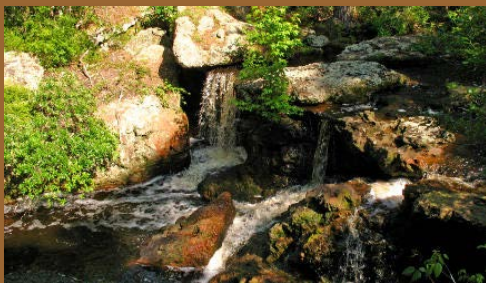


NURTURING AN UNCOMMON RURAL OASIS



A Joint Comprehensive Plan for Jeff Davis County,
Denton, and Hazelhurst, Georgia



July, 2016

Nurturing an Uncommon Rural Oasis

A Joint Comprehensive Plan for Jeff Davis County, Denton,
and Hazlehurst, Georgia

A Joint Comprehensive Plan for Jeff Davis County, the City of Denton, and the City of
Hazlehurst, Georgia, in accordance with the Georgia Planning Act of 1989 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 Jeff Davis County Joint Comprehensive Plan Coordination Committee
The Jeff Davis County Local Governments

Heart of Georgia Altamaha Regional Commission

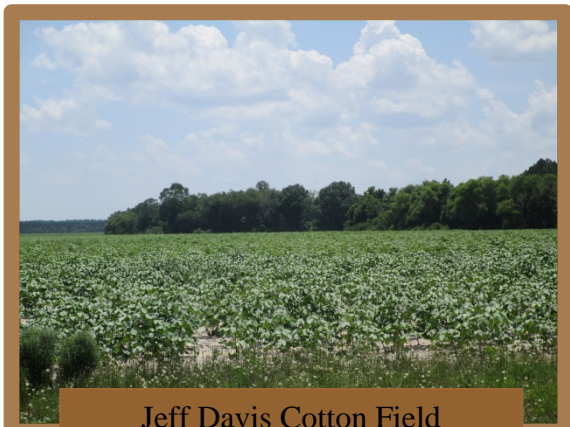
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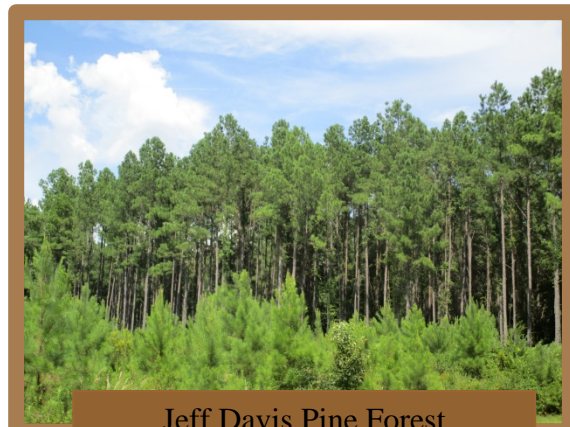
Norfolk Southern Railroad, Hazlehurst



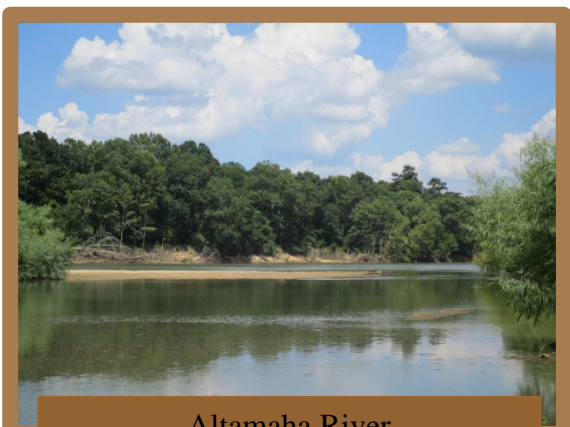
Hazlehurst-Jeff Davis Historical Museum



Jeff Davis Cotton Field



Jeff Davis Pine Forest



Altamaha River



Towns Bluff Heritage Center



Jeff Davis High School



Coastal Pines Technical College

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INTRODUCTION AND EXECUTIVE SUMMARY

Nurturing an Uncommon Rural Oasis -- The Jeff Davis County Joint

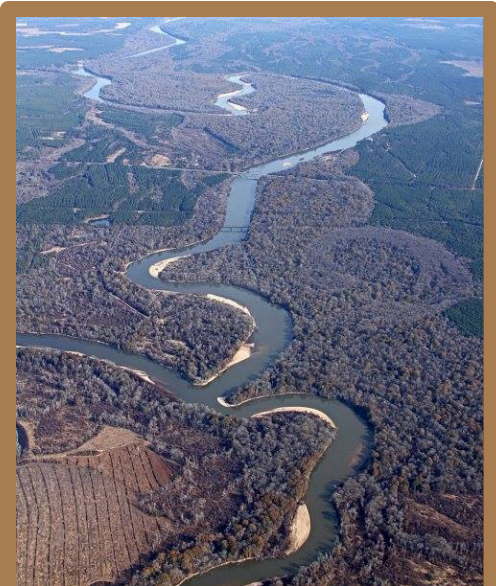
Comprehensive Plan is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Jeff Davis County and its municipalities – the City of Hazlehurst and the City of Denton.

Jeff Davis County is a small rural county in Southeast Georgia fortuitously located in the unparalleled beauty of the “three rivers” confluence of Georgia’s major blackwater rivers steeped in long history, economic influence, and natural importance. Despite being steeped in much early history and a long-standing significant economic contribution from its fertile fields and abundant Southern pine forests, Jeff Davis County is one of Georgia’s newest counties, and was only formally established in 1905 from parts of Appling and Coffee counties. The Ocmulgee and Altamaha rivers, unexpected natural beauty, wildlife/nature preserves, and the fields and forests of Jeff Davis County continue to play important roles in the economy and future growth of the community. Forestland continues to account for 75 percent of the county’s land area, and the community now hosts the U.S.’s largest hardwood sawmill, and a major wood pellet producer. Jeff Davis County was relatively sparsely populated until the Macon and Brunswick Railroad’s completion through the county in 1869, which was the impetus for the founding of Hazlehurst.

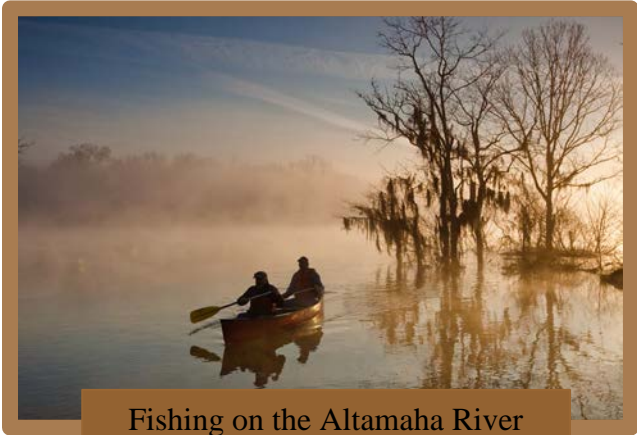
The City of Hazlehurst is the county seat, and one of two current municipalities (along with the much smaller City of Denton) within Jeff Davis County. Hazlehurst is known as “The Industrial City” due to the vision and dedication of its leadership to seek diversification of its local economy beyond agriculture with industry during and after World War II. This dedicated local leadership and a strong entrepreneurial spirit has served the community well over its history, and continues to do so today. Such leadership and involvement have created a community with caring and civic-minded citizens who come together to overcome economic

ebbs and flows, who balance new with the old, and who celebrate history and heritage and what led the community to where it is today.

Jeff Davis today is a close, caring, and involved community of 15,000 persons, including 4,200+ in Hazlehurst and 250 in Denton. The community remains home to a significant percentage of goods producing industry, including the U.S.'s largest hardwood sawmill and a shoe factory relocated from China. Hazlehurst is conveniently located at the crossroads of two major U.S. highways, 221 and 341, is served by a Class I railroad, has a general aviation airport, and is home to several major logistics companies. There are also up-to-date community facilities, including new schools, a campus of Coastal Pines Technical College, a modern hospital, quality recreational facilities, and a new library and city hall. The community's heritage is preserved and celebrated. A local landmark, the Big House, is utilized for community events. An 1890s farmstead and church are maintained at the local fairgrounds, and there is a local museum in a meticulously reconstructed early residence. The courthouse has been renovated and compatibly expanded for continuing official use. Celebration of heritage and local civic life are carried out in festivals, including those honoring cotton and agriculture, traditional Independence Day, barbeque, and the official state-designated steak cook-off. The community also nurtures its access and availability of breathtaking natural beauty and outdoor adventure to world-class resources and ecosystems. There are two wildlife management areas adjoining the principal blackwater rivers of Georgia, one of which, the Altamaha, has been designated as one of the 75 last great places on earth. A local natural area, Broxton Rocks, includes otherworldly rock outcrops and waterfalls seemingly much out-of-place for the surrounding flat coastal plain of the county. The community has also developed the Towns Bluff Heritage Center and Park, along the Altamaha River, which provides river access with some of the most well-developed, complementary amenities anywhere along the Altamaha. An envious rural, high quality of life results. Given this extraordinary environment, it is understandable that the community urges visitors, residents, and businesses to "come linger longer." The overall community appeal and atmosphere also makes it easy to understand why the community desires its community plan and endeavors to facilitate "nurturing an uncommon rural oasis."



“Three Rivers” Confluence



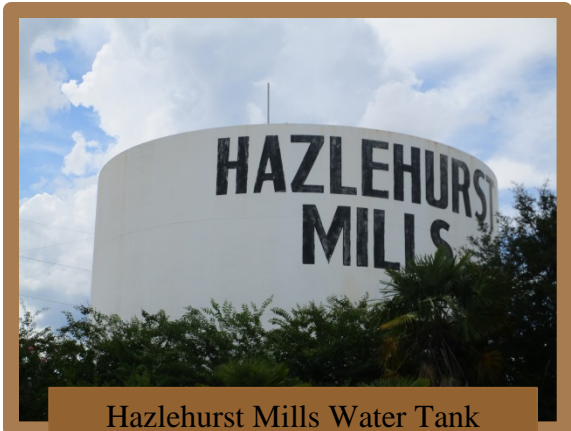
Fishing on the Altamaha River



Hazlehurst's Big House



Towns Bluff Campground



Hazlehurst Mills Water Tank



Thompson Hardwoods

The community continues to move itself forward, nurture its many assets, and balance and celebrate the old with the new. Its industry and agribusiness is expanding, including the production of bio-energy wood pellets for world export. The community continues to invest in education, infrastructure, families, and its culture. It is increasing its participation in nature-based and heritage tourism outlets. Jeff Davis County truly is an “uncommon rural oasis” and wants others to see it as a unique and special place for rural living, an opportunity for entrepreneurship and investment, and an envious and coveted 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. Over fourteen (14) percent of Jeff Davis Countians are 65 or older, compared to about 13 percent in Georgia. Almost a fourth (24.8 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 2010-2014, (\$17,898) is about 70 percent that of Georgia (\$25,427). The county median household income for the same period (\$36,707) is about 74 percent that of Georgia (\$49,342). Unemployment in the county was 6.4 percent, as an annual average in 2015, relatively low compared to the surrounding area, but still higher than Georgia’s 5.9 percent. Such statistics have resulted in Georgia still ranking Jeff Davis County as a 2016 Job Tax Tier 1 county. 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 Jeff Davis County, and thus a big incentive for business job creator entities and further economic improvement. The issues also somewhat hide the fact that Jeff Davis is better off than many of its surrounding counties in many respects.

The future Jeff Davis County will continue to 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 oasis of rural Georgia life. 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 Hazlehurst, and will be respective

and protective of existing character, and the community's fields, forests, open spaces, and its unique and special natural and cultural resources. The community will truly be recognized as a special place and oasis of rural development and life known for its enviable and coveted quality of life, and its balance and celebration of old and new, and economy and nature. Many will "come linger longer" and enjoy living, working, playing, and doing business in Jeff Davis 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 Jeff Davis 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. "Nurturing an Uncommon Rural Oasis" widely captures reference to Jeff Davis County's rich history, exceptional economy, 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 Jeff Davis County Comprehensive Plan." The Jeff Davis County community wants to protect its heritage and rural character; enhance its growing and diversifying economy, 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 oasis of rural life and a widely known address for its celebrated balance and overall quality-of-life.

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, and the second in 2005. The community also prepared a partial update, which was adopted in 2010 in accordance with state requirements. All of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan

and the partial update do contain some local information which may not easily be found elsewhere and may remain of use. At least these last plans should remain, at least in hard copy, available from the Jeff Davis County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2005 plan and the 2010 partial update are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Jeff Davis County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The current 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 Jeff Davis County, its municipalities, or any other jurisdiction is quickly accessed at census.gov/quickfacts 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, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiastats.uga.edu, where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested. The State of Georgia has official labor and economic data and other links to state data

at georgiafacts.org. Additional state sponsored economic data is available at www.georgialogistics.com. Excellent overall private data sources include www.city-data.com, and www.usa.com; while 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 Jeff Davis County was 15,068, up by almost 19 (18.8) percent from 2000's 12,684. This growth was slightly more than that of Georgia's 18.3%, and nearly twice that of the national U.S. rate of 9.7%. This growth rate meant Jeff Davis was one of only three counties in the Heart of Georgia Altamaha Region, and the only one without significant prison population growth, to have exceeded the state growth rate. Jeff Davis County's location, its multiple avenues of transportation access, its current industry and economic base, its outstanding natural and historic resources, its family-friendly attitude and venues, its progressive and adaptive leadership, and its high overall quality of life portend well for the future. The U.S. Census Bureau estimate for 2015 Jeff Davis County population is 14,920, down by 148 persons from 2010. This suggests stability and very little current growth, but in some sense less of a local devastation by the great recession of the late 2000s than many rural places. The high mark of population in Jeff Davis County is now, and there has only been a short period of decline from 1950 to 1960 in county history. Jeff Davis County's location, its rich history, community spirit, abundant and outstanding natural resources, many pine forests, existing businesses and entrepreneurship, high 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. Current OPB projections for Jeff Davis County from 2015 are 16,445 persons in 2030 and 16,891 persons in 2040. 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 Jeff Davis County, as noted in the 2013 Regional Assessment of its Regional Plan, show significantly higher projection population levels than the

current OPB projections. More recent Regional Commission projections, which take into account lower 2015 Census estimates, are relatively close to the current OPB projections until 2025. These latest Regional Commission projections include 17,621 in 2030 and 19,443 in 2040. All of these projections indicate continued relative slow, but steady, expected population growth.

Population Projections, Jeff Davis County

	2010	2015	2020	2025	2030	2035	2040
OPB, 2015	15,068	15,201	15,675	16,097	16,445	16,704	16,891
HOGARC Regional Plan	15,068	15,626	16,530	17,486	18,498	19,568	20,701
Regional Commission	15,068	14,920	15,970	16,775	17,621	18,510	19,443

Sources: State Office of Planning and Budget, 2015, Meaghan Ryan email, 2016; Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013; Heart of Georgia Altamaha Regional Commission staff projection, 2016.

