

Growing Progress:



A Joint Comprehensive Plan for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, Georgia

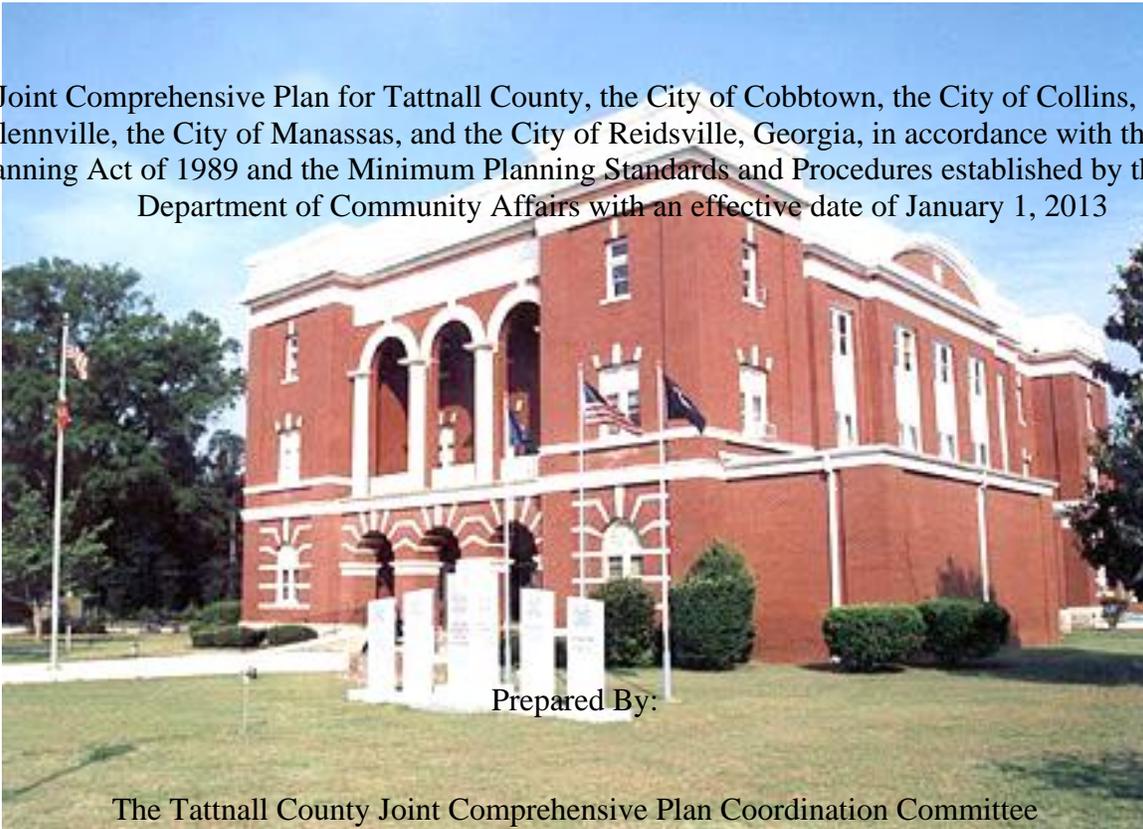


August, 2013

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Manassas, and Reidsville, Georgia

A Joint Comprehensive Plan for Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of January 1, 2013



Prepared By:

The Tattnall County Joint Comprehensive Plan Coordination Committee
The Tattnall County Local Governments

Heart of Georgia Altamaha Regional Commission

August, 2013



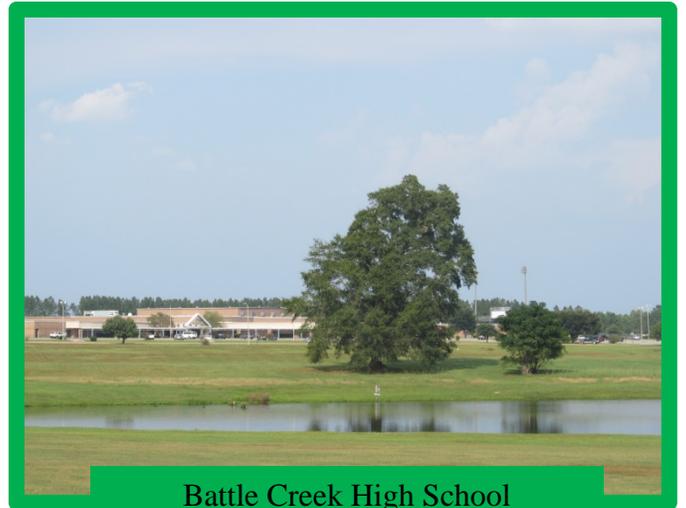
Cobbtown Water Tank



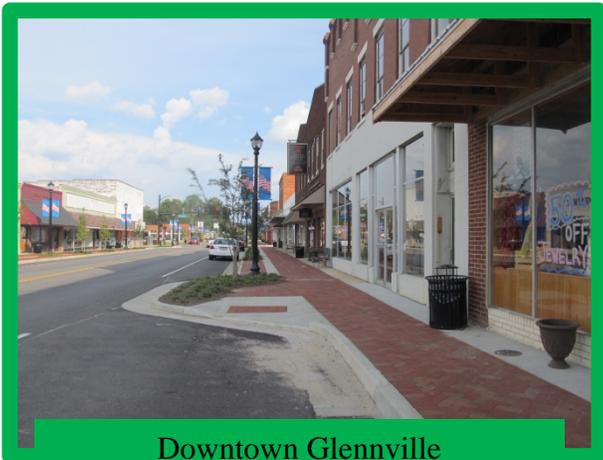
The Olie Parker Community Park, Collins



Tattnall County Courthouse



Battle Creek High School



Downtown Glennville



Manassas Community Center



Historic Downtown Reidsville

Acknowledgements

Although *Growing Progress* is the end product resulting from the countless contributions of time, effort, and ideas from a number of persons, special thanks are due to the following members of the Tattnall County Joint Comprehensive Plan Coordination Committee and staff who faithfully participated.

Tattnall County Joint Comprehensive Plan Coordination Committee

Faye Hussey	Tattnall County
Fran Jarriel	Tattnall County
Patricia Earls	City of Cobbtown
Peter Jones	City of Cobbtown
Kenneth Jarrell	City of Collins
Amy W. Murray	City of Glennville
Willie Bland	City of Glennville
Wanda O. Rogers	City of Manassas
Kellie Murray	City of Reidsville
Gina G. Williams	Tattnall County Board of Education
Brenda C. Smith	Chamber of Commerce/Development Authority
David Avery	Chamber of Commerce

Heart of Georgia Altamaha Regional Commission Staff

Michelle Brown	Senior Secretary/Public Information Coordinator
Scott Jackson	Geographic Information System (GIS) Planner
Bill Lindsey	Regional Planner
Rafael Nail	Assistant Executive Director/Planning Director
Robin Nail	Senior Planner/Historic Preservation Planner

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INTRODUCTION AND EXECUTIVE SUMMARY

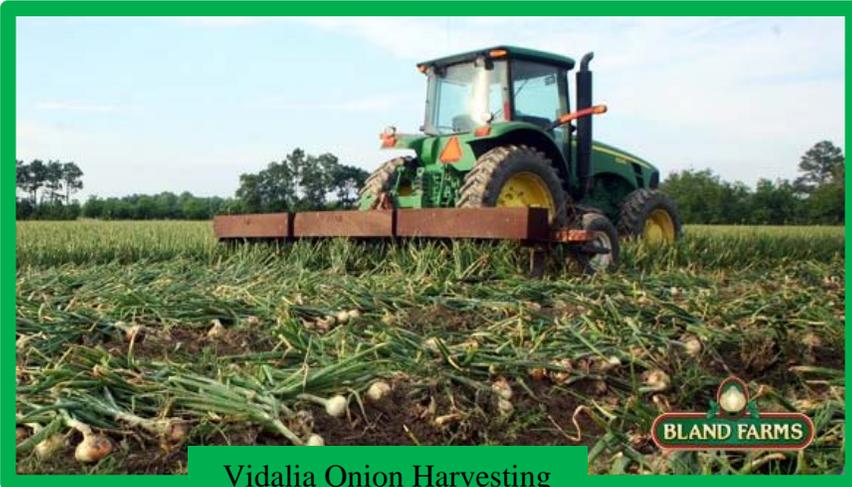
Growing Progress: The Tattnall County Joint Comprehensive Plan is a comprehensive plan prepared under the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of January 1, 2013. It is a joint plan for Tattnall County and its municipalities – the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville.

Tattnall County is a rural county in southeast Georgia with a 2010 Census population of 25,520 (ranking 72nd in the state of Georgia). The county's size of 488.3 square miles ranks 33rd in Georgia (out of 159 counties) giving it a population density of only 53.2 people per square mile, much less than the Georgia total of 168.4/sq. mile, and even significantly less than the U.S. total of 87.4/sq. mile. Nearly one-fifth (19%) of Tattnall's 2010 population was population living in group quarters, almost all (95%) in the county's three state prisons. The county's population growth from 2000 to 2010 was 14.4%, according to the Census Bureau. While this population growth rate was only moderately less than that of the State of Georgia (18.3%), and exceeded the U.S. average (9.7%), about one-third of the growth was actually prison population growth. Tattnall County is one of Georgia's counties described as having persistent poverty, currently measured around 35% of its population, compared to 18% in Georgia overall. The unemployment rate in Tattnall County was 10.1% in 2012. The poverty rate ranks in the top 10 worst in the state, although this fact is somewhat tempered by the high prisoner population. Per capita income in Tattnall County also ranks in the top 20 worst in the state, although median household income ranks in the bottom third (42nd worst) in the state.

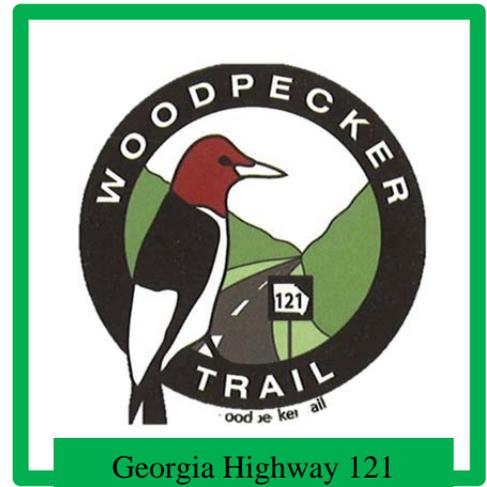
Tattnall County does have advantages and assets for future growth. The community slogan is a "Community of Pride and Promise" which is "embracing the past, planning the future, and enjoying the present." The Tattnall community does have an outstanding agricultural/forestry heritage; much scenic natural beauty; a history of tourism, civic pride, and

appreciation of the arts; and an advantageous location which provides great opportunity. Tattnall County sees itself as a growing rural county offering a slow-paced small town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers many southern treats beyond the palate, friendly hospitality, and a welcoming, advantageous business environment and location. The community, which was once Georgia's tomato capital, is now Georgia's largest producer of Vidalia Sweet Onions and home to many other opportunities to pick your own fresh fruit and vegetables. It is also home to a muscadine vineyard, organic farms, and host to a widely admired local arts program and local museums. The community is traversed by two named back roads highway trails; a national adventure cycling route; stunning natural areas and access to Georgia's Amazon, the mighty Altamaha River; a community inspired state park with 18-hole golf course; and sandbars along the mirrored, slow-moving Ochoopee River so white as to be confused as snow in pictures. The stunning environment and welcoming people and landscape of Tattnall County are assets only enhanced by its location near larger urban areas of Statesboro, Vidalia, Hinesville, Jesup, and Savannah and its easy transportation and highway access to two interstates and other major highways. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, work, play, or visit and to otherwise enhance quality future growth and development.

The new DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Tattnall County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. "Growing Progress" captures both reference to Tattnall County's agricultural heritage and development and to its future aspirations. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland "The Joint Tattnall County Comprehensive Plan." The Tattnall County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure,



Vidalia Onion Harvesting



Georgia Highway 121



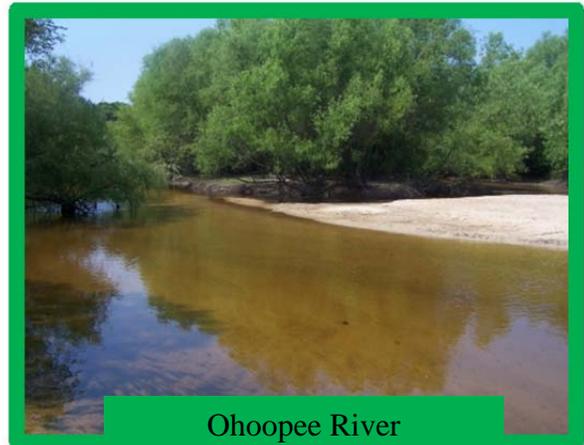
Historic U.S. 301, Glennville



Georgia Highway 57



Brazell's Creek Golf Course, Gordonia-Alatamaha State Park



Ochopee River

attract new residents and compatible jobs, utilize its natural resources and heritage, and grow tourism, among its guiding aims and principles outlined herein.

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, while the second comprehensive plan was adopted in 2005. A partial update of the second plan was also adopted in 2010 in accordance with state requirements. Both of these plans were intensively data and state requirement driven, although local objectives can be discerned. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Tattnall County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan and partial update are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Tattnall County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The new DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Tattnall County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiastats.uga.edu, where county level data for nearly 1,300 variables related to a wide

variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested under "Other Resources." The State of Georgia has official labor and economic data and other links to state data at georgiafacts.org. Additional state sponsored economic data is available at www.georgialogistics.com. An excellent private data source is www.city-data.com.

Population Projections. As noted earlier, the official 2010 Census population of Tattnall County was 25,520, up 14.4% from 2000's 22,305. While this growth was relatively close to Georgia's 18.3% and well above the national U.S. rate of 9.7%, almost a third of this growth has been prison population growth. Tattnall's location inland from the Georgia coast and close to growth centers has helped. The U.S. Census Bureau estimate for 2012 Tattnall County population is 25,384, a decline of 136 persons from 2010. This suggests very little current growth. The high mark of population in Tattnall County is now, but it took until the 1990s to pass 1900's 20,419. Tattnall County's location, quality of life, and easy access to larger surrounding growth centers are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Tattnall County were contained in the Altamaha Regional Water Plan and showed growth to 33,706 in 2030, extrapolated to 39,145 in 2040. Current OPG projections for Tattnall County, as shown on the www.georgiastats.uga.edu website, are 33,307 in 2030. These OPB population projections are believed to unrealistically inflate future projected population in Tattnall County (to the unrealistic point of being nearly the fastest growing in the Region) because of failure to adjust for the high prison population. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have

proven to be relatively accurate in the past. HOGARC's population projections for Tattnall County, as noted in the 2013 Regional Assessment of its Regional Plan, show significantly lower expected population levels. These include 29,035 in 2030 and 33,155 in 2040.

Population Projections, Tattnall County

	2010	2015	2020	2025	2030	2035	2040
OPB, Water Plan	24,230		28,706		33,706		39,145
OPB, georgiastats	25,520	27,487	29,403	31,352	33,307		
Regional Commission	25,520	26,233	27,129	28,063	29,035	30,049	33,155

Sources: Altamaha Regional Water Plan, 2011, www.altamahacouncil.org; www.georgiastats.uga.edu (county by county analysis, population, estimates and projections, State Office of Planning and Budget); Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013.

Coordination with Other Plans. Tattnall County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. While the Hazard Mitigation Plan was prepared through an outside consultant and not directly coordinated, it is clear that the two most prominent hazards facing Tattnall County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent, and offer implementation to, the hazard mitigation plan.

The Tattnall County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission's Comprehensive Economic Development Strategy. The Strategy's goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Tattnall County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Tattnall County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, Altamaha Regional Water Plan (2011), was considered by the Tattnall County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, "to wisely manage, develop and protect the region's water resources...to enhance quality of life..., protect natural systems..., and support the basin's economy," is inherent in this comprehensive plan's community vision and goals.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Tattnall County, including Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinances in 2000 and 2001.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Tattnall County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Tattnall County, which is consistent with a quality community and the DCA Quality Community Objectives.

Community Involvement. As noted earlier, the Tattnall County local governments clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Tattnall County and its municipalities. To accomplish this, they created a steering committee, the Tattnall County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This Coordination Committee was actively involved in the development of all facets of this comprehensive plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal.

Growing Progress is truly a locally developed guide to, and framework for, future growth and development of Tattnall County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Tattnall County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and an outstanding Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives.

COMMUNITY GOALS

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Tattnall County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, a listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also lays out guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

COMMUNITY VISION

Tattnall County is a rural county in Southeast Georgia with an agrarian and timber heritage whose economy at present is still much dependent upon agriculture and forestry, particularly the Vidalia Sweet Onion, and state prison jobs. The county's economic diversification has had its ups and downs. Before the advent of the Interstate highway system and its bypassing of the county, US 301 tourism was a very important engine to the local economy. Later textile manufacturing provided much economic impetus and many local jobs, but globalization and the movement of these jobs out of the country set back this diversification. Agriculture, particularly the emergence of the Vidalia Sweet Onion; the long-term presence of Georgia State Prison, and more recent additions of two other state prisons; as well as the growth of Optim Medical Center-Tattnall as a regional health care provider; and growth of Rotary Corporation as the world's largest supplier of aftermarket outdoor equipment parts have provided the economic stability to allow the county to experience slow, but steady population growth. This stable economic base, the county's abundant natural and cultural resources, and its location close to larger growth centers such as Statesboro, Savannah/Richmond Hill, Hinesville and the Fort Stewart Military Reservation, and Vidalia offer much potential for future growth. The community slogan is that Tattnall County is a "Community of Pride and Promise."

Tattnall County sees itself as a growing rural county offering a slow-paced, small-town alternative to nearby fast-growing urban areas and being a desired place to live and work for many because of its quality of life. The future Tattnall County will be one which is home to a growing population of residents attracted by the bustling and amenable small-town atmosphere, revitalized and viable downtowns, and overall quality of life. However, there will be available jobs and economic opportunities within the county to allow natives to return home and young people to work after post-secondary education. The community will have well developed, healthy retail and service, and health care sectors, and will be more self-supporting for those who live and work there. This growth will be planned and managed, will enhance the quality of life, will be compatible with existing development, and will be protective of agriculture and the scenic and abundant natural and cultural resources of the county. The county will have the

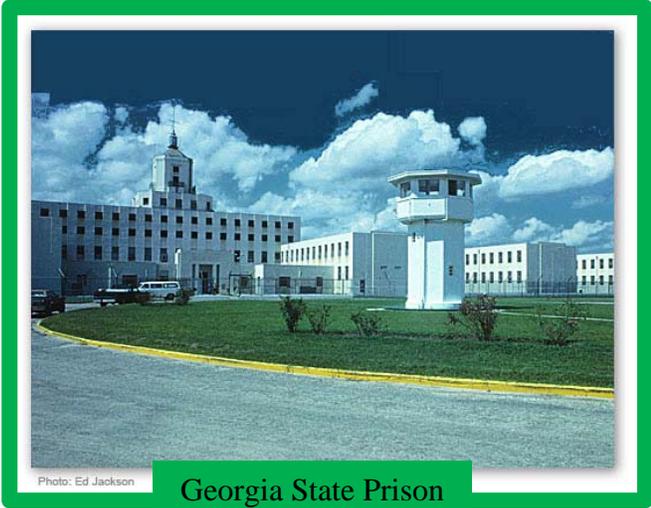


Photo: Ed Jackson

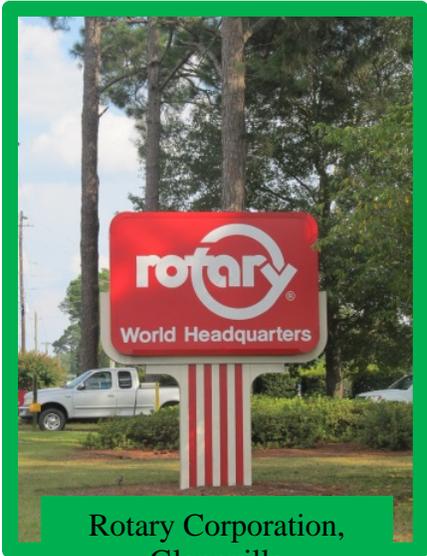
Georgia State Prison



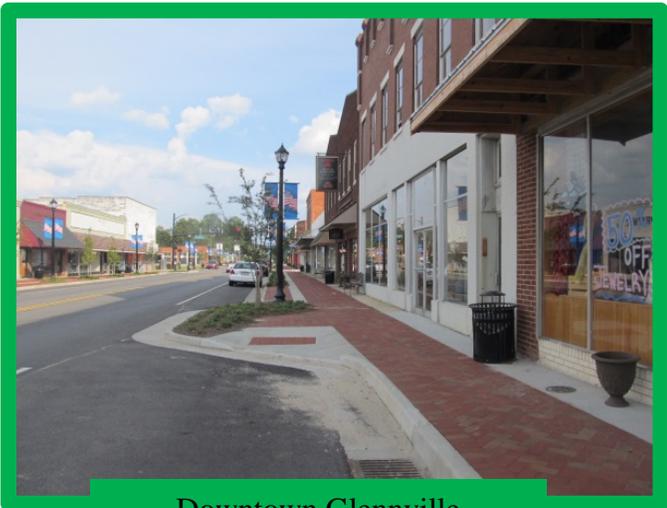
Vidalia Onion Field



Optim Medical Center - Tattnall



Rotary Corporation,
Glennville



Downtown Glennville



New McDonald's/Dollar
General, Reidsville

improved infrastructure and public facilities to attract and support the desired growth and development, including an improved airport, and a large well developed industrial park with improved transportation access to I-16. The citizenry will be better educated and more skilled to facilitate and accommodate the opportunities of a knowledge based economy. US 280 and US 301 will be multi-laned thoroughfares traversing the county and bringing more travelers and other economic opportunities to the county. Georgia 57, the Wiregrass Trail, will be a designated scenic byway, and Georgia 121 will be nationally known again as the Woodpecker Trail, both bringing additional people and economic opportunities to the county. Tourism, including agritourism, bicyclist, heritage, and nature-based, will be an important component of a diversified economic development strategy.

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

There is uncertainty about the origin of the phrase “mind your p’s and q’s,” but it has evolved to mean “of high quality or noted superiority.” Without question, Tattnall County and its municipalities have much “pride and promise” of which to boast. Many “p’s” can be used to describe a community with outstanding natural and aesthetic beauty and much quality for which to be proud. Beyond the abundant green pines and picturesque pastures and fields, the Tattnall County community can boast of its people, produce, pathways, patriotism, and progress.

