

# Wonderful Wilcox – Farm, Family, and Future:



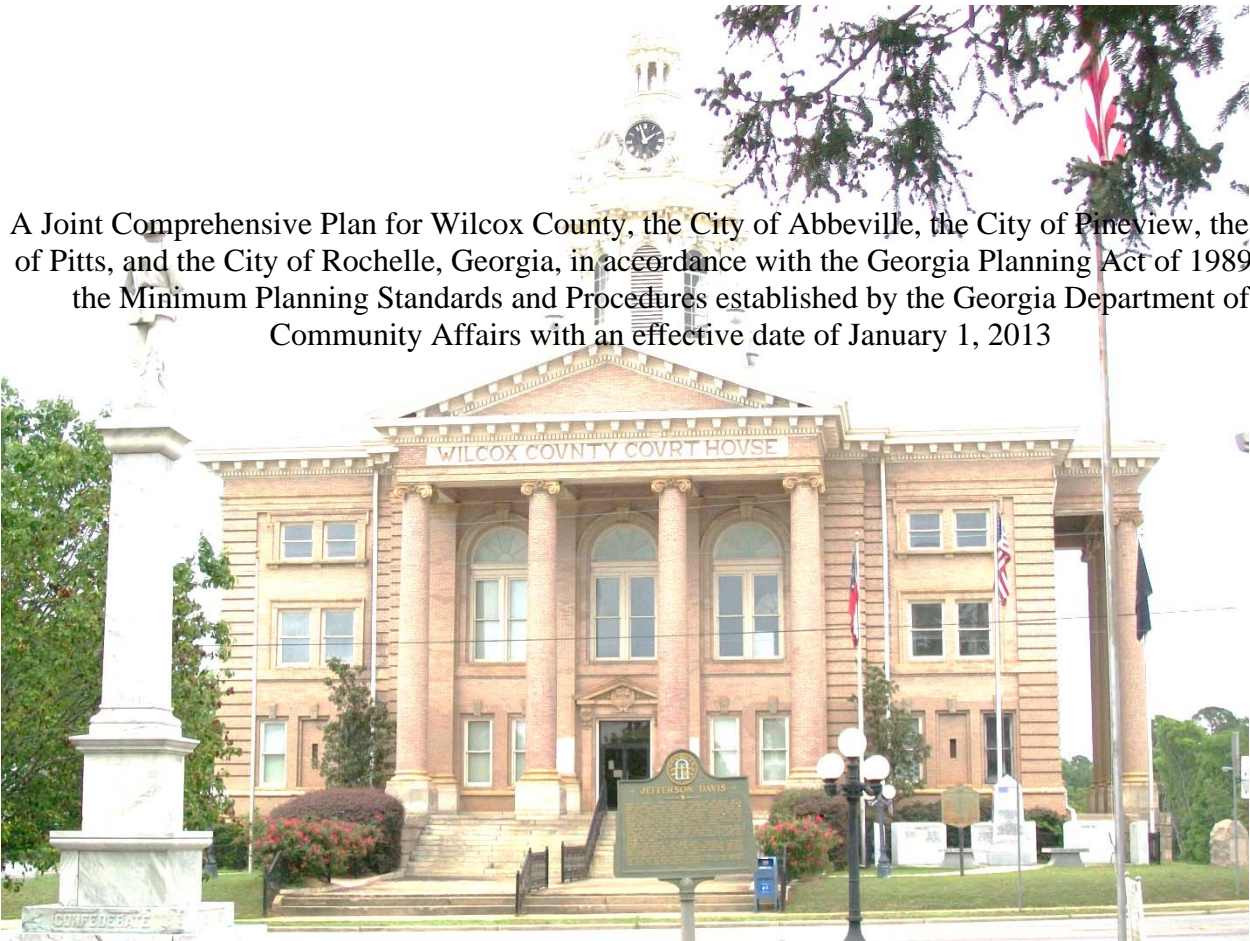
A Joint Comprehensive Plan for Wilcox County, Abbeville,  
Pineview, Pitts, and Rochelle, Georgia



August, 2013

# **Wonderful Wilcox – Farm, Family, and Future:**

A Joint Comprehensive Plan for Wilcox County, Abbeville, Pineview, Pitts and Rochelle, Georgia



A Joint Comprehensive Plan for Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle, 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 Wilcox County Joint Comprehensive Plan Coordination Committee  
The Wilcox County Local Governments

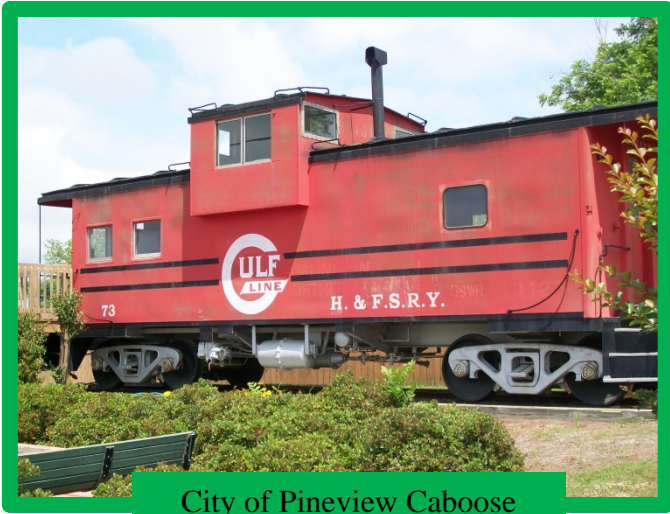
Heart of Georgia Altamaha Regional Commission

August, 2013

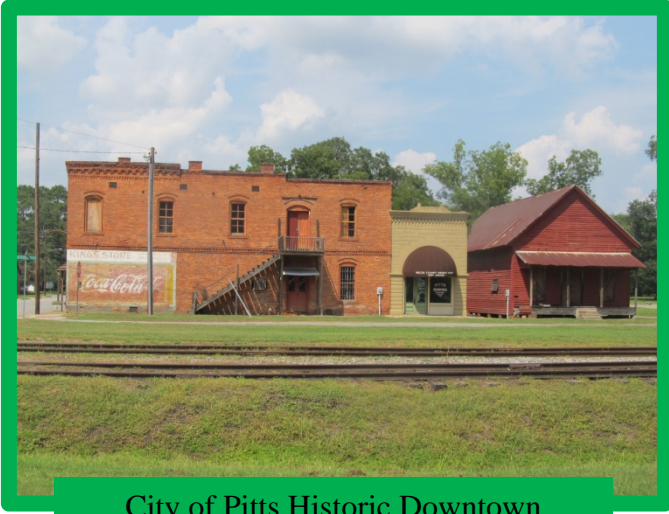




City of Abbeville "Wild Hog Express"



City of Pineview Caboose



City of Pitts Historic Downtown



City of Rochelle Downtown



Wilcox County Courthouse

# Acknowledgements

Although *Wonderful Wilcox* 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 Wilcox County Joint Comprehensive Plan Coordination Committee and staff who faithfully participated.

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# INTRODUCTION AND EXECUTIVE SUMMARY

**Wonderful Wilcox – Farm, Family, and Future: The Wilcox 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 Wilcox County and its municipalities – the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle.

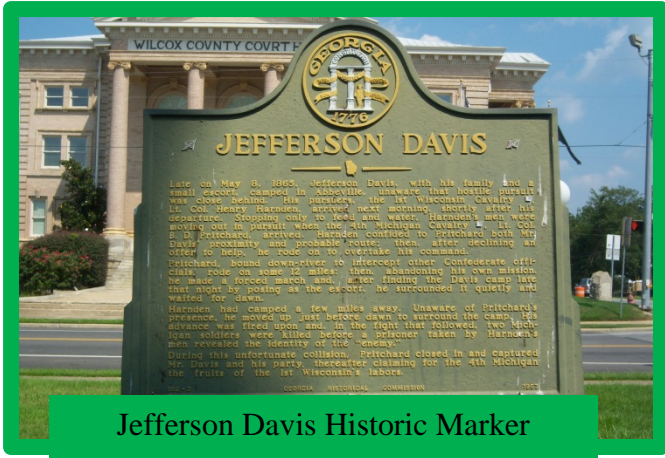
Wilcox County is a small, rural county in south central Georgia with a 2010 Census population of 9,255 (ranking 133<sup>rd</sup> in the state of Georgia). The county's size of 377.7 square miles ranks 64<sup>th</sup> in Georgia (out of 159 counties) giving it a population density of only 24.5 people per square mile, much less than the Georgia total of 168.4/sq. mile, and significantly much less than the U.S. total of 87.4/sq. mile. Over one-fifth (21.8%) of Wilcox's 2010 population was population living in group quarters, nearly all (91%) in the Wilcox State Prison located in the county. The county's population growth from 2000 to 2010 was 7.9%, according to the Census Bureau. This population growth rate was less than half that of the State of Georgia (18.3%), and was also exceeded by the U.S. average (9.7%). Over three-quarters of the growth was actually prison population growth. Wilcox County is one of Georgia's counties described as having persistent poverty, currently measured around 33% of its population, compared to 18% in Georgia overall. The unemployment rate in Wilcox County was 12.3% in 2012. The poverty rate ranks in the top 10 worst in the state, and the unemployment rate in the top 20 worst. Per capita income in Wilcox County also ranks in the top 20 worst in the state, as does median household income. On a brighter note though, per capita income within the county held relatively steady during the economic downturn, having declined only 0.2 percent (adjusted for inflation) from 2001 to 2011. Many rural areas suffered much worse.

Wilcox County has a rich history of early settlement related to the Ocmulgee River, its fields and forests, and its status on the Georgia Frontier. It is believed to have been explored by

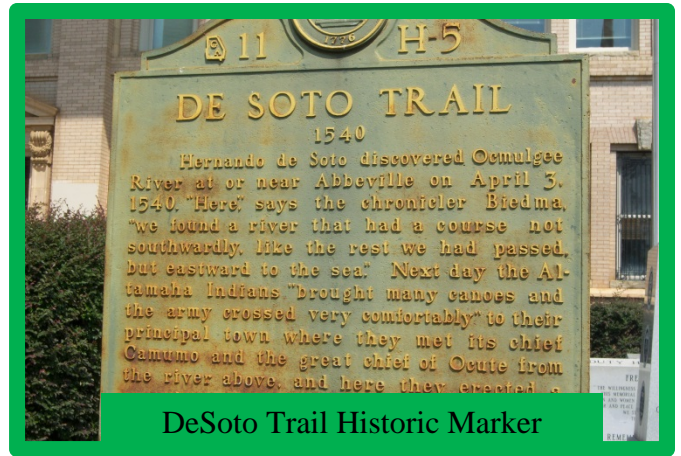
DeSoto; was the site of the last major conflict, the Battle of Breakfast Branch in the Creek Indian War in Georgia; and was where Jefferson Davis spent his penultimate night before capture nearby. It is said that settlers were attracted to the county because of free land, and stayed because of the beautiful streams, rivers, pine forests, healthy spring waters and fertile soils. Although settled early, the county was not formally established until 1857. Growth remained only modest until the arrival of railroads in the late 1800s. The county's heyday of growth was actually from 1880 to 1920 when county population soared from 3,109 in 1880 to 15,511 in 1920. Unfortunately with the decline of the railroads, the advent of the automobile, the subsequent development of highways and larger commercial centers in nearby Cordele, Eastman, and Warner Robins, the Great Depression, and the mechanization of agriculture, Wilcox County and its cities declined in a steady spiral from the population peak in 1920 all the way to the 1990s. Only the opening of Wilcox State Prison in 1994 reversed these trends. Without prison inmate numbers, the current Wilcox County population is less than one-half the county's 1920 population. Population in the county now is relatively stable, and there is some residential growth because of the same reasons initial settlement occurred – the charm, natural beauty, and quality of life afforded by its natural resources, fields, and forests and bedroom community living close to nearby job centers.

As with initial development in the county, Wilcox County's location, scenic natural beauty, its active fields and forests, and overall rural quality of life offer potential for future growth and progress. The county remains a top agricultural county, ranking at or near the top 20 in many row and vegetable crops and forestry. The county is Georgia's cantaloupe production leader and near the top in watermelons and peanuts. Abbeville's Ocmulgee Wild Hog Festival is a widely-known celebration of outdoor amenities, and an example of local civic pride and cooperation, having been given organization and a foundation of success through a local civic club and community involvement. The county's strong family values, many faith-based organizations and dedicated community caring are evident in many endeavors. The same leadership and involvement which brought tourism to the county's healing spring waters and the Georgia Normal College and Business Institute to Abbeville to address educational deficiencies in the early 20<sup>th</sup> century remain evident today. The community school system's motto is "I Believe in You," and it has developed an innovative program, the Patriot Academy for School





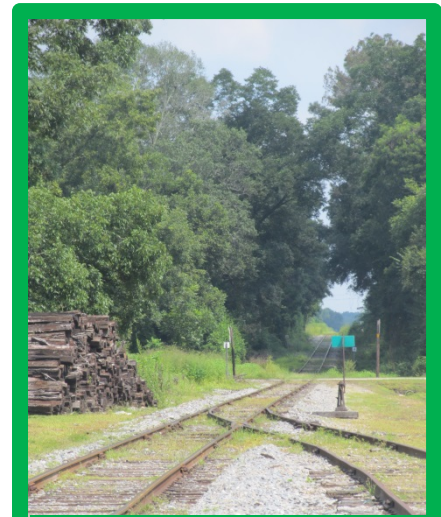
Jefferson Davis Historic Marker



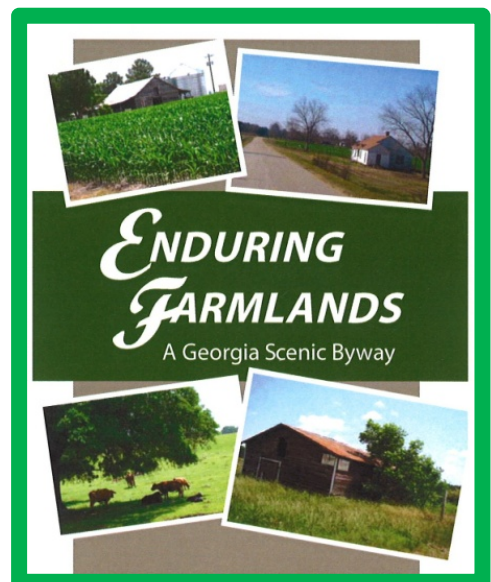
DeSoto Trail Historic Marker



Ocmulgee River at Half Moon Landing



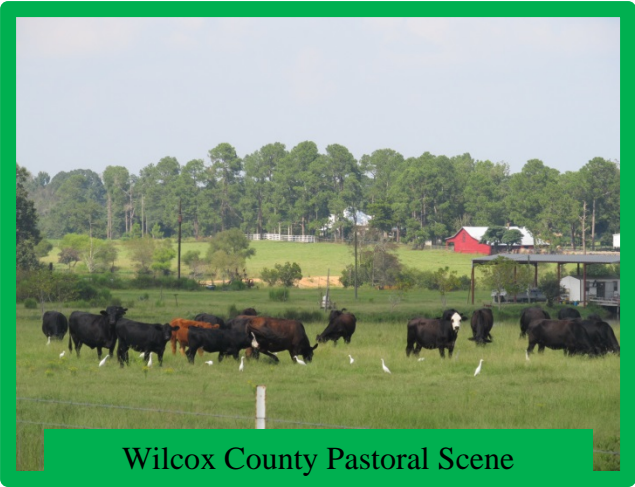
Heart of Georgia Railroad in Pitts



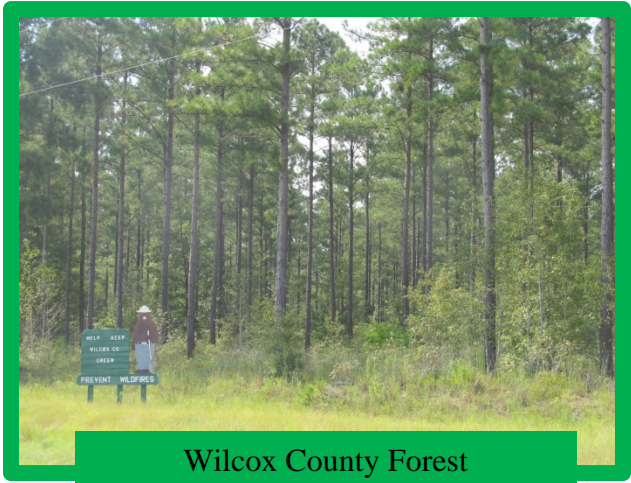
Success (PASS), to improve academic performance and otherwise meet the needs of local students in achieving standards, despite local funding problems. Continuing cooperation, preparation for growth, promoting and accentuating assets can attract additional visitors, residents, and retirees to share in the bucolic, special quality of life available in Wilcox County. The growth of the inland port being created in nearby Cordele, the planned widening of U.S. 280, the further enhancement and support to local agriculture, increasing access and attention to abundant local natural resources of breathtaking beauty and soul-soothing pastoral vistas offer many avenues to facilitate desired, compatible growth and get more people to recognize “Wonderful Wilcox.” There is much opportunity in farm, family and future within the community to recognize this potential and achieve the expressed Community Vision. 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 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 Wilcox 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. “Wonderful Wilcox – Farm, Family, and Future” captures reference to Wilcox County’s agricultural heritage and development to its atmosphere and quality of life, 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 Wilcox County Comprehensive Plan.” The Wilcox County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure, develop more leadership and public/private partnerships, attract new residents and compatible jobs, utilize its natural resources and heritage, and grow tourism, among its guiding aims and principles outlined herein.





Wilcox County Pastoral Scene



Wilcox County Forest



Freight Train in Pitts



U.S. Highway 280 in Abbeville



Wilcox County Agri-Center



Wilcox County Industrial Park

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 Wilcox 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](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://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 Wilcox 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 Wilcox County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://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](http://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](http://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](http://georgiafacts.org). Additional state sponsored economic data is available at [www.georgialogistics.com](http://www.georgialogistics.com). An excellent private data source is [www.city-data.com](http://www.city-data.com).

