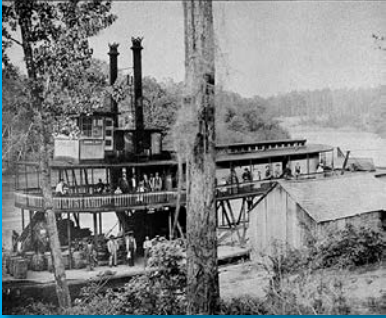
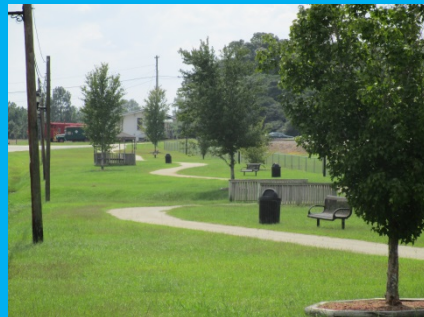


# CROSSROADS OF STORIED HISTORY, OUTDOOR SPLendor, AND INVITING TRANSPORTATION



## A Joint Comprehensive Plan for Telfair County, Jacksonville, Lumber City, McRae-Helena, and Scotland, Georgia

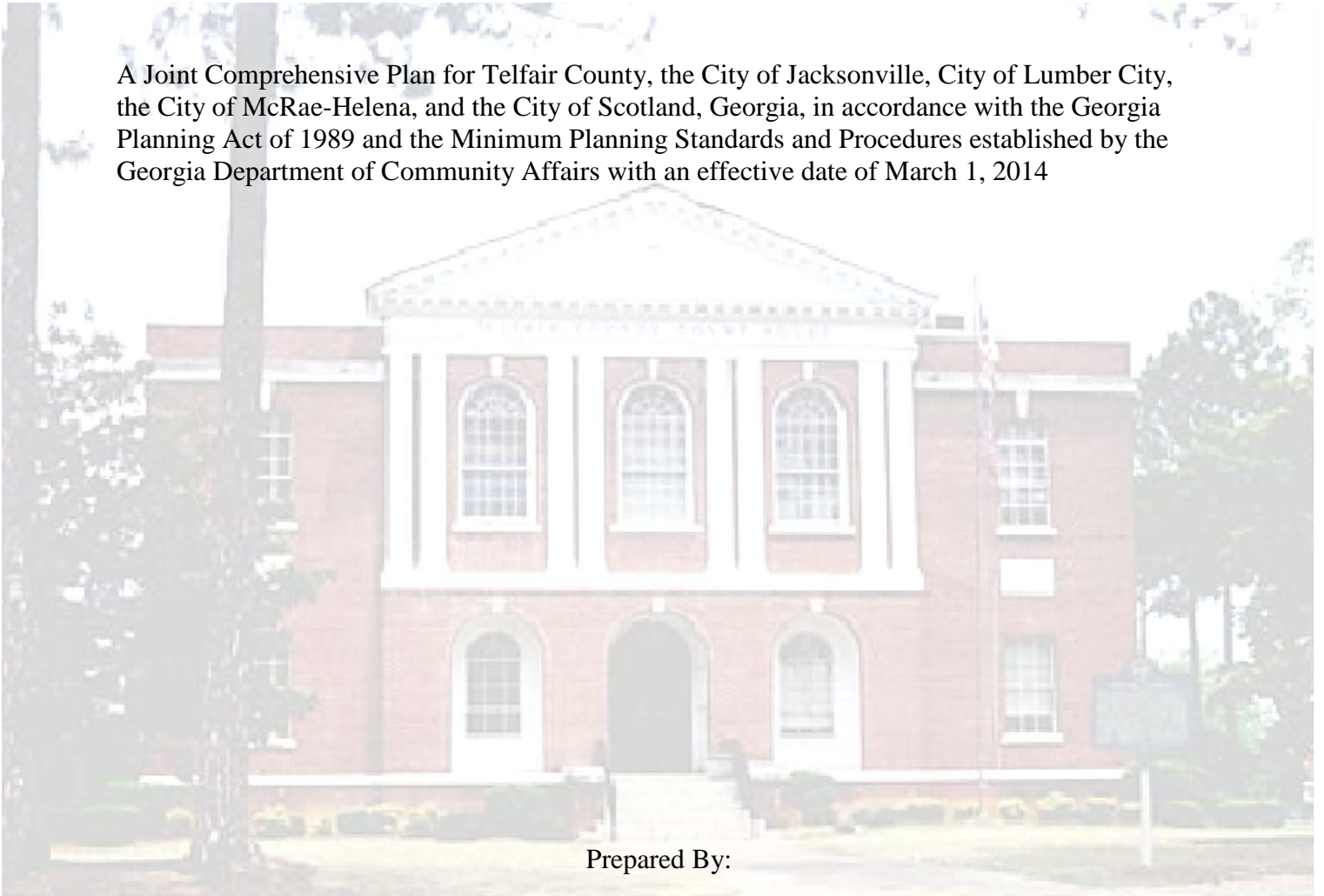


August, 2015

# **Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation**

A Joint Comprehensive Plan for Telfair County, Jacksonville, Lumber City,  
McRae-Helena, and Scotland, Georgia

A Joint Comprehensive Plan for Telfair County, the City of Jacksonville, City of Lumber City,  
the City of McRae-Helena, and the City of Scotland, 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 March 1, 2014

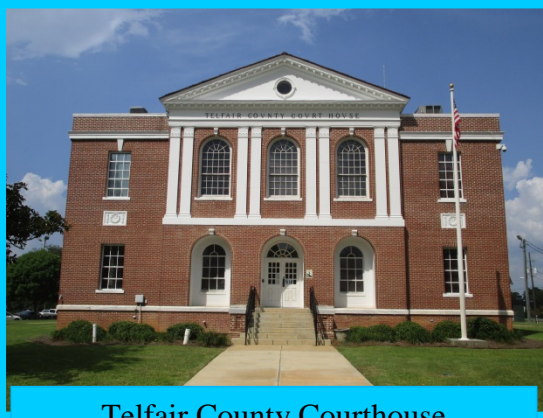


Prepared By:

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

Heart of Georgia Altamaha Regional Commission

August, 2015



Telfair County Courthouse



New Farmers Market



New McRae-Helena Water Tower



Telfair Center for the Arts



Church in Jacksonville



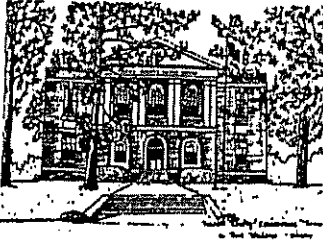
Day Sister House, Lumber City



Scotland Fest Museum of History



Ocmulgee River



**Telfair County  
Board of Commissioners**

91 Telfair Avenue, Suite A  
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Arthur Moore (District 2)  
Annie Williams (District 1)  
Charles "Edwin" Neal (District 5)  
Nancy J. M. Livingston, MCC, CCO, IMC-CMC

September 21, 2015

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

RE: Telfair County Joint Comprehensive Plan  
Submittal (Telfair County/Jacksonville/Lumber  
City/McRae-Helena/Scotland)

Dear Brett,

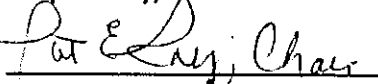
Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland have completed preparation of a new joint comprehensive plan, "Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation" under the new 2014 Minimum Planning Standards and Procedures of the 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.

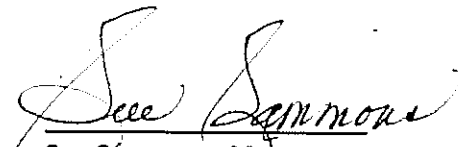
We formally certify that both the Altamaha Regional Water Plan and the Rules for Environmental Planning Criteria were considered during the process of developing this comprehensive plan. This consideration process is summarized in the plan's "Introduction and Executive Summary."

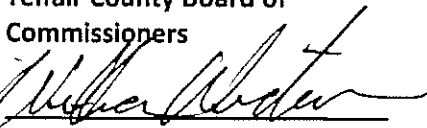
Please initiate formal review for our joint comprehensive plan in accordance with the DCA Minimum Standards for all five of our governments. If you have any questions concerning our submittal, please contact Nancy Livingston, Telfair County Clerk, at (229) 868-5688 or [telfairco@gmail.com](mailto:telfairco@gmail.com), on behalf of all of us.


Respectfully,

  
Pat E. Ray, Chairman  
Telfair County Board of  
Commissioners

  
Mike Young, Mayor  
Mayor, City of McRae-Helena

  
Sue Sammons, Mayor  
City of Lumber City

  
William Widener, Mayor  
City of Scotland

  
John Dopson, Mayor  
City of Jacksonville

Enclosure: "Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation"

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## INTRODUCTION AND EXECUTIVE SUMMARY

**Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation --**  
**The Telfair 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) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Telfair County and its municipalities – the City of Jacksonville, the City of Lumber City, the City of McRae-Helena, and the City of Scotland. The City of Milan, while partly lying in Telfair County chooses to plan with Dodge County, and therefore, is not included in this plan.

Telfair County is a rural county located in the heart of South Georgia about equidistant between Macon and Brunswick and the Georgia Coast. Its current population is about 16,500 persons, although nearly one-fifth of those persons reside either in a private federal prison operated by the Corrections Corporation of America, or in the state operated Telfair State Prison. An internet search will reveal Telfair County as a “poor” county, but this is misleading, as the county is rich in history, outdoor splendor and adventure, transportation resources, opportunity, and a very high family-oriented quality of life. While Telfair County has endured many ebbs and flows of fortune during its existence, its current population is a historical high point, and the community has much to offer business, resident, or visitor alike. The community bills itself as “fun for the entire family.”

Telfair County was established in 1807 as Georgia’s 35<sup>th</sup> county, as the result of the Creek Indian Nation cession under the 1805 Treaty of Washington, with the City of Jacksonville as its county seat, and its area was expanded in 1821 by the Treaty of Indian Springs. While today Telfair County is Georgia’s 48<sup>th</sup> largest county, until 1870 it was Georgia’s largest. The beautiful Ocmulgee River forms the entire southern boundary of modern-day Telfair County, and significant county history and appeal are intertwined with this majestic and important river. The Ocmulgee River has been important to Native Americans since the Ice Age and all the way to the

Creek Confederacy “People of One Fire” and the 1800s. There is abundant evidence of Spanish exploration and missions within the county in the 1500s. It is believed that Hernando De Soto explored the area, and that the first Christian baptism in America may have occurred near Jacksonville. The largest number of Spanish artifacts outside Florida have been found within the county at a site along the Ocmulgee near Jacksonville. Jacksonville and Lumber City both were major steamboat, cotton, and lumber ports along the Ocmulgee in the early-to-mid 1800s. The county and the Ocmulgee also have importance in the War of 1812, the Creek Indian wars, and the establishment of the yellow pine lumber industry within Georgia, including the infamous Dodge Land Troubles.

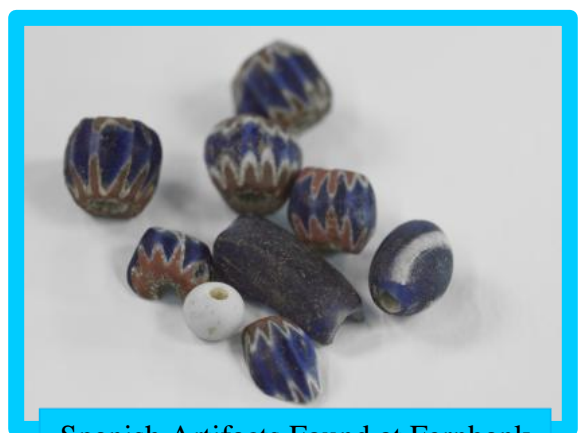
The Ocmulgee River provides much natural beauty, outdoor splendor, and outdoor adventure to Telfair County. The world’s record largemouth bass was caught in Montgomery Lake, a former oxbow lake of the Ocmulgee River now cut off and landlocked, within Telfair County in 1932. The Georgia State Record non-typical whitetail deer was killed in the Ocmulgee River bottomlands of Telfair County in 1998. Today, Montgomery Lake is included in the state-owned over 8,000-acre Horse Creek Wildlife Management Area located along the Ocmulgee near Jacksonville which affords abundant public opportunities for camping, hunting, fishing, or other outdoor fun. The Ocmulgee River corridor within Telfair County is part of the Altamaha River corridor recognized as part of the “75 Last Great Places in the World” by The Nature Conservancy, and an important habitat component of the Altamaha-Ocmulgee-Ochoopee River Corridors Priority Amphibian and Reptile Conservation Area. The Orianne Society has established the nearly 3,000 acre Orianne Indigo Snake Preserve within Telfair County along the Ocmulgee. Numerous other avenues of outdoor adventure of many types are available on public and private lands within the county. There are currently four public Ocmulgee River landings within the county. The outstanding and tranquil, 1,360-acre Little Ocmulgee State Park, with a championship 18-hole golf course; a 256-acre lake with white-sand beach; and unique hiking trails featuring both white, xeric sand and wetland habitats, is located adjacent to, and accessed from, Telfair County.

Telfair County’s storied history is not limited to the Ocmulgee River, its numerous evergreen southern pine forests, other outdoor beauty and splendor. The first railroad to be

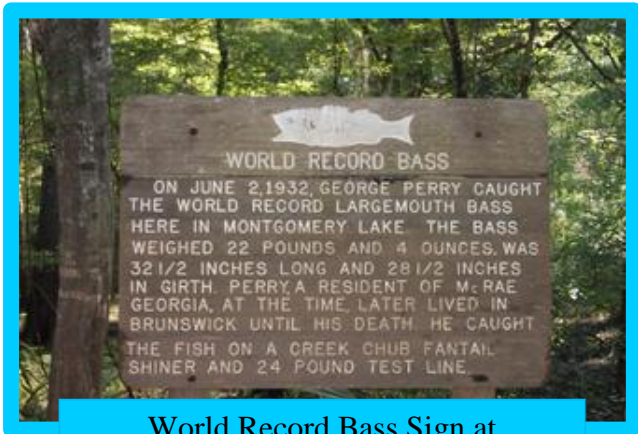




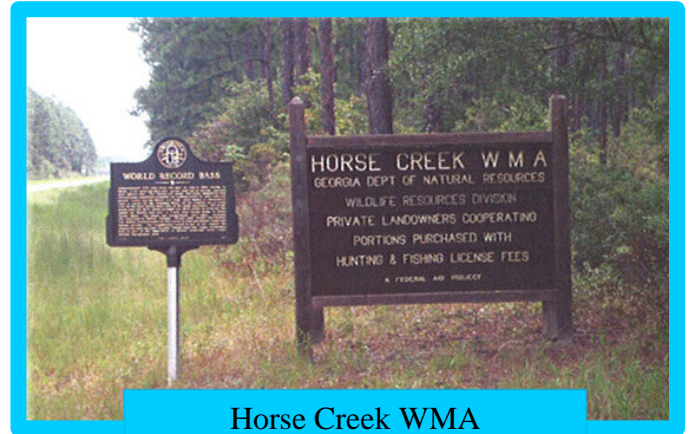
Ocmulgee River Railroad Trestle,  
Lumber City



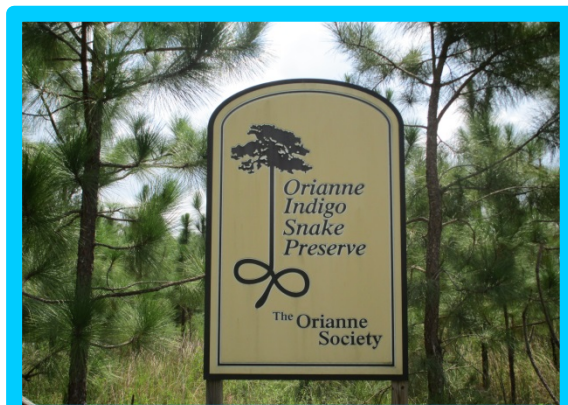
Spanish Artifacts Found at Fernbank  
Glass Site near Jacksonville



World Record Bass Sign at  
Montgomery Lake



Horse Creek WMA



Orianne Indigo Snake Preserve near  
Jacksonville



Little Ocmulgee State Park

chartered in Georgia had Jacksonville as a terminus. While this railroad was never constructed, railroads have played, and continue to play, important roles within the county. McRae-Helena, Milan, and Scotland were all founded as railroad stops, and railroads served as the impetus for the fastest growth period in county history as the population jumped from 3,245 in 1870 to 15,291 in 1920. The community has also exhibited much political, progressive, and educational leadership. Georgia's famous Talmadge family of leaders were from Telfair County. Local leader were also responsible for the establishment of some of the first high schools and colleges within the Region, including the Clements Institute, South Georgia College and Brewton-Parker College. The Little Ocmulgee State Park, one of the earliest in Georgia, was created through advocacy and partnership of local leaders, and was a CCC project. Such leadership continues today as the local school system achieved the highest 4-year graduation rate within the Region in 2014, and McRae and Helena completed a heralded merger in 2015 to more efficiently provide affordable sewer services to the combined citizenry.

Telfair County truly is the “crossroads of storied history, outdoor splendor, and inviting transportation.” Today, the community is well-served by a Class I railroad, a 5,000-foot runway general aviation airport, and five major U.S. highways converging in four routes through McRae-Helena. The community wants the world to look beyond misleading statistics (one of the fastest growth rates in Georgia from 2000 to 2010, or one of the lowest per capita incomes in the United States) influenced by the large prison population, and see the abundant beauty, open opportunities, and the high quality of life offered by a caring, family-oriented environment. The community is one of the safest, prettiest and most family-friendly in Georgia. McRae-Helena was ranked as the sixth safest in Georgia by SafeWise.com, has large neighborhoods eligible for the National Register of Historic Places, and widely celebrates its patriotism, heritage, and culture. The community has several museums, downtown murals, a replica Statue of Liberty near a major crossroad intersection, has transformed the old South Georgia College building into a vibrant Telfair Center for the Arts, and many festivals from a Christmas Extravaganza with multiple parades/venues, to farm days, to the fourth-of-July, and even Spanish moss. The community has an active Pioneer Arts and Historical Society with many events at the rehabilitated Old South Georgia College (Telfair Center for the Arts), historic walking and driving tours and other activities. The caring, family oriented culture is exhibited in the

community's celebration of "Inspiration Day" or "Day of Grace" to both celebrate a cancer victim and inspire others. Housing costs are modest with an estimated median house value in 2013 of only \$54,562 compared to Georgia's \$141,600, while the 2013 cost of living index in Telfair County was only 80.8 compared to the U.S. average of 100. Sperling's Best Places lists the median home price as \$70,500. The local Chamber of Commerce invites all in its slogan to "arrive to revive as you sit back and relax."

The community continues to move itself forward. McRae-Helena is seeking to become a regional firefighter training center, and its agribusiness is expanding, including the production of bio-energy wood pellets and peanut production. The community continues to invest in education, infrastructure, families, and its culture. It is increasing its participation in nature-based and historic tourism outlets. The community has constructed a new USDA-financed farmers market to offer more locally-grown produce. Telfair County truly is the "crossroads of storied history, outdoor splendor, and inviting transportation," and wants others to see it as a gem for rural living, and a desired place to live, do business, work, or visit.

While there is much to celebrate and be optimistic about future growth and development within the community, there are issues requiring attention, even beyond the internet perceptions. Fifteen (15) percent of Telfair Countians are 65 or older, compared to 12 percent in Georgia. Almost a third (30.5 percent) of the population lives in poverty, compared to 18 percent in Georgia. Incomes overall are low. Per capita money income in the county, as measured by the Census Bureau from 2009-2013, (\$12,489) is less than half that of Georgia (\$25,182). The county median household income for the same period (\$26,634) is only about 54 percent that of Georgia (\$49,179). There are truly income issues beyond the prisons. Unemployment in the county remained over 10 percent (10.2), as an annual average in 2014, compared to Georgia's 7.2 percent. Such statistics have resulted in Georgia ranking Telfair County as a 2015 Job Tax Tier 1 county almost at the top of the chart. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Telfair County, and thus a big incentive for business job creator entities.

The future Telfair County will take advantage of its assets and opportunities, and address its issues. It will continue to be at the forefront of rural family-centric living and a high quality of life with progressive leadership, and a recognized gem of rural Georgia. The community will be a desired address for both business and residential growth, and an outstanding place to live, work, recreate, or visit. Growth will be well managed and guided to locate near the existing infrastructure and services of McRae-Helena, and will be respectful and protective of existing character, and the community's fields, forests, open spaces, and natural and cultural resources. The community will truly be recognized as a gem of rural development and life known as an excellent "crossroads of storied history, outdoor splendor, and inviting transportation" which provides a coveted quality of life. Many will "arrive to revive" and enjoy living, working, playing, and doing business in Telfair County.

The current 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 Telfair 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. "Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation" widely captures reference to Telfair County's rich history, world class natural resources, its advantageous location, its superior transportation resources, 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 Telfair County Comprehensive Plan." The Telfair County community wants to protect its heritage and rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a recognized gem of rural life and a widely known address for its celebrated quality-of-life.



Telfair County Forest Scene



Telfair County Agricultural Scene



Historic Residence near Jacksonville



Historic Residence, McRae-Helena



Husqvarna Factory, McRae-Helena



CCA Facility, McRae-Helena

Previous Plans. This comprehensive plan is only the second within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1993, although the community did prepare a partial update, which was adopted in 2008 in accordance with state requirements. Both of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The partial update contains some local information which may not easily be found elsewhere and may remain of use. Both of these plans should remain, at least in hard copy, available from the Telfair County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2008 partial update is 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 Telfair 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 Telfair County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://quickfacts.census.gov) which provides 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. 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). Excellent overall private data sources include [www.city-data.com](http://www.city-data.com), and [www.usa.com](http://www.usa.com); while [www.headwaterseconomics.org](http://www.headwaterseconomics.org) is an excellent source for socioeconomic information, including data and interpretation.

Population Projections. As noted earlier, the official 2010 Census population of Telfair County was 16,500, up an astounding almost 40 percent from 2000's 11,794. This growth was more than double that of Georgia's 18.3%, but was more than four times than that of the national U.S. rate of 9.7%. All that should be gleaned is that the prison population of the county exploded. Telfair County's location midway from the Georgia coast and Macon, its multiple avenues of transportation access, its outstanding natural and historic resources, its family-friendly attitude and venues, and its progressive leadership portend well for the future. The U.S. Census Bureau estimate for 2014 Telfair County population is 16,518, up only slightly by 18 persons from 2010. This suggests stability and very little current growth. The high mark of population in Telfair County is now, although there was a long period of decline from 1930 to 1970, and only in 2000, with the aid of prison population, did the population exceed 1920's 15,291. Telfair County's location, its rich history, abundant and outstanding natural resources, many pine forests, existing businesses, quality of life, and easy access to larger metro areas and Georgia's ports are positive factors and influences for continued 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 Telfair County were contained in the Altamaha Regional Water Plan and showed growth to only 15,241 in 2030, extrapolated to 15,984 in 2040, but was based on a lower 2010 estimate prior to the actual U.S. Census. Current OPG projections for Telfair

County, as shown on the [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu) website, are 18,504 persons 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 Telfair County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher projection population levels than the Regional Water Plan and current OPB projections, although they are relatively close to the current OPB projections until 2030. These include 19,454 in 2030 and 20,302 in 2040.

### Population Projections, Telfair County

|                            | 2010   | 2015   | 2020   | 2025   | 2030   | 2035   | 2040   |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|
| <b>OPB, Water Plan</b>     | 13,524 |        | 14,360 |        | 15,241 |        | 15,984 |
| <b>OPB, georgiastats</b>   | 16,500 | 17,043 | 17,534 | 18,025 | 18,504 |        |        |
| <b>Regional Commission</b> | 16,500 | 17,154 | 17,881 | 18,647 | 19,454 | 20,302 | 23,116 |

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. Telfair County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan's preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Telfair 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 with, and offer implementation to, the hazard mitigation plan.

The Telfair 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 Telfair County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Telfair County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan (2011)*, was considered by the Telfair County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, "to wisely manage, develop and protect the region's water resources...to enhance quality of life..., protect natural systems..., and support the basin's economy," is inherent in this comprehensive plan's community vision and goals. In the Regional Water Planning Council's 2014 implementation report, Helena's wastewater treatment GEFA loan, and McRae and Helena, and Lumber City CDBGs for water and/or sewer improvements are specifically cited as a supportive implementation activities. Other water/sewer improvements in the county's municipalities would also be supportive implementation.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Telfair County, including Telfair County, the City of Jacksonville, the City of McRae-Helena (separately), the City of Lumber City, and the City of Scotland, are in compliance with the Environmental Planning Criteria, having adopted implementing, consistent ordinances in 1999. The local governments, with the assistance of the Heart of Georgia Altamaha Regional Commission, adopted the Region's model "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance.