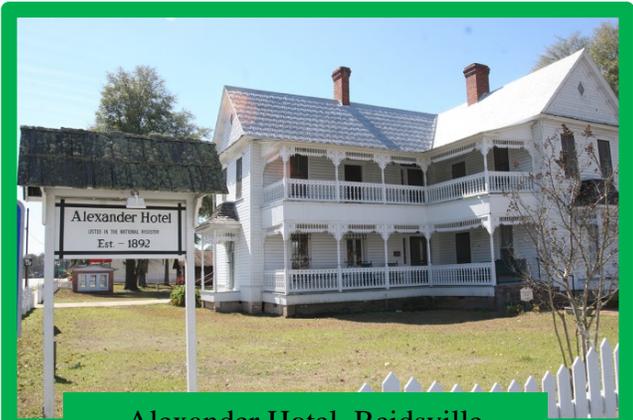
Tattnall County is blessed with friendly, hospitable, caring folks who work together well for the community and others. Despite its small size, Glennville’s Dairy Queen has led all of Georgia in raising funds for the Children’s Miracle Network. Reidsville’s Optim Medical Center-Tattnall is a private doctor managed health care facility regionally known for its quality, and widely praised for its caring services. In addition to the hospital in Reidsville, it also has primary care clinics in Glennville, Reidsville, and Cobbtown. Civic responsibility and dedicated



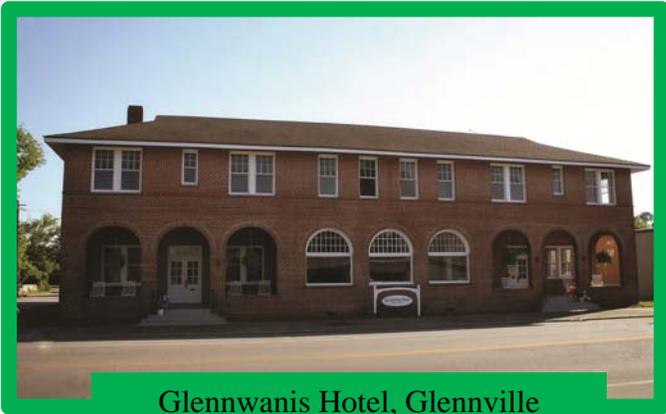
Dairy Queen, Glennville



Optim Healthcare, Cobbtown



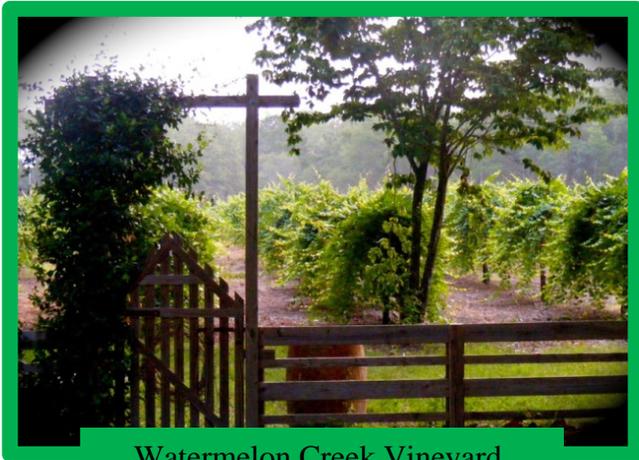
Alexander Hotel, Reidsville



Glennwanis Hotel, Glennville



The Glennville-Tattnall Museum, Glennville



Watermelon Creek Vineyard, Tison

community spirit are also evident in the large number of active civic clubs in the county. These numbers include four separate Lions Clubs. The service activity and dedication of these civic clubs is evident through the fact that Glennville's Rotary Club has distinction in that 100% of its members are Paul Harris Fellows. Tattnall Productions also has regional notoriety for local talent and acclaimed arts productions, while the annual art show at the Courthouse is widely acclaimed. The community also celebrates its heritage through the efforts of many. In the 1980s, the community received national recognition from President Reagan for restoring the Alexander Hotel solely with private funds. Glennville is now restoring its Glennwanis Hotel in a similar fashion. The Glennville-Tattnall Museum is located in a historic school, the former Tattnall Institute. The community also holds an annual Fort Wallace-Wood "Battles at Manassas" Civil War reenactment near Manassas involving many.

As to produce, Tattnall County is one of Georgia's top producing agricultural counties with significant poultry, pecan, timber, and other production. The county is Georgia's top producer of Vidalia Sweet Onions, and has a history of vegetable production dating to the 1930s when Glennville was once known as the "Tomato Capital," a title celebrated with a community festival. Today, the Vidalia Sweet Onion is celebrated with a proud festival in Glennville, but the community now also has a number of local farms offering pick your own and healthy, direct farm sales of fresh fruit and vegetables of many types. The County is also home to Red Earth Farm, run by noted environmental author Janisse Ray, offering organic farm products and sustainable education workshops. Located near the unincorporated community of Tison, Watermelon Creek Vineyard and Winery produces award-winning muscadine wines, and offers tours and special events.

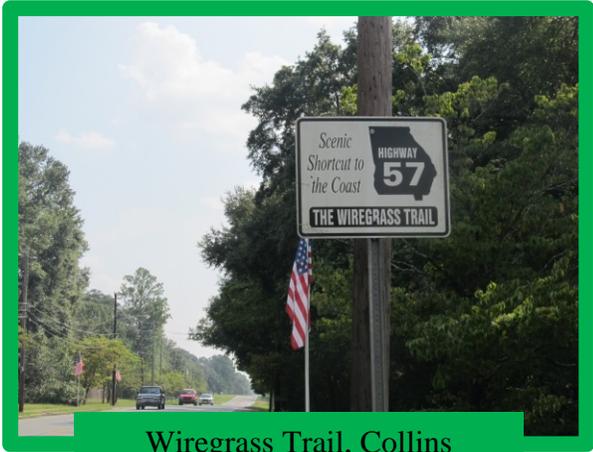
Then there are pathways. Tourism, especially along US 301, has played an important part in the development of the Tattnall County community from historic trails like the old River Road and Hencart Road, to courthouse hotels, railroads, and river commerce. Today the community enjoys many tourism benefits with much more potential. Festivals are already celebrated in or near all of the county's municipalities. The cooperatively promoted Wiregrass and Woodpecker trails already run through the community, and US 301 awaits promotion as a slower-paced, scenic alternative to Interstate travel. Gordonia-Alatamaha State Park, named for rare flora



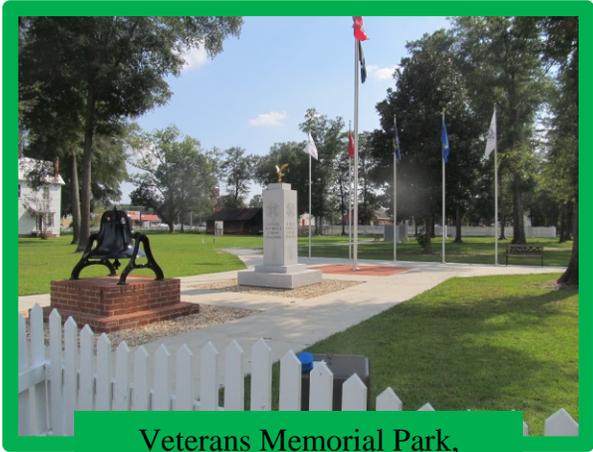
SereniTea Victorian Tea Room, Cobbtown



The Olie Parker Community Park, Collins



Wiregrass Trail, Collins



Veterans Memorial Park, Reidsville



Georgia Veterans Memorial Cemetery, Glennville



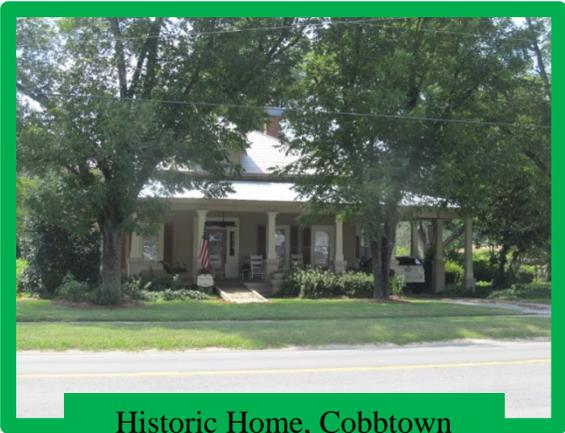
Barnard Memorial Park, Glennville

discovered by Bartram, Big Hammock Natural and Wildlife Management Area with rare flora and fauna, and other outstanding outdoor experiences and opportunities exist in the county. The state park is also prized within the Region for its 18-hole golf course. The Ochoopee River with glistening white sands and black, mirrored waters, along with the incredible Altamaha River and its biodiversity and beauty of global significance call Tattnall County home. Unparalleled opportunities for canoe paddling, float fishing, or amazing wildlife viewing exist. The community already enjoys a portion of the national Adventure Cycling Association's Atlantic Coast Bike Route traversing along its backroads, and offers many additional opportunities for biking enthusiasts in a stimulating, verdant landscape.

Patriotism is clearly evident and celebrated within Tattnall County. Many of the county's settlers were Revolutionary War veterans who received headright bounties through a land lottery. The county is located adjacent, with some of its lands included, to Fort Stewart, the US Army's largest base on the East Coast and home to the acclaimed rapid development force of the 3rd Infantry Division, so critical in the recent War on Terror. The community has an acclaimed and immaculate Veteran's Park near its Courthouse in Reidsville, and Georgia's second Veterans Memorial Cemetery was located near Glennville in 2007. All local schools also recognize and honor veterans with special Veterans Day programs and celebrations. Many veterans and others find the community attractive for residential location and retirement.

Progress has always been a hallmark of the Tattnall community. Georgia State Prison was Georgia's first prison, and in more recent times one of the first prisons to be certified by the American Medical Association for its level of care. Glennville's "Moonlight School" was recognized in the early 1900s as one of Georgia's first adult literacy programs. Educational legacy continues with adult education centers in Glennville and Reidsville supported by Southeastern Technical College, and a combined Tattnall County High School at Battle Creek between Glennville and Reidsville. The community has transformed a failing public hospital into a private, regional success story providing an outstanding state-of-the-art health care system. It has committed itself to a revitalized Chamber of Commerce and Development Authority. It has lovingly restored its Courthouse's historic grandeur, and continues to make other important investments in its infrastructure to make itself a better and more attractive place to live and work.

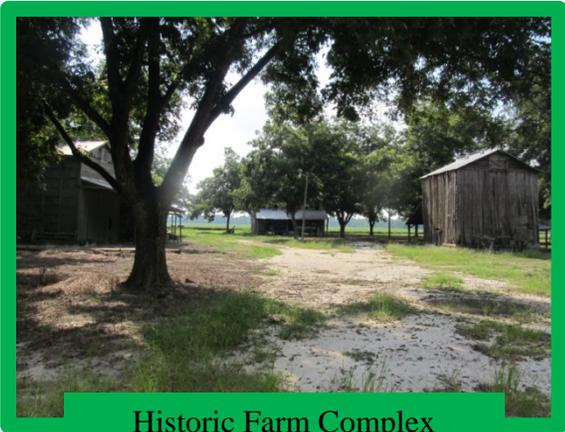
Tattnall County is certainly mindful of its “p’s” an “q’s,” and will continue to make good on its efforts to be a successful “community of pride and promise.” There is much quality, and even more potential yet to be realized. Tattnall County truly utilizes its outstanding heritage and scenic open spaces to advance the community on many levels with great respect and honor both to its heritage and to its future. The Tattnall County community is certainly a community of pride and promise, which is growing more than sweet onions, it is “Growing Progress.”



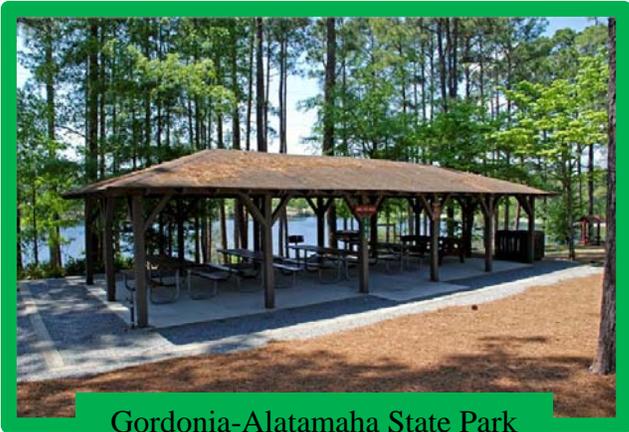
Historic Home, Cobbtown



Agricultural Field Under Irrigation



Historic Farm Complex



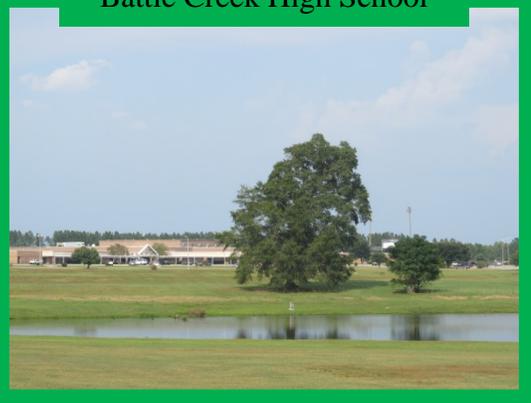
Gordonia-Alatamaha State Park

COMMUNITY GOALS

Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Enhance local leadership programs
- Nurture existing businesses/entrepreneurs
- Support continued viability of Fort Stewart and state prisons
- Support continued development/expansion of Optim Medical Center-Tattnall and local healthcare sector
- Address/improve infrastructure needs
- Develop/improve local industrial/commercial sites/parks
- Attract new businesses/jobs
- Revitalize downtowns
- Address growth management/rural character preservation
- Develop/enhance tourism
- Utilize/promote outdoor amenities/natural resources
- Assure viability/support/enhance agricultural/forestry uses
- Improve transportation access/quality
- Promote quality of life/civic and community pride/location
- Enhance intergovernmental cooperation

Battle Creek High School



Optim Medical Center - Tattnall



Mercantile Inn, Downtown
Collins

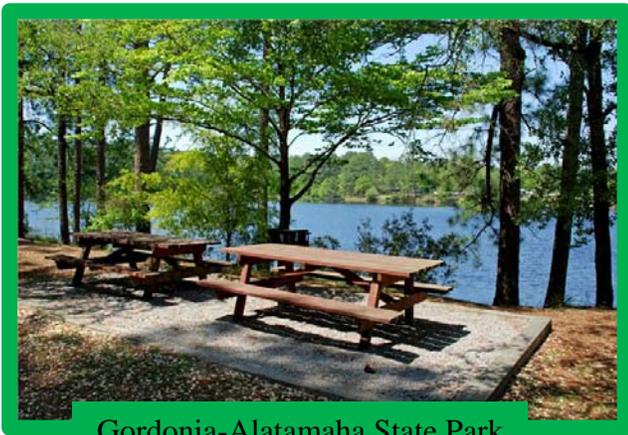


City Pavilion and Downtown
Cobbtown



Natural and Cultural Resources

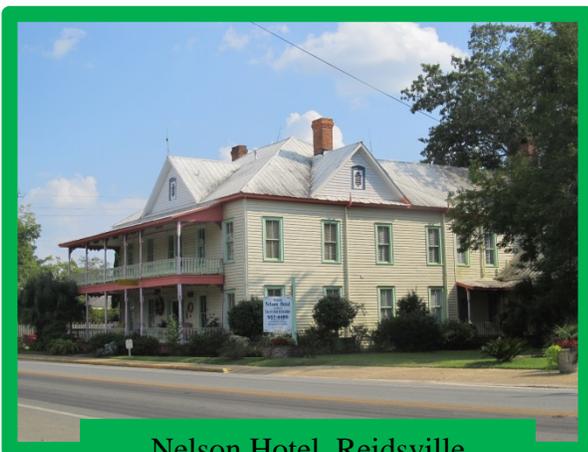
- Address conservation/utilization of rivers/natural areas
- Protect significant natural resources of County
- Maintain open spaces/agricultural/forestry uses
- Seek compatible development/utilization
- Utilize/preserve/adaptively use historic resources/heritage of County
- Support continued enhancement of Gordonia-Alatamaha State Park
- Promote agri-tourism, heritage tourism, recreation and bicycling tourism opportunities
- Seek protection/maintain agricultural/forestry uses in Fort Stewart Compatible Use Buffer



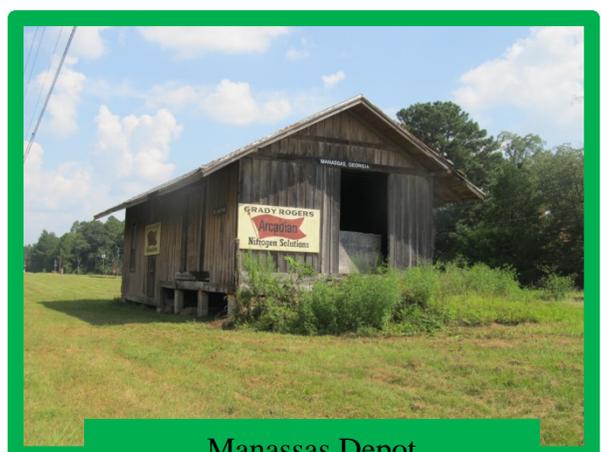
Gordonia-Alatamaha State Park



Big Hammock Natural Area



Nelson Hotel, Reidsville



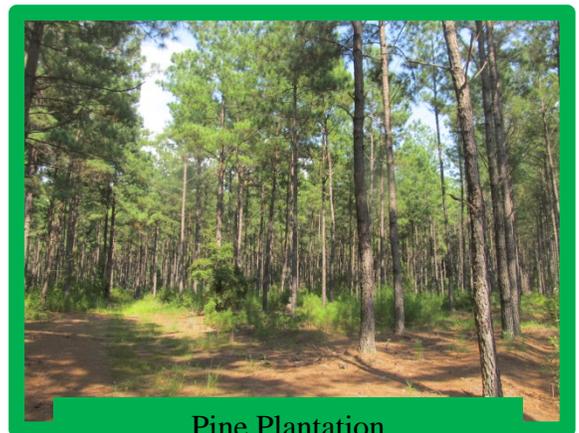
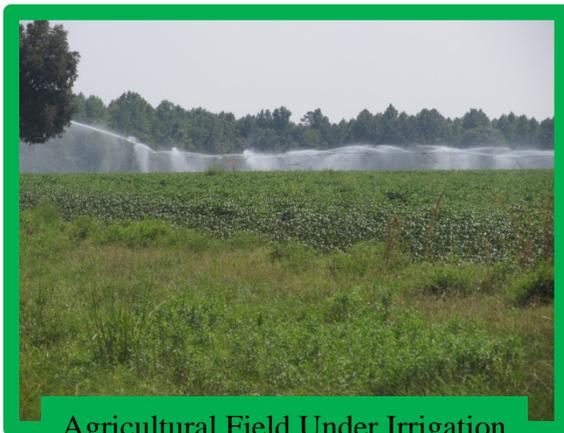
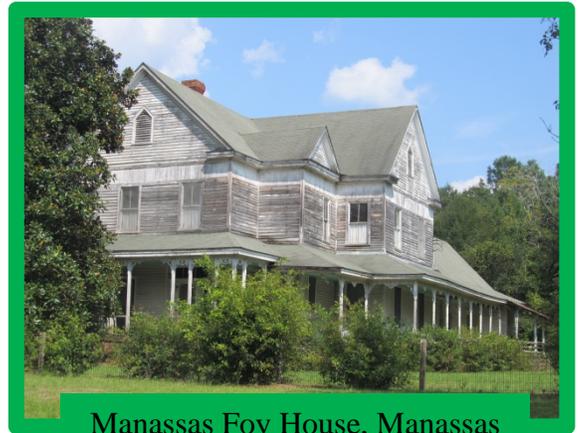
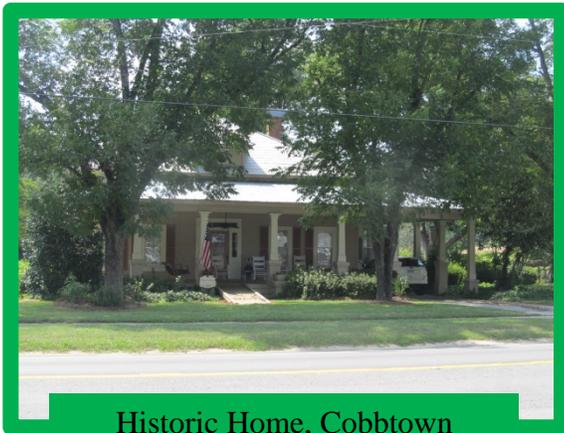
Manassas Depot

Housing

- Rehabilitate existing housing stock/improve quality of all housing
- Address manufactured home quality/appearances
- Guide/plan residential development
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Address growth management/community aesthetics
- Seek retirees/new residents

Land Use

- Address growth management/community aesthetics
- Improve subdivision/manufactured housing/land use regulation/code enforcement
- Guide/plan development
- Maintain open spaces/agricultural/forestry uses
- Protect significant natural resources of County
- Encourage infill development
- Develop/improve recreational/leisure/river use facilities and programs
- Seek compatible development/utilization



Community Facilities and Services

- Address/improve infrastructure needs
- Improve/promote transportation access/quality
- Utilize infrastructure expansion/upgrades to guide growth
- Maintain quality educational facilities/services
- Maintain appropriate governmental facilities/services
- Continue to upgrade public safety/fire service facilities/services
- Continue to maintain/upgrade Optim Medical Center-Tattnall and other health care access/facilities/services within the community
- Maintain appropriate solid waste management/recycling facilities/programs/initiatives
- Develop/improve recreational/leisure/river use facilities and programs
- Encourage utilization/enhancement/promotion of cultural facilities/activities

Intergovernmental Coordination

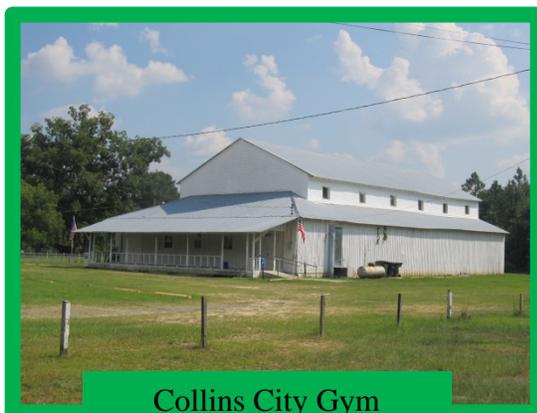
- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery



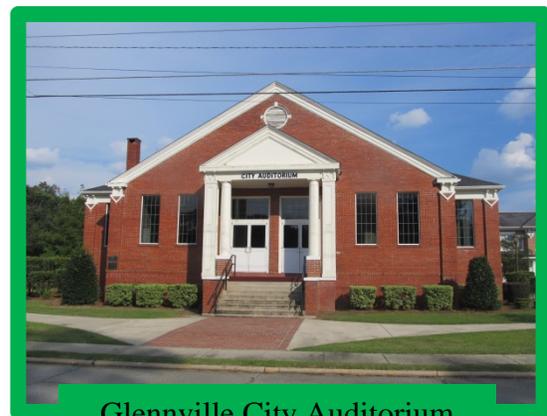
Reidsville Municipal Airport



Cobbtown Water Tank



Collins City Gym



Glennville City Auditorium

LONG TERM COMMUNITY POLICIES

Economic Development

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 to develop new leadership and enhance community involvement through an active “Leadership Tattnall” group

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

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

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 pursue industries and businesses which add value to existing agricultural/forestry uses or otherwise develop new products or alternative technologies which utilize the natural resources/climate of the county

The community will support and promote programs, such as the community’s Tri-CREST program and Certified Work Ready designations, for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents to help reduce the high unemployment rate

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

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

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism, and development of new crops like olive trees or others

The community will work to enhance marketing efforts of local agriculture through a local cooperative, utilization of the Georgia Grown Program, collaboration with the Extension Service and the UGA Vidalia Onion Research Center, and other means

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

The community will continue to support and seek the enhancement of educational opportunities provided to the community by Southeastern Technical College

The community will work together to maintain and upgrade Optim Medical Center-Tattnall and other health care facilities and services conducive to economic development and a high quality of life

The community will work to enhance economic development marketing efforts through the Greater Tattnall and Glennville chambers of commerce, an active Tattnall County Industrial Development Authority, development authorities in Glennville and Reidsville, and other regional and state agencies, as well as increased funding for economic development activities