Population Projections. As noted earlier, the official 2010 Census population of Wilcox County was 9,255, up 7.9% from 2000's 8,577. This growth was less than half that of Georgia's 18.3% and below the national U.S. rate of 9.7%. Even with this, almost all of the growth has been prison population growth, with only minimal real growth. The U.S. Census Bureau estimate for 2012 Wilcox County population is 9,068, a decline of 187 persons from 2010. This suggests very little current growth. The high mark of population in Wilcox County was 1920's 15,511, and the low mark since then was 1970's 6,998 and 1990's 7,008. Wilcox County's location, quality of life, and easy access to larger surrounding growth centers, particularly Cordele, are positive factors and influences to 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 Wilcox County were contained in the Altamaha Regional Water Plan and showed growth to 10,350 in 2030, extrapolated to 10,921 in 2040. Current OPG projections for Wilcox County, as shown on the [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) website, are 11,163 in 2030. 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 Wilcox County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher expected population levels. These include 12,482 in 2030 and 13,380 in 2040.

**Population Projections, Wilcox County**

	2010	2015	2020	2025	2030	2035	2040
<b>OPB, Water Plan</b>	8,878		9,655		10,350		10,921
<b>OPB, georgiastats</b>	9,255	9,757	10,242	10,714	11,163		
<b>Regional Commission</b>	9,255	10,132	10,861	11,643	12,482	13,380	14,344

Sources: Altamaha Regional Water Plan, 2011, [www.altamahacouncil.org](http://www.altamahacouncil.org); [www.georgiastats.uga.edu](http://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. Wilcox County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. While both plans have been cross-consulted and coordinated, it is clear that the two most prominent hazards facing Wilcox 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 Wilcox 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 Wilcox County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Wilcox County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, Altamaha Regional Water Plan (2011), was considered by the Wilcox County Joint

Comprehensive 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 Wilcox County, including Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle, have long been in compliance with the Environmental Planning Criteria, having adopted and implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinances in 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 Wilcox 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 Wilcox County which is consistent with a quality community and the DCA Quality Community Objectives.

Community Involvement. As noted earlier, the Wilcox 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 Wilcox County and its municipalities. To accomplish this,

they created a steering committee, the Wilcox 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.

Wonderful Wilcox – Farm, Family, and Future is truly a locally developed guide to, and framework for, future growth and development of Wilcox County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Wilcox County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to overcome challenges 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 Wilcox 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

Wilcox County is a small rural county which has lost retail development and other enterprises to surrounding larger urban growth centers, but continues to grow slowly. Much of its existing economic base remains closely dependent upon agriculture and a state prison. However, Wilcox's small town atmosphere; caring community; scenic countryside; and abundant natural and cultural resources, including the Ocmulgee River; provide an excellent, slow-paced quality of life appropriate and conducive for living and raising children.

Wilcox County wants to attract new residents and encourage quality growth compatible with and conducive to continuing its quality of life and maintaining its rural character. To accomplish this and encourage compatible future growth, the community's local governments want to continue to develop and expand community facilities supportive of and conducive to such residential and other growth. Continuing improvement of existing water and sewer systems, telecommunications, recreational facilities, educational facilities and services, public safety, law enforcement, and health services, and of the new industrial development park, among other improvements, will provide the capability for accommodating growth and development. Completion of the widening of U.S. 280 and the new Inland Port at nearby Cordele will allow more growth, and attract additional residents, who until more local jobs develop, could commute elsewhere. As the local population grows, new shops and further economic development would be attracted to serve the growing population, and further realize the opportunities Wilcox County offers.

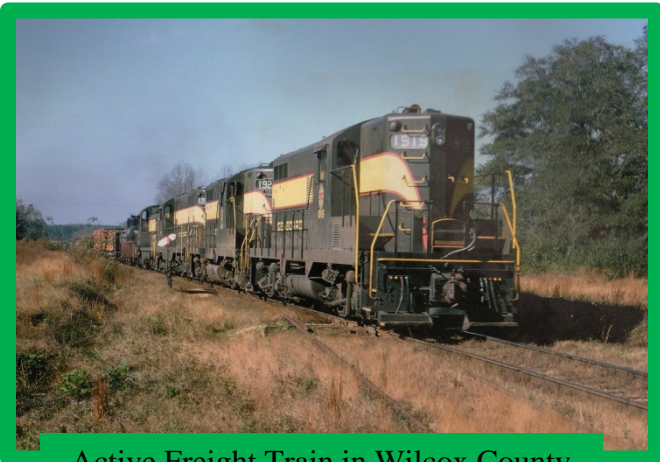
It is said that the use of alliteration in names or descriptions can make something stand out in a crowd and make it more memorable. A short summary of the Wilcox County Community Vision may be titled "Wonderful Wilcox." This alliteration quickly documents Wilcox County's past, present, and its future potential and progress. Wilcox County is both farm and family. The County remains a top agricultural county, being Georgia's cantaloupe producing leader and near the top in watermelons and peanuts. Its people with strong family values, faith-based organizations, and dedicated community caring are evident in all endeavors. The school



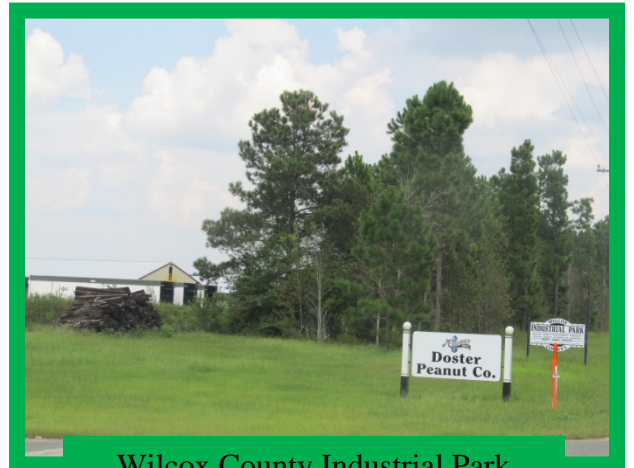
Ocmulgee River at Half Moon Landing



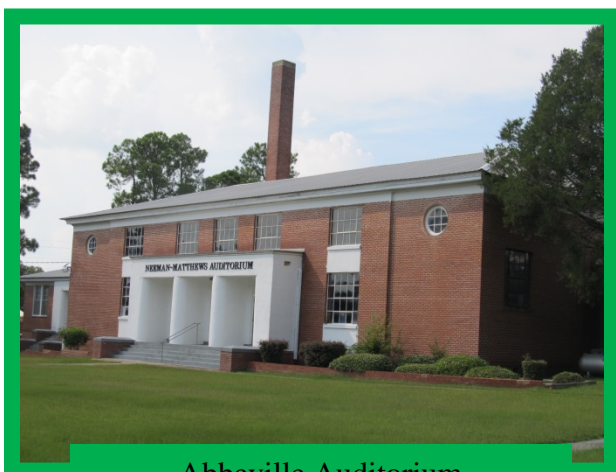
Enduring Farmlands Scenic Byway



Active Freight Train in Wilcox County



Wilcox County Industrial Park



Abbeville Auditorium



Rochelle Baptist Church

system's motto is "I Believe in You." The biggest county festival, the Ocmulgee Wild Hog Festival, owes its organization and success to local civic and community involvement.

Other pertinent alliterative examples illustrative of Wilcox County and its community vision include home and heritage, peanuts and progress, and resources and retirees. A growing percentage of residents have chosen to live in Wilcox County because of its outstanding character and quality of life, while working in nearby areas like Cordele, Warner Robins, or others. It is noted that while the aesthetics and appealing landscape and community characteristics are special, the cost of living within Wilcox County is 20 percent lower than the U.S. average. Heritage is also important within Wilcox County from its believed exploration by Hernando de Soto, to its early Revolutionary War veteran settlers, to the Battle of Breakfast Branch in the Creek Indian War, to its association with Jefferson Davis spending the night shortly before his capture, to its railroad development and the present. Nearly the entire town of Rochelle was placed on the National Register of Historic Places in 2008.

Peanuts and progress could be used to describe the County's agrarian heritage and current economic importance. As noted earlier, peanuts are currently one of the top farm crops of the County, and Doster Peanut Company recently opened a large warehousing/distribution operation just outside Rochelle. The inland port being created in nearby Cordele and the planned widening of U.S. 280 through the County portend of more expected progress. Resources and retirees is descriptive of the abundant natural resources of the county and the natural beauty which aids in the attraction of residential location. The incredible natural resources of Wilcox County include the pastoral scenes and open spaces of its many farms and plentiful forests, but starts with the unmatched natural wonders of the Ocmulgee and Alapaha rivers. There are also historic springs with alleged healing powers and unusual rock outcrops located in the County. All of these attributes serve to create a "Wonderful Wilcox" where current residents show thankful pride, and many more will want to live and work in a special place.

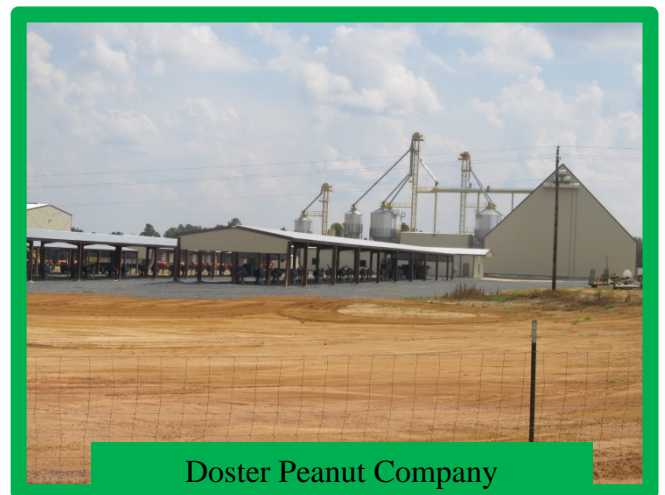
To realize this expected future and larger community of "Wonderful Wilcox," there are needs and expectations. To allow its new residents, workers, and retirees to enjoy a growing Wilcox County with a continuing high quality of life and preservation of its rural character and natural beauty and historic resources, there is need to manage this growth with appropriate land



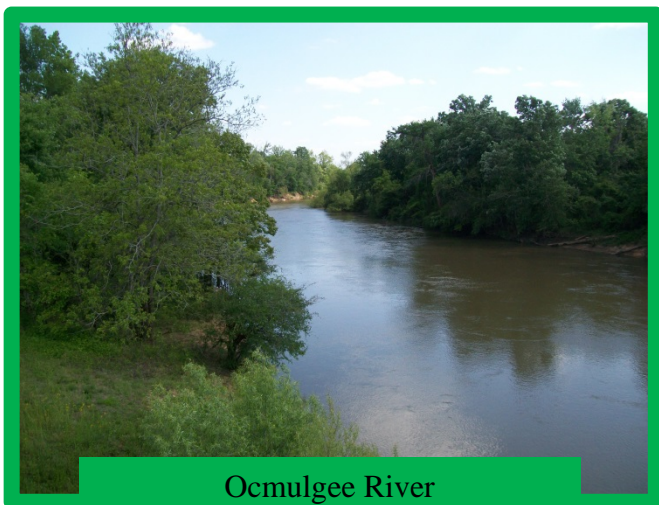
use ordinances. There are needs to improve and upgrade community infrastructure and preserve aesthetics. The agricultural base and farming uses would be maintained and utilized for further economic development. New facilities, amenities, shops, and industries would be developed to both encourage and serve the growing needs and numbers of new residents and retirees. Wilcox County will continue to be seen as a perfect, bucolic place to live, work, and raise children. The quality of its small-town life will be recognized and desired. It truly will be “Wonderful Wilcox.”



Wilcox County Courthouse



Doster Peanut Company



Ocmulgee River



Historic Home in Pitts

# COMMUNITY GOALS

## Economic Development

- Address low education levels
- Address continuing education/job skills improvements
- Develop local leadership program
- Nurture existing businesses/entrepreneurs
- Enhance public-private partnerships
- Support continued viability of state prison
- Support development of inland port at Cordele/Crisp County
- Address/improve infrastructure needs
- Develop/improve local industrial/commercial sites/park
- 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 agriculture/agribusiness/forestry
- Improve transportation access/quality
- Promote quality of life/location
- Enhance intergovernmental cooperation

Wiregrass Georgia Technical College



Doster Peanut Company



Downtown Rochelle Historic District



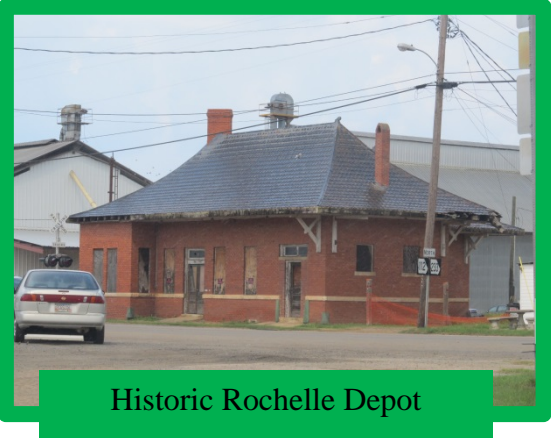
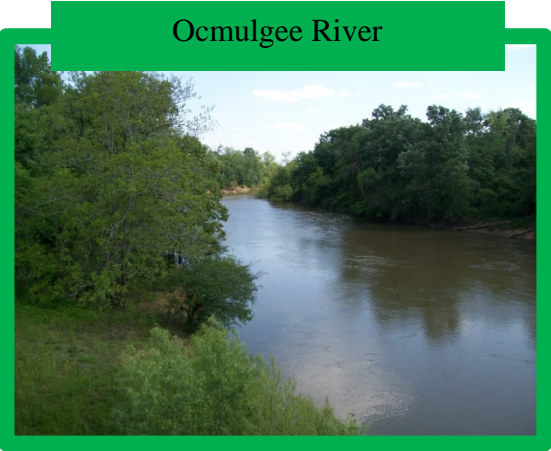
Pineview Caboose Park





**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
- Promote agri-tourism, heritage tourism, recreation and bicycling tourism opportunities



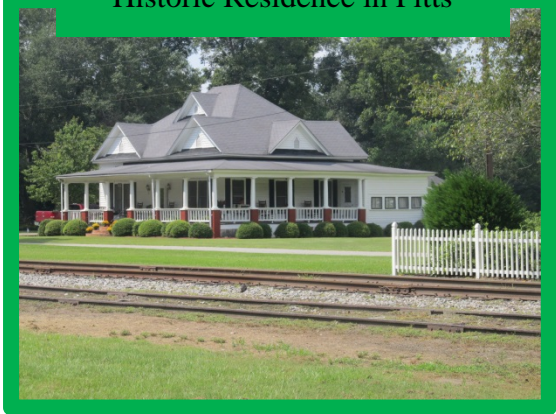
**Housing**

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

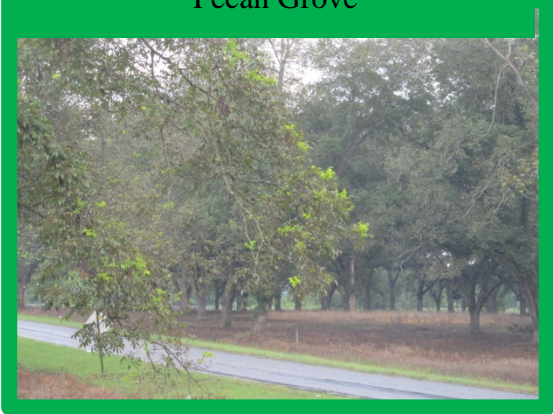
**Land Use**

- Address growth management/community aesthetics
- Develop/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
- Revitalize downtowns

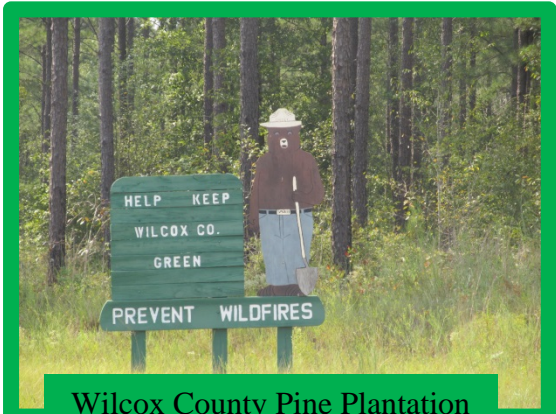
Historic Residence in Pitts



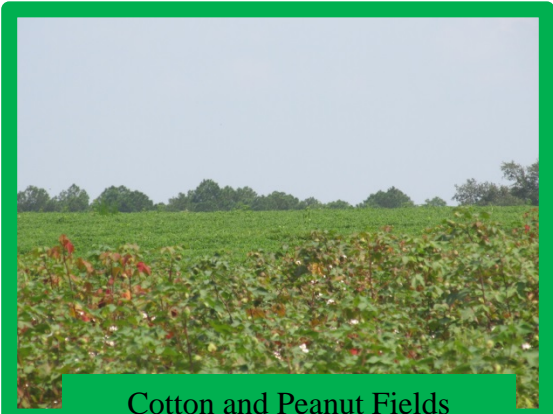
Pecan Grove



Wilcox County Pine Plantation



Cotton and Peanut Fields





**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 health care access/services/equipment 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