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 Telfair 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 Telfair County, which is consistent with a quality community and the DCA Quality Community Objectives. The Telfair County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement. As noted earlier, the Telfair 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 Telfair County and its municipalities. To accomplish this, they created a steering committee, the Telfair 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 committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as many others concerned with community and economic development and other issues within the entire community. This Coordination Committee had notable participation; 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 initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. 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. It also received record participation. Drafts of the committee approved community vision, and issues and opportunities, were placed on community websites for feedback and input. 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. A more detailed summary of community involvement is included in an appendix.

“Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation” is truly a locally developed guide to, and framework for, future growth and development of Telfair County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Telfair County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and considered 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 a Community Vision which essentially and succinctly summarizes the community’s aspirations and plan’s objectives.



Railroad Park, McRae-Helena



Telfair County Public Library,  
McRae-Helena

# 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 Telfair 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, separate municipal descriptions/visions, 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 outline 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

### **Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation**

Telfair County is located in the heart of South Georgia, and has a long and storied history because of its location and association with the Ocmulgee River, its abundant natural resources and outdoor recreation offerings, and its transportation venues, including not only the Ocmulgee, but also railroads, highways, and a general aviation airport. McRae-Helena, its modern county seat, is known as the “Crossroads City” because of its location at the intersection of four major U.S. highways (U.S. 280, U.S. 319/U.S. 441, and U.S. 341/23), all important major routes within Georgia. Despite past ebbs and flows of county fortunes, these same attributes are envisioned as assets and pillars of positive and prosperous future growth and development.

The county continues to make history as McRae-Helena became Georgia’s newest municipality in January, 2015 after the consolidation of the cities of McRae and Helena. Other current county municipalities are Jacksonville, Lumber City, Milan, and Scotland. Jacksonville and Lumber City have long histories of their own, and unlike most cities within the Region, were originally established as river landings and steamboat ports. The county has a long and colorful political history. The official U.S. Bureau of Census’ 2010 Census of population for Telfair County showed a population of 16,500 persons, a current historical high point. The county population in 2000 was 11,794. This growth rate of almost 40 percent can be cited as more than twice Georgia’s phenomenal 18.34 percent, which itself was almost twice the national U.S. rate of 9.71 percent. Recent news reports have identified Telfair County as the poorest county in Georgia, and one of the top ten poorest counties in the U.S. in terms of per capita personal income. These seemingly contradictions in development profiles only add to the interesting and storied history of Telfair County, but more importantly reveal why statistics can be misleading. Both statistics are the result of prison population. The private prison firm, Corrections Corporation of America, established a contracted federal prison in McRae in 2000, which now houses about 1,950 inmates. There is also a state prison within the county, Telfair State Prison located in the northwest part of old Helena, which houses about 1,200 inmates. The County’s

prisoners are included both in the Census population numbers, and in the American Community Survey (ACS) which forms the basis of the income statistics. The ACS shows the inmates as “living” in their prisons (with little or no personal income).

Telfair County has a long, storied history with much centered on the Ocmulgee River. The shore of the Atlantic Ocean once ran through present day Telfair County, and Native Americans have inhabited the area for at least 12,000 years. Archaeologists have found evidence that late Ice Age big game hunters frequented the area when mastodons, saber tooth tigers, giant sloths and other giant mammals roamed the Ocmulgee River bottomlands. The Ocmulgee River was an important center of all periods of Native American Indian culture and life, all the way to Creek Confederacy “People of One Fire” and the 1800s. The Ocmulgee River in Telfair County was also the domain of early European exploration. Recent archaeological exploration in Telfair County by the Fernbank Museum in Atlanta has confirmed evidence of Spanish explorations and missions within the county in the 1500s. It is believed that Hernando De Soto explored the area, and the largest number of Spanish artifacts outside Florida have been found within the County at a site along the Ocmulgee near Jacksonville.

The 1805 Treaty of Washington between the U.S. and the Creek Nation of Indians established the Ocmulgee River as the western boundary of Georgia. Telfair County was established in 1807 as Georgia’s 35<sup>th</sup> county, and with Jacksonville as the county seat. After the Treaty of Indian Springs of 1821, the Ocmulgee River flowed through the center of the county. In 1854, Telfair County lands west of the Ocmulgee were given to create Coffee County. However, until 1870, when northern lands of Telfair County were used to create Dodge County, Telfair was Georgia’s largest county.

Telfair County was settled primarily by immigrants from North Carolina of Scottish Presbyterian origin. Cotton production was the chief source of income, and Jacksonville and Lumber City were major ports for pole boats and steamboats to transport the crops to Darien and Savannah. The opening of railroads beginning in the 1840s quickly diminished the importance of this method of transport for the cotton crop, and ended the first heyday of county expansion.

However, the railroads opened attention and markets for the abundant timber resources of longleaf, yellow pines of the county and region.

Jacksonville and its location on the Ocmulgee was at the center of much history beyond cotton. As the recent Fernbank archaeological investigations have hinted, the area was likely the location of a De Soto visit, and included the likely first Christian baptism in America of two Native Americans by an accompanying priest. During the War of 1812, General Blackshear built three forts along the Ocmulgee, and the Creek/Georgia border, including Fort Clark in Jacksonville. This fort is now the site of the still active Blockhouse Baptist Church. The church derives its name from the fact that local residents worshiped in one of the fort's blockhouses while inside for protection from Creek Indians who had sided with the British. The Blockhouse Church Cemetery includes soldiers from the Revolutionary War, War of 1812, and Civil War as well as more modern wars. These include Major Charles I. Shelton captured by the British in the War of 1812 and carried to England as a prisoner, and the grave of Sgt. John McCrimmon of the 49<sup>th</sup> Georgia Regiment, CSA, who is said to have killed Union General Phil Kearney in the Civil War. Jacksonville was also the intended terminus of the first railroad chartered in Georgia in 1827, the Ocmulgee and Flint. The railroad was never constructed. The community also made history in 1858, when some crew members and slaves of *The Wanderer*, the last known slave ship to arrive illegally in America on Georgia's coast, was captured nearby and placed in the Telfair County Jail located there. Jacksonville was bypassed by the Macon and Brunswick Railroad in 1870. Earlier efforts to move the county seat from Jacksonville to a more central county location after the loss of county lands west of the Ocmulgee in 1854 had been postponed by the Civil War. With the new railroad and bypass of Jacksonville, these efforts were now successful, and the new town of McRae, established in 1871, became the county seat.

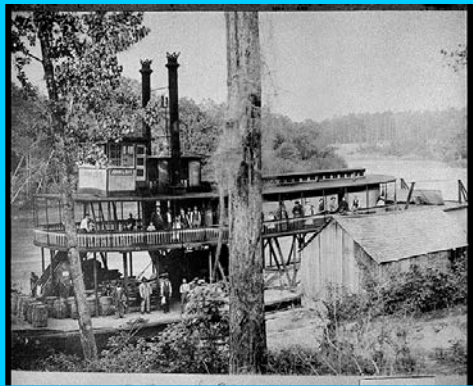
The principal developer of the Macon and Brunswick Railroad, W.E. Dodge, became a namesake for another infamous chapter in Telfair County history. A group of Maine businessmen had in the 1830s seen the value of the area's towering pines, and created the Georgia Lumber Company to produce lumber, including maybe the largest sawmill in the world at the time, in Lumber City with river shipment to Darien. The group also purchased many pine forested lots of Telfair County from Peter J. Williams who had accumulated the lands from



Ocmulgee River, Lumber City



Rural Scene, Telfair County



Historic John L. Day Steamboat on Ocmulgee River



Historic Ocmulgee River Lumber Company Log Slide, Lumber City



Railroad near Towns, Georgia



Telfair Museum of History and Caboose, McRae-Helena



speculators and dissatisfied owners resulting from the Land Lottery of 1807 at the county's establishment. The venture soon failed and the State of Indiana ended up with title to the lands, which eventually were sold to New York investors, then to William Pitt Eastman, and then to W.E. Dodge and his Georgia Land and Lumber Company in 1875. In the meantime with the Georgia Lumber Company mills in ruin and lands unoccupied, people had bought tax liens from local sheriffs, and other questionable deeds, and moved to settle and farm the lands. When the Dodge company asserted title and began to cut timber from the lands, a legal and literal war lasting 50 years and resulting in murder and mayhem, referred to as the Dodge Land Troubles, or the Land and Timber War of Telfair County, resulted. Some of the heart pine timber harvested was used in the construction of the Brooklyn Bridge, and was shipped all over the world through Darien.

The railroads also brought prosperity and growth to Telfair County, and McRae and Helena, in particular. The second heyday of the county occurred once the railroads arrived as the county's population jumped from 3,245 in 1870 to 10,083 in 1900, and 15,291 in 1920. McRae and Telfair County has been the scene of much religious, social, educational, and political leadership. The county's citizens quickly gravitated to the Baptist and Methodist faiths from their Presbyterian origins. An early community, Temperance Town, near Jacksonville, was the site of a very early Methodist camp meeting area. The Spring Hill area, now in Wheeler County, was also an early preaching place, then campground, and then a formal church whose leaders out of McRae, established a district high school, the Clements Institute. The Clements Institute was the first Methodist District High School in Georgia. Telfair County people and leaders had always prized education, as was noted by George Smith in his 1901 *"The Story of Georgia and its People."* He stated, "The people of Telfair always valued education, and the country school was in every neighborhood from the first settlements." The same Methodist leadership who established the Clements Institute wanted a more cultured education, and sought to establish a college in the area in the late 1880s, which resulted in establishment of South Georgia College in 1892 on a site midway between McRae and Helena. The chosen site of 15 acres was selected because it was on the highest elevation between Macon and Brunswick, and easily accessible to both the Southern and Seaboard railroads. The college served the county until 1928 when it closed for financial reasons, partly brought on by not turning away those who could not afford to

pay. Even then the leadership transferred title to the public school system. The South Georgia College auditorium remains today, and has been renovated as the Telfair Center for the Arts for cultural use by the community.

Baptist leadership in McRae was not to be outdone, and led the way to establish Brewton-Parker College (then Union Baptist Institute) in 1904-5 in nearby Mount Vernon. This college continues today as a four-year Christian education college. Educational leadership is still in evidence within Telfair County today. The community successfully sought to have a campus of a technical college, and has an operating satellite campus of the Oconee Fall Line Technical College. More recently, the public elementary and high schools have been named Reward Schools by the Georgia Department of Education as top ten percent of Title I schools making the most improved performance for all students on statewide assessments. The Telfair County High School in 2014 achieved a 4-year graduation rate of 87.4 percent, the highest rate in its educational district and among the highest in central Georgia.

Business leadership in McRae also led to the desire for a recreation park to attract visitors which first resulted in a Civilian Conservation Corps (CCC) Camp and recreation area in the 1930s along the Little Ocmulgee, and ultimately in the Little Ocmulgee State Park, one of the early state parks of Georgia. Such leadership was further evidenced with native sons, Eugene and Herman Talmadge, a father and son who became colorful governors of Georgia. Eugene Talmadge played a leading role in Georgia politics from 1926 to 1946, including serving three terms as Governor and being elected for a fourth term in 1946, but dying before taking office. Eugene's death resulted in a famed succession controversy in Georgia known as "The Three Governors Controversy," which saw both Herman Talmadge and Ellis Arnall both claiming to be governor and setting up offices in the capitol. The controversy was finally settled by the Georgia Supreme Court which ruled in favor of the newly elected Lieutenant Governor, Melvin Thompson in 1947. Herman Talmadge then defeated Thompson in a special election in 1948, and served as Georgia's official governor until 1955. He served as a well-respected Georgia U.S. Senator from 1957 to 1981. The Talmadge Mansion, built by Eugene Talmadge in 1937 just south of McRae, has been restored by its new owner, Jim Wooten of *Atlanta Journal*

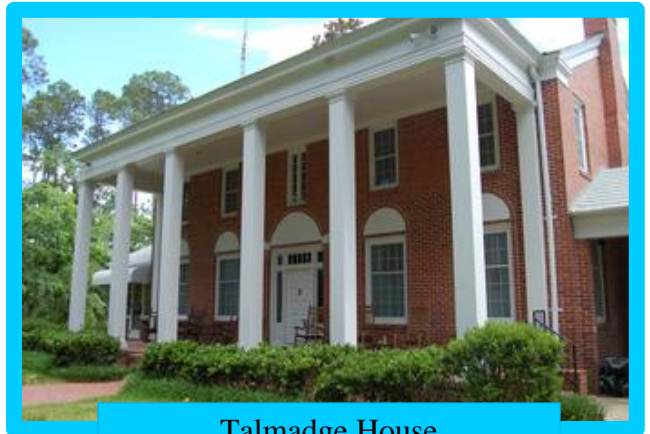
*Constitution* editor fame, to its former glory with public use as a hosting place for special events, known as Sugar Creek Plantation.

The Little Ocmulgee State Park, located primarily in adjacent Wheeler County, but accessed from McRae-Helena, is still functioning as an important jewel in Georgia's State Park system, consisting of a beautiful, tranquil, and natural setting of 1,360 acres, including a 256 acre lake created by the CCC on a natural diversion of the Little Ocmulgee, a world-class championship 18-hole golf course (Wallace Adams), a 60 room lodge, and miles of natural trails, among other amenities.) The lake and parts of the nature trail are lined with an unusual, sparkling fine white sand which provides for an unexpected, excellent, and delightful beach, and surreal setting for the nature trails. Two of Georgia's rare species, the harmless Indigo Snake and the slumbering gopher tortoise are present. The outdoor splendor of Telfair County is not limited to Little Ocmulgee State Park. The Ocmulgee River bottomlands remain an outdoor paradise for fish and wildlife pursuits. The world's record largemouth bass was caught in Montgomery Lake of the Ocmulgee River in Telfair County in 1932. Georgia's record whitetail deer, a non-typical deer measuring almost 250 Boone and Crockett points, was killed in the county in 1998. While Montgomery Lake is now a shallow, cut-off oxbow lake, and not accessible by boat, it is part of the over 8,000 acre Horse Creek Wildlife Management Area, an outstanding state-owned, public natural recreation area along the Ocmulgee River between Lumber City and Jacksonville. The county is also home to the Orianne Indigo Snake Preserve, a large conservation area owned as the flagship property of The Orianne Society, located off Ga. Hwy. 117 along the Ocmulgee River between Lumber City and Jacksonville.

As noted, Telfair County has a long and storied history, much outdoor splendor, an enviable location of inviting transportation, both highway and rail. Despite the county's many ebbs and flows, Telfair County's location, natural resources and transportation facilities allow for, and portend well, for future success in growth and development. Telfair County truly is at a crossroads for positive change and growth. The County's current status is not nearly as dismal as many would portray, and the future Telfair County will continue past successes through leadership which continues to prepare for compatible growth and development. This growth and development will focus on utilizing existing industry, location, and natural assets to use as a



Old South Georgia College  
(Telfair Center for the Arts),  
McRae-Helena



Talmadge House  
(Sugar Creek Plantation)  
near McRae-Helena



Horse Creek WMA Trail



Horse Creek WMA



Telfair County Middle School,  
McRae-Helena



Oconee Fall Line Technical  
College, McRae-Helena Campus

foundation to deploy improvements and attract compatible growth which enhances its existing character. Telfair County's outdoor splendor will attract many to both live and visit. Its history will be utilized to make its downtowns vibrant and celebrate a storied heritage through museums and festivals. More businesses and employment opportunities would be attracted to the location and quality of life. Public facilities to stimulate and serve this development and strategy would be enhanced.

The future Telfair County will be a thriving, growing rural county utilizing its storied history, outdoor splendor, location, and excellent, inviting transportation facilities as a lynchpin and foundation of attraction for quality growth and development. The community's desire to improve itself, to alter the current misguided internet perception of the county, and to enable outsiders to realize the uniqueness and multi-faceted attractions and advantages of the community is a strong, heart-felt basis of action. Progressive leadership has long been a part of Telfair County history and remains vibrant today. Improvement and utilization of assets and advantages, and mitigation of problems and perceptions continue as strong motivators and guides for current action by an involved community leadership. A prime driving force for the recent, almost controversy-free merger of McRae-Helena was to serve the greater good of sewer service provision to the larger community at the least cost to local taxpayers, while allowing and providing excess capacity for residential and business growth. Local leadership has led the way to extend the runway of the local general aviation airport, a joint venture of Telfair and Wheeler counties, to 5,000 feet to accommodate corporate jets. They are now seeking to add a fueling station at the airport to provide additional services and attraction for business. McRae-Helena is in process of developing a newly constructed public safety complex into a regional training center for all of South Georgia. Local schools have the highest graduation rate in the surrounding region, and there is a local campus of the Oconee Fall Line Technical College. The community has developed a local museum to highlight the county's extensive history. The museum in McRae-Helena includes a full-scale replica of the world record bass. A local farmers market was constructed with the aid of USDA assistance to provide an outlet for the county's many small farmers and an important source for home-grown produce and vegetables, further adding to the quality of life.

The community continues to celebrate its agrarian heritage, and to utilize its abundant natural resources for economic development. Cotton, peanuts, and forestry operations remain important within the county both for agriculture and commerce. Telfair Forest Products in Lumber City is an expanding operation producing wood pellets for export to Europe, accommodating over 200 trucks and significant rail transport to Savannah daily. The Golden Peanut Company, the Griffin Warehouse operation, and Tucker Fertilizer are all agricultural-related businesses located in McRae-Helena, and all continue to expand. The community is served by two active railroads, and the Heart of Georgia shortline railroad connector through the county is being upgraded to accommodate a nearby inland port at Cordele. The inland port will likely speed up state plans to widen/four-lane U.S. 280 and U.S. 441. These highways, along with the already four-laned U.S. 23/341, junction in McRae-Helena and will attract more attention/commerce/ visitors to the future Telfair County. U.S. 341 through the county is already utilized for a nearly 200 mile, annual yard sale, called Peaches to the Beaches, marketed by the Golden Isles Parkway (U.S. 341) Association. Peaches to the Beaches continues to gather recognition and multi-state attendance and to have a growing economic impact. The community would like to see a similar U.S. 280 event materialize. The community also participates in the newly organized regional Ocmulgee Water Trail Partnership to enhance utilization and nature-based tourism along the Ocmulgee River.

The future Telfair County will be a thriving, growing area known for its location, leadership, accommodating people and hospitality, business opportunity, outdoor paradise, and overall outstanding, rural, small-town quality of life. Telfair County would be a recognized gem for rural living, and a desired place to live, work, visit, or recreate.



Telfair Museum of History,  
McRae-Helena



McRae First Baptist Church



Historic Downtown of Old Helena



McRae-Helena Fire and Police  
Departments



Telfair Forest Products, Lumber City



Telfair Industrial Park, McRae-Helena

# Jacksonville

## Description

The City of Jacksonville, Georgia is a small town of about 140 persons (2010 Census) located in extreme southern Telfair County at the Ocmulgee River, and at the highway junction of U.S. Highways 319/441 and Georgia Highway 117. While today Jacksonville is Telfair County's smallest municipality, it is the county's oldest, was once the county seat, and was the center of much early county and Georgia history. George White in the 1849 *Statistic of Georgia* wrote that Jacksonville is "an old trading town in the Big Bend of the Ocmulgee which is the county's largest with a population of 60 and four stores."

Jacksonville was the scene of much early Georgia history even before European history. Recent archaeological exploration by the Fernbank Museum has shown the area to be the center of much Native American life, the possible location of a Spanish Mission, and the probable crossing point of Hernando de Soto in 1540. It has been noted that the first Christian baptism in America of two Native Americans by an accompanying priest may have taken place in the Ocmulgee River near Jacksonville during that time. It is an established fact that the largest number of Spanish artifacts outside Florida have been found at the Jacksonville site.

Jacksonville was the center of much Georgia history in the first half of the 19<sup>th</sup> Century. It was established as the county seat upon Telfair County's creation in 1807 after the 1805 Treaty of Washington. Jacksonville was incorporated in 1815. It was the center of a large plantation economy, and was the site of the John Clark Plantation. John Clark was a Revolutionary War soldier who later became a general in Georgia's militia, noted Indian agent, and governor who oversaw the Indian Treaty of 1821. Jacksonville was also the site of John E. Coffee's plantation. Coffee was a noted surveyor and general in the Georgia State Militia with a pivotal role in the Creek Indian Wars of 1812-1818. He named Jacksonville after General Andrew Jackson and later served Georgia in the U.S. Congress. Coffee was also instrumental in surveying and building the Old Coffee Road from Jacksonville, Georgia to Tallahassee, Florida. General Coffee was initially buried on his plantation at Jacksonville, but was moved in



the 1920s to the McRae Cemetery. The Old Coffee Road was the principal travel route which allowed southwest Georgia to be settled. Jacksonville was both an important stagecoach and river boat terminal. It was also a crossing point for the famed Blackshear Road blazed by General David Blackshear to St. Marys in the War of 1812. During the War of 1812 and the Creek Indian Wars, General David Blackshear built three forts along the Ocmulgee River and the Creek Indian/Georgia border, including Fort Clark (named for John Clark) in Jacksonville. The fort is now the site of the still active Blockhouse Baptist Church. The church derives its name from the fact that its members worshiped in one of the fort's blockhouses for protection from the Creek Indians who sided with the British. The Blockhouse Church Cemetery includes buried soldiers from the Revolutionary War, War of 1812/Creek Indian Wars, the Civil War, and more modern wars.

In 1831, Jacksonville was listed as one of only three post offices in Telfair County. It was also the intended terminus of the first railroad chartered in Georgia in 1827, the Ocmulgee and Flint. This railroad was never constructed, and it is ironic that railroads doomed Jacksonville from its early prominence. In 1871, only two years after the Macon and Brunswick Railroad reached McRae, the county seat was officially moved to the Town of McRae. Jacksonville's population fell from 119 in 1850 to 40 in 1870.

Jacksonville remains associated with other significant history. In 1858, some crew members and slaves of *The Wanderer*, the last known slave ship to arrive illegally in America on Georgia's coast, were captured nearby and placed in the Telfair County Jail located in Jacksonville. More recent history includes the still world's record largemouth bass, and the creation of the game of bingo. In June, 1932, 20 year old George W. Perry caught a 22 lbs. 4 oz. largemouth bass in nearby Montgomery Lake, a now landlocked oxbow of the Ocmulgee River. The record fish was entered into a Field and Stream Big Fish nationwide contest at the urging of those in a general store in Helena, and captured \$75 in prizes, including a much desired new rod and reel. Little known is the fact that George Perry also won the 1934 Field and Stream Big Fish Contest with a 13 lbs. 14 oz. largemouth bass also caught in the Ocmulgee River. The U.S. game of bingo was established by the E.S. Lowe Company after Edwin S. Lowe, a New York toy salesman, stopped in Jacksonville in 1929, and observed a carnival game of "beano" based on the European game of lotto and played with beans placed

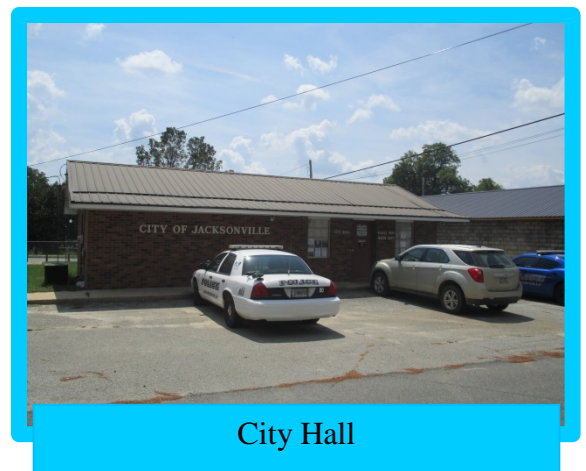
on a number on a card called out by the pitchman. The game’s name was changed to “bingo” after Lowe observed an excited New York participant who stuttered “bingo” instead of “beano,” and realized its potential. The rest is history.

## Vision

The City of Jacksonville wishes to remain a quiet, small residential community with a deep, proud history and a better tomorrow. It will continue to improve its facilities and services as it can afford, and let others know what a special and storied place Jacksonville truly is.

## Needs

- Infrastructure improvements
  - Street improvements
- Renovation of old shop building
- Sidewalk improvements
- Park/War memorial
- Recreation improvements
- Drainage improvements



City Hall

## Opportunities

- Ocmulgee River
- Rich history
- U.S. 441
- Police department
- Bingo



Historic Store

## Lumber City

### Description

The City of Lumber City is located along U.S. Highway 341/23 in extreme eastern Telfair County adjacent to the Ocmulgee River near the Little Ocmulgee River convergence. Lumber City is just west of the “forks” confluence of the Oconee and Ocmulgee rivers which forms the Altamaha River. All of these rivers are significant to Georgia and world history and ecology. Georgia highways 19 and 117, both very scenic and historic routes, begin in Lumber City off U.S. 341 with 117 heading west/north and 19 heading east/north. The Norfolk Southern Railroad crosses the Ocmulgee River at Lumber City with an often photographed historic steel trestle. This railroad remains active and dates to the late 1860s when it originated as the Macon and Brunswick Railroad. Lumber City has a current population of over 1,300 persons (1,328 in 2010 Census) and remains a thriving small town with both business and industry. With the recent merger of McRae and Helena, Lumber City is now Telfair County’s second largest municipality. Lumber City’s strategic location has made it an attractive place of human activity and settlement throughout history. The Lumber City area and the nearby “forks” were very important Native American sites. As far as European settlement, Lumber City, like Jacksonville, was a village well before the arrival of the railroads, and that gives it a more unique origin than most current municipalities in the Region.

