
CALHOUN COUNTY BOARD OF COMMISSIONERS

Chairman –Conner Collins
Vice Chairman – Charlie Williams
Clerk- Mandie Milner

Brenda Weathersby- Commissioner
William Hawkins- Commissioner
Tommy Manry - Commissioner

May 2, 2017

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Calhoun County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mandie Milner at 229-849-4835.

Sincerely,



Conner Collins.
Calhoun County Commission Chairman

Enclosures



28007 Main Street
P.O. BOX 226
Morgan, GA 39866
Calhoun County, GA

PHONE 229-849-4835
FAX 229-849-2100
EMAIL ccboc@windstream.net
WEB SITE www.calhouncountyga.org

City Of Edison

Reeves Lane
Mayor

19437 East Hartford
P.O. Box 337
Edison, Georgia 39846

Council Members:
Ben Dismukes
Tamara Shedrick
Billy Timpson
Rob Turner

Peggy M. Simpson
City Clerk

May 2, 2017

Southwest Georgia Regional Commission
P.O. Box 346
Camilla, GA. 31730

RE: Comprehensive Plan Update Submittal

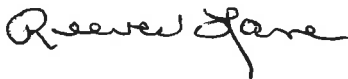
The City of Edison has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Reeves Lane, Mayor at 229-835-2212.

Sincerely,



Reeves Lane
Mayor, City of Edison

Enclosures

Phone: 229-835-2279



Fax: 229-835-2081

**Marvin King, Mayor
City of Arlington
P.O. Box 126
Arlington, GA 39813
229-725-4276**

May 3, 2017

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

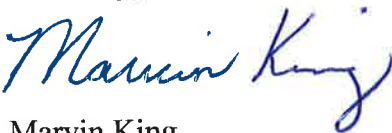
The City of Arlington has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mary King, City Clerk at phone number and email below.

Sincerely,



Marvin King
Mayor, City of Arlington

Enclosures

City of Leary

PO Box 148
4411 East Main St.
Leary, GA 39862
Phone: (229) 792-6121
Fax: (229) 792-6118
cityofleary@bellsouth.net

May 3, 2017

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Leary has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Calvin Cox, Mayor at 229-792-6121 or cityofleary@bellsouth.net.

Sincerely,



Calvin Cox
Mayor, City of Leary

Enclosures

City of Morgan

P. O. Box 246

Morgan, Georgia 39866-0246

Phone (229) 849-4045

Fax (229) 849-0045

Mayor
Richard Martin
Clerk
Toni M. Mackey

Council Members
Peggy Aycock
Natasha Martin
Christopher Praler
Jesse Williams

May 2, 2017

Southwest Georgia Regional Commission
P.O. Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Morgan has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Morgan City Hall @ 229-849-4045.

Best Regards,



Richard Martin, Mayor
City of Morgan

Enclosures

Comprehensive Plan 2017



Cities

Leary
Morgan
Arlington
Edison

CALHOUN COUNTY

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future.



Prepared by Calhoun County and the Cities of Leary, Morgan, Arlington, and Edison with the assistance of the Southwest Georgia Regional Commission.

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INTRODUCTION

The Calhoun County Comprehensive Plan was mandated by the Georgia Planning Act 1989. The plan represents participation by the Cities of Leary, Morgan, Arlington, Edison and Calhoun County. The plan provides guidance for city and county officials as they make decisions and manage and promote quality growth and development that is sustainable. Georgia's Comprehensive Planning process has been simplified and communities are required to include only the basic elements; however other elements may be included based on community needs and desires. The Comprehensive Plan includes a Community Work Program Element which outlines specific strategies communities will strive to meet in the following five years, and also a report of the local government's accomplishments. The process also includes the Service Delivery Strategy (SDS), which gives local governments and authorities the opportunity to agree on the delivery of services in an effective and cost efficient manner to its citizens. The intent of the Planning Act is to provide flexibility for local governments and minimize duplication or competition and resolve disputes for local service delivery.



The Calhoun County Comprehensive Plan was prepared using the process outlined in the Georgia's Minimum Planning Standards and Procedures. The required planning elements include Community Goals, Needs and Opportunities, Community Work Program, Economic Development, and Land Use. The Calhoun County Plan

includes a Transportation element that is not required but was made possible due to funding from the Georgia Department of Transportation.

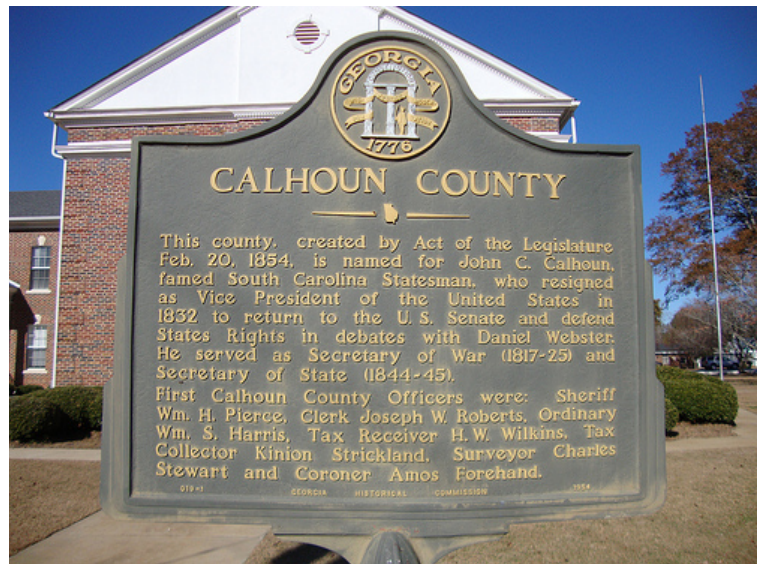
Calhoun County was created in 1854 from parts of Calhoun and Early counties. It was named for Senator John C. Calhoun of South Carolina, who had resigned as Vice President of the U.S. in 1832 so that he could return to the Senate to debate Daniel Webster on state rights.

According to the Census, Calhoun County has a total area of 285 square miles and contains four municipalities: Arlington, Edison, Leary and Morgan. All are small quaint, small towns with small populations, but each one has a uniqueness that brings character to the community and pride to the residents who live there.

One site on the National Register of Historic Places is the Arlington Methodist Church, built in 1908. It was designed by Columbus architect T. Firth Lockwood, Sr., using the Romanesque style of architecture. The City of Edison also has a designation for a historic district.

Calhoun County is home to several endangered plants and animal species including the Swamp Buckhorn, the Yellow Flytrap, the Hirst Panic Grass, and the Gopher Tortoise. A nature preserve and viewing area is located outside of the City of Leary.

Calhoun County hosts many special events including the May Day Festival in Arlington, held the first Saturday in May and one of the oldest festivals in Georgia. In Edison, a Better Hometown City, the King Cotton Horse Show is held in May on Mother's Day weekend. The City of Leary has an annual Christmas Parade. The City of Morgan is the County seat and the



location for a great majority of the county and state offices. Morgan has a great sense of place and this is partly because of the location of the beautiful courthouse that sits in the square that welcomes resident and visitors and reminds everyone that they have reached their destination.

Role of Southwest Georgia Regional Commission

The Southwest Georgia Regional Commission’s (SWGRC) Planning Department facilitated the 2017 Comprehensive Plan update for Calhoun County. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community’s desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents. The Steering Committee was comprised of the elected officials and other stakeholders in Calhoun County and the cities of Arlington, Edison, Leary and Morgan.

PUBLIC INVOLVEMENT

The Calhoun County Plan meetings were facilitated by the Southwest Georgia Regional Commission. The communities were all represented but attendance was low. There was at least one person from each city and county represented in the meetings. The group chose not to have a vision statement at this time. Input from the stakeholders during the community meetings were incorporated into this plan. The plan was made available on the SWGRC’s website. A community survey was developed and made available online, at City and County offices, the local school, and businesses. The responses to the survey are included in this plan and the survey remained available throughout the duration of the planning process.

Steering Committee

Calhoun County

Conner Collins – Commission Chair

Charlie Williams – Vice Chairman

Member: Brenda Weathersby, Tommy Manry, William Hawkins, Mandie Milner, City Clerk, Richard Martin, EMA Director, Mark Strickland, Tax Appraiser

Arlington

Marvin King, Mayor

Members Tyron George, Jerome Brackins, Betty Murdock, Chuck Coward, L.C. Williams, Lisa Aldridge, Mary King, City Clerk

Edison

Reeves Lane, Mayor

Members: Tamara Sheddick, Billy Timpson, Rob Turner, Peggy Simpson & Tammy Whaley, Clerks

Leary

Calvin Cox, Mayor

Members: Essie Chester, Kim Douglas, Darryl Warren, Arra T. Johnson, Tamika Williams (City Clerk)

Morgan

Richard Martin, Mayor

Members: Peggy Acock, Mayor Pro-Tem, Jesse Williams, Christopher Prater, Natasha Martin, Toni M. Mackey (City Clerk)

COMMUNITY PROFILES

At a Glance:

Municipality	Total Population 2000 -2010		Caucasians	African Americans	Hispanics	Median Household Income	Housing Units
Calhoun	6,320	6,694	2326	4105	141	\$25,513	2,339
Arlington	1,161	1,479	321	1126	24	\$21,429	708
Edison	1,340	1,531	476	975	66	\$17,371	614
Leary	666	618	139	470	4	\$35,625	319
Morgan	1,464*	240	113	115	6	\$33,889	137

U.S. Census 2010 Demographic Profile; 2010-2014 American Community Survey 5-Year Estimates

* Calhoun County State Prison Population counted

Calhoun County was once part of Baker and Early counties back in the 1800's and Morgan, the county seat sits right in the middle of the county. Calhoun County has gained populations while its cities are all losing population so community development and growth is very important to local officials. Local festivals are held throughout the year and employers like the local schools and Calhoun County State Prison contribute positively to the economy. There are a few small businesses throughout the cities and county and most people leave the areas to work; however local officials would like to change that.



The median incomes for the cities and county are well below the states at \$53,482. Local leaders are looking at this planning opportunity as a chance to make a change in the blueprint for Calhoun County and its cities. They are excited about the process and worked very closely with the Southwest Georgia Regional Commission and other agencies to turn the page on the past and take positive action steps to improve their overall social and economic outlook.

COMMUNITY PROFILES

This section examines the demographics of Calhoun County and the Cities of Arlington, Edison, Leary and Morgan. The following is a more detailed profile on for the County and each city. The information contained on the following pages was obtained from the U.S. Census (2010 and 2015 American Community Survey Estimates).