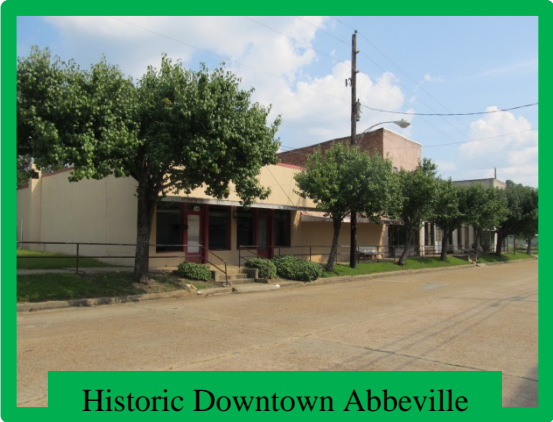
U.S. Highway 280



Abbeville Auditorium



Historic Pitts Gym



Historic Downtown Abbeville

## **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 employees

The community will work to coordinate and enhance economic development marketing efforts through a revitalized Chamber of Commerce, Development Authority, other regional/state agencies, and through expanded public/private partnerships

The community will work with the Cooperative Extension Service, Chamber of Commerce, Wiregrass Georgia Technical College, local civic groups, and others to establish an ongoing local leadership program

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

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 develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will seek and support infrastructure upgrades and improvements that will enhance/promote the community's economic development and quality of life, including broadband/high speed technology capability

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 promote the availability of access to the State inland port development at Cordele/Crisp County in industrial marketing and recruitment efforts

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

The community will work to enhance regional economic development marketing efforts through appropriate use of existing authorities, as well as development and enhancement of activities or authorities with Crisp and/or Ben Hill counties

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

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

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

The community will work to enhance and expand hospitality accommodations and services in order to increase tourism

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 work to support the continued operation and viability of the Wilcox State Prison through all means necessary

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

The community will work to promote increased utilization of the Wilcox Learning Center/Wiregrass Georgia Technical College

The community will seek to attract residential growth through promotion of proximity to nearby regional growth centers and quality of life

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

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

The community will work cooperatively to increase awareness of tourism attractions/opportunities located on the Enduring Farmlands Georgia Scenic Byway

### Natural and Cultural Resources

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

The community will 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, as well as encourage continued ongoing revitalization of historic downtowns in all municipalities

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

The community will seek to pursue expanded recreational facility and park development at a historic springs site and/or along the Ocmulgee River

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 Wilcox County

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 to increase awareness of and promote the Enduring Farmlands Georgia Scenic Byway

The community will seek to conserve, protect, and keep viable its valuable agricultural lands and timberlands, and will work to pursue additional public and private agri-tourism or nature-based tourism venues, such as an agricultural/forestry museum and farmers' market

The community will continue to support, utilize, and promote the Ocmulgee Wild Hog Festival and other community festivals, and will encourage the development of additional venues to further support/cultivate tourism

## 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 construction codes, mobile home regulations, subdivision regulations, and growth management

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

The community will provide guidance to, and for location of, compatible housing development through planning, infrastructure location, 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, attraction of retirees, and new residents and commuters

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 coordinate and cooperate to implement and enforce the need for land use planning, subdivision/mobile home regulations, growth management and code enforcement in all jurisdictions

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 forestry and agriculture as viable, functioning land uses

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

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

The community will continue to seek and support the upgrade of U.S. 280 and other transportation improvements, as well as the promotion of U.S. 280 and the Enduring Farmlands Georgia Scenic Byway for tourism and economic development purposes

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

The community will encourage growth which preserves and protects its significant natural resources, rural character, and quality of life

The community will continue to develop and improve recreation/leisure/river use facilities and programs, including park and facility development at historic springs site or along the Ocmulgee River

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

The community will seek and support infrastructure upgrades and improvements that will enhance/promote the community's economic development and quality of life, including broadband/high speed technology capability

### 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 coordinate, maintain, upgrade, and expand its existing infrastructure and services to enhance economic development and the quality of life, and to attract desired, compatible growth and development

The community will pursue, develop, and promote transportation improvements of all types (highway, 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 continue to seek and support the upgrade of U.S. 280 and other transportation improvements, as well as the promotion of U.S. 280 and the Enduring Farmlands Georgia Scenic Byway for tourism and economic development purposes

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

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

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

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

The community will enhance and promote existing parks and river landings, and establish new parks/recreational facilities and activities, including at a historic springs site or along the Ocmulgee River, to serve existing and future populations and to further cultivate/support tourism

The community will provide and maintain adequate government facilities and services

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 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 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 seek and support availability of appropriate broadband telecommunications service infrastructure upgrades and improvements that will enhance/promote economic development efforts and improve the quality of life

### 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 Wilcox County

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

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

# **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 Wilcox 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 illiteracy rates
- Increase utilization of Wilcox Learning Center/Wiregrass Georgia Technical College

##### Opportunities:

- Patriot Academy for School Success (PASS) program
- Support/participate in programs, such as Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life
- Wiregrass Georgia Technical College's Adult Learning Center in Rochelle

#### 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 and to retain local graduates

##### Opportunities:

- Wiregrass Georgia Technical College's Adult Learning Center in Rochelle

### Issue 3: Local leadership program development

#### Needs:

- Establish and promote participation in a local leadership program

#### Opportunities:

- Cooperative Extension Service

### Issue 4: Existing business/entrepreneur retention

#### Needs:

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

#### Opportunities:

- Local Chamber of Commerce revitalization underway

### Issue 5: Public-private partnership enhancement

#### Needs:

- Revitalize local Chamber of Commerce
- Establish and promote participation in local leadership program
- Reactivate Joint Development Authority
- Consider organizing Joint Development Authority with Crisp and/or Ben Hill counties
- Enhance cooperation with local, regional, and state organizations/agencies

Opportunities:

- Local Chamber of Commerce revitalization underway
- Potential Joint Development Authority reactivation
- Active local civic clubs
- Cooperative Extension Service

Issue 6: State prison viability

Needs:

- Support continued viability of Wilcox State Prison in Abbeville
- Continued local, regional, and state cooperation

Issue 7: Inland port development in Cordele/Crisp County

Needs:

- Support development inland port in adjacent Cordele/Crisp County
- Consider Joint Development Authority with Crisp County
- Enhanced local, regional, and state cooperation
- Promote Wilcox County as bedroom community

Opportunities:

- Close proximity of and access to inland port development in Cordele/Crisp County

Issue 8: Infrastructure provision/maintenance/upgrades

Needs:

- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- Develop infrastructure/extend water and sewer to Wilcox County Industrial Park

to aid in industrial recruitment

- Seek/support availability of appropriate local broadband telecommunications service

Opportunities:

- Economic Incentive Program (EIP), Community Development Block Grant (CDBG) and other potential federal/state funding sources
- Available Heart of Georgia Railroad sidetracks

Issue 9: Local industrial/commercial sites/parks

Needs:

- Further develop/improve Wilcox County Industrial Park in Rochelle, via provision of water/sewer, spec building, and/or other infrastructure as needed to aid in industrial recruitment
- Market/develop industrial site in Abbeville
- Coordinate marketing of available sites for industrial development
- Enhance economic development funding/activities/marketing through active Chamber of Commerce, Joint Development Authority, possible Joint Development Authority with Crisp and/or Ben Hill counties, and other regional/state agencies
- Utilize/promote available Heart of Georgia Railroad sidetracks

Opportunities:

- Wilcox County Industrial Park in Rochelle
- Industrial site in Abbeville
- Joint Development Authority reactivation
- Possible Joint Development Authority with Crisp and/or Ben Hill counties
- Chamber of Commerce revitalization underway
- Available Heart of Georgia Railroad sidetracks



## Issue 10: 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/market agriculture/agribusiness development
- Enhance economic development funding/activities/marketing through active Chamber of Commerce, Joint Development Authorities, and other regional/state agencies
- Market Wilcox County Industrial Park (Rochelle) and industrial site in Abbeville and provide needed infrastructure (water, sewer, spec building, and other)
- Develop marketing strategy and materials, including industrial recruitment package
- Complete revitalization of local Chamber of Commerce
- Reactivate Joint Development Authority
- Consider organizing Joint Development Authority with Crisp and/or Ben Hill counties
- 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 Abbeville, Pineview, Pitts, and Rochelle
- Establish Joint Downtown Development Authority
- Promote and develop additional opportunities for nature-based and agri-tourism
- Promote available Heart of Georgia Railroad sidetracks
- Market as bedroom community
- Advocate for U.S. 280 multi-laning

## Opportunities:

- Proximity to inland port development in Cordele
- Bedroom community promotion

- Doster Peanut Company
- Available Heart of Georgia Railroad sidetracks
- Enduring Farmlands Georgia Scenic Byway
- Half Moon Landing upgrades

#### Issue 11: Downtown revitalization

##### Needs:

- Support/target downtown revitalization and investment efforts in Abbeville, Pineview, Pitts, and Rochelle
- Establish Joint Downtown Development Authority
- Utilize/promote Rochelle National Register Historic District for heritage tourism and encourage building rehabilitation using historic preservation tax incentives

##### Opportunities:

- Rochelle National Register Historic District
- Wilcox County Courthouse renovations
- Old Abbeville City Hall
- Rochelle Depot
- Abbeville School and Auditorium
- Pineview caboose

#### Issue 12: Growth management/rural character preservation

##### Needs:

- Proactively manage and guide future growth and development through community investment and appropriate regulation
- Develop land management plan to guide/promote development
- Market continued agricultural land uses
- Promote/develop increased agri-tourism

Opportunities:

- Enduring Farmlands Georgia Scenic Byway

Issue 13: 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
- Promote/market Enduring Farmlands Georgia Scenic Byway for nature-based and heritage tourism and agri-tourism
- Participate in Ocmulgee River Water Trail Partnership
- Support/promote existing Ocmulgee Wild Hog and other community festivals and organize others, as appropriate
- Seek further upgrades at Half Moon Landing on Ocmulgee River
- Upgrade Statham Shoals Public Landing on Ocmulgee River

Opportunities:

- Enduring Farmlands Georgia Scenic Byway
- Ocmulgee Wild Hog Festival
- Go Fish Program upgrades completed at Half Moon Landing
- Ocmulgee River Water Trail Partnership
- Rochelle National Register Historic District
- Wilcox Agri-Center Facility

Issue 14: Outdoor amenities/natural resources

Needs:

- Utilize/promote outdoor amenities/natural resources of Wilcox County
- Develop/enhance/promote nature-based and recreation tourism, agri-tourism, and

heritage tourism

- Promote/market Enduring Farmlands Georgia Scenic Byway
- Participate in Ocmulgee River Water Trail Partnership
- Seek further upgrades at Half Moon Landing on Ocmulgee River
- Upgrade Statham Shoals Public Landing on Ocmulgee River

Opportunities:

- Ocmulgee and Alapaha rivers
- Half Moon and Statham Shoals public landings on Ocmulgee River
- Ocmulgee River Water Trail Partnership
- Ocmulgee Wild Hog Festival
- Enduring Farmlands Georgia Scenic Byway

Issue 15: Agricultural/agribusiness/forestry uses viability

Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-business, agri-tourism, and nature-based tourism
- Market agricultural uses
- Promote/develop agri-tourism venues and events, such as existing Ocmulgee Wild Hog Festival and others with agrarian theme
- Work to support/enhance local agriculture and agribusiness
- Promote/market Enduring Farmlands Georgia Scenic Byway

Opportunities:

- Doster Peanut Company
- Ocmulgee Wild Hog Festival
- Enduring Farmlands Georgia Scenic Byway
- Wilcox Agri-Center facility

Issue 16: Transportation access/quality

Needs:

- Seek transportation improvements (highway, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts and bedroom community promotion
- Improve transportation access/quality, such as US 280 multi-laning through Wilcox County and to inland port development in adjacent Cordele/Crisp County
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Promote usage of Enduring Farmlands Georgia Scenic Byway

Opportunities:

- T-SPLOST funding, which will help pay for road and street upgrades countywide
- U.S. 280 access to developing inland port in Cordele/Crisp County
- Enduring Farmlands Georgia Scenic Byway

Issue 17: Quality of life/location

Needs:

- Promote the excellent quality of life, lower cost of living, and convenient location of Wilcox County to potential residents and businesses
- Market Wilcox County as bedroom community
- 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

Issue 18: Intergovernmental cooperation enhancement



Needs:

- Enhance intergovernmental cooperation on the local, regional, and state levels
- Reactivate Joint Development Authority
- Consider establishing Joint Development Authority with Crisp and/or Ben Hill counties

Opportunities:

- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Possible reactivated Joint Development Authority and establishment of new organization with Crisp and/or Ben Hill counties

Natural and Cultural Resources

Issue 1: Conservation/utilization of rivers/natural areas

Needs:

- Seek to conserve/protect the Ocmulgee and Alapaha rivers
- Encourage conservation/protection of county's historic natural springs sites and other environmentally sensitive areas
- Upgrade Statham Shoals and Half Moon public landings along the Ocmulgee River, as needed
- Develop short Ocmulgee River excursion or other event(s) along river in conjunction with Ocmulgee Wild Hog Festival
- Pursue potential park development along Ocmulgee River or at historic spring site
- Promote nature-based tourism
- Participate in Ocmulgee River Water Trail Partnership
- Continue enforcing existing Environmental Conservation Ordinance

Opportunities:

- Ocmulgee and Alapaha rivers
- Go Fish improvements at Half Moon Landing
- Statham Shoals Landing
- Ocmulgee River Water Trail Partnership
- Environmental Conservation Ordinance

Issue 2: Protection of significant natural resources

Needs:

- Conserve/protect Wilcox 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
- Protect/conserve county's ample water supply
- 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
- Promote nature-based and agri-tourism

Opportunities:

- Environmental Conservation Ordinance
- Ample water supply
- Heart of Georgia Altamaha RC Regional Resource Plan

### Issue 3: Open spaces/agricultural/forestry uses viability

#### Needs:

- Maintain viability of open spaces and agricultural/forestry uses
- Encourage development and promotion of agri-businesses, agri-tourism, nature-based tourism, and other economic efforts supportive of agriculture and forestry
- Pursue development of Farmers' Market, possibly utilizing Wilcox Agri-Center facility near Rochelle
- Continue to support/promote Wilcox Agri-Center
- Preserve rural agricultural character
- Seek possible development of local agricultural/forestry museum
- Manage desired growth through appropriate land use and environmental regulations countywide
- Promote usage of Enduring Farmlands Georgia Scenic Byway

#### Opportunities:

- Unspoiled open spaces
- Low population density
- Valuable agricultural lands and timberlands
- Agricultural/forestry traditional land uses
- Existing businesses, such as Doster Peanut Company
- Wilcox Agri-Center
- Enduring Farmlands Georgia Scenic Byway

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

#### Needs:

- Encourage and cultivate compatible uses/economic development of Wilcox 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 Abbeville, Pineview, Pitts, and Rochelle

Opportunities:

- Increased usage of Ocmulgee and Alapaha rivers
- Historic resources, including Wilcox County Courthouse; Rochelle Depot; Abbeville and Pineview cabooses; former Abbeville City Hall; Abbeville School and Auditorium; Rochelle National Register Historic District; Pitts Gym; 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 (Wilcox County Courthouse and Rochelle National Register Historic District) for heritage tourism
- Organize Wilcox County Historical Society
- Promote increased heritage tourism
- Support ongoing historic downtown revitalization efforts in Abbeville, Pineview, Pitts, and Rochelle
- Complete Wilcox County Courthouse renovations
- Continue to utilize Wilcox Arts Council's rehabilitated Abbeville School and Auditorium for education and entertainment purposes
- Seek public acquisition of Rochelle Depot and pursue museum development
- Improve/enhance Pineview Caboose Park
- Rehabilitate former Abbeville City Hall for community use and Abbeville Caboose as welcome center
- Pursue park development at historic spring sites

- Market and promote usage of Jefferson Davis Heritage Trail through Wilcox County
- Promote usage of Enduring Farmlands Georgia Scenic Byway to increase heritage tourism
- Develop park in downtown Pitts, including reconstruction of historic depot

Opportunities:

- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners within Rochelle National Register Historic District
- Historic Abbeville School and Auditorium
- Rochelle Depot
- Pineview Caboose Park
- Historic downtowns in Abbeville, Pineview, Pitts, and Rochelle
- Ongoing Wilcox County Courthouse renovations
- Jefferson Davis Heritage Trail
- Enduring Farmlands Georgia Scenic Byway
- Pitts Gym

Issue 6: Agri-tourism, heritage tourism, recreation and bicycling tourism promotion

Needs:

- Promote increased agri-tourism, heritage tourism, recreation and bicycling tourism
- Reconstruct historic Pitts Depot in new park for multi-purpose use (possible museum, community center, and Clerk's office)
- Market Jefferson Davis Heritage Trail through county
- Promote usage of Enduring Farmlands Georgia Scenic Byway
- Organize local farmers' market
- Investigate developing local agriculture/forestry museum
- Support Ocmulgee Wild Hog Festival and other existing celebrations countywide

and encourage their expansion and/or develop new ones, as appropriate

- Pursue park development at springs site or along Ocmulgee River

Opportunities:

- Ocmulgee and Alapaha rivers
- Jefferson Davis Heritage Trail
- Enduring Farmlands Georgia Scenic Byway
- Ocmulgee Wild Hog Festival
- Wilcox Agri-Center
- Wilcox County Recreation Park

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 non-profit housing repair program to help address housing needs

Opportunities:

- Pursue CDBG and other public/private programs to rehabilitate low and moderate income housing



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
- Continue support for private sector development of elderly housing
- Seek to encourage diverse mix of safe, quality housing, including affordable, rental, and compatible workforce housing
- Encourage development near existing infrastructure
- Pursue development of additional subsidized rental units

Opportunities:

- Ample land available

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

Needs:

- Improve existing/develop subdivision/manufactured housing, ordinances, land use regulation and code enforcement
- Consider establishing joint codes enforcement throughout Wilcox County and its municipalities

Issue 5: Retirees/new residents sought

Needs:

- Market ample land availability to potential new residents
- Continue support for private sector development of elderly housing
- Seek to encourage diverse mix of safe, quality housing, including affordable, rental, and compatible workforce housing
- Additional affordable housing
- Housing rehabilitation
- Pursue development of additional subsidized rental units