Lumber City has, as its name implies, long been associated with the vast expanse of nearby southern yellow pine forests and their production potential of lumber and other wood products. Robert Flournoy established a saw mill on the Little Ocmulgee River around 1830, and a post office named Flournoy Mills was established in January, 1831. Many of the lumber mill workers were from Maine. Lumber City was truly established as a center of commerce when the Georgia Lumber Company was incorporated by a group of Maine businessman under the aegis of the Georgia legislature in 1834, and purchased the saw mill and surrounding lands from the Flournoy family. These businessmen wanted to utilize the pine forests primarily for shipbuilding and other interests in Maine and the North. The Georgia Lumber Company established possibly the largest sawmill in the world at the time in the town. Due to the rapid influx of lumbermen, the town began being called Lumber City. In 1837, the U.S. Post Office

Department changed the Flournoy Mills Post Office name to Lumber City. Although this venture faced financial ruin, perhaps because of its size and investment, Lumber City became a major steamboat port and mercantile center. Captain John L. Day was a well-known Lumber City businessman, who built several steamboats and named them after family members. Day also is said to have built three identical houses in Lumber City for his daughters to avoid family squabbles. Another important name in Telfair County history, Daniel F. McRae is noted as having entered mercantile life at age sixteen in Lumber City in 1838. John White's 1849 *Statistic of Georgia* noted Lumber City and Temperance as "villages populated by persons engaged in the lumber business." The influence of the relatively short-lived Georgia Lumber Company in Lumber City is shown by historical town references as the "Little Maine Colony at old Lumber City."

Lumber City was also at the center of major history of Telfair County when W.E. Dodge eventually acquired many of the old land holdings of the Georgia Lumber Company and established the Georgia Land and Lumber Company in 1868. Lumber mills were again put into operation at Lumber City, and the town truly flourished, especially after the arrival of the Macon and Brunswick Railroad in 1869. It was said that more than 100 log rafts a day passed by Lumber City in 1883. The creation of the Georgia Land and Lumber Company and its assertion of land titles after many years of inactivity by the Georgia Lumber Company and interim settlement by local farmers and others, however, did touch off a decades-long controversy in the courts and with blood-spilling vigilantism consequences, variously known as the Dodge Land and Timber Troubles or Telfair Timber Wars.

Lumber City was formally incorporated as a municipality in 1889. During this time, it was widely known as "Artesian City" because of its many artesian wells and their purported health benefits. An 1896 national report on artesian wells along the East Coast included data from Lumber City (John Day's well) and noted that since the introduction of the use of this water that "malarial diseases which formerly prevailed have disappeared."

The population of Lumber City, after its incorporation, exploded from 471 in 1891 to 1,195 in 1910. Since that time, population in Lumber City has ebbed and flowed between there and a high point of 1,429 in 1990, primarily as industry opened and closed. Lumber City's

population did steadily rise each decade from 1,043 in 1930 and 1,044 in 1940 to 1990's high of 1,429. The population dipped to 1,247 in 2000 as two local industries, Americord and Rayonier, began to decline before formal closing in the early 2000s. The community has rebounded since that time because of its location, historic housing stock, transportation access, and its natural resources. Telfair Forest Products, Inc. has reopened the old Rayonier plant, and once again forest products are being produced in Lumber City. This growing and expanding business now primarily produces wood pellets for export to Europe.

## Vision

The City of Lumber City wants to be a growing small town proud of its heritage and mindful of its opportunities for business and residential growth. The community wants to be known as a thriving small-town in an appealing rural environment full of character, old fashioned charm, and relaxing atmosphere. It will be an attractive location for business, industry, retirees and families alike.

## Needs

- Infrastructure improvements
  - Expansion of local industry
  - Street and sidewalk improvements
  - Recreation/park improvements
  - Water/sewer lines
  - Police department upgrades
  - City cemetery expansion
  - City Hall improvements
  - Old School improvements

## Opportunities

- Golden Isles Parkway



Historic Artesian Well

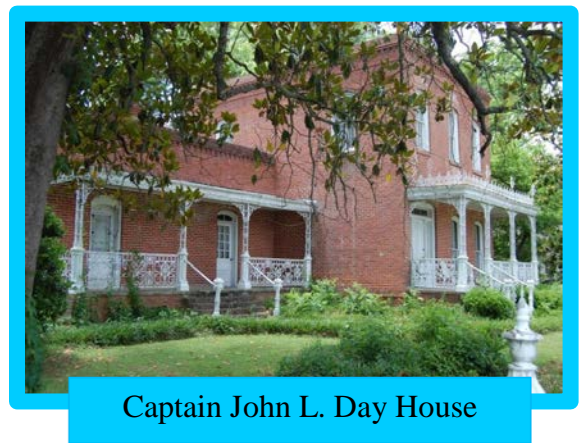


City Hall

- Ocmulgee River Landing/Proximity
- Gateway to Horse Creek/Orianna Society Indigo Snake Preserve
- Existing business/industry
- Farm Day Festival
- Industrial site



Ocmulgee River Railroad Trestle



Captain John L. Day House



Downtown Streetscape



Farm Day Festival

## McRae-Helena

### Description

The combined city of McRae-Helena, created by the formal merger of the previously separate cities of McRae and Helena in 2015, is thus one of Georgia's newest municipalities. This fact, however, belies much political, education, and social history inherent in the cities. The communities have long been known as centers of rural leadership, particularly in development and education. McRae-Helena is located in the northern tip of Telfair County at the crossroads of five major U.S. highways (three routes) very important to Georgia. These include U.S. 341/23 (the Golden Isles Parkway), U.S. 441/319 (the Heritage Highway), and U.S. 280. U.S. 341 is an already multi-laned highway from I-75 in middle Georgia to Georgia's Coast. U.S. 341, U.S. 441, and U.S. 280 are all on Georgia's Governors' Road Improvement Program list of highways slated for upgrade because of their potential and importance to rural and other economic development within the state.

McRae was established in 1869 when the Macon and Brunswick Railroad reached the farm of Daniel McRae. McRae leadership had the Georgia Legislature formally move the county seat to McRae in 1871, and the town was formally incorporated in 1874. Helena was created in 1889 by the founders of the Savannah, Americus and Montgomery Railroad (SAM). The SAM interests utilized their American Investment Company development entity to purchase 3,000 acres of land one mile northwest of McRae and create the new town when McRae leaders refused to invest \$10,000 in SAM activities. Helena was named for the wife of Henry Clay Bagley, President of the American Investment Company. The SAM railroad, completed in 1890 from Abbeville to Lyons, conveniently crossed the older Macon and Brunswick Railroad, not in McRae as expected, but in the center of the new town of Helena in 1889. Helena was formally incorporated that year.

McRae leadership did not take the SAM affront, or the economic challenges it imposed, lying down. McRae leadership constructed their own one mile-long railroad, the McRae Terminal Railroad, to connect the Macon and Brunswick in McRae to the Seaboard Air Line Railway (successor to the SAM) on the north side of McRae. Through petition to the Georgia

Railroad Commission, McRae successfully forced the Seaboard Air Line Railway to allow the McRae Terminal Railroad connection, and even to pay lease funds to the City for the railway connection use. Helena fought back by seeking to have the county seat formally moved from McRae to Helena in the early 1900s. McRae leadership uniquely faced this challenge by tearing down the relatively new, but simple brick courthouse constructed in 1888, and engaging noted architect Alexander Blair III of Macon to design a modern, more imposing structure on the same site in 1905. Helena was able to obtain an injunction and force a vote on the issue, but McRae prevailed, and a new courthouse was constructed there in 1906. This courthouse burned in 1934, and was replaced at that time with the current edifice.

Telfair Methodist leadership was always noted for its pursuit and value of educational improvement, and established the first Methodist district high school in Georgia, the Clements Institute in 1871. Seeking a more cultured education of higher learning, the Methodist leadership also established South Georgia College on a site midway between McRae and Helena in 1892, easily accessible to both railroads. At its height, South Georgia College in the county served students from 35 Georgia counties, four states, and even Cuba. Baptist leadership in the community was instrumental in organizing the Union Baptist Institute, which became Brewton-Parker College in 1904-1905. Leadership in McRae and Helena were also instrumental in establishing one of Georgia's first state parks, the Little Ocmulgee State Park, in adjacent Wheeler County (although with access and association from Telfair County), and obtaining Civilian Conservation Corps construction assistance. The community was also home to the Talmadge family of Georgia political fame.

Today, McRae-Helena, despite facing economic challenges, continues to exercise political and economic leadership necessary to attract future growth and development and highlight its many advantages of quality-of-life, location, transportation access, natural and cultural resources, and others. The locally driven consolidation of McRae and Helena is a fitting, if ironic, end to historic factionalism and was accomplished for the betterment of the community's sewer service and taxpayer efficiency. Faced with a potentially devastating problem, local leadership discussed ways to resolve the need to increase the former City of Helena's wastewater treatment capacity. The idea of a merger with McRae, which had excess sewer capacity, was a simple, pragmatic solution with the least long-term costs. The former last Mayor of Helena, who initially recommended the merger, became the first Mayor of





1905 Telfair County Courthouse



Old South Georgia College  
(Telfair Center for the Arts)



Historic Coca Cola Bottling Plant



McRae Coca Cola Bottling Plant



Historic McRae House



Railroad Park

McRae-Helena. The merger has not only allowed the new combined city to improve infrastructure, but also has set the stage for future development.

The community operates a number of museums and events to highlight its storied history, celebrate its heritage, and encourage its citizens and visitors to appreciate its atmosphere and outdoor splendor. The old South Georgia College auditorium is the rehabilitated home for the Telfair Center for the Arts. Former Atlanta Symphony Co-Conductor Louis Lane noted after a 1978 performance in the auditorium that “the acoustical properties of this auditorium are outstandingly fine...the richness and resonance reminded me of the celebrated Troy Music Hall in Troy, N.Y.” The Telfair County school system is located in McRae-Helena, and it currently enjoys the highest graduation rate in the region. The community is home to an Oconee Fall Line Technical College campus. The City of McRae-Helena is also home to a more than century old Coca Cola Bottling plant, a large Husqvarna outdoor products manufacturing plant, growing agricultural related concerns, Telfair State Prison, and the Corrections Corporation of America McRae Correctional Facility. The City of McRae-Helena is seeking to develop a regional fire-training academy and facility unique to South Georgia.

McRae-Helena is truly a much to be admired crossroads of storied history, outdoor splendor, and inviting transportation. Its many assets and attractive attributes for families, retirees, visitors, and businesses alike will only serve it with positive attention and growth influences in the near future. The combined city population of McRae-Helena is close to 9,000, and that size itself will attract attention and precipitate development.

## **Vision**

The City of McRae-Helena wants to continue its prominence as the heart and soul of a close-knit, supportive and family-friendly community. It wants to continue to upgrade and improve its status as the governmental, educational, commercial, social, and cultural center of Telfair County. The City will continue to exhibit the progressive and civic-minded leadership and investment necessary to improve the economic and community development of the entire countywide community, and to better serve existing and future residents. An increased

population under unified leadership with enhanced access to more resources allows McRae-Helena to better showcase the City and its opportunities. Transportation infrastructure, including five major state highways, two intersecting railway systems, and an expanding general aviation airport, provides excellent support and market potential for current and future businesses and industries. A unique mix of urban and rural elements will help facilitate and establish a more diversified economy. The city plans to capitalize on these new opportunities to provide additional and more diverse employment, recreational, and entertainment options for the community. McRae-Helena will be known as the “Crossroads City” full of rich history, small-town, family-oriented charm, friendliness, inviting support for visitors and newcomers in residence or business, and an envious quality of life.

## Needs

- Infrastructure
- Water/sewer improvements
- U.S. Highway 280/441 widening
- Downtown revitalization/Downtown Development Authority
- Civic Center/Park
- Street improvements
- Sidewalks/Bike paths
- New expanded businesses and jobs
- City entrances/gateway improvements
  - Police Department improvements
- Recycling program
- Regional Fire Training facility/program
- Blighted property enforcement
- Municipal building improvements
- Fire system improvements
- Community building improvements



Statue of Liberty, Liberty Square

## Opportunities

- Ocmulgee River/outdoors
- Tourism
- Telfair Center for the Arts
- Civic clubs
- New industrial park
- Oconee Fall Line Technical College campus
- Existing festivals
- Golden Isles Parkway/Peaches to Beaches Yard Sale
- Existing historic housing stock
- Norfolk Southern and Heart of Georgia railroads



City Hall



Downtown Mural at Crossroads  
of U.S. Highways

## Scotland

### Description

The City of Scotland is a peaceful small town located on the western banks of the Little Ocmulgee River on the northeastern edge of Telfair County about five miles south of McRae-Helena. The city limits, while lying mostly in Telfair County, also spills over into neighboring Wheeler County. The community is almost a post card of days gone by, and its friendly, neighbor small town ambience is attracting some growth, primarily residential. The 2010 Census population of 366 is up from 300 in 2000, and is a historical high point.

The town was originally settled mostly by Scottish Presbyterians with one source crediting John McCrae as establishing it on land owned by Barnabus Livingston. It was located along the Macon and Brunswick Railroad and called McVille, the name it was formally incorporated as in 1881. The 1882 timetable of the East Tennessee, Virginia, and Georgia Railroad (which had bought the Macon and Brunswick) does show the station of McVille. McVille changed its name in 1888 to Scotland, apparently at the request of the railroad (by then the East Tennessee, Virginia, and Georgia Railway), to avoid confusion with the next stop, McRae. The chosen name was again selected for proud display and homage to its settlers' origins. It is interesting to note that McVille, and Scotland, also exhibited Telfair's heritage of public leadership. An early biography of William H. Clements, McVille's second mayor and an appointed deputy internal revenue collector, noted him as "a gentleman who regards a public office as a public trust and one who would honor any office rather than expect to be honored by the office." Residents of Scotland had to officially petition the Georgia Railroad Commission in 1908 to force the Southern Railway (successor to the East Tennessee, Virginia, and Georgia Railway in 1894) to again stop in the town. Scotland was also said to be the chief cotton market for the area for many years. In addition, timber was rafted down the adjacent Little Ocmulgee.

Scotland was formally incorporated as the Town of Scotland in 1911 with further legislative acts in 1913 to establish a municipal public school and to change the corporate limits. The incorporation change from the "Town of Scotland" to the "City of Scotland" only

occurred in 1988. The Scotland School is now utilized as a community center with adjoining recreational park. For many years, the community celebrated a Scottish Fest event to celebrate its heritage. Scotland is a quiet, peaceful community with much appeal for rural, small-town life full of friendliness and neighborliness and Old South charm.

## Vision

The City of Scotland wishes to be a quiet oasis of small-town rural life known for its friendliness and neighborly atmosphere.

## Needs

- Street improvements
- Water/sewer improvements
- City vehicles/equipment
- Fire department upgrades
- Recreational improvements
- City Hall improvements
- Drainage improvements



City Hall

## Opportunities

- Existing park/community center
- Museum/railroad
- Existing community atmosphere



Park

## COMMUNITY GOALS

### Economic Development

- Enhance intergovernmental cooperation
- Retain local graduates
- Address low education levels
- Address continuing education/job skills improvements
- Support Oconee Fall Line Technical College
- Nurture existing businesses/industries/entrepreneurs
- Attract new businesses/industry/jobs
- Address/improve infrastructure needs
- Support continued development of existing industrial parks
- Improve transportation access/quality
- Enhance/grow tourism
- Support Little Ocmulgee State Park
- Enhance economic development marketing
- Upgrade community appearance/aesthetics
- Support downtown revitalization/investment efforts countywide
- Rural character preservation
- Maintain viability/support/enhance agricultural/forestry uses
- Address growth management issues
- Historic structures preservation
- Support continued viability of Telfair State Prison and Corrections Corporation of America's McRae Correctional Facility
- Work to accommodate increasing migrant population
- Seek to attract retirees



Montgomery Lake, Horse Creek  
WMA



CCA Facility, McRae-Helena

## Natural and Cultural Resources

- Seek compatible development/utilization
- Protect significant natural resources of County
- Conserve/protect Horse Creek Wildlife Management Area
- Support/promote Orianne Indigo Snake Preserve
- Continue support for Little Ocmulgee State Park
- Utilize/preserve/adaptively use historic resources/heritage of County
- Maintain/support Telfair Center for the Arts/local museums
- Address growth management/natural and cultural resources protection
- Improve community appearance/aesthetics



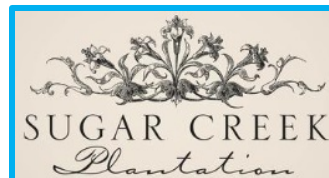
Rural Scene, Telfair County



Grape Arbor, Telfair County



Historic Country Store near  
Jacksonville



Sugar Creek Plantation



## Housing

- Improve quality of existing and new housing
- Encourage diverse housing mix
- Utilize state/federal programs
- Address substandard housing/blight
- Guide/plan residential development
- Upgrade community appearance
- Implement/enforce land use planning/subdivision/manufactured housing/growth management/code enforcement
- Seek compatible development

## Land Use

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use planning/regulation/floodplain management/code enforcement
- Protect rural character/quality of life
- Maintain agricultural/forestry uses
- Develop/enhance recreation/leisure use facilities
- Encourage infill development
- Maintain/improve community appearance/aesthetics
- Seek compatible development/utilization
- Explore feasibility of annexation, as needed
- Conserve/protect significant natural resources/open spaces/landscapes



Day Sisters Houses, Lumber City



Railroad near Towns, Georgia

### Community Facilities and Services

- Maintain appropriate governmental facilities/services
- Address/improve infrastructure needs
- Utilize infrastructure expansion/upgrades to guide growth
- Improve/promote transportation access/quality
- Provision of adequate water/sewer service
- Maintain/enhance quality educational facilities/services
- Develop/improve/promote recreation facilities and programs
- Maintain/enhance solid waste management/programs/initiatives
- Maintain/upgrade local health care access/facilities/services
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Continue to upgrade public safety/emergency medical facilities/services
- Improve fire service countywide

### Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Address/continue coordinated planning/growth management



Telfair County Recreation Complex,  
McRae-Helena



Telfair County High School,  
McRae-Helena

## **Long Term Community Policies**

### Economic Development

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

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

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

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

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

The community will continue to support Oconee Fall Line Technical College, Little Ocmulgee Instructional Center, Adult Education Center, and other programs/facilities

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

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

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

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

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

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

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

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

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

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

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

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

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

The community will support the expansion of local peanut processing operations and other agricultural support/processing operations, such as Golden Peanut, Griffin Warehouse, and Tucker Fertilizer

The community will support the expansion of Telfair Forest Products and other similar operations utilizing local forest products

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

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 support the prisons and their expansions, as needed, through infrastructure upgrades and other means

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

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

## Natural and Cultural Resources

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

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

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

The community will support the continued operation and more public awareness/utilization of the Orianne Indigo Snake Preserve

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

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

The community will continue to maintain and support the Telfair Center for the Arts and local museums, which showcase local heritage and history for expanded cultural opportunities and tourism

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

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

## Housing

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

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

The community will support development of quality starter homes and apartments to accommodate young professionals and working in-migrants

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

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

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

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

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

The community will seek development compatible with its natural and cultural resources, quality of life, and attraction of retirees

## Land Use

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

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

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

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

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

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

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

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

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

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

### Community Facilities and Services

The community will provide and maintain adequate government facilities/services

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

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

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

The community will continue to advocate and support the widening of U.S. highways 280 and 441 by the Georgia Department of Transportation

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

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

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

The community will seek to conserve and protect Horse Creek Wildlife Management Area and the Orianne Indigo Snake Preserve, and will work to pursue additional public and private outdoor recreation or nature venues

The community will encourage and support the development and improvement of Ocmulgee River access and available facilities at Horse Creek WMA and County landings

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

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

The community will support the development of a critical access/urgent care facility and services within Telfair County

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, such as the Telfair Center for the Arts and local museums, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

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

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

The community will develop a regional fire/emergency services training facility in McRae-Helena to serve all of South/Central Georgia

### Intergovernmental Coordination

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

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

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



# **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 Telfair 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.

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## NEEDS AND OPPORTUNITIES

### Economic Development

#### Issue 1: Intergovernmental cooperation enhancement

##### Needs:

- Enhance intergovernmental cooperation and coordination on the local, regional, and state levels
- Participate in Ocmulgee Water Trail Partnership

##### Opportunities:

- Consolidation of McRae and Helena
- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Altamaha River Partnership
- Ocmulgee Water Trail Partnership
- Horse Creek Wildlife Management Area (DNR)

#### Issue 2: Local graduate retention

##### Needs:

- Increased job opportunities to retain local graduates
- Utilize local Workforce Innovation and Opportunity Act (WIOA) One Stop
- Participate in classes/programs offered at Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Learning centers
- Business/industry retention/expansion
- Attraction of new economic development

Opportunities:

- WIOA One Stop
- Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Education centers and other programs/facilities
- Active Telfair County Chamber of Commerce
- Telfair State Prison
- CCA Prison, McRae Correctional Facility
- Husqvarna
- Telfair Forest Products
- McRae Coca Cola Bottling Company

Issue 3: Low education levels

Needs:

- Continue to increase graduation rates
- Collaboratively develop measures/programs to improve high illiteracy rates
- Seek Certified Literate Community designation for Telfair County

Opportunities:

- Telfair County School System's achieving highest 4-year graduation rate in Heart of Georgia Altamaha Region (2014)
- Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Learning centers and other programs/facilities
- Public/private partnership with local school system
- Support/participate in programs which target at-risk youth to complete high school/prepare for post-secondary life

Issue 4: 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/skill levels of local workforce
- Retention of local graduates

Opportunities:

- Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Education centers and other programs/facilities
- WIOA One Stop
- Certified Work Ready Community designation

#### Issue 5: Oconee Fall Line Technical College support

Needs:

- Continue to support Oconee Fall Line Technical College, Little Ocmulgee Instructional Center, Adult Education Center, and other programs/facilities

Opportunities:

- Oconee Fall Line Technical College and its programs/facilities
- Little Ocmulgee Instructional Center
- Adult Education Center

#### Issue 6: Existing business/industry/entrepreneur retention

Needs:

- Nurture existing businesses, industries, and entrepreneurs to help retain them and encourage expansion, as appropriate
- Implement additional/new tax breaks for existing business/industry retention/expansion
- Increased job opportunities to retain local graduates
- Seek state support and utilization of state assistance/designation programs
- Land for Telfair Forest Products expansion

## Opportunities:

- Tax breaks implemented for Husqvarna and CCA Prison, McRae Correctional Facility
- Telfair State Prison
- CCA Prison, McRae Correctional Facility
- Husqvarna
- McRae Coca Cola Bottling Company
- Telfair Forest Products
- Golden Peanut Company
- Griffin Warehouse
- Tucker Fertilizer
- Active Telfair County Chamber of Commerce

## Issue 7: New business/industry/jobs attraction

## Needs:

- Attract new economic development, including small business/entrepreneurs
- Recruit new industry and commercial/retail development compatible with and supportive of existing resources, infrastructure, economy, and natural environments of community
- Create more jobs to address high local unemployment and poverty rates
- Retail trade/service sector business development
- Support local full-time economic developer
- Enhance economic development funding/activities/marketing through an active Chamber of Commerce, Development Authority, and other regional/state agencies
- Seek funding for infrastructure development at industrial parks
- Develop incentives for new business/industry attraction on case-by-case basis, and implement as appropriate
- Retain local graduates through provision of increased job opportunities
- Seek state support and utilization of state assistance/designation programs



- Diverse mix of jobs appropriate to education/skill levels of local workplace
- Support/enhance agribusiness development
- Develop infrastructure for industrial recruitment
- Pursue downtown revitalization/investment efforts in all municipalities countywide

Opportunities:

- Active Telfair County Chamber of Commerce and Development Authority
- Oconee Fall Line Technical College Economic Development staff
- Proximity to retail markets/job opportunities
- Certified Work Ready Community designation
- Existing industrial parks
- Inland port at Cordele
- Georgia Job Tax Credit Tier 1 status
- New convenience store in Scotland to be completed late 2015

Issue 8: Infrastructure provision/maintenance/upgrades

Needs:

- Seek funding to upgrade infrastructure at industrial parks to accommodate desired growth
- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- Improve drainage in Magnolia Street area and behind post office on Water Tower Road in Jacksonville and other areas of city as needed
- Replace 2-inch and 6-inch water lines along U.S. 341 in Lumber City
- Replace water/sewer infrastructure along River and Broad streets in Lumber City
- Replace all pre-1960 water lines throughout Lumber City
- Continue making drainage repairs as needed in unincorporated Telfair County, Lumber City, and McRae-Helena
- Make drainage improvements in Scotland, including replacing concrete piping

along streets, as needed

- Complete Phase II sewer line rehabilitation project in Scotland
- Undertake Phase III sewer rehabilitation project in Scotland, including desludging sewage treatment pond
- Promote availability of upgraded access to DSL/fiber optic communications in all municipalities and work to obtain in unincorporated areas of Telfair County