Coordination with Other Plans. Jeff Davis 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 Jeff Davis 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 Jeff Davis 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



Veterans Memorial, Jeff Davis Courthouse



Hazlehurst Police Department



Trail at Towns Bluff



Canoe Paddle on the Altamaha River



EP American Footwear



Hazlehurst Municipal Airport

downtown development, are repeated as principal goals in the Jeff Davis County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Jeff Davis County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011), was considered by the Jeff Davis 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, Hazlehurst's CDBG for sewer improvements was specifically cited as a supportive implementation activity. 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 Jeff Davis County, including Jeff Davis County, the City of Hazlehurst and the City of Denton, are in compliance with the Environmental Planning Criteria, having adopted implementing, consistent ordinances in 2000/2001. 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 Jeff Davis 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 Jeff Davis County, which is consistent with a quality community and the DCA Quality Community Objectives. The Jeff Davis County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

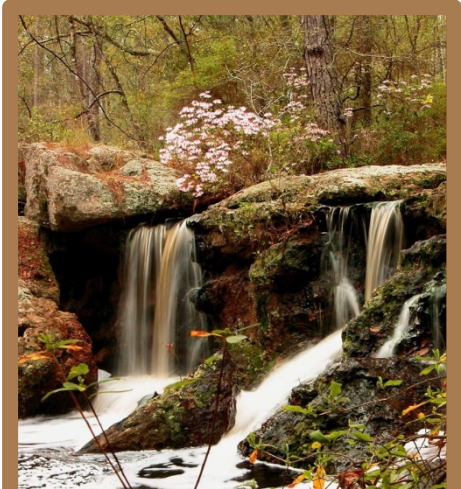
Community Involvement. As noted earlier, the Jeff Davis County local governments clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Jeff Davis County and its municipalities. To accomplish this, they created a steering committee, the Jeff Davis 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.

“Nurturing an Uncommon Rural Oasis” is truly a locally developed guide to, and framework for, future growth and development of Jeff Davis County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Jeff Davis 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.



Jeff Davis County Public Library



Rocky Creek Falls, Broxton Rocks

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 Jeff Davis 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

“Nurturing an Uncommon Rural Oasis”

Jeff Davis County is a small rural county in Southeast Georgia fortuitously located in the unparalleled beauty of the “three rivers” confluence of Georgia’s major blackwater rivers steeped in long history, economic influence, and natural importance. The county is located at the confluence of the legendary Ocmulgee and Oconee rivers which form Georgia’s largest free-flowing river, the mighty Altamaha. The Altamaha River itself is draped in natural and developmental history of world-wide significance and import. It has been described by The Nature Conservancy as one of “the 75 last great places on earth.” While history and heritage abounds and drapes Jeff Davis County like the Spanish moss dangling from its live oaks, the county is no dusty relic.

Jeff Davis County is a growing, progressive community centered on the crossroads of two important federal highways, U.S. 341 and U.S. 221. The County has two municipalities, the larger Hazlehurst and the small town of Denton, as well as several attractive unincorporated communities. Its county seat, Hazlehurst, has as its motto “The Industrialized City,” and not without reason. The community has a long history of economic influence related to its fields and towering yellow pine forests from the days of stagecoaches, ferries, and steamboats to the heyday of railroads, and despite continuing transformation, even today. Hazlehurst was once a major Georgia tobacco market, and cotton, which once filled its steamboats, has again made a comeback and is celebrated locally with a festival. Lumber, which once was said to have generated the location of a sawmill every two miles near the county’s principal railroad, is not forgotten. The county remains with 75 percent of its land area in forestland, and is home to the U.S.’s largest hardwood sawmill. But the community was at the forefront of diversifying its economy from total reliance on agrarian roots with an early campaign after World War II to establish a Chamber of Commerce and seek to “Balance Agriculture with Industry.” These efforts, particularly led by Claude Cook, were successful in landing major industries like Amoco Fabrics, Otis Elevator, and Eros Industries. Cook’s own company, Cook and Company, had

become a noted manufacturer of wooden truck bodies for General Motors in the 1940s, switching to manufacturing gun crates for the war effort. An interesting note is that the Otis Elevator Hazlehurst Plant manufactured many of the structural components of the elevators and escalators for the World Trade Center destroyed in the terrorist attack of 2001. For many years, Jeff Davis County had more jobs available than the size of its labor force. Despite many ebbs and flows, even today goods producing industries account for more than 35 percent of local jobs.

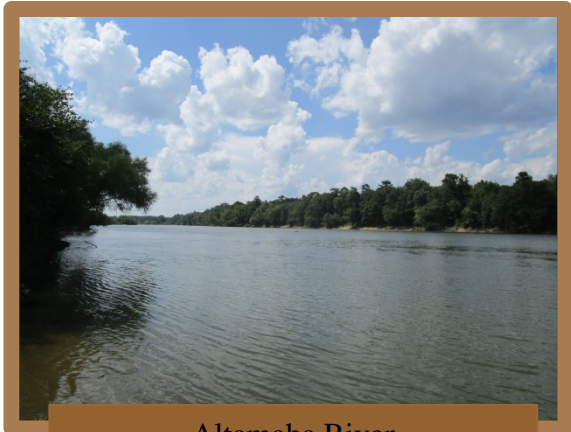
Jeff Davis County is truly an uncommon rural oasis with unique appeal and quality of life which balances extraordinary natural beauty with unexpected economic prowess and which continues to balance and celebrate both old and new. Like the majestic and generally slow-moving rivers which form the confluence, its people have a long history of coming together, maintaining balance, and celebrating heritage. The resulting blend provides a unique and unexpected quality of life which belies the community's size, rural status, and location.

Jeff Davis County's appealing contrasts of blending old and new, surprising balance in its quality of life, and its continuing confluences have been in evidence from its establishment. Jeff Davis County is one of Georgia's newest counties having been created in 1905 as Georgia's 142nd county (out of 159) from parts of Appling and Coffee counties. However, the "Forks" confluence of the Oconee and Ocmulgee rivers boasts evidence of Native American occupation and use as a fertile hunting ground for many thousands of years, utilization by European explorers (particularly Spanish), and as center of culture of the "People of One Fire" Creek Confederacy. The county remained relatively undeveloped and sparsely populated until the Macon and Brunswick Railroad was completed in 1869, with the local confluence theme again in play. Two construction teams for the Macon and Brunswick had simultaneously worked on the railroad, one from Macon, and one from Brunswick. They met at Station 8½ in September, 1869 in current Jeff Davis County where a depot was established. The subsequent town which developed was named Hazlehurst after George H. Hazlehurst, the railroad's engineer and president. Prior to the Macon and Brunswick's completion, the Hazlehurst area was called Handtown after its principal settlers. Handtown was the crossroads, or confluence, of two early public roads: the Tallahassee Road, which ran from Savannah to Tallahassee, Florida, and the Holmesville and Burkett's Ferry Road, which connected Appling County and the Ocmulgee

River. Again blending old with new, these two routes are utilized today as Tallahassee Street (U.S. 221), which is a major north-south route dividing Hazlehurst, and U.S. 341, which is the other major highway serving the county that follows the Holmesville/Burkett's Ferry route east towards Baxley/Appling County. Hazlehurst flourished after the railroad's arrival, incorporating locally in the Appling County Superior Court in 1877, and through the Georgia legislature in 1891. The Town of Hazlehurst officially became the City of Hazlehurst in 1907 following Jeff Davis' formal establishment in 1905.

Evidence of community leadership coming together did not wait until the post World War II establishment of the Chamber of Commerce and its forward-thinking and successful "Balance Agriculture with Industry" campaign. With the growth of Hazlehurst after the completion of the Macon and Brunswick, one of the first community buildings completed was the "Union Church." This building was designed for the greater good by the town's citizens who put aside differences and came together to construct the building for use as a community meeting house, school, and church. The building was a joint venture of not one denomination, but three, the Baptists, Methodists, and Presbyterians. Each utilized and shared the building for one separate Sunday worship service per month, along with a combined Sunday School each Sunday. This Union Church was the beginning for both Hazlehurst's current First Baptist and First Methodist churches.

Civic and entrepreneurial leadership has long been a local hallmark, and has also shown the community balance so evident today. Not only was the community at the forefront of diversifying its agricultural base with outside industry, it has also developed many successful local entrepreneurs which actually comprise the heart of its thriving economic base today. The largest hardwood sawmill in the U.S. today is operated by the Beasley family and its Beasley Forest Products which has grown to be one of the largest producers of custom hardwood matting products. Beasley Forest Products also now owns Thompson Hardwoods, Inc., which was established locally by W.N. Thompson and has grown into one of the U.S.'s largest producers of kiln dried southern hardwood lumber, railroad cross ties, and hardwood chips. Beasley Forest Products continues to grow and diversify as it has developed a new fuel pellet mill in Hazlehurst



Altamaha River



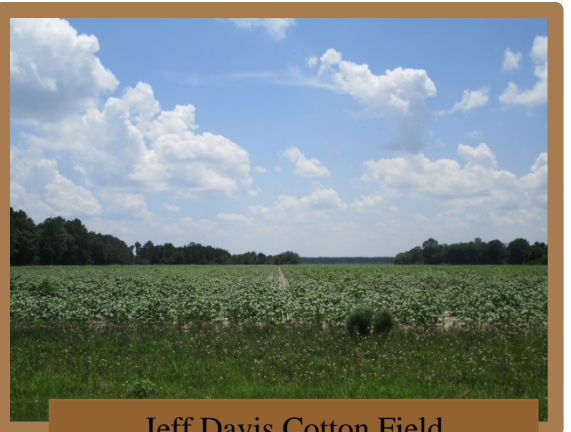
Jeff Davis Forest at Bullard Creek
Wildlife Management Area



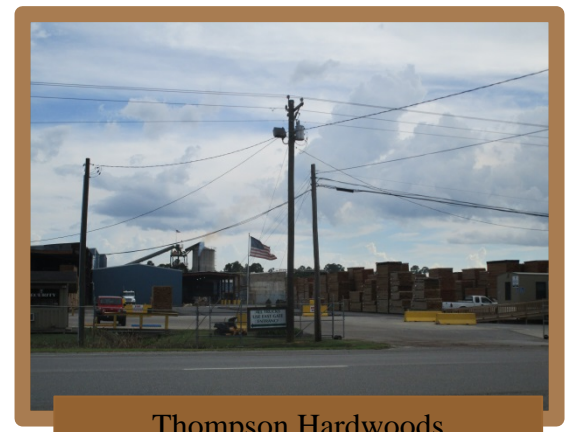
Norfolk Southern Railroad,
Hazlehurst



Hazlehurst First Baptist Church



Jeff Davis Cotton Field



Thompson Hardwoods

in 2015 through Fram Fuels. A local logistics firm, Williams Brothers Trucking, has grown into a significant concern serving the Georgia ports and other logistics needs. Another significant local enterprise, Wooten Enterprises, was established by local entrepreneur Olin Wooten, and has varied business interests, including trucking, farming, and real estate. Tim Kauger has transformed Precision Products into a high-end CNC manufacturing concern with a national reputation. Other recent local entrepreneurs have gained widespread success including Dad's Turkey Calls and The Dumplin' Shoppe. One local entrepreneur, Joe Frazier of the Frazier Oil Company, was particularly civically involved, providing legacy funding benefitting the Methodist Church, building a new expansive local library, and establishing a college scholarship program which continues to benefit many local students in Appling and Jeff Davis counties.

The uniqueness of community involvement and the balance of new and old continues to be celebrated and honored in the Jeff Davis community both through its building stock, its community and organization infrastructure, and its festivals. The county courthouse was constructed in 1905, and was the first in Georgia constructed of concrete blocks with a stucco finish. In 1994, the community, realizing the original building needed modernization to accommodate expanding needs and remain in traditional use, invested in a major expansion of the building's footprint and upgrade of its interior, but meticulously retained the historic outer shell as a testament to the past. Another major landmark, the early 1900s Moore Mansion, better known as "The Big House," was purchased and renovated by the community in 2004 for use as an educational, community, and event center. It remains an iconic symbol often first associated by travelers with "Hazlehurst." Hazlehurst's downtown is a unique blend of historic buildings and a newly developed 1990s downtown commercial center on one block. The one-way pairing of U.S. 221 and the recent construction of a new city hall south of the courthouse has expanded the footprint and commercial appeal of downtown. Another historical treasure, the 1900 Pace House, built by one of the first seven original town alderman on the northern edge of downtown, was acquired by the Hazlehurst-Jeff Davis Historical Museum Society in 1996 and developed as a local museum. It was placed on the National Register of Historic Places in 2003, but sadly burned to the ground in 2011. It was rebuilt in great detail as a new museum in 2012. Jeff Davis County is home to many outstanding historic resources and sites, including those significant to African-American history. An extant and rare Rosenwald School is located in the Tallahassee

community. In the western part of the county, the St. Matthews community includes the St. Matthews AME Church, an African-American Masonic lodge, and the archaeological site of the Town of Ebenezer, all important to local and state African-American history. The community's depth of love of its heritage was also illustrated by the construction of a law office in the Victorian style near the courthouse in the 1980s which often fools people regarding its age.

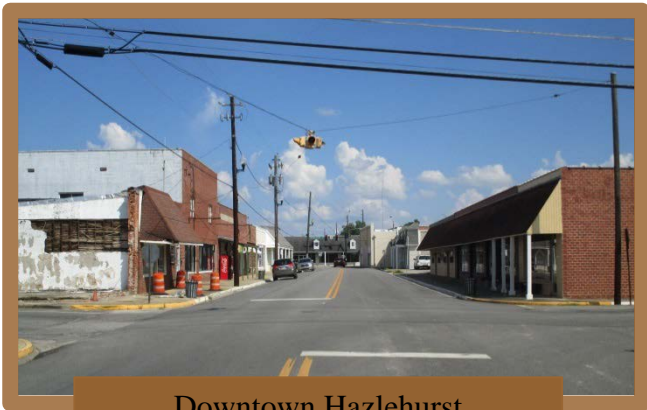
The community has developed an 1890s farmstead at its local fairgrounds which has a restored McNeal farmhouse, an old commissary, and a late 19th century church. The community utilizes the farmstead for education, events, and an ole-timey craft celebration of cane grinding, syrup making, quilting, and more in the fall. As the Hazlehurst-Jeff Davis tourism website notes, the community does love to celebrate its culture, history, and extraordinary natural surroundings. Local leaders were instrumental in facilitating the regional Golden Isles Parkway Association to establish the 200 mile long Peaches to Beaches Yard Sale along U.S. 341 from Perry to Jekyll Island. This event held in early March each year, has become an amazing spectacle with enormous economic impact. Other unique local events include the Snipesville New Year's Day Parade (Snipesville located near the amazing Broxton Rocks/Flat Tub Wildlife Management Area is not even incorporated), the Three Rivers Cultural Arts Festival, the fall Cotton Festival, a formally sanctioned spring Three Rivers BBQ Fest, and the summer Georgia Great Steak Cook-off Contest, which has been designated by the Georgia legislature as Georgia's official Steak Cook-off State Championship. It is no wonder that the local tourism board urges visitors to "come linger longer."

All of this community comradery, celebration, and balancing of new and old takes place in an amazing backdrop of alluring and mesmerizing natural resources unique and special on their own. The community is not only framed by the confluence of Georgia's most mysterious and majestically wild rivers, it is home to two state-owned wildlife management areas, several boat landings, and an unusual and unexpected natural preserve. These special places open access to a myriad of opportunities to relax, experience nature, or partake in almost any kind of outdoor activity in a captivating environment which not only provides exceptional protection to a fragile world-class ecosystem, but also nurtures the human spirit. The nearly 4,000 acre Broxton Rocks Preserve and Flat Tub Wildlife Management Area in western Jeff Davis and eastern Coffee

counties is a public/private partnership between The Nature Conservancy, the Georgia Forestry Commission, and the Georgia Department of Natural Resources to protect and conserve a special and unique place, certain appropriate for Jeff Davis County, if unexpected. The Nature Conservancy describes it as a place where “ancient rock and whispering wiregrass create an alluring and mysterious site in an unlikely place.” Certainly a roaring waterfall rushing over rock ledges, abundant sandstone rock outcrops, 30 foot high cliffs, and plants native to the Appalachian Mountains, are not normally thought of being located in Jeff Davis County, or anywhere else in Georgia’s coastal plain. It truly is one of Georgia’s natural wonders. The over 13,000 acre Bullard Creek Wildlife Management Area in northern Jeff Davis and Appling counties provides access to the wondrous Altamaha River. The community has developed the Towns Bluff Park and Heritage Center, within the confines of Bullard Creek WMA, which provides a meeting room, museum and heritage center, as well as organized access to the abundant natural and outdoor opportunities. The site has two boat ramps, an RV campground, a bathhouse, firepit, primitive camping, and several nature trails.

