

**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 Cobbtown, Georgia has participated with Tattall County and the cities of Collins, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattall 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, *The Place of Opportunity*, for Tattall County and its municipalities, including the City of Cobbtown; and

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

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

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

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Cobbtown hereby approve and adopt the Tattall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Cobbtown's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

**SO RESOLVED**, this 29<sup>th</sup> day of October, 2018.

**BY:** 

**ATTEST:** 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

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

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

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

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

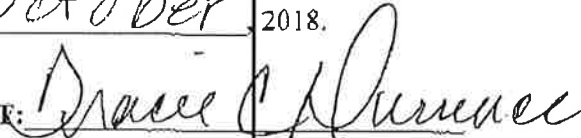
WHEREAS, the City of Manassas is now desirous of adopting *The Place of Opportunity* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Manassas hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Manassas' official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

SO RESOLVED, this 8 day of October, 2018.

BY: 

ATTEST: 

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

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

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

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

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

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

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Reidsville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Reidsville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

SO RESOLVED, this 8th day of October, 2018.

BY: [Signature]

ATTEST: [Signature]



**THE CITY OF GLENNVILLE**  
**RESOLUTION #19-03**  
**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN**

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

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *The Place of Opportunity*, for Tattnall County and its municipalities, including the City of Glennville; and

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

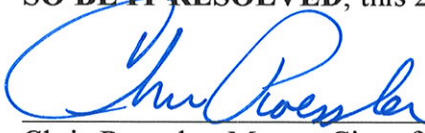
**WHEREAS**, the Tattnall County Joint Comprehensive Plan. *The Place of Opportunity*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community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

**WHEREAS**, the City of Glennville is now desirous of adopting *The Place of Opportunity* 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 Glennville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Glennville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Glennville 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 BE IT RESOLVED**, this 2<sup>nd</sup> day of October 2018.

  
\_\_\_\_\_  
Chris Roessler, Mayor, City of Glennville

  
\_\_\_\_\_  
Michelle B. Davis, City Clerk, City of Glennville

**SUMMARY OF ACTION TAKEN:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>OTHER</b>
Councilmember Berry	<u>✓</u>	_____	_____	_____
Councilmember Strickland	<u>✓</u>	_____	_____	_____
Councilmember Waters	<u>✓</u>	_____	_____	_____
Councilmember Weaver	<u>✓</u>	_____	_____	_____

**CERTIFICATE OF RESOLUTION**

The undersigned hereby certifies that I am the Clerk of Glennville, Georgia (the City); that the attached hereto is a true copy of the Resolution duly adopted by the governing body of the City at a meeting duly held on the 2<sup>nd</sup> day of October 2018 at the Glennville City Hall which a quorum was present and action throughout, and that it has not been rescinded or modified and is now of full force and effect.

GIVEN under the seal of the City, this 2<sup>nd</sup> day of October 2018,

(SEAL)

  
Michelle B. Davis, City Clerk

**STATE OF GEORGIA**

**COUNTY OF TATTNALL**

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

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

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

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

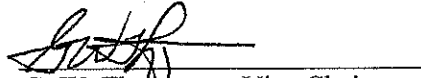
**WHEREAS**, Tattnall County is now desirous of adopting *The Place of Opportunity* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Tattnall County Board of Commissioners hereby approves and adopts the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as Tattnall County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

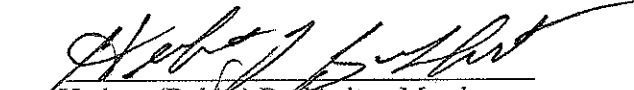
**BE IT FURTHER RESOLVED** that the Tattnall County Board of Commissioners hereby instructs and directs that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

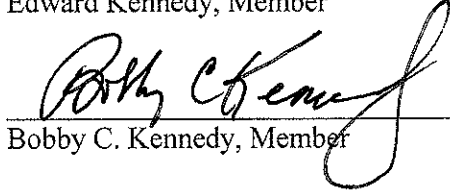
**SO RESOLVED**, this 10<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
Jackie C. Trim, Chairman