#### Opportunities:

- Current major wastewater treatment capacity expansion in McRae-Helena
- Randall Street drainage improvements in Lumber City (2014)
- Completed sewer/drainage improvements along 2<sup>nd</sup> Avenue and vicinity in McRae (2013)
- Feasibility study for organizing regional utility to provide fiber optic service
- Community Development Block Grant (CDBG) and other potential federal/state funding sources
- New McRae-Helena water tower

#### Issue 9: Local industrial parks development

##### Needs:

- Further develop/improve county's existing industrial parks/sites in McRae-Helena and Lumber City via provision of infrastructure, as needed
- Pursue annexation of GA Highway 117 Industrial Park area into Lumber City
- Enhance economic development funding/activities/marketing through an active Telfair County Chamber of Commerce, Industrial Development Authority, and other regional/state agencies

##### Opportunities:

- Available industrial sites
- Active Telfair County Chamber of Commerce and Industrial Development Authority

- Telfair County Economic Development Director
- Oconee Fall Line Technical College Economic Development staff

#### Issue 10: Transportation access/quality

##### Needs:

- Seek transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts
- Improve transportation access/quality, such as U.S. 280 and U.S. 441 4-laning
- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Complete TIA-listed projects
- Finalize Phase II sidewalk/streetscape project along Oak Street in McRae-Helena
- Pave Loop 2 behind Jacksonville Post Office
- Complete Broad Street portion of CDBG paving/drainage project in Lumber City
- Promote usage of U.S. 441 (Heritage Highway), U.S. 341 (Golden Isles Parkway), and U.S. 280
- Connect sidewalks throughout Jacksonville
- Improve sidewalks in downtown Lumber City
- Continue to work with Wheeler County to maintain a modern airport, including improvements, such as extending taxiway parallel to runway, constructing fuel station and new hangars
- Develop facilities, events, and paths/lanes to support bicycle usage and tourism

##### Opportunities:

- Intersection of 5 major highways
- Proximity to I-16
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Old Milan Road resurfacing completed in unincorporated county (2015)
- Completed paving of Kingston Avenue and Railroad Street in Helena (2013)
- Resurfacing of East and West Railroad, Ware, Bay, and Randall streets in Lumber

City completed (2013)

- Paving of 2<sup>nd</sup> Avenue and Walnut, George, and Poplar streets completed in McRae (2013)
- 4<sup>th</sup> Avenue and 4<sup>th</sup> Street Extension resurfaced in Scotland (2015)
- Completed sidewalk and curb rehabilitation in downtown McRae-Helena
- Airport upgrades, including runway extension
- Norfolk Southern Railroad
- Heart of Georgia Railroad, including rail service to/from Cordele Inland Port

#### Issue 11: Tourism development/enhancement

##### Needs:

- Develop/enhance/promote tourism, including festivals, museums, recreation, bicycling, nature-based, agri-tourism, and heritage tourism
- Seek retail trade/service sector and hospitality business development to support increased tourism
- Support Little Ocmulgee State Park's continued viability under private management
- Conserve/protect Ocmulgee and Little Ocmulgee rivers within Telfair County and participate in multi-regional river advocacy groups, including recently organized, Ocmulgee Water Trail Partnership
- Expand local farmers market to include more activities/services
- Support/promote U.S. 441 (Heritage Highway), U.S. 341 (Golden Isles Parkway) use, and U.S. 280 use and 4-laning, possible regional bike route development, and existing and new tourism attractions/events along the routes, such as U.S. 280 corridor yard sale
- Develop facilities, events, and paths/lanes to support bicycle usage and tourism
- Seek increased heritage tourism utilizing downtown Lumber City and McRae-Helena, Sugar Creek Plantation (Talmadge House), Telfair Center for the Arts (Old South Georgia College Auditorium), Telfair Museum (in historic Helena Depot), Scotland Fest Museum of History, and other resources

- Acquire/rehabilitate historic Gene Theater for community use
- Reactivate Lumber City Downtown Development Authority
- Activate Downtown Development Authority in McRae-Helena

Opportunities:

- Little Ocmulgee State Park
- Ocmulgee and Little Ocmulgee rivers
- Ocmulgee Water Trail Partnership
- Horse Creek Wildlife Management Area
- Orianna Indigo Snake Preserve
- U.S. 441 Heritage Highway, U.S. 280, and U.S. 341 Golden Isles Parkway
- Downtown Lumber City and McRae-Helena
- Local farmers Market
- Sugar Creek Plantation
- Telfair Museum
- Scotland Fest Museum of History
- Telfair Center for the Arts
- Existing festivals, including Lumber City Farm Day, Little Ocmulgee State Park's Spanish Moss, and others
- Annual Peaches to Beaches yard sale along U.S. 341 corridor
- Possible cooperative U.S. 280 corridor yard sale
- Local association with development of bingo game

Issue 12: Little Ocmulgee State Park

Needs:

- Support/utilize/promote Little Ocmulgee State Park, and encourage upgrades/development of additional amenities to support tourism

Opportunities:

- Private management of park

- Popular golf course with reasonable user fees
- Addition of new amenities, such as splash pad
- Spanish Moss Festival

#### Issue 13: Economic development marketing enhancement

##### Needs:

- Enhance economic marketing of Telfair County community through active chamber of commerce, development authority, regional cooperation, regional/state agencies, and other means
- Enhance intergovernmental coordination on the local, regional, and state levels
- Participate in Ocmulgee Water Trail Partnership

##### Opportunities:

- Active Telfair County Chamber of Commerce
- Continued active participation with Heart of Georgia Altamaha Regional Commission
- Recently organized Ocmulgee Water Trail Partnership
- Camera Ready designation by Georgia Film, Music and Digital Entertainment Office
- Local Telfair County Economic Development Director
- Oconee Fall Line Technical College Economic Development staff

#### Issue 14: Community appearance/aesthetics

##### Needs:

- Improve general community appearance/aesthetics through code enforcement, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grants (CDBG), CHIP, and/or other

federal, state, private funding to assist with substandard housing rehabilitation/clearance and other improvements

- Continue downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland, including additional streetscape improvements, as needed
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Make improvements to entrances/gateways to McRae-Helena
- Develop ordinance to eliminate/remove blighted properties within McRae-Helena
- Develop recycling activities countywide, when, and if, funding becomes available
- Seek funding to renovate City Square in McRae-Helena

#### Opportunities:

- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Finalize Phase II sidewalk/streetscape project along Oak Street in McRae-Helena

#### Issue 15: Downtown revitalization/investment efforts countywide

#### Needs:

- Support/target downtown revitalization and investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland to maintain them as vital, functioning economic, social, and governmental centers
- Finalize Phase II streetscape/sidewalk improvements along Oak Street in downtown McRae-Helena
- Reactivate Lumber City Downtown Development Authority
- Activate Downtown Development Authority for McRae-Helena
- Seek funding to renovate City Square in McRae-Helena
- Utilize/maintain existing historic structures
- Renovate selected buildings in downtown McRae-Helena for county tax

commissioner, registrar, and tax assessor's offices

- Acquire/rehabilitate historic Gene Theater for community use

Opportunities:

- Downtown sidewalk/streetscape project in McRae-Helena
- Historic preservation rehabilitation tax incentives

Issue 16: Rural character preservation

Needs:

- Proactively protect community's rural character through community investment and appropriate regulation which encourage/support compatible uses
- Support/market continued agricultural land uses
- Promote/develop increased agri-tourism opportunities
- Expand local Farmers Market to include more activities/services

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Historic small towns
- Lumber City Farm Day Festival
- Little Ocmulgee State Park's Spanish Moss Festival

Issue 17: Agricultural/forestry uses viability

Needs:

- Maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature-based tourism
- Market agricultural/forestry uses
- Promote/develop agri-tourism venues and events
- Work to support/enhance local agriculture and agribusiness
- Seek development compatible and supportive of existing rural/agricultural



character

- Support expansion of local peanut processing operations and other agricultural support/processing operations, such as Golden Peanut, Griffin Warehouse, and Tucker Fertilizer
- Support expansion of Telfair Forest Products and others utilizing local forest products
- Expand local farmers market to provide more activities/services

Opportunities:

- Low population densities
- Ample undeveloped agricultural and forestry acreage
- Golden Peanut
- Griffin Warehouse
- Tucker Fertilizer
- Expanding local peanut processing operations
- Telfair Forest Products
- Local farmers market

#### Issue 18: Growth Management

Needs:

- Proactively manage and guide growth and development and protect/conservе community’s important natural and cultural resources through community investment and appropriate regulation
- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure
- Develop subdivision ordinance for McRae-Helena

Opportunities:

- Ample undeveloped agricultural and forestry acreage

## Issue 19: Historic structures preservation

## Needs:

- Promote/maintain community's cultural heritage by encouraging use of historic buildings, historic districts, and landmark structures
- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate
- Promote increased heritage tourism, including utilization of historic landmarks/resources, such as Telfair County Courthouse, Telfair Center for the Arts, Old South Georgia College Auditorium), Telfair Museum (Helena Depot), and Sugar Creek Plantation (Talmadge House)
- Support historic downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland to maintain them as vital, functioning economic, social and governmental centers
- Maintain historic architectural integrity of National Register-listed Telfair County Courthouse and its continued usage
- Support an active Pioneer Arts and Historical Society
- Nominate eligible historic structures/historic districts to National Register of Historic Places
- Support and promote Telfair Museum and Scotland Fest Museum of History
- Continue to celebrate local Farm Day in Lumber City, and develop other heritage themed activities/festivals, as appropriate
- Seek support/funding to renovate old Lumber City School building for community use
- Acquire/rehabilitate historic Gene Theater for community use

## Opportunities:

- National Register-listed Telfair County Courthouse, Old South Georgia College Auditorium (Telfair Center for the Arts), and privately owned McRae House
- Renovate selected buildings in downtown McRae-Helena for County tax commissioner, register, and tax assessor's offices

- Downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland
- Reactivate Lumber City Downtown Development Authority
- Activate McRae-Helena Downtown Development Authority
- Local heritage festivals, including Lumber City's Farm Day
- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners
- Telfair Museum (Helena Depot)
- Scotland Fest Museum of History
- Sugar Creek Plantation (Talmadge House)

Issue 20: Telfair State Prison and Corrections Corporation of America prison, McRae Correctional Facility

Needs:

- Continue to support Telfair State Prison and CCA, McRae Correctional Facility and their future growth, as needed, through infrastructure/equipment upgrades and maintenance
- Continued local, regional, state cooperation

Opportunities:

- Presence of Telfair State Prison and CCA, McRae Correctional Facility providing jobs and contributing to local population figures
- Current wastewater treatment capacity expansion in McRae-Helena to support Telfair State Prison expansion
- New McRae-Helena water tower

Issue 21: Increasing migrant population

Needs:

- Work to accommodate increasing local migrant population utilizing existing

social and other government programs as appropriate

Opportunities:

- Existing social and other government programs to assist migrant population

Issue 22: Retiree attraction

Needs:

- Promote the location and excellent quality of life of Telfair County to potential residents/retirees
- 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
- Seek Certified Retirement Friendly designation for Telfair County and its municipalities
- Promote relatively low housing/living costs
- Improve community appearance/aesthetics
- Develop/promote housing options attractive to retirees

Opportunities:

- Lower cost of living
- Low crime rate
- Quality of life
- Convenient location to Dublin, Macon, and other larger communities
- Little Ocmulgee State Park (and golf course)
- Active Telfair County Chamber of Commerce
- Local farmer's market
- Cultural, recreation, and educational opportunities
- Telfair Center for the Arts
- Little Ocmulgee State Park

- Horse Creek WMA
- Ocmulgee and Little Ocmulgee rivers

## Natural and Cultural Resources

### Issue 1: Compatible development/utilization of natural and cultural resources

#### Needs:

- Encourage and cultivate compatible uses/economic development of Telfair County's natural and cultural resources, including its rural character, open spaces, and landscapes
- Promote increased usage of Ocmulgee and Little Ocmulgee rivers and maintain/upgrade landings, as needed
- Develop new landing on Ocmulgee River at Scuffle Bluff within Horse Creek WMA
- Proactively manage and guide growth and development through community investment and appropriate regulation
- Promote increased nature-based, agri-tourism, and heritage tourism
- Encourage rehabilitation of historic structures for compatible new uses
- Support downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland

#### Opportunities:

- Public landings along Ocmulgee River in Telfair County (Lumber City Bridge, McRae's, Staves, and Dodger's Lake)
- Multi-regional river advocacy groups, such as Ocmulgee Water Trail Partnership
- Historic resources, including Telfair County Courthouse; Telfair Center for the Arts (Old South Georgia College Auditorium); McRae House; downtown Lumber City and McRae-Helena; Sugar Creek Plantation (Talmadge House); and others
- Horse Creek WMA
- Orianna Indigo Snake Preserve
- Little Ocmulgee State Park

## Issue 2: Protection of significant natural resources

## Needs:

- Conserve/protect Telfair County community's significant natural resources, including the Ocmulgee and Little Ocmulgee rivers, groundwater recharge areas, wetlands, floodplains, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and river corridors
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through community investment and appropriate land use and environmental regulations
- Preserve rural agricultural character

## Opportunities:

- Environmental Conservation Ordinance
- Cooperation with Georgia Department of Natural Resources
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan
- Orianne Indigo Snake Preserve
- Horse Creek WMA
- Little Ocmulgee State Park

## Issue 3: Horse Creek Wildlife Management Area/additional outdoor recreation/nature venues

## Needs:

- Conserve/protect Horse Creek WMA and work to pursue additional public and private outdoor recreation or nature venues
- Develop new landing on Ocmulgee River at Scuffle Bluff within Horse Creek WMA
- Maintain existing amenities at Horse Creek WMA, and seek to develop additional

amenities as needed

- Promote continued usage of Horse Creek WMA

Opportunities:

- Horse Creek WMA
- Development of new public landing
- Cooperation with Georgia Department of Natural Resources

Issue 4: Orianne Indigo Snake Preserve

Needs:

- Support the continued operation and more public awareness/utilization of the Orianne Indigo Snake Preserve

Opportunities:

- Orianne Indigo Snake Preserve and its promotion for nature-based tourism

Issue 5: Little Ocmulgee State Park viability and enhancement

Needs:

- Support continued viability and enhancement and promote use of Little Ocmulgee State Park
- Develop bike path(s) linking Heart of Georgia Altamaha RC Region's other two state parks, Gordonia-Alatamaha and George L. Smith, with Little Ocmulgee State Park

Opportunities:

- To increase recreation and nature-based tourism in conjunction with increased utilization of Little Ocmulgee State Park
- Private management of Little Ocmulgee State Park
- Golf course enhancements and splash pads



## Issue 6: Historic resources preservation

### Needs:

- Promote/maintain community’s cultural heritage by encouraging use of historic buildings, historic districts, and landmark structures
- Encourage public and private rehabilitation of historic structures for compatible new uses, as appropriate
- Promote increased heritage tourism, including utilization of historic landmarks/resources, such as Telfair County Courthouse, Telfair Center for the Arts (Old South Georgia College Auditorium), Telfair Museum (Helena Depot), and Sugar Creek Plantation (Talmadge House)
- Support historic downtown revitalization investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland to maintain them as vital, functioning economic, social and governmental centers
- Acquire/rehabilitate historic Gene Theater for community use
- Maintain historic architectural integrity of National Register-listed Telfair County Courthouse and its continued usage
- Support an active Pioneer Arts and Historical Society
- Nominate eligible historic structures/historic districts to National Register of Historic Places
- Support and promote Telfair Museum and Scotland Fest Museum of History
- Continue to celebrate local Farm Day in Lumber City, and develop other heritage themed activities/festivals, as appropriate
- Seek support/funding to renovate old Lumber City School building for community use

### Opportunities:

- National Register-listed Telfair County Courthouse, privately owned McRae House, and Old South Georgia College Auditorium (Telfair Center for the Arts)
- Renovate selected buildings in downtown McRae-Helena for County tax

commissioner, register, and tax assessor's offices

- Downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland
- Reactivate Lumber City Downtown Development Authority
- Activate McRae-Helena Downtown Development Authority
- Local heritage festivals, including Lumber City's Farm Day
- Available historic preservation rehabilitation tax incentives, which provide economic assistance to private property owners
- Telfair Museum (Helena Depot)
- Sugar Creek Plantation (Talmadge House)

#### Issue 7: Telfair Center for the Arts/local museums

##### Needs:

- Continue to maintain/support Telfair Center for the Arts, Telfair Museum, and Scotland Fest Museum of History for expanded cultural opportunities and tourism
- Explore revival of the Lighter'd Knot local folk play
- Acquire/rehabilitate historic Gene Theater for community use

##### Opportunities:

- Telfair Center for the Arts
- Active Pioneer Arts and Historical Society
- Telfair Museum
- Scotland Fest Museum of History

#### Issue 8: Growth management/natural and cultural resources protection

##### Needs:

- Proactively manage and guide growth and development and protect/conservе Telfair County community's significant natural and cultural resources through community investment and appropriate regulation

- Encourage growth compatible with existing rural character and quality of life
- Seek and promote development in areas already served by public infrastructure

Opportunities:

- Ample undeveloped agricultural and forestry acreage
- Orianne Indigo Snake Preserve
- Horse Creek WMA
- Little Ocmulgee State Park

Issue 9: Community appearance/aesthetics

Needs:

- Improve general community appearance/aesthetics through code enforcement, landscaping/beautification efforts, and other means
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Continue revitalization/investment efforts in downtown Jacksonville, Lumber City, McRae-Helena, and Scotland, including additional streetscape improvements, as needed
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Make improvements to entrances/gateways to McRae-Helena
- Develop ordinance to eliminate/remove blighted properties within McRae-Helena
- Develop recycling activities countywide, when, and if, funding becomes available
- Seek funding to renovate City Square in McRae-Helena
- Finalize Phase II sidewalk/streetscape project along Oak Street in McRae-Helena

Opportunities:

- CDBG or other funding assistance for blighted areas, substandard housing,

infrastructure upgrades

- T-SPLOST funding, which will help pay for road and street upgrades countywide

## Housing

### Issue 1: Existing/new housing stock quality

#### Needs:

- Improve quality of existing and new housing stock through rehabilitation, codes enforcement, and/or other means
- Improve and/or remove substandard housing/eliminate blight
- Utilize available state/federal programs, such as Community Development Block Grants (CDBGs), as appropriate
- Improve community aesthetics/appearance
- Implement/enforce coordinated, comprehensive countywide land use/subdivision/manufactured housing regulations and code enforcement

#### Opportunities:

- Pursue CDBG, CHIP, and other public/private programs to rehabilitate low and moderate income housing
- Land use regulations in Lumber City
- Previous land use regulations in McRae and Helena prior to merger

### Issue 2: Encourage diverse housing mix

#### Needs:

- Seek to encourage diverse housing mix of safe, quality housing, including affordable, rental, workforce, and manufactured homes
- Support development of quality starter homes/apartments for young professionals and working in-migrants
- Continue discussions with Georgia Department of Community Affairs concerning possible development of tax credit housing in McRae-Helena
- Strengthen/establish coordinated, comprehensive land use/subdivision/manufactured housing/code enforcement regulations

Opportunities:

- Georgia Department of Community Affairs and other housing assistance programs

Issue 3: Utilize state and federal programs

Needs:

- Encourage use of state and federal programs for affordable/quality housing and to encourage home ownership
- Continue discussions with Georgia Department of Community Affairs concerning possible development of tax credit housing in McRae-Helena

Opportunities:

- Federal Housing and Urban Development (HUD), Georgia Department of Community Affairs Housing Programs, and others
- Community Development Block Grant (CDBG), CHIP funding for substandard housing rehabilitation/removal, supporting infrastructure, and related improvements

Issue 4: Substandard housing rehabilitation/blight removal

Needs:

- Seek Community Development Block Grant (CDBG) or other federal, state, or private funding to assist with housing rehabilitation in low-to-moderate income areas as available
- Utilize code enforcement and regulations to assist with blight removal

Opportunities:

- Community Development Block Grants (CDBG)
- Federal HUD programs

- Georgia Department of Community Affairs Housing programs

#### Issue 5: Residential development planning

##### Needs:

- Guide/plan compatible residential development using appropriate coordinated land use, subdivision, manufactured housing, environmental, and other regulations, as appropriate
- Utilize existing infrastructure location to help guide new residential development location
- Develop/adopt land use regulations for McRae-Helena

##### Opportunities:

- Land use regulations in Lumber City
- Previous land use regulations in McRae and Helena prior to merger

#### Issue 6: Community appearance

##### Needs:

- Upgrade Telfair County's community appearance through adoption and use of coordinated construction codes, mobile home and subdivision regulations, growth management, landscaping/beautification efforts, and other means
- Implement/enforce need for land use planning, subdivision/mobile home regulations, growth management and code enforcement among Telfair governments
- Pursue development of subdivision regulations for McRae-Helena
- Develop ordinance to eliminate/remove blighted properties in McRae-Helena
- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG), CHIP, and/or other federal, state, private funding to assist with improvements

- Continue downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland
- Maintain/upgrade, as needed, existing roads and city streets through resurfacing, paving, and other improvements

Opportunities:

- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide

Issue 7: Compatible development/utilization of natural and cultural resources/quality of life/retiree attraction

Needs:

- Encourage and cultivate compatible uses/economic development of Telfair County's natural and cultural resources, including its rural character, open spaces, and landscapes
- Seek development supportive of local quality of life and attraction of retirees
- Promote increased usage of Ocmulgee and Little Ocmulgee rivers and maintain/upgrade landings, as needed
- Develop new landing on Ocmulgee River at Scuffle Bluff within Horse Creek WMA
- Proactively manage and guide growth and development through community investment and appropriate regulation
- Promote increased nature-based, agri-tourism, and heritage tourism
- Encourage rehabilitation of historic structures for compatible new uses
- Support downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland

Opportunities:

- Public landings along Ocmulgee River in Telfair County (Lumber City Bridge, McRae's, Staves, and Dodger's Lake)



- Multi-regional river advocacy groups, such as Ocmulgee Water Trail Partnership
- Historic resources, including Telfair County Courthouse; Telfair Center for the Arts (Old South Georgia College Auditorium); McRae House; downtown Lumber City and McRae-Helena; Sugar Creek Plantation (Talmadge House); and others
- Horse Creek WMA
- Orianna Indigo Snake Preserve
- Little Ocmulgee State Park

## Land Use

### Issue 1: Growth management/compatible development

#### Needs:

- Address growth management through planning, appropriate regulation, and code enforcement
- Implement/enforce updated, coordinated, and comprehensive countywide land development regulations, including subdivision and manufactured housing standards
- Continue downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland
- Preserve agricultural and forestry land uses
- Preserve rural character/quality of life
- Utilize infrastructure to guide growth
- Encourage compatible infill development and location of use management
- Improve transportation facilities

#### Opportunities:

- Downtown revitalization/investment efforts in Telfair's municipalities
- Ample agricultural and forestry acreage

### Issue 2: Land use planning, subdivision/manufactured housing/floodplain management ordinances/growth management/code enforcement

#### Needs:

- Implement/enforce updated, coordinated countywide land development regulations, including subdivision and manufactured housing standards
- Adopt floodplain management ordinance in Jacksonville and Scotland
- Update McRae's floodplain management ordinance to reflect merger with Helena

Opportunities:

- Land use regulations in Lumber City, McRae, and Helena
- Floodplain management ordinances in Telfair County, Lumber City, and former McRae

Issue 3: Rural character/quality of life protection

Needs:

- Maintain rural character/quality of life preservation
- Preserve open spaces and agricultural/forestry land uses through land development regulations, conservation use easements, and other means
- Encourage compatible infill development and location of use management
- Utilize infrastructure to guide growth

Opportunities:

- Ample undeveloped agricultural and forestry acreage

Issue 4: Maintenance of agricultural/forestry uses

Needs:

- Maintain rural character/quality of life preservation
- Preserve agricultural and forestry as viable, functioning land uses

Opportunities:

- Ample open spaces, undeveloped agricultural and forestry acreage

Issue 5: Recreation/leisure use facilities development/enhancement

Needs:

- Develop/improve recreation/leisure facilities and programs
- Support needed enhancements at Little Ocmulgee State Park

- Maintain/upgrade Horse Creek WMA, including development of new landing on Ocmulgee River at Scuffle Bluff
- Upgrade/maintain public landings along Ocmulgee River in Telfair County
- Promote local recreation/nature-based tourism resources/opportunities
- Develop local bike facilities, events, and paths/lanes, including possible bike route(s) linking Little Ocmulgee with George L. Smith and Gordonia-Alatamaha state parks to support bicycle usage and tourism

Opportunities:

- Existing Ocmulgee River public access at Lumber City Bridge, McRae's, Staves, and Dodger's Lake landings
- Little Ocmulgee State Park, including recent enhancements to golf course and addition of splash pads
- Horse Creek WMA
- Orienne Indigo Snake Preserve

Issue 6: Infill development

Needs:

- Encourage infill development and location of use management
- Utilize infrastructure to guide growth
- Continue downtown revitalization/investment efforts in municipalities throughout Telfair County

Opportunities:

- Downtown revitalization/investment efforts in Telfair cities

Issue 7: Community appearance

Needs:

- Upgrade Telfair County's community appearance through codes enforcement,

landscaping/beautification efforts, and other means

- Work to redevelop declining areas, upgrade commercial areas, and rehabilitate or remove substandard housing
- Seek Community Development Block Grant (CDBG) and/or other federal, state, private funding to assist with improvements
- Continue downtown revitalization/investment efforts in cities throughout Telfair County
- Maintain/upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements

Opportunities:

- CDBG or other funding assistance for blighted areas, substandard housing, infrastructure upgrades
- T-SPLOST funding, which will help pay for road and street upgrades countywide

#### Issue 8: Compatible development/utilization

Needs:

- Implement/enforce updated coordinated countywide land use/subdivision/manufactured housing 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
- Update land use regulations for McRae-Helena

Opportunities:

- Land use regulations in Lumber City
- Existing land use regulations in McRae and Helena prior to merger

## Issue 9: Annexation

## Needs:

- Utilize annexation, as needed, to extend municipal boundaries and infrastructure service areas
- Consider annexation into municipalities of areas where municipal services are extended
- Pursue annexation of GA Highway 117 Industrial Park area into Lumber City

## Opportunities:

- Merger of McRae and Helena into McRae-Helena (2015)

## Issue 10: Protection of significant natural resources

## Needs:

- Conserve/protect Telfair County community's significant natural resources, including the Ocmulgee and Little Ocmulgee rivers, groundwater recharge areas, wetlands, floodplains, and other important natural resources, as well as open spaces and landscapes
- Continue enforcing Environmental Conservation Ordinance addressing significant wetlands, groundwater recharge areas, and river corridors
- Support sensitive development compatible with and supportive of natural resources, open spaces, and landscapes, as appropriate
- Manage desired growth through community investment and appropriate land use and environmental regulations
- Preserve rural agricultural character

## Opportunities:

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

- Orianne Indigo Snake Preserve
- Horse Creek WMA
- Little Ocmulgee State Park

## Community Facilities and Services

### Issue 1: Governmental facilities/services

#### Needs:

- Provide/maintain adequate government facilities and services, and enhance as needed
- Renovate selected buildings in downtown McRae-Helena for County tax commissioner, registrar, and tax assessor offices
- Renovate/repair interior of County Board of Commissioners building
- Install new wireless sound system in County Board of Commissioners Conference Room
- Install new roof on Lumber City City Hall
- Seek funds to renovate City Square in McRae-Helena
- Obtain funds to renovate old school building in Lumber City for community use, including installation of new roof
- Expand Lumber City Cemetery
- Renovate old shop building in Jacksonville to house services
- Purchase new dump truck for McRae-Helena Public Works Department
- Install new roof on McRae-Helena municipal building
- Develop formal code for job descriptions and pay scale for McRae-Helena
- Install new roof on McRae-Helena community building
- Seek funding to make Scotland City Hall handicap accessible
- Upgrade Scotland Community Center (old school)

#### Opportunities:

- Telfair County Courthouse interior renovations
- New village post office established in Scotland



## Issue 2: Infrastructure needs

### Needs:

- Maintain, upgrade, and expand existing infrastructure and services, as needed
- Provide adequate water/sewer service and expand, as needed
- Provide drainage improvements, as needed
- Seek/support availability of appropriate local broadband telecommunications service

### Opportunities:

- Feasibility study for organizing regional utility to provide fiber optic service

## Issue 3: Infrastructure to guide growth

### Needs:

- Utilize infrastructure expansion/upgrades to guide growth

### Opportunities:

- Industrial parks/sites (McRae-Helena and Lumber City)
- Water/sewer improvements
- Drainage improvements
- Transportation improvements
- Broadband improvements

## Issue 4: Transportation access/quality

### Needs:

- Seek transportation improvements (highway, airport, rail, transit, bicycle, and pedestrian) to enhance/support economic development efforts
- Improve transportation access/quality, including support/advocacy for U.S. 280 and U.S. 441 4-laning

- Maintain and upgrade, as needed, existing county roads and city streets through resurfacing, paving, and other improvements
- Complete TIA-listed projects
- Finalize Phase II sidewalk/streetscape project along Oak Street in McRae-Helena
- Pave Loop 2 behind Jacksonville Post Office
- Complete Broad Street portion of CDBG paving/drainage project in Lumber City
- Promote usage of U.S. 441 (Heritage Highway), U.S. 341 (Golden Isles Parkway), and U.S. 280
- Connect sidewalks throughout Jacksonville
- Improve sidewalks in downtown Lumber City
- Continue to work with Wheeler County to maintain a modern airport, including improvements such as extending taxiway parallel to runway, constructing fuel station and new hangars
- Develop bicycle facilities/events/paths/lanes to support bicycle usage and tourism

#### Opportunities:

- Intersection of five major highways
- Proximity to I-16
- T-SPLOST funding, which will help pay for road and street upgrades countywide
- Old Milan Road resurfacing completed in unincorporated county (2015)
- Completed paving of Kingston Avenue and Railroad Street in Helena (2013)
- Resurfacing of East and West Railroad, Ware, Bay, and Randall streets in Lumber City completed (2013)
- Paving of 2<sup>nd</sup> Avenue and Walnut, George, and Poplar streets completed in McRae (2013)
- 4<sup>th</sup> Avenue and 4<sup>th</sup> Street Extension resurfaced in Scotland (2015)
- Completed sidewalk and curb rehabilitation in downtown McRae-Helena
- Airport upgrades, including runway extension
- Norfolk Southern Railroad
- Heart of Georgia Railroad, including rail service to/from Cordele Inland Port

## Issue 5: Water/sewer infrastructure provision/maintenance/upgrades

## Needs:

- Seek funding to upgrade infrastructure at industrial parks to accommodate desired growth
- Maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion, as needed
- Improve drainage in Magnolia Street area and behind post office on Water Tower Road in Jacksonville and other areas of the city as needed
- Replace 2-inch and 6-inch water lines along U.S. 341 in Lumber City
- Replace water/sewer infrastructure along River and Broad streets in Lumber City
- Replace all pre-1960 water lines throughout Lumber City
- Continue making drainage repairs as needed in unincorporated Telfair County, Lumber City, and McRae-Helena
- Make drainage improvements in Scotland, including replacing concrete piping along streets, as needed
- Complete Phase II sewer line rehabilitation project in Scotland
- Undertake Phase III sewer rehabilitation project in Scotland, including desludging sewage treatment pond

## Opportunities:

- Current major wastewater treatment capacity expansion in McRae-Helena
- New water tower in McRae-Helena
- Randall Street drainage improvements in Lumber City (2014)
- Completed sewer/drainage improvements along 2<sup>nd</sup> Avenue and vicinity in McRae (2013)
- Community Development Block Grant (CDBG) and other potential federal/state funding sources

## Issue 6: Educational facilities/services

## Needs:

- Maintain/enhance quality educational facilities, programs, technological opportunities, and services
- Upgrade aging school facilities, as needed
- Continue to increase local graduation rates
- Collaboratively develop measures/programs to improve locally high illiteracy rates

## Opportunities:

- Telfair County School System's achieving highest 4-year graduation rate in Heart of Georgia Altamaha Region (2014)
- Local School of Excellence
- Local Reward Schools
- Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Learning centers and other programs/facilities
- Support/participate in programs which target at-risk youth to complete high school/prepare for post-secondary life
- Active public library with newly created Friends of Library

## Issue 7: Recreation facilities

## Needs:

- Develop/improve/maintain/promote park/recreation facilities and activities countywide
- Construct new gymnasium for Telfair County Recreation Department
- Establish small park/playground and war memorial in Jacksonville
- Construct walking track in Jacksonville
- Support Little Ocmulgee State Park and its continued viability under private management

- Conserve/protect Horse Creek WMA and Orianna Indigo Snake Preserve
- Continue to seek funding for playground equipment and to resurface walking track in Scotland
- Conserve/protect Ocmulgee and Little Ocmulgee rivers within Telfair County, and participate in Ocmulgee Water Trail Partnership and other advocacy groups
- Maintain/upgrade public access to Ocmulgee River in Telfair County, including Lumber City Bridge, McRae's, Staves, Dodger's Lake landings
- Develop new public landing on Ocmulgee River at Scuffle Bluff within Horse Creek WMA
- Seek increased recreation and nature-based tourism
- Develop local bicycle facilities/events/paths/lanes
- Pursue possible regional bike route development along U.S. 341 and other bike routes and support facilities
- Develop local teen activity center/programs

Opportunities:

- Little Ocmulgee State Park under private management and recent upgrades (golf course, splash pads)
- Ocmulgee River access at four public landings in Telfair County
- Ocmulgee Water Trail Partnership
- Horse Creek WMA
- Orianna Indigo Snake Preserve
- Completed Veterans Memorial Park in Lumber City (2012)

Issue 8: Solid waste management/community appearance enhancement

Needs:

- Maintain and enhance appropriate solid waste management facilities/programs/initiatives as needed
- Keep current local joint solid waste plan
- Complete Phase III of subtitle-D landfill

- Develop recycling activities countywide when, and if, funding is available to provide assistance
- Improve general community appearance/aesthetics through code enforcement, landscaping/beautification, and other means

Opportunities:

- Subtitle-D landfill
- Telfair County Joint Solid Waste Management Plan

Issue 9: Local health care access/facilities/services

Needs:

- Work together to maintain/upgrade health care access, facilities, services, and equipment in the Telfair County community
- Support development of critical access, urgent care, or similar medical facility and services in Telfair County

Opportunities:

- Telfair County Health Department

Issue 10: Cultural facilities/activities

Needs:

- Maintain/enhance and promote existing cultural facilities/opportunities, such as Telfair County Courthouse, Sugar Creek Plantation, Telfair Center for the Arts, Telfair Museum, Scotland Fest Museum of History, and others for tours, other special events/activities
- Seek to further develop local cultural facilities and assets
- Investigate feasibility of re-establishing The Lighter'd Knot local history play
- Support historic downtown revitalization/investment efforts in municipalities throughout Telfair County
- Acquire and rehabilitate Gene Theater for community use

- Continue to celebrate local festivals, such as Farm Day festival in Lumber City, and develop other local events/festivals/activities as appropriate

Opportunities:

- Active Pioneer Arts and Historical Society
- Active public library with new Friends of Library support group
- National Register-listed Telfair County Courthouse, McRae House, and Old South Georgia College Auditorium (Telfair Center for the Arts)
- Telfair Museum
- Scotland Fest Museum of History
- Downtown revitalization/investment efforts throughout county's municipalities
- Local festivals, including Lumber City Farm Day

Issue 11: Public safety/emergency medical

Needs:

- Continue to upgrade/increase public safety/emergency medical facilities, manpower, and services as needed countywide
- Adequate training of public safety/emergency medical personnel and provision of adequate equipment
- Construct new county jail
- Install new public safety tower
- Develop regional fire/emergency services training facility in McRae-Helena to serve south/central Georgia
- Hire additional police officer in Jacksonville to expand force
- Purchase new police vehicle for Lumber City
- Purchase two new police vehicles annually for McRae-Helena
- Install tag readers in selected McRae-Helena police vehicles
- Investigate hiring law enforcement officer for Scotland

Opportunities:

- E-911 with Wheeler County

- Renovated historic jail facility
- New reflective street signs in Scotland (2014)
- New video equipment, tag readers, and digital radios for Lumber City Police Department (2013)
- Renovated Lumber City Police Station
- New vehicles annually for McRae police department (2013)
- Relocated McRae Police Department to former Georgia Power building (2013)

#### Issue 12: Fire service

##### Needs:

- Seek to improve fire service countywide, including provision of adequate training, facilities, and equipment
- Develop regional fire/emergency services training facility in McRae-Helena to serve South/Central Georgia
- Replace fire hydrants on corners of 3<sup>rd</sup>/4<sup>th</sup> and College streets in McRae-Helena
- Seek funding for fire protection improvements in Scotland, including upgraded firefighting vehicle, additional equipment, and fill station for breathing apparatus

##### Opportunities:

- Possible regional fire/emergency services training facility in McRae-Helena



## **Intergovernmental Coordination**

### Issue 1: Local, regional, state cooperation

#### Needs:

- Maintain/enhance local, regional, and state cooperation
- Coordinate planning/growth management
- Participate in Ocmulgee Water Trail Partnership
- Develop regional fire/emergency services training facility in McRae-Helena to serve Central/South Georgia

#### Opportunities:

- Merger of McRae and Helena (2015)
- Existing local and regional public safety/fire service cooperation
- Participation on Heart of Georgia Altamaha Regional Commission
- Wheeler-Telfair Airport
- E-911 with Wheeler County
- Potential development of regional fire/emergency services training facility in McRae-Helena
- State representation

### Issue 2: Service delivery

#### Needs:

- Seek services sharing/cooperation/consolidation/coordination/joint delivery whenever feasible

#### Opportunities:

- Recently updated Service Delivery Strategy due to McRae-Helena merger (2015)

### Issue 3: Coordinated planning/growth management

#### Needs:

- Develop coordinated countywide land use/subdivision/manufactured housing regulations/code enforcement
- Update land use regulations for McRae-Helena

#### Opportunities:

- Land use regulations in Lumber City
- Previous land use regulations in McRae and Helena prior to cities' merger

## 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 Telfair County and has been throughout its history. The Ocmulgee River and the forested lands of Telfair provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county's formal establishment. The county's establishment in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives and fortunes. The first county heyday of development related to river commerce and cotton production which resulted in Jacksonville and Lumber City's establishment as major river ports. The opening of railroads beginning in the mid-1800s and the decline of king cotton lead to the economic and political decline of both towns, but led to the establishment and growth of McRae and Helena and other county municipalities. Railroads also opened up markets and fierce competition over the county's abundant yellow pine forests and lumber resources. The result was economic influence and competition that translated into national implications and actual physical confrontations which impacted many. The second heyday of Telfair County growth and development coincided with the major era of railroad development from the late 1800s to the early 1900s. Political and educational leadership in Telfair County also flourished with the resulting economic influence and prosperity and had noted statewide and historic impact. Leadership, such as attracting the adjacent Little Ocmulgee State Park, the Correction Corporation of America's McRae Correctional Facility, and the recent merger of McRae and Helena, continues to impact the Telfair County community's future. Location, transportation resources, now more impactful through the crossing of a number of important state and federal highways; the still abundant and rich natural and cultural resources and the many opportunities they afford for outdoor fun and adventure; and the overall family-friendly quality of life within

the county remain key factors in future growth and development. Telfair County truly is the “crossroads of storied history, outdoor splendor, and inviting transportation.”

Telfair County is an early frontier county of Georgia with advantageous location centered between Macon and central Georgia and the Georgia coast. The Ocmulgee River, the county’s longleaf pine forests, and fertile lands were at the forefront of state development after Indian land cessions. Telfair County was Georgia’s largest county until 1870. Its longleaf pine forests were at first considered less than desirable lands, but were still the source of commerce -- questionable and deceptive land speculation. The abundant natural resources were soon realized to be another opportunity, and a profitable lumber and naval stores industry resulted. Transportation and access to markets were always important, first through the Ocmulgee River and later the advent of railroads. The development of the Macon and Brunswick Railroad through the county in particular stimulated the heyday of Telfair County development. Farming interests developed as the forests were cut, but forestry remains a mainstay, even today. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 280, U.S. 441 and U.S. 341. A major transformation of the local economy began in the 1930s with the development of the Little Ocmulgee State Park. The local economy received a major boost with the opening of CCA’s McRae Correctional Facility in 2002. Quality of life, abundant historic resources and rural cultural opportunities, small-town and family-friendly charm, and abundant outdoor scenic beauty and adventure opportunities are local economic strengths and opportunities available today for supporting and developing additional economic growth and development.

There are continuing needs for Telfair County’s economic development, a fact certainly depicted (often misleadingly so) on the internet. Telfair County is often portrayed as one of the poorest in the State of Georgia, and indeed, in the nation, primarily based on Census income statistics. These numbers are certainly exaggerated by the large prison population, but there are definite underlying concerns. The per capita money income in Telfair County as reported by the Census Bureau for 2009-2013 is \$12,489, less than half that of Georgia as a whole (\$25,182). Median household income is \$26,634, about 54% that of Georgia (\$49,179). Nearly one-third of Telfair County citizens are in poverty (30.5%), compared to only 18% in Georgia as a whole.

Almost 48% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 10.2% in 2014, compared to 7.2% in the state. A redeeming statistic is that almost two-thirds of county workers do work inside Telfair County, although wages are relatively low. Job skills of local residents are also a concern; about 28% of local residents are without a high school diploma compared to 16% statewide. Transfer payments represent about 38% of total personal income compared to about 17% statewide. These type of statistics do create opportunity for businesses to receive Georgia's largest tax credits for job creation as they place Telfair County in Georgia's Job Tax Credit Tier 1 (lowest 40 percent or so of counties).

There are opportunities and cause for optimism for economic development in Telfair County as well. Employment within the county does remain concentrated within the government and prison sectors, along with manufacturing, but there is limited data due to privacy concerns, Husqvarna (outdoor products), Coca Cola (soft drinks), and Telfair Forest Products (wood products) offer major employment numbers. There is relative employment stability and importance because of agriculture and forestry and the prisons within the county, and because of local schools. There have been several recent expansions of agricultural related enterprises within Telfair County, and Telfair Forest Products has further expansion plans. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Telfair 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. There is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location is seeing success in such attraction. The verdant landscape punctuated by outstanding natural and cultural resources, the almost limitless outdoor recreation opportunities, the low cost of living, and the family-friendly atmosphere present locally provides even more opportunity for success.

The Telfair 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 Telfair County.

### Address Low Educational Levels/Improve Jobs Skills

Telfair County has a long history of educational leadership, and will continue to support its school system, its local adult literacy center and other Oconee Fall Line Technical College programs, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, CCA, civic groups, and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated. The local school system and its recent successful efforts in achieving the highest graduation rate in the region are opportunities upon which to build.

### Retain Local Graduates

This is best accomplished by the development of increased job opportunities and enhancing local educational levels/job skills. Telfair County will continue cooperative efforts through local schools, Oconee Fall Line Technical College, the Chamber of Commerce, CCA, and state and regional agencies.

### Support/Enhance/Maintain Viability of 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 marketing and development of agri-tourism and nature-based tourism are other means. The recent development of a local farmers market, and the support of existing agricultural forestry operations such as Telfair Forest Products, Golden Peanut, Griffin Warehouse, and Tucker Fertilizer are positive steps forward.

### Address/Improve Infrastructure Needs

The Telfair County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs, particularly for fire protection. The lack of appropriate broadband telecommunications access will also be

addressed. Development of a regional fire training facility in McRae-Helena would serve both community services and economic development.

#### Nurture Existing Businesses/Entrepreneurs

The Telfair County community will work through its Development Authorities and Chamber of Commerce, and in cooperation with Oconee Fall Line Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for CCA and agricultural/forest interests.

#### Attract New Businesses

The Telfair County community, through its Development Authorities, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will explore the feasibility of working jointly with neighboring counties to hire a full-time economic development director. State tax credits and local tax incentives for job creation will be marketed. Fully developing the new industrial park will assist. The crossroads location of several major highways, and the rail and airport facilities are major assets and calling cards. The family-friendly atmosphere, many natural and cultural amenities, and overall high quality of life will attract more than people.

#### Develop/Enhance Tourism

Telfair County's Ocmulgee River and extraordinary outdoor amenities and splendor; the state park; many historic structures; existing and potential festivals; its location along U.S. 441 (the Heritage Highway), U.S. 341 (the Golden Isles Parkway) and U.S. 280, as well as its farms and scenic countryside offer much more potential to increase visitors. There is potential for a U.S. 280 cooperative yard sale.

### 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. 441 and U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Telfair, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The development of the inland port at Cordele will bring impetus for U.S. 280 and Heart of Georgia Railroad improvements. The joint Telfair-Wheeler airport and its continued improvement is also important.

### Revitalize Downtowns

The historic fabric and available buildings in McRae-Helena and Lumber City, as well as more limited ones in Milan, Scotland, and Jacksonville, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment. Ongoing efforts in McRae-Helena are already attracting attention.

### Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The Industrial Park in McRae-Helena and the industrial site in Lumber City need further improvement and marketing.



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

Telfair County has additional opportunities 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 state park; the Telfair Arts Center; local museums, and other cultural outlets; CCA/Telfair State Prison; the many, active civic clubs; the outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

### Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

### 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 limited individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.

### Enhance Economic Development Marketing

Telfair County has been noted in the past for its local leadership and community cooperation. Reenergized efforts supported by the local governments, local chamber and local

civic groups, and CCA can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help. State job tax credits and recently developed local tax incentives can be highlighted.

#### Support CCA/Telfair State Prison/Little Ocmulgee State Park/Husqvarna

The Little Ocmulgee State Park, CCA's McRae Correctional Facility, Telfair State Prison, and Husqvarna have been principal contributors to a stabilized local economic base. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

#### Seek to Attract Retirees

The outstanding quality of life, the many attractive historic homes, the Telfair Center for the Arts and other landmark buildings, the resplendent landscapes and many outdoor fun opportunities, the Ocmulgee River, the quiet and convenient location, easy transportation access, low cost of living, and the many other selling cards of the community are attractive to retirees and families alike. Retirees moving in are in many respects less burdensome for taxpayer support, but provide the population necessary to support desired retail/service and other economic growth. There is anecdotal evidence that the community is already receiving retirees without much promotion.

## LAND USE

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

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

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

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

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

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

Telfair County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural and cultural resources, great natural beauty, envious location, excellent transportation access, and many assets for growth. The community's vision for its growth and development is one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive and compatible with such beauty, family fun, outdoor adventure, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly 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. The outstanding natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural 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 small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which

further adds to the quality of life.

While technically only the cities of McRae-Helena and Lumber City are required, because of their zoning ordinances, to have a Land Use element in their comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

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

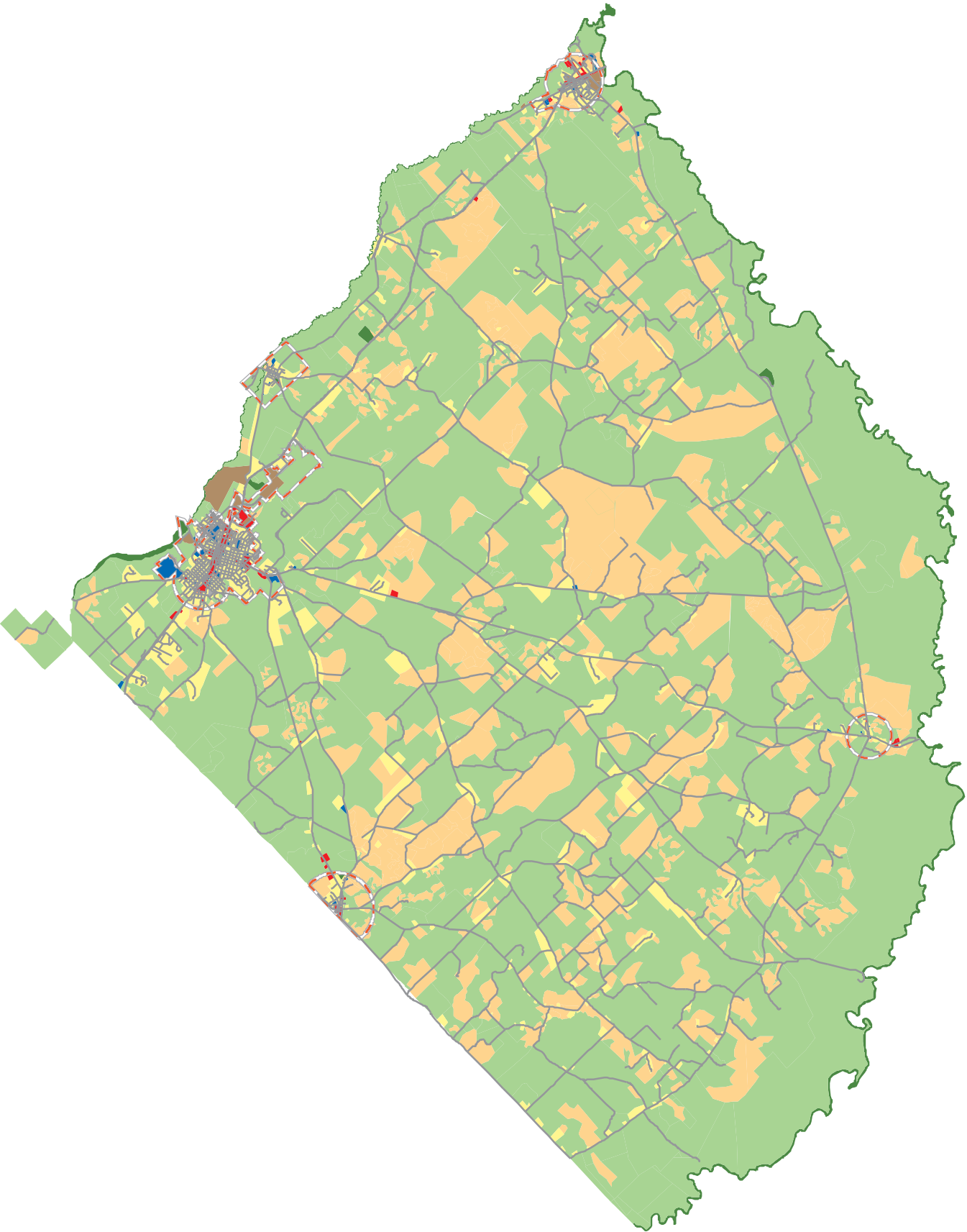
Existing Land Uses. Existing land use patterns for Telfair County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

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.