Calhoun County

POPULATION (Calhoun)		GENDER %	
Total Population	6,694	Male	59.1%
		Female	40.9%
POPULATION ESTIMATES		RACE AND ETHNICITY	
2011	6,568	White (2,326)	34.7%
2012	6,581	Black or African American (4,105)	61.3%
2013	6,592	Hispanic or Latino(262)	3.9%
2014	6,549	Two or More Races (64)	1.0%
2015	6,489	HOUSING	
AGE		Occupied housing units	2,002 (83.1%)
Persons under 5 years, 2010	368 5.5%	Owner-Occupied Housing Units	1309 (65.4%)
Persons under 18 2010	1,320 19.7%	Median Value of owner occupied units	\$56,500
Persons over 18 years, 2010	5,374 80.3%	Renter-Occupied Housing Units	693 (34.6%)
Persons 65 years & 2010	797 11.9 %	Median gross rent	\$501

Arlington

POPULATION (Arlington)		GENDER %	
Total Population	1,479	Male	46.1%
		Female	53.9%
POPULATION ESTIMATES		RACE AND ETHNICITY	
2011	1,512	White (321)	21.7%
2012	1,533	Black or African American (1,126)	76.0%
2013	1,363	Hispanic or Latino(24)	1.6%
2014	1,200	Two or More Races (7)	0.5%
2015	1,242	HOUSING	
AGE		Occupied housing units	528 (83.0%)
Persons under 5 years, 2010	131 8.9%	Owner-Occupied Housing Units	355 (67.2%)
Persons under 18 2010	463 31.3%	Median Value of owner occupied units	\$52,300
Persons over 18 years, 2010	1,016 68.7%	Renter-Occupied Housing Units	173 (32.8%)
Persons 65 years & 2010	189 12.8%	Median gross rent	\$390

Edison

POPULATION (Edison)		GENDER %	
Total Population	1,531	Male	43.2%
		Female	56.8%
POPULATION ESTIMATES		RACE AND ETHNICITY	
2011	1,218	White (476)	31.1%
2012	1,133	Black or African American (975)	63.7%
2013	985	Hispanic or Latino(66)	4.3%
2014	1,040	Two or More Races (16)	1.0%
2015	1,054	HOUSING	
AGE		Occupied housing units	590 (89.3%)
Persons under 5 years, 2010	131 8.6%	Owner-Occupied Housing Units	295 (50.0%)
Persons under 18 2010	469 30.6%	Median Value of owner occupied units	\$76,500
Persons over 18 years, 2010	1,062 69.4%	Renter-Occupied Housing Units	295 (50.0%)
Persons 65 years & 2010	253 16.5%	Median gross rent	\$426

Leary

POPULATION (Leary)		GENDER %	
Total Population	618	Male	45.1%
		Female	54.9%
POPULATION ESTIMATES		RACE AND ETHNICITY	
2011	415	White (139)	22.5%
2012	485	Black or African American (470)	76.1%
2013	530	Hispanic or Latino(4)	0.6%
2014	536	Two or More Races (1)	0.2%
2015	519	HOUSING	
AGE		Occupied housing units	271 (84.7%)
Persons under 5 years, 2010	24 3.9%	Owner-Occupied Housing Units	205 (75.6%)
Persons under 18 2010	801 23.2%	Median Value of owner occupied units	\$34,300
Persons over 18 years, 2010	496 80.3%	Renter-Occupied Housing Units	66 (24.4%)
Persons 65 years & 2010	91 14.7%	Median gross rent	\$589

Morgan

POPULATION (Morgan)		GENDER %	
Total Population	240	Male	48.5%
		Female	51.5%
POPULATION ESTIMATES		RACE AND ETHNICITY	
2011	1,633	White (113)	47.7%
2012	2,465	Black or African American (115)	47.9%
2013	2,327	Hispanic or Latino(6)	2.5%
2014	2,401	Two or More Races (10)	4.2%
2015	2,679	HOUSING	
AGE		Occupied housing units	95 (67.4%)
Persons under 5 years, 2010	10 4.2%	Owner-Occupied Housing Units	64 (67.4%)
Persons under 18 2010	29 12%	Median Value of owner occupied units	\$62,800
Persons over 18 years, 2010	211 87.9%	Renter-Occupied Housing Units	31 (32.6%)
Persons 65 years & 2010	49 20.4%	Median gross rent	\$430

ISSUES AND OPPORTUNITIES

COMMUNITY SWOT ANALYSIS

The following is an analysis of the community's Strengths, Weaknesses, Opportunities and Threats (SWOT) for the County and each City.

CALHOUN COUNTY COMMUNITY ASSESSMENT

STRENGTHS

- Still Pond Winery
- High Cotton Yard Sale
- White tail deer hunting
- Nothing Fancy Fish House
- Ethridge Farms
- Construction of two new schools (Calhoun County and Charter School)

WEAKNESSES

- Jobs
- Family structure & Family values Deteriorating
- Lack of communication between governments

- Relationship with God

OPPORTUNITIES

- Improve Education
 - Increase Adult Education Opportunities
- Become a GA Work Ready Community
- Be a Camera Ready Community
- 37 Trail: GA Grown Recognition

THREATS

- Drugs/Crime
- Gangs
- Poverty



CITY OF ARLINGTON COMMUNITY ASSESSMENT

STRENGTHS

- May Day Festival: Longest running festival in GA
- Across the Tracks
- South Georgia Regional Information Technology Authority(SGRITA)
- The Arlington Depot
- Volunteer Fire Dept.
- Agriculture Industry
- Local Restaurants
- Beauty Shop
- Veterans Park
- Head Start
- Still Pond Winery
- Elementary School
- Quail Country
- Railroad
- Nantze Springs
- Behavioral Health Services (Aspire)
- CPS,DPC

WEAKNESSES

- Limited Rental Housing
- Lack of Affordable Housing
- Sewage System
- Recreation
- Being Proactive/Planning
- Intergovernmental Cooperation
- Jobs/Industry-empty buildings
- Rehoboth Ranch (Adult Rehabilitation)

OPPORTUNITIES

- Facilities and space available for businesses
- Workforce Ready for existing businesses
- Population-All Ages
- Volunteerism
- Solar Panels/Solar Farms
- Repurpose empty building

THREATS

- Drugs/Shot Houses
- Gangs
- Burglaries-Crime
- Losing Younger People

CITY OF EDISON COMMUNITY ASSESSMENT

STRENGTHS

- Education
- Horse Show
- Christmas Parade
- Library
- Riverside Building Location
- Businesses
 - Grocery Store
 - Drug Store

- Nursing Home
- Personal Care Home

WEAKNESSES

- Unskilled Workforce
- Lack of Jobs
- Lack of Housing
- Shrinking Tax Base
- Inadequate Infrastructure

OPPORTUNITIES

- Albany Tech Facility –Educational
- Vacant Buildings /Opportunity for Economic Development
- Willingness of citizens to work together
- No Jobs for the Younger People
- Drought/Crop Loss

- To provide more Recreation Facilities

THREATS

- Drugs/Crime

CITY OF LEARY COMMUNITY ASSESSMENT

STRENGTHS

- Farming
- Christmas Parade
- Fire Works
- Red’s Restaurant

WEAKNESSES

- Lack of Jobs
- Substandard Housing

OPPORTUNITIES

- Expand existing Businesses
- To develop and rehabilitate housing

THREATS

- Drugs/Crime
- Lack of Jobs
- Lack of housing

CITY OF MORGAN COMMUNITY ASSESSMENT

STRENGTHS

- Halloween on the Square
- Calhoun State Prison
- Improved water and sewage system
- Calhoun County Emergency Management Services (EMS)

WEAKNESSES

- Jobs
- Lack of Housing
- No City Sewage

- Lack of Recreation

OPPORTUNITIES

- Education

THREATS

- Drugs
- Crime
- No Jobs for the Younger People



COMMUNITY GOALS

(THE COMMUNITIES ELECTED NOT TO HAVE A VISION STATEMENT)

Goal: Economic Prosperity

Our community will encourage development or expansion of businesses and industries that are suitable for the skill of the workforce.

Policies - We will:

- Make decisions on new development that contribute to, not take away from, our community's character and sense of place.
- Support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- Consider impacts on infrastructure and natural resources in our decision making on economic development projects.
- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- Encourage development of housing that enables residents to live close to their places of employment.

Goal: Resource Management

Our community will efficiently utilize and protect our natural resources and environmentally sensitive areas.

Policies – We will:

- Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- Ensure safe and adequate supplies of water through protection of ground and surface water sources.
- Promote enhanced solid waste reduction and recycling initiatives.
- Make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

Goal: Public Infrastructure

Our community will identify and develop infrastructure to support or direct new growth through ordinances and regulations.

Policies – We will:

- Seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- Limit development within our community to areas that can be reasonably served by public infrastructure.

Goal: Regional Cooperation

Our community will actively participate in regional organizations and identify joint projects that will result in lower costs and greater efficiency

Policies – We will:

- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- Consult other public entities in our area when making decisions that are likely to impact them.

Goal: Sense of Place

Our community will make our downtown the focus point of our community; encourage compact; walkable development mixed used while protecting and revitalizing historic/culture areas.

Policies – We will:

- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

- Commit to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

Goal: Transportation Options

Our community will maintain existing transportation options and seek opportunities to address identified gaps.

Policies – We will:

- Target transportation improvements that support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Design new and reconstructed roadways so that they accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation (Complete Street Design).

Goal: Educational Opportunities

Our community will work with local educational institutions to make education and training opportunities readily available to all residents.

Policies – We will:

- Support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects

Goal: Community Health

Our community will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

Policies – We will:

- Make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Invest in parks and open space to enhance the quality of life for our citizens.
- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

Goal: Housing Options

Our community will encourage and promote a variety of housing types, sizes, costs, and densities in each neighborhood; through programs to provide housing for residents of all socio-economic backgrounds and incomes.

Policies – We will:

- Eliminate substandard or dilapidated housing in our community.
- Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Calhoun County and the Cities of Arlington, Edison, Leary and Morgan.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

Policies, issues and opportunities, and Community Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities. Portions of the CEDS are included in this plan element and are listed below.

Calhoun County is a rural county that is home to four incorporated cities: Arlington, Edison, Leary and Morgan. The City of Arlington is unique in that it straddles two counties (Calhoun & Early). The City elected to conduct its planning activities with Calhoun County. Arlington has been growing with the addition of Aspire Behavioral Center and other medical facilities located right downtown. Arlington is also home to the May Day Festival which was started in 1932. The City of Edison has an excellent hometown atmosphere, situated above Georgia most productive ground water supply, the Florida aquifer and home to the King Cotton Horse Show since 1935. Leary, Georgia has long been an agricultural supply center for neighboring plantations and farms. Still Pond Vineyard is located near Leary and it is one of the largest commercial winery in the state of Georgia. The City of Morgan is home to all of the Calhoun County government offices. The courthouse is located on "courthouse square" located in the center of Morgan and state highways 37, 45, 234 and 41 all come into the courthouse square. Calhoun County State Prison and local school system are the largest employment in the county. There are also several large scale farming operations. Calhoun County has a significant amount of recreational land and facilities, it is important to note that the majority of these facilities are private and somewhat exclusive. Citizens in the county have limited choices in terms of retail shopping and it results in a diminished tax base. One of the successful efforts that have benefitted Calhoun County is the annual "High Cotton Yard Sale" that runs 65 miles along Highway 37. This yard sale crosses three counties and attracts thousands annually.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Calhoun County and the Cities of Arlington, Edison, Leary and Morgan:

Goals

Our community will improve and upgrade the educational attainment levels of the labor workforce skills with the region

Objectives

We will develop and support community based efforts to address improved education levels and labor force skills.

We will support the continued improvement of the education system in addressing education issues and education skill improvements for the region.

Goals

Our community will expand existing industries

Objective

We will increase the potential that existing industries will expand into the region.

Future Land Use

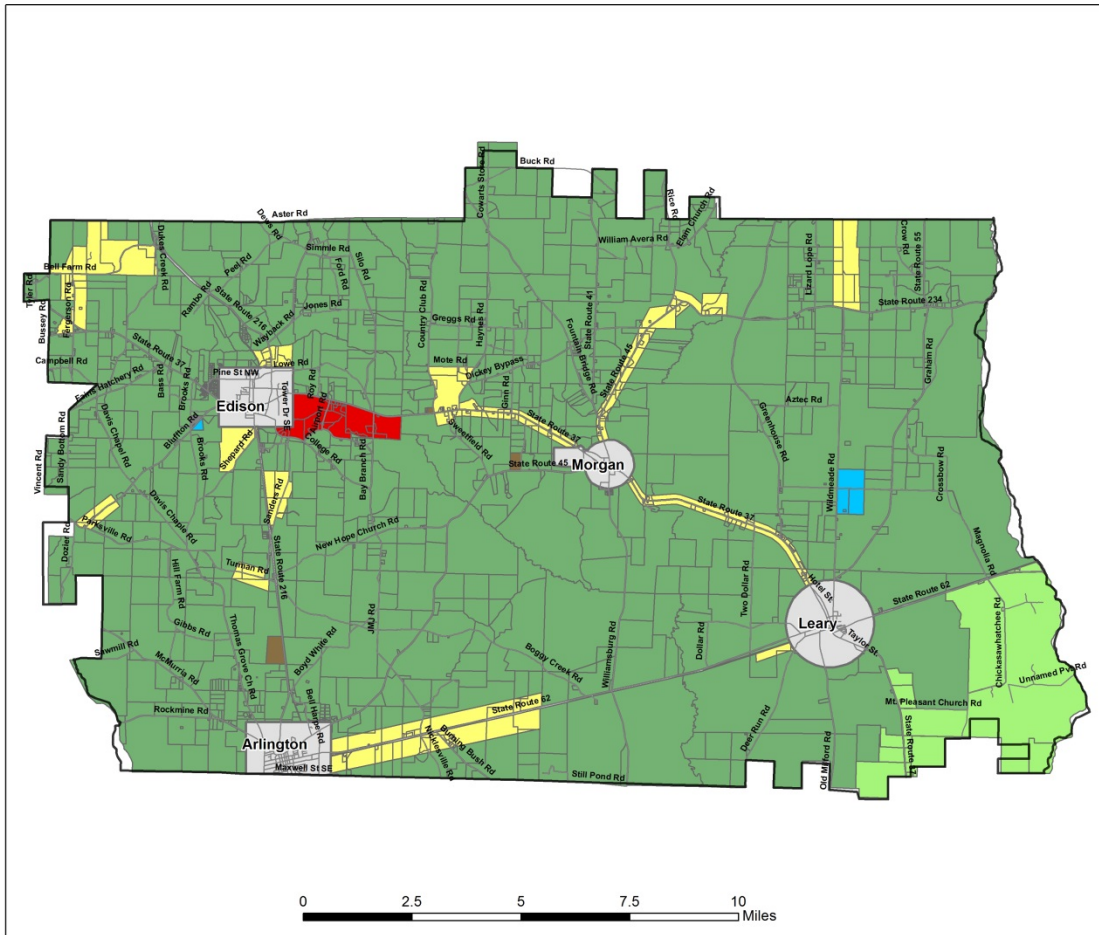
Land use for small communities must maintain rural characters and strength economic potential. Rural Communities need to identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that encourages sustainable rural development, while respecting the rights of rural community and residents.