The community will work to develop and market the new Glennville Industrial Park as a joint county wide industrial park

The community will work cooperatively to increase awareness of tourism attractions located on the Wiregrass/Woodpecker Trails, U.S. 280, and U.S. 301, and promote the latter as an interstate alternative

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 to develop the necessary infrastructure, including broadband telecommunications, and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

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, nature based tourism, heritage tourism, and bicycling

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

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

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

The community will cooperate with Fort Stewart and the Joint Land Use Study Committee to encourage low density uses in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts

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

Natural and Cultural Resources

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

The community will seek to conserve and protect the Altamaha and Ochopee rivers, the county's significant groundwater recharge areas, wetlands, floodplains, Big Hammock WMA, other important natural resources, and the open spaces and landscapes of the county

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

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

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

The community will seek to conserve and protect the Gordonia-Alatamaha State Park and Big Hammock WMA and will work to improve and promote its outdoor recreation or nature venues

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

The community will seek Scenic Byway designation for the Wiregrass Trail and to increase awareness of and promote the Wiregrass and Woodpecker Trails

The community will seek to encourage continued agricultural/forestry uses within, and otherwise promote conservation of, the Fort Stewart Compatible Use Buffer

Housing

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, 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 upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated and comprehensive land use/manufactured housing/subdivision regulations, and code enforcement

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

The community will promote the ample availability of land for quality new development

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

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

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

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

The community will work toward organizing a volunteer/nonprofit local Christmas in April/Habitat for Humanity or similar program to assist with private rehabilitation or other housing needs, particularly for the low income/elderly

Land Use

The community will cooperate to implement and enforce the need for coordinated and comprehensive land use planning, manufactured housing/subdivision regulations, and code enforcement, particularly in the unincorporated areas

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

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

The community will seek and support transportation improvements and promote/enhance the Wiregrass/Woodpecker Trails, U.S. 280, and U.S. 301 for tourism and other economic development purposes

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

The community will enhance existing industrial facilities and develop new facilities/uses, which will complement/promote economic development and the community's character

The community will cooperate with Fort Stewart and the Joint Land Use Study Committee to encourage continued agriculture/forestry/conservation uses and otherwise encourage low density uses in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts

The community will continue to encourage downtown revitalization and streetscape improvements which preserve and protect its rural, small town character and quality of life

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

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

Community Facilities and Services

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

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

The community will seek and support the promotion of the Wiregrass/Woodpecker Trails, U.S. 280, and U.S. 301 for tourism and other economic development purposes

The community will seek to enhance/further develop 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 and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters

The community will work to improve fire service county-wide, including development of planned substations, adequate training of personnel, and additional funding as necessary

The community will work together to maintain and upgrade Optim Medical Center-Tattnall and other health care facilities and services conducive to economic development and a high quality of life

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

The community will provide and maintain adequate government facilities

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

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

The community will seek to conserve and protect Gordonia-Alatamaha State Park and Big Hammock WMA and will work to pursue additional public and private outdoor recreation or nature venues

The community will work to develop a potential park, and/or camping and other facilities, along the Ohoopee River, and will work to promote it for additional recreation and tourism activities

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

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

The community will seek and support availability of appropriate broadband telecommunications service

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 Tattnall County and its municipalities

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

NEEDS AND OPPORTUNITIES

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, “Where are we currently?” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Tattnall County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

NEEDS AND OPPORTUNITIES

Economic Development

Issue 1: Low education levels

Needs:

- Improve drop-out rates
- Improve literacy rates

Opportunities:

- Support/participate in programs, such as Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life
- Southeastern Technical College's Adult Learning Centers in Glennville and Reidsville
- Certified Literate Community designation

Issue 2: Continuing education/jobs skills improvements

Needs:

- Improve continuing education/job skill levels to provide better qualified workforce
- Diverse mix of jobs appropriate to the educational/skills levels of local workforce

Opportunities:

- Southeastern Technical College's Adult Learning Centers in Glennville and Reidsville
- Certified Work Ready Community designation

Issue 3: Local leadership program enhancement

Needs:

- Maintain, enhance, and promote participation in an active Leadership Tattnall Program

Opportunities:

- Existing Tattnall Leadership Program

Issue 4: Existing business/entrepreneur retention

Needs:

- Nurture existing businesses and entrepreneurs to help retain them and encourage expansion, as appropriate
- Increased job opportunities to retain local graduates

Opportunities:

- Entrepreneur Friendly Community designation
- Tri-County Regional Entrepreneur Support Team (Tri-Crest) participation

Issue 5: Fort Stewart and state prisons viability

Needs:

- Support continued viability of nearby Fort Stewart and three state prisons located in Tattnall County
- Continued local, regional, and state cooperation
- Protect/maintain agricultural/forestry uses in Fort Stewart Compatible Use Buffer area within Tattnall County

Opportunities:

- Reidsville Airport upgrades support Georgia Department of Corrections transportation needs

- Veterans Memorial Cemetery, Glennville
- Veterans Memorial Park, Reidsville

Issue 6: Optim Medical Center-Tattnall and local healthcare sector support

Needs:

- Support continued development/expansion of Optim Medical Center-Tattnall and local healthcare sector

Opportunities:

- Optim Medical Center-Tattnall
- Optim primary care clinics in Cobbtown, Glennville, and Reidsville

Issue 7: Infrastructure provision/maintenance/upgrades

Needs:

- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- Upgrade water and/or sewer systems in Collins, Glennville, and Manassas
- Pursue sewer system for Cobbtown
- Seek/support availability of appropriate local broadband telecommunications service

Opportunities:

- Community Development Block Grant (CDBG) and other potential federal/state funding sources

Issue 8: Local industrial/commercial sites/parks

Needs:

- Further develop/improve new countywide industrial park in Glennville, via

provision of water/sewer and/or other infrastructure as needed

- Enhance economic development funding/activities/marketing through active Chambers of Commerce, Development Authorities, and other regional/state agencies

Opportunities:

- New countywide industrial park in Glennville
- Tattnall County Industrial Development Authority
- Reidsville Development Authority
- Glennville Industrial Development Authority
- Greater Tattnall and Glennville chambers of commerce

Issue 9: New business attraction

Needs:

- Attract new economic development, including small business/entrepreneurs
- Create more jobs to address high local unemployment rate
- Retail trade/service sector and hospitality business development
- Support/enhance agribusiness development
- Enhance economic development funding/activities/marketing through active Chambers of Commerce, Development Authorities, and other regional/state agencies
- Develop marketing strategy and materials, including incentive packages
- Designate trained sales and marketing team
- Consider I-16 billboard promotion
- Retain local graduates through provision of increased job opportunities
- Diverse mix of jobs appropriate to education/skills levels of local workplace
- Develop infrastructure for industrial recruitment
- Revitalize downtowns in Cobbtown, Collins, Glennville, and Reidsville
- Branch bank location in Cobbtown

Opportunities:

- Proximity to retail markets/jobs opportunities
- Certified Work Ready Community
- Entrepreneur Friendly Community
- Tri-County Regional Entrepreneur Support Team (Tri-CREST)
- Tattnall County Industrial Development Authority
- Reidsville Development Authority
- Glennville Industrial Development Authority
- Greater Tattnall and Glennville chambers of commerce
- Glennville Downtown Development Authority

Issue 10: Downtown revitalization

Needs:

- Support/target downtown revitalization and investment efforts in Cobbtown, Collins, Glennville, and Reidsville
- Complete Glennwanis Hotel rehabilitation

Opportunities:

- Downtown Glennville streetscape improvements
- Glennville Downtown Development Authority
- Glennwanis Hotel ongoing rehabilitation
- Tattnall County Courthouse renovations
- Veterans Memorial Park
- Mercantile Inn, Collins

Issue 11: Growth management/rural character preservation

Needs:

- Proactively manage and guide future growth and development through

community investment and appropriate regulation

- Market continued agricultural land uses
- Promote/develop increased agri-tourism

Issue 12: Tourism development

Needs:

- Develop/enhance/promote tourism, including festivals, recreation, nature-based, agri-tourism, and heritage tourism
- Seek retail trade/service sector and hospitality business development to support increased tourism
- Continue to promote/market Wiregrass and Woodpecker trails as interstate alternatives and routes for nature-based and heritage tourism and agri-tourism
- Develop materials promoting natural and cultural resources of Tattnall County
- Support/promote bicycling and Atlantic Coast Route (Venture Cycling) through county
- Continue to support and utilize Gordonia-Alatamaha State Park in Reidsville, and encourage upgrades, as needed
- Continue to collect Glennville hotel/motel tax and utilize for tourism-related purposes
- Establish hotel/motel tax in Reidsville and use for tourism
- Promote Veterans Memorial Park adjacent to the Tattnall County Courthouse in Reidsville and utilize it for community patriotic events
- Support the Veterans Cemetery in Glennville and provide hospitality to its out of town visitors
- Support Watermelon Creek Vineyard as an agri-tourism attraction and venue for special events
- Support existing community festivals and develop others, as appropriate
- Museum enhancements/Georgia State Prison museum/exhibit

Opportunities:

- Wiregrass Trail
- Woodpecker Trail/Woodpecker Trail Association
- Big Hammock Natural Area and WMA
- Oohopee Dunes
- Oohopee River canoe trips
- Atlantic Coast Bicycling Route through Tattnall County
- Gordonia-Alatamaha State Park (Reidsville)
- Glennville hotel/motel tax
- Veterans Memorial Park (Reidsville)
- Veterans Memorial Cemetery (Glennville)
- Watermelon Creek Vineyard
- The Glennville-Tattnall Museum

Issue 13: Outdoor amenities/natural resources

Needs:

- Utilize/promote outdoor amenities/natural resources of Tattnall County
- Develop materials promoting local natural resources
- Support/promote bicycling and Atlantic Coast Route (Venture Cycling) usage through county
- Continue to support and utilize Gordonia-Alatamaha State Park in Reidsville, and encourage upgrades, as needed

Opportunities:

- Altamaha and Oohopee rivers
- Big Hammock Natural Area and WMA
- Oohopee Dunes
- Atlantic Coast Bicycling Route through Tattnall County
- Gordonia-Alatamaha State Park

Issue 14: Agricultural/forestry uses viability

Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism
- Market agricultural uses
- Promote/develop agri-tourism venues and events
- Work to support/enhance local agriculture and agribusiness
- Encourage local cultivation of new crops, such as carrots and olives; organic farming operations; vineyard/winery development; and other agricultural enterprises
- Seek development of community farmers' market, possibly utilizing former state farmers' market facility near Glennville

Opportunities:

- Watermelon Creek Vineyard
- Red Earth and other existing local organic farms
- Glennville Sweet Onion Festival
- University of Georgia Vidalia Onion Research Center
- Pick you own farms

Issue 15: Transportation access/quality

Needs:

- Seek transportation improvements (highway, rail, airport, transit, bicycle, and pedestrian) to enhance/support economic development efforts
- Improve transportation access/quality, such as US 280 and US 301 multi-laning
- Promote US 301 as an interstate alternative
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements

- Promote usage of Wiregrass and Woodpecker trails as alternative travel routes
- Support/promote bicycling and Atlantic Coast Route (Venture Cycling) through Tattnall County

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Upgrades at Reidsville Municipal Airport
- US 301 promotion
- Wiregrass and Woodpecker trails
- Atlantic Coast Route (Venture Cycling)

Issue 16: Quality of life/civic and community pride/location

Needs:

- Promote the excellent quality of life, lower cost of living, and convenient location of Tattnall County to potential residents and businesses
- Preserve community's natural beauty and unique landscapes, and encourage development compatible with the existing rural character
- Proactively manage and guide future growth and development through community investment and appropriate regulation

Opportunities:

- Numerous civic clubs, including Lions and Rotary
- Chambers of commerce

Issue 17: Intergovernmental cooperation enhancement

Needs:

- Enhance intergovernmental cooperation on the local, regional, and state levels

Opportunities:

- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Fort Stewart coordination

Natural and Cultural Resources

Issue 1: Conservation/utilization of rivers/natural areas

Needs:

- Seek to conserve/protect the Altamaha and Ochoopee rivers
- Conserve/protect/promote Big Hammock Natural Area and WMA, Ochoopee Dunes, and other environmentally sensitive areas for appropriate uses
- Upgrade existing public landings along Altamaha and Ochoopee rivers within the county, as needed
- Support Gordonia-Alatamaha State Park in Reidsville
- Pursue potential park/camping area development along Ochoopee River
- Seek to host Paddle Georgia again and other canoe excursions along the Altamaha and/or Ochoopee rivers

Opportunities:

- Existing Altamaha and Ochoopee River public landings
- Big Hammock Natural Area and WMA
- Ochoopee Dunes
- Gordonia-Alatamaha State Park
- Paddle Georgia hosting

Issue 2: Protection of significant natural resources

Needs:

- Conserve/protect Tattnall County community's significant natural resources, including groundwater recharge areas, wetlands, floodplains, rivers, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and river corridors
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through appropriate countywide land use and environmental regulations
- Preserve rural agricultural and forestry character
- Work to educate public concerning importance of county's significant natural resources

Opportunities:

- Environmental Conservation Ordinance
- Cooperation with Georgia Department of Natural Resources/Nature Conservancy
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan

Issue 3: Open spaces/agricultural/forestry uses viability

Needs:

- Maintain viability of open spaces and agricultural/forestry uses
- Encourage development of agri-businesses, agri-tourism, nature-based tourism, and other economic efforts supportive of agriculture and forestry
- Pursue development of Farmers' Market, possibly utilizing former State facility in Glennville
- Continue to support Tattnall County High School's Canning Plant

- Preserve rural agricultural character
- Maintain/protect agricultural/forestry uses in Fort Stewart Compatible Use Buffer area within Tattnall County
- Manage desired growth through appropriate land use and environmental regulations countywide

Opportunities:

- Unspoiled open spaces
- Low population density
- Agricultural/forestry traditional land uses
- Existing businesses, such as Bland Farms, one of the leading producers of Vidalia Sweet Onions
- Fort Stewart Compatible Use Buffer
- Tattnall County High School Canning Plant
- Former State Farmers' Market in Glennville
- Watermelon Creek Vineyard

Issue 4: Compatible development/utilization of natural and cultural resources

Needs:

- Encourage and cultivate compatible uses/economic development of Tattnall County's natural and cultural resources, as appropriate
- Proactively manage and guide growth and development through community investment and appropriate regulation
- Promote increased agri-tourism and nature-based and heritage tourism
- Encourage rehabilitation of historic structures for compatible new uses
- Support downtown revitalization efforts in Cobbtown, Collins, Glennville, and Reidsville

Opportunities:

- Increased usage of Altamaha and Ochoopee rivers

- Altamaha River Partnership
- Big Hammock Natural Area and WMA, Ochoopee Dunes, and other natural area promotion
- Historic resources, including Tattnall County Courthouse; Alexander Hotel; Glennwanis Hotel; Nelson Hotel; The Glennville-Tattnall Museum; Glennville City Auditorium; Manassas and Collins railroad depots; residential neighborhoods and downtown commercial districts; and others

Issue 5: Historic resources preservation

Needs:

- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate
- Promote National Register of Historic Places-listed structures (Alexander Hotel, Glennwanis Hotel, and Nelson Hotel) for heritage tourism
- Promote increased heritage tourism
- Support ongoing historic downtown revitalization efforts in Cobbtown, Collins, Glennville, and Reidsville
- Maintain architectural integrity of renovated Tattnall County Courthouse
- Continue to utilize The Glennville-Tattnall Museum and Glennville City Auditorium for education and entertainment purposes
- Seek increased utilization of Alexander Hotel
- Pursue reactivation of Tattnall County Historical Society
- Nominate Manassas Historic District for listing in National Register of Historic Places
- Maintain Old Tattnall County Jail Archives
- Adopt a historic preservation ordinance and set up a historic preservation commission in Glennville
- Cleaning of abandoned cemeteries on private property
- Pursue public ownership/relocation of Collins Depot

Opportunities:

- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners
- Restored old Shiloh Cemetery
- Nelson Hotel Bed and Breakfast
- Jones Lake/Grist Mill
- Alexander Hotel
- Ongoing Glennwanis Hotel rehabilitation
- Manassas Community Center
- Manassas Depot

Issue 6: Gordonia-Alatamaha State Park enhancement

Needs:

- Support continued enhancement and promote use of Gordonia-Alatamaha State Park in Reidsville
- Seek funding to develop bike path linking Heart of Georgia Altamaha RC Region's other two state parks, Little Ocmulgee and George L. Smith, with Gordonia-Alatamaha

Opportunities:

- To increase recreation and nature-based tourism in Tattnall County in conjunction with increased utilization of Gordonia-Alatamaha State Park

Issue 7: Agri-tourism, heritage tourism, recreation and bicycling tourism promotion

Needs:

- Promote increased agri-tourism, heritage tourism, recreation and bicycling tourism
- Promote Wiregrass and Woodpecker trails as alternative travel routes

- Pursue Georgia Scenic Byway designation for Wiregrass Trail

Opportunities:

- Resources such as Gordonia-Alatamaha State Park, Veterans Memorial Park, The Glennville-Tattnall Museum, Woodpecker and Wiregrass trails, Big Hammock Natural Area and WMA, Ohoopie Dunes, Watermelon Creek Vineyard
- Tattnall County's location on Atlantic Coast Bicycle Route (Venture Cycling)

Issue 8: Agricultural/forestry uses in Fort Stewart Compatible Use Buffer

Needs:

- Seek to protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer in Tattnall County

Opportunities:

- Fort Stewart Compatible Use Buffer

Housing

Issue 1: Existing housing stock quality

Needs:

- Improve quality of existing housing stock through rehabilitation, codes enforcement, and other means
- Improve substandard housing/eliminate blight
- Utilize available state/federal programs, such as Community Development Block Grants (CDBGs), as appropriate
- Improve community aesthetics/appearance
- Establish/update and/or enforce land use regulations and code enforcement
- Additional affordable housing
- Organize local Christmas in April/Habitat for Humanity or similar program to

help address housing needs

Opportunities:

- Pursue CDBG and other public/private programs to rehabilitate low and moderate income housing
- Public housing renovations in Collins, Glennville, and Reidsville using federal funds

Issue 2: Manufactured home quality

Needs:

- Address manufactured home quality/appearances
- Strengthen/establish land use/subdivision/manufactured housing/code enforcement regulations

Issue 3: Residential development planning

Needs:

- Guide/plan residential development using appropriate land use, subdivision, manufactured housing, environmental, and other regulations, as appropriate
- Strengthen subdivision ordinance for unincorporated Tattnall County

Issue 4: Subdivision/manufactured housing/land use regulation and code enforcement

Needs:

- Strengthen existing/establish subdivision/manufactured housing, ordinances, land use regulation and code enforcement, including developing subdivision ordinance for unincorporated county
- Consider establishing joint codes enforcement for unincorporated Tattnall County and its cities

Issue 5: Growth management/community aesthetics

Needs:

- Address growth management through appropriate regulation
- Improve community appearance through codes enforcement
- Organize local Christmas in April or similar non-profit housing repair program

Opportunities:

- Public housing renovations in Collins, Glennville, and Reidsville using federal stimulus funds

Issue 6: Retirees/new residents sought

Needs:

- Market ample land availability to potential new residents
- Develop retirement housing/complex to attract retirees
- Pursue upscale apartments/townhouse development

Opportunities:

- Ample available land
- Diverse housing mix

Land Use

Issue 1: Growth management/community aesthetics

Needs:

- Address growth management through appropriate regulation
- Improve community appearance/aesthetics through codes enforcement and other means
- Continue downtown revitalization efforts in Cobbtown, Collins, Glennville, and

Reidsville

- Utilize infrastructure to guide growth
- Improve transportation facilities
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer
- Pursue municipal annexations where needed

Opportunities:

- Fort Stewart Compatible Use Buffer
- Glennville downtown streetscape project

Issue 2: Subdivision/manufactured housing/land use regulation/code enforcement

Needs:

- Improve/update/coordinate subdivision/manufactured housing/land use regulation/code enforcement

Issue 3: Planned development

Needs:

- Guide/plan development
- Establish countywide planning committee/planning commission
- Utilize new countywide industrial park in Glennville for appropriate development

Opportunities:

- New countywide industrial park in Glennville
- Proposed new Dollar Store in Cobbtown
- New Dollar General store and McDonald's in Reidsville

Issue 4: Maintenance of open spaces/agricultural/forestry uses

Needs:

- Maintain rural character/quality of life preservation
- Preserve agricultural and forestry land uses
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer

Opportunities:

- Fort Stewart Compatible Use Buffer

Issue 5: Significant natural resources protection

Needs:

- Protect significant natural resources through enforcement of Environmental Conservation Ordinance
- Preserve rural character and quality of life

Opportunities:

- Environmental Conservation Ordinance

Issue 6: Infill development

Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth
- Continue downtown revitalization efforts in Cobbtown, Collins, Glennville, and Reidsville

Opportunities:

- Glennville downtown streetscape project

Issue 7: Recreational/leisure/river use facilities development/improvement

Needs:

- Develop/improve recreational/leisure facilities and programs
- Support enhancements at Gordonia-Alatamaha State Park, as needed
- Pursue hosting Paddle Georgia and other river excursions

Opportunities:

- Existing Altamaha and Ochoopee River public landings
- Gordonia-Alatamaha State Park
- Ochoopee Dunes
- Big Hammock Natural Area and WMA
- Paddle Georgia

Issue 8: Compatible development/utilization

Needs:

- Update/develop coordinated land use/subdivision/mobile home regulations
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth
- Protect/maintain agricultural/forestry uses within Fort Stewart Compatible Use Buffer in Tattnall County

Opportunities:

- Fort Stewart Compatible Use Buffer
- New countywide industrial park in Glennville
- Farm marketing

Community Facilities and Services

Issue 1: Infrastructure needs

Needs:

- Maintain, upgrade, and expand infrastructure as needed
- Develop adequate water/sewer service as needed
- Seek/support availability of appropriate local broadband telecommunications service
- Pursue establishment of public sewerage system in Cobbtown

Opportunities:

- New water storage tank in Manassas
- Collins sewer land application system

Issue 2: Transportation access/quality

Needs:

- Improve/upgrade developmental highways/four-lane connectors, including US 280 and US 301
- Pave more county roads and city streets
- Promote US 280/US 301/Wiregrass Trail/Woodpecker Trail usage
- Seek streetscape/sidewalk/drainage improvements in Tattnall municipalities, as needed
- Maintain Reidsville Airport and upgrade as needed

Opportunities:

- Passage of T-SPLOST in Heart of Georgia Altamaha RC Region
- Reidsville Airport upgrades
- Glennville downtown streetscape improvements

Issue 3: Infrastructure to guide growth

Needs:

- Utilize infrastructure expansion/upgrades to guide growth

Issue 4: Educational facilities/services

Needs:

- Maintain quality educational facilities, programs, and services

Issue 5: Governmental facilities/services

Needs:

- Provide/maintain adequate government facilities and services, and enhance as needed

Opportunities:

- Completed historic Tattnall County Courthouse renovations and construction of new County Annex
- Veterans Memorial Cemetery, Glennville

Issue 6: Public safety/fire service

Needs:

- Continue to upgrade public safety/fire facilities and services as needed
- Additional funding for fire service improvements/construction of countywide substations
- Adequate training of public safety/fire personnel and provision of adequate equipment
- Maintain three existing state correctional facilities located in Tattnall County

Opportunities:

- E-911 upgrade
- County Jail expansion completed
- Three existing state correctional facilities

Issue 7: Optim Medical Center-Tattnall and other health care access

Needs:

- Continue to maintain/upgrade Optim Medical Center-Tattnall and other health care access, facilities, services, and equipment in the Tattnall community

Opportunities:

- Optim Medical Center-Tattnall
- Optim Primary Care in Cobbtown, Glennville, and Reidsville

Issue 8: Solid waste management/recycling

Needs:

- Maintain appropriate solid waste management/recycling facilities/programs/initiatives as needed
- Support Glennville recycling program, and establish others as feasible

Opportunities:

- Glennville recycling program

Issue 9: Recreational/leisure facilities

Needs:

- Develop/improve and maintain park/recreation facilities
- Support Gordonia-Alatamaha State Park and seek additional enhancements as needed

- Develop Ohoopsee River Park
- Maintain/upgrade public landings along Altamaha and Ohoopsee rivers in Tattnall County
- Develop recreation area in Manassas
- Improve Cobbtown Community Center and Recreation Area
- Develop lighted walking track in Collins

Opportunities:

- Gordonia-Alatamaha State Park and recent upgrades
- Glennville Recreation Park
- Barnard Park in Glennville

Issue 10: Cultural facilities/activities

Needs:

- Enhance and promote utilization of cultural facilities/activities, such as The Glennville-Tattnall Museum, Glennville City Auditorium, community festivals, Veterans Memorial Park, annual art show at Tattnall County Courthouse
- Seek to expand local cultural opportunities through faith-based/civic club public/private partnerships, such as organization of countywide arts council

Opportunities:

- The Glennville-Tattnall Museum
- Glennville City Auditorium
- Annual art show at Tattnall County Courthouse
- Annual festivals/celebrations countywide

Intergovernmental Coordination

Issue 1: Local, regional, state cooperation

Needs:

- Maintain/enhance local, regional, and state cooperation
- Coordinate planning/growth management

Opportunities:

- Existing local and regional public safety/fire service cooperation
- Participation on Heart of Georgia Altamaha Regional Commission

Issue 2: Service delivery

Needs:

- Seek services sharing/cooperation/consolidation/coordination/joint delivery whenever feasible
- Continue regular meetings of Tattnall Municipal Association

Opportunities:

- Tattnall Municipal Association

ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Tattnall County. Tattnall County's heyday came from entrepreneurship and railroad establishment, resulting also in a population boom in the late 1800s. Leadership, attracting prisons and other job diversity, and keeping agriculture relevant and vital, along with highways and location, have stabilized growth in the county, despite suffering major setbacks with the decline of U.S. 301 tourism to interstate travel and the disappearance of the apparel industrial along the way.