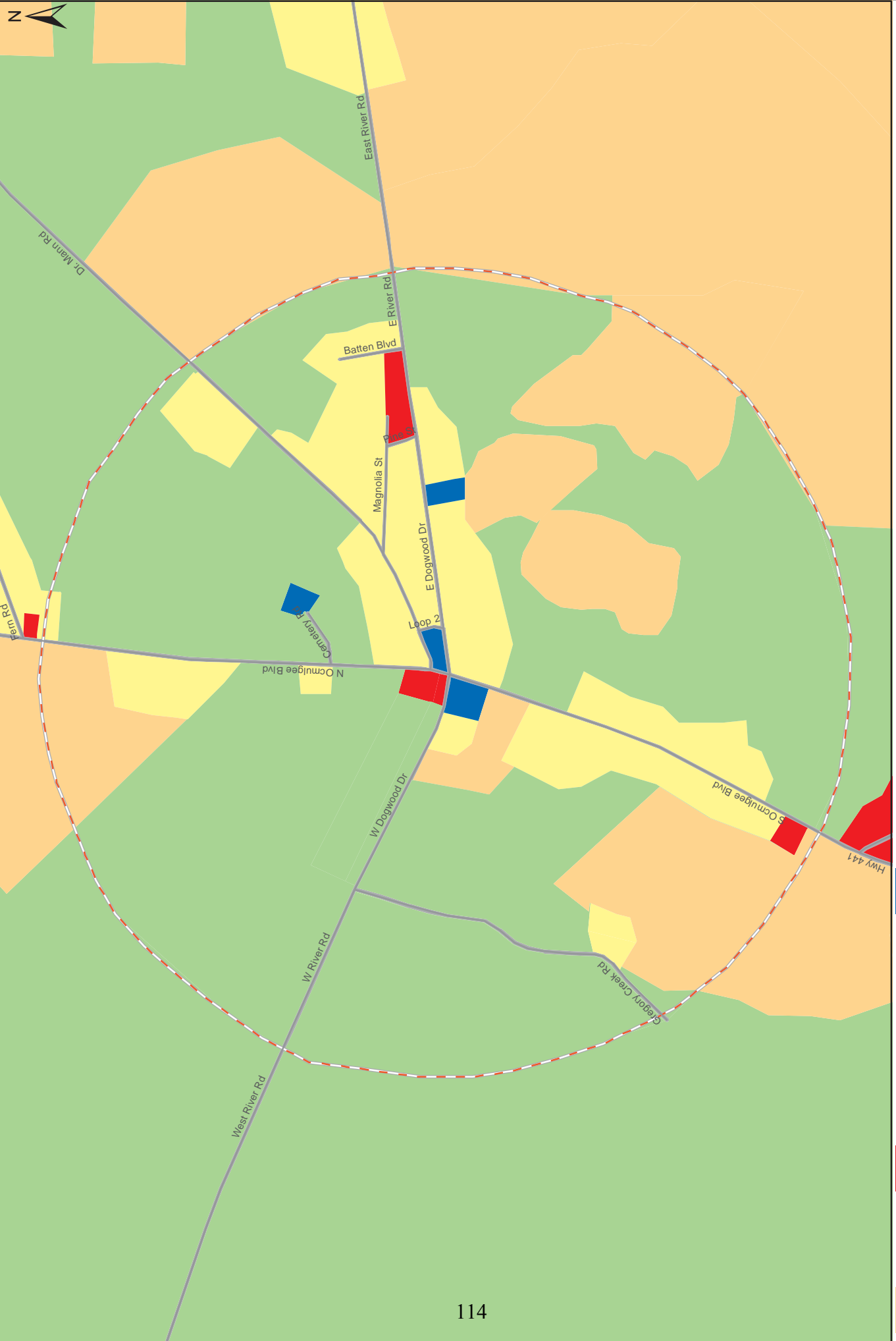
- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as 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 and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, 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.


# Telfair County 2015 Existing Land Use



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

# City of Jacksonville 2015 Existing Land Use



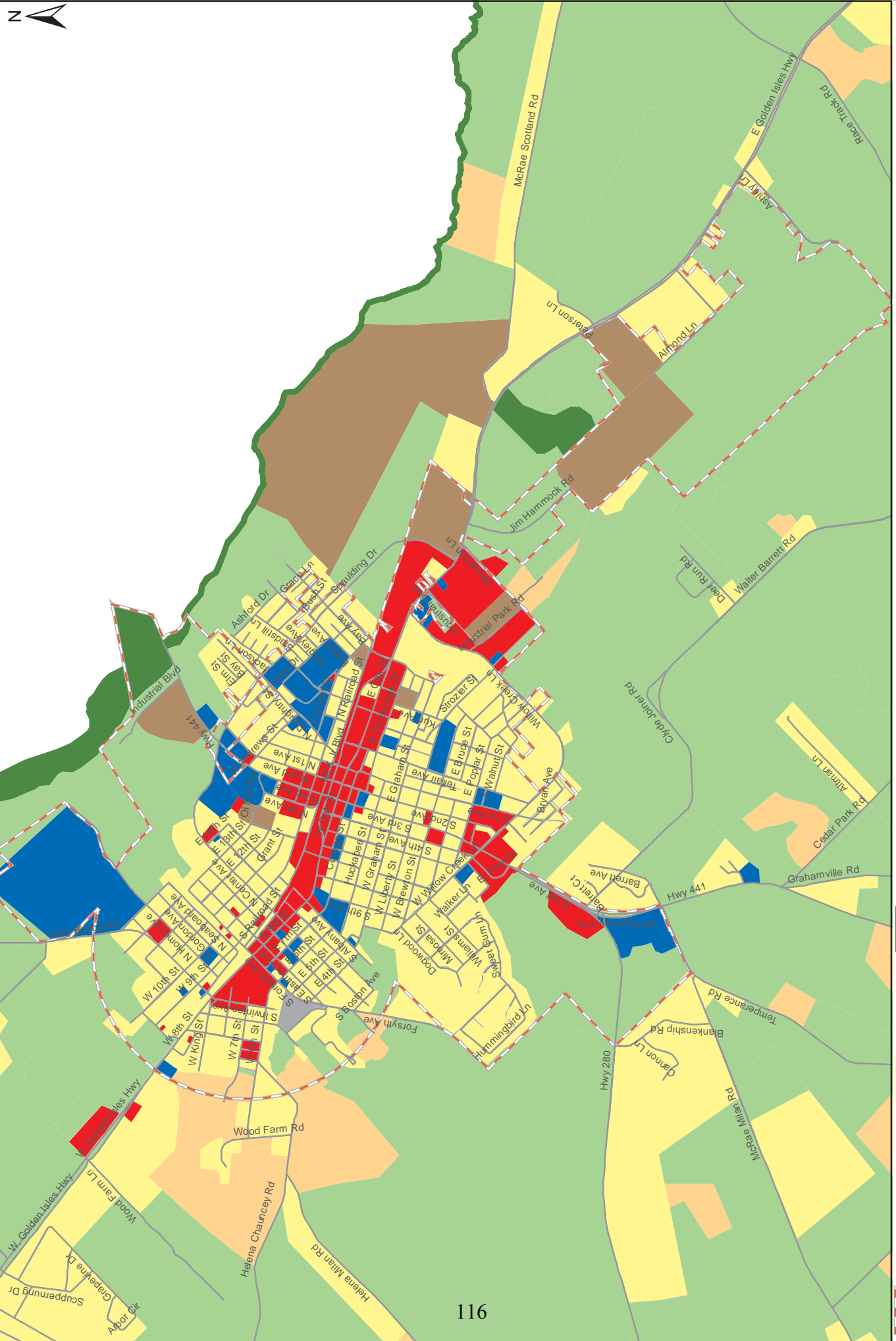
|   |             |   |                              |   |   |
|---|-------------|---|------------------------------|---|---|
|  | Agriculture |  | Commercial                   |  | Public/Institutional                    |
|  | Forestry    |  | Industrial                   |  | Transportation/Communications/Utilities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







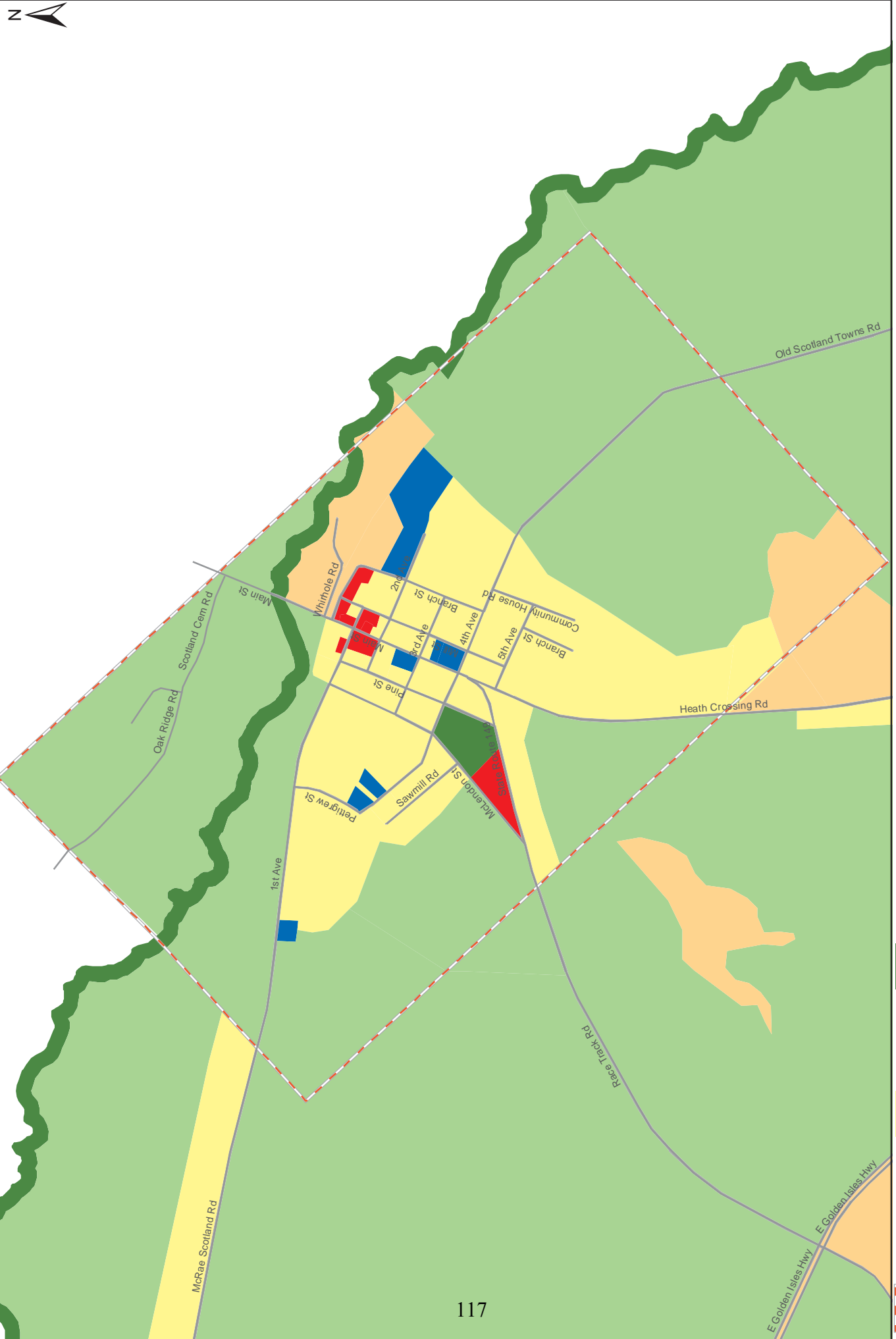
# City of McRae-Helena 2015 Existing Land Use



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



# City of Scotland 2015 Existing Land Use



**Existing Land Use Distribution, 2015**  
**(Acres)**  
**Telfair County**

| <b>Land Use Category</b>                       | <b>Acreage</b> | <b>Percent of Total</b> |
|--|----------------|-------------------------|
| <b>Agriculture</b>                             | 36,766         | 12.71                   |
| <b>Commercial</b>                              | 715            | 0.25                    |
| <b>Forestry</b>                                | 231,591        | 80.09                   |
| <b>Industrial</b>                              | 249            | 0.09                    |
| <b>Park/Recreation/Conservation</b>            | 4,004          | 1.38                    |
| <b>Public/Institutional</b>                    | 864            | 0.30                    |
| <b>Residential</b>                             | 12,524         | 4.33                    |
| <b>Transportation/Communications/Utilities</b> | 2,451          | 0.85                    |
| <b>Total</b>                                   | 289,164        | 100.00                  |

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2015.

Telfair County has suffered many ebbs and flows in its growth and development. Its location along the Ocmulgee River has been important to Georgia history and development from before European exploration and settlement. It truly does have a storied history from ancient and Native American times through the frontier battles of Georgia settlement, through Georgia's educational and political development, and even until today with the significant 2015 merger of McRae-Helena. It is said the first Christian baptism in America may have occurred near Jacksonville during Spanish exploration. The natural resources of the county, particularly its yellow pine forests and wildlife have a similar history of statewide importance. Jacksonville and Lumber City were major steamboat river ports of major impact to the local and state economy and development. Jacksonville was to be the terminus of the first railroad chartered in Georgia. At the time of Lumber City's formal municipal establishment in the late 1800s, it boasted of the largest sawmill in the South, and possibly in the United States. The county was the center of legal and physical proceedings over timber rights which reached far across state lines with national impact and importance. The still world record largemouth bass was caught in 1932 at

Montgomery Lake on the Ocmulgee River near Jacksonville, and Georgia's current record nontypical whitetail deer was harvested in Ocmulgee River bottomlands of the county in 1998.

Beyond the early 1800s development of Jacksonville and Lumber City, the remaining municipalities trace their development to railroad construction in the late 1800s, particularly the Macon and Brunswick Railroad, but also the Savannah, Americus, and Montgomery Railroad. The transfer of county growth from the Jacksonville area to the McRae and Helena area after the Civil War led to the change in county seat to McRae. The community's peak growth was thus from 1870 to 1920 when population surged from 3,245 to 15,291 in 1920. It was this period when the enlightened leadership established the community as an educational mecca, and the Little Ocmulgee State Park was sought and later achieved. The decline of the railroads, the mechanization of agriculture, World War II, and growth of regional trade centers in Dublin and Vidalia all combined to fuel a long period of decline in the county until 1970. Community population remained relatively stable until 2000, when the opening of the Corrections Corporation of America McRae Correctional Facility again brought a flow which has allowed them to sustain and overcome recent ebbs. Such ebbs included the closing of the Americord steel cord and Rayonier lumber mills in the early 2000s, and the local hospital in 2008. The county's 2010 Census population of 16,500 is now a historical high, but the growth is somewhat overstated because of the prison population.

There is little doubt now that the community's fortunes have reversed, and it is growing because of its location, transportation resources, attractive and beckoning natural and cultural resources, low cost of living, and overall quality of life and family attractiveness. Both local prisons have expanded beds and employment, other agricultural/forestry enterprises are thriving, the community is investing in infrastructure conducive to growth, and the local highways of U.S. 280 and U.S. 441 are both planned for multi-lane upgrades. All of these factors allow for, and portend well, for future success in growth and development in Telfair County. The community is truly at the "crossroads of storied history, outdoor splendor, and inviting transportation" which will serve it well and positively.

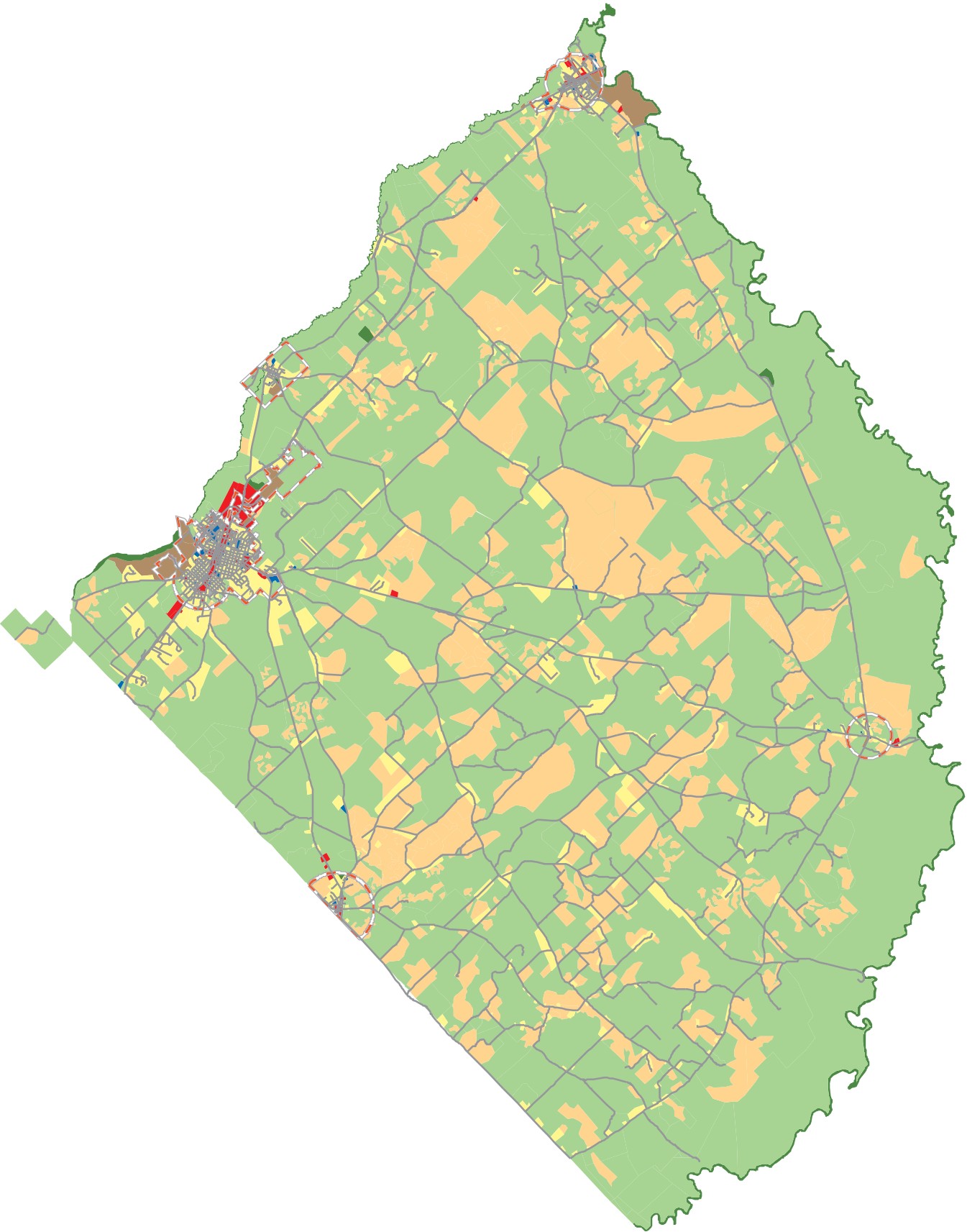
Most current growth is concentrated in or near McRae-Helena, including residential, commercial, and industrial. Commercial development has concentrated west along U.S. 341 and south along U.S. 441, although a planned proposed U.S. 441 Bypass across U.S. 341 to the east could bring new growth to this area. The new industrial park, east along U.S. 280/U.S. 441 near the proposed bypass and the new U.S. 441 railroad overpass, will likely be the home of most industrial development. The site is already home to the new community farmers market, is located across from Oconee Fall Line Technical College's McRae-Helena campus, and is the proposed location for a new peanut shelling operation. However, Lumber City could also see some industrial growth as it has an available industrial site and Telfair Forest Products continue to expand. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered within existing agricultural/forest uses, but again more generally near McRae-Helena west along U.S. 341 and south along U.S. 441. The community is supporting development of tax credit housing, appealing and affordable for low-to-moderate income persons in McRae-Helena. There has been only limited growth in Jacksonville or Scotland, primarily infill, although all have land available for development.

These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the outstanding existing small-town and rural character and appealing high quality of life.

Future land use maps for Telfair County, Jacksonville, Lumber City, McRae-Helena, and Scotland are included following this description.