Despite its size and location, it is easy to see why Jeff Davis is a unique and special place, an uncommon rural oasis with an extraordinary quality of life. Hazlehurst, Denton, and Jeff Davis County are perfect places for business and industry as well as to live, raise a family, and recreate, or visit. Centrally located between three of Georgia's major interstates--Interstate 16 running from Savannah to Macon, Interstate 75 running from near Miami to Michigan, and Interstate 95 running from Miami to Maine. Hazlehurst is also at the crossroads of two major federal highways: Highway 341, also known as the "Golden Isles Parkway," and Highway 221, which connects Virginia with Florida. This central location provides easy access to some of Georgia's vitally important cities like Savannah, Albany, Valdosta, Macon, and Brunswick. Jeff Davis County also enjoys easy connections to the rest of the state and the entire world via international airports at Savannah, Jacksonville, and Atlanta and international seaports at Savannah and Brunswick.

Jeff Davis has a current population of approximately 15,000 (15,068 in the 2010 Census) people. Its two current municipalities are the City of Hazlehurst (the county seat) with a 2010



Downtown Hazlehurst



Hazlehurst-Jeff Davis Historical Museum



St. Matthews A.M.E. Church



1890s Farmstead, Jeff Davis County Fairgrounds



Rock Arch at Broxton Rocks Nature Preserve



Historic and Natural Artifacts at Towns Bluff Heritage Center

Census population of 4,226, and the City of Denton, with 250 people at the 2010 Census. Historic population statistics also reveal a uniqueness and uncommon status for a small rural county. Despite the ebbs and flows of agriculture and industry within the county, Jeff Davis County has shown the remarkable ability to absorb the changes, adapt and rebalance, and continue to move forward together. Jeff Davis County's population total has shown a gain each and every U.S. Census from the first after its establishment in 1910 to the most current in 2010, with the minor exception of a drop of 385 persons from 1950 to 1960. This has happened despite the Great Depression, World War II, and the changes in transportation modes and agriculture which have caused many rural communities to suffer and tumble. Even locally Jeff Davis has weathered the decline of tobacco, textile manufacturing, and other outside industry recruited after World War II. For example, Hazlehurst Mills once employed over 2,000 people in its local factory, and while it remains today, employment there is slightly more than 300. The community has truly been uncommon in its resiliency and balance, and this is reflected in its official population statistics.

The resiliency of the Hazlehurst/Jeff Davis community and the community's attractiveness as a place to do business were further recently illustrated in the 2014 establishment of EP American Footwear in Hazlehurst. EP American Footwear became the first large-volume footwear manufacturer to relocate a Chinese shoe manufacturing plant back to the United States. The company is a joint venture by Elan Polo, a global provider of footwear, and McPherson Manufacturing, which already had existing fabrication operations in Hazlehurst. EP American Footwear is expected to produce 4 million pairs of shoes annually in Hazlehurst, primarily for Walmart, and employ 250 persons. Hazlehurst's location and its history of previously closed manufacturing employers were stated as reasons for the company's choice of Hazlehurst for the new operation.

Despite the small size, and rural status, Hazlehurst and Jeff Davis County have many amenities to offer other prospective businesses. The community offers: a modern hospital with state of the art facilities; a thriving banking and retail community; one of the best school systems in the state; a sense of hometown pride and a low crime rate; affordable property values and low tax rates; a recreation department with top-notch facilities and comprehensive programs for both

youth and adults; and a municipal golf course (Twisted Pines), among other offerings. There is a commitment to support business and industry through a number of avenues, including an active Hazlehurst-Jeff Davis Chamber of Commerce, the Hazlehurst Downtown Development Authority; the Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton, Georgia; the Southeast Georgia Regional Development Authority (Jeff Davis, Appling, and Bacon counties); and the Joint Development Authority of Telfair County, Lumber City, and Hazlehurst.

The Jeff Davis community will continue to nurture and develop its uniqueness and special qualities. It will continue to blend old with new, balance agriculture, natural resources, and industry, celebrate heritage and history, expand its business and industry, and work together to further its community and economic development. The uncommon rural oasis which is Hazlehurst and Jeff Davis will be better recognized and will continue to grow with a thriving downtown, expanded business opportunities and more well-paying jobs. Infrastructure and public facilities will be expanded and made state-of-the art. The community’s incredible natural resources and outdoor opportunities will be further enhanced and better utilized, but the special heritage, history, and rural character will continue to be celebrated and protected. Jeff Davis County will be more widely known and envied for the uncommon rural oasis it is and will be.



Denton

Description

The City of Denton is a small town of about 250 persons located near the southern edge of Jeff Davis County along U.S. 221/Ga. Hwy. 135. The community is a quiet haven of Southern hospitality and neighborly caring. The City of Denton proudly boasts of its community park and its no tax structure. The city's population has been relatively stable since 2000, and is currently only about 16 percent above 1930's level of 215. The 2010 Census and current estimated population of 250 is more than 25 percent lower than the city's 1990 Census reported population of 335, which was its zenith.

Denton is thought to have been named for Colonel Samuel Denton (1806-1846), who moved to Georgia from South Carolina around 1815. The community actually owes its birth to Colonel Denton's son, Colonel James M. Denton and the Georgia and Florida Railway organized in 1906-1910 by John Skelton Williams. James M. Denton was a farmer, naval stores producer, and sawmill proprietor with large acreage. He organized the Denton Land and Investment Company to develop the town. The community was formally incorporated as a town in August, 1911. The railway was the impetus for much of the community's early 20th century growth. By the 1920s/30s, a large number of business establishments were located in Denton, including four stores; one drugstore; three hotels; one bank (the Denton Bank); a doctor's office; one blacksmith shop; one telephone office; two turpentine stills; two cotton gins; two grist mills, and even a hunting lodge. Many of the businesses were destroyed by fire in the 1930s. During the Great Depression, Denton had a Civilian Conservation Corps (CCC) camp. The CCC workers engaged in agriculture and timber related activities, such as ginning cotton, logging, and turpentine, as well as working on the railroad. Denton had its own school which later merged with another small school in Brooker to become the Brooker-Denton School. The community had one early resident, George M. Formby, who was issued a U.S. patent (#1,324,888) for a "flycatcher" in December, 1919. The Town of Denton was issued a city charter by the Georgia legislature in 1929.

Vision

The City of Denton wishes to be a quiet and peaceful small town known for its friendliness and caring neighborliness. It desires to improve its facilities as funds allow, and to attract a dollar store and other small businesses/job creators.

Needs

- Water system improvements/backup well
- Community center
- Park improvements
- City Cemetery and cemetery access improvements
- City hall addition/improvements
- City website
- Dollar store
- Business/industry jobs

Opportunities

- Old sewing operation building
- Existing city park
- Renovated former fire station
- New leadership



Denton Recreation Park



Denton Fire Department and Community Center



Denton City Hall



Playground at Denton Recreation Park

Hazlehurst

Description

The City of Hazlehurst is located in Southeast Georgia at the intersections of U.S. 23, 221, and 341, within about an hour's drive of three of Georgia's major interstates, I-16, I-75, and I-95. The City has a current population of around 4,200, and enjoys a central location between some of Georgia's important cities like Savannah, Valdosta, Macon, and Brunswick. The community had its beginnings as a railroad town, and continues to have an active Class I railroad, the Norfolk Southern. Hazlehurst has a strong and continuing agrarian heritage, but is known as "The Industrialized City," because of very early efforts for a rural community to diversify its economy. Naval stores, timber, and tobacco once ruled, and while timber/lumber and cotton still remain important, the community is currently home to a burgeoning wood pellet production industry, the U.S.'s largest hardwood sawmill, and a shoe factory relocated from China, among others. Today, the community is full of vibrancy and vitality, and is surrounded by unsurpassed natural and pastoral beauty, including the timeless and scenic Ocmulgee and Altamaha rivers, the other-worldly Broxton Rocks Nature Preserve, and the Towns Bluff Park and Heritage Center. Hazlehurst continues to maintain appealing old-fashioned values, historic and natural charm, and a high quality of life, while paying attention and homage to its past, present, and future.

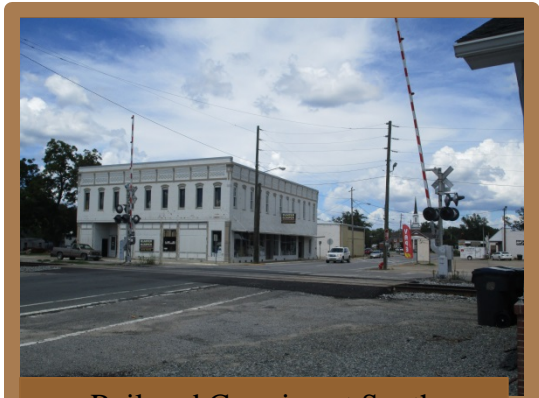
The Hazlehurst area was originally known as Handtown, because of the large number of Hand family members in the vicinity. The 1820 U.S. Census lists William Hand as the first settler in present-day Jeff Davis County. The area was made more accessible following establishment of a stagecoach line between Savannah and Tallahassee in 1831. This early road originated along the Georgia coast, traveled through the eastern part of the state before crossing the Altamaha River at Mann's Ferry, and continued through present-day Hazlehurst to Florida. Today, Hazlehurst's Tallahassee Street follows the old stage route. The community was also the traversed location of the early Holmesville and Burkett's Ferry Road which connected Appling County with the Ocmulgee River's Burkett's Ferry Crossing. Then, as now, Hazlehurst and Jeff Davis County were the confluence of much economic activity.

Until completion of the Macon and Brunswick Railroad, the Hazlehurst area was mostly settled by Hand family members. These first settlers were farmers, railroad workers, timbermen, and riverhands. Completion of the Macon and Brunswick Railroad (now the Norfolk Southern Railway main line) through present-day Hazlehurst in 1870 laid the groundwork for the town's growth. Also called 8 1/2 due to its stop number along the railroad, the community was renamed Hazlehurst to honor Colonel George H. Hazlehurst, president and chief engineer of the Macon and Brunswick Railroad. Colonel Hazlehurst was a remarkable man and talented engineer whose experiences ranged from helping plan the defenses of Vicksburg during the Civil War to surveying in the wilds of Florida and for the Macon and Western Railroad. He also helped build the Nashville and Chattanooga Railroad, located and constructed the New Orleans and Jackson Railroad, and engaged in building the Macon and Augusta Railroad while serving as its president. Hazlehurst, Mississippi was also named in Colonel Hazlehurst's honor.

By the late 1860s/early 1870s, a number of business enterprises were operating in the vicinity of present-day Hazlehurst. These included William Dent's sawmill, Wash Dyal's country store, and Taffee Hesters' water grist mill. Joseph Lishenstein, a Jewish peddler who settled in the area in 1870, is credited as being Hazlehurst's first official resident. The next year A.P. Surrency, a large landowner in then Appling County, laid out the community. His son Millard Surrency operated a store in Hazlehurst as did J.F. Hinson by 1873. In 1872 Dr. J.H. Latimer built his residence in town, which today is considered the oldest house in Hazlehurst. Two naval stores operators from North Carolina named Council and Grady started the first turpentine business in the area around 1873.

The town of Hazlehurst was initially incorporated in 1877 by the Appling County Superior Court. Its original boundaries extended one-half mile in each direction from a warehouse in the center of town. According to the 1879-80 Business Directory, Hazlehurst had a total of seven general stores, which included several commissaries run by naval stores and/or timber farmers.

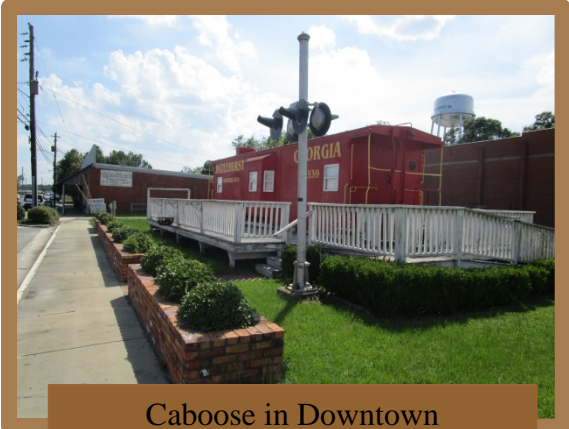
During the last two decades of the nineteenth century, Hazlehurst experienced major growth, largely due to the wealth of timber resources in the area. Local men such as John W.



Railroad Crossing at South Tallahassee Street



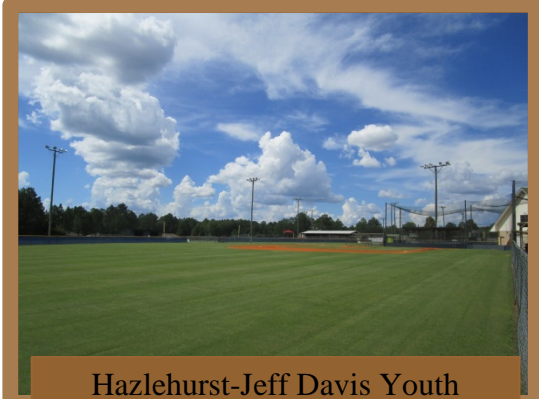
Hazlehurst Big House



Caboose in Downtown



Hazlehurst-Jeff Davis Historical Museum



Hazlehurst-Jeff Davis Youth Recreational Park



Hazlehurst Police Department

Hinson, “Cap” Wilson, John F. Hall, Napoleon Weatherly, the Varn Brothers, Preston Grainger, John W. Cromartie, and the Pace Brothers were among those who established naval stores and timber related businesses. Business partners C.W. Pike and L. Johnson finished laying out Hazlehurst’s streets and town lots in the early 1880s. They also had a turpentine still and sawmill which they sold to Bewick [Lumber] and Company of New York in 1888. Bewick and Company went on to build one of the largest timber operations in the area. Hundreds of men from all over Georgia were employed at their large sawmill and shingle mill. Houses and even a hotel were constructed for the foremen and workers.

The Georgia General Assembly incorporated the town of Hazlehurst by legislative act on August 22, 1891, some 14 years after its previous incorporation by Appling County. Apparently Hazlehurst’s government had ceased functioning sometime after 1880, thus making reincorporation necessary. The act extended the town limits one mile in all directions from the railroad depot.

By 1900, Hazlehurst’s population had reached 793. The 1904-1905 Yearbook of the Commissioner of Agriculture listed an impressive number and variety of businesses in Hazlehurst, including six general stores, seven grocers, one hotel, one bank, one millinery, one jeweler, two drugstores, and two sawmills. In 1907, the charter was amended, and the town of Hazlehurst officially became a city in Jeff Davis County. The next year a second rail line, the Georgia and Florida Railroad, was built through Hazlehurst. This line ran from Augusta, Georgia to Madison, Florida, and thus brought new opportunities for business and industrial growth to the Jeff Davis community. In addition, Hazlehurst became one of Georgia’s leading tobacco markets following construction of the city’s first tobacco warehouse in 1920. Hazlehurst’s population reached 1,378 in 1930.

After World War II, the community organized a Chamber of Commerce and a BAWI group (Balance Agriculture With Industry) to attract new industry. The efforts of local businessman Claude Cook and others helped bring a number of major industrial employers to the Jeff Davis community as early as the 1940s. Hazlehurst’s population grew dramatically from 1,732 in 1940 to 4,298 in 1980, largely due to the creation of local manufacturing jobs. Although these manufacturing jobs have ebbed and flowed, the community and its leadership have

continued to adapt and respond. Manufacturing, including FRAM pellets, Beasley Timber, Thompson Hardwoods, McPherson Manufacturing, Propex Hazlehurst Mills, Precision Products, and EP American Footwear, remains a major component of the local economy. City population has remained relatively stable at around 4,200 since 1990.

Vision

The City of Hazlehurst desires to continue to develop its facilities, amenities, and businesses to support and nurture the community's image as a rural oasis with a flourishing economy and high quality of life. The City will continue to be a proud hometown which celebrates, embraces, and honors its business, heritage, and people. The community will continue to move forward with committed leadership, and caring and concerned citizens which exhibit civic togetherness, and genuine desire to improve the community and its quality of life, while remaining true to its considerable heritage and scenic natural and cultural beauty. The City of Hazlehurst will continue to be the social, governmental, educational, and economic center for a flourishing rural county with continuing improved, modernized infrastructure; expanded commercial and industrial opportunities and concerns; a teeming and thriving revitalized downtown; improved parks and other amenities; and upgraded technological and transportation facilities. The community will be a rural oasis drawing visitors, business, and residents alike to its coveted and admired uniqueness of atmosphere, advancement, and character.

Needs

- Continue water/sewer/infrastructure improvements
- Ladder fire truck
- Civic center
- More recreation/leisure parks and parks improvements
- Reuse of abandoned community facilities
- Information technology and broadband improvements
- Continuing downtown revitalization

- New rail-served industrial park
- New connected truck route/transportation improvements

Opportunities

- Existing industry
- Airport
- TIA (TSPLOST) Projects
- Big House
- Abandoned Georgia and Florida Railway
- Leadership/intergovernmental cooperation
- Old jail/First Avenue School
- Coastal Pines Technical College
- City-owned Twisted Pines Golf Course
- Location
- Transportation Resources



Community Goals

Economic Development

- Address continuing education/job skills improvements
- Maintain/upgrade water/sewer/drainage infrastructure
- Continue to maintain/develop existing industrial park through technological, infrastructure, and other enhancements
- Develop new industrial park with rail access
- Acquire/develop small business/industrial site in Denton
- Improve transportation access/quality
- Seek broadband/fiber availability upgrades
- Nurture existing businesses/industries
- Attract new businesses/industry/jobs
- Maintain/increase local retail trade/service sectors and their market share
- Maintain viability/support/enhance agricultural/forestry uses
- Support continued downtown revitalization of Hazlehurst
- Enhance/grow tourism
- Seek compatible development supportive of community’s rural character and vision



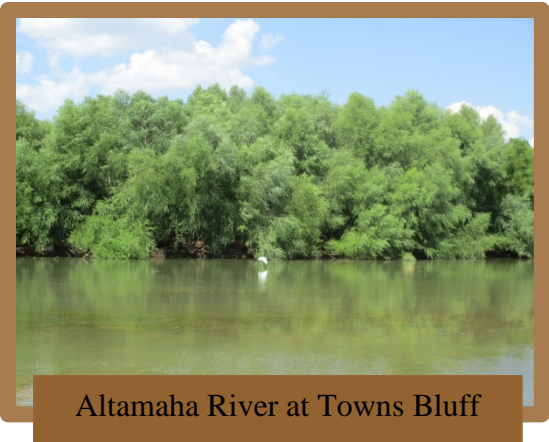
Precision Products, Hazlehurst



Boat Landing at Towns Bluff

Natural and Cultural Resources

- Protect significant natural resources of Jeff Davis County
- Conserve/protect Altamaha and Ocmulgee rivers
- Seek compatible development/utilization
- Address growth management/natural and cultural resources protection
- Maintain open spaces/agricultural/forestry uses
- Support existing/encourage development of new nature-based, heritage, recreation, and agri-tourism opportunities
- Seek continued enhancement of Towns Bluff Landing and Heritage Center, and promote its usage
- Conserve/protect Bullard Creek Wildlife Management Area and Broxton Rocks
- Utilize/preserve/adaptively use historic resources/heritage of Jeff Davis County
- Continue downtown revitalization of Hazlehurst
- Support recognition of Town of Ebenezer site, African-American Masonic Lodge, and St. Matthews Church as significant cultural resources/tourist attractions
- Acquire/rehabilitate historic school on First Avenue in Hazlehurst as civic/community center



Housing

- Encourage diverse housing mix
- Improve housing quality/appearance
- Utilize state/federal programs
- Continue revitalization of Northwest Hazlehurst Redevelopment Area and others, as needed
- Encourage further development of low/moderate income housing facilities, such as Cloverset Place
- Seek to attract retirees
- Establish countywide building/development permits
- Implement countywide code enforcement



Land Use

- Preserve rural character/quality of life
- Promote compatible development/utilization
- Implement/enforce need for land use planning/subdivision/manufactured housing regulations/growth management and code enforcement
- Seek/promote development compatible with existing infrastructure location
- Utilize existing and new infrastructure to guide desired growth/development
- Establish countywide building/development permits
- Implement countywide code enforcement



Community Facilities and Services

- Provide/maintain adequate governmental facilities/services
- Maintain/upgrade/expand water/sewer facilities and service, as needed
- Improve broadband technology/internet access availability
- Develop new industrial park with rail access
- Acquire/develop small business/industrial site in Denton
- Enhance local solid waste/recycling facilities/programs/initiatives in conjunction with improving community appearance
- Continue to upgrade public safety/fire/emergency medical facilities/services
- Maintain Jeff Davis Hospital as state-of-the-art facility
- Continue support for and enhance cultural facilities/programs/events
- Acquire/rehabilitate old school on First Avenue in Hazlehurst as civic/community center
- Maintain/upgrade quality educational facilities/services
- Maintain/improve/develop parks/recreation facilities/activities
- Improve/promote transportation access/quality
- Develop new Hazlehurst perimeter road/truck route



Hazlehurst Fire Department



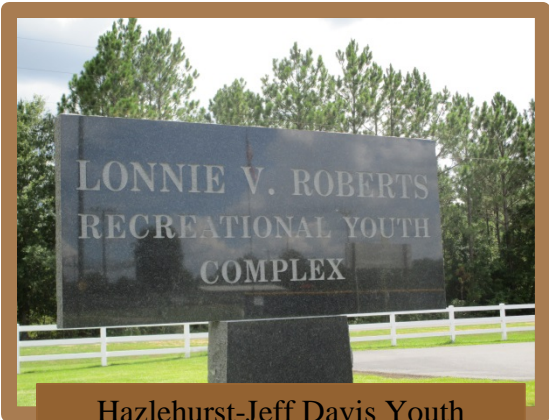
Jeff Davis County Public Library

Intergovernmental Coordination

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Coordinate/upgrade land use/growth management planning/regulation/code enforcement/development permitting



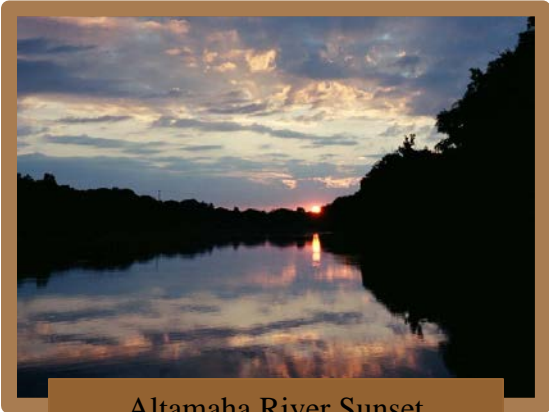
Hazlehurst-Jeff Davis Chamber of Commerce



Hazlehurst-Jeff Davis Youth Recreational Park Sign



Peaches to the Beaches Logo



Altamaha River Sunset

Long Term Community Policies

Economic Development

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

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

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

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

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

The community will develop a new industrial park to attract and accommodate additional commercial and industrial growth

The community will acquire and develop a site for small business/industrial development in Denton

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

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

The community will support the development of a perimeter developmental road to reduce the congestion of semi-truck traffic by routing through trucks from the downtown areas

The community will pursue capacity improvements to Internet access/service and facilities supportive of state-of-the-art fiber-optics, and broadband technology

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

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

The community will continue the revitalization of Downtown Hazlehurst as a vibrant, functioning commercial, governmental, and social center

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

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

The community will continue to support and grow the annual Golden Isles Parkway Peaches to Beaches yard sale along U.S. 341

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

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

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

Natural and Cultural Resources

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

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

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

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

The community will continue to seek to enhance Towns Bluff Landing and Heritage Center, through access road improvements, amphitheater construction/development of a community play, floating dock addition, trail extension, and other amenities/improvements

The community will seek to conserve and protect the Bullard Creek and Flat Tub wildlife management areas and Broxton Rocks and will work to pursue additional public and private outdoor recreation or nature venues, including possible rails to trails development of the abandoned Georgia and Florida Railway bed.

The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic building, historic districts, and landmark structures, and pursue listing on the National Register of Historic Places, as appropriate

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

The community will seek to acquire and rehabilitate the old school on First Avenue in Hazlehurst as a civic/community center

Housing

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

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

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

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

The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options, including 55+ senior apartments and assisted living facilities

Land Use

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

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

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

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

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

Community Facilities and Services

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

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

The community will develop a new industrial park to attract and accommodate additional commercial and industrial growth

The community will acquire and develop a site for small business/industrial development in Denton

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

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

The community will continue to work together and support its local hospital and medical services

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

The community will seek to acquire and rehabilitate the old school on First Avenue in Hazlehurst as a civic/community center

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 pursue development/upgrades to broadband technology facilities and services countywide

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

The community will support development of a perimeter developmental road to reduce the congestion of semi-truck traffic by routing through trucks from the downtown area

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

The community will pursue funding assistance to pave the road to access the Denton Cemetery

Intergovernmental Coordination

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

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

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

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 Jeff Davis County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

Needs and Opportunities

Needs:

- Continuing education/job skills improvements (Economic Development (ED))
- Coastal Pines Technical College support (ED, Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Water/sewer/drainage infrastructure maintenance/upgrades and service extension, as needed (ED, Natural and Cultural Resources (NCR), Housing (HO), CFS, IC)
- Increased industrial water supply/capacity (ED, NCR, CFS, IC)
- Replacement of Hazlehurst's remaining 1940s sewer lines (ED, HO, CFS, IC)
- Existing industrial park maintenance/enhancements (ED, CFS, IC)
- New industrial park development with rail access (ED, Land Use (LU), CFS, IC)
- Small business development site acquisition/development in Denton (ED, CFS, IC)
- Perimeter developmental road/truck route to route through trucks from downtown Hazlehurst areas (ED, LU, CFS, IC)
- Completion of roadway construction to FRAM Fuels pellet plant site (ED, NCR, LU, CFS)
- City of Hazlehurst Airport upgrades completion (new taxi-way and taxi-way lighting) (ED, CFS, IC)
- Railroad overpass construction (ED, LU, CFS, IC)
- Location/proximity to ports, seven counties, mid-way between Brunswick and Macon promotion/marketing (ED, IC)
- Broadband/fiber availability upgrades, except at schools (ED, CFS, IC)
- Existing business/industry support (ED, NCR, CFS, IC)
- New business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Local retail trade/service sectors market share maintenance/increase (ED)
- Agricultural/forestry uses viability support (ED, NCR, LU, IC)
- Continued downtown Hazlehurst revitalization support (ED, NCR, HO, LU, CFS, IC)
- Downtown Hazlehurst niche market development (ED, NCR, CFS)

- Local tourism enhancement/growth through festivals, recreation/leisure activities, agri-tourism, nature-based tourism, and other means (ED, NCR)
- Increased promotion/marketing of local tourist attractions, such as Towns Bluff Landing and Heritage Center, Bullard Creek and Flat Tub WMAs, “Town of Ebenezer/St. Matthews Church,” and Broxton Rocks (ED, NCR, CFS, IC)
- Compatible development supportive of community’s rural character/quality of life (ED, NCR, LU, CFS)
- Support for/promotion of community’s vision (ED, NCR, HO, LU, CFS, IC)
- Continuing protection of County’s significant natural resources (ED, NCR, LU, IC)
- Altamaha and Ocmulgee rivers conservation/protection, including water level (ED, NCR, IC)
- Compatible development/utilization of natural and cultural resources (ED, NCR, LU, CFS)
- Growth management/natural and cultural resources protection (ED, NCR, HO, LU, CFS, IC)
- Continued enhancement of Towns Bluff Landing and Heritage Center, such as access road improvements, amphitheater construction and community play development, floating dock addition, and trail extension (ED, NCR, LU, CFS, IC)
- Bullard Creek and Flat Tub wildlife management areas and Broxton Rocks conservation/protection/enhancement (ED, NCR, IC)
- Historic resources preservation/reuse (ED, NCR, HO, CFS, IC)
- Acquisition/rehabilitation of historic school on First Avenue in Hazlehurst as civic/community center (ED, NCR, CFS, IC)
- Expansion of existing or construction of new livestock barn at Jeff Davis County Fairgrounds (ED, NCR)
- Renovations to historic Jeff Davis County Courthouse (NCR, CFS)
- Roof upgrades to the historic “Big House” (ED, NCR, CFS)
- Renovations to the Youth Center, housed in the historic gym (NCR, CFS, IC)
- Rehabilitation of the old jail in Hazlehurst for community use, such as a museum (ED, NCR, CFS)
- Removal of overhead power lines in downtown Hazlehurst (ED, NCR, CFS, IC)

- Support for diverse housing mix (ED, NCR, HO, LU, CFS, IC)
- Housing quality/appearance improvements (ED, NCR, HO, LU, CFS, IC)
- State/federal programs utilization (ED, NCR, HO, LU, CFS, IC)
- Complete 2011 CHIP housing improvement program (ED, NCR, HO, CFS, IC)
- Continued revitalization of Northwest Hazlehurst Redevelopment Area and others, as needed (ED, NCR, HO, LU, CFS, IC)
- Further development of low/moderate income housing facilities, such as Cloverset Place (HO, LU, CFS, IC)
- Retiree attraction, including development of attractive housing options, including 55+ senior apartments and assisted living facilities (ED, HO, LU, CFS, IC)
- Countywide building/development permits establishment (ED, NCR, HO, LU, CFS, IC)
- Countywide code enforcement implementation (ED, NCR, HO, LU, CFS, IC)
- Development of measures/ordinances to remove/prevent abandoned mobile homes/other eyesores in Denton (HO, LU, IC)
- Coordinated land use planning/subdivision/manufactured housing regulations/growth management implementation and enforcement (ED, NCR, HO, LU, CFS, IC)
- Utilization of existing and new infrastructure location to guide desired/compatible growth/development (ED, NCR, HO, LU, CFS, IC)
- Completion of renovations to Jeff Davis Courthouse and County public buildings in courthouse vicinity (NCR, CFS)
- Acquisition of site/construction of new Denton community house (LU, CFS)
- Construction of record room addition to Denton City Hall (CFS)
- City of Denton website development (CFS, IC)
- Drainage/stormwater runoff improvements (ED, NCR, HO, LU, CFS, IC)
- New well construction in Hazlehurst (ED, NCR, LU, CFS)
- Completion of detailed Hazlehurst water system maps utilizing GPS technology (ED, NCR, CFS)
- Funding for/construction of alternate/emergency well for Denton (NCR, CFS, IC)
- Local solid waste/recycling facilities/programs/initiatives enhancement in conjunction with community appearance improvements (ED, NCR, CFS, IC)
- Greenbox location and capacity improvements (CFS)