Opportunities:

- Ample available land

Land Use

Issue 1: Growth management/community aesthetics

Needs:

- Address growth management through appropriate, coordinated regulation (land use, subdivision, mobile home)
- Improve community appearance/aesthetics through joint codes enforcement and other means
- Continue downtown revitalization efforts and streetscape improvements in Abbeville, Pineview, Pitts, and Rochelle
- Utilize infrastructure expansion to guide growth
- Preserve agricultural/forestry land uses
- Upgrade zoning ordinance/subdivision regulations in Abbeville and Rochelle
- Establish countywide planning committee/commission
- Develop land management plan to guide/promote development

Opportunities:

- Existing zoning ordinance/subdivision regulations in Abbeville and Rochelle
- Ongoing downtown revitalization efforts in Wilcox County's municipalities

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

Needs:

- Develop subdivision/manufactured housing/land use regulation/code enforcement in Pineview, Pitts, and unincorporated Wilcox County and coordinate countywide
- Upgrade existing zoning ordinance/subdivision regulations in Abbeville and Rochelle

Opportunities:

- Existing zoning ordinance/subdivision regulations in Abbeville and Rochelle

Issue 3: Planned development

Needs:

- Guide/plan development
- Establish countywide planning committee/commission
- Upgrade infrastructure to Abbeville industrial site
- Develop/provide infrastructure to Wilcox County Industrial Park
- Develop land management plan to guide/promote development
- Utilize infrastructure expansion to guide growth
- Develop natural gas services
- Upgrade telecommunications services

Opportunities:

- Abbeville industrial site
- Wilcox County Industrial Park

- New Family Dollar store in Abbeville

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

Needs:

- Preserve open space, agricultural, and forestry land uses
- Maintain rural character/quality of life preservation

Opportunities:

- Existing open space, agricultural, and forestry acreage

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
- Ocmulgee and Alapaha rivers
- Historic spring sites

Issue 6: Infill development

Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth
- Develop natural gas services
- Upgrade telecommunications services

- Continue downtown revitalization efforts in Abbeville, Pineview, Pitts, and Rochelle

Opportunities:

- Existing downtown revitalization efforts in Wilcox County's cities

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

Needs:

- Develop/improve recreational/leisure facilities and programs
- Utilize and promote upgraded Half Moon Public Landing on Ocmulgee River and pursue additional improvements as needed
- Seek to upgrade Statham Shoals Public Landing on the Ocmulgee River
- Pursue park development at historic springs site/Ocmulgee River
- Actively participate in Ocmulgee River Water Trail Partnership

Opportunities:

- Ocmulgee and Alapaha rivers
- Go Fish improvements at Half Moon Landing
- Statham Shoals Landing
- Historic springs sites
- Ocmulgee River Water Trail Partnership
- Wilcox County Recreation Park

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
- Upgrade infrastructure to Abbeville industrial site
- Develop/provide infrastructure to Wilcox County Industrial Park
- Develop land management plan to guide/promote development
- Establish countywide planning committee/commission

Opportunities:

- Abbeville industrial site
- Wilcox County Industrial Park in Rochelle

Issue 9: Downtown revitalization

Needs:

- Continue downtown revitalization efforts in Abbeville, Pineview, Pitts, and Rochelle
- Establish Joint Downtown Development Authority
- Encourage building rehabilitation using historic preservation tax incentives within the Rochelle National Register Historic District
- Complete rehabilitation of former Abbeville City Hall for community use
- Improve/enhance Pineview Caboose Park
- Recreate Pitts Depot in new park for multi-purpose use (museum, community center, Clerk's office)

Opportunities:

- Ongoing downtown revitalization efforts in Wilcox County's cities
- Rochelle National Register Historic District
- Former Abbeville City Hall renovations underway
- Pineview Caboose Park



## 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/high speed telecommunications capability
- Develop natural gas infrastructure
- Improve coordination for infrastructure extensions to industrial sites

### Issue 2: Transportation access/quality

#### Needs:

- Improve/upgrade developmental highways/four-lane connectors, including US 280
- Upgrade more county roads, city streets, and equipment
- Promote Enduring Farmlands Georgia Scenic Byway usage
- Utilize/market existing rail spurs at Abbeville, Pitts, and Seville
- Develop railroad spur to Wilcox County Industrial Park in Rochelle
- Seek streetscape/sidewalk/drainage improvements in Wilcox municipalities, as needed
- Support development of Inland Port in Cordele

#### Opportunities:

- Passage of T-SPLOST in Heart of Georgia Altamaha RC Region
- Inland Port development in Cordele

### Issue 3: Infrastructure to guide growth

Needs:

- Utilize infrastructure expansion/upgrades to guide growth (water, sewer, natural gas, broadband telecommunications, etc.)

Issue 4: Educational facilities/services

Needs:

- Maintain quality educational facilities, programs, and services and expand/improve, as needed
- Continue utilization of Patriot Academy for School Success (PASS) program
- Increase utilization of Wilcox Learning Center/Wiregrass Georgia Technical College
- Consider participation in Great Promise Partnership program

Opportunities:

- Patriot Academy for School Success (PASS) program
- Wilcox Learning Center in Rochelle
- Wiregrass Georgia Technical College
- Great Promise Partnership

Issue 5: Governmental facilities/services

Needs:

- Provide/maintain adequate government facilities and services, and enhance as needed
- Complete renovations to historic Wilcox County Courthouse
- Construct new Wilcox County office facility
- Reconstruct Pitts Depot in new park for multi-purpose use, including City Clerk's office
- Expand Abbeville City Hall

Opportunities:

- Historic Wilcox County Courthouse in Abbeville

Issue 6: Public safety/fire service

Needs:

- Continue to upgrade public safety/fire facilities and services as needed
- Provide fire service enhancement/equipment maintenance/improvements
- Provide adequate training for public safety/fire personnel and provision of adequate equipment
- Maintain Wilcox State Prison
- Obtain/upgrade communications equipment
- New joint countywide jail facility
- Upgrade emergency shelters, including generators, showers, and other improvements
- Construct new Abbeville Police Department facility

Opportunities:

- Phase II E-911 upgrade with Dodge County
- Wilcox State Prison

Issue 7: Health care access

Needs:

- Continue to maintain/upgrade health care access, facilities, services, and equipment in the Wilcox community

Issue 8: Solid waste management/recycling

Needs:

- Maintain appropriate solid waste management/recycling facilities/programs/initiatives as needed
- Pursue expansion of existing recycling program
- Investigate feasibility of privatizing solid waste collection in unincorporated area of Wilcox County

Opportunities:

- Existing recycling program

Issue 9: Recreational/leisure facilities

Needs:

- Develop/improve and maintain park/recreation facilities, such as Statham Shoals and Half Moon public landings on the Ocmulgee River, and develop tourism opportunities
- Seek to develop park at historic springs site/along Ocmulgee River
- Acquire additional land/develop new recreation facilities
- Construct walking tracks in Abbeville and Pitts
- Obtain lighting for Pineview walking track

Opportunities:

- Go Fish upgrades at Half Moon Landing
- Historic Pitts Gym upgrades
- Wilcox County Recreation Park

Issue 10: Cultural facilities/activities

Needs:

- Enhance and promote utilization of cultural facilities/activities, such as Abbeville Auditorium Complex and community festivals

- Seek to expand local cultural opportunities through Wilcox Arts Council and other appropriate means
- Complete renovation of old Abbeville City Hall for community use
- Seek public acquisition of historic Rochelle Depot for possible museum development

Opportunities:

- Abbeville School and Auditorium Complex
- Ocmulgee Wild Hog Festival and other annual festivals/celebrations countywide
- Pineview Community Center renovations
- Pitts Gym renovations

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

## 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 Wilcox County. Wilcox County's heyday came from farming, entrepreneurship and railroad establishment, resulting also in a population boom in the late 1800s and early 1900s. Wilcox State Prison, and keeping agriculture relevant and vital, along with highways and location, have recently stabilized growth in the county, despite suffering a long period of decline during the 20<sup>th</sup> century.

Wilcox County is an early frontier county and battleground in the Creek Indian wars of Georgia settled in the early 1800s, but not formally established until 1857. It has been said that settlers were attracted by free land, but stayed because of the county's beautiful streams, rivers, pine forests, fertile soil, and healing waters. Transportation and access to markets were always important, first through the Ocmulgee River and later the advent of railroads. The community exhibited early tourism to the county's famed springs and exhibited leadership in attraction of the Georgia Normal College and Business Institute to Abbeville. History and cultural resources have always held prominent places in the county from DeSoto's exploration along the Ocmulgee, to the last battle in the Creek Indian War (Battle at Breakfast Branch), to the last free nights of Jefferson Davis prior to his capture. Nearly the entire community of Rochelle was placed on the National Register of Historic Places in 2008, and the Wilcox County Courthouse in Abbeville is a noted historic landmark visible for several miles. Agriculture has always remained important to the county, and today the county remains one of Georgia's top agricultural producers, ranking at the top in cantaloupes and near the top in watermelons and peanuts. The decline of railroads, the advent of the automobile and subsequent development of highways, the Great Depression, and the mechanization of agriculture all contributed to a long period of decline within Wilcox

County. Wilcox County and its cities declined and lost growth to nearby commercial centers, particularly in Cordele and Eastman. From a peak population in 1920, Wilcox County suffered economic contraction and population loss all the way to the 1990s. Only the opening of Wilcox State Prison in 1994 reversed, or at least stabilized, these trends. Wilcox's abundant natural resources, its working farms and forests, transportation access, and location are again key strengths upon which to attract future growth and development. The county has unrealized potential for bedroom community growth, tourism, and economic development utilizing its agriculture, forest, and wild and scenic places. Its location, particularly close to Cordele and its inland port development, highway access, and associated rural character and quality of life allow facilitation and opportunities to capitalize on these trends. There are other local economic strengths and opportunities available today for exploitation and development.

There are continuing needs for Wilcox County's economic development. Incomes in Wilcox County remain relatively low. The per capita income in Wilcox County is \$25,300, about 70 percent that of Georgia as a whole. Median household income is \$30,500, about 67% that of Georgia. Approximately one-third of Wilcox County citizens are in poverty, compared to only 18 percent in Georgia as a whole. Over 40 percent 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 12.3 percent in 2012, compared to 9% in the state. Almost one-fourth of county workers work in nearby Crisp County (Cordele). Job skills of local residents are also a concern; about 25 percent of local residents are without a high school diploma compared to 16 percent statewide. Transfer payments represent more than one-third of total personal income in the county compared to about 18 percent statewide.

There are opportunities and cause for optimism for economic development in Wilcox County as well. Wilcox County is a top agricultural producing county. There are eight (8) manufacturers located in the county, most of them home-grown. The county is served by short line railroad with easy connection to both of Georgia's Class 1 railroads. Employment within the county remains concentrated within educational, health care and social assistance workers (19.8%); government (25%); agricultural, forestry, fishing (19%); and transportation/warehousing (10%) sectors. This reflects the stability and importance of



agriculture and the state prison within the county, as well the local schools. The large transportation/warehousing sector suggests the county is in position for positive influence from the Cordele Inland Port. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Wilcox 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 Wilcox 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 Wilcox County.

#### Address Low Educational Levels/Improve Jobs Skills

Wilcox County will continue to support its school system, and their PASS Program, the adult education center in Rochelle and other Wiregrass Georgia Technical College programs, and regional Workforce Investment Act programs. It will revitalize its Chamber of Commerce and Development Authority, develop a local leadership program and other public/private partnerships, and utilize civic groups 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 establishment of a local farmers market, utilization of the Georgia Grown program, and the marketing and development of agri-tourism are other means. The recent expansion of Doster Peanut Company is an excellent example. The Wilcox Agri-Center offers many additional opportunities.

### Address/Improve Infrastructure Needs

The Wilcox County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs. The lack of appropriate broadband telecommunications access will also be addressed. The Wilcox County Industrial Park at Rochelle will need to be fully served with infrastructure to further prepare for growth and development.

### Nurture Existing Businesses/Entrepreneurs

The Wilcox County community will work through its Development Authority and in cooperation with Wiregrass Georgia Technical College and state agencies to meet local needs and encourage expansions and new local business development.

### Attract New Businesses

The Wilcox County community through its Development Authority, Chamber of Commerce, and intergovernmental cooperation will seek compatible business and industrial development. The recent cooperation necessary for realizing the expansion of Doster Peanut Company is an example.

### Develop/Enhance Tourism

Wilcox County, was once a destination for Georgia tourism because of its natural springs and their healing waters. The Ocmulgee and Alapaha rivers and other outdoor amenities; many historic structures; existing and potential festivals; its location along U.S. 280 and U.S. 129; the Agri-Center; as well as its farms and scenic countryside offer much more potential to increase visitors. The Ocmulgee Wild Hog Festival is already well-known and can be used as a springboard.

### Improve Transportation Access/Quality

The recently passed regional T-SPLOST will result in 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, and increase the potential opportunities from the Cordele Inland Port. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Wilcox, but work in nearby urban growth centers. Promotion of the Jefferson Davis Trail and Enduring Farmlands Georgia Scenic Byway and other tourism would also help enhance the quality of life and economic development.

### Revitalize Downtowns

The historic fabric and available buildings in all of Wilcox's municipalities, although limited in Pitts and Pineview, 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 old City Hall and School/Auditorium rehabilitations in Abbeville, the Rochelle Depot, the caboose in Pineview, and community center development in Pitts and Pineview in historic structures create civic pride and community cooperation. Pitts also plans a multi-purpose park. Such projects can further stimulate private investment.

### Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites, including those served by rail, to market. Abbeville has an industrial park of about 35 acres. Other sites are available. The new Wilcox County Industrial Park at Rochelle is lacking complete infrastructure.

### Promote Quality of Life/Civic and Community Pride/Location

Wilcox 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 availability of fresh fruit and vegetables; the Agri-Center and the many, active civic clubs; the Ocmulgee and Alapaha rivers; the verdant landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas, particularly Cordele, Eastman, and Fitzgerald, 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. An active, revitalized chamber of commerce, many civic groups, and a leadership development program can only make public/private partnerships easier to achieve and more successful. New efforts of cooperation with Cordele and Fitzgerald may open doors and facilitate new public and private investment.

### 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.

### Develop Local Leadership Programs

Wilcox County has been noted in the past for its local leadership and community cooperation through such avenues as the Ocmulgee Wild Hog Festival and Agri-Center. A Leadership Wilcox group supported by the local chamber and many local civic groups can

develop broader support and new leaders and can accomplish much to help the community cooperate and advance in economic development.

#### Support Wilcox State Prison/Cordele Inland Port Development

Wilcox State Prison has stabilized the local economic base, along with proximity to Cordele and its larger pool of retail trade/services/jobs. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant. Development of the Cordele Inland Port will necessitate improvement of U.S. 280. Improving that already important access will support the already well-developed transportation sector in the county, and otherwise will generate spillover jobs and further bedroom community growth.

## 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, and 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.

Wilcox County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant fields, forests, and 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 larger municipalities, Abbeville and Rochelle, are required, because of their zoning ordinance, 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 influence 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 Wilcox 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.

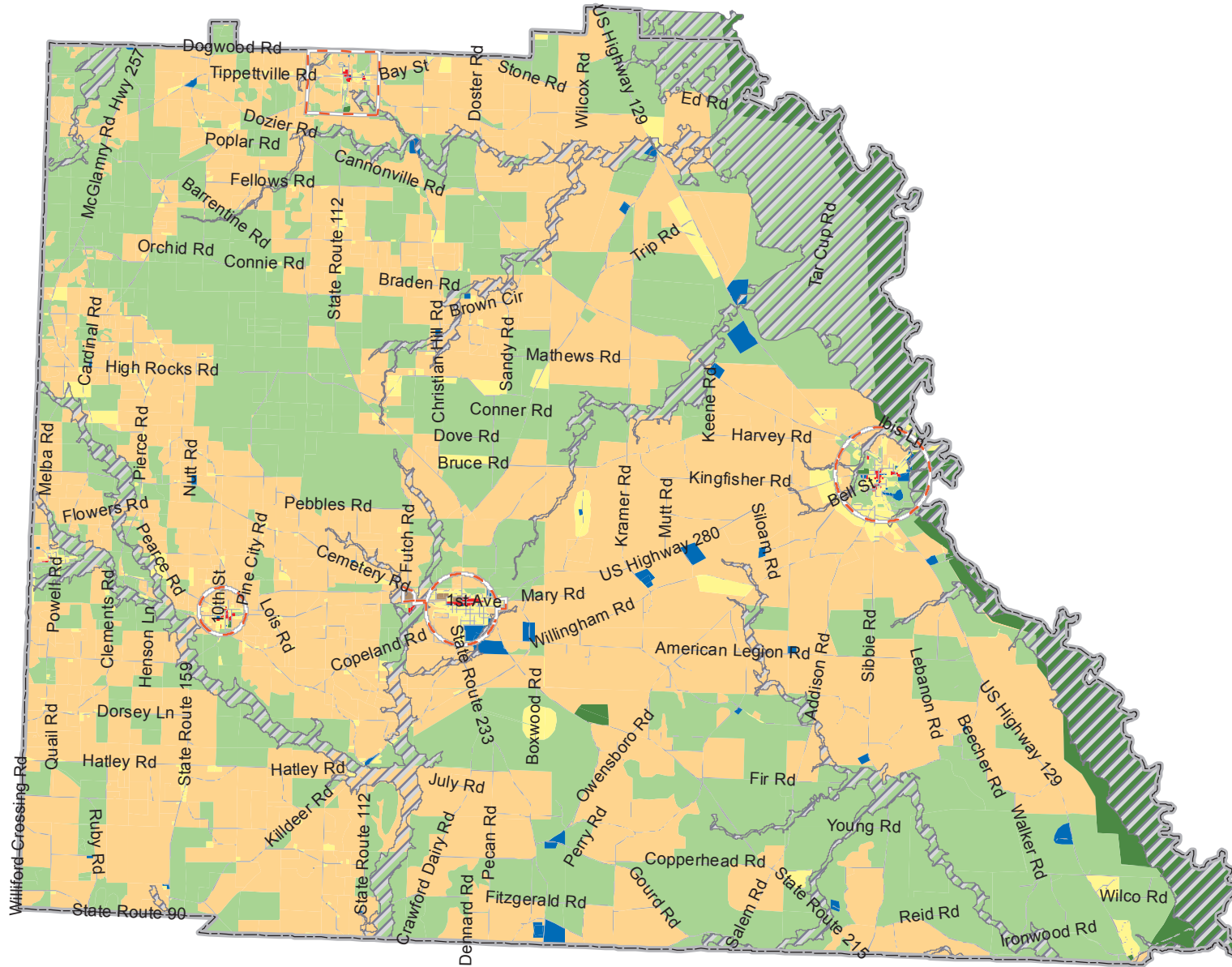
- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses,

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.

# Wilcox County Existing Land Use Map

MAP LU-1



64

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



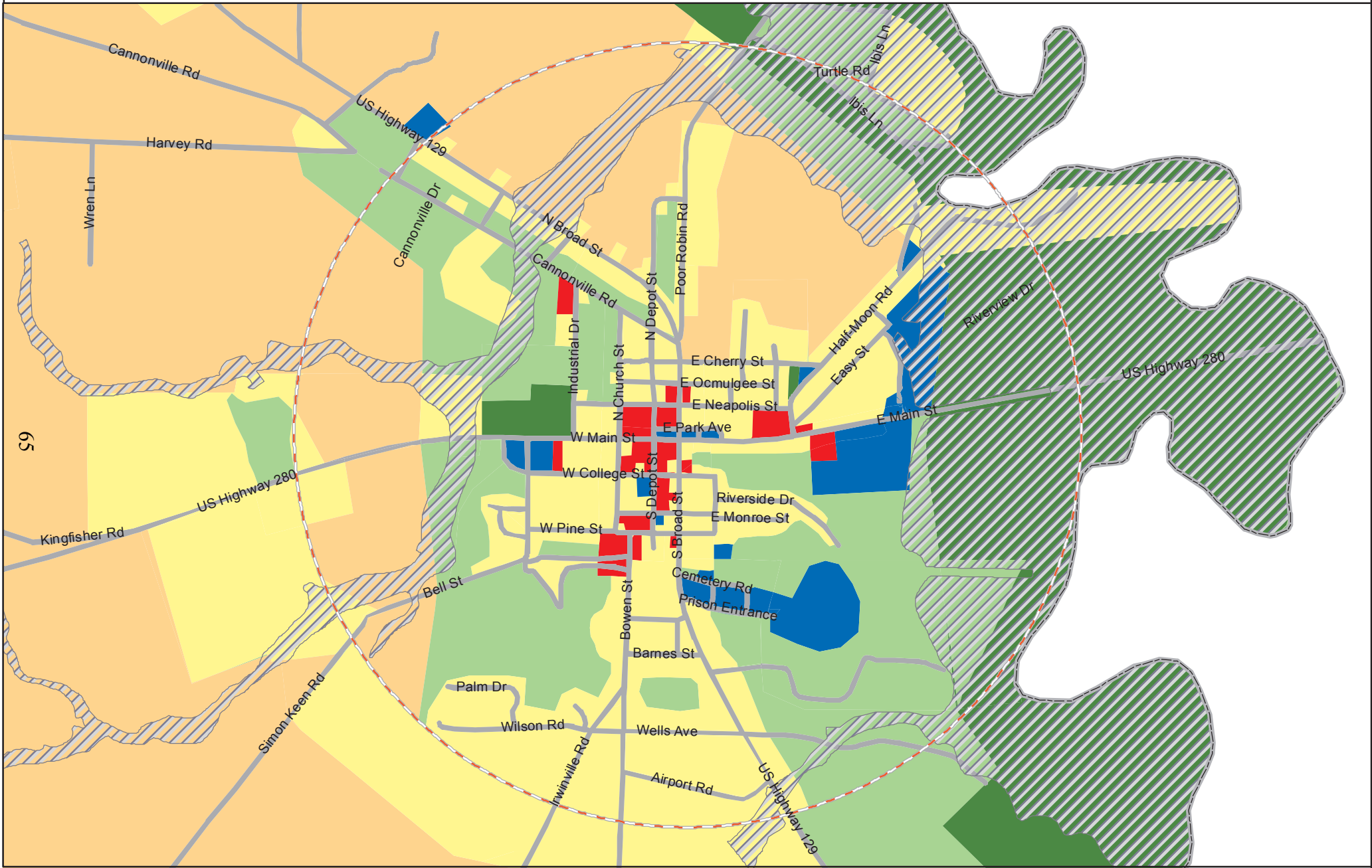
\*The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Abbeville Existing Land Use Map

MAP LU-2



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



\*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.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Pineview Existing Land Use Map

MAP LU-3



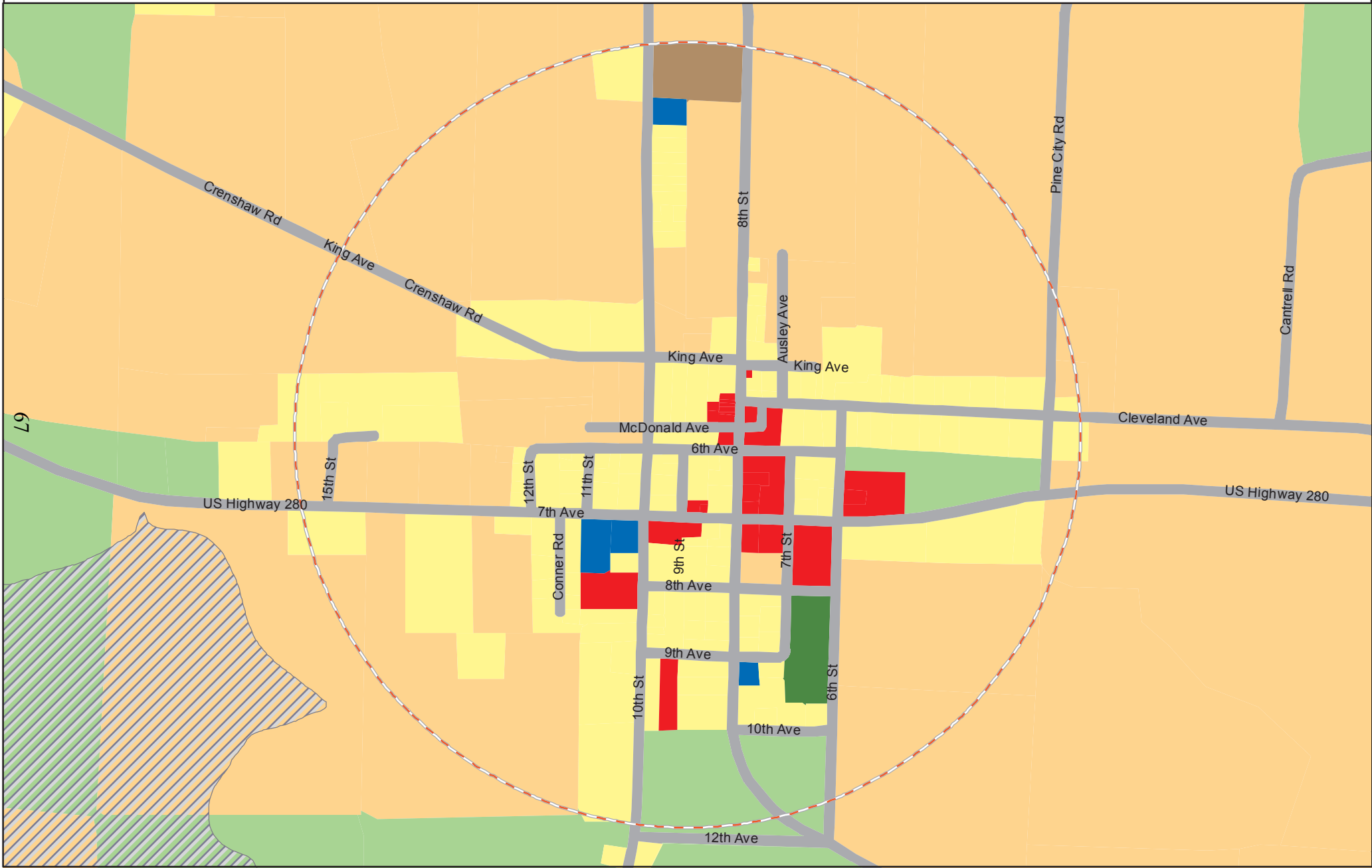
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities
- Flood Zones



\*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.\*

SOURCE: Heart of Georgia Altamaha RC, 2013





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



\*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.\*

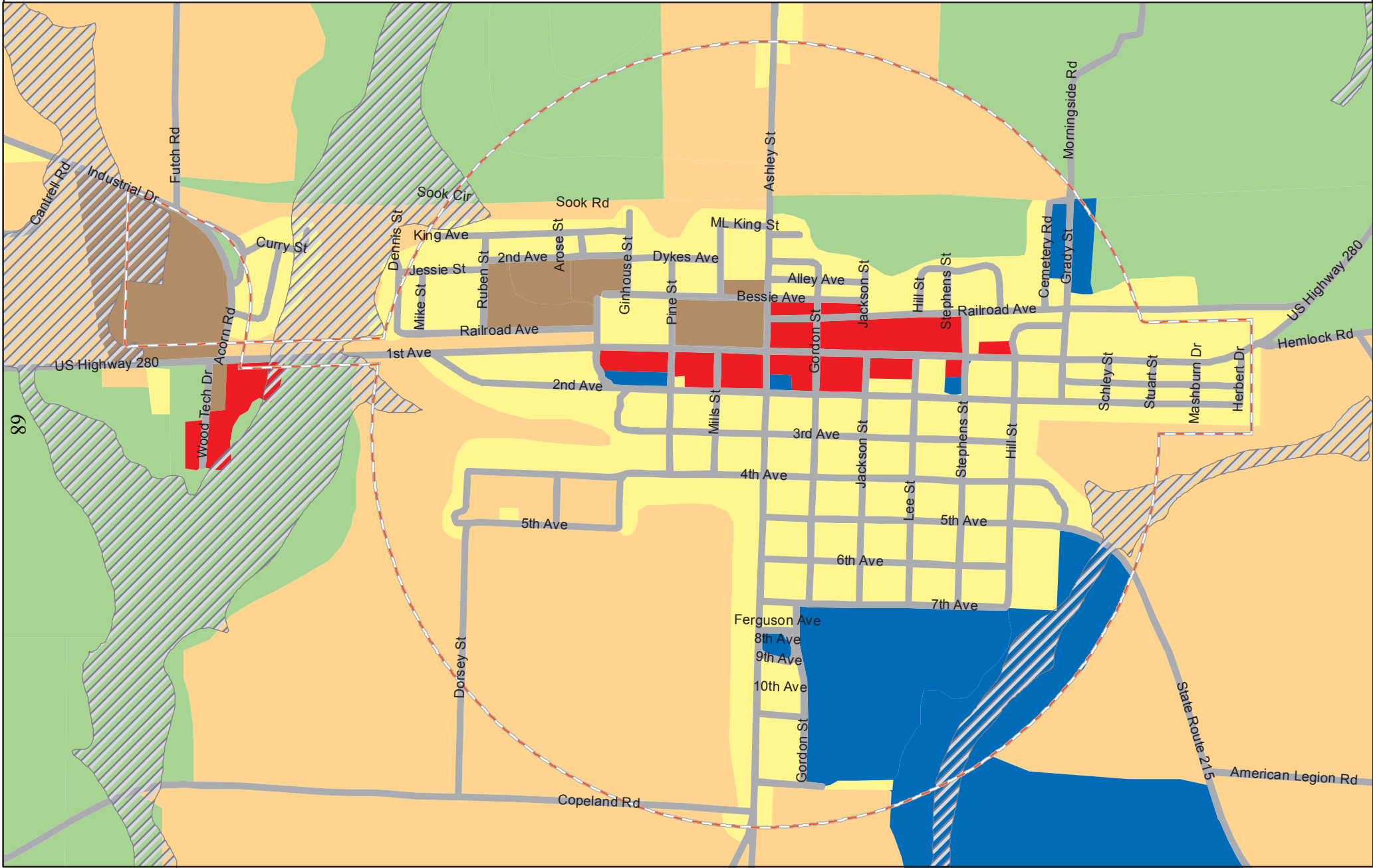
SOURCE: Heart of Georgia Altamaha RC, 2013





# City of Rochelle Existing Land Use Map

MAP LU-5



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



\*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.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



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

<b>Land Use Category</b>	<b>Acreage</b>	<b>Percent of Total</b>
<b>Agriculture</b>	119,463	48.67
<b>Commercial</b>	111	0.05
<b>Forestry</b>	102,054	41.58
<b>Industrial</b>	85	0.03
<b>Park/Recreation/Conservation</b>	11,664	4.75
<b>Public/Institutional</b>	1,478	0.60
<b>Residential</b>	5,309	2.16
<b>Transportation/Communications/Utilities</b>	5,277	2.15
<b>Total</b>	245,441	100.00

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

Future Land Uses. Wilcox County's history of development traces to its fields, forests, transportation and leadership. The county was settled while still a frontier in the early 1800s, although the county was not formally established until 1857, with initial settlement and development centered on the Ocmulgee River and the county's longleaf pine forests. The county's heyday of growth from the late 1800s to 1920 was related to railroad development which was the impetus for development of all the county's current municipalities, other than Abbeville, the county seat.

The location of U.S. highways 280 and 129 through the county, local civic leadership, the location of Wilcox State Prison in 1994, local agriculture, and proximity to larger urban centers, particularly Cordele, have helped create economic stability. Local leadership brought the Georgia Normal College and Business Institute in the 1880s, stabilized the Ocmulgee Wild Hog Festival, and has developed an innovative local school program, the Patriot Academy for School Success, to assist students falling behind. Meanwhile agriculture has continued to remain key to the county's economy. Vegetable production, particularly melons, and row crops, especially

peanuts, have maintained Wilcox County as one of Georgia's top agricultural producers. These continuing factors; highway location along U.S. 280 and U.S. 129; the marketing of the Enduring Farmlands Georgia Scenic Byway and the Jefferson Davis Civil War Trail; location near growth centers like Cordele, Fitzgerald, and Eastman; and the many scenic landscapes of the county continue to be assets which portend well for future growth and development within Wilcox County.

There has been only limited growth in Wilcox County in recent years, primarily residential bedroom growth in western and southeastern portions of the county close to Cordele and Fitzgerald. Minimal commercial development has concentrated along U.S. 280 in Rochelle and Abbeville. The expansion of Doster Peanut Company in Rochelle has been the most obvious industrial development. Residential growth, for the most part, has been scattered residential development across the county, often manufactured housing through individual lot sales and development. A Christian Center related development and New Covenant Subdivision have developed in southeast Wilcox County near Bowen's Mill and close to Fitzgerald. There has also been some subdivision development/land sales near Pitts/Seville because of the proximity to Cordele. In addition, there has also been some lot sales along or near U.S. 280 between Abbeville and Rochelle in a couple of locations.

Abbeville and Rochelle, particularly along U.S. 280, will continue to be the focus of more intense land use developments, including commercial, industrial, and multi-family residential development. There are obvious reasons. Abbeville is the county seat, and Rochelle is the host of the majority of current economic activity and many countywide community facilities, like the county recreation complex and industrial park. Both municipalities have the only sewer systems in the county and are located along the U.S. 280 corridor. Abbeville also has a 35 acre industrial site available. Residential growth will likely continue to be primarily single-family manufactured housing located in southeastern Wilcox (near Bowen's Mill/Fitzgerald), western Wilcox (Pitts/Seville area near Cordele), and near U.S. 280 between Abbeville and Rochelle. There could be scattered infill residential development in northern and western parts of Abbeville, western portions of Rochelle and Pitts, and very limited scattered infill development across Pineview. The disposable housing market of Wilcox County, where children leave the

county for economic opportunity and later sell inherited homes of their parents, will provide some opportunity for resident/retiree attraction. Two assisted living facilities, Shady Pines in Abbeville and Northside Villa in Rochelle, also might help attract retirees.

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. This quality of life will be important in fostering additional growth.

Future land use maps for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle are included following this description.

Land Use Goals. Wilcox 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 are needed. The community can also utilize infrastructure location, and its civic organizations and programs, and other public/private partnerships to assist.

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

As noted above, Wilcox County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Abbeville and Rochelle have zoning ordinances and 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; 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, opening of a farmers market, utilizing the Agri-Center more, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other industry all can help achieve this. The assisted expansion of Doster Peanut Company is an excellent example to duplicate.

### Protect Significant Natural Resources

The Ocmulgee and Alapaha rivers and the natural springs all have much history for recreation and tourism within the county. The Enduring Farmlands Georgia Scenic Byway and Jefferson Davis Civil War Trail have much potential. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offer

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 fact that nearly the entire town of Rochelle is on the National Register of Historic Places, and state and federal tax incentives are thus available to encourage reinvestment and rehabilitation, is an unrealized opportunity.

#### 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 Ocmulgee; existing and potential festivals and museums, and increased tourism, among others, provide such opportunities. The Ocmulgee Wild Hog Festival provides a platform for such growth and expansion.