The future land use categories are not zoning classifications. Instead, they act to inform leaders on decisions regarding rezoning and development. They will identify the specific use that is proposed for a parcel. The future land use categories are defined below:

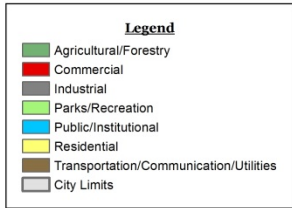
Land Use Classifications	
Residential	The predominant use of land is residential, single-family and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in one building or grouped together in a shopping center or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional	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.
Transportation/Communication/Utilities	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.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Undeveloped/Vacant	Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

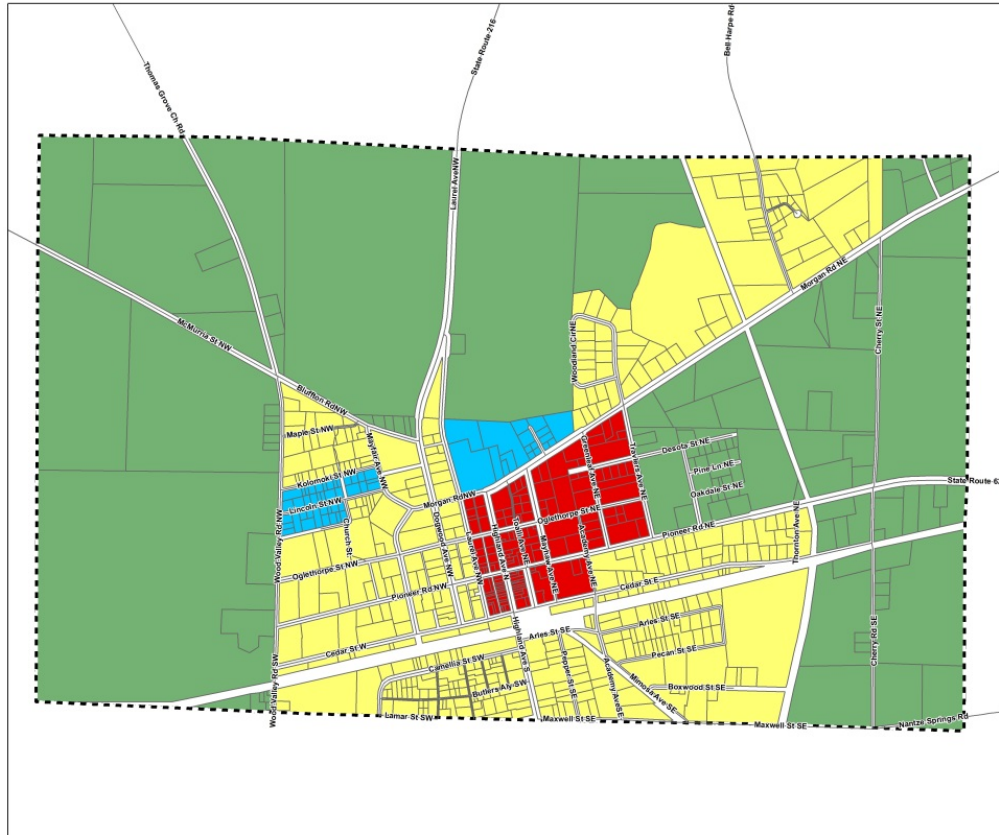
Future Land Use Maps

(Please see Appendix for larger renderings of the future land use maps.)



Calhoun County Future Landuse Map



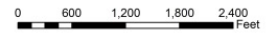


ARLINGTON

Future Land Use Map

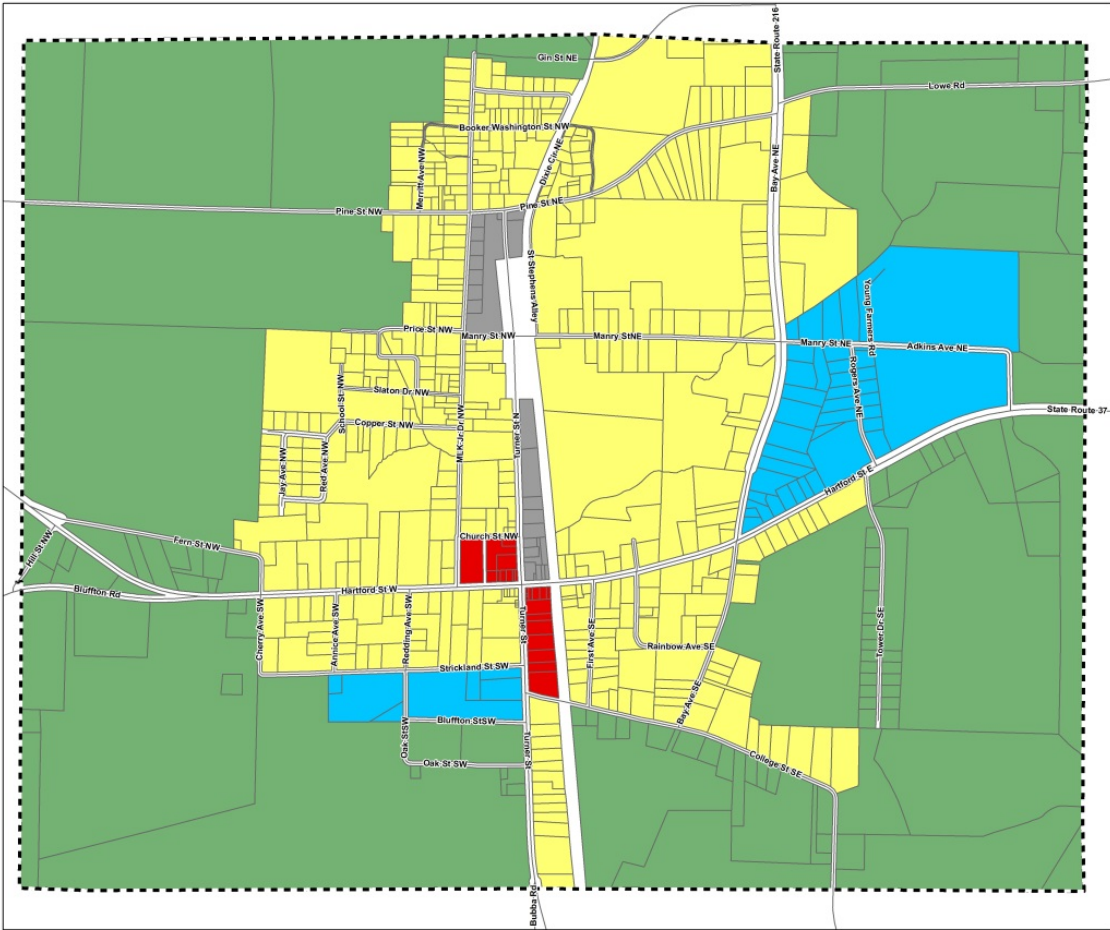
Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional



SWGRC
Southwest Georgia
Regional Commission



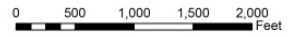


EDISON

Future Land Use Map

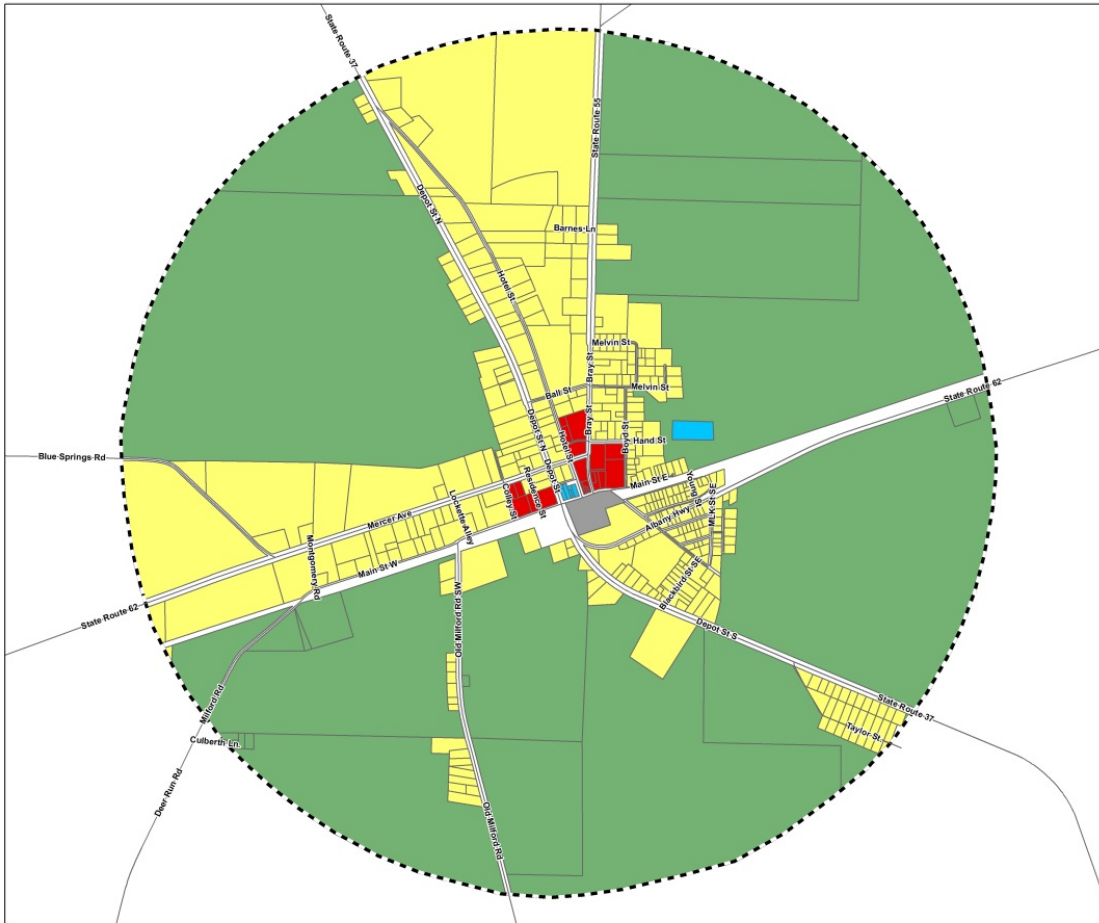
Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional



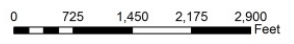
LEARY

Future Land Use Map



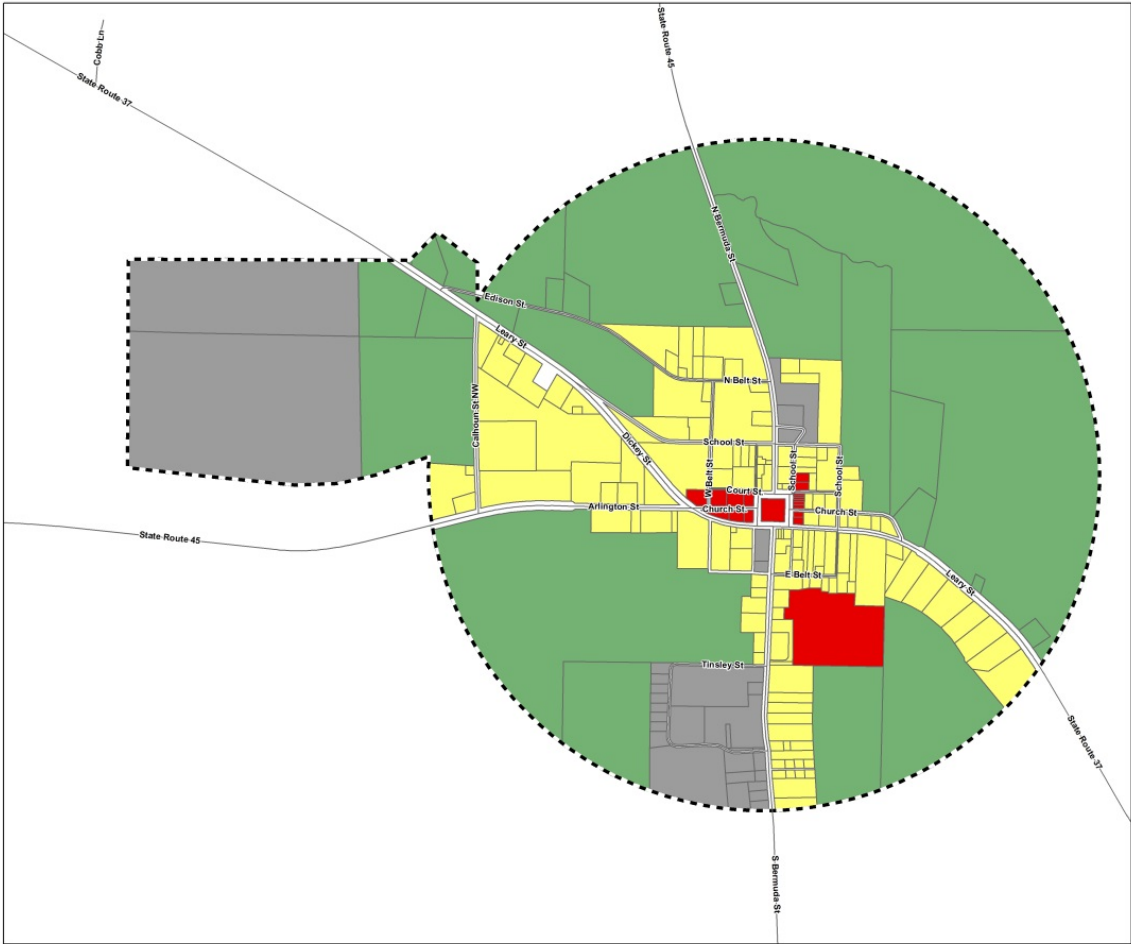
Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional



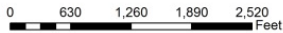
MORGAN

Future Land Use Map



Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional



TRANSPORTATION

Transportation is not a required to be included in the Calhoun County plan. The transportation element and survey results were made possible due to funding received from the Georgia Department of Transportation.

Calhoun County and the City of Arlington, Edison, Leary and Morgan have a population of 6,694. The RC staff conducted a comprehensive plan meeting on September 19th, in which discussions on the Rural Transportation and Transit were conducted. The county has a more than sufficient roadway network for the types of functions it now serves. This system provides for the existing land use activities and at the current rate of growth will be ample for the years to come. Calhoun County and the Cities of Arlington, Edison, Leary and Morgan are served by Resource Management Service, Inc. (RMS, Inc.). Local residents have expressed concern due to the lack of availability during the times needed. Some residents state that they are not able to receive healthcare services due to the lack of transportation. A total of 4,961 trips were provided for FY15.

The City of Arlington has a street department that maintains the streets. This department is capable of repairing potholes and line painting. They are also able to excavate portions of roads in order to correct water, sewer, and drainage problems. The City of Arlington street network is operating well under capacity. It is clear that the Georgia Highway #62 corridor is the principle arterial that runs through the city. This east to west route links most of Calhoun County and all parts east including the Albany metro area and the City of Blakely.

The City of Edison is much like that of Arlington, Hartford Street, the principle arterial, has the potential to become a bottleneck. However, this should not be of great concern if the city's growth rate remains constant for the next twenty years. However as in the case of many small cities and towns, growth is slowly increasing in the unincorporated areas surrounding the cities. This may present a problem for city infrastructure in the distant future.

The City of Leary must maintain the flow of traffic from Arlington and Blakely to and from the Albany metropolitan area. This is the only route through the city that shows a level of traffic to warrant concern. This link requires the city to expend resources that would otherwise go toward its citizens. This route, however, lends some increase in commerce to the city. However, there is not sufficient data to substantiate the cost compared to the benefits.

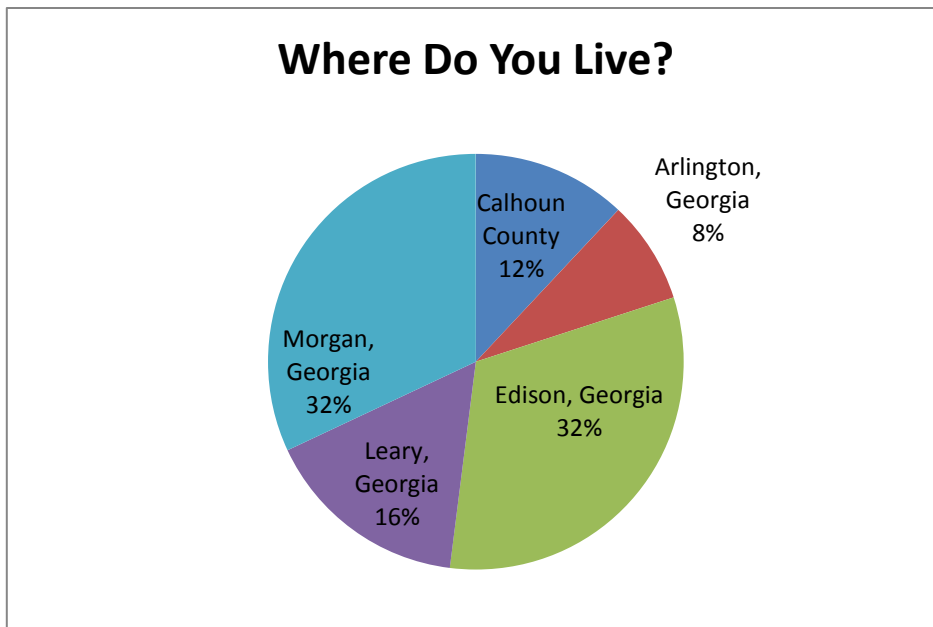
The City of Morgan has increase substantially due to the construction of the Calhoun County State Prison. The traffic increase comes from the employees who travel to Calhoun County and the City of Morgan. There seems to not to be any problems with the traffic in Morgan.

Since the population is decreasing the demand for transportation will decrease. There will still be those individuals in need of transportation; however it will be more costly to provide it. During the Comprehensive Planning process, transportation was viewed as a priority for Calhoun County and its cities. All municipalities see transportation as a vital part of their progress and also one of the keys to economic development opportunities.

Most residents who own vehicles can afford to look for work outside of the city or county. This makes the choices that remain for the rest of the population slim to none. All communities want to attract businesses so that residents can work where they live, decreasing costs to families, but without transportation, this makes it very difficult. The prison was a welcome addition and has provided numerous jobs to local residents. A true public transportation system is sorely needed.

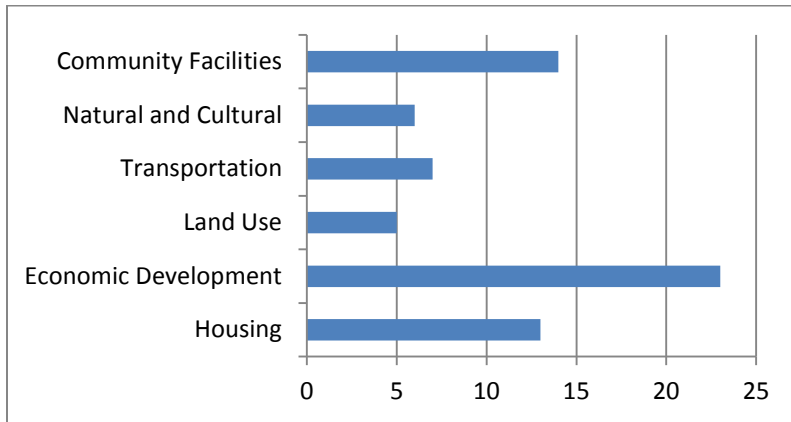
A survey was made available online through the planning process and despite robust marketing attempts, survey response was low. Transportation has an impact on economic development and opportunities for employment outside of the city and county.

Calhoun County Survey Results



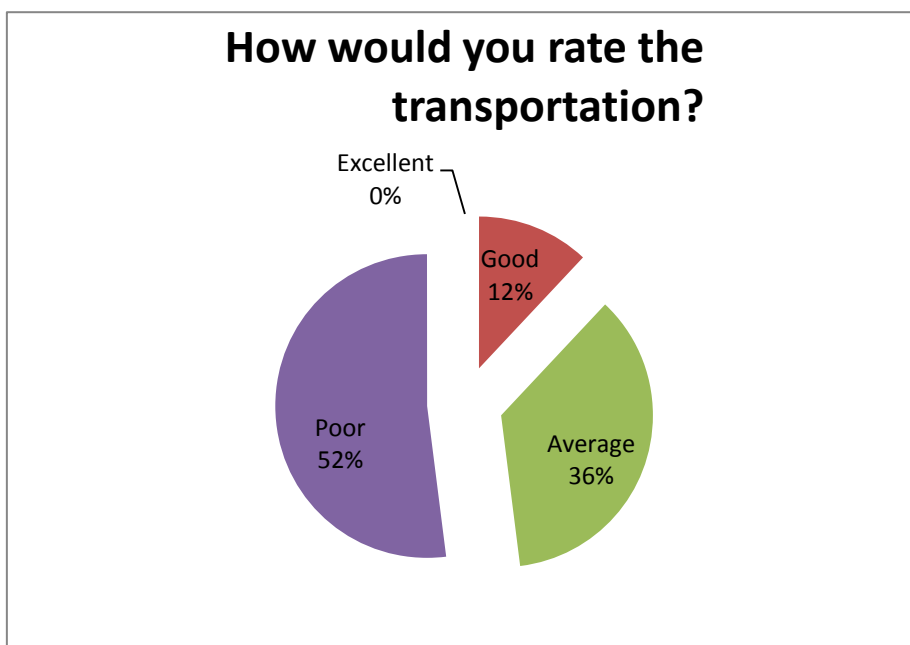
Where do you live?

What should be the three major priorities for Calhoun County and the City of Arlington, Edison, Leary, and Morgan?



What type of transportation is available in your area?