- Elevated ramp construction at seven garbage dropoff locations (CFS)
- Construction of new joint countywide jail facility (LU, CFS, IC)
- Complete renovations of County's public safety buildings (CFS, IC)
- Construction of three fire stations in the Blackburn, Altamaha, and Snipesville districts (LU, CFS, IC)
- Acquisition of three fully equipped fire engines for new Blackburn, Altamaha, and Snipesville fire stations (CFS, IC)
- New fire training center/site construction (LU, CFS, IC)
- Complete replacement of worn out breathing apparatus (BA) and turnout gear for Hazlehurst Fire Department (CFS, IC)
- Aerial ladder truck acquisition for Hazlehurst Fire Department (CFS, IC)
- Continued maintenance of Jeff Davis Hospital as state-of-the-art facility (ED, CFS, IC)
- Continued support for and enhancement of cultural facilities/programs/events (NCR, CFS, IC)
- Funds for operating expenses/extended hours at Hazlehurst-Jeff Davis Public Library (ED, CFS)
- Continued maintenance/upgrades to retain quality educational facilities/services/technology (ED, CFS, IC)
- Parks/recreation facilities/activities maintenance/improvements/development (ED, NCR, LU, CFS, IC)
- Acquisition of Old Coleman Station and replacement with water park (LU, CFS, IC)
- New City park development (LU, CFS, IC)
- Replacement of sprinkler system at City of Hazlehurst-owned Twisted Pines golf course (CFS)
- Conversion of irrigation system at City of Hazlehurst's Twisted Pines golf course to use water from City's land application system (LAS) (CFS)
- Construction of public restroom at Denton City Park (CFS, IC)
- Resurfacing of walking track at Denton City Park (CFS, IC)
- Continued improvement/promotion of transportation access/quality (ED, CFS, IC)

- Continued maintenance of existing and development of new sidewalks/other pedestrian facilities in Hazlehurst, especially those linking to downtown/commercial areas (ED, CFS, IC)
- Development of new recreational multi-use trails and bike paths (ED, NCR, LU, CFS, IC)
- Paving of Yankee Road from U.S. Hwy. 221 to Denton Cemetery (CFS, IC)
- Completion of 2010 TIA Band 2 and implementation of Band 3 Local Projects (ED, CFS, IC)
- Acquisition of County Road Department equipment, including motor grader and dump truck (CFS)
- Traffic light acquisition at Miller Street and U.S. 341 intersection (CFS, IC)
- Denton Cemetery expansion (LU, CFS)
- Establishment of additional youth programs (CFS, IC)
- More local entertainment options (ED, CFS, IC)
- Improved animal control, including development of countywide ordinance (CFS, IC)
- Continued maintenance/enhancement of local, regional, state cooperation (ED, NCR, HO, LU, CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)

Opportunities:

- Excellent local schools, including programs, facilities, and technology (ED, CFS, IC)
- Coastal Pines Technical College programs (ED, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Water, sewer, drainage improvements already completed in Hazlehurst (ED, HO, CFS, IC)
- Existing industrial park (ED, CFS, IC)
- New industrial park development with rail access (ED, LU, CFS, IC)
- Development of business/industrial sites in Denton (ED, LU, CFS, IC)
- Transportation improvements, such as U.S. 341 four-laning and TIA-funded projects (resurfacing, paving, sidewalk improvements) (ED, CFS, IC)
- Ongoing City of Hazlehurst Airport upgrades (ED, CFS, IC)
- Norfolk Southern Railroad (Class I) presence (ED, CFS, IC)
- Location/proximity to Georgia ports, seven counties, intersection of two federal highways (ED, CFS, IC)
- Broadband/fiber technology available in local schools (ED, CFS, IC)
- Existing businesses/industries, such as Hazlehurst Mills, Beasley Forest Products, Thompson Hardwoods, Fram Fuels pellet plant, Williams Brothers Trucking, Wooten Enterprises, McPherson Manufacturing, and E.P. American Footwear (ED, NCR, CFS, IC)
- Diverse industrial community (ED, NCR, CFS, IC)
- Existing agricultural/forestry uses, such as Beasley Forest Products, Thompson Hardwoods, and Fram Fuels wood pellet plant (ED, NCR, LU, IC)
- Downtown Hazlehurst revitalization (ED, NCR, HO, LU, CFS, IC)
- Local tourism events, such as Peaches to Beaches Yard Sale, Three Rivers Cultural Arts Festival, Cotton Festival, Three Rivers BBQ Fest, and Georgia Great Steak Cook-off Contest (ED, NCR, CFS, IC)

- Nature-based and recreation tourism venues, including Broxton Rocks Preserve, Flat Tub and Bullard Creek wildlife management areas, and Towns Bluff Park and Heritage Center (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Jeff Davis County Courthouse, “The Big House,” Hazlehurst-Jeff Davis Historical Museum, Tallahassee Rosenwald School, St. Matthews community (AME Church, Masonic Lodge, Ebenezer site), 1890s Farmstead, gymnasium used as youth center, old Hazlehurst jail, and old school on First Avenue in Hazlehurst (ED, NCR, CFS, IC)
- Community’s rural character/quality of life/vision (ED, NCR, HO, LU, CFS, IC)
- Strong local financial institutions (ED, NCR, HO, LU, CFS, IC)
- Jeff Davis Hospital with modern, state-of-the-art facilities (ED, CFS, IC)
- Strong local governments/leadership/partnerships, such as Hazlehurst-Jeff Davis Chamber of Commerce; Hazlehurst Downtown Development Authority; Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton; Southeast Georgia Regional Development Authority; and Joint Development Authority of Telfair County, Lumber City, and Hazlehurst (ED, NCR, HO, LU, CFS, IC)
- Significant natural resources, including Altamaha and Ocmulgee rivers (ED, NCR, LU, IC)
- Participation in organizations, such as Altamaha River Partnership and Ocmulgee River Water Trail Partnership (ED, NCR, LU, IC)
- Existing livestock barn at Jeff Davis County Fairgrounds (ED, NCR, CFS)
- Diverse existing housing (NCR, HO, LU, CFS)
- Continued use of CHIP, CDBG, and other state/federal programs to upgrade housing and related infrastructure (ED, NCR, HO, LU, CFS, IC)
- Continued Northwest Hazlehurst Redevelopment Area revitalization (ED, NCR, HO, LU, CFS, IC)
- Successful Cloverset Place low/moderate income housing development (HO, LU, CFS, IC)
- Retiree attraction through quality of life/amenities promotion and development of attractive housing options (ED, NCR, HO, LU, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)

- Detailed Hazlehurst water system maps utilizing GPS technology nearing completion (ED, NCR, CFS)
- Courthouse and County public buildings renovations underway (NCR, CFS)
- New Hazlehurst City Hall (CFS)
- Renovated former Denton fire station for City equipment storage (CFS)
- County’s public safety building renovations underway (CFS, IC)
- Renovated Hazlehurst Police Department facility (CFS)
- Mobile speed detectors being utilized for traffic calming in Hazlehurst (CFS)
- New Hazlehurst-Jeff Davis Public Library (ED, CFS)
- New Jeff Davis Middle School (ED, CFS, IC)
- Telemedicine access in local schools (CFS, IC)
- Soccer in local middle and high schools (CFS)
- Existing Jeff Davis Recreation Department/parks/recreation facilities/programs (ED, CFS, IC)
- Old Coleman Station site and potential for water park development (LU, CFS)
- City of Hazlehurst-owned Twisted Pines golf course (ED, CFS)
- Trail development in Bullard Creek and Flat Tub wildlife management areas, and on abandoned Georgia and Florida Railway bed (ED, NCR, LU, CFS, IC)
- Sidewalk extensions linking community resources and residential areas in Hazlehurst (ED, CFS, IC)
- 2010 TIA funded improvements, including completion of Band 1 and some Band 2 Local Projects (ED, CFS, IC)
- Existing local, regional, and state partnerships, including Heart of Georgia Altamaha Regional Commission, Altamaha River Partnership, Ocmulgee Water Trail Partnership (ED, NCR, CFS, IC)

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 Jeff Davis County and has been throughout its history. The Altamaha and Ocmulgee rivers and the forested lands of Jeff Davis 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 settlement in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives and fortunes. The first county development related to river commerce, ferries, and the opening of stagecoach routes and early public roads. The completion of the Macon and Brunswick Railroad in the mid-1800s led to the establishment and growth of Hazlehurst. The railroad also opened up markets and fierce competition over the county's abundant yellow pine forests and lumber resources. Significant economic influence ensued for Hazlehurst and Jeff Davis County. The turpentine still and sawmill operations of Bewick and Company of New York became one of the area's largest timber operations. The second spurt of county growth and development coincided with the opening of the Georgia and Florida Railroad in the early 1900s. This led both to formal county establishment and the creation of Denton. The resulting economic influence and prosperity led to more market availability and allowed Hazlehurst to become a major tobacco market. Local entrepreneurship and leadership, and the foresight to diversify beyond agriculture and to bring in industry after World War II, led to Hazlehurst becoming "the Industrialized City." These attributes continue to impact the Jeff Davis County community's future. The highways of U.S. 221 and U.S. 341 crossing in Hazlehurst facilitated this economic transition. Location, transportation resources, now more impactful through the crossing of a number of important state and federal highways; existing industry; local entrepreneurship and leadership; the still abundant and outstanding natural and cultural

resources and the many opportunities they afford for outdoor fun and adventure; the balance of old and new; and the overall family-friendly quality of life within the county remain key factors and attractors in future growth and development. Because of its economic history and successes, its cooperative spirit, its significant and celebrated natural and cultural resources, and its overall quality of life, Jeff Davis truly is an “uncommon rural oasis.” As a result, the community continues to enjoy slow, but steady growth and development.

Jeff Davis County today is a growing, progressive rural community of about 15,000 persons, centered on the crossroads of important federal highways U.S. 341 and U.S. 221, as well as U.S. 23. The community is located near the mid-point between Macon and the Georgia Coast, and between Savannah and Jacksonville. The county enjoys a beautiful pastoral location at the confluence of Georgia’s major and fabled blackwater rivers, the Ocmulgee and Oconee rivers which then form the unequaled Altamaha River. The Altamaha has a long and glorious association with Native American history, U.S. European colonization, the early settlement and economy of Georgia, and even today, is a world-class natural ecosystem. The early history and economy of Jeff Davis County is tied to these rivers and the surrounding fields and forests. Even today, agriculture and transportation are greater parts of the local economy than the average U.S. or Georgia county, and the community is home to the U.S.’s largest operating hardwood sawmill and other forest-related industries, including a newly constructed wood pellet mill. Despite this continuing major agrarian presence and influence, the community was a pioneer in diversifying its economy with a post-war campaign to “Balance Agriculture with Industry” and the nurturing of local entrepreneurship. With this providential, supportive, and continuing attention to diversification, the community enjoyed much success, and allowed Hazlehurst to rightly earn the moniker, “The Industrialized City.” This attention and leadership continues today with goods producing industries still accounting for more than 35 percent of local employment. The community was even successful in relocating a shoe manufacturing facility from China to Hazlehurst. Agrarian interests and other natural heritage are not neglected either. The community has an 1890s farmstead, local museum, a community center located in a landmark residence, a cotton festival, the official Georgia steak cook-off, and a still developing heritage center and natural park located on the Altamaha River.

As a result, the Jeff Davis community enjoys a functioning balance and a family-oriented high quality of life as well as relative economic success. The community's persistence, adaptability, and economic success is recognized in a long period of steady population growth from its formal establishment in 1910 to its current heyday today. The only exception was a slight dip in the 1950s, and relative stability from 1950 to 1970. Location, transportation, natural resources, and community leadership are key to this growth as they have been since the community's inception, although the specific avenues have changed with the times.

For all of Jeff Davis County's economic successes it remains Georgia Job Tax Credit Tier 1, meaning it remains in the bottom 40 percent of counties on factors including unemployment rate, per capita income, and percentage of residents below the poverty level. This is primarily a function of being a rural county in Southeast Georgia, and such status does allow a business creating new jobs to claim Georgia's highest job creation tax credit (~\$4,000/job). It also conceals the fact that Jeff Davis County is statistically better off than many of its surrounding neighbor counties.

There are certainly continuing needs for Jeff Davis County's economic development. The per capita money income in Jeff Davis County as reported by the Census Bureau for 2010-2014 is \$17,898, about 70% that of Georgia as a whole (\$25,427). Median household income is \$36,707, about 74% that of Georgia (\$49,342). About one-fourth of Jeff Davis County citizens are in poverty (24.8%), compared to only 18.3% in Georgia as a whole. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 6.4% in 2015, compared to 5.9% in the state, but this is below the Jeff Davis Area average of 7.3%. A redeeming statistic is that almost two-thirds of county workers do work inside Jeff Davis County, although wages are relatively low. Job skills of local residents are also a concern; about 21% of local residents are without a high school diploma compared to 15% statewide. Transfer payments represent about 27% of total personal income compared to about 17% statewide. On the positive side, there is more home ownership in the county (75.4%) than Georgia (64.2%), and housing costs are cheaper as well. The median value of owner-occupied housing units, 2010-2014, was \$80,600 in Jeff Davis County as compared to \$148,000 in Georgia, and median gross rents, 2010-2014, were \$481 in the County as compared to \$874 in

Georgia. Compared to the rest of the country, Jeff Davis County's cost of living is 17.8% lower than the U.S. average.

There are opportunities and cause for optimism for future economic development in Jeff Davis County as well. Employment within the county does remain concentrated within the manufacturing, government, agriculture, and transportation sectors, and there is relative employment stability as a result. There have been several recent expansions of agricultural related enterprises within Jeff Davis County, as well as the successful location of the wood pellet and shoe manufacturing concerns, among others. There remain many unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Jeff Davis 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. Continuing population growth is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location are contributing to attraction success. The county's location, its verdant landscape punctuated by outstanding natural and cultural resources, the almost limitless outdoor recreation opportunities, the low cost of living, the family-friendly atmosphere, and the adaptive community spirit and leadership present locally provides even more opportunity for success.

The Jeff Davis 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 Jeff Davis County.

Address Low Educational Levels/Improve Jobs Skills

Jeff Davis County has a long history of educational leadership, and will continue to support its school system, its Coastal Pines Technical College campus and programs, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation.

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 support of existing agricultural forestry operations such as Beasley Forest Products, Thompson Hardwoods, and Pallet One, and the location of the Fram Fuel wood pellet plant are positive steps and tremendous assets and opportunities.

Address/Improve Infrastructure/Broadband Needs

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

Nurture Existing Businesses/Entrepreneurs/Industries

This has been a local hallmark critical to past successes, and will continue with passion. The Jeff Davis County community will work through its Development Authorities and Chamber of Commerce, and in cooperation with Coastal Pines Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests.

Attract New Businesses/Jobs

The Jeff Davis 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 cooperate in providing appropriate funds in making full-time economic development efforts more efficient and effective. State tax credits and local tax incentives for job creation will be marketed.

Enhancing existing industrial sites and developing a 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

Jeff Davis County's extraordinary outdoor amenities and splendor; including the Altamaha and Ocmulgee rivers, the Bullard Creek and Flat Tub WMAs, Broxton Rocks, and the Towns Bluff Heritage Center and RV Park; many historic structures; 1890s farmstead; remarkable and unique existing and potential festivals; its location along U.S. 341 (the Golden Isles Parkway) and U.S. 221; the Peaches to Beaches Yard Sale; as well as its farms and scenic countryside offer much more potential to increase visitors.

Improve Transportation Access/Quality

The Regional T-SPLOST will result in many needed local resurfacing and other road improvements, including a new Uvalda Bridge (U.S. 221) over the Altamaha, which will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Jeff Davis, but work in nearby urban growth centers. Promotion of trails including a possible Rails to Trails on the old Georgia and Florida rail bed, and bicycling and other tourism would also help quality of life and economic development. The expansion of Georgia's ports will make the Norfolk Southern Railroad even more important. The local airport and its continued improvement is also important.

Revitalize Downtown

The historic fabric and available buildings in Hazlehurst, as well as more limited ones in Denton, 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. The one-way pairing through Downtown Hazlehurst has only expanded the area and possibilities.

Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The existing industrial park needs further improvement, and there is a need to develop a new rail-served industrial park to continue and build on past and recent successful efforts in industrial expansion and location.

Promote Quality of Life/Civic and Community Pride/Location

Jeff Davis 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 Towns Bluff Park; Broxton Rocks; the WMAs; the exciting local festivals; the 1890s farmstead; local museums, and other cultural outlets; the many, active civic clubs; the general outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and easy access to larger urban areas further contribute and facilitate 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. This will build on, and take advantage of, the strong tradition of local cooperation and adaptive leadership. 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

Jeff Davis 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 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 Existing Industries/Entrepreneurs

Existing industries and local entrepreneurs have been principal contributors to past success and 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. The relocation of EP American FootWear and the location of the Fram Fuels wood pellet facility are recent examples of how this strategy can pay off. The outstanding natural resource outlets within the county offer similar potential for support and marketing.

Maintain/Increase Retail Trade/Service Sectors

These local sectors are underrepresented and lacking diversity given the relative high numbers of goods producing industries locally. These are also sectors which would require

expansion to help grow tourism. While the attraction of more families and retirees would facilitate and make easier this effort, so would additional promotion and marketing. Downtown revitalization, new job creation, and the overall marketing of the community to make more people aware of the rural oasis the community is and the opportunities that exist will also help.

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.

Jeff Davis County, Hazlehurst, and Denton 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 has a long history of balancing agriculture and industry, preserving and celebrating past heritage while advancing the new, utilizing and conserving natural and cultural resources, and exhibiting entrepreneurial and community leadership. As a result, the community has enjoyed and continues to enjoy slow, but steady, growth somewhat unusual in its consistency for a rural area. The community's vision for its future growth and development is one that maintains this growth and balance, and 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 City of Hazlehurst is required, because of its zoning ordinance, to have a Land Use element in its comprehensive plan under the current 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 Jeff Davis 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.

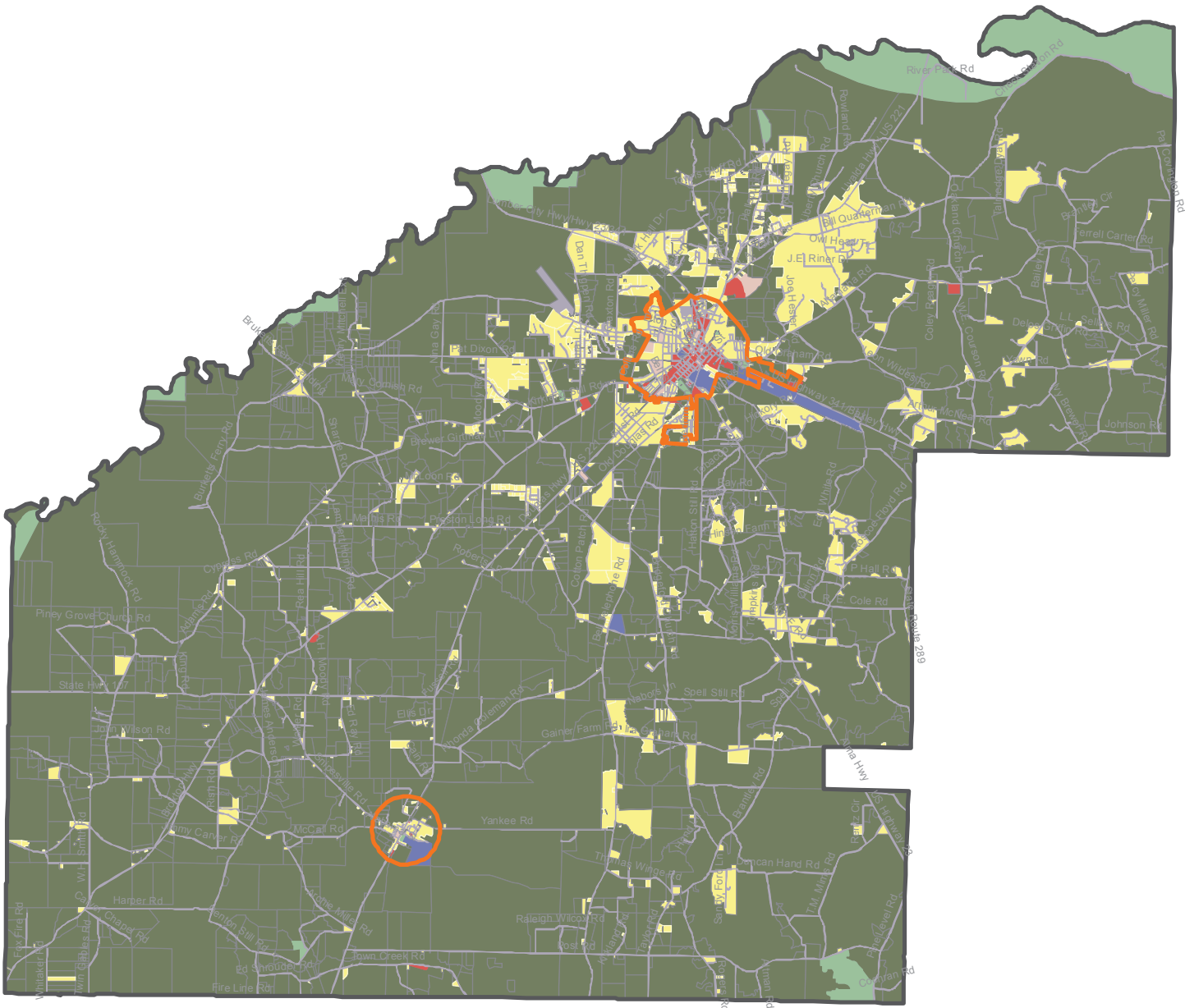
**Existing Land Use Distribution, 2016
(Acres)**

Jeff Davis County

Land Use Category	Acreage	Percent of Total
Agriculture	91,189	42.49
Commercial	694	0.32
Forestry	94,541	44.05
Industrial	725	0.34
Park/Recreation/Conservation	5,753	2.68
Public/Institutional	241	0.11
Residential	15,737	7.33
Transportation/Communications/Utilities	5,749	2.68
Total	214,629	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2016.

Jeff Davis County is a small, rural county in Southeast Georgia, and although created as one of Georgia’s youngest counties in the early 20th century (1905), it has a long history of growth and development because of its fertile fields, abundant Southern pine forests, compelling landscape, and outstanding natural resources. The county is located at the confluence of Georgia’s major blackwater rivers, the legendary Oconee and Ocmulgee rivers, and at the emergence of the fabled Altamaha River, now recognized as one of the “last great places on earth.” Jeff Davis County is a unique blend of agriculture, industry, and environment nestled upon unparalleled and tranquil natural and cultural beauty.



Jeff Davis County Existing Land Use

	Agriculture/Forestry
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities
	Roads
	City Limits

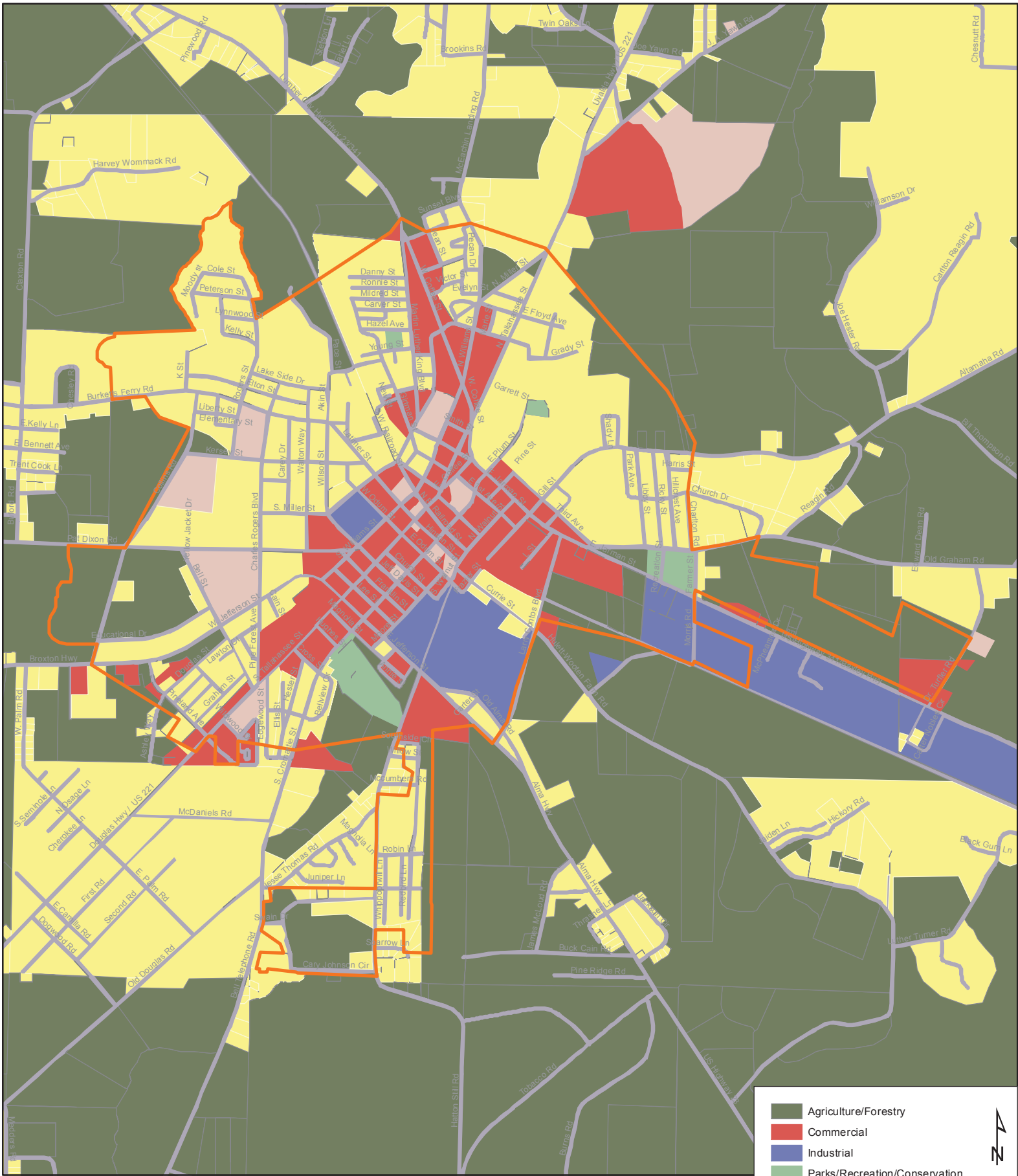
0 3,006,000 12,000 Feet



City of Denton Existing Land Use

	Agriculture/Forestry
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities
	Roads
	City Limits

0 250 500 1,000 Feet



City of Hazlehurst Existing Land Use

Jeff Davis was first settled because of its forests, fertile lands, and proximity to the Altamaha, Ocmulgee, and Oconee rivers. These rivers and two early roads which crossed through the county, the Tallahassee Road and the Holmesville-Burkett's Ferry Road, brought early settlement and stagecoach/steamship commerce and markets for agricultural/timber products to the county. However, it was the Macon and Brunswick Railroad construction in the late 1860s which met from two directions and concluded in Hazlehurst (then Station 8½) which brought rapid growth and eventual county creation. Within three years of the completion of the Macon and Brunswick, the first turpentine business was started in Hazlehurst. Substantial growth soon followed as a result of the wealth of the area's timber resources. The area had several naval stores and timber related businesses, including the turpentine still and sawmill operations of Bewick and Company of New York, one of the area's largest timber operations. Most growth was centered in and around Hazlehurst during this time.

Early twentieth century development was the result of the addition of a second rail line in Jeff Davis County and further utilization of the county's natural resources. In 1908 the Georgia and Florida Railroad was constructed from Augusta, Georgia to Madison, Florida. In addition, Hazlehurst constructed a tobacco warehouse in 1920, and the city became one of the state's leading tobacco markets. As a result of such growth, Hazlehurst's population reached 1,378 in 1930 (compared with 793 in 1900).

The Georgia and Florida Railroad line's development led to the growth of the City of Denton, which was also located on that line. Denton also experienced growth in the early twentieth century as a result of a Civilian Conservation Corps (CCC) camp being located in the city during the Great Depression. Much of the work done by CCC workers was indicative of the area's agrarian economic base and involved ginning cotton, logging, and turpentine.

Since the 1930s much of the force behind the county's development can be attributed to its location on U.S. 341, an important east-west commercial route. Additional growth also resulted from the north-south route U.S. 221. The old Macon and Brunswick railroad remains an active Class I railroad operated by the Norfolk Southern system, and an additional economic stimulus. Other critical factors have been committed leadership, a cooperative entrepreneurial

spirit, and the adaptive use of its natural assets. The community coordinated an early campaign after World War II to “Balance Agriculture with Industry,” which was not only trailblazing, but successful, leading to Hazlehurst’s current moniker, “The Industrialized City.”

These same assets and adaptive traits have allowed Jeff Davis County to continue with remarkable slow, but steady growth despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural communities. The community still has many assets for growth, including location, transportation facilities, cooperative leadership, unwavering entrepreneurial spirit, and outstanding and abundant natural and cultural resources. The community continues to invest in its infrastructure, public facilities, and other amenities to encourage, support, and attract compatible future growth and development. Success continues to follow. The community is the home of the U.S.’s largest hardwood sawmill, major logistics firms, a cutting-edge wood pellet mill, and a shoe manufacturing plant recently relocated from China.

Similar growth and development trends are expected to continue as a result. There continues to be much potential for additional residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating community resources, impressive heritage, abundant natural resources, and great natural beauty. The community truly does continue to enjoy success and expanding growth and development by “nurturing an uncommon rural oasis.”

Most current growth is concentrated in or near Hazlehurst, including residential, commercial, and industrial. Commercial development has concentrated along U.S. 341 and south along U.S. 221. The industrial park area south along U.S. 341 in/near eastern Hazlehurst has been, and will likely be, the home of most industrial development. There will also be reuse of existing industrial buildings in Hazlehurst, and there are potential industrial sites west of Hazlehurst along U.S. 341 North and adjacent to the Norfolk Southern Railroad. However, Denton could also see some limited commercial or light industrial growth as it has available land/sites. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered single-family housing, predominantly manufactured housing,

within existing agricultural/forest uses, but again more generally near Hazlehurst along Claxton, Bell Telephone, and Burketts Ferry roads. There has also been some concentration in the Altamaha School Road, Lake Owl Head, and Snipesville Community areas. There has been only limited growth in Denton, although it has land available for development.

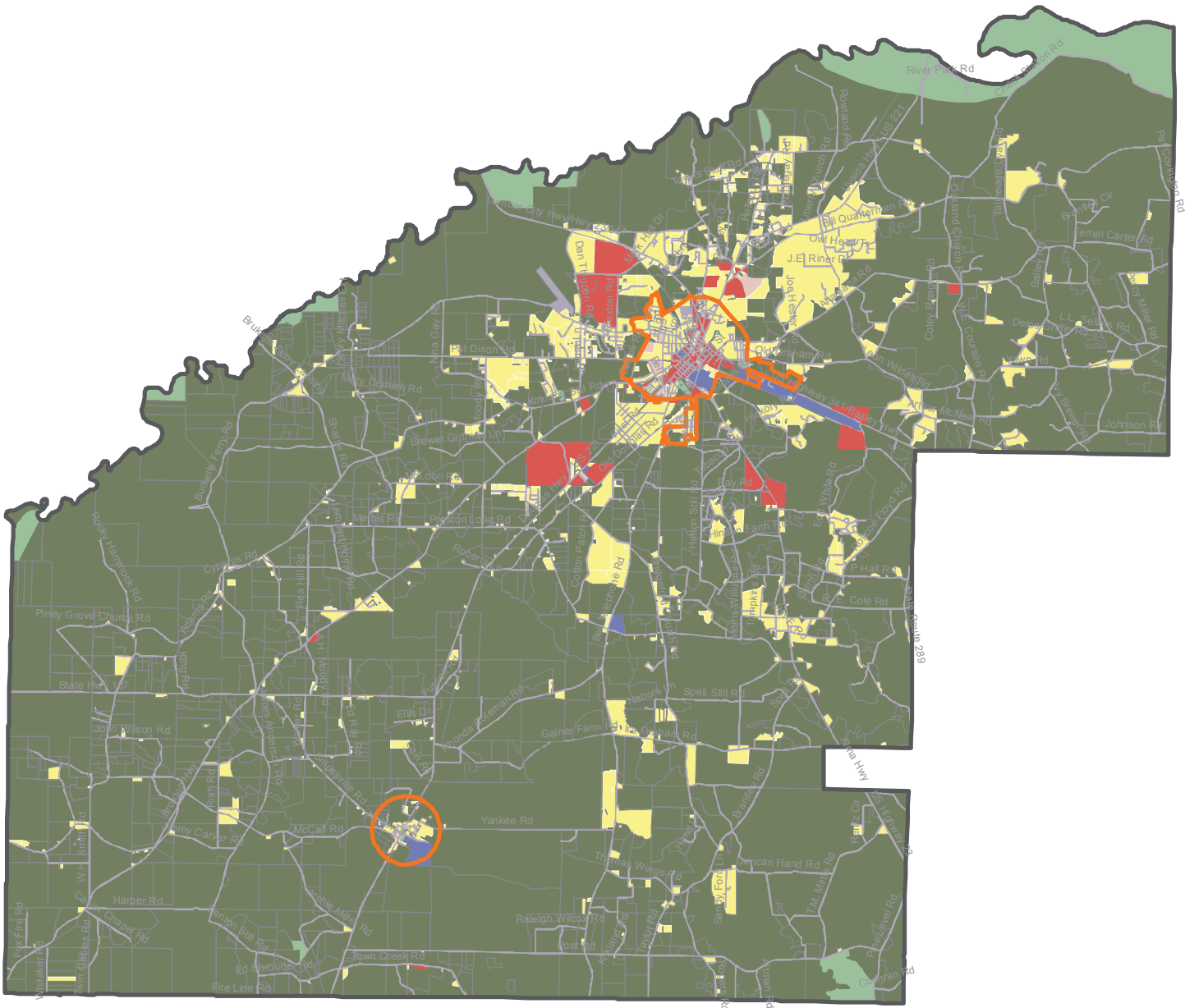
These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the outstanding existing small-town and rural character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

Future land use maps for Jeff Davis County, Denton, and Hazlehurst are included following this description.

Land Use Goals. Jeff Davis 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 balanced 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 community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Guide 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.



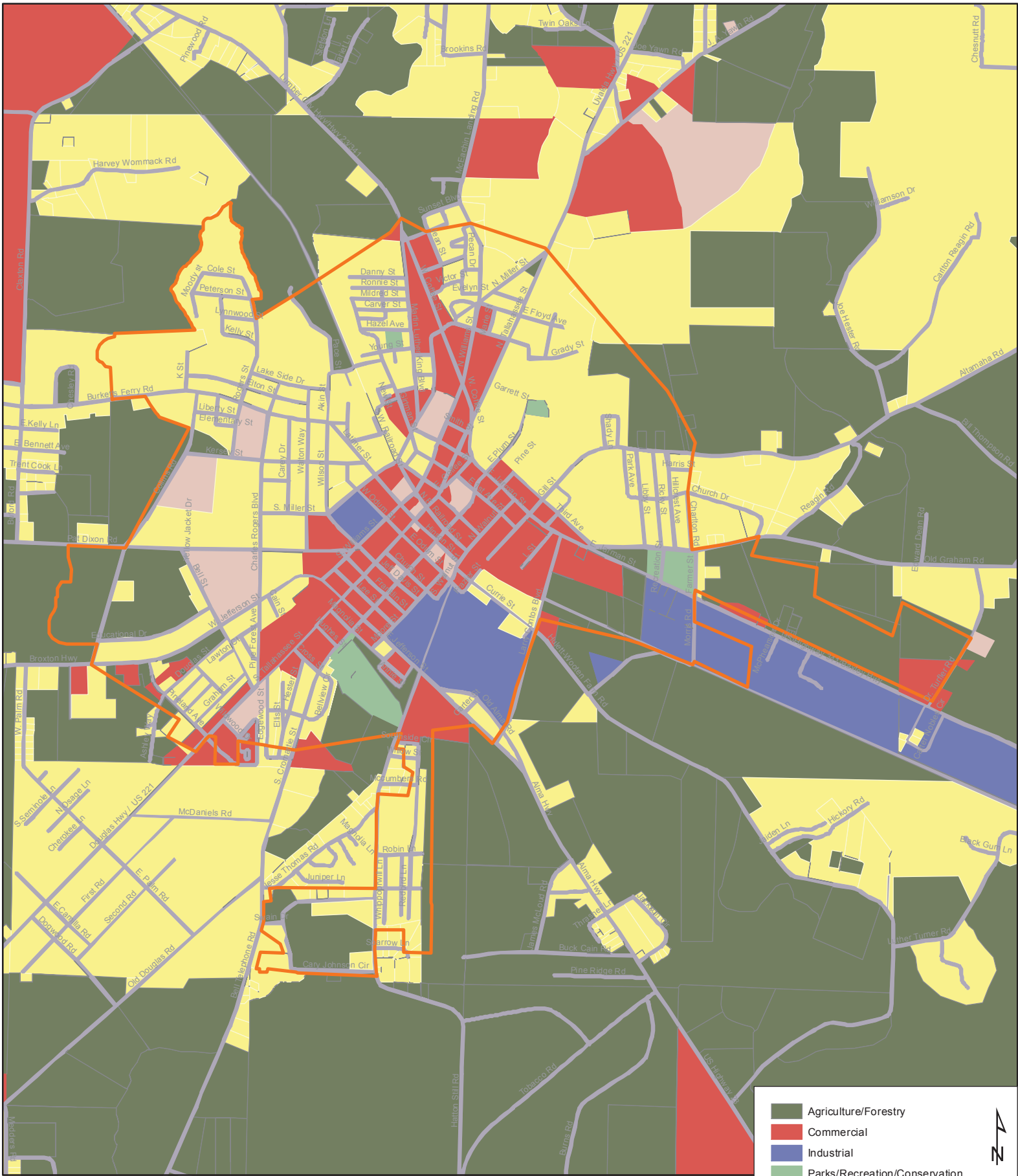
Jeff Davis County Future Land Use

	Agriculture/Forestry
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities
	Roads
	City Limits

0 3,006,000 12,000 Feet



City of Denton Future Land Use



City of Hazlehurst Future Land Use

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

As noted above, Jeff Davis 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 Hazlehurst has a zoning ordinance and even it only has limited building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement/countywide development permitting to initiate a more comprehensive and coordinated approach for land use management.

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 location and construction of the new Fram Fuels wood pellet plant is an excellent example of needed support, and a compatible venture. Facilitating the continued growth of Beasley Forest Products will also help. Developing and supporting outdoor events/facilities/festivals, making the Ocmulgee and Altamaha rivers more accessible, improving Towns Bluff, and encouraging tourism will also help.

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

The Altamaha River, Ocmulgee River, Towns Bluff RV and Heritage Park, Bullard Creek WMA, Broxton Rocks Natural Area, Flat Tub WMA, and the Big House all have much history and much more potential for recreation and tourism within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the county's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection

and enhancement of these resources. Further promotion of U.S. 341, the Golden Isles Parkway, also holds additional promise. The successful Peaches to the Beaches Annual Yard Sale, initiated through local efforts along U.S. 341, continues to grow in economic impact. Improvement of local recreational facilities, museums and other cultural events, enhancement of events or festivals, and development of a rails to trails trail along the old Georgia and Florida Railway bed could also reap benefits. Despite significant past success, there is even more unrealized major potential.

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 located in downtown Hazlehurst or elsewhere are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Attractive and relatively low-cost historic homes are a potential attraction for retirees and families alike.

Improve Community Appearance

Jeff Davis 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 Altamaha and Ocmulgee rivers and their outdoor splendor and adventure. 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 Jeff Davis 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.

JEFF DAVIS COUNTY

**Jeff Davis 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 NCR CFS	2016	Establish a new livestock barn or expand the existing livestock barn at the fairgrounds						Y	2018		Action item has been postponed due to lack of funding. The County is actively seeking grant opportunities and applying when possible.
CFS	2014	Make renovations to the Courthouse and County public buildings near the Courthouse			Y	2019					Two public buildings are currently undergoing renovation. Once sufficient SPLOST money is collected, the County will take further action on renovations of the courthouse interior.
ED NCR CFS	2014	Upgrade the roof of the Big House						Y	2019		Action item has been postponed due to lack of funding.
NCR CFS	2016	Renovate the Youth Center, located in the historical gym.			Y	2018					Renovations are underway with the purchase of new bleachers currently being advertised for bid, new heating units have been installed, and the parking lot has been resurfaced.
CFS	2014	2010 TIA Band 1 Local Projects (CA Holmes Rd., John Long Rd., Bridgeford Church Rd.)	Y	2015							CA Holmes Rd. and John Long Rd. have been completed on schedule. The Bridgeford Church Rd. project was moved into the TIA Band 2 project list with Buford Rd./CR 280, John Osburne Rd., J.A. Yawn Rd./CR 245 roads being completed in its place.
CFS	2016	2010 TIA Band 2 Local Projects (Pat Dixon Rd., Buford Rd./CR 280, John Osburne Rd., J.A. Yawn Rd./CR 245, W.H. Smith Rd./CR 38 and 297)			Y	2019					Buford Rd./CR 280, John Osburne Rd., J.A. Yawn Rd./CR 245 were completed in TIA Band 1. Remaining or additional TIA projects are scheduled to be complete by 2019 with changes reflected in the new work program.

**Jeff Davis 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	2014	Complete the new FRAM Fuels pellet plant project and site			Y	2017				The new rail spur to the site is complete. The roadway leading into the project site is currently under construction. Item has been modified in the new work program to reflect the remaining actions to be taken.
CFS	2015	Construct new joint county-wide jail facility					Y	2019		Action item has been postponed due to lack of funding. Once sufficient SPLOST funds are collected, the County will begin project.
ED CFS IC	2014	Complete the construction of the new taxi-way and new lighting for the taxi-way, and security fencing for the airport as well.			Y	2019				The security fencing project is complete. Taxi way and lighting for the airport is expected to be complete in 2019. Item has been modified in the new work program to reflect the remaining actions to be taken.
NCR CFS	2017	Develop the amphitheater at Towns Bluff					Y	2019		Action item has been postponed due to lack of funding.
CFS	2017	Renovate public safety buildings	Y	2015			Y	2020		The County recently replaced all windows at the Sheriff's Office. Further renovations to the EMS and fire stations have been postponed due to lack of funds.
HO	2014	Complete CHIP housing improvement program			Y	2017				The 2011 CHIP grant is currently being closed out and is expected to be complete in full early 2017.

JEFF DAVIS COUNTY
Comprehensive Plan Community Work Program
2017 – 2021

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2017	2018	2019	2020	2021	Each Year	Beyond 2021	County	City	Other		Local	State	Federal	Private
Establish a new livestock barn or expand the existing livestock barn at the fairgrounds		X						X		Fairgrounds Association Civic Clubs	\$150,000	X			X
Make renovations to the Courthouse and County public buildings near the Courthouse	X	X	X					X		SPLOST	\$75,000	X			
Upgrade the roof of the Big House			X					X		SPLOST	\$25,000	X			
Renovate the Youth Center, located in the historical gym.	X	X						X			\$25,000	X			
2010 TIA Band 2 Local Projects (Pat Dixon Rd., W.H. Smith Rd./CR 38 and 297, Bridgeford Church Rd.)	X	X	X					X		GDOT TIA	\$2,114,000	X	X	X	
2010 TIA Band 3 Local Projects (Elizabeth Church Rd., Philadelphia Church Rd., and Satilla Church Rd.)				X	X		X	X		GDOT TIA	\$1,205,175	X	X	X	
Complete the roadway construction to the FRAM Fuels pellet plant site	X							X			\$250,000	X			
Construct new joint county-wide jail facility			X					X		SPLOST	\$2.5 Million	X			
Complete the construction of the new taxi-way and new lighting for the taxi-way	X	X	X					X	X	SPLOST, FAA	\$400,000	X		X	
Develop the amphitheater at Towns Bluff			X					X		GA DNR	\$25,000	X	X		
Renovate public safety buildings				X	X			X		SPLOST	\$100,000	X			
Complete CHIP housing improvement program	X							X		DCA (CDBG)	\$200,000	X	X	X	

JEFF DAVIS COUNTY
Comprehensive Plan Community Work Program
2017 – 2021

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2017	2018	2019	2020	2021	Each Year	Beyond 2021	County	City	Other		Local	State	Federal	Private
Construct three fire stations (Blackburn, Altamaha, and Snipesville districts)	X	X	X					X		FEMA, GEMA	\$250,000	X	X	X	
Purchase three fire engines, fully equipped to be stationed at new fire stations.	X	X	X					X		FEMA, GEMA	\$150,000	X	X	X	
Construct new fire training center/site	X							X		FEMA, GEMA	\$55,000	X	X	X	
Construct elevated ramps (7 total) at garbage drop off locations	X	X						X			\$125,000	X			
Purchase road department equipment (motor grader, dump truck)	X							X			\$200,000	X			

CITY OF DENTON

**City of Denton
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	2018	Develop a City website as a medium to receive feedback from citizens on community events and local government			Y	2017				Website is currently being revised in anticipation of launching in 2017.
LU IC	2016	Develop specific new ordinances to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plan and vision, and encourage quality growth						Y	2017	No new ordinances have been adopted by the City; however, the City will continue to review the need for new ordinances and adopt as it is politically feasible.
LU IC	2016	Develop measures that accomplish the removal and prevention of abandoned mobile homes and other eyesores within the City.						Y	2017	This action was postponed due to lack of political feasibility. The City will continue to review measures to complete this item and implement measures as it becomes politically feasible.
CFS	2016	Acquire adequate land and construct a new community house that will be sufficient to accommodate the needs of the community						Y	2018	Action item was postponed due to lack of funds.
CFS	2016	Construct a record room, addition to City Hall to serve as a secure location for the storage of official City documents						Y	2018	Action item was postponed due to lack of funds. Records are currently stored at city hall and the fire station.

**City of Denton
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	2015	Renovate the old fire station to serve as a storage room for City equipment	Y	2014						The old fire station was renovated in 2014.
CFS	2015	Construct public restrooms at the City's park.					Y	2019		Action item was postponed due to lack of funds.
CFS	2018	Seek funding to establish a backup well, in case of emergencies					Y	2018		Action item was postponed due to lack of funds. Item wording has been revised in new work program.

CITY OF DENTON
Comprehensive Plan Community Work Program
2017 – 2021

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2017	2018	2019	2020	2021	Each Year	Beyond 2021	County	City	Other		Local	State	Federal	Private
Develop a City website as a medium to receive feedback from citizens on community events and local government	X								X		\$5,000	X			
Develop specific new ordinances to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plan and vision, and encourage quality growth	X	X							X		N/A	X			
Develop measures that accomplish the removal and prevention of abandoned mobile homes and other eyesores within the City.	X	X	X						X		N/A	X			
Acquire adequate land and construct a new community house that will be sufficient to accommodate the needs of the community		X	X	X					X		\$100,000	X			
Construct a record room, addition to City Hall to serve as a secure location for the storage of official City documents		X							X		\$10,000	X			
Construct public restrooms at the City's park.			X						X		\$10,000	X			
Seek funding to establish an alternate water well, in case of emergencies		X							X	DCA CDBG	\$100,000	X	X	X	
Pave Yankee Road from US Hwy. 221 to Denton Cemetery		X							X		\$40,000	X			
Resurface walking track at city park			X						X		\$20,000	X			X

CITY OF HAZLEHURST

**City of Hazlehurst
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 NCR	2014	Complete the establishment of the new FRAM Fuels pellet plant project	Y	2016						City involvement in the project was completed in 2016.
ED, IC CFS	2014	Pursue funding as needed to improve and upgrade the City of Hazlehurst Airport, including the addition of a new taxi-way, new lighting for the taxi-way, and security fencing.			Y	2019				The security fencing project is complete. Taxi way and lighting for the airport is expected to be complete in 2019. Item has been modified in the new work program to reflect the remaining actions to be taken.
CFS	2014	Complete the North Williams Street Area 2012 CDBG and other drainage projects.	Y	2015						Project was completed in 2015.
ED NCR	2016	Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum						Y	2018	Action item has been postponed due to lack of funding.
CFS	2016	Seek the development of detailed maps, utilizing GPS, of the water system and its components			Y	2017				Project is expected to be completed in early 2017.
ED CFS	2014	Extend sewer services to the new FRAM Fuels site							Y	Item was dropped and is no longer needed due to the FRAM site using a private septic system.
CFS	2014	Seek funding to replace sewer lines dating from the 1940s	Y	2016	Y	2018				Due to CDBG funding, the City has replaced sewer lines in the following areas: -2010 CDBG- Bellvue Circle, Bell Telephone (Complete) -2012 CDBG- N. Williams St., Sunset Rd. (Complete) -2014 CDBG- Radio St., Douglas St., Denton St. (Scheduled to be complete in 3 rd quarter of 2016) -2016 CDBG- Girtman St. area (CDBG applied for)

**City of Hazlehurst
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	2015	Acquire the Old Coleman Station and replace it with a water park			Y	2018				Hazlehurst is currently in the land acquisition phase.
CFS	2014	Repair/replace sewer lift stations (19 of 23)	Y	2015						Project was completed in 2015.
CFS	2014	Complete the building of a new City Hall	Y	2014						The City renovated the former library for the purpose of relocating City Hall.
CFS	2014	Renovate old City Hall to accommodate Police Dept.	Y	2014						The Hazlehurst Police Department was relocated into a renovated building with a suitable foot print to accommodate the needs of the department. The old City Hall remains property of the City for potential future public uses.
ED CFS	2017	Advocate to remove overhead power lines in the downtown area						Y	2019	This action item has been postponed due to lack of funding.
CFS	2014	Implement the use of speed detectors in city to reduce accidents and other incidents attributed to speeding, including purchase of more detectors	Y	2015						The City purchased mobile speed indicators for traffic calming purposes and deploys them in target locations.
CFS	2014	Seek funding to replace worn out BA and turnout gear for fire department			Y	2018				The City has purchased turnout gear when funding is available. All gear will be replaced by 2018.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Description
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Element	Initiation Year	
CFS	2014	Pursue fire department facility/equipment upgrades per new ISO standards, including construction of 3 new stations and acquisition of 3 additional engines and 3 tankers.							Y	Dropped. Determined to be a County project.
CFS	2014	2010 TIA Band 1 Local Projects (North Miller St., Latimer St., West Odum St., Pat Dixon Rd., Hatten Still Rd., Pine St.)	Y	2015						Projects were completed as scheduled in 2015.
CFS	2016	2010 TIA Band 2 Local Projects (Hester St., Girtman St., Williams St., Martin Luther King Jr. Dr., South Tallahassee St. sidewalk, Burketts Ferry sidewalk, Collins St. sidewalk)			Y	2019				Project bidding is underway with projects scheduled to be complete in 2019.

CITY OF HAZLEHURST
Comprehensive Plan Community Work Program
2017 – 2021

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2017	2018	2019	2020	2021	Each Year	Beyond 2021	County	City	Other		Local	State	Federal	Private
Complete the construction of the new taxi-way and new lighting for the taxi-way	X	X	X					X	X	SPLOST, FAA	\$400,000	X		X	
Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum		X							X		\$50,000	X			X
Seek the development of detailed maps, utilizing GPS, of the water system and its components	X								X		\$20,000	X			
Seek funding to replace remaining sewer lines dating from the 1940s	X	X							X	DCA CDBG	\$750,000	X	X	X	
Acquire the Old Coleman Station and replace it with a water park	X	X							X		\$500,000	X			
Advocate to remove overhead power lines in the downtown area			X	X	X				X	Georgia Power	\$1 Million	X			X
Seek funding to replace worn out BA and turnout gear for fire department	X	X							X		\$250,000	X		X	
2010 TIA Band 2 Local Projects (Hester St., Girtman St., Williams St., Martin Luther King Jr. Dr., South Tallahassee St. sidewalk, Burketts Ferry sidewalk, Collins St. sidewalk)	X	X	X						X	GDOT TIA	\$604,500	X	X	X	
2010 TIA Band 3 Local Projects (Kersey St., Sycamore St., East Plum St., Collins St., Wilson St.)				X	X		X		X	GDOT TIA	\$441,000	X	X	X	
Acquire and renovate old school for civic center	X	X	X						X	SPLOST	\$500,000	X			

CITY OF HAZLEHURST
Comprehensive Plan Community Work Program
2017 – 2021

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2017	2018	2019	2020	2021	Each Year	Beyond 2021	County	City	Other		Local	State	Federal	Private
Purchase an aerial ladder truck for the fire department		X	X	X				X	X	FEMA, GEMA	\$660,000	X	X	X	
Replace sprinkler system at City owned golf course		X							X		\$100,000	X			
Convert water source of golf course irrigation system to use water from the City's land application system (LAS)			X						X	GA EPD	\$250,000	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 Jeff Davis 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 late October, 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 and a list of active participants on the Local Plan Coordination Committee are also included.

Jeff Davis County Stakeholder Invitation

The Jeff Davis County Board of Commissioners, in conjunction with the municipalities of Denton and Hazlehurst, is 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 Jeff Davis County and its future. You are invited and encouraged to participate on the Jeff Davis County Local Plan Coordination Committee which will help develop our new joint comprehensive plan. The first meeting of this Committee will be Thursday, February 11, 2016 at 10:00 a.m. at the Jeff Davis County Commissioners Meeting Room. The plan development process will involve about five (5) meetings of the Committee over the next few months.

Please participate in this important process with us, or send someone else from your organization in your stead.

If you have any questions, please call Sherri Lytle at 912-375-6611. Please RSVP to the same number if you are willing to assist us in this important endeavor.

PUBLIC HEARING NOTICE

Jeff Davis County Joint Comprehensive Plan “The Future of All of Jeff Davis County”

The local governments of Jeff Davis County and the municipalities of Denton and Hazlehurst 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 Jeff Davis County and both of 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 Jeff Davis County?

Other topics to be covered will be the ongoing preparation of an update to the countywide joint solid waste management plan, and the update of the Jeff Davis County Service Delivery Strategy, also in compliance with state law.

PUBLIC HEARING DATE AND TIME: Monday, February 29, 2016 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Jeff Davis County Courthouse Commissioners Meeting Room

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 Jeff Davis County Board of Commissioners, 14 Jeff Davis Street, Hazlehurst, Georgia 31539, or call (912) 375-6611.

PUBLIC HEARING NOTICE

Jeff Davis County Joint Comprehensive Plan “Nurturing an Uncommon Rural Oasis”

The local governments of Jeff Davis County and the municipalities of Denton and Hazlehurst are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled “Nurturing an Uncommon Rural Oasis” 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 Jeff Davis 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: Monday, July 25, 2016 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Jeff Davis County Commissioners’ Meeting Room

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Jeff Davis County Board of Commissioners, 14 Jeff Davis Street, Hazlehurst, Georgia 31539, or call (912) 375-6611.

**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
County Commissioners Meeting Room, Hazlehurst, GA
February 11, 2016
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**

**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
County Commissioners Meeting Room, Hazlehurst, GA
March 3, 2016
AGENDA**

Draft Community Vision Review

Issues and Opportunities Input

**Next Meeting – Thursday, March 24, 2016 at 10:00 a.m.
Revised Draft Community Vision Review
Draft Issues and Opportunities Review
Goals/Policies Input**

**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
County Commissioners Meeting Room, Hazlehurst, GA
March 24, 2016
AGENDA**

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Long Term Policies Input

Next Meeting – Thursday, April 26, 2016 at 10:00 a.m.

Revised Community Vision Review

Revised Issues and Opportunities Review

Revised Draft Long Term Policies Review

Economic Development/Land Use/Plan Coordination

**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
County Commissioners Meeting Room, Hazlehurst, GA
April 25, 2016
AGENDA**

Revised Community Vision Review

Revised Issues and Opportunities Review

Revised Draft Long Term Policies Review

Economic Development Issues discussion

Plan Coordination

Land Use Discussion

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

**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
County Commissioners Meeting Room, Hazlehurst, GA
July 20, 2016
AGENDA**

Draft Plan Review

Submittal Discussion

Public Hearing – July 25, 2016, County Commissioners Meeting Room, 5:30 p.m.

Stakeholders Invited to Participate in Jeff Davis County Joint Comprehensive Plan Preparation Process

Jeff Davis County Board of Commissioners	Local Civic Clubs
City of Denton	Jeff Davis County Health Department
City of Hazlehurst	Jeff Davis County Hospital
Jeff Davis County Board of Education	<i>Jeff Davis Ledger</i>
Coastal Pines Technical College	Congressman Rick Allen's Office
Industrial Development Authority of Jeff Davis	Jeff Davis County Board of Assessors
Hazlehurst-Jeff Davis County Chamber of Commerce	Jeff Davis Concerned Taxpayers
Hazlehurst-Jeff Davis Board of Tourism	Jeff Davis Library Board
Jeff Davis County Farm Bureau	Jeff Davis DFACS
Jeff Davis County Cooperative Extension	
Georgia Power	
Satilla EMC	
Georgia Forestry Commission	
Jeff Davis County Fire/Emergency Management Agency	
Local Fire Departments	
Hazlehurst Police Department	
Beasley Forest Products	
McPherson Manufacturing	
Precision Products	
Pallet One	
Jeff Davis County Sheriff's Department	
Jeff Davis County Public Works	
Local Banks	
Local Churches	

Note: Both elected and appointed local government and local economic development officials participated.

Active Participants in Jeff Davis Local Plan Coordination Committee Meetings

Jeff Davis County Board of Commissioners
Wayne Hall, Chairman
Hirosha Thomas, County Commissioner
Steve Toller, County Commissioner
Gary Faulk, County Administrator
Sherri Lytle, County Clerk

Jeff Davis Sheriff's Department
Brandon Merritt

Hazlehurst Police Department
Steven Land, Chief
Geoffrey Parker

City of Denton
James Thompson, Jr., Mayor Pro Tem
Cathy Tanner, City Clerk

Jeff Davis Hospital
Kim Smith

Jeff Davis County Board of Assessors
David DeSousa

City of Hazlehurst
R. Bayne Stone, Mayor
John Bloodworth, City Council
Tommy Purser, City Council
Vernice Lopez, City Clerk

Jeff Davis Ledger
Tommy Purser, Editor

Jeff Davis County Board of Education
Rob Brown, School Superintendent
Chuck Crosby, Chief Academic Officer
Andy Ramay, School Board Member

Others
Rhonda Walsh, Jeff Davis Concerned Taxpayers
Tammy Metts Dyal, CPA
Susie Reed, Local concerned citizen
Cam Shepherd, Congressman Rick Allen's Office

Industrial Development Authority of Jeff Davis
Illya Copeland, Director
Grant Gainer, Board of Directors Chairman

Hazlehurst-Jeff Davis Chamber of Commerce
Bonnie Hulett, Director

Hazlehurst-Jeff Davis Board of Tourism
Jim Sewell, Director

Jeff Davis County Cooperative Extension
Tim Varnedore, County Agent

Georgia Power Company
Greg Hudgin

Jeff Davis County Fire/Emergency Management Agency
Charles Wasdin

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, Jeff Davis County, Georgia has participated with the municipalities of Denton and Hazlehurst 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 Jeff Davis 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, *Nurturing an Uncommon Rural Oasis*, for Jeff Davis 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 Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, 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, Jeff Davis County is now desirous of adopting *Nurturing an Uncommon Rural Oasis* 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 Jeff Davis County Board of Commissioners hereby approves and adopts the Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, as Jeff Davis County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2005, including a partial update adopted in 2010.

BE IT FURTHER RESOLVED that the Jeff Davis 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 17th day of October, 2016.

BY: Wayne Hall **ATTEST:** Sherri Lytle

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 Denton, Georgia has participated with Jeff Davis County and the City of Hazlehurst 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 Jeff Davis 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, *Nurturing an Uncommon Rural Oasis*, for Jeff Davis County and its municipalities, including the City of Denton; 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 Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, 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 Denton is now desirous of adopting *Nurturing an Uncommon Rural Oasis* 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 Denton hereby approve and adopt the Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, as the City of Denton's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2005, including a partial update adopted in 2010.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Denton 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 26 day of Sept., 2016.

BY: Matt McCall

ATTEST: Cathy Janner

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 Hazlehurst, Georgia has participated with Jeff Davis County and the City of Denton 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 Jeff Davis 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, *Nurturing an Uncommon Rural Oasis*, for Jeff Davis County and its municipalities, including the City of Hazlehurst; 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 Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, 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 Hazlehurst is now desirous of adopting *Nurturing an Uncommon Rural Oasis* 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 Hazlehurst hereby approve and adopt the Jeff Davis County Joint Comprehensive Plan, *Nurturing an Uncommon Rural Oasis*, as the City of Hazlehurst's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2005, including a partial update adopted in 2010.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Hazlehurst 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 14th day of October, 2016.

BY: A. Ray Stone
Mayor

ATTEST: Verne C. Lopez, City Clerk