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

solidifying government employment as an economic mainstay. The county's manufacturing sector suffered in the 1990s with the loss of its apparel manufacturing, but this was offset with the growth of Rotary Corporation and other small, locally owned operations. While there has been other important economic diversity, particularly in services, the county's principal economic foundation remains agriculture and government employment. The closure of the county's public hospital in 2000, and its reinvention through private physician led ownership of Optim Healthcare to primarily specialized orthopedic and surgical care has contributed immensely to services growth in Tattnall County. Optim Medical Center-Tattnall is now a regional leader in health care services. Satellite primary care facilities in Cobbtown, Glennville, and Reidsville provided through Optim also improve community facilities and contribute greatly to quality of life in the county. There are many other local economic strengths and opportunities available today for exploitation and development.

There are continuing needs for Tattnall County's economic development. Incomes in Tattnall County remain relatively low. The per capita income in Tattnall County is \$24,181, about 67% that of Georgia as a whole. Median household income is \$31,531, about 69% that of Georgia. Approximately one-third of Tattnall County citizens are in poverty, compared to only 18% in Georgia as a whole. Over 40% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 10.1% in 2012, compared to 9% in the state. Almost one in eight of county workers work in nearby Evans County. Job skills of local residents are also a concern; about 26% of local residents are without a high school diploma compared to 16% statewide. Transfer payments represent about 27% of total personal income compared to about 18% statewide.

There are opportunities and cause for optimism for economic development in Tattnall County as well. There are 20 manufacturers located in the county, many of them home-grown, continuing the tradition of entrepreneurship, including the world headquarters of Rotary Corporation. Employment within the county remains concentrated within educational, health care and social assistance workers (18.6%), government (25%), and agricultural, forestry, fishing (14%) sectors. This reflects the stability and importance of agriculture and the state prisons within the county, as well as the growth of Optim Healthcare and local schools. There remain

unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Tattnall County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, available fresh fruit and vegetables, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.

The Tattnall County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Tattnall County.

Address Low Educational Levels/Improve Jobs Skills

Tattnall County will continue to support its school system, its two local adult literacy centers and other Southeastern Technical College programs, and regional Workforce Investment Act programs. It will develop public/private partnerships through its Chambers of Commerce, civic groups, active Leadership Tattnall, and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated.

Support/Enhance Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The revitalization of a local farm cooperative, the reestablishment of a farmers market, and the marketing and development of agri-tourism are other means.

Address/Improve Infrastructure Needs

The Tattnall County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs. The City of Cobbtown will seek to establish a public sewerage system. The lack of appropriate broadband

telecommunications access will also be addressed. The new industrial park at Glennville will be fully served with infrastructure to further prepare for growth and development.

Nurture Existing Businesses/Entrepreneurs

The Tattnall County community will work through its Development Authorities and in cooperation with Southeastern Technical College and state agencies to meet local needs and encourage expansions and new local business development.

Attract New Businesses

The Tattnall County community, through its Development Authorities, Chambers of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The recent announcement of the solar energy farms in the county, the On-Shore Outsourcing center in Glennville, and new retail/restaurants in Reidsville are symbols of continuing successes.

Develop/Enhance Tourism

Tattnall County, and Glennville in particular, was once a leader in Georgia tourism because of U.S. 301 and the Woodpecker Trail before the interstates. Its rivers and outdoor amenities; the state park; many historic structures; existing and potential festivals; its location along the Wiregrass Trail (Georgia 57) and the Woodpecker Trail (Georgia 121); the Georgia Veterans Cemetery and Fort Stewart; as well as its farms and scenic countryside offer much more potential to increase visitors.

Improve Transportation Access/Quality

The recently passed regional T-SPLOST will result in passing lane improvements along Georgia 23 between Glennville and Reidsville, as well as many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. It may

open up other opportunities for job creation, as well. The completion of widening of U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county, as well as would upgrades to U.S. 301. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Tattnall, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development.

Revitalize Downtowns

The historic fabric and available buildings in all of Tattnall's municipalities, except for Manassas, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects, such as the Alexander Hotel in Reidsville, Glennwanis Hotel in Glennville, and community center development in Manassas and Collins, in historic structures create civic pride and community cooperation. They also can stimulate private investment, such as the Nelson Hotel in Reidsville and the Mercantile Inn in Collins.

Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The new Glennville Industrial Park is lacking complete infrastructure.

Promote Quality of Life/Civic and Community Pride/Location

Tattnall County has an opportunity to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the local arts programs; the availability of fresh fruit and vegetables; the state park; the Veterans Cemetery; Fort Stewart; the many, active civic clubs; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. The active chambers of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful.

Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

Enhance Local Leadership Programs

Tattnall County has been noted in the past for its local leadership and community cooperation through such avenues as the rehabilitation of the Alexander and Glennwanis hotels, Farm Fresh Tattnall, its Dairy Queen Childrens Miracle Network fundraising, and the Reidsville Easter Egg Hunt. A revitalized Leadership Tattnall group supported by the local chambers and many local civic groups can accomplish much to help the community cooperate and advance in economic development.

Support State Prisons/Fort Stewart/Optim Healthcare

The three state prisons, the proximity of Fort Stewart, and the emergence of Optim Medical Center-Tattnall as a regional healthcare leader have all been central contributors to a stabilized local economic base with greater diversity. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Tattnall County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural resources, great natural beauty, and many assets for growth. The county's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the municipalities, with the exception of Manassas, are required, because of their zoning ordinances, to have a Land Use element in their comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps

visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

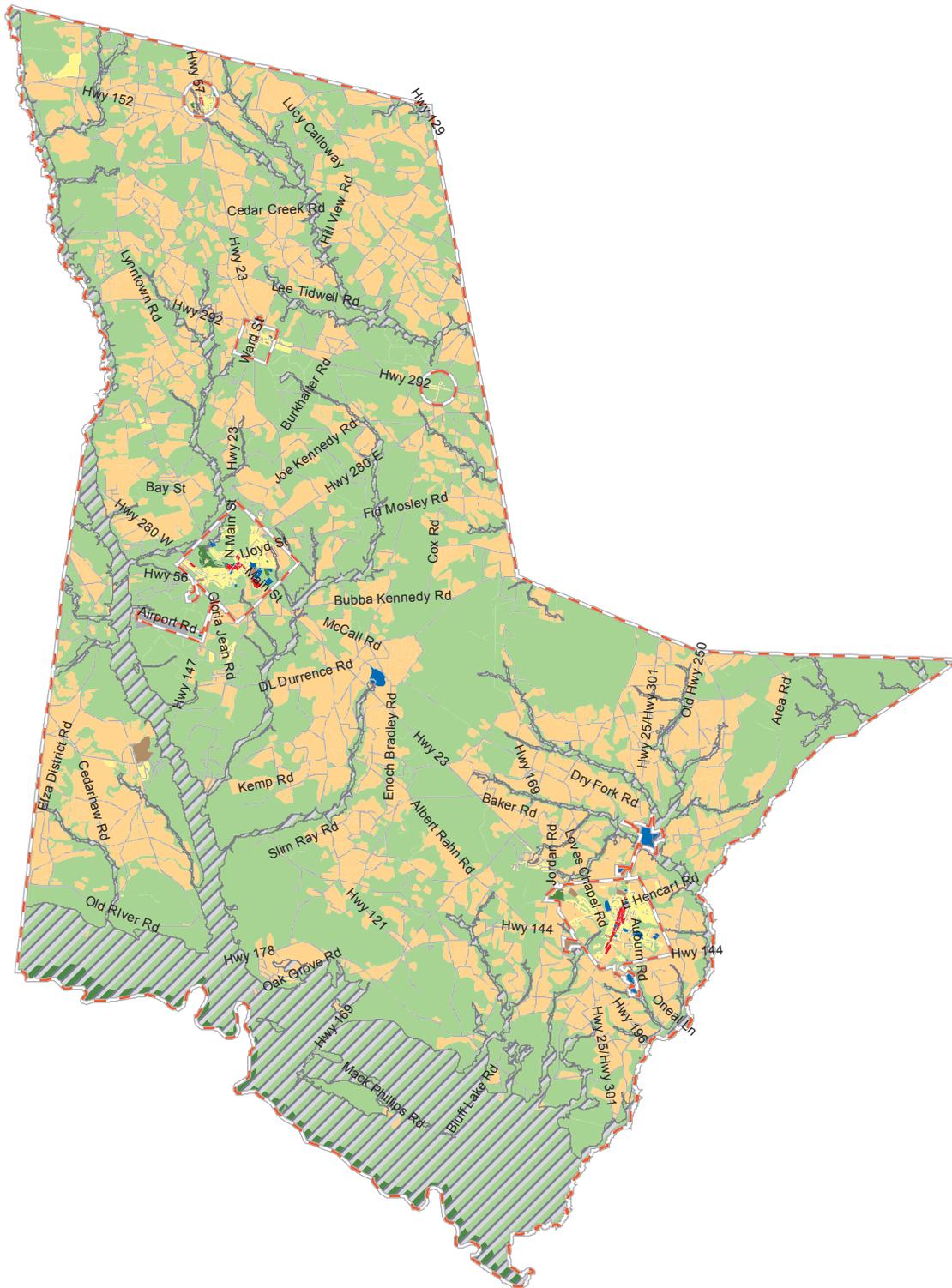
Existing Land Uses. Existing land use patterns for Tattnall County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses,

including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communications/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Agriculture.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.
- **Forestry.** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.



Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones

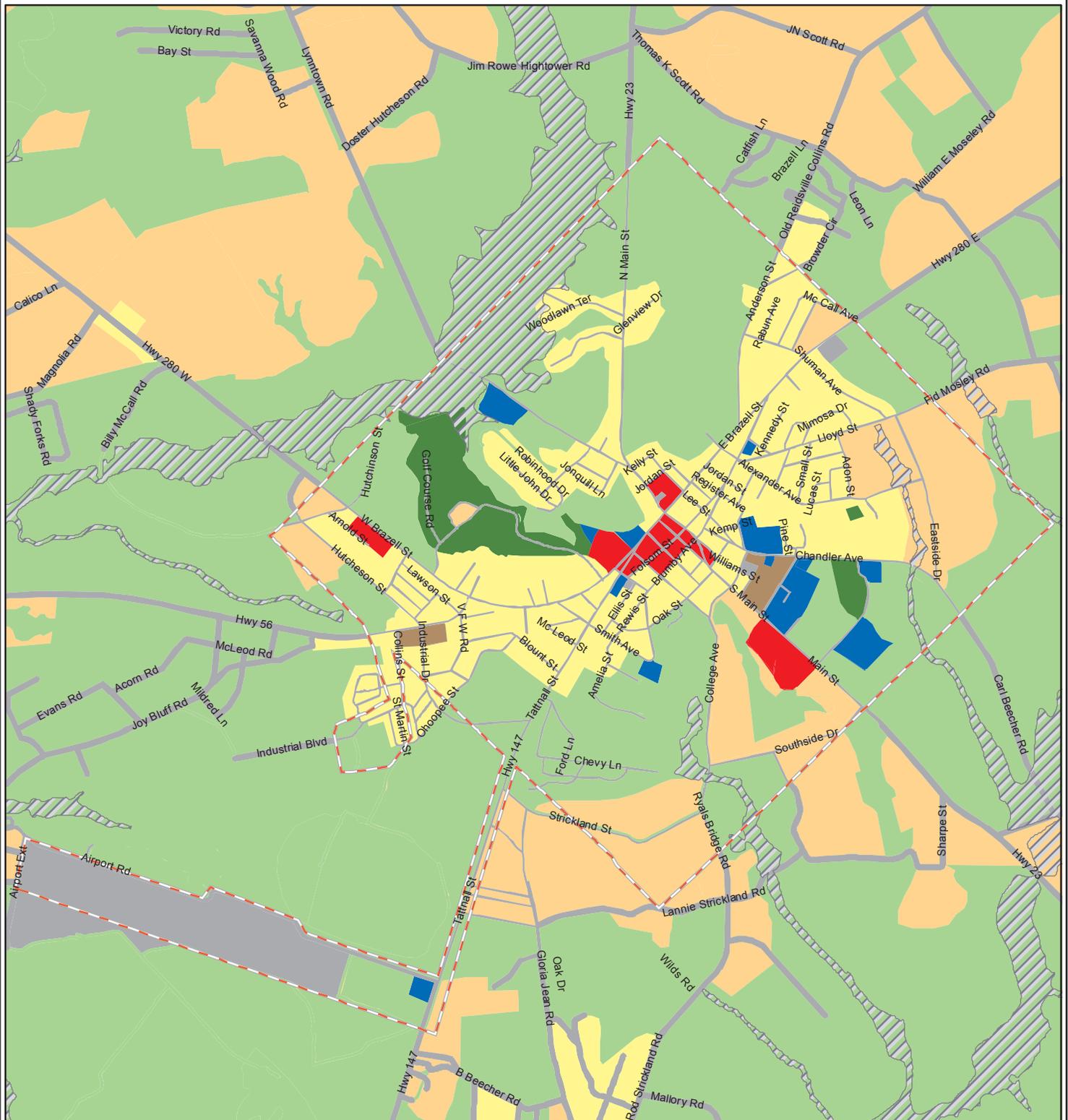


Source: Heart of Georgia Altamaha RC, 2013

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

City of Reidsville Existing Land Use

MAP LU-2



Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones

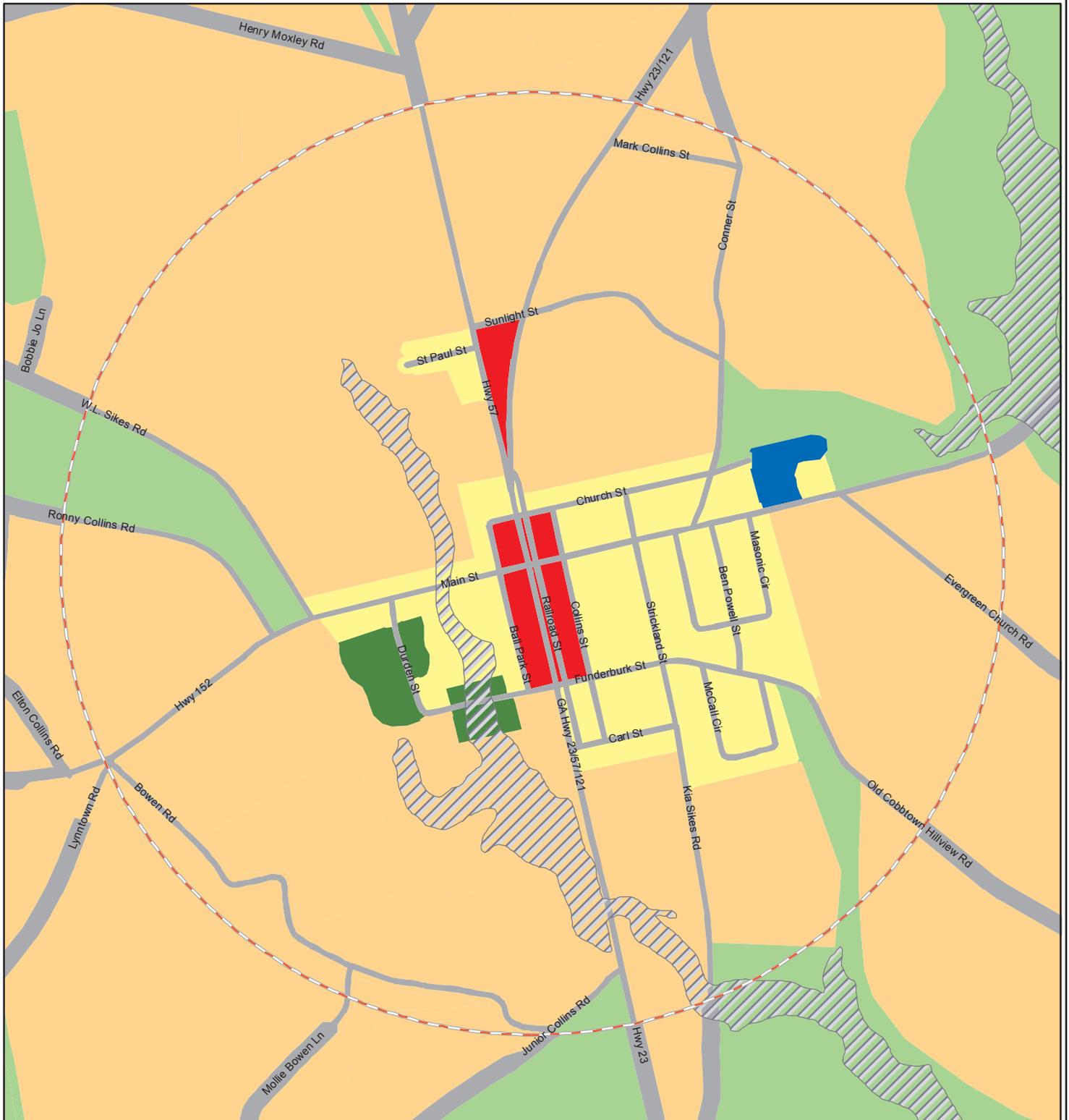


Source: Heart of Georgia Altamaha RC, 2013

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City of Cobbtown Existing Land Use

MAP LU-3



Land Use

- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones

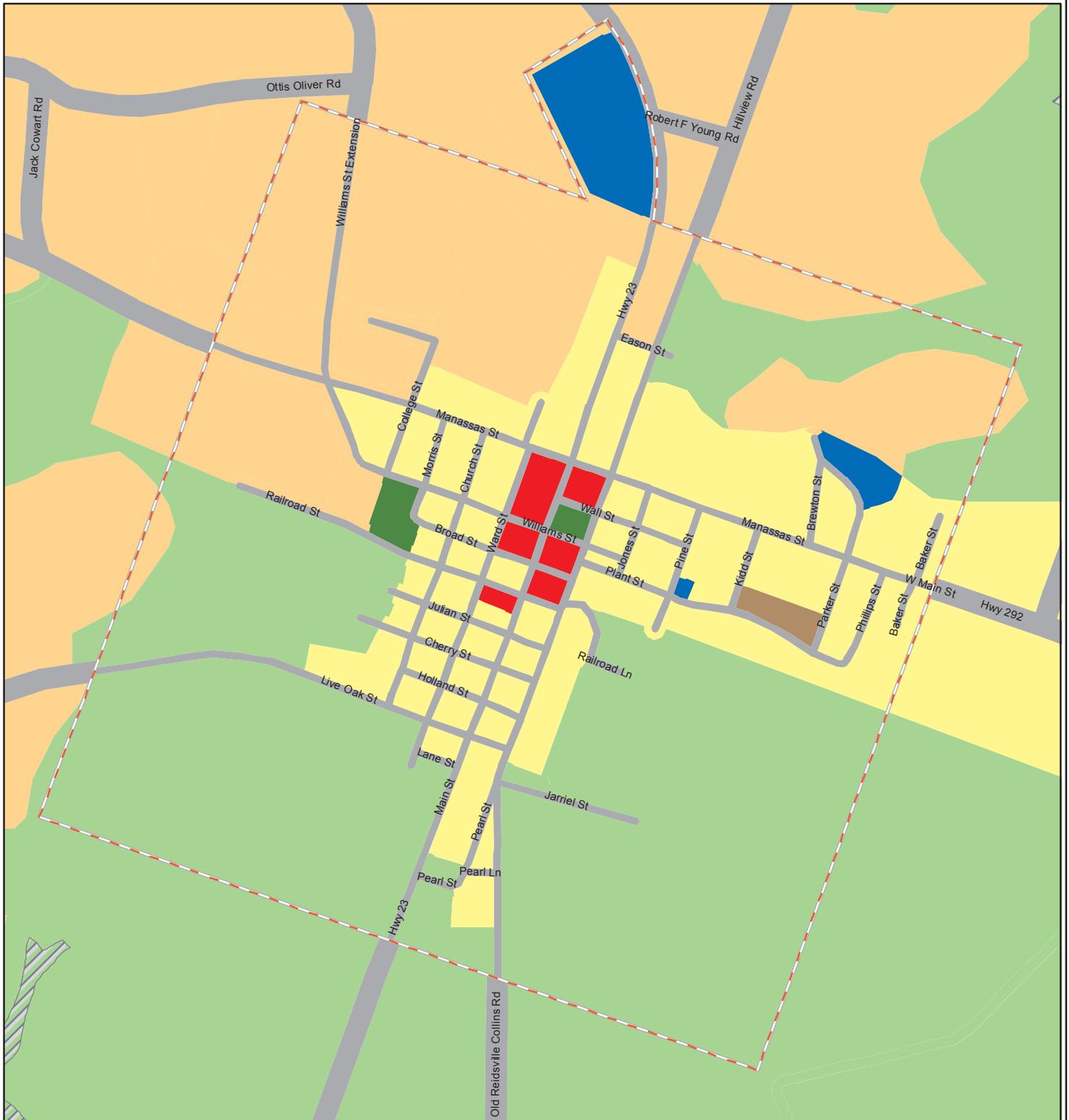


Source: Heart of Georgia Altamaha RC, 2013

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

City of Collins Existing Land Use

MAP LU-4



Land Use

- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones

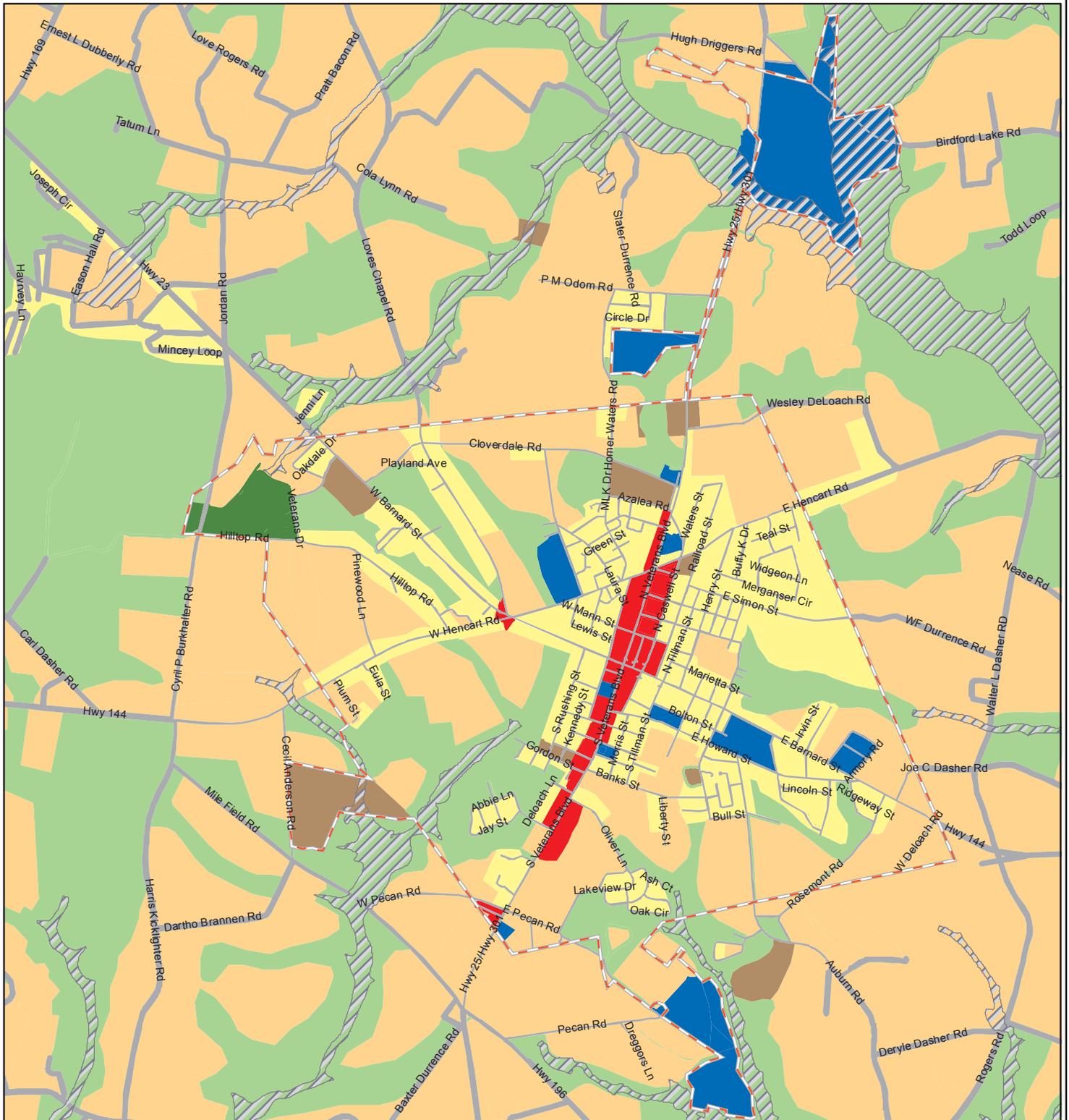


Source: Heart of Georgia Altamaha RC, 2013

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City of Glennville Existing Land Use

MAP LU-5



Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

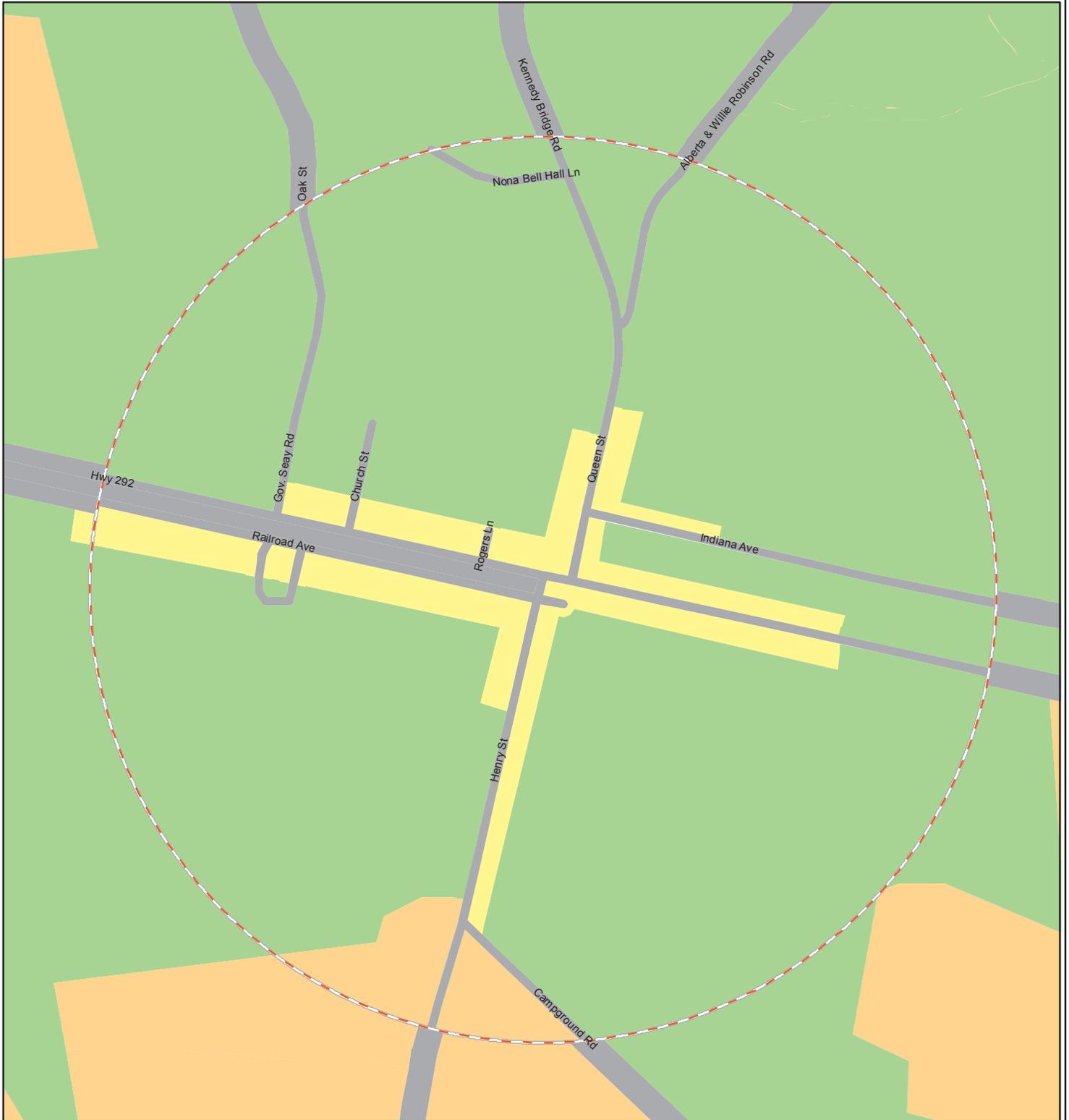
Flood Zones

0.35 0.175 0 0.35 0.71
Miles



Source: Heart of Georgia Altamaha RC, 2013

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Land Use

- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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Existing Land Use Distribution, 2013**(Acres)****Tattnall County**

Land Use Category	Acres	Percent of Total
Agriculture	110,541	35.39
Commercial	162	0.05
Forestry	175,451	56.17
Industrial	370	0.12
Park/Recreation/Conservation	4,257	1.36
Public/Institutional	580	0.19
Residential	2,609	0.84
Transportation/Communications/Utilities	18,402	5.89
Total	312,372	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2013.

Future Land Uses. Tattnall County's history of development traces to its fields, forests, transportation and leadership. The county was a frontier county established in 1801, with initial settlement and development centered on the Altamaha River and the county's longleaf pine forests. The county's heyday of growth from the late 1800s to 1900 was related to railroad development, which was the impetus for development of all the county's current municipalities, other than Reidsville, the county seat.

The location of U.S. highways 280 and 301 through the county, and local leadership which helped bring Georgia's first prison, the flagship Georgia State Prison, in the 1930s and Gordonia-Alatamaha State Park in the 1950s, have helped create economic stability. Local leadership created one of Georgia's first adult literacy programs, the "Moonlight" school in the 1880s. The county has also been successful in locating two other state prisons, concluding with Smith State Prison in 1993, to the county. Meanwhile agriculture has continued to remain key to the county's economy. Vegetable production, first with the tomato in the 1950s (Glennville was Georgia's tomato capital), now with the Vidalia Sweet Onion (Tattnall County is Georgia's

leading producer) and poultry production (because of Claxton Poultry) have maintained Tattnall County as one of Georgia's top agricultural producers (in top ten in Farmgate value). These continuing factors; highway location along U.S. 280 and U.S. 301; the marketing of the Wiregrass Trail (Ga. 57 which runs through all county municipalities, except Manassas) and the Woodpecker Trail (GA 121); location near growth centers like Statesboro, Fort Stewart, Vidalia, and Jesup; and the scenic landscapes of the county continue to be assets which portend well for future growth and development within Tattnall County.

Most of the county's more recent growth has been near Glennville and Reidsville, both residential and more intense commercial and industrial. Commercial developments have primarily occurred within these two cities along primary arterials. This is generally U.S. 280 West and Georgia 23 South (East) in Reidsville and U.S. 301, mostly U.S. 301 North, in Glennville. The new industrial park near Glennville's southwest edge along Cyril Burkhalter Road will likely be the home of most industrial development, although there could be infill industrial development at existing sites. New solar energy farms are expected to be located in the county close to Cobbtown and Collins, but are compatible with existing rural uses.

Recent residential growth has also primarily occurred in or near Glennville and Reidsville, particularly west of Glennville toward Reidsville and along or near U.S. 301. The most recent development in Glennville is Auburn Estates, southeast of town off Georgia 144. Residential growth in Reidsville has been more piecemeal, but primarily concentrated north of Reidsville along U.S. 280 East (Levi Landing, Josie Circle) and south along Georgia 147 near the Airport. There has also been some growth out of Reidsville along Raven Avenue and Lynntown Road. There are no recognizable growth patterns in the smaller communities, but some individual growth has occurred north of Cobbtown along GA 121, south of Collins along Georgia 57, and east of Manassas along U.S. 280. The newest County accepted subdivisions have experienced only limited actual residential development, but include Eli Woods, south of Reidsville and east of Georgia 147 off Rod Strickland Road; Ansley Place, west of Georgia 57/121 south of Collins; and Ohoopoe Oaks, south of Georgia 292 near the Ohoopoe River at the western edge of the county. These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural,

forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Tattnall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville are included following this description.

Land Use Goals. Tattnall County and its municipalities seek future growth and development respective of its rural character, abundant natural resources and agricultural/forestry uses, and the existing quality of life. It desires growth patterns which maintain and keep viable existing agricultural and forestry uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Community Aesthetics

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement is needed. The community can also utilize infrastructure location and its many active civic organizations and programs to assist.

Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement

As noted above, Tattnall County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. All of the county's municipalities, except Manassas, do have zoning ordinances, but only Glennville and Reidsville have building code enforcement. Code enforcement in the county is related to solid waste. These ordinances need update, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

Guide/Plan Development

This management of growth and development can be accomplished through controlled, planned location of infrastructure and other public improvements; conserving natural/historic resources; and maintaining viable agricultural/forestry uses, as well as through regulation enhancement.

Maintain Open Spaces/Agricultural/Forestry Uses

Development of new markets, supporting creation of alternative crops and uses, revitalizing the pick-your-own fresh vegetable cooperative, reopening a farmers market, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other industry all can help achieve this. The local vineyard and organic farms also offer new venues and chances to increase tourism and support agriculture.

Protect Significant Natural Resources

The Altamaha and Ochoopee rivers, the Big Hammock Natural Area and Wildlife Management Area, and the Gordonia-Alatamaha State Park all have much history for recreation and tourism within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources.

Encourage Infill Development

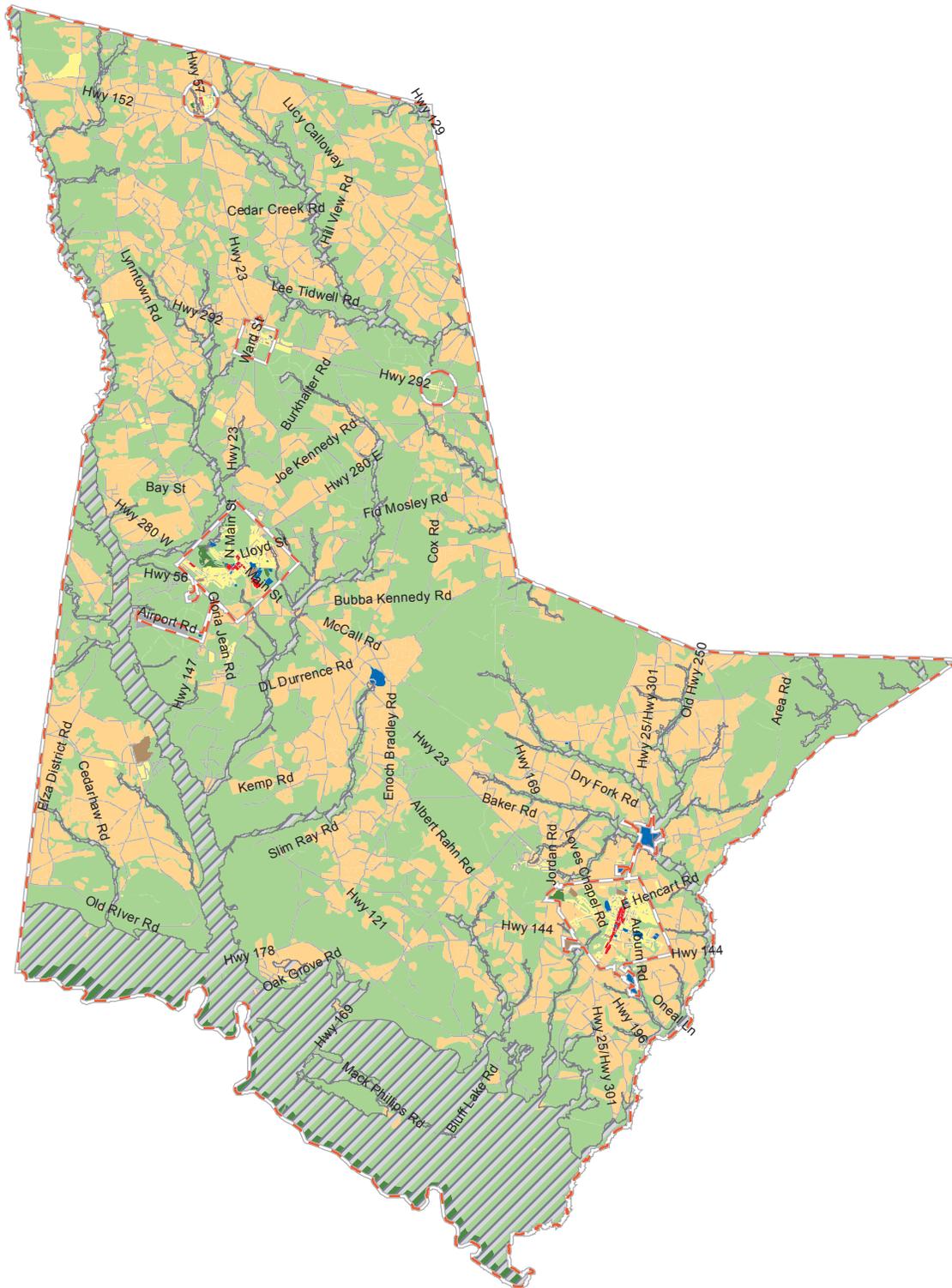
It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. The recent location of On-Shore Outsourcing to the old Southeastern Technical College campus, and the development of the Mercantile Inn in Collins are such examples.

Develop/Improve Recreational/Leisure Facilities

As noted above, appropriate continued and enhanced development of facilities, parks, museums, festival sites, and other venues can benefit the community economically, support protection of natural and cultural resources, and attract new residents and visitors. The community's rivers, particularly the Ohoopée; existing and potential museums; and alternative bicycling tourism, among others, provide such opportunities.

Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, and current agricultural/forestry uses is desired. The new solar energy farms announcing location in 2013 on rural sites near Cobbtown and Collins are good examples.



Land Use

- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones

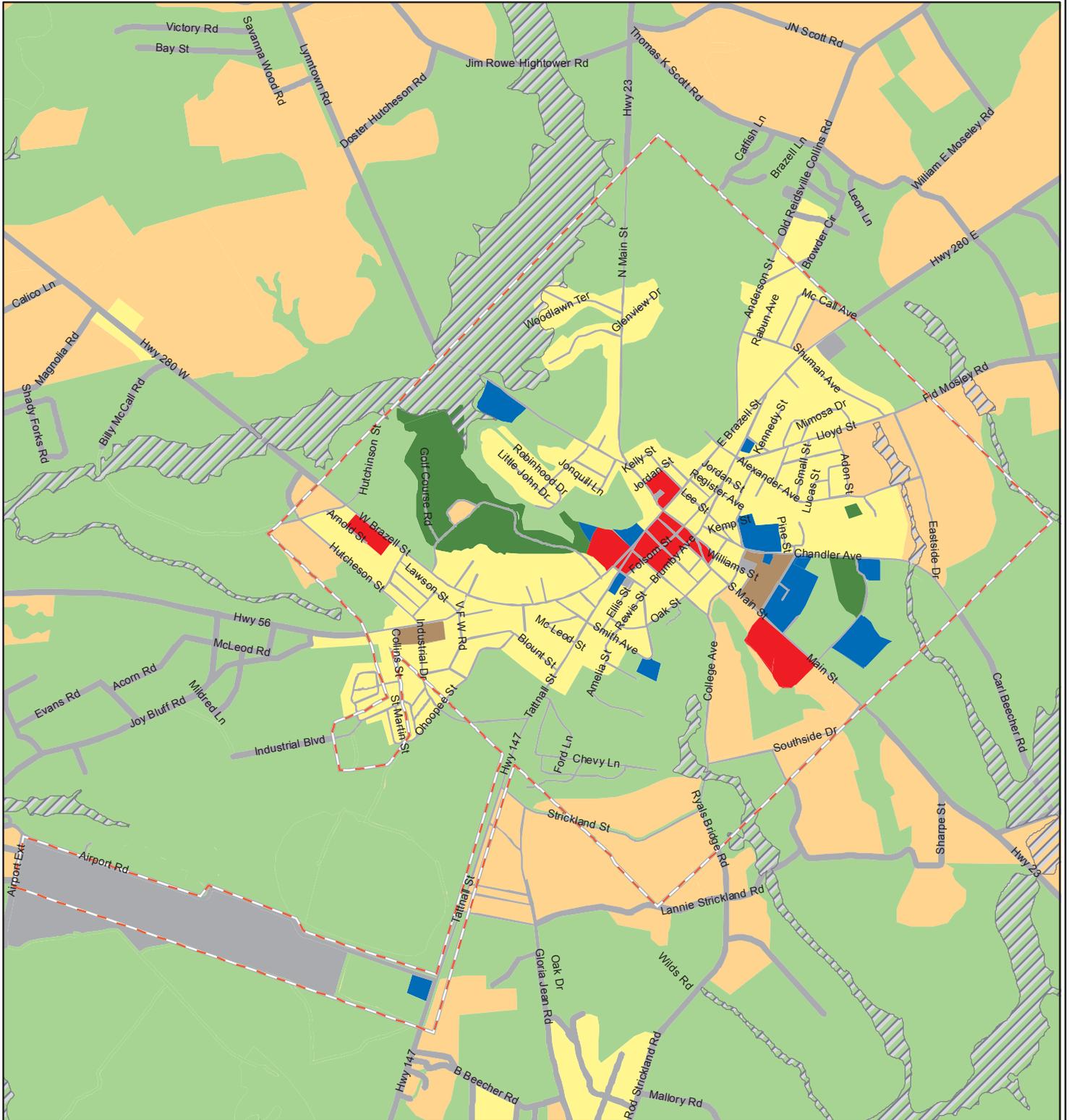


Source: Heart of Georgia Altamaha RC, 2013

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City of Reidsville Future Land Use

MAP FLU-2



Land Use

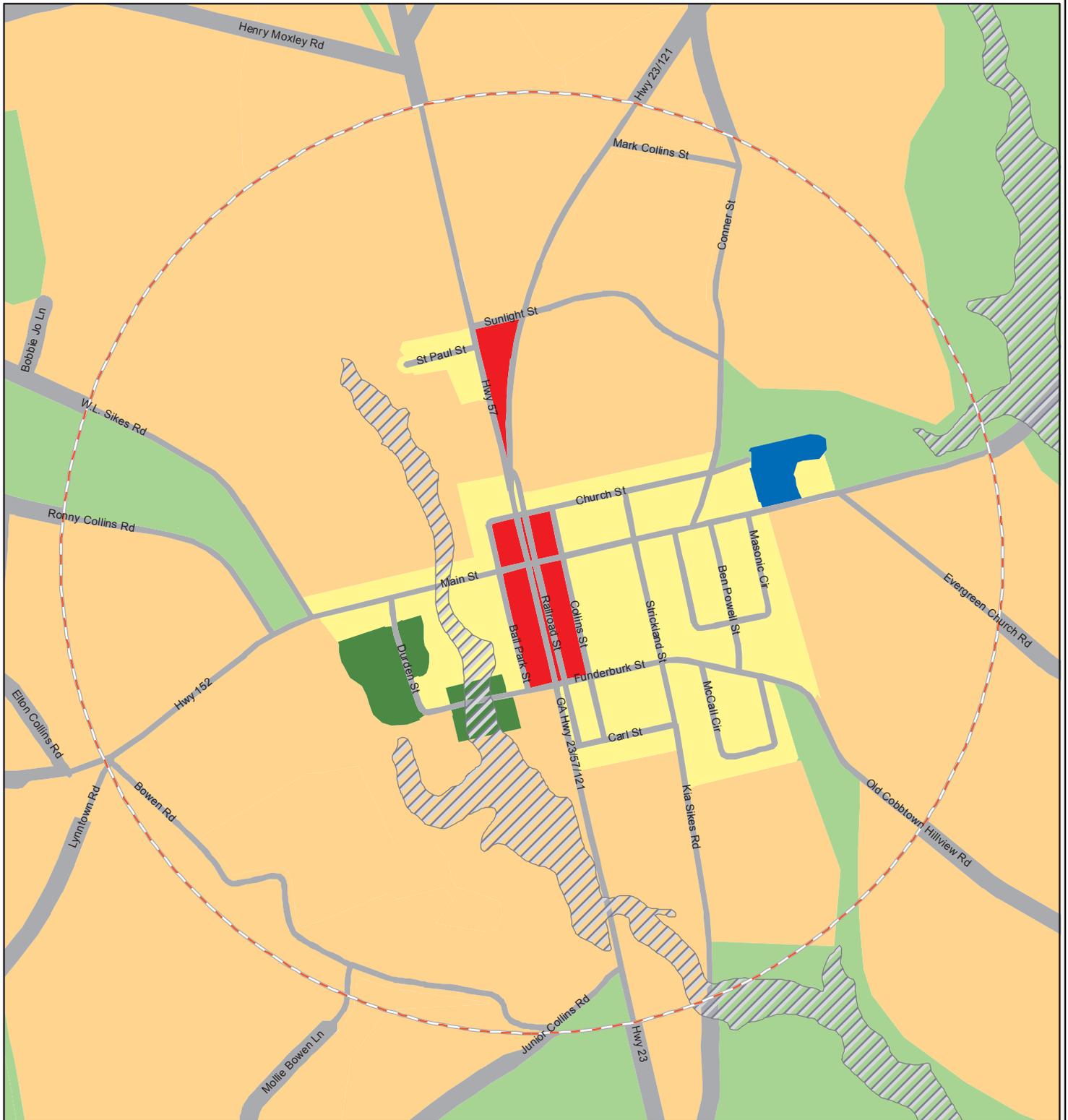
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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Land Use

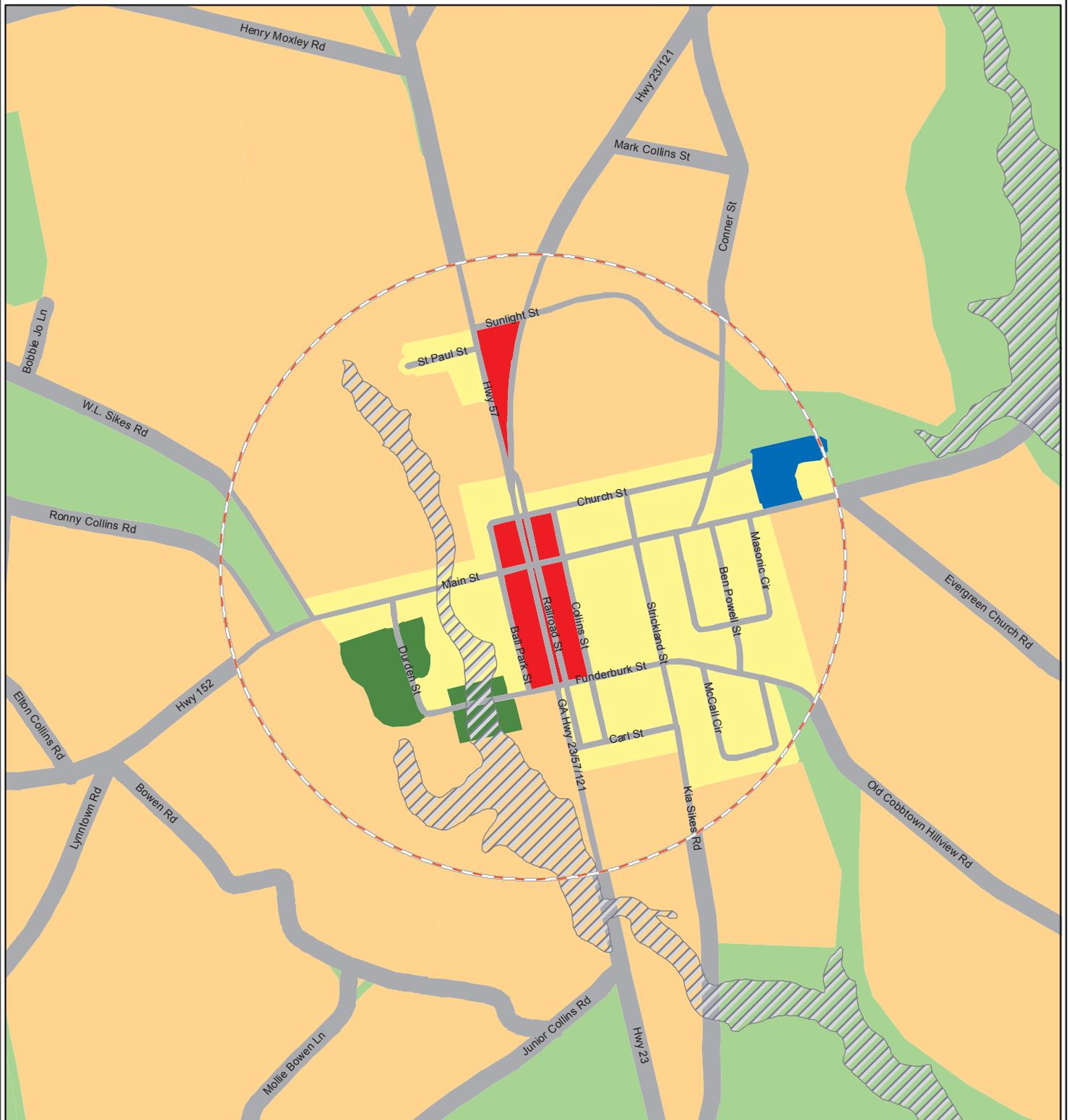
- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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Land Use

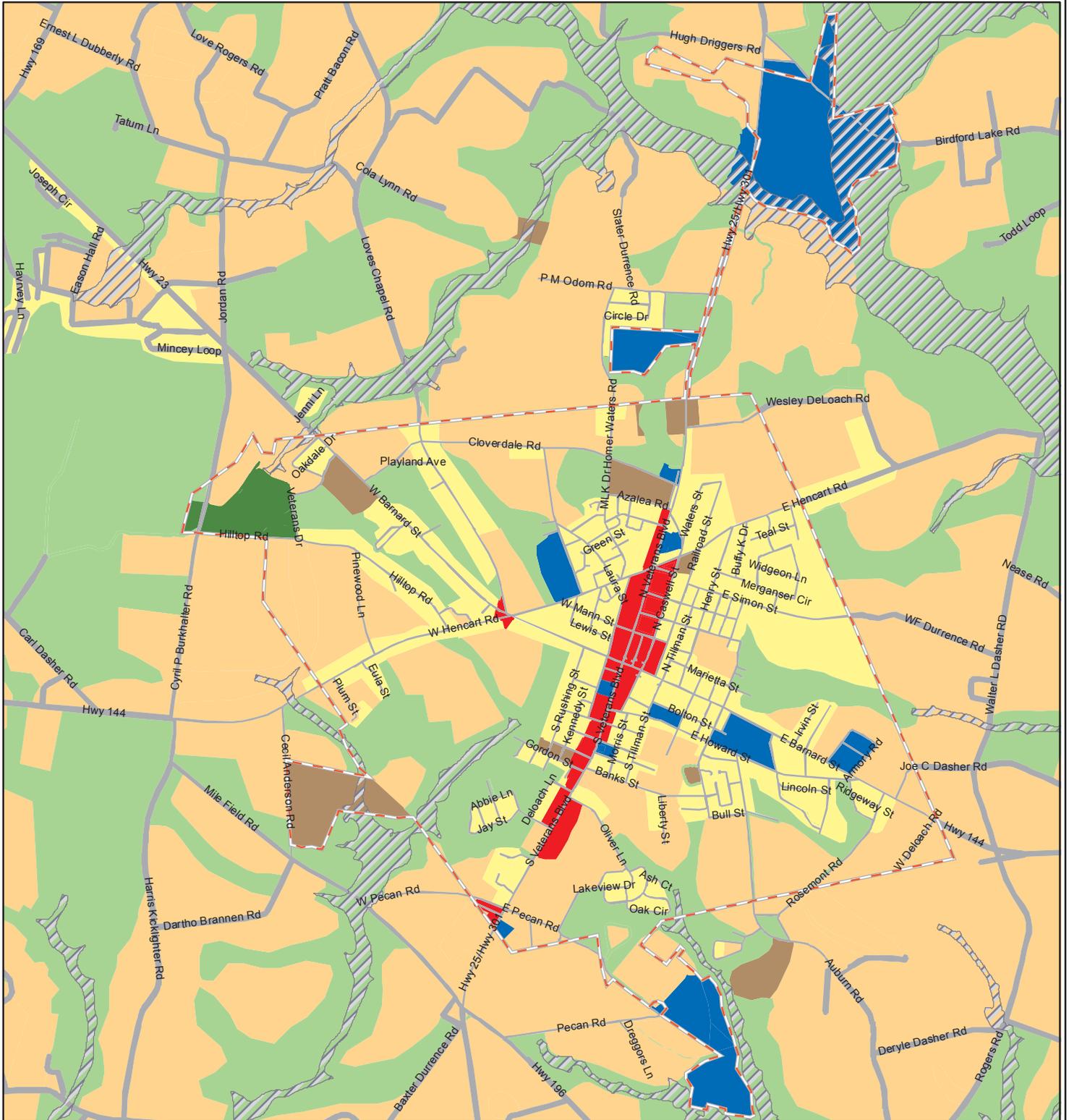
- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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Land Use

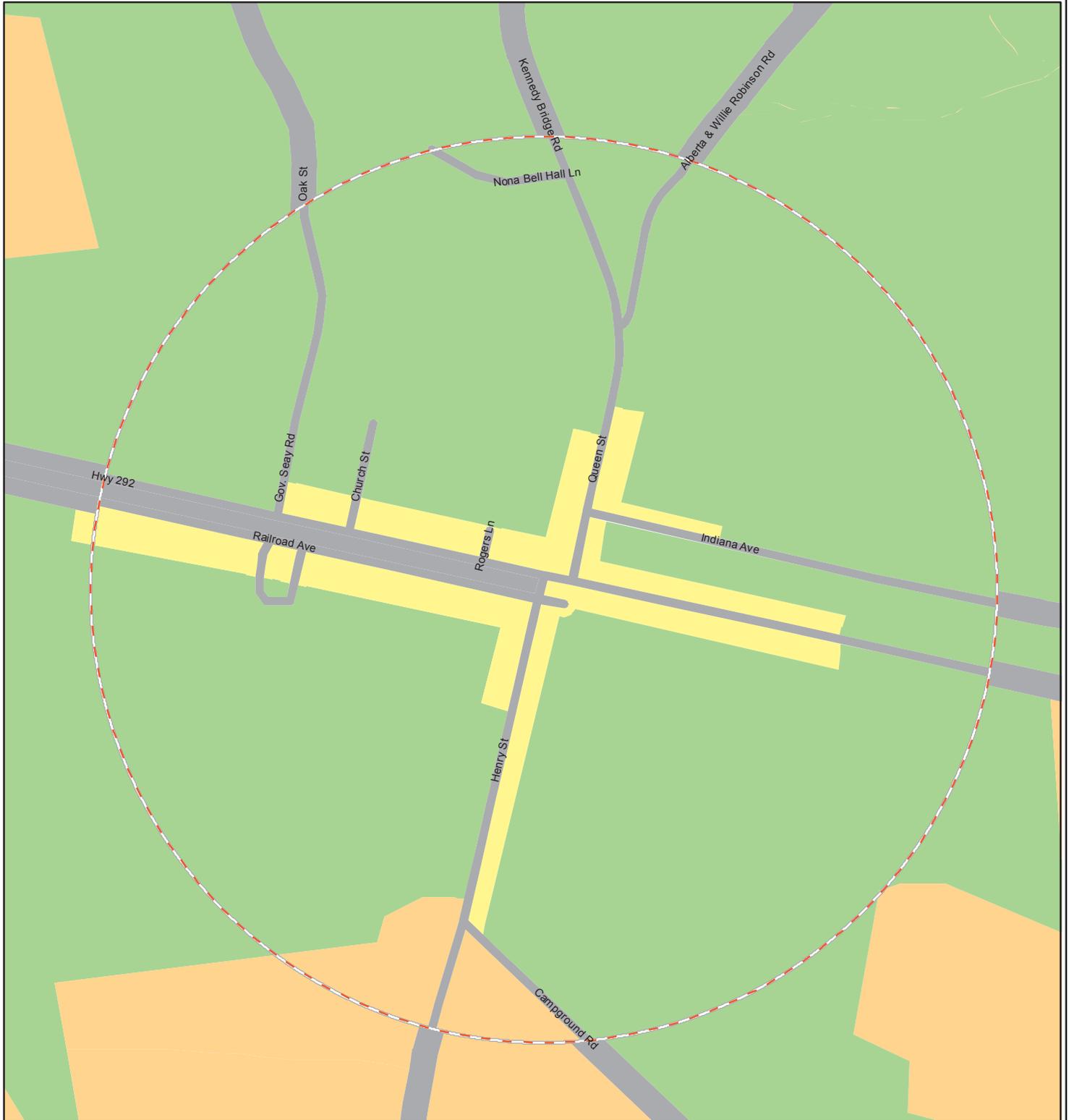
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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Land Use

- | | |
|-------------|---|
| Agriculture | Industrial |
| Forestry | Park/Recreation/Conservation |
| Residential | Public/Institutional |
| Commercial | Transportation/Communications/Utilities |

Flood Zones



Source: Heart of Georgia Altamaha RC, 2013

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COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Tattnall County Joint Comprehensive Plan includes a separate work program for each local government involved, as well as a report of accomplishments on their previous work program. In addition to the required delineation of activities planned to be undertaken over the next five years, the Tattnall County Joint Comprehensive Plan also includes a Long Term Work Program for each government. This Long Term Work Program identifies activities which may take longer than five years to achieve because of circumstances involved, including finances, or which are not envisioned to begin in the near future.

TATTNALL COUNTY

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattnall County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			Y	2013	Postponed until 2013 due to the site chosen for the industrial park being chosen earlier this year.
ED, HO, LU	2015	Pursue the development of retirement housing/a continuing-care retirement community	N		N			Y	Beyond 2018	Postponed until beyond 2018 due to the general decline in the housing market, as well as the lack of developer interest at the present time. This item will be addressed in the future through the County's Long Term Work Program.
ED, CFS, IC	2011	Continue to assist the City of Reidsville as needed with the completion of improvements to the Reidsville Airport	Y	2012						The runway has been expanded to 5,000 feet. New T-Hangars have been constructed, and the state has constructed a new hangar for Georgia State Patrol aircraft. Renovations to the office area have been completed, and a military flight program has been established at the airport.
ED	2011	Continue to seek funding to update county marketing materials, including a countywide brochure and the development of a county website	N		Y	2015				A county website has been developed. The need still exists for marketing materials through the Chamber of Commerce. It is anticipated that such materials will be developed and in place by 2015.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC	2012	Pursue the development of a community collaborative among the Tattnall County Board of Education, Southeastern Technical College, the Greater Tattnall Chamber of Commerce, the Tattnall County Development Authority, the Glennville Industrial Authority, the Reidsville Development Authority, existing businesses/industries, and other agencies as appropriate to establish programs and policies aimed at helping graduates find viable employment at home	Y	2012						Accomplished in 2012.
ED	2011	Reactivate the Tattnall County Development Authority	Y	2011						The Tattnall County Development Authority was officially reactivated in 2011.
ED, IC	2012	Seek to enhance economic development marketing efforts through a collaborative effort between the Tattnall County Development Authority, the Greater Tattnall Chamber of Commerce, the Glennville Industrial Development Authority, and the Reidsville Development Authority	N		Y	Ongoing				Collaborative economic development and recruitment efforts will continue on an ongoing basis. However, more specific activities will be listed in the new Community Work Program, as opposed to a general statement.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N			Y	2015	Postponed until 2015 due to a current lack of adequate public and political support.

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, NCR	2011	Seek to develop materials promoting the County's natural and cultural resources (Big Hammock WMA, Ochoopee Dunes, Ochoopee River Canoe Trips)	N		Y	2016				Promotional materials concerning the county's significant natural and cultural resources will be included as part of ongoing efforts to develop economic development and marketing materials, which are anticipated to be in place by 2016.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	N		N			Y	2013	Postponed until 2013 due to a previous lack of interest and other priorities. The Tattnall County Development Authority is seeking to renew previous efforts to promote the Wiregrass Trail.
NCR	2011	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board	N		N			Y	2017	Postponed until 2017 due to a current lack of adequate public interest and other priorities at the present time.
NCR	2014	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system	N		N			Y	2018	Postponed until 2018 due to state budget cuts and other priorities at the state level.
CFS	2011	Complete the relocation of the Tattnall County Road Department/Shop from SR 23-57 to John O. Parker Drive	Y	2011						The Road Department/Shop was relocated in 2011.

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2011	Seek to establish additional both wet and dry fire hydrant locations as needed	N		Y	Ongoing				This item will be continued on an as needed basis, but will be addressed in the future through the County's Long Term Work Program rather than the new Community Work Program.	
CFS	2014	Pursue funding to implement a countywide recycling program	N		N			Y	2015	Postponed until 2015 due to a current lack of adequate funding and other priorities at the present time.	
CFS	2012	Develop a countywide composting/mulching program	N		N			Y	2015	Postponed until 2015 due to other priorities at the present time.	
CFS	2011	Complete the upgrading of the E-911 system to Level II	Y	2012						Upgrades to a Level II E-911 system were completed in 2012.	
CFS	2011	Complete the first phase of the expansion of the existing countywide jail facility	Y	2012						Phase One was completed in 2012. The second phase of expansion will be listed in the new Long Term Work Program, since no funding was set aside in the current SPLOST proposal that is up for voter renewal in 2013.	
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013	Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.	
CFS	2012	Seek funding to fully equip the newly constructed volunteer fire station in the Tyson area of Tattnall County	N		N			N		Y	Dropped due to the determined lack of feasibility at the present time.

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2012	Pursue funding to provide automatic defibrillators at strategic locations throughout the county	N		N			Y	2015		Postponed until 2015 due to other priorities at the present time.
CFS	2011	Complete the development of Veterans Park	Y	2011							Veterans Park was completed in downtown Reidsville adjacent to the Tattnell County Courthouse in 2011.
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the County supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N			Y	2015		The County currently does have manufactured housing regulations. The pursuit of adopting additional land use regulations has been postponed until 2015 due to the lack of adequate public and political support at the present time.
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.

TATTNALL COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU, IC	2011	Develop at least minimal ordinances regulating permit/ location, roadway acceptance, and subdivision development in the unincorporated area and Manassas to further advance/coordinate growth management and promote quality development	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU, IC	2011	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public and political support.
LU, IC	2014	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	2016		Postponed until 2016 due to a current lack of adequate public and political support.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2016		Postponed until 2016 due to a current lack of adequate public and political support.
LU, IC	2013	Develop comprehensive land use management or zoning regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.

**TATTNALL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Continue to seek funding to update county marketing materials, including a countywide brochure		X	X						X		Chamber, Dev. Auth.	\$10,000 (total)	X			X
ED, IC	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park							X		X	Glennville	Dev. Auth., GDOT	\$500,000 (total, access road)	X	X		
ED, CFS	Pursue the development of appropriate local broadband telecommunications service							X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
ED, NCR	Seek to develop materials promoting the County's natural and cultural resources (Big Hammock WMA, Ochopee Dunes, Ochopee River Canoe Trips)			X	X					X		Chamber	\$10,000 (total)	X			X
NCR	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County	X	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	\$5,000 (total)	X			
NCR	Reactivate the Tattall County Historical Society					X						Hist. Soc.	NA				

**TATTNALL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
NCR	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system						X			X		DOC	NA (no Ga. DOC estimate available)	X	X		
CFS	Pursue funding to implement a countywide recycling program			X	X					X		DNR, GEFA	\$50,000 (total)	X	X		
CFS	Develop a countywide composting/mulching program			X						X			\$15,000	X			
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding 13 new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Pursue funding to provide automatic defibrillators at strategic locations throughout the county			X						X		FEMA, GEMA	\$20,000	X	X	X	
CFS	Seek to develop a potential park, and/or camping and other facilities, along the Ohoopsee River					X	X			X		DNR (LWCF, Rec Trails)	\$50,000 (total)	X	X	X	
CFS	Resurface Dennis Oliver Road	X	X	X						X		GDOT	\$467,500 (total, TSPLOST)	X			

**TATTNALL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Raymond Bland Road	X	X	X						X		GDOT	\$570,150 (total, TSPLOST)	X			
CFS	Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)				X	X	X		X	X		GDOT	\$909,040 (total, TSPLOST)	X			
CFS	Pave Lynntown Road				X	X	X		X	X		GDOT	\$2,052,400 (total, TSPLOST)	X			
HO, LU, IC	Adopt basic land use development regulations countywide, including updated manufacturing housing standards, subdivision development, and regulating permit/location			X	X					X		Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			

**TATTNALL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, and subdivision development in the unincorporated area and Manassas to further advance/coordinate growth management and promote quality development			X	X					X	Manassas	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements					X	X			X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				

**TATTNALL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville			X	X					X	Manassas	Planning Comm.	NA				

**TATTNALL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, HO, LU	Pursue the development of retirement housing/a continuing-care retirement community		X			Chamber, Dev. Auth., Private Developers	\$2 million (total, private construction)	X			X
ED, IC	Continue to seek to enhance economic development marketing efforts through a collaborative effort between the Tattnall County Development Authority, the Greater Tattnall Chamber of Commerce, the Glennville Industrial Development Authority, and the Reidsville Development Authority	X	X	X		Chamber, Dev. Auths.	\$10,000 (total, marketing)	X			X
ED, IC	Continue to maintain an active Leadership Tattnall group	X	X	X		Chamber, Dev. Auth.	NA				
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED, IC	Seek to collaborate as appropriate with the Georgia Grown Program, the Extension Service, and the UGA Vidalia Onion Research Center to enhance local agricultural marketing efforts	X	X			Chamber, Dev. Auth., Coop. Ext., Dept. of Agri., UGA	\$10,000 (total, marketing)	X			
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				

**TATTNALL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, CFS	Cooperate as appropriate with Optim Medical Center-Tattnall to maintain/upgrade facilities and services	X	X	X	Reidsville	Optim	\$50,000 (total)	X			X
ED, NCR, CFS, LU, IC	Continue to promote/market tourism attractions along the Woodpecker and Wiregrass trails, U.S. 280, and U.S. 301, and promote the latter as an Interstate alternative	X	X	X		Chamber, Dev. Auth., Woodpecker Trail Assoc.	\$5,000 (total)	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Utilize and promote Gordonia-Alatamaha State Park and seek the development of additional venues for tourism as appropriate	X	X	X	Reidsville	Chamber, Dev. Auth., DNR	\$50,000 (total)	X	X		
ED, CFS, LU, IC	Cooperate with the state prison facilities in the county as appropriate for expansions, infrastructure upgrades, and other means	X	X	X	Glennville, Reidsville	DOC	\$100,000 (total)	X	X		
ED, LU, IC	Continue to cooperate as necessary with Fort Stewart and the Joint Land Use Study Committee to encourage low density uses in the identified Compatible Use Buffer	X	X	X	Glennville	Ft. Stewart, JLUS Comm.	NA				
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	Glennville, Reidsville	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X	X		Chamber, DNR (HPD), RC	NA	X			
NCR	Continue to seek funding to upgrade existing public landings and facilities and access to the Altamaha and Ochoopee rivers as needed	X	X	X		DNR (LWCF)	\$50,000 (total)	X	X	X	

**TATTNALL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Construct dry hydrants throughout the county as needed	X	X	X			\$50,000 (total)	X			
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X	X			\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Pursue funding as needed to upgrade EMS equipment and vehicles	X	X	X		FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funds to upgrade and renovate library facilities/services as needed	X	X	X	Glennville, Reidsville	Regional Library Bd.	\$50,000 (total)	X	X		
CFS	Pursue the development of appropriate local broadband telecommunications service	X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Collins, Glennville, Reidsville	BOE	\$100,000 (total)	X	X		
CFS	Continue to coordinate with Southeastern Technical College as needed for any upgrades/expansions of facilities/programs/services	X	X	X	Reidsville	STC, TCSG	\$50,000 (total)	X	X		
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X		GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		GDOT (LMIG)	\$100,000 (total)	X	X		

**TATTNALL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			
CFS	Continue to utilize solid waste/recycling convenience centers and recycling initiatives	X	X	X			\$50,000 (total)	X			
CFS	Continue to seek funding to update equipment and manpower of the local Sheriff's Department as needed	X	X	X		Dept. of Homeland Security, COPS	\$150,000 (total)	X		X	
CFS	Complete the second phase of the expansion of the existing countywide jail facility		X	X		SPLOST	\$500,000+ (total)	X			
CFS	Seek funding as needed to maintain and upgrade Health Department facilities and services	X	X	X		DHS	\$100,000 (total)	X	X		
CFS	Develop and extend local bicycle paths as appropriate to connect with the state and regional bicycle network and local attractions	X	X	X			\$50,000 (total)	X			
CFS	Seek funding for state construction of regional bicycle facilities within the county, such as paved shoulders and other improvements, and local connector facilities, as appropriate	X	X	X	X	GDOT	\$1,200,000 (total)		X	X	
CFS	Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)	X (begin 2016)	X	X		GDOT	\$909,040 (total, TSPLOST)	X			
CFS	Pave Lynntown Road	X (begin 2016)	X	X		GDOT	\$2,052,400 (total, TSPLOST)	X			
CFS	Pave Bubba Kennedy Road		X	X		GDOT	\$966,000 (total, TSPLOST)	X			
CFS	Pave Hillview Road		X	X		GDOT	\$1,132,500 (TSPLOST)	X			

**TATTNALL COUNTY COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Airport Road		X	X		GDOT	\$610,000 (TSPLOST)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X	X		DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

CITY OF COBBTOWN

CITY OF COBBTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattall County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattall County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			N		Postponed until 2014 due to the site chosen for the industrial park being chosen in 2013. However, this project will not involve the City of Reidsville, and therefore, will not be relisted in the City's new Community Work Program.
ED, HO, LU	2015	Advocate the development of retirement housing/a continuing-care retirement community, and provide assistance as needed	N		N			Y	Beyond 2018	Postponed until beyond 2018 due to the general decline in the housing market, as well as the lack of developer interest at the present time. This item will be addressed in the future through the City's Long Term Work Program.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N			Y	2015	Postponed countywide until 2015 due to a current lack of adequate public and political support. The City adopted its own zoning ordinance and land use regulations in 2008.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County	N		N			Y	2013	Postponed until 2013 due to a previous lack of interest and other priorities. The Tattall County Development Authority is seeking to renew previous promotion efforts.

CITY OF COBBTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013		Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.

CITY OF COBBTOWN
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2011	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		Y	Ongoing				The City's zoning ordinance, adopted in 2008, addresses manufactured housing and related issues. The City also utilizes the County's Codes Enforcement officer as needed. This item will be continued on an as needed basis, and will be addressed in the future through the City's Long Term Work Program.	
LU, IC	2014	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	2016	Postponed until 2016 due to a current lack of adequate public and political support.	
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2016	Postponed until 2016 due to a current lack of adequate public and political support.	
LU, IC	2013	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N			N		Y	Postponed countywide until 2018 due to a current lack of adequate public and political support. The City has its own zoning ordinance and land use regulations. This item will not be relisted in the City's new Community Work Program.

**CITY OF COBBTOWN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/ land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
NCR	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	X	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	\$5,000 (total)	X			
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Seek the construction of a new fire station			X	X					X	X	FEMA, GEMA	\$125,000 (total)	X	X	X	
CFS	Seek to upgrade playground equipment at the community center		X	X							X	SPLOST, Private Grants	\$25,000 (total)	X			X
CFS	Pursue the relocation of a new bank branch in Cobbtown		X	X							X		\$5,000 (local facilitation, no estimate available on private construction)	X			X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Seek drainage improvements along Main Street, including street widening and installation of new curb and gutter	X	X	X	X						X	GDOT (LMIG), SPLOST, TSPLOST	\$100,000+ (total)	X	X	X	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				

**CITY OF COBBTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, HO, LU	Pursue the development of retirement housing/a continuing-care retirement community		X			Chamber, Dev. Auth., Private Developers	\$2 million (total, private construction)	X			X
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED, NCR, CFS, LU, IC	Continue to promote/market tourism attractions along the Woodpecker and Wiregrass trails, U.S. 280, and U.S. 301, and promote the latter as an Interstate alternative	X	X	X		Chamber, Dev. Auth., Woodpecker Trail Assoc.	\$5,000 (total)	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures to the National Register	X	X		X	Chamber, DNR (HPD), RC	NA	X			

**CITY OF COBBTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X		X		\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X		GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			
CFS	Seek funding for sidewalk/streetscape improvements in areas of need	X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Pursue funding to extend water lines in areas of need	X	X		X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X

**CITY OF COBBTOWN COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	X	X		X	Planning Comm.	NA				
LU	Revise/update city zoning ordinance as appropriate	X	X		X	Planning Comm.	NA				
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

CITY OF COLLINS

CITY OF COLLINS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattnall County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			N		Postponed until 2014 due to the site chosen for the industrial park being chosen in 2013. However, this project will not involve the City of Reidsville, and therefore, will not be relisted in the City's new Community Work Program.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N			Y	2015	Postponed countywide until 2015 due to a current lack of adequate public and political support. The City adopted its own zoning ordinance and land use regulations in 2008.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	N		N			Y	2013	Postponed until 2013 due to a previous lack of interest and other priorities. The Tattnall County Development Authority is seeking to renew previous efforts to promote the Wiregrass Trail.
NCR	2013	Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use	N		N			Y	2018	Postponed until 2018 due to the inability to acquire the building from its current owner at the present time.
NCR	2015	Pursue having an excursion train run through Collins and Manassas	N		N			N		Dropped due to the determined lack of feasibility at the present time.

CITY OF COLLINS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS, LU, IC	2011	Continue to pursue funding as needed to upgrade/expand the sewer system	N		Y	2014				The City has acquired CDBG and GEFA funding for upgrading its LAS system. It is anticipated that the project will be completed by 2014.	
CFS	2011	Seek funding for the addition of a sewer jet for the City of Collins sewerage system	N		N			Y	2016	Postponed until 2016 due to other priorities at the present time.	
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013	Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.	
CFS	2013	Seek funding for a new fire tanker truck for the City of Collins volunteer fire station	N		N			N		Y	Dropped due to plans by the City to acquire a new tanker truck through the County, as part of planned future improvements to fire protection service countywide.
CFS	2014	Seek funding for the addition of a lighted walking track in Collins	N		N			Y	2014		Postponed until 2014 due to other priorities at the present time.
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.

CITY OF COLLINS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU, IC	2011	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		Y	Ongoing					The City's zoning ordinance, adopted in 2008, addresses manufactured housing and related issues. This item will be continued on an as needed basis, and will be addressed in the future through the City's Long Term Work Program.
LU, IC	2014	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	2016		Postponed until 2016 due to a current lack of adequate public and political support.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2016		Postponed until 2016 due to a current lack of adequate public and political support.

CITY OF COLLINS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2013	Advocate the development of comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N		N		Y	Postponed countywide until 2018 due to a current lack of adequate public and political support. The City has its own zoning ordinance and land use regulations. This item will not be restated in the City's new Community Work Program.

**CITY OF COLLINS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
NCR	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	X	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	\$5,000 (total)	X			
NCR	Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use						X		X		X	DNR (GA Heritage), DOT (TE), RC&D	\$150,000 (total)	X	X	X	
CFS	Complete LAS system upgrades	X	X								X	DCA (CDBG), GEFA	\$1.9 million (total)	X	X	X	
CFS	Seek funding for the addition of a sewer jet for the City of Collins sewerage system				X	X					X	GEFA	\$50,000 (total)	X	X		
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Seek funding for the addition of a lighted walking track in Collins		X	X							X		\$25,000 (total)	X			

**CITY OF COLLINS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Seek to install a new water well		X	X							X	DCA (CDBG), GEFA	\$300,000 (total)	X	X	X	
CFS	Resurface Broad Street	X	X	X							X	GDOT	\$13,710 (total, TSPLOST)	X			
CFS	Resurface Plant Street	X	X	X							X	GDOT	\$2,800 (total, TSPLOST)	X			
CFS	Resurface Pine Street	X	X	X							X	GDOT	\$10,267 (total, TSPLOST)	X			
CFS	Resurface Pearl Street				X	X	X		X		X	GDOT	\$56,000 (total, TSPLOST)	X			
CFS	Resurface Jones Street				X	X	X		X		X	GDOT	\$11,550 (total, TSPLOST)	X			
CFS	Resurface Church Street				X	X	X		X		X	GDOT	\$15,867 (total, TSPLOST)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			

**CITY OF COLLINS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				

**CITY OF COLLINS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures to the National Register	X	X		X	Chamber, DNR (HPD), RC	NA	X			
NCR	Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use	X (begin 2018)	X		X	DNR (GA Heritage), DOT (TE), RC&D	\$150,000 (total)	X	X	X	

**CITY OF COLLINS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X		X		\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X		GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade police department facilities, services, and equipment	X	X	X		Dept. of Homeland Security	\$100,000 (total)	X		X	
CFS	Resurface Pearl Street	X (begin 2016)	X		X	GDOT	\$56,000 (total, TSPLOST)	X			
CFS	Resurface Jones Street	X (begin 2016)	X		X	GDOT	\$11,550 (total, TSPLOST)	X			
CFS	Resurface Church Street	X (begin 2016)	X		X	GDOT	\$15,867 (total, TSPLOST)	X			
CFS	Resurface Williams Street		X		X	GDOT	\$4,375 (total, TSPLOST)	X			
CFS	Resurface Railroad Street		X		X	GDOT	\$7,000 (total, TSPLOST)	X			

**CITY OF COLLINS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Collins, Glennville, Reidsville	BOE	\$100,000 (total)	X	X		
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	X	X		X	Planning Comm.	NA				
LU	Revise/update city zoning ordinance as appropriate	X	X		X	Planning Comm.	NA				
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

CITY OF GLENNVILLE

CITY OF GLENNVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattnall County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			Y	2013	Postponed until 2013 due to the site chosen for the industrial park being chosen this year.
ED, NCR, CFS, LU	2011	Complete current downtown revitalization efforts between U.S. 301 and Tillman Street	Y	2013						Among the downtown revitalization projects completed in Downtown Glennville were sidewalk rehabilitation, the installation of underground lighting, decorative traffic signals, the placement of benches and trash receptacles, as well as landscaping.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N			Y	2015	Postponed until 2015 due to a current lack of adequate public and political support.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	N		N			Y	2013	Postponed until 2013 due to a previous lack of interest and other priorities. The Tattnall County Development Authority is seeking to renew previous efforts to promote the Wiregrass Trail.

CITY OF GLENNVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR	2011	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public interest and other priorities at the present time.
NCR	2012	Pursue adoption of a historic preservation ordinance and creation of a preservation commission in Glennville	N		N			Y	2017		Postponed until 2017 due to other priorities at the present time. The City does have a downtown preservation ordinance for its downtown area.
NCR, CFS, LU	2011	Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use	N		Y	Ongoing					The City is currently seeking funding through the federal Office of Economic Adjustment that will be applied to the hotel project, and other funding will continue to be sought on an as needed basis. This item will be addressed in the future through both the new Community Work Program, as well as the City's Long Term Work Program.
NCR	2014	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County, possibly in conjunction with the Glennwanis Hotel, to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system	N		N			Y	2018		Postponed until 2018 due to state budget cuts and other priorities at the state level.
CFS, LU, IC	2011	Continue to pursue funding as needed to upgrade/expand the sewer system	N		Y	2015					The City has received \$500,000 in CDBG funds for sewer system upgrades, and it is anticipated that upgrades will be completed by 2015.

CITY OF GLENNVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013		Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.

CITY OF GLENNVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2011	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		Y	Ongoing				The City's zoning ordinance addresses manufactured housing and related issues. This item will be continued on an as needed basis, and will be addressed in the future through the City's Long Term Work Program.	
LU, IC	2014	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	2016	Postponed until 2016 due to a current lack of adequate public and political support.	
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2016	Postponed until 2016 due to a current lack of adequate public and political support.	
LU, IC	2013	Advocate the development of comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N			N		Y	Postponed countywide until 2018 due to a current lack of adequate public and political support. The City has its own zoning ordinance and land use regulations. This item will not be relisted in the City's new Community Work Program.

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, IC	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park							X		X	X	Dev. Auth., GDOT	\$500,000 (total, access road)	X	X		
ED, CFS	Pursue the development of appropriate local broadband telecommunications service							X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
NCR	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	X	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	\$5,000 (total)	X			
NCR	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board					X						Hist. Soc.	NA				
NCR	Pursue adoption of a historic preservation ordinance and creation of a preservation commission in Glennville					X	X				X	DNR (HPD), RC	\$1,000 (total, enforcement)	X			
NCR, CFS, LU	Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use							X			X	DNR (GA Heritage)	\$2 million (total)	X	X		X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
NCR	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system						X			X	XX	DOC	NA (no Ga. DOC estimate available)	X	X		
CFS	Complete upgrades to the sewer system	X	X	X							X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Resurface Hilltop Road	X	X	X							X	GDOT	\$154,420 (total, TSPLOST)	X			
CFS	Resurface Durrence Street	X	X	X							X	GDOT	\$12,740 (total, TSPLOST)	X			
CFS	Resurface Bonnie Street	X	X	X							X	GDOT	\$25,760 (total, TSPLOST)	X			
CFS	Resurface Mendel Avenue East	X	X	X							X	GDOT	\$23,100 (total, TSPLOST)	X			
CFS	Resurface Caswell Street	X	X	X							X	GDOT	\$140,560 (total, TSPLOST)	X			
CFS	Resurface Park Avenue				X	X	X		X		X	GDOT	\$15,960 (total, TSPLOST)	X			

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Laura Street				X	X	X		X		X	GDOT	\$67,340 (total, TSPLOST)	X			
CFS	Resurface Cowart Avenue				X	X	X		X		X	GDOT	\$42,700 (total, TSPLOST)	X			
CFS	Resurface Sylvester Ashford Drive				X	X	X		X		X	GDOT	\$98,560 (total, TSPLOST)	X			
CFS	Resurface Hal Street				X	X	X		X		X	GDOT	\$12,040 (total, TSPLOST)	X			
CFS	Resurface Gordon Street				X	X	X		X		X	GDOT	\$49,980 (total, TSPLOST)	X			
CFS	Resurface Corene Avenue				X	X	X		X		X	GDOT	\$14,700 (total, TSPLOST)	X			
CFS	Resurface Mann Street				X	X	X		X		X	GDOT	\$72,520 (total, TSPLOST)	X			
CFS	Resurface Lewis Street				X	X	X		X		X	GDOT	\$29,400 (total, TSPLOST)	X			
CFS	Resurface Adamson Avenue				X	X	X		X		X	GDOT	\$24,920 (total, TSPLOST)	X			
CFS	Resurface Institute Street				X	X	X		X		X	GDOT	\$15,540 (total, TSPLOST)	X			
CFS	Resurface Charlton Street				X	X	X		X		X	GDOT	\$42,840 (total, TSPLOST)	X			
CFS	Resurface Oakdale Drive				X	X	X		X		X	GDOT	\$20,440 (total, TSPLOST)	X			
CFS	Resurface Rowland Avenue				X	X	X		X		X	GDOT	\$14,560 (total, TSPLOST)	X			
CFS	Resurface Church Street				X	X	X		X		X	GDOT	\$85,120 (total, TSPLOST)	X			

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Hencart Road				X	X	X		X		X	GDOT	\$113,960 (total, TSPLOST)	X			
CFS	Resurface Lakeview Drive				X	X	X		X		X	GDOT	\$63,980 (total, TSPLOST)	X			
CFS	Resurface Azalea Road				X	X	X		X		X	GDOT	\$39,620 (total, TSPLOST)	X			
CFS	Resurface Herrington Street				X	X	X		X		X	GDOT	\$119,700 (total, TSPLOST)	X			
CFS	Resurface Irvin Street				X	X	X		X		X	GDOT	\$31,780 (total, TSPLOST)	X			
CFS	Resurface Greenwood Drive				X	X	X		X		X	GDOT	\$46,480 (total, TSPLOST)	X			
CFS	Resurface Kelley Street				X	X	X		X		X	GDOT	\$12,040 (total, TSPLOST)	X			
CFS	Resurface DeLoach Lane				X	X	X		X		X	GDOT	\$42,140 (total, TSPLOST)	X			
CFS	Resurface Simon Street				X	X	X		X		X	GDOT	\$86,660 (total, TSPLOST)	X			
CFS	Resurface Water Street				X	X	X		X		X	GDOT	\$39,760 (total, TSPLOST)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, IC	Continue to seek to enhance economic development marketing efforts through a collaborative effort between the Tattall County Development Authority, the Greater Tattall Chamber of Commerce, the Glennville Industrial Development Authority, and the Reidsville Development Authority	X	X	X		Chambers, Dev. Auths.	\$10,000 (total, marketing)	X			X
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED, NCR, CFS, LU, IC	Continue to promote/market tourism attractions along the Woodpecker and Wiregrass trails, U.S. 280, and U.S. 301, and promote the latter as an Interstate alternative	X	X	X	X	Chambers, Dev. Auths., Woodpecker Trail Assoc.	\$5,000 (total)	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU, IC	Cooperate and coordinate with Smith State Prison as appropriate for expansions, infrastructure upgrades, and other means	X	X	X	X	DOC	\$100,000 (total)	X	X		

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, LU, IC	Continue to cooperate as necessary with Fort Stewart and the Joint Land Use Study Committee to encourage low density uses in the identified Compatible Use Buffer	X	X	X	X	Ft. Stewart, JLUS Comm.	NA				
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X		X	Chamber, DNR (HPD), RC	NA	X			
NCR, CFS, LU	Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use	X	X		X	DNR (GA Heritage)	\$2 million (total)	X	X		X
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X		X		\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funds to upgrade and renovate library facilities/services as needed	X	X	X	Glennville, Reidsville	Regional Library Bd.	\$50,000 (total)	X	X		
CFS	Pursue the development of appropriate local broadband telecommunications service	X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Continue to coordinate with the local school systems as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Collins, Glennville, Reidsville	BOE	\$100,000 (total)	X	X		
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X		GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			
CFS	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X	X		Dept. of Homeland Security	\$100,000 (total)	X		X	
CFS	Resurface Park Avenue	X (begin 2016)	X		X	GDOT	\$15,960 (total, TSPLOST)	X			
CFS	Resurface Laura Street	X (begin 2016)	X		X	GDOT	\$67,340 (total, TSPLOST)	X			
CFS	Resurface Cowart Avenue	X (begin 2016)	X		X	GDOT	\$42,700 (total, TSPLOST)	X			
CFS	Resurface Sylvester Ashford Drive	X (begin 2016)	X		X	GDOT	\$98,560 (total, TSPLOST)	X			
CFS	Resurface Hal Street	X (begin 2016)	X		X	GDOT	\$12,040 (total, TSPLOST)	X			

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Gordon Street	X (begin 2016)	X		X	GDOT	\$49,980 (total, TSPLOST)	X			
CFS	Resurface Corene Avenue	X (begin 2016)	X		X	GDOT	\$14,700 (total, TSPLOST)	X			
CFS	Resurface Mann Street	X (begin 2016)	X		X	GDOT	\$72,520 (total, TSPLOST)	X			
CFS	Resurface Lewis Street	X (begin 2016)	X		X	GDOT	\$29,400 (total, TSPLOST)	X			
CFS	Resurface Adamson Avenue	X (begin 2016)	X		X	GDOT	\$24,920 (total, TSPLOST)	X			
CFS	Resurface Institute Street	X (begin 2016)	X		X	GDOT	\$15,540 (total, TSPLOST)	X			
CFS	Resurface Charlton Street	X (begin 2016)	X		X	GDOT	\$42,840 (total, TSPLOST)	X			
CFS	Resurface Oakdale Drive	X (begin 2016)	X		X	GDOT	\$20,440 (total, TSPLOST)	X			
CFS	Resurface Rowland Avenue	X (begin 2016)	X		X	GDOT	\$14,560 (total, TSPLOST)	X			
CFS	Resurface Church Street	X (begin 2016)	X		X	GDOT	\$85,120 (total, TSPLOST)	X			
CFS	Resurface Hencart Road	X (begin 2016)	X		X	GDOT	\$113,960 (total, TSPLOST)	X			

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Lakeview Drive	X (begin 2016)	X		X	GDOT	\$63,980 (total, TSPLOST)	X			
CFS	Resurface Azalea Road	X (begin 2016)	X		X	GDOT	\$39,620 (total, TSPLOST)	X			
CFS	Resurface Herrington Street	X (begin 2016)	X		X	GDOT	\$119,700 (total, TSPLOST)	X			
CFS	Resurface Irvin Street	X (begin 2016)	X		X	GDOT	\$31,780 (total, TSPLOST)	X			
CFS	Resurface Greenwood Drive	X (begin 2016)	X		X	GDOT	\$46,480 (total, TSPLOST)	X			
CFS	Resurface Kelley Street	X (begin 2016)	X		X	GDOT	\$12,040 (total, TSPLOST)	X			
CFS	Resurface DeLoach Lane	X (begin 2016)	X		X	GDOT	\$42,140 (total, TSPLOST)	X			
CFS	Resurface Simon Street	X (begin 2016)	X		X	GDOT	\$86,660 (total, TSPLOST)	X			
CFS	Resurface Water Street	X (begin 2016)	X		X	GDOT	\$39,760 (total, TSPLOST)	X			
CFS	Resurface Continental Drive		X		X	GDOT	\$37,660 (total, TSPLOST)	X			
CFS	Resurface Sharon Road		X		X	GDOT	\$24,220 (total, TSPLOST)	X			
CFS	Resurface Taylor Lane		X		X	GDOT	\$24,500 (total, TSPLOST)	X			

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Queen Drive		X		X	GDOT	\$33,460 (total, TSPLOST)	X			
CFS	Resurface Baker Street		X		X	GDOT	\$69,020 (total, TSPLOST)	X			
CFS	Resurface Railroad Street		X		X	GDOT	\$135,520 (total, TSPLOST)	X			
CFS	Resurface Kicklighter Street		X		X	GDOT	\$40,180 (total, TSPLOST)	X			
CFS	Resurface Oliver Lane		X		X	GDOT	\$68,180 (total, TSPLOST)	X			
CFS	Resurface Cedar Street		X		X	GDOT	\$61,460 (total, TSPLOST)	X			
CFS	Resurface Rustin Street		X		X	GDOT	\$51,380 (total, TSPLOST)	X			
CFS	Resurface China Street		X		X	GDOT	\$70,280 (total, TSPLOST)	X			
CFS	Resurface Banks Street		X		X	GDOT	\$106,680 (total, TSPLOST)	X			
CFS	Resurface Loves Chapel Road		X		X	GDOT	\$140,700 (total, TSPLOST)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X

**CITY OF GLENNVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	X	X		X	Planning Comm.	\$1,000 (total, enforcement)	X			
LU	Revise/update city zoning ordinance as appropriate	X	X		X	Planning Comm.	\$1,000 (total, enforcement)	X			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

CITY OF MANASSAS

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnell County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattnell County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			N		Postponed until 2014 due to the site chosen for the industrial park being chosen in 2013. However, this project will not involve the City of Reidsville, and therefore, will not be relisted in the City's new Community Work Program.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N			Y	2017	Postponed countywide until 2017 due to a current lack of adequate public and political support.
NCR	2011	Complete Manassas National Register Historic District nomination	N					Y	2018	Need local volunteer/group to complete/update research/nomination.
NCR	2015	Pursue having an excursion train run through Collins and Manassas	N		N			N		Dropped due to the determined lack of feasibility at the present time.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2011	Seek funding for a backup well and an elevated water storage tank to replace the current ground level storage tank in the City of Manassas, including the purchase of any additional land as needed	Y	2013						A new water storage tank was constructed in 2013.	
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013	Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.	
CFS	2013	Seek funding to establish a recreation area in the City of Manassas	N		Y	2016				The City has purchased property for use as a recreation area, as well as a building for use as a community center. It is anticipated that a recreation area will be developed by 2016.	
CFS	2014	Seek funding to renovate the old railroad depot in the City of Manassas	N		N			N		Y	Dropped due to the former depot being privately owned and in poor structural shape. The City has been unable to acquire the building.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N					Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public and political support.
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public and political support.
LU, IC	2011	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattall County and Manassas	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public and political support.
LU, IC	2011	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		N			Y	2017		Postponed until 2017 due to a current lack of adequate public and political support.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2014	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	2018		Postponed until 2018 due to a current lack of adequate public and political support.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2018		Postponed until 2018 due to a current lack of adequate public and political support.
LU, IC	2013	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N			Y	2018		Postponed until 2018 due to a current lack of adequate public and political support.