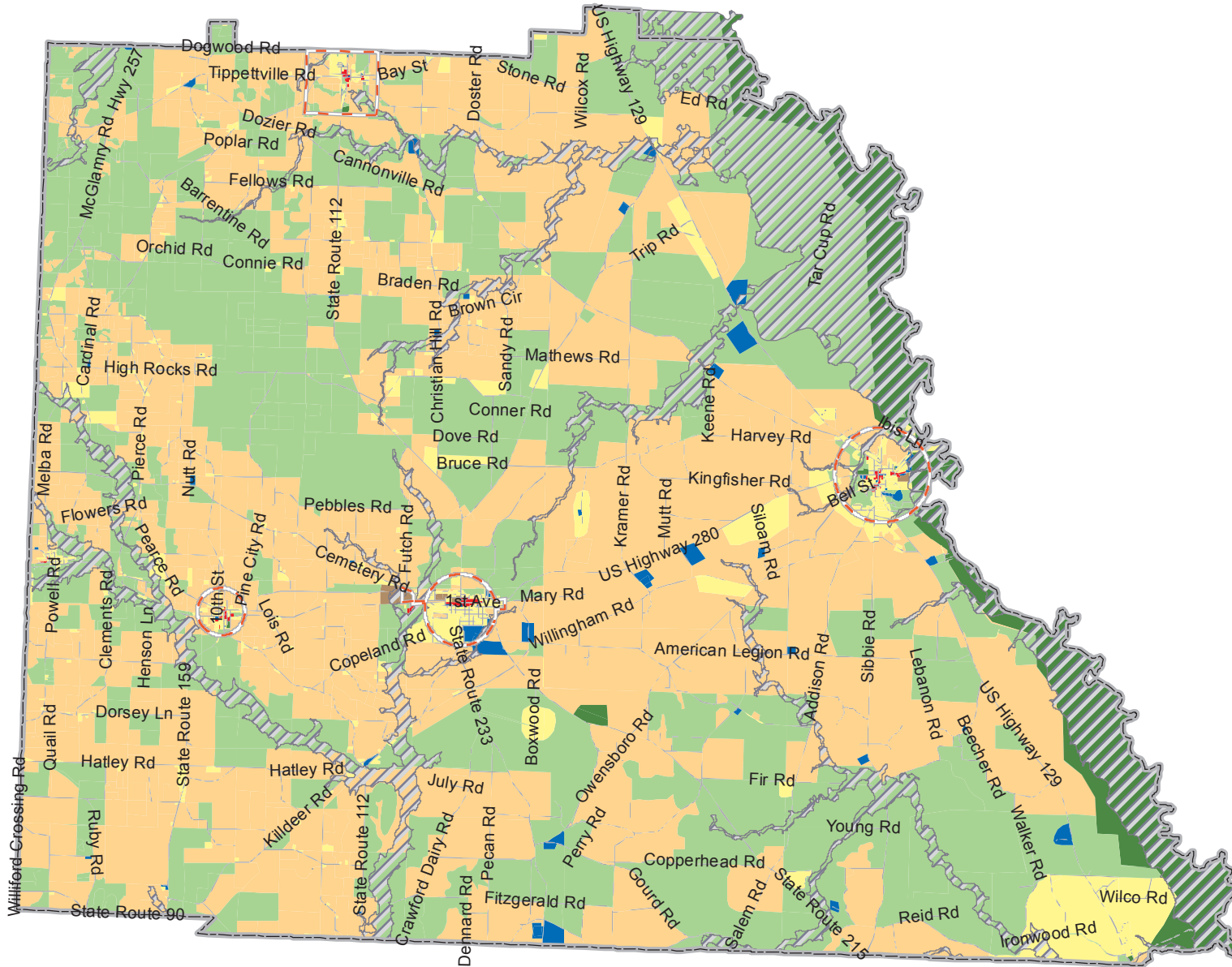
#### Seek Compatible Development/Utilization

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 Doster Peanut Company expansion is a good example.

## Revitalize Downtowns

The historic fabric and available buildings in all of Wilcox's municipalities, although limited in Pitts and Pineview, 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 old City Hall and School rehabilitation in Abbeville, the Rochelle Depot, the caboose in Pineview, and community center development in Pitts and Pineview in historic structures create civic pride and community cooperation. Pitts also plans a multi-purpose park. Such projects can further stimulate private investment.





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



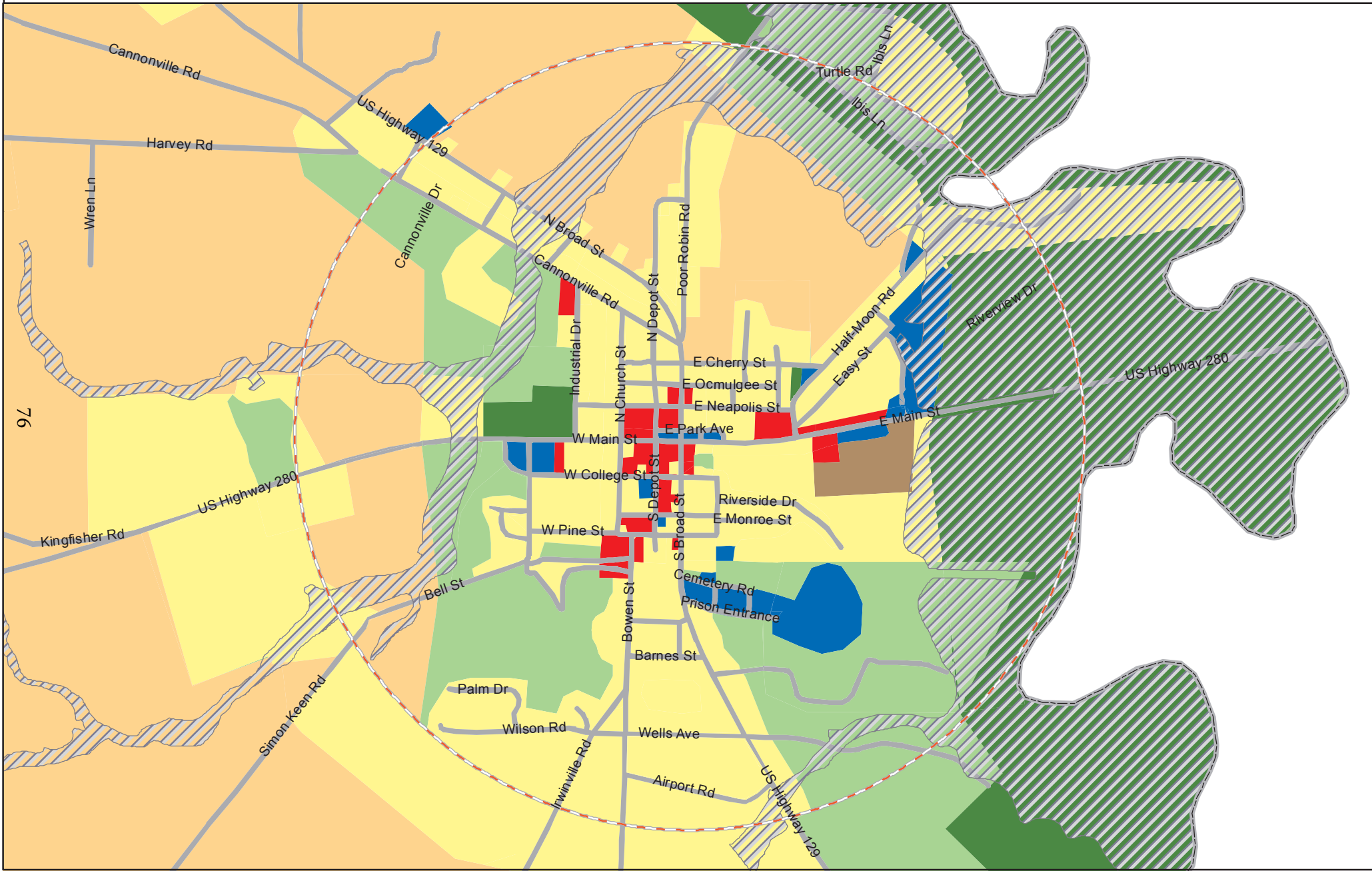
\*The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Abbeville Future Land Use Map

MAP FLU-2



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



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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Pineview Future Land Use Map

MAP FLU-3



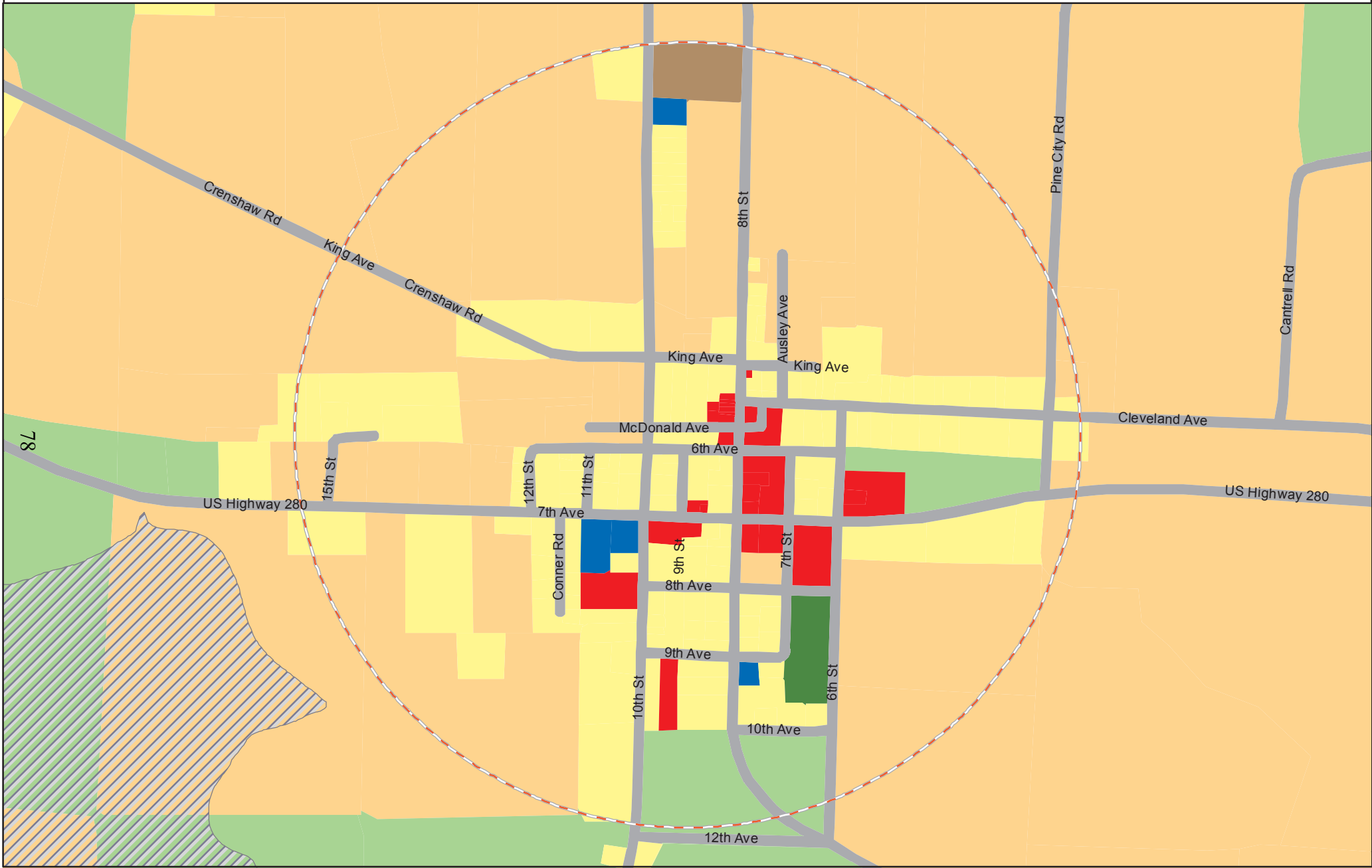
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

Flood Zones



\*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.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



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



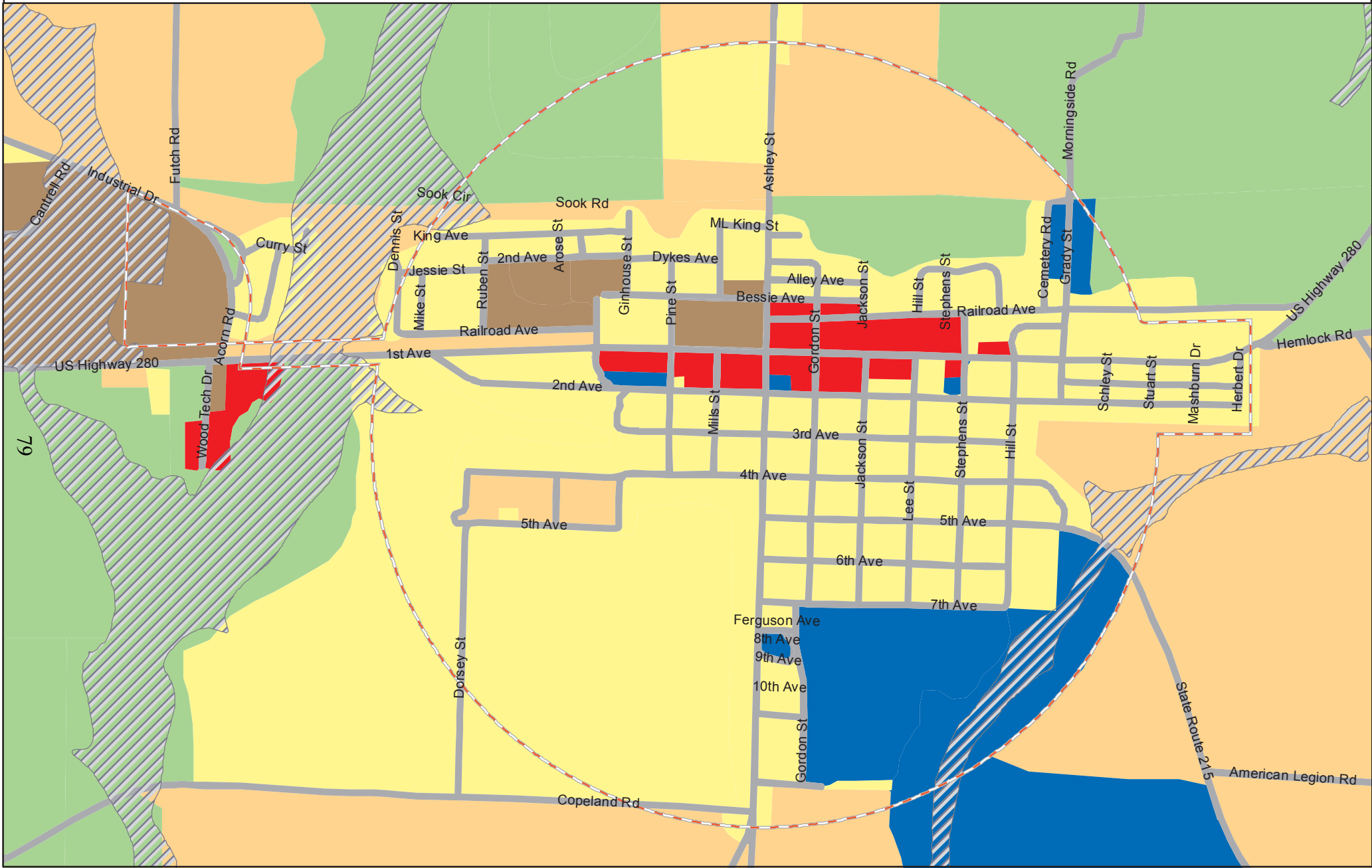
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SOURCE: Heart of Georgia Altamaha RC, 2013



# City of Rochelle Future Land Use Map

MAP FLU-5



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



\*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.\*

SOURCE: Heart of Georgia Altamaha RC, 2013



# 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 Wilcox 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 Wilcox 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.

# **WILCOX COUNTY**

**WILCOX 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	2013	Hire a full-time economic development professional to assist in the promotion and marketing of Wilcox County and its municipalities to prospective businesses and industries	N		N			N		Y	Although the Wilcox County Development Authority has been reactivated, financing for a full-time economic development professional is very limited at this time. There is the possibility that the County may seek to employ a part-time professional at some point in the future, but none will be sought at this time.
ED	2013	Pursue funding necessary to assist in the creation of an industrial recruitment package	N		Y	Ongoing					The County has purchased land for the Wilcox County Industrial Park and is in the processing of attempting to sell remaining acreage in the park to prospective tenants. The County is also pursuing additional land for industrial development. This item will be continued on an ongoing basis, but will be addressed as part of the Long Term Work Program, with more specific activities addressed in the new Community Work Program.
ED	2013	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		N			Y	2014		Postponed until 2014 pending such time as to allow the Chamber of Commerce to be reactivated.



**WILCOX 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	Seek funding to expand and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park	Y	2012						Water service has been fully extended to the Industrial Park. The majority of the park's acreage was determined to not need sewer lines extended at this time.
ED, LU, IC	2011	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure	N		N				Y	The local government will utilize Land Use Element as land management plan until joint planning is more advanced.
ED, IC	2012	Seek to reactivate the Joint Development Authority with Bleckley and Dodge counties	Y	2010						Although the Ocmulgee Regional Joint Development Authority was reactivated, Wilcox County and its municipalities are seeking to pull out of that authority and instead form a partnership with Crisp County or another neighboring county(ies) as appropriate. This will be listed in the new Community Work Program.
NCR	2013	Organize a Wilcox County Historical Society	N		N			Y	2015	Postponed until 2015 due to a lack of adequate interest and other priorities at the present time.

**WILCOX 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, LU, IC	2012	Pursue funding to develop a railroad spur to the Wilcox County Industrial Park	N		Y	2015				The County is currently pursuing the purchase of land with rail access for an additional industrial area, and it is anticipated to be in place by 2015. This item will be reworded in the new Community Work Program to reflect ongoing activities.
CFS	2012	Pursue the expansion and/or modification of the existing countywide jail facility as appropriate	N		N			Y	2015	Postponed until 2015 so that sufficient SPLOST funding will be available.
CFS, IC	2013	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County	N		N			Y	2014	Postponed until 2014 pending the availability of adequate funding. A repeater system was moved from Abbeville to Rochelle, which has provided some help in addressing the lack of adequate communication availability in the Pineview vicinity. However, additional equipment is needed in the northwest part of the county to further improve communication in that area.
CFS, IC	2012	Seek funding for emergency shelter upgrades (generators, showers, etc.)	N		N			Y	2015	Postponed until 2015 due to other priorities at the present time.
CFS	2011	Seek funding to develop new facilities at the county's recreation complex, including the construction of a walking track and a football/soccer field	N		N			Y	2015	Postponed until 2015 pending the approval of a Recreational Trails grant application through DNR that the County has submitted.

**WILCOX 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	2014	Construct a new county office facility	N		N			Y	2015		Postponed until 2015 pending the determination whether to construct a new jail facility or modify the existing facility. If a new jail is constructed, the existing jail could be renovated for use as a county office facility.
CFS	2011	Pursue funding as appropriate for needed renovations/upgrades to the Wilcox County Courthouse	N		Y	Ongoing					Renovations to the courthouse roof are currently ongoing. Other needed improvements include HVAC upgrades and increased handicapped accessibility. This item will be continued on an ongoing basis and will be addressed through both the new Community Work Program as well as the Long Term Work Program.
CFS	2011	Seek funding to hire a county administrator	Y	2011							Accomplished in 2011.
CFS, LU	2013	Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county	N		N			Y	2017		Postponed until 2017 due to other priorities at the present time.
CFS	2014	Seek funding to develop the technical capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services	N		N			Y	2016		Postponed until 2016 due to a lack of adequate and available funding and other priorities at the present time.

**WILCOX 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	
HO	2013	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	2013	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	N		N		Y	2015		Postponed until 2015 due to a lack of adequate public and political support at the present time.
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N		Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.
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 lack of adequate public and political support at the present time.

**WILCOX 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, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance	N		N			Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2011	Seek to develop a comprehensive land use management ordinance in Wilcox County	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.
LU, IC	2011	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	N		N			Y	2014		Postponed until 2014 due to a lack of adequate public and political support at the present time.

**WILCOX COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X	X	X					X	All	Civic groups, Cooperative Extension	\$5,000	X	X		
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X									Chamber, Dev. Auth.	NA				
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure			X	X				X	All	Planning Committee	\$1,000 (total, enforcement)	X			
ED, IC	Seek to develop or enhance economic development activities through the development of an authority or other partnership with Crisp County and/or Ben Hill County	X							X		Chamber, Dev. Auth.	NA				
NCR	Organize a Wilcox County Historical Society		X								Hist. Soc.	NA				

**WILCOX COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS, LU, IC	Pursue funding to purchase additional land for an industrial area with rail access	X	X						X	Rochelle	Dev. Auth.	\$500,000 (total)	X			
CFS	Pursue the expansion and/or modification of the existing countywide jail facility as appropriate		X	X					X			\$500,000 (total)	X			
CFS, IC	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County	X	X						X		FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS, IC	Seek funding for emergency shelter upgrades (generators, showers, etc.)		X						X			\$1,000	X			
CFS	Seek funding to develop new facilities at the county's recreation complex, including the construction of a walking track and a football/soccer field		X	X	X				X		DNR (LWCF)	\$150,000 (total)	X	X	X	
CFS	Pursue a location for a new county office facility		X	X					X			\$3.5 million (total, SPLOST, including land)	X			
CFS	Continue to pursue funding as appropriate for needed renovations/upgrades to the Wilcox County Courthouse						X	X	X			\$500,000 (total, SPLOST)	X			

**WILCOX COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS, LU	Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county				X	X			X			\$5,000 (local cost of investigating providers)	X			
CFS	Seek funding to develop the technical capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services			X	X	X			X			\$5,000 (local cost of investigating providers)	X			
CFS	Resurface Mount Olive Road	X	X						X		GDOT	\$177,216 (total, TSPLOST)	X			
CFS	Resurface Troutman Road	X	X						X		GDOT	\$32,216 (total, TSPLOST)	X			
CFS	Resurface Thistle Road			X	X	X			X		GDOT	\$150,000 (total, TSPLOST)	X			
CFS	Resurface Statham Shoals Road			X	X	X			X		GDOT	\$390,000 (total, TSPLOST)	X			
CFS	Resurface Lebanon Road			X	X	X			X		GDOT	\$154,000 (total, TSPLOST)	X			



**WILCOX COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO, LU, IC	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county		X						X	All		\$1,000 (enforcement)	X			
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location				X				X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU	Establish a 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				X	All	Planning Comm.	\$1,000 (total)	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	All	Planning Comm.	NA				

**WILCOX COUNTY COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Seek to develop a comprehensive land use management ordinance in Wilcox County				X				X		Planning Comm.	\$1,000 (enforcement)	X			
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		\$1,000 (enforcement)	X			

**WILCOX 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	Pursue funding for additional land to be utilized for industrial development		X	X		Chamber, Dev. Auth.	NA	X			X
ED	Pursue funding necessary to assist in the creation of an industrial recruitment package	X	X	X		Chamber, Dev. Auth.	NA	X			X
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Wilcox County	X	X			Chamber, Dev. Auth.	NA				
ED, IC	Provide assistance as needed to the Wilcox County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	X	X	X	Rochelle	Chamber, Dev. Auth.	\$500,000 (total)	X			
ED, CFS, LU, IC	Pursue funding as appropriate for continued upgrades/improvements to the Wilcox County Industrial Park and other industrial sites	X	X	X	Rochelle	Chamber, Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$500,000 (total)	X	X	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				
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

**WILCOX 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, LU, IC	Continue to cooperate and coordinate with the Wilcox Learning Center/Wiregrass Georgia Technical College as appropriate for infrastructure improvements and upgrades to facilities/programs/services	X	X	X	Rochelle	WGTC, TCSG	\$50,000 (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	All	DNR (LWCF)	\$50,000 (total)	X	X	X	
ED, NCR, LU, IC	Pursue funding as appropriate to promote/market the Enduring Farmlands Scenic Byway for increased tourism attraction	X	X	X		Chamber, Dev. Auth., Pulaski Co., DEcD	\$10,000 (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			
NCR	Continue to seek funding to upgrade existing public landings and facilities and access to the Ocmulgee River as needed	X	X	X		DNR (LWCF)	\$50,000 (total)	X	X	X	
ED, NCR	Support and participate in the Ocmulgee Water Trail Partnership	X	X	X	Abbeville	Chamber, DNR Ocmulgee Water Trail Partnership	\$500/yr	X			
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	

**WILCOX 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	Seek funding as needed to improve recreational facilities in order to provide for expansion of youth activities	X	X	X	All	DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funds to upgrade and improve the Wilcox County Library as needed	X	X	X	Abbeville	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	Rochelle	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 pursue funding as appropriate for needed renovations/upgrades to the Wilcox County Courthouse	X	X	X			\$500,000 (total, SPLOST)	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	

**WILCOX 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	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	\$400,000 (total)		X	X	
CFS	Resurface Thistle Road	X (begin 2016)	X	X		GDOT	\$150,000 (total, TSPLOST)	X			
CFS	Resurface Statham Shoals Road	X (begin 2016)	X	X		GDOT	\$390,000 (total, TSPLOST)	X			
CFS	Resurface Lebanon Road	X (begin 2016)	X	X		GDOT	\$154,000 (total, TSPLOST)	X			
CFS	Resurface Walker Road		X	X		GDOT	\$450,000 (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

**WILCOX 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
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 ABBEVILLE**



**CITY OF ABBEVILLE**  
**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	2011	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		N			Y	2014		Postponed until 2014 pending such time as to allow the Chamber of Commerce to be reactivated.
ED, LU, IC	2011	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure	N		N			N		Y	The local governments will utilize Land Use Element as land management plan until joint planning is more advanced
NCR	2015	Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival	N		N			Y	2015		Postponed until 2015 due to other priorities at the present time. However, the City has made several improvements to Half Moon Landing through the receipt of Go Fish Georgia grant funding, including landing upgrades, increased parking, and the addition of a gazebo and scales to be utilized for fishing tournaments.
NCR	2011	Seek funding to rehabilitate the Abbeville caboose as a welcome center	N		N			Y	2018		Postponed until 2018 due to the caboose currently being located on private property.
CFS	2015	Construct a new police department facility	N		N			Y	Beyond 2018		Postponed until beyond 2018 due to a lack of adequate and available funding at the present time.

**CITY OF ABBEVILLE**  
**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	2013	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, LU, IC	2013	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	N		N		Y	2015		Postponed until 2015 due to a lack of adequate public and political support at the present time.
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N		N		Y	Postponed countywide until 2017 due to a lack of adequate public and political support at the present time. The City of Abbeville has its own zoning and land use management ordinance, which addresses standards for manufactured housing in the City. This item will not be relisted in the City's new Community Work Program.
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 countywide until 2015 due to a lack of adequate public and political support at the present time. The City of Abbeville has its own zoning and land use management ordinance.

**CITY OF ABBEVILLE**  
**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	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance	N		N			Y	2018		Postponed countywide until 2018 due to a lack of adequate public and political support at the present time. The City of Abbeville has its own zoning and land use management ordinance.
LU, IC	2011	Seek to develop a comprehensive land use management ordinance in Wilcox County	N		N			N		Y	The City of Abbeville has its own separate zoning and land use management ordinance. This item deals directly with the County rather than the City.
LU, IC	2011	Advocate the development of measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2011							The City's zoning ordinance addresses unkempt nuisance properties. Postponed in the remainder of the county until 2017 due to a lack of adequate public and political support at the present time. This item will not be relisted in the City's new Community Work Program.

**CITY OF ABBEVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X	X	X					X	All	Civic groups, Cooperative Extension	\$5,000	X	X		
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X									Chamber, Dev. Auth.	NA				
ED, LU	Pursue funding to assist in renovating downtown buildings						X	X		X	DNR (HPD)	\$100,000 (total)	X	X		
NCR	Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival		X							X	Wild Hog Festival Committee	\$5,000	X			X
NCR	Seek funding to rehabilitate the Abbeville caboose as a welcome center					X				X		\$50,000	X			
CFS	Seek to upgrade all water meters to radio read	X								X		\$150,000 (total)	X			
CFS	Pursue funding to upgrade water lines in areas of need						X			X	DCA (CDBG), GEFA, USDA Rural Dev't	\$500,000 (total)	X	X	X	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface East Neapolis Street	X	X							X	GDOT	\$39,879 (total, TSPLOST)	X			
CFS	Resurface Palm Drive	X	X							X	GDOT	\$70,511 (total, TSPLOST)	X			
CFS	Resurface Bowen Street	X	X							X	GDOT	\$29,830 (total, TSPLOST)	X			
CFS	Resurface Bell Street	X	X							X	GDOT	\$43,193 (total, TSPLOST)	X			
CFS	Resurface Isabella Street	X	X							X	GDOT	\$20,947 (total, TSPLOST)	X			
CFS	Resurface West Ocmulgee Street	X	X							X	GDOT	\$9,148 (total, TSPLOST)	X			
CFS	Resurface Wilson Road			X	X	X		X		X	GDOT	\$50,856 (total, TSPLOST)	X			
CFS	Resurface West Neapolis Street			X	X	X		X		X	GDOT	\$36,061 (total, TSPLOST)	X			
CFS	Resurface East Monroe Street			X	X	X		X		X	GDOT	\$11,826 (total, TSPLOST)	X			
CFS	Resurface Reid Street			X	X	X		X		X	GDOT	\$30,652 (total, TSPLOST)	X			

**CITY OF ABBEVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Riverside Drive			X	X	X		X		X	GDOT	\$15,485 (total, TSPLOST)	X			
CFS	Resurface Barnes Street			X	X	X		X		X	GDOT	\$26,886 (total, TSPLOST)	X			
CFS	Resurface West Neapolis Street			X	X	X		X		X	GDOT	\$39,110 (total, TSPLOST)	X			
CFS	Resurface West Monroe Street			X	X	X		X		X	GDOT	\$32,945 (total, TSPLOST)	X			
HO, LU, IC	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county		X						X	All		\$1,000 (enforcement)	X			
LU	Establish a 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 ABBEVILLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		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				X	All	Planning Comm.	\$1,000 (total)	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	All	Planning Comm.	NA				

**CITY OF ABBEVILLE 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	Pursue funding necessary to assist in the creation of an industrial recruitment package	X	X	X		Chamber, Dev. Auth.	NA	X			X
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Wilcox County	X	X			Chamber, Dev. Auth.	NA				
ED, IC	Provide assistance as needed to the Wilcox County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	X	X	X	Abbeville	Chamber, Dev. Auth.	\$500,000 (total)	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, 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	Seek funding as appropriate to expand and promote the Wild Hog Festival	X	X		X	Wild Hog Festival Committee	\$10,000 (total)	X			X
ED, NCR, CFS, LU	Pursue funding as appropriate for continued improvements/upgrades to Half Moon Landing	X	X		X	DNR (LWCF)	\$50,000 (total)	X	X	X	
ED, CFS, LU, IC	Continue to cooperate and coordinate with the Wilcox State Prison as appropriate for infrastructure improvements and upgrades	X	X		X	DOC	\$100,000 (total)	X	X		



**CITY OF ABBEVILLE 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	All	DNR (LWCF)	\$50,000 (total)	X	X	X	
ED, NCR, LU, IC	Pursue funding as appropriate to promote/market the Enduring Farmlands Scenic Byway for increased tourism attraction	X	X	X		Chamber, Dev. Auth., Pulaski Co., DEcD	\$10,000 (total)	X	X		
ED, LU	Pursue funding to assist in renovating downtown buildings	X	X		X	DNR (HPD)	\$100,000 (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			
NCR,CFS	Seek new facilities and other park upgrades to Half Moon Landing	X	X	X	X	DNR	\$200,000	X	X	X	X
ED, NCR	Support and participate in the Ocmulgee Water Trail Partnership	X	X	X	X	Chamber, DNR, Ocmulgee Water Trail Partnership	\$500/yr.	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 funding as needed to improve recreational facilities in order to provide for expansion of youth activities	X	X	X	All	DNR (LWCF)	\$50,000 (total)	X	X	X	
CFS	Seek funds to upgrade and improve the Wilcox County Library as needed	X	X	X	X	Regional Library Bd.	\$50,000 (total)	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 ABBEVILLE 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, 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	Construct a new police department facility		X		X		\$250,000	X			
CFS	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X		X	Dept. of Homeland Security, COPS	\$150,000 (total)	X		X	
CFS	Resurface Wilson Road	X (begin 2016)	X		X	GDOT	\$50,856 (total, TSPLOST)	X			
CFS	Resurface West Neapolis Street	X (begin 2016)	X		X	GDOT	\$36,061 (total, TSPLOST)	X			
CFS	Resurface East Monroe Street	X (begin 2016)	X		X	GDOT	\$11,826 (total, TSPLOST)	X			
CFS	Resurface Reid Street	X (begin 2016)	X		X	GDOT	\$30,652 (total, TSPLOST)	X			
CFS	Resurface Riverside Drive	X (begin 2016)	X		X	GDOT	\$15,485 (total, TSPLOST)	X			
CFS	Resurface Barnes Street	X (begin 2016)	X		X	GDOT	\$26,886 (total, TSPLOST)	X			
CFS	Resurface West Neapolis Street	X (begin 2016)	X		X	GDOT	\$39,110 (total, TSPLOST)	X			

**CITY OF ABBEVILLE 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 West Monroe Street	X (begin 2016)	X		X	GDOT	\$32,945 (total, TSPLOST)	X			
CFS	Resurface Depot Street		X		X	GDOT	\$43,591 (total, TSPLOST)	X			
CFS	Resurface Church Street		X		X	GDOT	\$11,455 (total, TSPLOST)	X			
CFS	Resurface Simon Keen Road		X		X	GDOT	\$59,527 (total, TSPLOST)	X			
CFS	Resurface College Street		X		X	GDOT	\$6,841 (total, TSPLOST)	X			
CFS	Resurface College Street Segment 2		X		X	GDOT	\$59,792 (total, TSPLOST)	X			
CFS	Resurface Sibbie Road		X		X	GDOT	\$13,098 (total, TSPLOST)	X			
CFS	Resurface Burkett Street		X		X	GDOT	\$11,402 (total, TSPLOST)	X			
CFS	Resurface West Park Avenue		X		X	GDOT	\$7,822 (total, TSPLOST)	X			
CFS	Resurface East Park Avenue		X		X	GDOT	\$12,913 (total, TSPLOST)	X			
CFS	Seek funding as appropriate for water system upgrades/improvements	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 ABBEVILLE 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	Seek to revise/update zoning ordinance as appropriate	X	X		X		NA				
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

# **CITY OF PINEVIEW**

**CITY OF PINEVIEW**  
**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	2011	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		N			Y	2014		Postponed until 2014 pending such time as to allow the Chamber of Commerce to be reactivated.
ED, LU, IC	2011	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure	N		N					Y	The local governments will utilize Land Use Element as land management plan until joint planning is more advanced.
CFS	2013	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County	N		N			Y	2014		Postponed until 2014 pending the availability of adequate funding. A repeater system was moved from Abbeville to Rochelle, which has provided some help in addressing the lack of adequate communication availability in the Pineview vicinity. However, additional equipment is needed in the northwest part of the county to further improve communication in that area.
CFS	2012	Seek funding for the construction of lighting at the walking track	Y	2013							Accomplished in 2013.

**CITY OF PINEVIEW**  
**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	2013	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, LU, IC	2013	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	N		N		Y	2015		Postponed until 2015 due to a lack of adequate public and political support at the present time.
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N		Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time. The City of Pineview does have some manufactured housing regulations, but more is needed.
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 lack of adequate public and political support at the present time.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance	N		N		Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.

**CITY OF PINEVIEW  
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	Seek to develop a comprehensive land use management ordinance in Pineview	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.
LU, IC	2011	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	N		N			Y	2014		Postponed until 2014 due to a lack of adequate public and political support at the present time.



**CITY OF PINEVIEW COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X	X	X					X	All	Civic groups, Cooperative Extension	\$5,000	X	X		
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X									Chamber, Dev. Auth.	NA				
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure			X	X				X	All	Planning Committee	\$1,000 (total, enforcement)	X			
CFS	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County	X	X						X		FEMA, GEMA	\$100,000 (total)	X	X	X	
CFS	Seek funding for park improvements, including acquiring new playground equipment and other improvements	X								X		\$25,000 (total)	X			

**CITY OF PINEVIEW COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
HO, LU, IC	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county		X						X	All		\$1,000 (enforcement)	X			
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location				X				X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU	Establish a 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				X	All	Planning Comm.	\$1,000 (total)	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	All	Planning Comm.	NA				

**CITY OF PINEVIEW COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
LU, IC	Seek to develop a comprehensive land use management ordinance in Pineview				X					X	Planning Comm.	\$1,000 (enforcement)	X			
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		\$1,000 (enforcement)	X			

**CITY OF PINEVIEW 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	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Wilcox County	X	X			Chamber, Dev. Auth.	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 upgrade/improve the Pineview Park	X	X		X	DNR (Rec Trails)	\$50,000 (total)	X	X		
ED, NCR, LU, IC	Pursue funding as appropriate to promote/market the Enduring Farmlands Scenic Byway for increased tourism attraction	X	X	X		Chamber, Dev. Auth., Pulaski Co., DEcD	\$10,000 (total)	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			
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	

**CITY OF PINEVIEW 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 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	Pursue funding as needed to upgrade/improve the water system	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
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
HO, LU	Seek to update manufactured housing regulations as appropriate	X	X		X	Planning Comm.	NA				

**CITY OF PINEVIEW 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			
IC	Explore the feasibility of sharing or consolidation of services as appropriate	X	X	X	All		NA				

# **CITY OF PITTS**

**CITY OF PITTS**  
**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	2011	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		N			Y	2014		Postponed until 2014 pending such time as to allow the Chamber of Commerce to be reactivated.
ED	2011	Seek funding to establish a new community festival in Pitts	N		N			Y	2016		Postponed until 2016 pending completion of a planned park in the downtown area, which would be a host to festival and other events.
ED, LU, IC	2011	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure	N		N					Y	The local governments will utilize Land Use Element as land management plan until joint planning is more advanced.
NCR	2011	Pursue the nomination of the Pitts Gymnasium to the National Register of Historic Places	Y	2013							Historic Preservation Division/GA DNR determined Pitts Gym not eligible for National Register listing due to interior changes
CFS	2013	Pursue the construction of a city park	N		Y	2015					Architectural renderings of the proposed park are in place, and the City is currently pursuing adequate funds for the park's construction. It is anticipated that the park will be completed and in place by 2015.



**CITY OF PITTS**  
**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	2013	Seek funding for the construction of a walking track	N		Y	2015				A walking track is included as part of the proposed new park listed above. It is anticipated the walking track and park will be in place by 2015.	
CFS	2011	Pursue upgrades to the Pitts gymnasium	N		N			Y	2014	Postponed until 2014 to allow for such time as adequate funds to be available for the installation of a heating and air conditioning system to the gymnasium.	
CFS	2011	Seek funding to acquire a small tanker truck	Y	2013						A surplus truck was acquired from the Georgia Forestry Commission in 2013.	
HO	2013	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, LU, IC	2013	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	N		N			Y	2015		Postponed until 2015 due to a lack of adequate public and political support at the present time.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time.
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 lack of adequate public and political support at the present time.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance	N		N			Y	2018		Postponed until 2018 due to a lack of adequate public and political support at the present time.
LU, IC	2011	Seek to develop a comprehensive land use management ordinance in Pitts	N		N			Y	2017		Postponed until 2017 due to a lack of adequate public and political support at the present time. The City is currently working on developing a manufactured housing ordinance.

**CITY OF PITTS COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X	X	X					X	All	Civic groups, Cooperative Extension	\$5,000	X	X		
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X									Chamber, Dev. Auth.	NA				
ED	Seek funding to establish a new community festival in Pitts			X	X					X		\$5,000 (total)	X			X
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure			X	X				X	All	Planning Committee	\$1,000 (total, enforcement)	X			
CFS	Pursue the construction of a city park	X	X							X	DNR (LWCF)	\$100,000 (total)	X	X	X	
CFS	Seek funding for the construction of a walking track, in conjunction with the new city park	X	X							X	DNR (LWCF)	\$20,000 (part of LWCF above)	X	X	X	
CFS	Pursue funding for drainage improvements around the new city park area	X	X							X	DNR (LWCF)	\$25,000 (part of LWCF above)	X	X	X	

**CITY OF PITTS COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Pursue the installation of an HVAC system to the Pitts gymnasium	X								X		\$25,000	X			X
HO, LU, IC	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county		X						X	All		\$1,000 (enforcement)	X			
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location				X				X	All	Planning Comm.	\$1,000 (enforcement)	X			
LU	Establish a 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				X	All	Planning Comm.	\$1,000 (total)	X			

**CITY OF PITTS COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
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	All	Planning Comm.	NA				
LU, IC	Seek to develop a comprehensive land use management ordinance in Pitts				X				X		Planning Comm.	\$1,000 (enforcement)	X			

**CITY OF PITTS 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	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Wilcox County	X	X			Chamber, Dev. Auth.	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
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			
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	Pursue funding as appropriate to upgrade/improve the water system	X	X		X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	

**CITY OF PITTS 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, 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 pursue funding to maintain/upgrade the Pitts Gymnasium as appropriate	X	X		X	DNR (HPD)	\$50,000 (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
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			

**CITY OF PITTS 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				



# **CITY OF ROCHELLE**

**CITY OF ROCHELLE**  
**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	2011	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		N			Y	2014		Postponed until 2014 pending such time as to allow the Chamber of Commerce to be reactivated.
ED, CFS, LU, IC	2012	Seek funding to expand and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park	Y	2012							Water service has been fully extended to the Industrial Park. The majority of the park's acreage was determined to not need sewer lines extended at this time.
ED, LU, IC	2011	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure	N		N					Y	The local governments will utilize Land Use Element as land management plan until joint planning is more advanced.
CFS	2012	Construct a new railroad spur to the Wilcox County Industrial Park	N		Y	2015					The County and City are currently pursuing the purchase of land with rail access for an additional industrial area, and it is anticipated to be in place by 2015. This item will be reworded in the new Community Work Program to reflect ongoing activities.

**CITY OF ROCHELLE**  
**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	Pursue funding to upgrade or replace the wastewater system lines in areas served by older lines and make other improvements as needed	N		Y	Ongoing				The City received CDBG in 2013 for sewer system upgrades in the northern part of the city. The City will continue to pursue funding as appropriate for future improvements, and this will be addressed in the Long Term Work Program.
CFS, IC	2011	Continue to seek funding as needed for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas	N		Y	Ongoing				The City purchased a water tanker truck in 2012. This item will be continued on an as needed basis and will be addressed in the future through the Long Term Work Program.
HO	2013	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 ROCHELLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO, LU, IC	2013	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	N		N			Y	2015		Postponed countywide until 2015 due to a lack of adequate public and political support at the present time. In the City of Rochelle, anyone wishing to locate a structure in the city must have it inspected by both the mayor and public works foreman prior to locating the structure in the city or connecting on to city utilities.
HO, LU, IC	2011	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	N		N			N		Y	Postponed countywide until 2017 due to a lack of adequate public and political support at the present time. The City of Rochelle has its own separate zoning and land use management ordinance. This item will not be relisted in the City's new Community Work Program.
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 countywide until 2015 due to a lack of adequate public and political support at the present time. The City of Rochelle has its own separate zoning and land use management ordinance.
LU, IC	2013	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance	N		N			Y	2018		Postponed countywide until 2018 due to a lack of adequate public and political support at the present time. The City of Rochelle has its own separate zoning and land use management ordinance.

**CITY OF ROCHELLE**  
**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	Seek to develop a comprehensive land use management ordinance in Rochelle and Wilcox County	N		N			N		Y	Postponed countywide until 2017 due to a lack of adequate public and political support at the present time. The City of Rochelle has its own separate zoning and land use management ordinance. This item will not be relisted in the City's new Community Work Program.
LU, IC	2011	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2011							The City has a manufactured housing and a nuisance abatement ordinance. Postponed countywide until 2017 due to a lack of adequate public and political support at the present time. This item will not be listed in the City's new Community Work Program.

**CITY OF ROCHELLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
ED	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X	X	X					X	All	Civic groups, Cooperative Extension	\$5,000	X	X		
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X									Chamber, Dev. Auth.	NA				
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure			X	X				X	All	Planning Committee	\$1,000 (total, enforcement)	X			
ED, CFS, LU, IC	Pursue funding to purchase additional land for an industrial area with rail access	X	X						X	X	Dev. Auth.	\$500,000 (total)	X			
CFS	Pursue funding for sewer system upgrades in the southern part of Rochelle	X	X	X						X	DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	
CFS	Resurface Bessie Avenue	X	X							X	GDOT	\$110,000 (total, TSPLOST)	X			
CFS	Resurface Ruben Street			X	X	X		X		X	GDOT	\$70,000 (total, TSPLOST)	X			

**CITY OF ROCHELLE COMPREHENSIVE PLAN  
COMMUNITY WORK PROGRAM  
2014-2018**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2014	2015	2016	2017	2018	Each Year	Beyond 2018	County	City	Other		Local	State	Federal	Private
CFS	Resurface Jessie Street			X	X	X		X		X	GDOT	\$110,000 (total, TSPLOST)	X			
CFS	Resurface Pine Street			X	X	X		X		X	GDOT	\$35,000 (total, TSPLOST)	X			
HO, LU, IC	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county		X						X	All		\$1,000 (enforcement)	X			
LU	Establish a 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				X	All	Planning Comm.	\$1,000 (total)	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	All	Planning Comm.	NA				

**CITY OF ROCHELLE 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	Pursue funding necessary to assist in the creation of an industrial recruitment package	X	X	X		Chamber, Dev. Auth.	NA	X			X
ED, IC	Seek funding as appropriate to provide the infrastructure to support entrepreneurial establishments in Wilcox County	X	X			Chamber, Dev. Auth.	NA				
ED, IC	Provide assistance as needed to the Wilcox County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries	X	X	X	X	Chamber, Dev. Auth.	\$500,000 (total)	X			
ED, CFS, LU, IC	Pursue funding as appropriate for continued upgrades/improvements to the Wilcox County Industrial Park and other industrial sites	X	X	X	X	Chamber, Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't	\$500,000 (total)	X	X	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				
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	All	DNR (LWCF)	\$50,000 (total)	X	X	X	



**CITY OF ROCHELLE 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, LU, IC	Pursue funding as appropriate to promote/market the Enduring Farmlands Scenic Byway for increased tourism attraction	X	X	X		Chamber, Dev. Auth., Pulaski Co., DEcD	\$10,000 (total)	X	X		
ED, CFS, LU, IC	Continue to cooperate and coordinate with the Wilcox Learning Center/Wiregrass Technical College as appropriate for infrastructure improvements and upgrades to facilities/programs/services	X	X	X	X	WTC, TCSG	\$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 funding as needed to improve recreational facilities in order to provide for expansion of youth activities	X	X	X	All	DNR (LWCF)	\$50,000 (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		

**CITY OF ROCHELLE 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	Pursue funding to upgrade or replace the wastewater system lines in areas served by older lines and make other improvements as needed	X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't	\$500,000 (total)	X	X	X	
CFS	Pursue funding as appropriate to maintain/upgrade the water system in areas of need	X	X		X	DCA (CDBG), GEFA, USDA Rural Dev't	\$500,000 (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	X	BOE	\$100,000 (total)	X	X		
CFS	Continue to seek funding to update equipment and manpower of the Police Department as needed	X	X		X	Dept. of Homeland Security, COPS	\$150,000 (total)	X		X	
CFS	Resurface Ruben Street	X (begin 2016)	X		X	GDOT	\$70,000 (total, TSPLOST)	X			
CFS	Resurface Jessie Street	X (begin 2016)	X		X	GDOT	\$110,000 (total, TSPLOST)	X			
CFS	Resurface Pine Street	X (begin 2016)	X		X	GDOT	\$35,000 (total, TSPLOST)	X			
CFS	Resurface Ginhouse Street		X		X	GDOT	\$110,000 (total, TSPLOST)	X			
CFS	Resurface Mill Street		X		X	GDOT	\$35,000 (total, TSPLOST)	X			

**CITY OF ROCHELLE 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	Seek to update zoning and land use regulations 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				

**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**, Wilcox County, Georgia has participated with the cities of Abbeville, Pineview, Pitts, and Rochelle 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 Wilcox 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, *Wonderful Wilcox - Farm, Family, and Future*, for Wilcox 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

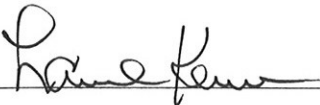
**WHEREAS**, the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department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


**WHEREAS**, Wilcox County is now desirous of adopting *Wonderful Wilcox - Farm, Family, and Future* 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 Wilcox County Board of Commissioners hereby approves and adopts the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, as Wilcox 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 Wilcox 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 5<sup>th</sup> day of November 20 13.

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 Abbeville, Georgia has participated with Wilcox County and the cities of Pineview, Pitts, and Rochelle 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 Wilcox 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, *Wonderful Wilcox - Farm, Family, and Future*, for Wilcox County and its municipalities, including the City of Abbeville; 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 Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, 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 Abbeville is now desirous of adopting *Wonderful Wilcox - Farm, Family, and Future* 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 Abbeville hereby approve and adopt the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, as the City of Abbeville'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 Mayor and City Council of the City of Abbeville 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 25<sup>th</sup> day of October, 2013.

BY: W. Gene Venable

ATTEST: Jean J. Parker

**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 Pineview, Georgia has participated with Wilcox County and the cities of Abbeville, Pitts, and Rochelle 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 Wilcox 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, *Wonderful Wilcox - Farm, Family, and Future*, for Wilcox County and its municipalities, including the City of Pineview; 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 Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, 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 Pineview is now desirous of adopting *Wonderful Wilcox - Farm, Family, and Future* 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 Pineview hereby approve and adopt the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, as the City of Pineview'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 Mayor and City Council of the City of Pineview 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: 

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 Pitts, Georgia has participated with Wilcox County and the cities of Abbeville, Pineview, and Rochelle 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 Wilcox 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, *Wonderful Wilcox - Farm, Family, and Future*, for Wilcox County and its municipalities, including the City of Pitts; 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 Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, 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 Pitts is now desirous of adopting *Wonderful Wilcox - Farm, Family, and Future* 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 Pitts hereby approve and adopt the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, as the City of Pitts' 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 Mayor and City Council of the City of Pitts 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 25<sup>th</sup> day of October, 2013.

BY: Jerry Phillips

ATTEST: Alicia D. McKinley

**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 Rochelle, Georgia has participated with Wilcox County and the cities of Abbeville, Pineview, and Pitts 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 Wilcox 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, *Wonderful Wilcox - Farm, Family, and Future*, for Wilcox County and its municipalities, including the City of Rochelle; 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 Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, 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 Rochelle is now desirous of adopting *Wonderful Wilcox - Farm, Family, and Future* 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 Rochelle hereby approve and adopt the Wilcox County Joint Comprehensive Plan, *Wonderful Wilcox - Farm, Family, and Future*, as the City of Rochelle'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 Mayor and City Council of the City of Rochelle 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<sup>rd</sup> day of October, 2013.

BY: James G. Rhoder  
Mayor

ATTEST: Delys Adkins Clerk



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

RE: Wilcox County Joint Comprehensive Plan  
Submittal (Wilcox County/Abbeville/Pineview/  
Pitts/Rochelle)

Dear Brett:

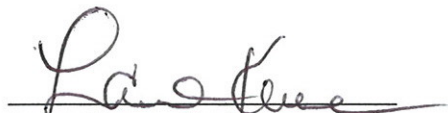
Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle have completed preparation of a new joint comprehensive plan, "Wonderful Wilcox – Farm, Family, and Future" under the new 2013 Minimum Planning Standards and Procedures of the Georgia Department of Community Affairs (DCA). Please 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.

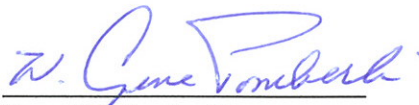
We formally certify that both the Altamaha Regional Water Plan and the Rules for Environmental Planning Criteria were considered during the process of developing this comprehensive plan. This consideration process is summarized in the plan's "Introduction and Executive Summary."

Please initiate formal review for our joint comprehensive plan in accordance with the DCA Minimum Standards for all five of our governments. If you have any questions concerning our submittal, please contact Paula Jones-Ball, Wilcox County Administrator, at (229) 467-2737 or [pjones.wilcoxcounty@yahoo.com](mailto:pjones.wilcoxcounty@yahoo.com), on behalf of all of us.

Sincerely,



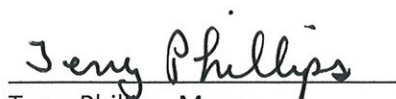
Lanier Keene, Chairman  
Wilcox County Board of  
Commissioners



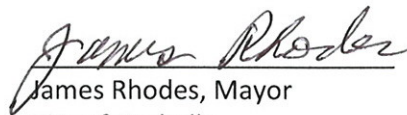
Gene Tomberlin, Mayor  
City of Abbeville



Hollan Wilson, Mayor  
City of Pineview



Terry Phillips, Mayor  
City of Pitts



James Rhodes, Mayor  
City of Rochelle