Land Use Goals. Telfair County and its municipalities seek future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and the existing high quality of life. It desires growth patterns which maintain and keep viable existing agricultural, forestry and conservation 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

Telfair County 2015 Future Land Use



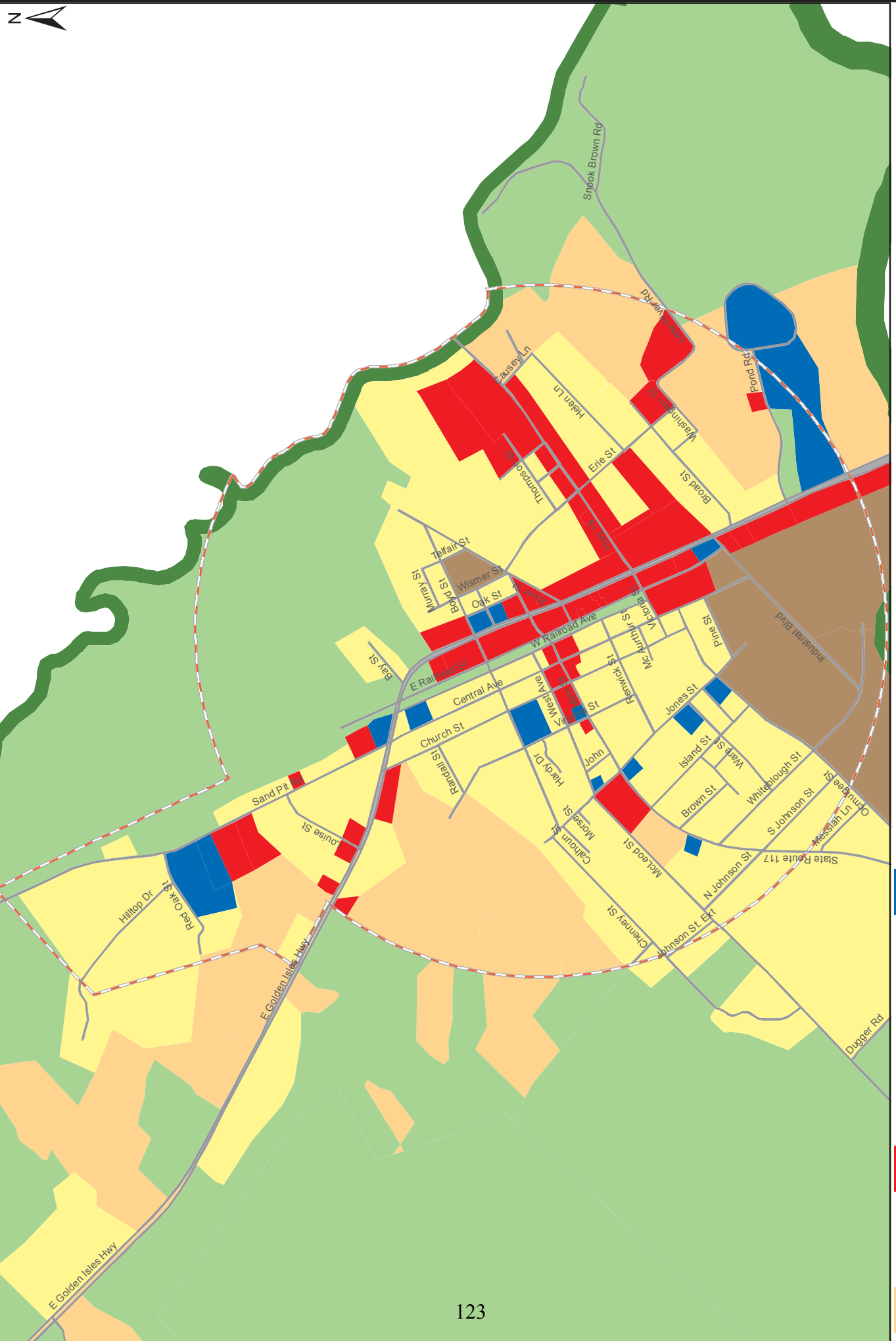
- City Limits
- Agriculture
- Forestry
- Residential
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

# City of Jacksonville 2015 Future Land Use





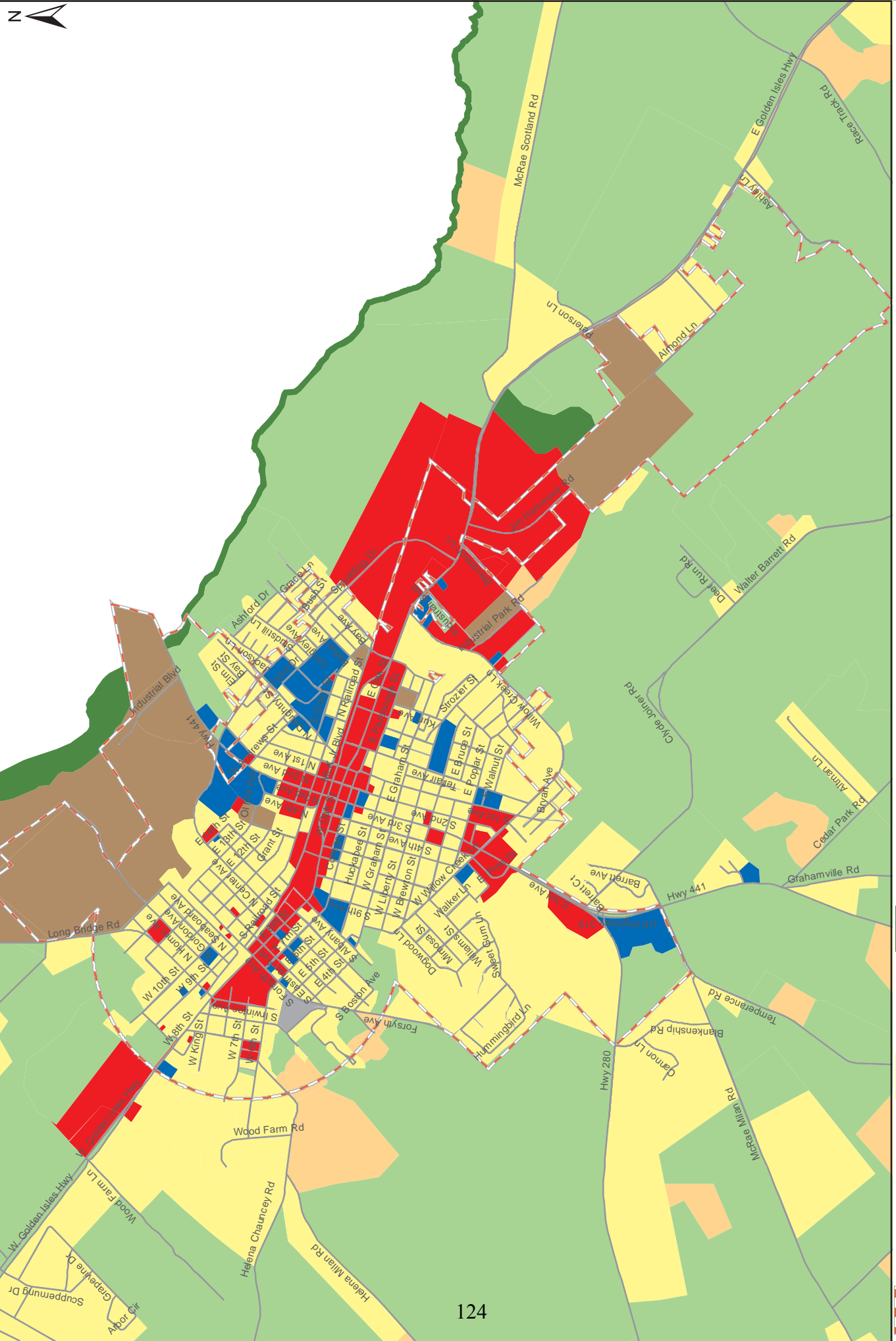
# City of Lumber City 2015 Future Land Use



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



# City of McRae-Helena 2015 Future Land Use



- City Limits/McRae-Helena
- Agriculture
- Forestry

- Residential
- Commercial
- Industrial

- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

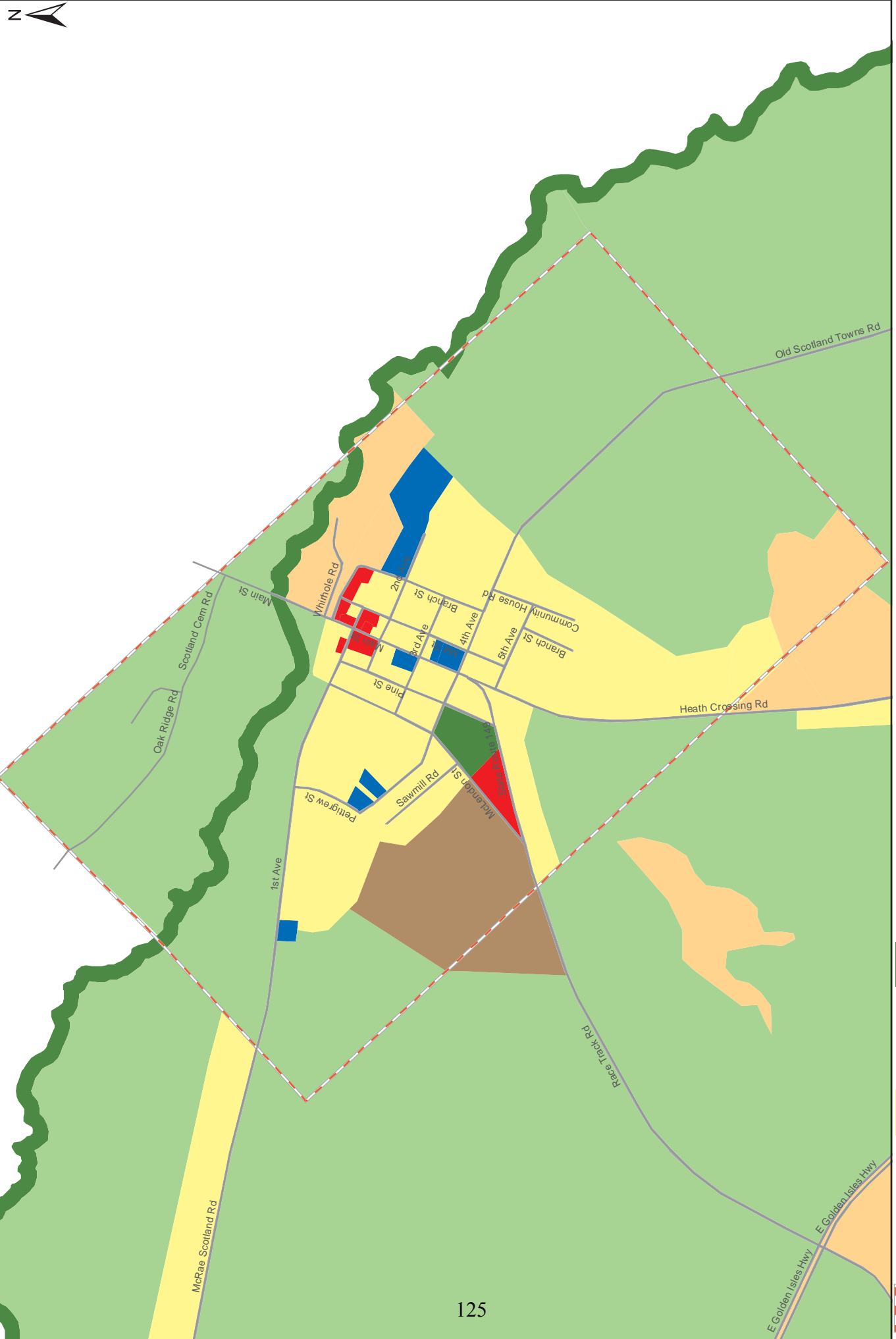
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities

- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communications/Utilities



# City of Scotland 2015 Future Land Use



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



community has chosen the following land use goals to help bring about its desired future and delineated community vision.

#### Address Growth Management/Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed only limited 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; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

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

As noted above, Telfair County has only limited, rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only McRae-Helena and Lumber City have zoning ordinances and only McRae-Helena has building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

#### Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The Golden Peanut Company expansion, the planned new peanut shelling operation, the Griffin Warehouse, and Tucker Fertilizer growth are excellent recent examples of needed support. Facilitating the continued growth of Telfair Forest Products will also help. Developing and

supporting outdoor events/facilities/festivals, making the Ocmulgee River more accessible, and encouraging tourism will also help.

#### Develop/Improve Recreation/Leisure Use Facilities and Encourage Utilization/Access/Tourism for Natural/Cultural Resources

The Ocmulgee River, the Little Ocmulgee State Park, the Horse Creek WMA, and the U.S. Highways of 280/341/441 all have much history for recreation, tourism, and motoring within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Further improvement and promotion of U.S. 280 and U.S. 441 also hold promise. The successful Peaches to the Beaches Annual Yard Sale along U.S. 341 could be replicated along U.S. 280. Improvement of local recreational facilities; museums and other cultural events; enhancement of events or festivals, like the God and Country Fireworks, Christmas Extravaganza, and Lumber City's Farm Day Festival could also reap benefits. The Orianne Society's Indigo Snake Preserve is a hidden gem awaiting proper promotion.

#### 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. Available historic buildings in both downtowns are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. The many attractive and relatively low-cost historic homes in McRae-Helena are already attracting an infusion of retirees and families, and could be further promoted.

### Improve Community Appearance

Telfair County and its municipalities have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism.

Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this.

### 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, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired.

### Protect Flood Zones/Local Rivers

The community is known for the Ocmulgee River and its outdoor splendor. Protection from degradation or inappropriate development is to everyone's advantage. Pristine natural and scenic beauty is a cornerstone advantage for quality of life and economic development within the county.

# 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 Telfair County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

# **TELFAIR COUNTY**



**Telfair County  
Comprehensive Plan Community 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      | 2012            | Pursue funding as needed to further develop the county's Industrial Park, including expansion and additional infrastructure, as appropriate |              |      |          |                          |           |                | Y       | The County is constantly pursuing funding to improve the Industrial Park. This item will be placed in the policy section of future plans to conform to standards.  |
| CFS     | 2013            | Complete Phase III of the subtitle-D landfill   |              |      | Y        | Ongoing (2020 or Beyond) |           |                |         | The County is currently performing sustainability assessments before this project can be moved forward. The County is not certain as to when this project will be completed since it is dependent upon assessments and studies, but estimates a completion date of 2020 or beyond. |
| CFS     | 2013            | Construct a new gymnasium at the recreation complex   |              |      |          |                          | Y         | 2019           |         | This item has been postponed until the County collects enough funding from SPLOST to finance the project.  |
| CFS     | 2016            | Pursue funding as appropriate for improvements to the old county jail and seek alternatives for the facility's reuse in the community       | Y            | 2013 |          |                          |           |                |         | The County completely renovated the exterior of the front of the old jail and each of the offices on the interior.   |
| CFS     | 2013            | Seek funding for the construction of a new jail   |              |      | Y        | 2018                     |           |                |         | The County is currently collecting funds from the 2014 SPLOST to finance this project. The estimated cost for the project is \$4,000,000.  |

**Telfair County  
Comprehensive Plan Community 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 to resurface McRae-Milan Road                                       |              |      | Y        | 2016            |           |                |         | 2010 TIA Band 1 Project is underway and completion is expected in early 2016.  |
| CFS     | 2017            | Seek funding for a codes enforcement officer                             |              |      |          |                 |           |                | Y       | This item has been dropped as the County has determined this position is not currently needed.   |
| CFS     | 2016            | Pursue funding as appropriate to develop recycling activities countywide |              |      |          |                 |           |                | Y       | This item has been dropped due a lack of funding and economic infeasibility. The County does not plan to pursue this item within the foreseeable future.           |
| CFS     | 2013            | Acquire a tractor mower for the road department                          | Y            | 2013 |          |                 |           |                |         | The County purchased a tractor mower in 2013.  |
| CFS     | 2013            | Resurface Owens Road   |              |      | Y        | 2016            |           |                |         | 2010 TIA Band 1 Project is underway and completion is expected in early 2016.  |
| CFS     | 2016            | Resurface Tom Haley Road   |              |      |          |                 | Y         | 2016           |         | 2010 TIA Band 2 Project dates are between 2016 to 2019.  |
| LU      | 2017            | Seek the development of alternative land use regulations                 |              |      |          |                 |           |                | Y       | This item has been dropped as it is not politically feasible to pursue at this time. The County does not expect to pursue this item within the foreseeable future. |

**Telfair County  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |             | Estimated Cost           | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------------|--------------------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other       |                          | Local          | State | Federal | Private |
| Construct a new jail   |       |      | X    |      |      |           |             | X              |      | SPLOST      | \$4 million              | X              | X     |         |         |
| Construct a new gymnasium for the recreation department  |       |      |      | X    |      |           |             | X              |      | SPLOST      | \$400,000                | X              | X     |         |         |
| Expand the Farmers Market to include more activities/services  | X     | X    |      |      |      |           |             | X              |      | USDA        | \$60,000                 | X              | X     | X       |         |
| Install a new public safety tower  |       |      |      | X    |      |           |             | X              |      | SPLOST      | \$200,000                | X              |       |         |         |
| Complete Phase III of the subtitle-D landfill  |       |      |      |      | X    |           | X           | X              |      | SPLOST      | \$550,000                | X              | X     |         |         |
| Renovate the selected buildings in downtown McRae-Helena in order to relocate and house the offices of the tax commissioner, registrar, and tax assessor | X     |      |      |      |      |           |             | X              |      | SPLOST      | \$200,000                | X              |       |         |         |
| Renovate/repair the interior of the Board of Commissioners building  | X     |      |      |      |      |           |             | X              |      |             | \$85,000                 | X              |       |         |         |
| Install a new wireless sound system in the Board Commissioners conference room   | X     |      |      |      |      |           |             | X              |      |             | \$5,000                  | X              |       |         |         |
| 2010 TIA Band 1 Local Projects (Owens Rd., McRae-Milan Rd., 5311 Operations)   | X     |      |      |      |      |           |             | X              |      | GDOT<br>TIA | \$105,420<br>(Total TIA) | X              | X     |         |         |

**Telfair County**  
**Comprehensive Plan Community Work Program**  
**2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |             | Estimated Cost           | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------------|--------------------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other       |                          | Local          | State | Federal | Private |
| 2010 TIA Band 2 Local Projects<br>(Tom Haley Rd., 5311 Operations)                                       | X     | X    | X    | X    |      |           |             | X              |      | GDOT<br>TIA | \$867,460<br>(Total TIA) | X              | X     |         |         |
| 2010 TIA Band 3 Local Projects<br>(Fishing Creek Rd., Kinnett and Friendship Connector, 5311 Operations) |       |      |      |      | X    |           | X           | X              |      | GDOT<br>TIA | \$439,373<br>(Total TIA) | X              | X     |         |         |

# **CITY OF JACKSONVILLE**

**City of Jacksonville  
Comprehensive Plan Community 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     | 2016            | Pursue funding to construct a playground and purchase playground equipment  |              |      |          |                 | Y         | 2017           |         | This item has been postponed due to a lack of funding |
| CFS     | 2015            | Seek funding to construct a walking track   |              |      |          |                 | Y         | 2017           |         | This item has been postponed due to a lack of funding |
| CFS     | 2015            | Pursue funding to improve drainage in the Magnolia Street area and the behind the post office on Water Tower Road |              |      |          |                 | Y         | 2016           |         | This item has been postponed due to a lack of funding |

**City of Jacksonville  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Element | Activity  | Years |      |      |      |      |           |             | Responsibility |      |            | Estimated Cost | Funding Source |       |         |         |
|---------|---|-------|------|------|------|------|-----------|-------------|----------------|------|------------|----------------|----------------|-------|---------|---------|
|         |   | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other      |                | Local          | State | Federal | Private |
| CFS     | Renovate old shop building to house services  | X     | X    | X    | X    |      |           |             |                | X    | SPLOST     | \$40,000       | X              |       |         |         |
| CFS     | Connect the City sidewalks to go throughout the City  |       |      |      | X    | X    |           |             |                | X    | SPLOST     | \$60,000       | X              |       |         |         |
| CFS     | Establish a small park and war memorial   |       |      |      |      | X    |           |             |                | X    | SPLOST     | \$40,000       | X              |       |         |         |
| CFS     | Pave Loop 2 behind Post Office  |       |      |      | X    |      |           |             |                | X    | SPLOST     | \$15,000       | X              |       |         |         |
| CFS     | Hire new police officer to expand force   | X     |      |      |      |      |           |             |                | X    |            | \$30,000       | X              |       |         |         |
| CFS     | Pursue funding to construct a playground and purchase playground equipment  |       | X    |      |      |      |           |             |                | X    | GA DNR     | \$30,000       | X              | X     |         |         |
| CFS     | Seek funding to construct a walking track   |       | X    |      |      |      |           |             |                | X    | GA DNR     | \$15,000       | X              | X     |         |         |
| CFS     | Pursue funding to improve drainage in the Magnolia Street area and the behind the post office on Water Tower Road | X     |      |      |      |      |           |             |                | X    | DCA (CDBG) | \$500,000      | X              | X     |         |         |

# **CITY OF LUMBER CITY**



**City of Lumber City  
Comprehensive Plan Community Work Program  
Report of Accomplishments**

| Element     | Initiation Year | Description  | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments   |
|-------------|-----------------|--|--------------|------|----------|-----------------|-----------|----------------|---------|---|
|             |                 |  | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |   |
| ED, CFS, IC | 2012            | Pursue funding as needed to further develop the city's Industrial Park, including expansion and additional infrastructure (including exploring the feasibility of possibly installing sewer service), as appropriate |              |      |          |                 |           |                | Y       | The City is constantly pursuing funding to improve the Industrial Park. This item will be placed in the policy section of future plans to conform to standards.   |
| ED          | 2013            | Seek to reactivate the Downtown Development Authority  |              |      |          |                 |           | Y              | 2016    | This item has been postponed due to a lack of community participation. The City would like to reactivate this group as soon as possible, but does not see any activity occurring within the foreseeable future. |
| ED          | 2013            | Pursue funding for a façade grant program for the downtown area  |              |      |          |                 |           |                | Y       | This item has been dropped due to local business and building owners taking care of their own improvements.   |
| CFS         | 2015            | Seek to construct a lift station   | Y            | 2014 |          |                 |           |                |         | City has received CDBG grants in 2011 and 2014 to make necessary repairs to the sewer system.   |
| CFS         | 2016            | Pave Messiah Lane between GA 117 and Ocmulgee Street and annex the area into the city  | Y            | 2015 |          |                 |           |                |         | City has cancelled plans to annex the area. The county made improvements to Messiah Lane in 2015. Project is considered complete.   |
| CFS         | 2015            | Seek to replace 2-inch and 6-inch water lines along U.S. 341   |              |      |          |                 |           | Y              | 2020    | This item has been postponed due to a lack of funding. The City would like obtain grant funding to finance this project before moving further.  |

**City of Lumber City  
Comprehensive Plan Community 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            | Acquire a street sweeper                       |              |      |          |                 |           | Y              | 2018    |                 | The City has not been able to fund the purchase of a street sweeper. This item has been postponed until 2018.   |
| CFS     | 2013            | Pursue funding to replace outdated sewer lines | Y            | 2014 |          |                 |           |                |         |                 | The City was awarded a Community Development Block Grant in 2011 for sewer improvements. This project was completed in 2014. It is a long term policy to upgrade the city's sewer system including older lines. |
| CFS     | 2013            | Resurface River Street                         |              |      | Y        | 2016            |           |                |         |                 | 2010 TIA Band 1 project is underway and scheduled to be complete by early 2016.   |
| CFS     | 2013            | Resurface Randall Street                       |              |      |          |                 |           | Y              | 2020    |                 | 2010 TIA Band 1 project was postponed until the Band 3 round of projects. Anticipated start date is set for 2020.   |
| CFS     | 2013            | Resurface Johnson Street                       |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 1 project was postponed until the Band 2 round of projects. Anticipated start date is set for 2016.   |

**City of Lumber City  
Comprehensive Plan Community 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            | Resurface West Avenue  |              |      |          |                 |           | Y              | 2020        |                 | 2010 TIA Band 1 project was postponed until the Band 3 round of projects. Anticipated start date is set for 2020. |
| CFS     | 2016            | Resurface Broad Street   |              |      | Y        | 2019            |           |                |             |                 | 2010 TIA Band 2 Project is currently underway and anticipate a completion date no later than 2019                 |
| CFS     | 2016            | Resurface Central Avenue   |              |      |          |                 |           | Y              | 2016        |                 | 2010 TIA Band 2 Project is scheduled to begin in 2016 and have a substantial completion date in 2019              |
| CFS     | 2016            | Resurface Church Street  |              |      |          |                 |           | Y              | 2020        |                 | 2010 TIA Band 2 project was postponed until the Band 3 round of projects. Anticipated start date is set for 2020. |
| CFS     | 2016            | Resurface Virginia Avenue  |              |      |          |                 |           | Y              | 2016        |                 | 2010 TIA Band 2 Project is scheduled to begin in 2016 and have a substantial completion date in 2019              |
| CFS     | 2016            | Resurface Pond Road  |              |      | Y        | 2019            |           |                |             |                 | 2010 TIA Band 2 Project is currently underway and anticipate a completion date no later than 2019                 |
| CFS     | 2013            | Resurface First Avenue   |              |      |          |                 |           |                |             | Y               | Project is not feasible/not needed.   |
| LU      | 2014            | Pursue the annexation of the GA Highway 117 Industrial Park area |              |      |          |                 |           | Y              | Beyond 2020 |                 | This item has been postponed until land is environmentally cleared.   |

**City of Lumber City  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |                | Estimated Cost           | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|----------------|--------------------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other          |                          | Local          | State | Federal | Private |
| Seek to replace 2-inch and 6-inch water lines along U.S. 341                                   |       |      |      |      | X    |           |             |                | X    | CDBG<br>USDA   | \$500,000                | X              | X     | X       |         |
| Purchase a new police vehicle  | X     |      |      |      |      |           |             |                | X    | SPLOST         | \$30,000                 | X              |       |         |         |
| Replace water/sewer infrastructure along River Street and Broad Street                         |       | X    | X    |      |      |           |             |                | X    | CDBG           | \$550,000                | X              | X     |         |         |
| Expand the City Cemetery   |       | X    |      |      |      |           |             |                | X    |                | \$3,000                  | X              |       |         |         |
| Install a new roof on City Hall  |       |      | X    |      |      |           |             |                | X    | SPLOST         | \$10,000                 | X              |       |         |         |
| Replace old water lines installed pre-1960 throughout the City                                 |       |      |      | X    | X    |           | X           |                | X    | SPLOST<br>CDBG | \$2 million              | X              | X     |         |         |
| Install a new roof onto the Old School Building  |       |      |      | X    |      |           |             |                | X    | SPLOST         | \$100,000                | X              |       |         |         |
| 2010 TIA Band 1 Local Projects (River Street, Burns St.)                                       | X     |      |      |      |      |           |             |                | X    | TIA<br>GDOT    | \$71,400<br>(Total TIA)  | X              | X     |         |         |
| 2010 TIA Band 2 Local Projects (Broad St., Central Ave., Virginia Ave., Johnson St., Pond Rd.) | X     | X    | X    | X    |      |           |             |                | X    | TIA<br>GDOT    | \$264,600<br>(Total TIA) | X              | X     |         |         |
| 2010 TIA Band 3 Local Projects (Sand Pit Rd., West Ave., Randall St., Church St., Pine St.)    |       |      |      |      | X    |           | X           |                | X    | TIA<br>GDOT    | \$228,200<br>(Total TIA) | X              | X     |         |         |

**City of Lumber City  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |       | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------|----------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other |                | Local          | State | Federal | Private |
| Seek to reactivate the Downtown Development Authority            | X     |      |      |      |      |           |             |                | X    | DDA   | NA             | X              |       |         |         |
| Acquire a street sweeper   |       |      | X    |      |      |           |             |                | X    |       | \$80,000       | X              |       |         |         |
| Pursue the annexation of the GA Highway 117 Industrial Park area |       |      |      |      |      |           | X           |                | X    |       | \$1,000        | X              |       |         |         |