**CITY OF MANASSAS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
NCR	Complete Manassas National Register Historic District nomination					X	X				X	DNR (HPD), RC	NA				
CFS	Seek funding for sidewalk/streetscape improvements in areas of need			X	X	X					X		\$10,000 (total, includes TSPLOST)	X			
CFS	Pursue funding to extend water lines in areas of need		X	X							X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Seek funding to develop a recreation area			X	X						X		\$5,000 (total, SPLOST)	X			
CFS	Seek funding to develop a community center		X	X							X		\$50,000 (total)	X			X

**CITY OF MANASSAS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			
LU, IC	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattall County and Manassas			X	X					X	X	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements					X	X			X	All	Planning Comm.	\$1,000 (total, enforcement)	X			

**CITY OF MANASSAS COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				
LU, IC	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville			X	X					X	X	Planning Comm.	NA				

**CITY OF MANASSAS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED, NCR, CFS, LU, IC	Continue to promote/market tourism attractions along the Woodpecker and Wiregrass trails, U.S. 280, and U.S. 301, and promote the latter as an Interstate alternative	X	X	X		Chamber, Dev. Auth., Woodpecker Trail Assoc.	\$5,000 (total)	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	X	DNR (LWCF)	\$50,000 (total)	X	X	X	
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures to the National Register	X	X		X	Chamber, DNR (HPD), RC	NA	X			

**CITY OF MANASSAS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Seek funding for sidewalk/streetscape improvements in areas of need	X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Pursue funding to extend water lines in areas of need	X	X		X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X		X		\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X	X		GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X	X		GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X	X		GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			

**CITY OF MANASSAS COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

CITY OF REIDSVILLE

CITY OF REIDSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU, IC	2014	Seek funding to purchase sites identified in the Georgia Tech site selection study as having potential use for industrial development and develop a principal and joint industrial park in Tattnall County	Y	2013						Between 200-300 acres was purchased near Glennville off of U.S. 301 in 2013 by the Tattnall County Development Authority and the City of Glennville as the site for a new countywide industrial park.
ED, LU, IC	2014	Seek funding to develop the infrastructure to the secured industrial sites	N		N			N		Postponed until 2014 due to the site chosen for the industrial park being chosen in 2013. However, this project will not involve the City of Reidsville, and therefore, will not be relisted in the City's new Community Work Program.
ED	2011	Study the feasibility of developing a hotel/motel tax	N		Y	2015				Efforts are underway through the City's attorney to determine the feasibility of implementing a hotel/motel tax in the City of Reidsville. It is anticipated that the tax will be in place by 2015.
ED, NCR, CFS, LU	2011	Continue to pursue funding as needed to expand downtown revitalization efforts	N		Y	Ongoing				The City will continue to pursue funding on an as needed basis concerning the continuation of efforts to revitalize the downtown area. In the future, this item will be addressed through the City's Long Term Work Program.

CITY OF REIDSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS, IC	2011	Complete upgrades to the Reidsville Airport, including extension of the runway and other improvements as needed	Y	2012	Y	2014 (fencing)				The runway has been expanded to 5,000 feet. New T-Hangars have been constructed, and the state has constructed a new hangar for Georgia State Patrol aircraft. Renovations to the office area have been completed, and a military flight program has been established at the airport. Construction on security fencing is ongoing and is anticipated to be completed by 2014.
ED, IC	2011	Pursue Certified Work Ready Community designation	Y	2012						Certified Work Ready designation was achieved in 2012.
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure	N		N		Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	N		N		Y	2013		Postponed until 2013 due to a previous lack of interest and other priorities. The Tattnall County Development Authority is seeking to renew previous efforts to promote the Wiregrass Trail.
CFS, LU, IC	2011	Continue to pursue funding as needed to upgrade/expand the sewer system	N		N		Y	2013		Postponed until 2013 due to a lack of adequate and available funding at the present time. Several areas of the City are in need of expanding sewer lines.

CITY OF REIDSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS, IC	2011	Investigate the need for upgrading and consolidating of countywide fire protection facilities and services, including stations, manpower, more full-time personnel, and equipment	N		N			Y	2013		Postponed until 2013 pending voter approval in November 2013 to extend the current SPLOST. The County is seeking to add 13 new fire substations. A consultant has been hired to oversee the process of upgrading fire protection services countywide.
CFS	2011	Seek funding for the addition of a lighted walking track	N		N			Y	2014		Postponed until 2014 due to the lack of adequate and available funding at the present time. The City has previously applied for Recreation Trails funding but was not awarded the grant funding.
HO	2015	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Although the City supports non-profit and other groups which may have an interest in assisting low income and elderly residents with home repairs and other needs, this item is not a direct local government responsibility. This item will be addressed in the future through the Policies of the newly updated Comprehensive Plan.
HO	2015	Pursue the development of upscale apartments or townhouses	N		Y	2014					Quail Run Apartments is currently in the process of being remodeled, and it is anticipated that the project will be completed by 2014.

CITY OF REIDSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU, IC	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU	2011	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			Y	2015		Postponed until 2015 due to a current lack of adequate public and political support.
LU, IC	2011	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	N		Y	2014					Starting in 2013, the City has begun a process to revise its municipal code, including updating all city ordinances as appropriate. The City also plans to seek an update to its zoning ordinance, and anticipates completion occurring by 2014.
LU, IC	2014	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	2016		Postponed until 2016 due to a current lack of adequate public and political support.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2016		Postponed until 2016 due to a current lack of adequate public and political support.

CITY OF REIDSVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2013	Advocate the development of comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville, and Reidsville	N		N		N		Y	Postponed countywide until 2018 due to a current lack of adequate public and political support. The City has its own zoning ordinance and land use regulations. This item will not be relisted in the City's new Community Work Program.

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Investigate the feasibility of developing a hotel/motel tax	X	X	X							X		\$15,000	X			
ED, CFS, LU	Complete the installation of security fencing at the airport	X	X								X	FAA	\$39,654 (total)	X		X	
ED, CFS	Pursue the development of appropriate local broadband telecommunications service							X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
ED, NCR, CFS, LU, IC	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure			X	X					X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
NCR	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	X	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	\$5,000 (total)	X			
CFS, LU, IC	Pursue funding for upgrades to the sewer system and paving/drainage improvements in West Reidsville	X	X	X							X	DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS, IC	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	X	X	X						X	All	SPLOST	\$3.4 million (total)	X			
CFS	Seek funding for the addition of a lighted walking track		X	X							X	DNR (Rec Trails)	\$50,000 (total)	X	X		

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Pursue funding to develop a recycling program		X								X	Private contractor	\$200,000/yr. (part of solid waste collection/disposal contract)	X			
CFS	Seek to pave remaining dirt roads		X	X							X	GDOT (LMIG)	\$150,000 (total)	X	X		
CFS	Pursue funding for drainage improvements along Lawson Circle, Pearson Street, and Roberta Street	X	X	X	X						X	DCA (CDBG, Lawson Cir., Pearson St.), GDOT (LMIG, Roberta St.)	\$500,000 (CDBG), \$50,000 (LMIG)	X	X	X	
CFS	Resurface Brumby Avenue	X	X	X							X	GDOT	\$105,000 (total, TSPLOST)	X			
CFS	Resurface Lloyd Street	X	X	X							X	GDOT	\$174,528 (total, TSPLOST)	X			
CFS	Resurface Ohoopsee Street	X	X	X							X	GDOT	\$129,418 (total, TSPLOST)	X			
CFS	Resurface Woodlawn Terrace				X	X	X		X		X	GDOT	\$57,681 (total, TSPLOST)	X			
CFS	Resurface Smith Street				X	X	X		X		X	GDOT	\$110,827 (total, TSPLOST)	X			
CFS	Pursue sidewalk improvements along Memorial Drive				X	X	X		X		X	GDOT	\$24,223 (total, TSPLOST)	X			

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Nelson Street				X	X	X		X		X	GDOT	\$21,587 (total, TSPLOST)	X			
CFS	Resurface McLeod Street				X	X	X		X		X	GDOT	\$23,179 (total, TSPLOST)	X			
HO	Pursue the development of upscale apartments or townhouses	X	X								X	Banks, DCA, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X		X
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options			X						X	All	Planning Comm.	NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs			X	X					X	All	Planning Comm.	\$1,000 (total)	X			
LU, IC	Update the City's zoning ordinance	X	X								X		NA				

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2013-2018**

Element	Activity	Years								Responsibility			Estimated Cost	Funding Source			
		2013	2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth				X	X				X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance				X	X				X	All	Planning Comm.	NA				
LU	Pursue the annexation of areas outside the municipal limits served by city water and sewer extensions		X	X							X		\$1,000 (total)	X			

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, NCR, CFS, LU	Continue to pursue funding as needed to expand downtown revitalization efforts	X	X		X	DNR (Ga. Heritage)	\$100,000 (total)	X	X		
ED, IC	Continue to seek to enhance economic development marketing efforts through a collaborative effort between the Tattnall County Development Authority, the Greater Tattnall Chamber of Commerce, the Glennville Industrial Development Authority, and the Reidsville Development Authority	X	X	X		Chamber, Dev. Auths.	\$10,000 (total, marketing)	X			X
ED, IC	Continue to utilize and promote the TRI-CREST program and Certified Work Ready Community designation for retention of existing businesses/ industries and attraction of additional businesses/ industries	X	X			Chamber, Dev. Auth., STC	NA				
ED	Continue to utilize existing Development Authority programs and seek to develop new programs as appropriate	X	X	X	All	Dev. Auth.	NA				
ED	Develop additional incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED	Develop incentives for business and industry retention and implement as appropriate	X	X	X	All	Chamber, Dev. Auth.	NA				
ED, NCR, CFS, LU, IC	Continue to promote/market tourism attractions along the Woodpecker and Wiregrass trails, U.S. 280, and U.S. 301, and promote the latter as an Interstate alternative	X	X	X		Chamber, Dev. Auth., Woodpecker Trail Assoc.	\$5,000 (total)	X			
ED, IC	Continue to seek the development of hospitality businesses which will support/attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X
ED, NCR, LU	Seek to expand the promotion of existing events and develop new events/activities as appropriate to attract visitors	X	X	X	All	Chamber	\$5,000 (total)	X			X

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED, CFS, LU	Pursue funding as needed to expand recreation facilities, programs, and services and to attract additional tournaments and other special events	X	X	X	Glennville, Reidsville	DNR (LWCF)	\$50,000 (total)	X	X	X	
ED, CFS, LU	Continue to pursue funding as appropriate to upgrade/maintain airport facilities, services, and equipment	X	X		X	DOT, FAA	\$100,000 (total)	X	X	X	
ED, CFS	Coordinate and provide assistance as needed to Optim Medical Center-Tattnall with infrastructure upgrades to maintain/improve facilities and services	X	X	X	X	Optim	\$50,000 (total)	X			X
ED, CFS, LU	Utilize and promote Gordonia-Alatamaha State Park and seek the development of additional venues for tourism as appropriate	X	X	X	X	Chamber, Dev. Auth., DNR	\$50,000 (total)	X	X		
NCR	Continue to pursue the nomination of eligible buildings, districts, and landmark structures countywide to the National Register	X	X		X	Chamber, DNR (HPD), RC	NA	X			
CFS	Continue to upgrade existing roads and streets equipment as needed	X	X	X			\$100,000 (total)	X			
CFS	Seek funding as appropriate for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funds to upgrade and renovate library facilities/services as needed	X	X	X	Glennville, Reidsville	Regional Library Bd.	\$50,000 (total)	X	X		
CFS	Pursue the development of appropriate local broadband telecommunications service	X	X	X		Dev. Auth., GTA, Private companies	NA (no known estimate available)	X	X		X
CFS	Pursue funding as needed to continue to provide adequate training to firefighting personnel	X	X	X	All		\$5,000 (total)	X			

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Seek funding as needed to maintain/upgrade fire department facilities, services, and equipment	X	X	X	All	FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Continue to coordinate with the local school system as needed for any construction of new facilities as appropriate while maintaining outlying schools	X	X	X	Collins, Glennville, Reidsville	BOE	\$100,000 (total)	X	X		
CFS	Continue to coordinate with Southeastern Technical College as needed for any upgrades/ expansions of facilities/programs/services	X	X	X	Reidsville	STC, TCSG	\$50,000 (total)	X	X		
CFS, IC	Seek to cooperate/coordinate response efforts among all local government entities in times of disasters or other local emergencies	X	X	X	All		NA				
CFS	Pursue funding as needed to pave new roads	X	X		X	GDOT	\$300,000/mile	X	X	X	
CFS	Seek funding as needed to resurface existing roads and improve drainage	X	X		X	GDOT (LMIG)	\$100,000 (total)	X	X		
CFS	Pursue funding as needed to pave/upgrade dirt roads	X	X		X	GDOT, DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS	Seek funding to maintain and construct new government facilities as needed	X	X	X			\$100,000 (total)	X			
CFS	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X	X		Dept. of Homeland Security	\$100,000 (total)	X		X	
CFS	Resurface Woodlawn Terrace	X (begin 2016)	X		X	GDOT	\$57,681 (total, TSPLOST)	X			
CFS	Resurface Smith Street	X (begin 2016)	X		X	GDOT	\$110,827 (total, TSPLOST)	X			
CFS	Pursue sidewalk improvements along Memorial Drive	X (begin 2016)	X		X	GDOT	\$24,223 (total, TSPLOST)	X			
CFS	Resurface Nelson Street	X (begin 2016)	X		X	GDOT	\$21,587 (total, TSPLOST)	X			
CFS	Resurface McLeod Street	X (begin 2016)	X		X	GDOT	\$23,179 (total, TSPLOST)	X			

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Blount Street		X		X	GDOT	\$104,621 (total, TSPLOST)	X			
CFS	Resurface Anderson Street	X	X		X	GDOT	\$112,100 (total, TSPLOST)	X			
CFS	Resurface Chandler Avenue	X	X		X	GDOT	\$148,883 (total, TSPLOST)	X			
CFS	Resurface Church Street	X	X		X	GDOT	\$36,651 (total, TSPLOST)	X			
CFS	Resurface Glenview Drive	X	X		X	GDOT	\$24,743 (total, TSPLOST)	X			
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X	X		X	DCA (CDBG, CHIP)	\$500,000 (total)	X			
HO, CFS, LU	Utilize the Chamber of Commerce to market housing needs, land availability, and potential residential/retiree location to the private sector	X	X	X	All	Chamber	\$1,500/yr.				X
HO	Pursue the assistance of the Georgia Department of Community Affairs, USDA Rural Development, and other programs to assist in the development of additional affordable housing	X	X	X	All	DCA, USDA Rural Dev't, Private Developers	\$5,000 (total, local facilitation, no estimate available on private construction)	X	X	X	X
LU	Pursue joint planning and coordinated or joint codes enforcement and growth management land use regulation as appropriate	X	X	X	All	Planning Comm.	\$1,000 (total, enforcement)	X			
LU, IC	Revise/upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements	X	X		X	Planning Comm.	\$1,000 (total, enforcement)	X			

**CITY OF REIDSVILLE COMPREHENSIVE PLAN
LONG TERM WORK PROGRAM**

Element	Activity	Years		Responsibility			Estimated Cost	Funding Source			
		Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, Tattnall County, Georgia has participated with the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing Progress*, for Tattnall County and its municipalities; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

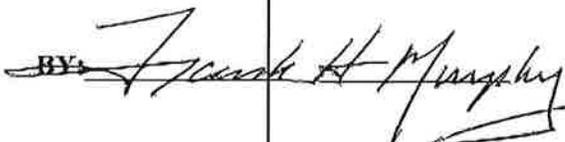
WHEREAS, the Tattnall County Joint Comprehensive Plan, *Growing Progress*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, Tattnall County is now desirous of adopting *Growing Progress* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Tattnall County Board of Commissioners hereby approves and adopts the Tattnall County Joint Comprehensive Plan, *Growing Progress*, as Tattnall County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2005, and amended with a partial update in 2010.

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

SO RESOLVED, this 24th day of October, 2013.

BY:  **ATTEST:** 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Cobbtown, Georgia has participated with Tattnall County and the cities of Collins, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing Progress*, for Tattnall County and its municipalities, including the City of Cobbtown; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Tattnall County Joint Comprehensive Plan, *Growing Progress*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Cobbtown is now desirous of adopting *Growing Progress* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Cobbtown hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Growing Progress*, as the City of Cobbtown's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Cobbtown hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 23 day of October, 2013.

BY: James R. Guller
Mayor

ATTEST: Patricia Eals
City Clerk

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Collins, Georgia has participated with Tattnall County and the cities of Cobbtown, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing Progress*, for Tattnall County and its municipalities, including the City of Collins; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Tattnall County Joint Comprehensive Plan, *Growing Progress*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

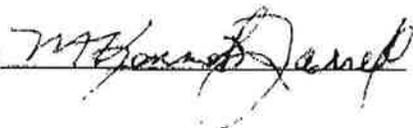
WHEREAS, the City of Collins is now desirous of adopting *Growing Progress* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Collins hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Growing Progress*, as the City of Collins' official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

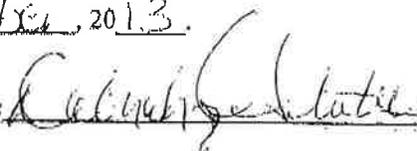
BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Collins hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 24th day of October, 2013.

BY:



ATTEST:





City of Reidsville

"Friendship City USA"

Telephone: (912) 557-4786

Fax: (912) 557-6467

117 TATTNALL STREET*P.O. BOX 730* REIDSVILLE, GEORGIA 30453

CHARLES E. REWIS, Mayor
VIRGIL DUCKWORTH, Mayor Pro-Tem
ASHLEY DURRENCE, Council
CAROLYN CRUME-BLACKSHEAR, Council
CURTIS COLWELL, Council
SUSAN K. THOMAS, Council

CHENEY & DAVIS, Attorney
KELLIE MURRAY, City Clerk
DARIEN RENFROE, Recreation Director
DIANNE SAPP, Chief of Police
TOMMY WALLACE, Bldg. Inspector
JAMES D. KIRKLAND, JR., Fire Chief
RODNEY DELOACH, Public Wks. Dir.

RESOLUTION

WHEREAS, the Georgia Planning Act of 19889 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Reidsville, Georgia has participated with Tattnall County and the cities of Cobbtown, Collins, Glennville, and Manassas in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing Progress*, for Tattnall County and its municipalities, including the City of Reidsville; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Tattnall County Joint Comprehensive Plan, *Growing Progress*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

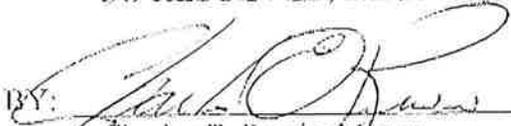
WHEREAS, the City of Reidsville is now desirous of adopting *Growing Progress* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Reidsville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Growing Progress*, as the City of Reidsville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus

replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Reidsville hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 31st day of October, 2013.

BY: 

Charles E. Rewis, Mayor
CITY OF REIDSVILLE

ATTEST: 

Kellie Murray, City Clerk

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established new "Minimum Standards and Procedures for Local Comprehensive Planning," effective January 1, 2013, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Manassas, Georgia has participated with Tattnall County and the cities of Cobbtown, Collins, Glennville, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing Progress*, for Tattnall County and its municipalities, including the City of Manassas; and

WHEREAS, the new joint comprehensive plan has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Tattnall County Joint Comprehensive Plan, *Growing Progress*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, the City of Manassas is now desirous of adopting *Growing Progress* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Manassas hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Growing Progress*, as the City of Manassas' official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2004, and amended with a partial update in 2009.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Manassas hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED, this 22 day of October 2013.

BY: Roy A. Godlee

ATTEST: Wade Rogers

TATTNALL COUNTY Board of Commissioners

FRANK H. MURPHY, CHAIRMAN
EDWARD KENNEDY, District 1
J. DANIEL SHUMAN, District 2
G.W. THOMPSON, District 3
MOURICE COLLINS, District 4
HERBERT J. (BUBBA) BURKHALTER, District 5
KENNY HICKS, Road Superintendent



JOE McGOVERN, County Attorney
FAYE F. HUSSEY, County Manager
FRAN JARRIEL, County Clerk
FAYE L. SMITH, Accounting
SHEILA F. BREWTON, Payroll/Insurance
TRENDIA PORTER, Reception/Solid Waste
DANIELLE BROWN, Reception/Solid Waste

Mr. Brett Manning, Executive Director
Heart of Georgia Altamaha Regional Commission
5405 Oak Street
Eastman, Georgia 31023

RE: Tattnall County Joint Comprehensive Plan Submittal (Tattnall County, Cobbtown,
Collins, Glennville, Manassas, Reidsville)

Dear Brett:

Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have completed preparation of a new joint comprehensive plan, "Growing Progress" under the new 2013 Minimum Planning Standards and Procedures of the Georgia Department of Community Affairs (DCA). Please consider this letter as formal submittal and request for review of this joint comprehensive plan in accordance with the Planning Standards.

As noted in the plan's "Introduction and Executive Summary," this joint comprehensive plan has been developed with appropriate public and community involvement. This community involvement included both a broad-based steering committee, and the holding of the two required public hearings, one near plan initiation, and one after completion of preparation of the plan in draft form.

We formally certify that both the Altamaha Regional Water Plan and the Rules for Environmental Planning Criteria were considered during the process of developing this comprehensive plan. This consideration process is summarized in the plan's "Introduction and Executive Summary."

Please initiate formal review for our joint comprehensive plan in accordance with the DCA Minimum Standards for all three of our governments. If you have any questions concerning our submittal, please contact Faye Hussey, Tattnall County Manager, at (912) 557-4335 or ffhussey@windstream.net, on behalf of all of us.

Sincerely,

Frank H. Murphy, Chairman
Tattnall County Board of
Commissioners

Buddy Collins, Mayor
City of Cobbtown

Kenneth Jarrell, Mayor
City of Collins

Chris Roessler, Mayor
City of Glennville

Roy Godbee, Mayor
City of Manassas

Charles E. Rewis, Mayor
City of Reidsville