- Public Transit
- Personal Transportation
- Transit Bus
- Emergency Vehicles
- Medical Transportation
- Service Delivery
- Walking
- Biking
- School Buses



Report of Accomplishments

Arlington Report of Accomplishments (ROA)									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Remove old gym and old school complex					X	\$500,000	City	RDF GRANT	Underway projected completion date 2022
Implement year-round recreation program	X	X	X	X	X	\$20,000	City	Grants	Underway projected completion date 2022
Pave remaining dirt roads					X	\$375,000	City	SPLOST/DOT Apply for CDBG	Postponed for FY2018 grant application
Repair and replace existing sewer lines as necessary	X	X	X	X	X	\$500,000-\$1,000,000	City	WF & USDA CDBG	Underway projected completion date 2022
Continue support of Arlington Economic Development Authority	X	X	X	X	X	n/a	City	General fund	Underway projected completion date 2022
Implement major street landscaping program		X	X	X		\$20,000	City	General fund	Underway projected completion date 2022
Continue partnership with Early 2055	X	X	X	X	X	n/a	City, Early County 2055	n/a	No Longer being considered- No longer in Early Co.
Develop plans for new subdivision			X		City	n/a		USDA/ Grants	No longer being considered due to lack of funding
Update zoning ordinance, subdivision regulations and codes as necessary				X		\$15,000	City	General fund	Underway projected completion date 2022
Update Comprehensive Plan					X	n/a	City/RC	n/a	Complete
Continue to renovate old train depot	X	X				\$100,000		General fund/ TE Grant	Postponed to Transportation Funds (TE) Available in FY 2018
Develop off-street parking/ landscaping for old train depot			X	X		\$25,000	City	General fund/ TE Grant	Complete
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture									

Calhoun County Report of Accomplishments (ROA)									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Continue to operate waste transfer station	x	x	x	x	x	\$85,000.00	County	General Funds	Underway projected completion date 2022
Continue to maintain county roads	x	x	x	x	x	\$500,000.00	County	General Funds, SPLOST, DOT	Underway projected completion date 2022
Pave county roads approved by DOT	x	x	x	x	x	\$500,000.00	County	General Fund, USDA Community Facility Grants	Underway projected completion date 2022
Seek funding for construction of new jail	x	x	x	x	x	\$150,000	County	General Funds	Postponed
Expand Sheriff's office	x	x	x	x	x	\$80,000	County	General Funds	Postponed
Provide information on housing rehab programs.	x	x	x	x	x	n/a	County	General Funds	Complete
Update subdivision regulations as needed	x	x	x	x	x	n/a	County	General Funds	Complete
Consider adopting zoning regulations	x	x	x	x	x	\$20,000	County	General Funds	No Longer being considered
Comprehensive Plan update					x	None	County/RC	n/a	Complete
Renovate or modify County Health Department	X	X	X			\$500,000	County	County/CDBG	Complete
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture									

Edison Report of Accomplishments (ROA)									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Implement downtown revitalization program	X	X	X	X	X	n/a	City	General Fund	Postponed 2020 Lack of Funding
Improve drainage in areas		X		X		\$200,000	City	General Fund, CDBG	Completed
Provide needed sidewalk improvements		X	X	X		\$30,000	City	General Fund, TE Grant	Postponed 2022 Lack of Funding
Make needed improvements to recreation areas and facilities	X	X	X	X	X	\$60,000	City	General Fund, Grants	Underway projected completion date 2022
Continue support of Calhoun County's youth football program	X	X	X	X	X	\$300	City	General Fund	Completed
Provide new water and sewer services in newly developed subdivisions				X		\$200,000	City	General Fund, Grants	Underway projected completion date 2022
Purchase a new fire truck			X			\$28,000	City	General Fund, Grants	Postponed 2022 Lack of Funding
Continue to support the Edison Development Authority	X	X	X	X	X	\$300	City	General Fund	Underway projected completion date 2022
Continue to support the Cotton King Horse Show	X	X	X	X	X	\$1,500	City	General Fund	Completed
Support the development of low to moderate income homes	X	X	X	X	X	n/a	City	DCA, General Fund	Postponed 2022 Lack of Funding
Implement substandard housing renovation program			X			\$300,000	City	DCA, Grants, General Fund	Postponed 2022 Lack of Funds
Update Zoning Ordinance			X			n/a	City	n/a	Postponed 2022 Lack of Funds
Consider the adoption of subdivision regulations			X			n/a	City	n/a	Postponed 2022 Low priority
Update comprehensive plan					X	n/a	City/ RC	n/a	Complete
Make historic preservation nominations			X	X		n/a	City	n/a	Postponed 2022 Low priority
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture									

Leary Report of Accomplishments (ROA)									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Improve drainage throughout the city			X			\$500,000	City	CDBG, General Fund	Underway projected completion date 2022
Make improvements to sewer treatment plant		X				\$200,000	City	CDBG, General Fund	Underway projected completion date 2022
Extend water mains and hydrants to unserved areas				X		\$200,000	City	CDBG, General Fund	Postponed (Lack of Funds)
Provide 24-hour emergency services for the city	X					n/a	City	General Fund	Underway projected completion date 2022
Code enforcement with an emphasis on downtown	X	X	X	X	X		City	General Fund	Underway projected completion date 2022
Pave unpaved streets	X	X	X	X	X	\$100,000	City	DOT	Complete
Improve fire station building			X			\$60,000	City	Grants	Postponed (Lack of Funds)
Purchase new fire truck pumper		X				\$140,000	City	Grants	Postponed (Lack of Funds)
Update ordinances		X				n/a	City	General Fund	Underway projected completion date 2022
Partial plan update					X	n/a	City	General Fund	Underway projected completion date 2022
Implement code enforcement for downtown revitalization program	X	X	X	X	X	n/a	City	General Fund	Underway projected completion date 2022
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture									

Morgan Report of Accomplishments (ROA)									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Add bathroom to the new city park facility			x			\$10,000	City	General Fund	Postponed Lack of Funds
Make improvements to existing recreation facilities as needed	X	X	X	X	X	\$25,000	City	General Fund, Grants	Postponed Lack of Funds
Resurface streets as necessary	X	X	X	X	X	\$100,000	City	General Fund	Completed
Remove and replace sidewalks in downtown as necessary	X	X	X	X	X	\$250,000	City	General Fund TE Grant	Underway projected completion date 2022
Renovate fire department			X			\$50,000	City	General Fund	Completed
Continue to support the County's Economic Development Council	X	X	X	X	X	\$500	City	General Fund	No longer being considered
Provide information to residents on housing rehabilitation programs	X	X	X	X	X	n/a	City	General Fund	Postponed Low priority
Update zoning ordinance and map as needed	X	X	X	X	X	n/a	City	General Fund	Underway projected completion date 2022
Consider the adoption of subdivision regulations		X		X		n/a	City	General Fund	Underway projected completion date 2022
Update Comprehensive Plan					X	n/a	City	General Fund	Complete
Amend Service Delivery Strategy					X	n/a	City	General Fund	Complete
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture									

Community Work Program (CWP) 2018-2022

Arlington Community Work Program 2018-2022								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Remove old gym and old school complex	X	X	X	X	X	\$500,000	City	RDF GRANT, Grants
Implement year-round recreation program	X	X	X	X	X	\$20,000	City	Grants
Pave remaining dirt roads base on prioritized need					X	\$375,000	City	SPLOST/DOT
Apply for state and local grants to assist with the cost of public facilities, housing	X	X	X	X	X	\$500,000	City	CDBG, CHIP
Provide funds to repair and replace existing sewer lines throughout City as necessary	X	X	X	X	X	\$500,000-\$1,000,000	City	WF & USDA
Provide funds to renovate old train depot	X	X	X	X	X	\$500,000	City	DOT Grants SPLOST
Provide funding or in-kind assistance to the Arlington Economic Downtown Development Authority on collaborative projects.	X	X	X	X	X	n/a	City	General fund
Implement major street landscaping program		X	X	X		\$20,000	City	General fund
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture								

Calhoun Community Work Program 2018-2022								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Provide funding to operate and maintain waste transfer station						\$85,000.00	County	General Funds
Provide funding to maintain county roads as funding permits						\$500,000.00	County	General Funds, SPLOST, DOT
Utilize funding to pave county roads approved by DOT						\$500,000.00	County	General Fund, USDA Community Facility Grants
Seek funding for construction of new jail						\$150,000	County	General Funds
Expand Sheriff's office						\$80,000	County	General Funds
Work with the SW GA RC to Update Community Work Program				X	X	None	County	DCA & RC
Review and have meetings to discuss the adoption of zoning regulations	X	X	X	X	X	20,000	County	General Funds
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture								

Edison Community Work Program 2018 - 2022

Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Develop and implement downtown revitalization program	X	X	X	X	X	\$5,000	City	General Fund/ Grants
Provide funding to make needed sidewalk improvements throughout the City		X	X	X	X	\$30,000	City	General Fund, TE Grant
Provide funding to make needed improvements to City recreation areas and facilities	X	X	X	X	X	\$60,000	City	General Fund, Grants
Provide upgrades to water and sewer services in newly developed subdivision			X	X	X	\$200,000	City	General Fund, Grants
Purchase a new fire truck			X	X		\$28,000	City	General Fund, Grants
Provide funding or in-kind support to the Edison Development Authority on economic development projects	X	X	X	X	X	\$3,000	City	General Fund
Provide limited funding (\$1,500) to support the Cotton King Horse Show	X	X	X	X	X	\$1,500	City	General Fund
Educate City officials on housing programs that support the development of low to moderate income housing	X	X	X	X	X	None	City	DCA/RC
Apply for substandard housing rehabilitation program (CHIP/CDBG)	X	X	X	X	X	\$300,000	City	DCA, Grants, General Fund
Update Zoning Ordinance	X	X	X			\$5,000	City	General Funds
Educate City officials on the pros and cons of adopting subdivision regulations for possible adoption.		X	X			None	City	RC
Update Community Work Program as required by GA DCA				X	X	None	City	RC/DCA
Identify historic structures and make historic preservation nominations to Historic Preservation Division (HPD)		X	X	X		\$1,000	City	General Funds

ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture

Leary Community Work Program 2018 - 2022								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Provide funding to make drainage improvements throughout the city			X			\$500,000	City	CDBG, General Fund
Provide funding to make improvements to sewer treatment plant		X				\$200,000	City	CDBG, General Fund
Extend water mains and hydrants to unserved areas				X		\$200,000	City	CDBG, General Fund
Provide 24-hour emergency services for the city	X					n/a	City	General Fund
Provide education to encourage compliance or Code enforcement with an emphasis on downtown	X	X	X	X	X		City	General Fund
Provide funding to make needed improvements to the fire station building			X			\$60,000	City	Grants
Purchase new fire truck pumper		X				\$140,000	City	Grants
Update zoning ordinances		X				n/a	City	General Fund
Update Community Work Program					X	n/a	City	General Fund
Develop a plan for downtown revitalization with emphasis on code enforcement	X	X	X	X	X	n/a	City	General Fund
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture								

Morgan Community Work Program 2018-2022

Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Add bathroom to the new city park facility	X	X	X	X	X	\$10,000	City	General Fund
Provide funding to make improvements to existing recreation facilities as needed		X	X	X		\$25,000	City	General Fund, Grants
Provide funding to make improvement to City playground	X	X	X	X	X	\$25,000	City	General Fund/Grants
Provide funding to remove and replace sidewalks in downtown as necessary	X	X	X			\$300,000	City	General Fund/TE Grants
Provide funding to work on drainage issues on city streets	X	X	X	X	X	\$30,000	City	General Funds/Grants
Provide funding to update Zoning Ordinance and maps as needed	X	X	X			N/A	City	General Fund
Work with the SWGARC to update Service Delivery Strategy as needed/required	X	X	X	X	X	N/A	City	General Fund
Provide funding to make needed improvements to the City Water System	X	X	X	X	X	\$50,000	City	General Fund/Grants
Provide funding to make improvements to the City Sewage System	X	X	X	X	X	\$100,000	City	General Fund/Grants
Work on traffic control throughout the city	X	X	X	X	X	\$25,000	City	General Fund
Landscape around the downtown area with flowers, shrubby	X	X	X	X	X	\$20,000	City	General Fund
Provide information to residents on housing rehabilitation programs	X	X	X	X	X	n/a	City	General Fund
Discuss pros and cons of the adoption of subdivision regulations						n/a	City	General Fund
Work with the SW GA RC to update Comprehensive Plan (Community Work Program (CWP))						n/a	City	General Fund

ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP – Community Home Investment Program; DOT – Georgia Department of Transportation; RC – Southwest Georgia Regional Commission – RC; RDF – Redevelopment Fund Grant; SPLOST – Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA – United States Department of Agriculture

Appendix

Resolutions

Public Hearing Advertisements

Attendance Sheets

Future Land Use Map

RESOLUTIONS

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

WHEREAS, Calhoun, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, Calhoun County examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the Calhoun County Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 12th day of June 2017.

Commission Chair



Conner Collins

Witness



Mandie Milner, County Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Arlington, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status; .

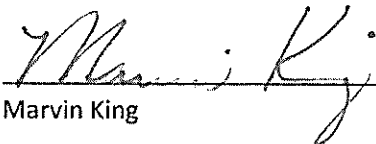
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Arlington examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Arlington, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 13th day of July 2017.

Mayor


Marvin King

Witness


Mary King, City Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Edison, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

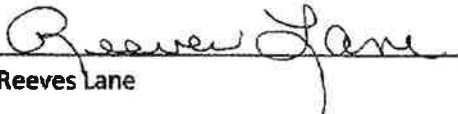
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Edison examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

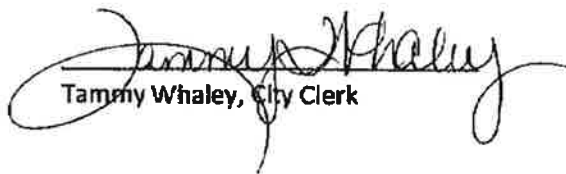
THEREFORE, BE IT RESOLVED by the City Council of Edison, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 14 day of August 2017.

Mayor


Reeves Lane

Witness


Tammy Whaley, City Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Leary, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Leary examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

THEREFORE, BE IT RESOLVED by the City Council of Leary, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 5th day of JUNE 2017.

Mayor



Calvin Cox

Witness



Tamika Williams, City Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Morgan, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Morgan examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

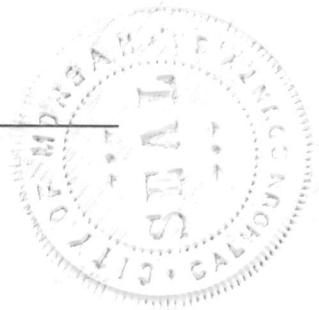
THEREFORE, BE IT RESOLVED by the City Council of Morgan, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 5th day of JUNE 2017.

Mayor



Richard Martin



Witness


Toni Mackey, City Clerk

PUBIC HEARING
ADVERTISEMENTS

Walk Georgia: after school exercise is good!

function, and connectivity. Regular physical activity as a child may have protective effects on brain health all throughout life. Kids and young adults who lead an active lifestyle generally perform better on exams and are inclined to fewer behavioral problems. This is due to the positive correlation between cardiovascular-fitness and the group of brain structures that are responsible for voluntary movement and attention. Also, increases in blood and oxygen flow to the brain improve cognitive processing. Sixty minutes of afterschool exercise can still leave time for homework and provides the additional bonus of less television time.

If your children aren't into sports, they still don't

have to be glued to the television. Dancing, walking, or martial arts are all activities that will help your child discover the joys of physical activity. Remember, when you

move more, you live more! This information is provided by UGA Cooperative Extension Randolph County. Office phone is 732.2311. Move more, Live more!

CALLED MEETING NOTICE

The Calhoun County Board of Commissioners along with the Cities of Arlington, Edison, Leary and Morgan are conducting a Public Hearing to discuss the Calhoun County Comprehensive Plan.

The meeting is scheduled for September 19, 2015 at 9:00 a.m. at

The Calhoun County Commissioners Office
28007 Main Street
Morgan, GA 39866
(229) 849-4835

The purpose of the public hearing is to begin the process of developing the new comprehensive plan. The public is welcome to attend the meeting and give input.

Copies of the current Comprehensive Plan are available for viewing at City Hall and the Calhoun County Board of Commissioners Office.

Calhoun County - 229-849-4835
Arlington City Hall - 229-725-4276
Edison City Hall - 229-835-2279
Morgan City Hall - 229-849-4045
Leary City Hall - 229-792-6121

Bark in the Park

to support Angel Dog Rescue, Inc.



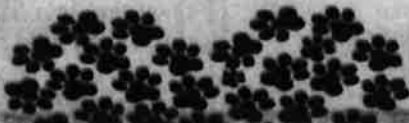
Join us on Friday, September 18th
10:00 AM - 3:00 PM at the Iris Gardens!

Join us for lunch in the park!

Admission: Bag of dog food or monetary donation

Admission!

Wash!



Bake Sale!

Hot Dogs and

ATTENDANCE SHEETS

**Southwest Georgia Regional Commission
 Calhoun County and The Cities of Arlington, Edison, Morgan and Leary
 Comprehensive Plan
 September 19, 2015
 9:00 AM**

Sign In Sheet

Name	Agency	Telephone	E-mail
1. Kimberly Brooks	SWGRC	229-522-3552	kbrooks@swgrc.org
2. Peggy Aycock	Morgan City Council	229-849-2665	Tripp51999@windstream.net
3. Richard Martin	City of Morgan	229-310-5124	CCema@windstream.net
4. Reeves Lane	City of Edison	229-835-2212	JRLXXX@windstream.net
5. Peggy Simpson	City of Edison	229-835-2279	jpab@windstream.net
6. Andre Milner	Calhoun Co	229-849-4835	ccbo@windstream.net
7. Jesse Williams	City of Morgan	229-849-4575	
8. Christopher Prater	City of Morgan	229-308-1514	
9. Arra Johnson	City of Leary	229-881-5831	
10. Mary King	City of Arlington	229-725-4276	cityofarlingtonne
11. Betty Murdock	City of Arlington	229-308-2401	
12. Ben Dismukes	Edison	308-1433	
13.			
14.			
15.			
16.			
17.			
18.			
19.			



Calhoun County & Cities of Arlington - Edison - Leary - Morgan ~ Morgan ~ Comprehensive Plan

Saturday, October 8, 2016

Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Peggy Aycock	229-849-2665	Tajp5199@windstream.net	City of Morgan
Peggy Simpson	229-835-2179	j.pab@windstream.net	City of Edison
Brian Beddel	229-522-3557	breddick@sugr.org	SW GA RC
Tommy Manry	229-881-2099	topo21teach@hotmail.com	Edison - dist. 4
Robert Turner	229-835-3194	roberttu@hotmail.com	Edison City Council
Reeves Lane	229-835-2212	JRLXXX@windstream.com	Edison City Mayor
Mary King	229-725-4276	cityofarlington@att.net	City of Arlington
Richard Blost	225-881-2772	Calhoun Co RENEW@windstream.net	Calhoun Co
Richard March	229-310-5124	ccema@windstream.net	City of Maza
Daryl Warren	229-343-8369	ckwarren2@gmail.com	city of Leary
William Haddock	229-792-6236	Dr. Bae 373 1 July	Calhoun County
Tom Gray	229 308 5267	po box 215	Arlington
Serene Breckins	229-886-3064	serenebreckins@belbosth.net	city of Arlington
Jesse Williams	229-849-4575	-	City of Morgan
Conner Collins	229-835-2027	connercollinsmc@gmail.com	Commissioner

SIGN IN SHEET FOR PUBLIC HEARING

August 20, 2015

4:00 PM

28007 MAIN STREET

MORGAN, GA 39866

- 1.) Barbara Deedee SUGARC
- 2.) Mark Swickland C.C. Chief Appr.
- 3.) William Aubrey County Commissioner
- 4.) ~~Pro~~ - County Clerk
- 5.) Brenda Ueath - County Commissioner
- 6.) ~~Don~~ - County Attorney
- 7.) ~~Brian~~ Nest - County Commissioner
- 8.) ~~Richard~~ Martin - Mayor - Morgan
- 9.) ~~Lou~~ Mackey - Toni Mackey - Morgan
- 10.) ~~Dog~~ King - Omary King - Arlington
- 11.) ~~Conner~~ Collins - Chairman
- 12.) ~~Charlie~~ Williams - Vice Chair
- 13.) Leon Brown
- 14.) Cortez Marshall
- 15.) _____
- 16.) _____
- 17.) _____
- 18.) _____
- 19.) _____
- 20.) _____
- 21.) _____
- 22.) _____
- 23.) _____
- 24.) _____
- 25.) _____
- 26.) _____
- 27.) _____
- 28.) _____
- 29.) _____



Calhoun County & Cities of Arlington – Edison – Leary – Morgan ~ Comprehensive Plan

2nd Public Hearing

Wednesday, May 3, 2017

10:00 am

Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Kimberly Brooks	229.532.3552	kbrooks@swgrc.org	swGRC
Barbara Reddick	225-522-3552	brreddick@swgrc.org	swgrc
Toni Mackey	229-849-4045	morgan.ed@windstream	City of Morgan
Marvin King	229 723 1402	kingm3955@gmail.com	City of Arlington
Conner Collins	229-835-2244	connercollinsinc@gmail.com	Calhoun Co.
WATERBOLT	229.369.8801	cityofedison@gmail.com	City of Edison
Tommy Maney	229-881-2099	topra21teach@hotmail.com	Calhoun Co. comm. dist. 4
Brenda Weatherly	229-881-2672	brendapebes554@yahoo.com	Calhoun Co. Comm. dist 2
Calvin G	229-881-3929	cityofarlingtonfla.com	City of Leary
Mandie Milner	229-849-4835	ceboe@windstream.net	Calhoun County
Chuck Coburn	229-725-4518	chuckay1616@gmail.com	City of Arlington

This 17th day of April 2017.

Sherry Ann Turner Johnson and Terry Vann Turner Wood

Co-Executrices of the Estate of Mollie Frances Turner

% DIVINE FINNEY DAVIS, PC

600 N. Jackson Street

Albany, GA 31701

NOTICE TO DEBTORS & CREDITORS
All creditors of the estate of Mollie Frances Turner, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 17th day of April 2017.
Sherry Ann Turner Johnson and Terry Vann Turner Wood Co-Executrices of the Estate of Mollie Frances Turner
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of ELON REBECCA HOOD deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 25th day of April, 2017.
Carol Hood Fullerton, as Executor of the Estate of Elon Rebecca Hood
c/o WATSON SPENCE LLP
Post Office Box 2008
Albany, Georgia 31702-2008
Apr. 27, May 04, 11, & 18, 2017
908-484824

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of BRIAN LEWIS TYUS deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 6th day of April, 2017.
Kirsty Tyus
Executor

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of DOROTHY BRYANT JOHNSTON deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 3rd day of March, 2017.
Sherman Wilks, Attorney to Clarence Michael Johnston
P.O. Drawer 71788
Albany, GA 31709
229-893-2441

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of JIMMY R. HOUSTON deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 13th day of March, 2017.
Randall G. Carver, Executor
c/o Perry & Walters, LLP
P.O. Box 71209
Albany, GA 31708

NOTICE TO DEBTORS AND CREDITORS

All creditors of the estate of LYDIA E. ARNESON deceased, late of Dougherty County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 24th day of March, 2017.
Carolyn Arneson Purrier, Executor
c/o Perry & Walters, LLP
P.O. Box 71209
Albany, GA 31708

you are required to file with Clerk of the Superior Court and serve upon plaintiff, Ulysses Sorrell an answer in writing within sixty (60) days of the date of the order for publication.

WITNESS, the Honorable Willie Lockett, Judge of this Superior Court.
This the 28th day of April 2017.
S. Candea M. Nix Deputy Clerk, Superior Court
Apr. 27, May 4, 11, & 18, 2017

915 Miscellaneous

Cathoun County and the Cities of Arlington, Edison, Leary and Morgan are conducting a Public Hearing to present the Cathoun County and the Cities of Arlington, Edison, Leary and Morgan Joint Comprehensive Plan on Wednesday, May 3, 2017 at 10 AM at the Cathoun County Commissioners Office, 28007 Main Street, Morgan, Georgia 39866. The current plan will expire on June 30, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swrcplanning.org. Questions should be directed to Barbara Reddick, Planning Director with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1618.

IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA IN RE: ESTATE OF Timothy Bernard Bryant (DECEASED) PETITION FOR LETTERS OF ADMINISTRATION

NOTICE: Of Whom it may concern Torric Byron Bryant has petitioned for to be appointed Administrators of the estate of Timothy Bernard Bryant deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 20, 2017.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge of the Probate Court By: Clerk of the Probate Court P. O. Box 87 Morgan, GA 39866 Address (229)849-2115 Telephone Number

IN THE SUPERIOR COURT MUSCOGEE COUNTY STATE OF GEORGIA IN RE: ADOPTION OF DE MONTAYE OLIVER Docket No. AD17DM28-04 BY: LEGRETICIA LANEY CRAFTON Petitioner.