# **CITY OF MCRAE-HELENA**

**City of Helena  
Comprehensive Plan Community 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      | 2012            | Pursue funding as needed to further develop the county's Industrial Park, including expansion and additional infrastructure, as appropriate |              |      |          |                 |           |                | Y       | The City merged with McRae to form the City of McRae-Helena in 2015 and will continue to coordinate with the County to constantly pursue funding to improve the Industrial Park. This item will be placed in the policy section of future plans to conform to standards. |
| CFS     | 2013            | Seek to construct a land spray application site and a holding pond at the Telfair State Prison  |              |      |          |                 |           |                | Y       | Project was dropped and will be completed by Telfair State Prison.   |
| CFS     | 2015            | Complete renovations to the city's ballfield  |              |      |          |                 | Y         | 2019           |         | The item is postponed until 2019 due to a change in priorities with the merged City of McRae-Helena.   |
| CFS     | 2016            | Pursue funding to purchase land and construct a new city hall and police station  |              |      |          |                 |           |                | Y       | The item was dropped due to the merger of the City with McRae. The City of McRae-Helena will utilize the previous city hall of McRae.  |
| CFS     | 2016            | Seek funding for renovations to the City Square, including landscaping/beautification and installing a sprinkler system                     |              |      |          |                 | Y         | 2017           |         | This item was postponed due the merger with the City of McRae. However, the newly formed City of McRae-Helena will work to improve beautification beginning in 2017.   |
| CFS     | 2016            | Pursue funding to replace outdated sewer lines  |              |      |          |                 |           |                | Y       | The City merged with McRae to form the City of McRae-Helena and will continue to collect funding for drainage improvements and make upgrades when feasible. This item was included in the long term policy section.  |

**City of McRae  
Comprehensive Plan Community Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| ED, CFS | 2012            | Repair and resurface sidewalks along Oak Street between Second Avenue and Third Avenue to further downtown revitalization efforts | Y            | 2013 |          |                 |           |                |         | Sidewalk repairs and resurfacing along Oak Street between Second Avenue and Third Avenue were completed in 2013.   |
| CFS     | 2012            | Complete drainage improvements in the area between Second Avenue and Sixth Avenue   | Y            | 2013 |          |                 |           |                |         | The City acquired CDBG funding and made sewer and drainage improvements along 2 <sup>nd</sup> Avenue and its surrounding area. This item will be placed in the policy section of future plans to conform to standards. |
| CFS     | 2012            | Replace sewer lines in areas of need  |              |      |          |                 |           |                | Y       | The City merged with Helena to form the City of McRae-Helena and will continue to collect funding for drainage improvements and make upgrades when feasible. This item was included in the long term policy section.   |
| CFS     | 2012            | Continue to purchase one new police vehicle per year  | Y            | 2015 |          |                 |           |                |         | The City has purchased a new police vehicle each year, with its newest addition being a police truck.  |
| CFS     | 2014            | Seek to pave three streets  | Y            | 2013 |          |                 |           |                |         | The City completed the paving of 2 <sup>nd</sup> Avenue, Walnut Street, George Street, and Poplar Street.  |
| CFS     | 2013            | Acquire a new firefighting vehicle  | Y            | 2014 |          |                 |           |                |         | The City acquired multiple vehicles for the fire department. The latest vehicles include a Chief's vehicle and tanker truck in 2014.   |



**City of McRae  
Comprehensive Plan Community 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 to replace street signs to achieve compliance with new federal retro reflectivity requirements |              |      | Y        | 2020            |           |                |         | The City merged with Helena to form the City of McRae-Helena and will continue to replace street signs to remain in compliance with federal requirements. |
| CFS     | 2013            | Investigate the feasibility of additional space at the City's inert landfill                        |              |      |          |                 |           |                | Y       | After further examination, the merged City of McRae-Helena has determined to close the inert landfill.  |
| CFS     | 2013            | Resurface Central Avenue  | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface Langley Avenue  | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface Spring Avenue   | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface Railroad Street   | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |

**City of McRae  
Comprehensive Plan Community 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            | Resurface Bruce Street from West Willow Creek Lane to First Avenue | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface 2 <sup>nd</sup> Avenue from Andrew Street to Oak Street  |              |      |          |                 |           | Y              | 2020    | 2010 TIA Band 1 local project was moved to the TIA Band 3 list of projects. Project will begin in 2020. |
| CFS     | 2013            | Resurface First Avenue (Willow Creek Lane to Brewton Street)       | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface 8 <sup>th</sup> Avenue from Oak Street to Graham Street  | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2013            | Resurface Lakeside Avenue  | Y            | 2014 |          |                 |           |                |         | 2010 TIA Band 1 local project was completed in 2014.  |
| CFS     | 2016            | Resurface Spring Avenue  |              |      |          |                 |           | Y              | 2016    | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.                 |
| CFS     | 2016            | Resurface Industrial Boulevard                                     |              |      |          |                 |           | Y              | 2016    | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.                 |

**City of McRae  
Comprehensive Plan Community 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     | 2016            | Resurface Magnolia Street from the west city limits to Ellison Avenue      |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| CFS     | 2016            | Resurface East Avenue  |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| CFS     | 2016            | Resurface Telfair Avenue from MLK Boulevard to Parsonage Street            |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| CFS     | 2016            | Resurface College Street   |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| CFS     | 2016            | Resurface 2 <sup>nd</sup> Avenue from Huckabee Street to Willow Creek Lane |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| CFS     | 2016            | Resurface 1 <sup>st</sup> Avenue   |              |      |          |                 |           | Y              | 2016    |                 | 2010 TIA Band 2 local projects are scheduled to begin in 2016 and be completed in 2019.  |
| LU      | 2013            | Seek the development of a subdivision ordinance                            |              |      |          |                 |           | Y              | 2018    |                 | The City merged with Helena to form the City of McRae-Helena. The McRae-Helena city council will address this issue in the future. |

**City of McRae-Helena  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity  | Years |      |      |      |      |           |             | Responsibility |      |         | Estimated Cost | Funding Source |       |         |         |
|---|-------|------|------|------|------|-----------|-------------|----------------|------|---------|----------------|----------------|-------|---------|---------|
|   | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other   |                | Local          | State | Federal | Private |
| Activate a Downtown Development Authority   | X     |      |      |      |      |           |             |                | X    |         | N/A            |                |       |         |         |
| Make improvements to City entrances/gateways  | X     | X    | X    |      |      |           |             |                | X    | Gateway | \$40,000       | X              | X     |         |         |
| Develop a regional training facility for firefighting   |       |      |      | X    |      |           |             | X              | X    |         | \$100,000      | X              |       |         |         |
| Purchase 2 new police vehicles each year  |       |      |      |      |      | X         |             |                | X    | SPLOST  | \$80,000       | X              |       |         |         |
| Purchase a new dump truck for the public works department   |       | X    |      |      |      |           |             |                | X    | SPLOST  | \$100,000      | X              |       |         |         |
| Install tag readers in selected police vehicles   | X     |      |      |      |      |           |             |                | X    | SPLOST  | \$25,000/ea.   | X              |       |         |         |
| Complete renovations to the city's ballfield  |       |      |      | X    |      |           |             |                | X    | SPLOST  | \$30,000       | X              |       |         |         |
| Seek funding for renovations to the City Square, including landscaping/beautification and installing a sprinkler system |       | X    |      |      |      |           |             |                | X    |         | \$50,000       | X              |       |         |         |
| Develop an ordinance to target the elimination/removal of blighted properties   |       | X    |      |      |      |           |             |                | X    |         | N/A            |                |       |         |         |

**City of McRae-Helena  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |                              | Estimated Cost        | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|------------------------------|-----------------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other                        |                       | Local          | State | Federal | Private |
| Develop a formal code to appropriately define job descriptions and pay scale   | X     |      |      |      |      |           |             |                | X    | Heart of Georgia Altamaha RC | \$10,000              | X              |       |         |         |
| Install a new roof onto the municipal building   | X     |      |      |      |      |           |             |                | X    | SPLOST                       | \$60,000              | X              |       |         |         |
| Replace the fire hydrants on the corners of 3 <sup>rd</sup> Street and College Street, and 4 <sup>th</sup> Street and College Street   | X     |      |      |      |      |           |             |                | X    |                              | \$20,000              | X              |       |         |         |
| Install a new roof onto the community building   | X     |      |      |      |      |           |             |                | X    | SPLOST                       | \$60,000              | X              |       |         |         |
| 2010 TIA Band 2 Local Projects (Spring Avenue, Industrial Blvd., Magnolia Street, East Avenue, Telfair Avenue, College Street, 1 <sup>st</sup> Avenue, 2 <sup>nd</sup> Avenue between Huckabee Street and Willow Creek Lane) | X     | X    | X    | X    |      |           |             | X              |      | GDOT TIA                     | \$644,200 (Total TIA) | X              | X     |         |         |
| 2010 TIA Band 3 Local Projects [5 <sup>th</sup> Ave., Graham St., Brewton St., Bruce St., 4 <sup>th</sup> Ave., 8 <sup>th</sup> Ave., Telfair Ave., Strozier St., 2 <sup>nd</sup> Ave. (Andrew St. to Oak St.)]              |       |      |      |      | X    |           | X           |                | X    | GDOT TIA                     | \$739,958 (Total TIA) | X              | X     |         |         |

**City of McRae-Helena  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |           | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-----------|----------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other     |                | Local          | State | Federal | Private |
| Combine existing McRae and Helena sewer systems to upgrade capacity and utilize multiple options of discharge. Seek revised Land Application System and National Pollutant Discharge Elimination System (NPDES) Permit | X     |      |      |      |      |           |             |                | X    | GEFA, EPD | \$1.8 Million  | X              | X     |         |         |
| Seek the development of a subdivision ordinance  |       |      | X    |      |      |           |             |                | X    |           | N/A            | X              |       |         |         |
| Seek to replace street signs to achieve and maintain compliance with new federal retro reflectivity requirements   |       |      |      |      | X    |           |             |                | X    |           | \$25,000       | X              |       |         |         |

# **CITY OF SCOTLAND**

**City of Scotland  
Comprehensive Plan Community 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      | 2013            | Pursue the establishment of a village post office to retain postal service in the city   | Y            | 2014 |          |                 |           |                |         | The post office was established in 2014.  |
| ED      | 2017            | Explore the feasibility of attracting a small convenience store to locate in Scotland  |              |      | Y        | 2016            |           |                |         | The location for a convenience store has been obtained, rezoned, and is expected to complete construction in 2016.  |
| CFS     | 2012            | Pursue funding for fire protection improvements, including an upgraded firefighting vehicle (used), additional equipment, and a fill station for breathing apparatus |              |      | Y        | 2020            |           |                |         | The city serviced/maintained each fire hydrant, and provided current personnel training for certification purposes over this reporting period. However, the city was unable to obtain funding for a vehicle, equipment or a fill station for a breathing apparatus but will continue to seek funding. |
| CFS     | 2012            | Continue to seek funding to purchase playground equipment  |              |      |          |                 | Y         | 2017           |         | The city continues to pursue funding opportunities for the purchase of equipment.   |
| CFS     | 2013            | Resurface 4 <sup>th</sup> Avenue to 4 <sup>th</sup> Street Extension   | Y            | 2015 |          |                 |           |                |         | 4 <sup>th</sup> Avenue and 4 <sup>th</sup> Street Extension were resurfaced in 2015.  |
| CFS     | 2012            | Continue to pursue funding to resurface the walking track as appropriate   |              |      |          |                 | Y         | 2019           |         | The city continues to seek funding opportunities for resurfacing the walking track.   |
| CFS     | 2013            | Pursue funding to provide handicap accessibility at City Hall  |              |      |          |                 | Y         | 2018           |         | The city has not been able to secure adequate funding to complete the improvements. Action will be completed when appropriate funding is available.   |



**City of Scotland  
Comprehensive Plan Community Work Program  
Report of Accomplishments**

| Element | Initiation Year | Description   | Accomplished |      | Underway |                 | Postponed |                | Dropped | Status/Comments  |
|---------|-----------------|---|--------------|------|----------|-----------------|-----------|----------------|---------|--|
|         |                 |   | Y/N          | Year | Y/N      | Est. Comp. Date | Y/N       | Est. Int. Date | Y/N     |  |
| CFS     | 2012            | Investigate the feasibility of hiring a law enforcement officer as appropriate                                      |              |      |          |                 |           |                | Y       | Determined not feasible at present time.   |
| CFS     | 2012            | Pursue drainage improvements as appropriate, including replacing concrete piping along streets in need              |              |      |          |                 |           |                | Y       | The city continues to maintain city right-of-way and make necessary improvements to the drainage system as funding allows. Such improvements are a long-term policy. |
| CFS     | 2013            | Seek to replace street signs to achieve compliance with new federal retro reflectivity requirements                 | Y            | 2014 |          |                 |           |                |         | Each city street sign was replaced in 2014 to achieve compliance.  |
| CFS     | 2012            | Pursue funding to replace outdated sewer lines in the area of Second Avenue to the City's wastewater treatment pond |              |      | Y        | 2016            |           |                |         | A Community Development Block Grant was awarded to the city in September, 2014.  |

**City of Scotland  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |       | Estimated Cost   | Funding Source |       |         |                           |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|-------|------------------|----------------|-------|---------|---------------------------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other |                  | Local          | State | Federal | Private                   |
| Pursue funding for fire protection improvements, including an upgraded firefighting vehicle (used), additional equipment, and a fill station for breathing apparatus |       |      |      |      |      | X         |             |                | X    | FEMA  | \$50,000 (total) | X              |       | X       |                           |
| Facilitate the construction of a small convenience store on previously obtained location in Scotland   | X     |      |      |      |      |           |             |                | X    |       | N/A              |                |       |         | X<br>(store construction) |
| Continue to seek funding to purchase playground equipment  |       | X    |      |      |      |           |             |                | X    |       | \$30,000 (total) | X              |       |         |                           |
| Continue to pursue funding to resurface the walking track as appropriate   |       |      |      | X    |      |           |             |                | X    |       | \$20,000 (total) | X              |       |         |                           |
| Provide handicap accessibility at City Hall  |       |      | X    |      |      |           |             |                | X    |       | \$10,000 (total) | X              |       |         |                           |

**City of Scotland  
Comprehensive Plan Community Work Program  
2016 – 2020**

| Activity   | Years |      |      |      |      |           |             | Responsibility |      |                    | Estimated Cost | Funding Source |       |         |         |
|--|-------|------|------|------|------|-----------|-------------|----------------|------|--------------------|----------------|----------------|-------|---------|---------|
|  | 2016  | 2017 | 2018 | 2019 | 2020 | Each Year | Beyond 2020 | County         | City | Other              |                | Local          | State | Federal | Private |
| Seek funding for system wide water improvements including the replacement of the water softener and filtration systems   |       | X    | X    |      |      |           |             |                | X    | GEFA<br>DCA (CDBG) | \$500,000      | X              | X     | X       |         |
| Pursue funding to replace outdated sewer lines in the area of Second Avenue to the City's wastewater treatment pond  | X     |      |      |      |      |           |             |                | X    | DCA (CDBG)         | \$500,000      | X              | X     | X       |         |
| Phase II Sewer Line Rehabilitation: 4 <sup>th</sup> Ave, Branch St., Pine St., Main St., Mill St.- Each line connecting to Phase I sewer main on 2 <sup>nd</sup> Avenue. |       |      |      | X    |      |           |             |                | X    | DCA (CDBG)         | \$500,000      | X              | X     | X       |         |
| Phase III Sewer Rehabilitation- Desludging of Sewer Treatment Pond   |       |      |      |      | X    |           |             |                | X    | DCA (CDBG)         | \$350,000      | X              | X     | X       |         |

# **APPENDIX**

## **APPENDIX**

### **COMMUNITY INVOLVEMENT**

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Telfair County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation meeting held in early January 2015, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process is also included.

## **Telfair County Stakeholder Invitation**

The Telfair County Board of Commissioners, in conjunction with the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland, are initiating a process to prepare a new countywide joint comprehensive plan in accordance with Georgia law. While this plan is necessary to maintain local government eligibility for state grants, loans, and permits, it is also an important blueprint for addressing local concerns, and establishing a guide for community growth and development. We need the assistance and involvement of the entire community, both public and private.

You have been identified as someone involved and important to Telfair County and its future. You are invited and encouraged to participate on the Telfair County Local Plan Coordination Committee which will help develop our new joint comprehensive plan.

The initial meeting of this Committee will be Tuesday, February 24, 2015 at 10:00 a.m. at the Telfair County Recreation Department Building, 408 E. Oak St., McRae-Helena, and will be facilitated by Heart of Georgia Altamaha Regional Commission staff. The plan development process will involve approximately six meetings of the Committee over the next few months. Please mark your calendar and plan to participate in this important process with us, or send someone from your organization in your stead.

If you have any questions, please feel free to contact me at 229-868-5688, extension 22. Please RSVP to this letter by email or call the number listed above to confirm your participation in this most important endeavor.

Thank you in advance. We look forward to your contributions.

Respectfully,

TELFAIR COUNTY BOARD OF COMMISSIONERS

## **PUBLIC HEARING NOTICE**

### **Telfair County Joint Comprehensive Plan “The Future of All of Telfair County”**

The local governments of Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Telfair County and all its municipalities better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Telfair County?

**PUBLIC HEARING DATE AND TIME: Monday, March 16, 2015 at 5:30 p.m.**

**LOCATION OF PUBLIC HEARING: Telfair County Recreation Department Building,  
408 East Oak Street (U.S. 341 E), McRae-Helena**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Telfair County Board of Commissioners, 91 Telfair Avenue, Suite A, McRae-Helena, Georgia 31055, or call (229) 868-5688.



## **PUBLIC HEARING NOTICE**

### **Telfair County Joint Comprehensive Plan “Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation”**

The local governments of Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled “Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation” to generate interest and enthusiasm, and to summarize its aspirations. The plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Telfair County and all its municipalities, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

**PUBLIC HEARING DATE AND TIME: Tuesday, September 8, 2015 at 6:00 p.m.**

**LOCATION OF PUBLIC HEARING: Telfair County Courthouse, McRae-Helena**

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Telfair County Board of Commissioners, 91 Telfair Avenue, Suite A, McRae-Helena, Georgia 31055, or call (229) 868-5688.

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Telfair County Recreation Department Building, McRae-Helena**

**February 24, 2015**

**AGENDA**

**Introductions**

**Background/Committee's Purpose**

**Proposed Timetable of Plan Development**

**Community Strengths/Weaknesses Identification (SWOT)**

**Next Meeting**

**Draft Community Vision Review**

**Issues and Opportunities Input**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Telfair County Recreation Department Building, McRae-Helena**

**March 10, 2015**

**AGENDA**

**Draft Community Vision Review**

**Issues and Opportunities Input**

**Initial Public Hearing – Monday, March 16, 2015, 5:30 p.m. at Recreation  
Dept. (notice in paper)**

**Next Meeting – Tuesday, March 31, 2015 at 10:00 a.m.**

**Revised Community Vision Review**

**Draft Issues and Opportunities Review**

**Goals/Policies Input**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Telfair County Recreation Department Building, McRae-Helena**

**March 31, 2015**

**AGENDA**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Long Term Policies Input**

**Next Meeting – Tuesday, April 28, 2015 at 10:00 a.m.**

**Revised Community Vision Review**

**Revised Issues and Opportunities Review**

**Revised Long Term Policies Review**

**Economic Development/Land Use/Plan Coordination**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Telfair County Recreation Department Building, McRae-Helena**

**April 28, 2015**

**AGENDA**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Draft Long Term Policies Review**

**Economic Development Issues Discussion**

**Plan Coordination**

**Land Use Discussion**

**Next Meeting – Late May/June. Date to be determined. Draft Plan Review.**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Telfair County Recreation Department Building, McRae-Helena**

**September 8, 2015**

**AGENDA**

**Draft Plan Presentation**

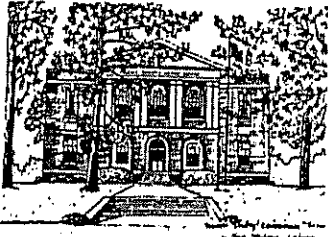
**Draft Plan Review**

**Comments**

## **Stakeholders Invited to Participate in Telfair County Joint Comprehensive Plan Preparation Process**

|  |                                      |
|--|--------------------------------------|
| Telfair County Board of Commissioners                          | Telfair County Sheriff's Department  |
| City of Jacksonville   | Telfair County Public Works          |
| City of Lumber City  | Local Banks                          |
| City of McRae-Helena   | Local Churches                       |
| City of Scotland   | Local Civic Clubs                    |
| Telfair County Board of Education                              | Telfair County Health Department     |
| Oconee Fall Line Technical College                             | Hospital Authority of Telfair County |
| Telfair County Development Authority                           | <i>The Telfair Enterprise</i>        |
| Telfair County Chamber of Commerce                             |                                      |
| Telfair County Farm Bureau                                     |                                      |
| Vaughn Farms Insurance Agency                                  |                                      |
| Telfair County Cooperative Extension                           |                                      |
| Georgia Power  |                                      |
| Ocmulgee EMC   |                                      |
| Little Ocmulgee EMC  |                                      |
| Georgia Forestry Commission                                    |                                      |
| Telfair County Emergency Management Service                    |                                      |
| Local Fire Departments   |                                      |
| Husqvarna  |                                      |
| Corrections Corporation of America/McRae Correctional Facility |                                      |
| Telfair State Prison   |                                      |
| Golden Peanut  |                                      |
| Tucker Fertilizer and Seed                                     |                                      |
| Griffin's Warehouse  |                                      |

Note: Both local government elected and appointed officials participated.



**Telfair County  
Board of Commissioners**

91 Telfair Avenue, Suite A  
McRae, Georgia 31055

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

Email: [telfairco@gmail.com](mailto:telfairco@gmail.com)

Pat E. Ray, Chair (District 3)  
Mark Smith, Vice-Chair (District 4)  
Arthur Moore (District 2)  
Anne Williams (District 1)  
Charles "Edwin" Neal (District 5)  
Nancy J. M. Livingston, MCC, CCO, MMC-CMC

State of Georgia  
Telfair County

RESOLUTION 2015-08

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, 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, Telfair County, Georgia has participated with the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland 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 Telfair 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, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, for Telfair 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

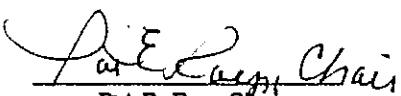
WHEREAS, the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

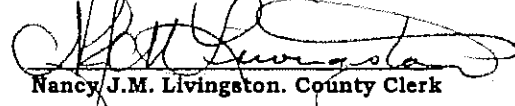
WHEREAS, Telfair County is now desirous of adopting *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Telfair County Board of Commissioners hereby approves and adopts the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, as Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1993, including a partial update adopted in 2008.

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

SO RESOLVED, this 20<sup>th</sup> day of October, 2015.

BY:   
Pat E. Ray, Chair

ATTEST:   
Nancy J.M. Livingston, County Clerk





**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, 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 Jacksonville, Georgia has participated with Telfair County and the municipalities of Lumber City, McRae-Helena, and Scotland 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 Telfair 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, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, for Telfair County and its municipalities, including the City of Jacksonville; 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 Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, 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 Jacksonville is now desirous of adopting *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* 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 Jacksonville hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, as the City of Jacksonville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1993, including a partial update adopted in 2008.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Jacksonville 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 29 day of October, 2015.

BY: John R. Depson  
Mayor

ATTEST: Jenna L. Depson  
City Clerk

**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, 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 Lumber City, Georgia has participated with Telfair County and the municipalities of Jacksonville, McRae-Helena, and Scotland 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 Telfair 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, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, for Telfair County and its municipalities, including the City of Lumber City; 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 Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, 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 Lumber City is now desirous of adopting *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* 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 Lumber City hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, as the City of Lumber City's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1993, including a partial update adopted in 2008.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Lumber City 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 30 day of October, 2015.

BY: Jonny Burt  
Mayor Pro-Tem

ATTEST: Amel Joseph  
City Clerk

**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, 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 McRae-Helena, Georgia has participated with Telfair County and the municipalities of Jacksonville, Lumber City, and Scotland 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 Telfair 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, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, for Telfair County and its municipalities, including the City of McRae-Helena; 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 Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, 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

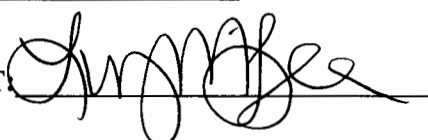
**WHEREAS**, the City of McRae-Helena is now desirous of adopting *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of McRae-Helena hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, as the City of McRae-Helena's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1993, including a partial update adopted in 2008.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of McRae-Helena 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 27<sup>th</sup> day of October, 2015.

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, 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 Scotland, Georgia has participated with Telfair County and the municipalities of Jacksonville, Lumber City, and McRae-Helena 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 Telfair 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, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, for Telfair County and its municipalities, including the City of Scotland; 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 Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, 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

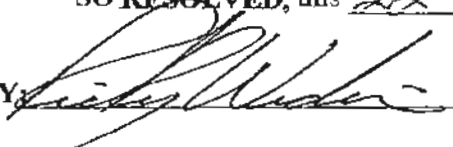
WHEREAS, the City of Scotland is now desirous of adopting *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Scotland hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation*, as the City of Scotland's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 1993, including a partial update adopted in 2008.

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

SO RESOLVED, this 22 day of October, 2015.

BY:



ATTEST:

