beyond 2015		Postponed beyond 2015, due to lack of funding.
CFS	2006	Seek funding as needed for drainage improvements in identified areas of need	N		Y	2012				Some drainage improvements were completed in 2009-2010. Additional projects are currently underway and anticipated to be complete in 2012.
CFS	2006	Pursue funding as needed to pave and/or resurface existing streets	Y	2007						Accomplished in 2007.
CFS, LU	2006	Seek TE funding as needed to improve and expand curbs, gutters, and sidewalks, as well as any other streetscape or transportation improvements as appropriate	N		Y	Ongoing				Transportation enhancement projects will continue on an as needed basis. The city would like to increase its sidewalk connectivity.
CFS	2006	Continue to upgrade street equipment as needed	N		Y	Ongoing				Street equipment will be upgraded on an as needed basis.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate	N		N		Y	2013		Postponed until 2013, due to lack of funding.
CFS, LU	2007	Seek CDBG and other funding as needed to maintain/upgrade the City's water system	N		N		Y	2012		Postponed until 2012, due to lack of funding.
CFS	2006	Seek the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.)	N		Y	2011				The maps are expected to be complete in 2011.
CFS, LU	2006	Pursue funding as needed to expand sewerage services to new areas of need	N		N		Y	2013		Postponed until 2013, due to a lack of funding.
CFS, LU	2006	Pursue funding to upgrade or replace the wastewater system treatment facility in Hazlehurst as needed	N		N		N		Y	The wastewater system treatment facility is in adequate condition and should last until 2020.
CFS	2007	Seek funding to replace the sewer lines installed in the 1940s in the City of Hazlehurst	N		Y	2012				Some sewer lines have been replaced; additional lines are expected to be replaced and should be completed in 2012.
CFS	2008	Seek funding as needed to improve the piping systems and tank capacity for fire protection	N		N		Y	2012		Postponed until 2012, due to lack of funding.
CFS	2006	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas	N		Y	Ongoing				Some firefighting equipment has been replaced which resulted in the lowering of the ISO rating. Additional equipment will be upgraded and purchased on an as needed basis.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
CFS	2006	Seek funding to upgrade emergency equipment as needed	N		Y	Ongoing				Emergency equipment will be purchased on an as needed basis.
CFS, IC	2006	Seek funding for the construction of a new joint countywide firefighter training facility	N		Y	2011				The facility is expected to be complete in 2011.
CFS	2006	Pursue funding as needed to upgrade existing parks	N		Y	Ongoing				The city made upgrades to the park on Cromartie Street in 2007. Additional upgrades will be made on an as needed basis.
НО	2006	Seek CDBC CHID and shee funding as	N		Y	Onacina				A CDPC ansistence completed in 2000
HU	2006	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	N		r	Ongoing				A CDBG project was completed in 2009. The city will continue to pursue funding to improve its housing stock as appropriate.
HO, LU, IC	2007	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes possibly by contracting with the City of Hazlehurst to share its building inspector	N		N		N		Y	Dropped due to cost to the city.
НО	2006	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus	N		Y	Ongoing				The city will continue to work towards pursuing development of low income housing and other specialty housing options as appropriate.

			Accom	plished	τ	Jnderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
HO, LU, IC	2008	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	N		Y	Ongoing				The city is currently working towards strengthening its zoning and subdivision regulations. Zoning and subdivision regulations will be examined and strengthened on an as needed basis.
HO, IC	2006	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development	N		Y	Ongoing				This is an ongoing process. The city will continue to look for ways to improve housing options as appropriate.
НО	2006	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors	N		Y	Ongoing				A new establishment was constructed by private contractors in 2009. The city will continue to look for funding to develop additional housing options as appropriate.
НО	2006	Pursue funding as needed to modernize existing public housing units	N		Y	Ongoing				The Housing Authority improves/upgrade its existing properties as needed.
LU, IC	2007	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	Y	2008						The city has a five person planning and zoning committee.

			Accom	plished	U	Inderway	Pos	stponed	Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation	Y	2007						The City's planning and zoning committee provides information to the public.
LU, IC	2008	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	N		Y	Ongoing				This is done on an ongoing basis. The City's Planning Committee develops new ordinances and modifies existing ordinances on an as needed basis.
LU, IC	2008	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		N		Y	Dropped due to a lack of interest.
LU, IC	2008	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2008						The city has ordinances that address abandoned and unkempt properties. Changes will be made on an as needed basis.

					Years	5			R	Responsi	ibility	Estimated Cost		Fund	ing Source)
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X		
ED, IC	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration						X		Х	X	Dev. Auth.	NA				
ED, CFS, IC	Continue to pursue the construction of a state correctional facility in Jeff Davis County			X	X	Х			Х	Х	Dev. Auth., DOC	\$6-8 million (total)	X	Х		

					Years	6]	Respons	sibility	Estimated Cost		Fundi	ing Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED	Pursue the development of an open-air amphitheater within the county, possibly in conjunction with a new county outdoor recreation park			Х	X	X			Х		Tourism Bd., DNR (LWCF)	\$1.2 million	X	X	X	
ED	Pursue funding, as appropriate, to establish a festival centered around the county flower						X		Х	X	Chamber, Dev. Auth., Tourism Bd.	\$5-6,000 (total)	X			
ED, LU, IC	Explore the development of additional suitable and feasible sites for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)	X							X		Dev. Auth., DCA (OneGeorgia), DecD, Utility Cos.	\$2 million	X	X		X
ED, IC	Seek community support for the development of a new countywide industrial park	Х	Х	Х	Х	Х	X		Х	Х	Dev. Auth.	\$1,000 (advertising)	X			

					Years	5]	Respons	ibility	Estimated Cost		Fund	ng Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, LU, IC	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities						X		Х	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$2 million (total)	X	X	X	
ED, LU, IC	Seek public/private funding to construct a speculative building in the new industrial park				Х	X			Х		Dev. Auth., DCA (OneGeorgia)	\$650,000 (total)	X	X		
ED	Provide consistent and stable funding for the Industrial Development Authority to support marketing and development efforts of the new industrial park			X					Х		Dev. Auth.	\$200,000 (total)	X			
ED, LU, IC	Continue to pursue funding to develop the Southeast Georgia Regional Development Authority's industrial park (Tri-County Park)						X		Х		Dev. Auth., SEGRDA, DCA (OneGeorgia), USDA Rural Devt.	\$1 million (total)	X	X	X	
ED, LU, IC	Continue to participate in the Southeast Georgia Regional Development Authority with Appling and Bacon counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate						X		X		Appling, Bacon cos.	NA				

					Years]	Respons	sibility	Estimated Cost		Fundi	ng Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS, IC	Pursue funding as needed to improve and upgrade the City of Hazlehurst Airport, including extend runway to 5,008 feet, adding a taxi-way and new lighting to the taxi-way	X (runway)	X						X	X	Airport Auth., DOT, DCA (OneGeorgia)	\$2.8 million (total)	X	X	Х	
ED, IC	Continue to actively participate in the Golden Isles Parkway Association						X		X	X	Tourism Bd.	NA				
ED, IC	Advocate for the completion of the upgrade of SR 19/US 23						Х	X	Х	Х	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	Х	Х	
ED	Seek to restore state highway status to County Road 268 and pursue funding to undertake needed upgrades			Х	Х				Х		DOT	NA (no DOT estimate available)	X	Х		
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		Х	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	Х		

					Years]	Respons	sibility	Estimated Cost		Fundi	ing Source	9
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, NCR, IC	Pursue the establishment of agri- tourism activities in Jeff Davis County and seek funding to develop venues countywide						Х		Х	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	X	X	X
ED, IC	Continue to provide assistance as needed to the Jeff Davis Hospital for future upgrades of equipment/ personnel						Х		Х		Hosp. Auth.	\$1.5 million (total, SPLOST)	X			
ED, NCR, LU, IC	Continue to actively participate in the Altamaha River Partnership's efforts to promote nature-based tourism along the Altamaha River						Х		Х		Tourism Bd., ARP	NA				
ED	Seek to develop a formal county master plan and marketing guide for economic development/ industrial recruitment, including marketing materials			Х					Х		Dev. Auth.	\$35,000	X			

					Years	5]	Respons	sibility	Estimated Cost		Fundi	ng Source	
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X	X	X	X	X			X	Both	Chamber	NA				
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 Jeff Davis County	Х	X	X	X	X			X	Both	Chamber, Dev. Auth., GREDC	\$5,000	Х	X		
NCR, CFS, LU	Pursue funding to maintain and upgrade existing boat landings along the Altamaha and Ocmulgee rivers as needed		X	X	X	X			Х		Tourism Bd., DNR (LWCF)	\$1.2 million (total, Town's Bluff Landing) \$50,000 (total, Hinson's Landing)	Х	X	Х	
NCR, CFS, IC	Pursue funding to establish a countywide Code Enforcement Program to help control and prevent illegal dumping and littering					X			Х		DNR	\$90,000 (total)	Х	X		

					Yea	rs			R	Responsi	ibility	Estimated Cost		Fundi	ing Source	2
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
NCR, CFS	Seek funding to maintain/upgrade the Jeff Davis County Courthouse as needed, including renovating the courthouse annex						X (maint.)		X			\$100,000 (total)	X			
NCR	Seek to organize/inventory historic County records in conjunction with the adoption of a records retention schedule and provide storage	Х							X		Sec. of State (Dept. of Archives)	\$5,000 (total)	X			
NCR, CFS, LU, IC	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed.	Х	Х						X	Х	Tourism Bd., DOT (TE)	\$150,000 (total)	X	Х	X	
NCR, CFS	Pursue funding as needed to maintain/upgrade the 1890s Farmstead at the Jeff Davis Fairgrounds						Х				Fairgrounds Association	\$5,000/yr.	X			
CFS	Pursue funding as needed to pave existing roads within Jeff Davis County				Х	Х			Х		DOT	\$3.3 million (total)	X	Х		
CFS	Maintain and upgrade bridges as needed						Х		X			\$3.3 million (total, part of SPLOST)	X			

					Years	6			R	Responsi	bility	Estimated Cost		Fundi	ing Source	е
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	Continue to upgrade equipment needs of the County's roads department as needed						X		Х			\$3.3 million (total, part of SPLOST)	X			
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate			X	X	X			Х	Both	DOT	\$390,000 (total)	X	Х	X	
CFS, IC	Seek to develop a composting/ mulching program countywide		Х						Х	Hazl.	DNR, GEFA	\$100,000 (total, part of recycling)	X	Х		
CFS, IC	Pursue funding to construct a new joint countywide jail facility				X	X		Х	Х			\$630,000 (total, SPLOST)	X			
CFS, IC	Seek funding for the construction of a new joint countywide firefighter training facility	Х							Х	Hazl.	FEMA, GEMA	\$250,000 (total)	X	Х	X	
CFS	Seek funding for the renovation of a public safety building	Х	Х						Х			\$1.3 million (total, part of SPLOST)	X			

					Years	5]	Responsi	bility	Estimated Cost		Fundi	ng Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to upgrade existing parks						Х		Х		DCA (LDF)	\$20,000 (total)	X	X		
CFS	Pursue funding for improvements to the County's recreation complex, including adding paved parking lots, constructing a lighted walking track, building indoor batting cages, constructing an office complex, and constructing a new community center	X	X						X		Recreation Board	\$475,000 (total, SPLOST)	X	X		
CFS	Seek to renovate the voting precincts throughout Jeff Davis County as needed						X		Х			\$20,000 (total)	X			
CFS, IC	Assist Altamaha Technical College in providing adequate facilities and expansion of services at its satellite campus in Hazlehurst as needed						Х		X		ATC, DTAE	\$100,000 (total)	X	X		
CFS, IC	Pursue funding as needed to construct a new library	Х							Х		BOE, DTAE, Satilla Regional Library Bd.,	\$3.1 (million)	X	X		Х

					Years	•]	Responsil	oility	Estimated Cost		Fundi	ing Source)
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
НО	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						Х		X		DCA (CHIP)	\$285,000 (total)	X	X	X	
HO, LU, IC	Pursue the adoption of basic land use management regulations countywide, including the development of at least minimal ordinances regulating subdivisions, manufactured housing, roadway acceptance, and permit/location in Jeff Davis County and the City of Denton	X	X	X			X		X	Denton		\$1,000 (enforcement)	X			
HO, LU	Enforce a location permit and electrical connection fee ordinance			X					X			\$1,000 (enforcement)	X			
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			X	Both	Planning Comm.	\$1,000 (enforcement)	X			

					Years	6			I	Respons	ibility	Estimated Cost		Fundi	ng Source	2
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X		
ED, CFS	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including the establishment of a community event in the City of Denton						X			X		\$5,000 (total)	X			
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		Х	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X		
ED, NCR, IC	Pursue the establishment of agri- tourism activities in Jeff Davis County and seek funding to develop venues countywide						X		X	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	Х	X	X

					Years				R	Responsi	bility	Estimated Cost		Fundi	ng Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs Seek funding through the Georgia Rural Economic Development Center and other entities as	X	X	X	X	X			X	Both	Chamber Chamber, Dev. Auth., GREDC	NA \$5,000	X	X		
	appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County										GREDC					
CFS	Seek to develop a City website as a medium to receive feedback from citizens on community events and local government	Х	Х							Х		\$1,000	Х			

					Years	1			R	Responsi	ibility	Estimated Cost		Fundi	ing Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	Seek funding for drainage improvements as needed in identified areas of need						Х		Х	Х		\$25,000 (total)	Х			
CFS	Pursue funding as needed to pave and/or resurface existing streets						Х			Х	DOT (LAMIG)	\$100,000 (total)	Х	Х		
CFS	Seek TE funding as needed for streetscape and other transportation improvements, such as improving and expanding curbs, gutters, and sidewalks						Х			Х	DOT (TE)	\$500,000 (total)	X	Х	Х	
CFS	Seek CDBG or other funding as needed to maintain/upgrade the City's water system, including the construction of a backup well	Х	Х							Х	DCA (CDBG)	\$300,000 (total)	X	Х	X	
CFS	Seek funding to establish a public sewerage and wastewater treatment facility in the City of Denton				X	X		Х		X	DCA (CDBG), GEFA, USDA Rural Devt.	\$750,000 (total)	X	X	X	
CFS	Pursue funding as needed to improve the piping system and tank capacity for fire protection						Х		Х			\$100,000	X			
CFS	Seek funding as needed for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						Х		Х		FEMA	\$170,000 (total)	X		Х	

					Years				Re	esponsit	oility	Estimated Cost		Fund	ing Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	Seek funding to upgrade emergency equipment as needed						X		X			\$1.3 million (total, SPLOST)	X			
CFS	Pursue funding as needed to upgrade the City's park, including the construction of a pavilion and other improvements as necessary						X		X	X		\$5,000 (SPLOST)	X			
НО	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$400,000 (total)	X	X	X	
НО	Explore the creation of a local Habitat for Humanity chapter or other similar program as appropriate to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus						X				Civic Groups, Private Citizens, ATC	NA				

					Years	5			1	Responsi	bility	Estimated Cost		Fund	ing Source	e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
HO, IC	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development as appropriate						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
НО	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU, IC	Develop specific new ordinances 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	Both		\$1,000 (enforcement)	X			
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				X		\$1,000 (enforcement)	X			

					Years	;			R	Respons	ibility	Estimated Cost		Fund	ing Source	•
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X		
ED, IC	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration						X		X	X	Dev. Auth.	NA				
ED, CFS, IC	Continue to pursue the construction of a state correctional facility in Jeff Davis County			X	X	Х			Х	Х	Dev. Auth., DOC	\$6-8 million (total)	X	Х		
ED	Pursue funding as appropriate to establish a new festival centered on the county flower						X		Х	Х	Chamber, Dev. Auth., Tourism Bd.	\$6,000	X			
ED, NCR	Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum	Х								Х		\$25,000	Х			

					Years	5]	Respons	sibility	Estimated Cost		Fundi	ing Source	9
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, LU, IC	Explore the development of additional suitable and feasible sites as appropriate for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)						X		X		Dev. Auth., DCA (OneGeorgia), DecD, Utility Cos.	\$2 million	X	X		X
ED, IC	Seek community support for the development of a new countywide industrial park						X		Х	Х	Dev. Auth.	\$1,000 (advertising)	X			
ED, LU, IC	Pursue the purchase of adequate land for the new industrial park at an identified location	X	X						Х	X	Dev. Auth., DCA (OneGeorgia)	\$2 million (total, part of OneGeorgia)	X	X		
ED, LU, IC	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities						X		Х	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$2 million (total)	X	X	X	
ED, LU, IC	Seek public/private funding to construct a speculative building in the new industrial park				Х	X			Х		Dev. Auth., DCA (OneGeorgia)	\$650,000 (total)	X	Х		
ED	Provide assistance as needed to the Hazlehurst Downtown Development Authority and Better Hometown Program						X			Х	DDA, Better Hometown	N/A				

					Years					Respons	sibility	Estimated Cost		Fund	ing Source	÷
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
ED, CFS, IC	Pursue funding as needed to improve and upgrade the City of Hazlehurst Airport, including extend runway to 5,008 feet, adding a taxi-way and new lighting to the taxi-way	X (runway)	X						X	X	Airport Auth., DOT, DCA (OneGeorgia)	\$2.8 million (total)	X	X	X	
ED, IC	Continue to actively participate in the Golden Isles Parkway Association						X		Х	X	Tourism Bd.	NA				
ED, IC	Advocate for the completion of the upgrade of SR 19/US 23						X	Х	Х	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X	X	
ED, CFS, IC	Seek to develop a perimeter connector road for Hazlehurst between U.S. 221 and U.S. 341						X	Х	Х	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X	X	
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		Х	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X		

					Years	5			Responsibility			Estimated Cost		Funding Source			
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private	
ED, NCR, IC	Pursue the establishment of agri- tourism activities in Jeff Davis County and seek funding to develop venues countywide						Х		X	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	Х	X	X	
ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs						X		X	Both	Chamber	NA					
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 Jeff Davis County	X	X	X	X	X			X	Both	Chamber, Dev. Auth., GREDC	\$5,000	X	X			

		Years							R	Responsi	bility	Estimated Cost	Funding Source			e
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
NCR	Investigate the possible public acquisition of the historic Hazlehurst Theatre and pursue funding to rehabilitate it for public use					X				X	DCA (LDF), DNR (Ga. Heritage)	\$750,000 (total)	X	X		
NCR, CFS, LU, IC	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed	Х	X						X	X	Tourism Bd., DOT (TE)	\$150,000 (total)	X	X	X	
CFS	Advocate the construction of an overpass structure over the rail system in the City of Hazlehurst as appropriate	Х	Х	Х	Х	Х		Х		X	DOT	\$1 million+	X	X		
CFS	Seek funding as needed for drainage improvements in identified areas of need	Х	X							X	DCA (CDBG)	\$500,000	X	X	X	
CFS, LU	Seek TE funding as needed to improve and expand curbs, gutters, and sidewalks, as well as any other streetscape or transportation improvements as appropriate						X			X	DOT (TE)	\$500,000	X	X	X	
CFS	Continue to upgrade street equipment as needed						Х			X		\$25,000	X			

					Years	6			R	Responsi	bility	Estimated Cost	Funding Source			
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate			Х	X	X		X	Х	Both	DOT	\$390,000 (total)	X	X	X	
CFS, LU	Seek CDBG and other funding as needed to maintain/upgrade the City's water system		Х	Х						X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.)	Х								X	RC	\$2,000	X			
CFS, LU	Pursue funding as needed to expand sewerage services to new areas of need			Х	Х	X				Х	DCA (CDBG)	\$500,000 (total)	Х	X	X	
CFS	Seek funding to replace the sewer lines installed in the 1940s in the City of Hazlehurst	Х	Х							X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X	X	
CFS	Seek funding as needed to improve the piping systems and tank capacity for fire protection		Х	Х						Х		\$100,000 (total)	X			
CFS	Seek funding as needed for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			Х	FEMA	\$125,000 (total)	X		X	

			Years Responsibility								sibility	Estimated Cost	Funding Source				
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private	
CFS	Seek funding to upgrade emergency equipment as needed						Х			X	FEMA, GEMA	\$50,000 (total)	Х	Х	Х		
CFS, IC	Seek funding for the construction of a new joint countywide firefighter training facility	X	Х						Х	X	FEMA, GEMA	\$250,000	X				
CFS	Pursue funding as needed to upgrade existing parks						X			X		\$20,000 (total)	X	Х			
CFS	Pursue funding as needed to pave and/or resurface existing streets						Х			X	DOT (LAMIG)	\$25,000					
НО	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG)	\$500,000	X	X	X		
НО	Explore the creation of a local Habitat for Humanity chapter or other similar program as appropriate to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus						X				Civic Groups, Private Citizens, ATC	NA					

					Years	5				Respons	sibility	Estimated Cost	Funding Source				
Element	Activity	2011	2012	2013	2014	2015	Each Year	Beyond 2015	County	City	Other		Local	State	Federal	Private	
HO, LU, IC	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, as needed			X					X	Both	Planning Comm.	\$1,000 (enforcement)	X				
HO, IC	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development as appropriate						X		Х	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X	
НО	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors						X		Х	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	Х		Х	
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		Х	Both	Planning Comm.	\$1,000 (enforcement)	X				