NOTICE OF PUBLICATION By Order for service by publication dated the 29th day of March, 2017, you are hereby notified that on the 29th day of March, 2017, Legreticia Laney Crafton filed a Petition for Adoption in regards to De Montaye Oliver. You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorney, Leslie L. Cohn, P.O. Box 1564, 831 Second Avenue, Columbus, GA 31902-1564 an Answer in writing within sixty (60) days of the date of the first publication notice. WITNESS, the Honorable William C. Rumer Judge of this Superior Court.

Carrie Reid Clerk/Deputy Clerk Superior Court of Muscogee County Leslie L. Cohn

corporation, LATASHA MORMAN, individually, and as Mother and next friend of JANNIYA HOLLYDAY; Minor child, and as surviving heir of JOHNATHAN JOHNSON, deceased; and KATISHA NEWKIRK, individually, and as mother and next friend of JACOB JOHNSON, minor child, and as surviving heir of JOHNATHAN JOHNSON, deceased, Defendants.

Defendant inter Auto Trade, Inc.

You are hereby notified that the above styled action seeking declaratory relief related to a motor vehicle accident occurring on or about March 11, 2016, was filed against you in said Court on August 18, 2016, and that by reason of an order for service of summons by publication entered by the Court on December 14, 2016, you are hereby commanded and required to file with the Clerk of said Court and serve upon Joseph P. Durham, Jr., Plaintiff's attorney, whose address is 1604 West Third Avenue, Albany, Georgia 31707, an answer to the Complaint within sixty (60) days of the date of order for service by publication. Witness the Honorable Denise Marshall, Judge of said Court.

This the 14th day of April, 2017. Candie M. Nix Deputy Clerk of Superior Court of Dougherty County Filed 2017 April 14 AM 10:55

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA DERBY PROPERTIES, LLC Petitioner CIVIL ACTION: FILE No. SUCV2016001332

A TRACT OF LAND, BEING KNOWN AS 1109 AUGUSTA DRIVE, DOUGHERTY COUNTY, GEORGIA BEING TAX PARCEL NUMBER 00240/00006/005 AND AS THE RESPECTIVE INTERESTS MAY BE OR APPEAR TENANT, OWNER OR OCCUPANT OF PROPERTY: FANNIE WARD BYRDSONG Respondents NOTICE OF PUBLICATION

The Unknown Heirs at Law of Fannie Ward Byrdsong. You are hereby notified that the above styled petition to quiet title to property located at 1109 Augusta Drive, Dougherty County, Georgia, was filed against you in the Superior Court of Dougherty County on October 3, 2016 and that by reason of an order for service of summons by publication entered by the Court on the 6th day of April, 2017, you are hereby commanded and required to file with the Clerk of said Court and serve upon John Ayoub or Caroling Dailal Bryant, Attorney at Law, whose address is 675 Sornoline Ave., Suite 301, Atlanta, GA 30307 an Answer to the Complaint within sixty (60) days of the order for publication.

WITNESS, the Honorable Willie Lockette, Judge of said Court. This the 10th day of April, 2017. Clerk of Superior Court



Notice is given that articles of incorporation that will incorporate Greater Joy Temple have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 2405 Lily Pond Road, Albany, Georgia 31721 and its initial registered agent at such address is Bishop Quintard Caldwell.

NOTICE OF MERGER Notice is given that articles of a certificate of merger which will effect a merger by and between BRL & Associates Inc., a Georgia corporation, and Union Credit Corporation, a Georgia corporation has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The name of the surviving corporation in the merger is Union Credit Corporation, a corporation incorporated in the State of Georgia. The registered office of such corporation is located at 414 N. Westover Blvd., Ste. A., Albany, Georgia 31707, and its registered agent at such address is Stephen H. Fink.

carried on at 1726 Blue Springs Lane, Albany, Georgia 31721 in the following trade name, to-wit: Blue Springs Plantation and that the nature of said business is: Plantation. This statement is made in conformity with O.C.G.A. §§ 10-1-490 et seq, requiring the filing of such statement with the Clerk of the Superior Court of this County.

This the 23rd day of March 2017. Georgia, Cobb County. Personally appeared before the undersigned officer, Elen W. Smith, Attorney in Fact who says under oath that the above and foregoing statement is true.

TRADE NAME REGISTRATION Notice is hereby given that the business operated at 1151 Dawson Road, Suite F, Albany, Georgia 31707, in the trade name of Albany Rentals, is owned and carried on by Blackshear & Reese, LLC, a Georgia limited liability company, whose address is 1151 Dawson Road, Albany, Georgia 31707, and the statement relating thereto required by Official Code of Georgia Annotated, §10-1-490 et. seq. (Michie 1982) has been filed with the Clerk of Superior Court of Dougherty County, Georgia.

916 Name Changes

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA FAMILY DIVISION In re the Name Change of: Petitioner: Carlotta Zabrina Simmons Civil Action File No. 17CV548-3

NOTICE OF PETITION TO CHANGE NAME Notice is hereby given that Carlotta Zabrina Simmons, the undersigned, filed his/her petition to the Superior Court of Dougherty County, Georgia, on the 14th day of April, 2017 to change his/her name from Carlotta Zabrina Simmons to Carlotta Zabrina Hudson. Any interested party has the right to appear in this case and file objections within 30 days after Petition was filed. This the 14th day of April, 2017. Carlotta Zabrina Simmons 1309 10th Avenue Albany, GA 31707 (229) 485-6589 Apr 21, 27, May 4, & 11, 2017

919 Probate CT Administration

CASE NO: 2017-ES-108 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

TO: WHOM IT MAY CONCERN; Edgar Thomas has petitioned to be appointed Administrator of the estate of Alice Jean Thomas, deceased, of said County. (The Petitioner has also applied for waiver of bond and/certain powers contained in O.C.G.A. 53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 a.m. March 27, 2017. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Publication dates: 3/2, 3/9, 3/16, 3/23 Nancy S. Stephenson Probate Judge Sunni Cargile Senior Clerk P.O. Box 1827 Albany, GA 31702 (229) 431-2102

CASE NO: 2017-ES-166 GEORGIA, DOUGHERTY COUNTY PROBATE COURT TO: WHOM IT MAY CONCERN;

Barbara Johnson Williams has petitioned to be appointed Administrator of the estate of Harry Johnson, deceased, of said County. (The petitioner has also applied for waiver of bond and/certain powers contained in O.C.G.A. 53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must

show cause why said petition is granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 AM. All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge By: s- Delma Hope Probate Clerk/DEPUTY CLERK

NOTICE GEORGIA, DOUGHERTY COUNTY COURT FILE NO. 2017-ES-168 TO: All Interested Parties

KRISTY S. TYUS has petitioned appointed Administrator(s) of of: BRIAN LEWIS TYUS, deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

TERESA J. DAVIS has petitioned appointed Administrator of the estate of EUGENE DAVIS, JR., deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

TERESA J. DAVIS has petitioned appointed Administrator of the estate of EUGENE DAVIS, JR., deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

TERESA J. DAVIS has petitioned appointed Administrator of the estate of EUGENE DAVIS, JR., deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

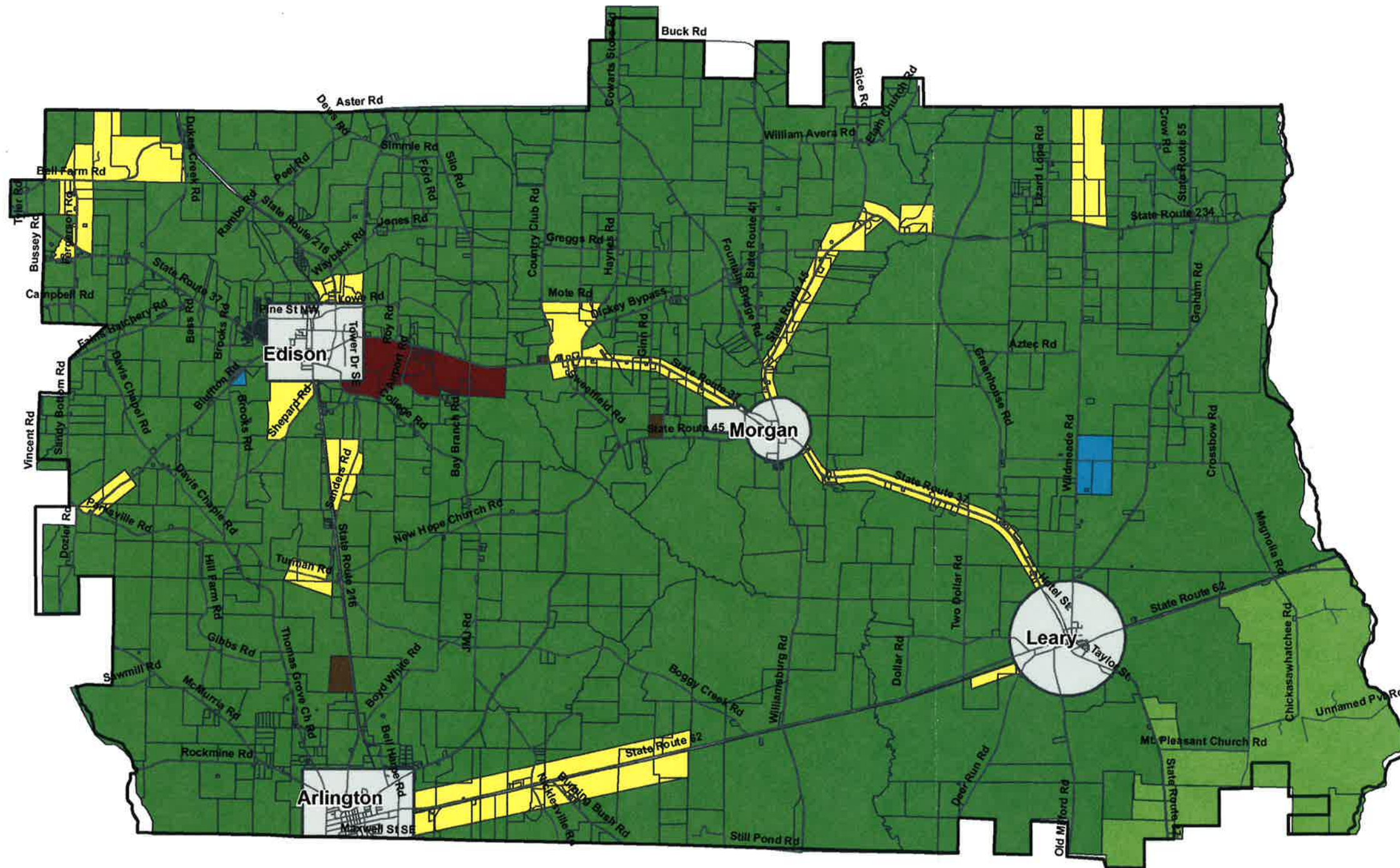
TERESA J. DAVIS has petitioned appointed Administrator of the estate of EUGENE DAVIS, JR., deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

TERESA J. DAVIS has petitioned appointed Administrator of the estate of EUGENE DAVIS, JR., deceased County. (The petitioner has also waived of bond and/or grant of powers contained in O.C.G.A. §53-12-232.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before 10:00 A.M. on May All pleadings/objections must be for a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless to file as an indigent party. Contact court personnel at the following telephone number for the required filing fees. If any objections are filed, the petition may be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Nancy S. Stephenson Probate Judge P. O. Box 1827 Albany, GA 31702 (229) 431-2102

FUTURE LAND USE MAPS

Calhoun County

Future Landuse Map



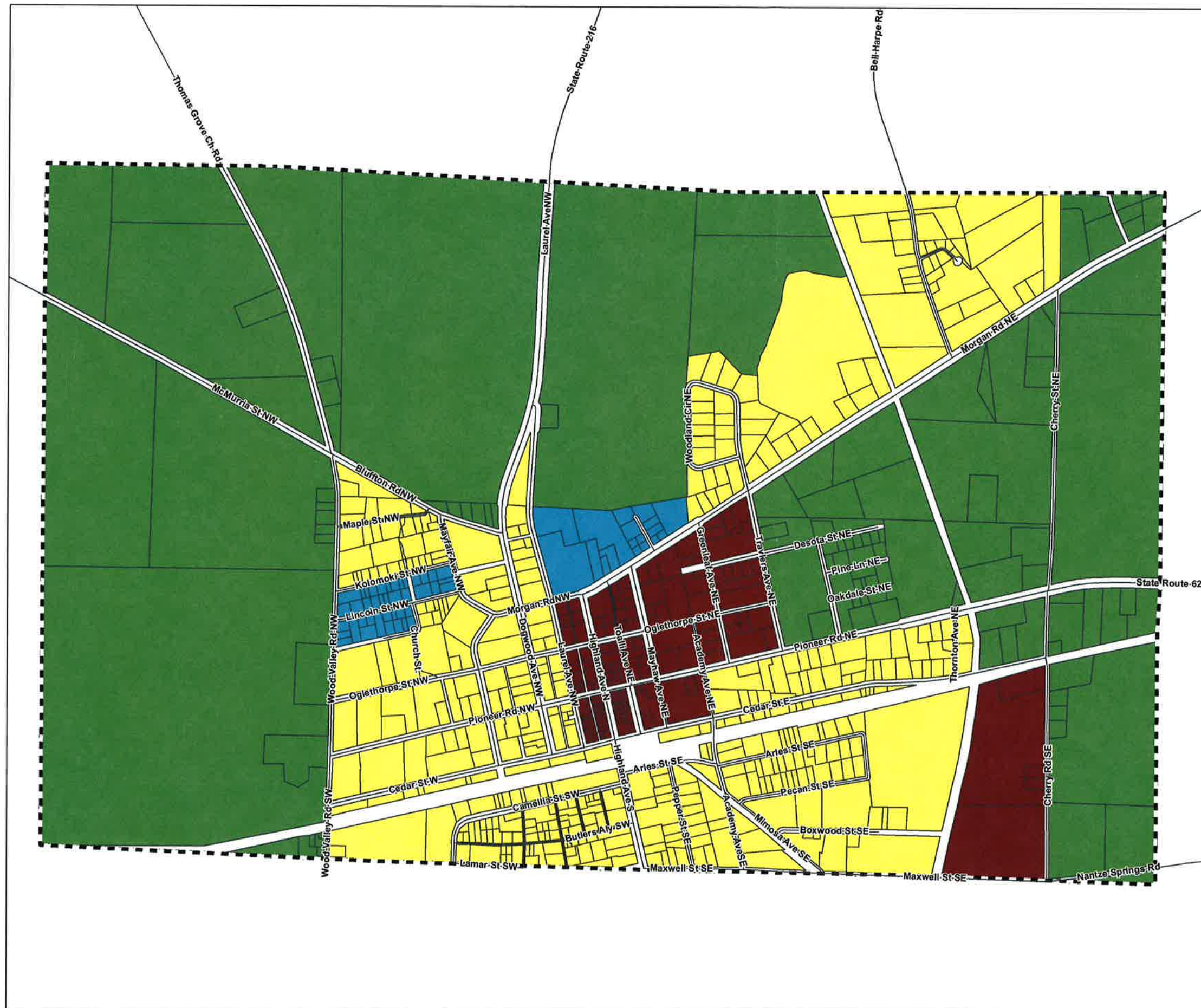
Legend

- Agricultural/Forestry
- Commercial
- Industrial
- Parks/Recreation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits



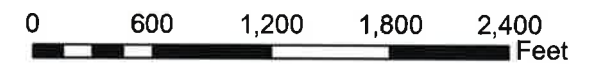
ARLINGTON

Future Land Use Map



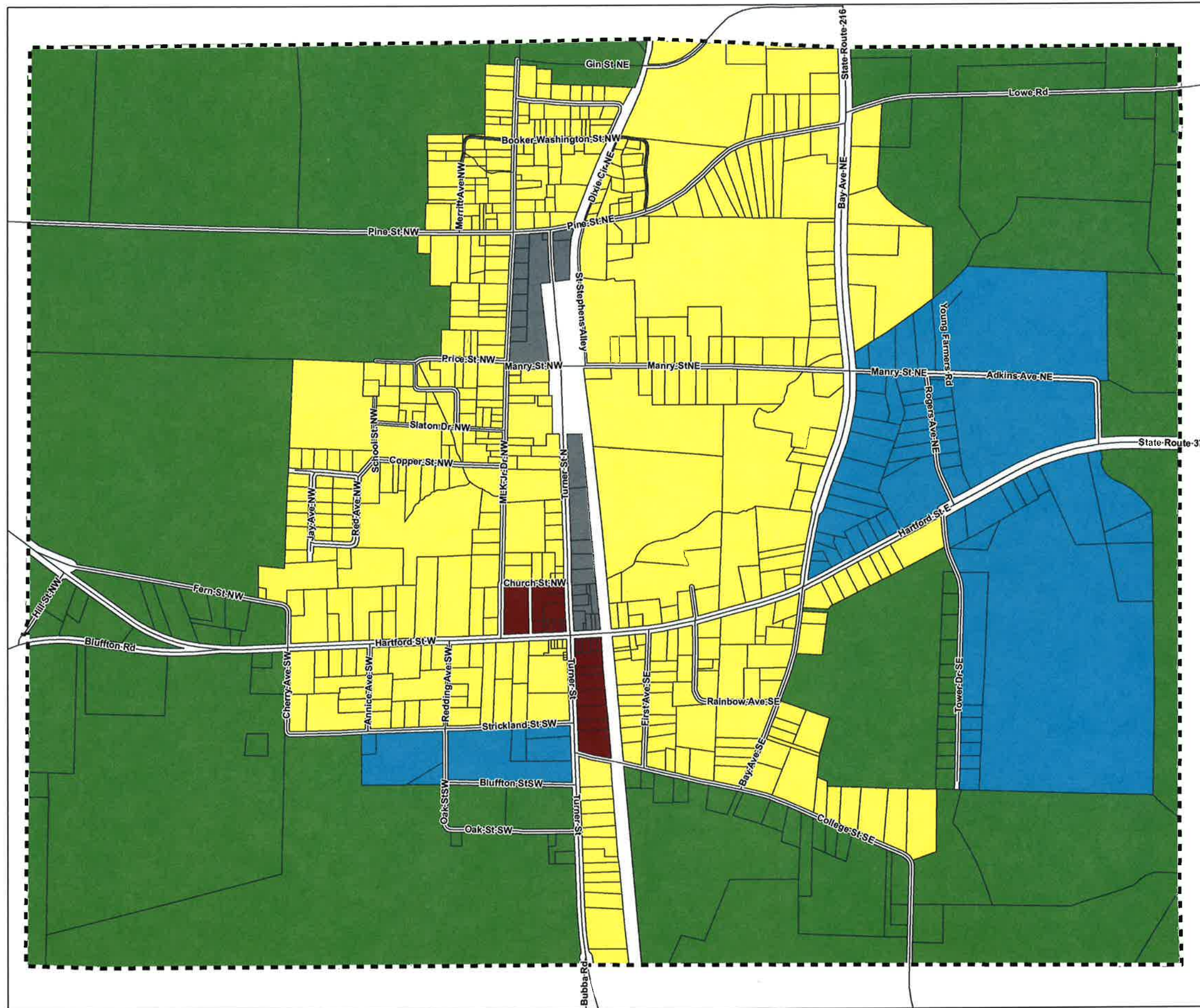
Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional









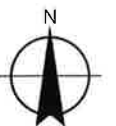
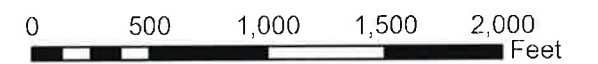
EDISON

Future Land Use Map



Legend

-  City Limits
-  Agricultural
-  Commercial
-  Residential
-  Industrial
-  Public-Institutional









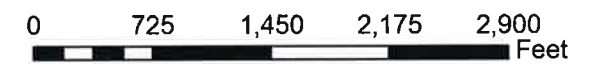
LEARY

Future Land Use Map



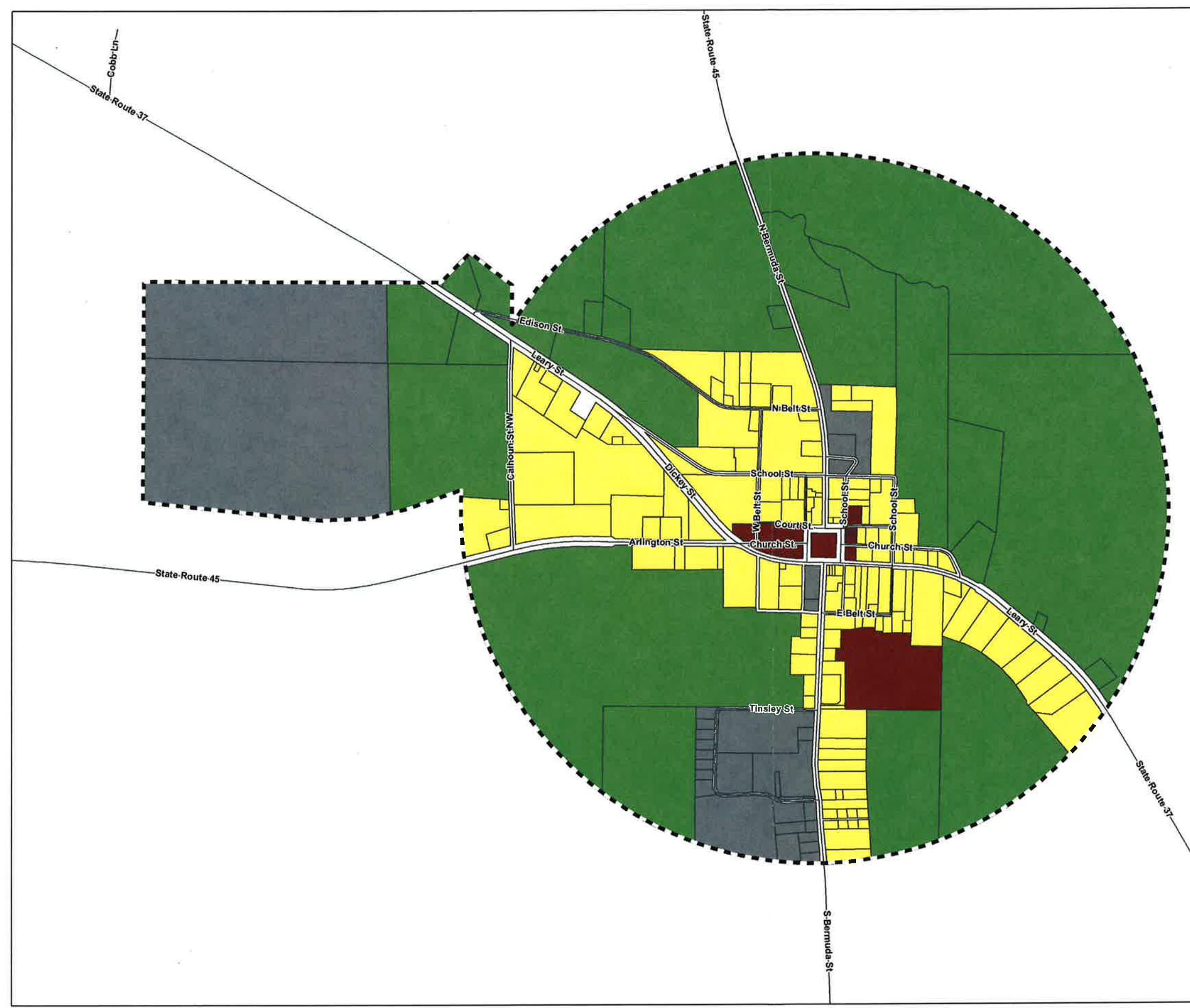
Legend

-  City Limits
-  Agricultural
-  Commercial
-  Residential
-  Industrial
-  Public-Institutional

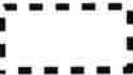







MORGAN

Future Land Use Map



Legend

-  City Limits
-  Agricultural
-  Commercial
-  Residential
-  Industrial
-  Public-Institutional