  
\_\_\_\_\_  
G. W. Thompson, Vice Chairman

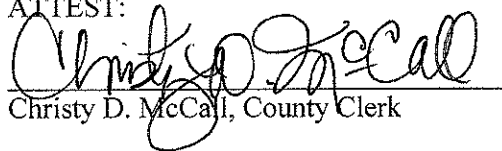
\_\_\_\_\_  
Edward Kennedy, Member

  
\_\_\_\_\_  
Herbert (Bubba) Burkhalter, Member

  
\_\_\_\_\_  
Bobby C. Kennedy, Member

  
\_\_\_\_\_  
Wayne Tatum, Member

ATTEST:

  
\_\_\_\_\_  
Christy D. McCall, County Clerk



# The Place of Opportunity



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

**August 2018**

# The Place of Opportunity

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

A Joint Comprehensive Plan for Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of March 1, 2014



Prepared By:

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

Heart of Georgia Altamaha Regional Commission

August 2018

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# Introduction and Executive Summary

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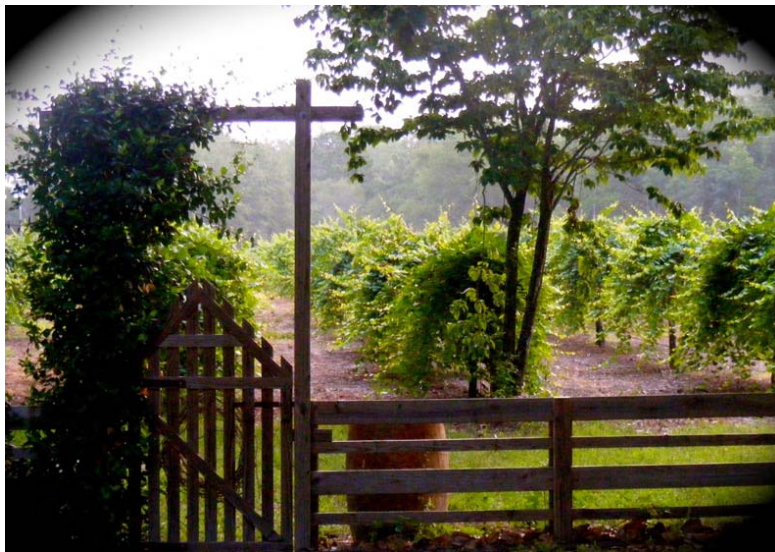
**The Place of Opportunity: The Tattall County Joint Comprehensive Plan** is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of March 1, 2014. It is a joint plan for



Tattall County and its municipalities – the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville.

Tattall County is a rural county in southeast Georgia with a 2010 Census population of 25,520 (ranking 72<sup>nd</sup> in the state of Georgia). The 2017 Census Bureau estimates the current population to be 25,334. The county's size of 488.3 square miles ranks 33<sup>rd</sup> in Georgia (out of 159 counties) giving it a population density of only 51.8 people per square mile, much less than the Georgia total of 175.5/sq. mile, and even significantly less than the U.S. total of 92.2/sq. mile. Nearly one-fifth (19%) of Tattall's 2010 population was population living in group quarters, almost all (95%) in the county's three state prisons. These statistics have remained constant as reported in the 2016 American Community Survey. According to the Census Bureau official estimates for 2017, Tattall County has experienced a net population loss of 186 people or less than 1 percent. This population growth/loss rate was significant given that the State of Georgia experienced a 7.6% growth rate for the same period. The U.S. average for the same period was 5.4 percent. Tattall County is one of Georgia's counties described as having persistent poverty, currently measured around 35% of its population, compared to 18% in Georgia overall. The unemployment rate in Tattall County improved from 10.1% in 2012 to 4.4% in 2018. The poverty rate ranks in the top 40 worst in the state, although this fact is somewhat tempered by the high prisoner population. Per capita income in Tattall County ranks 11<sup>th</sup> worst in the state, although median

household income ranks in the bottom third (62<sup>nd</sup> worst) in the state. Such statistics have resulted in Georgia still ranking Tattnall County as a 2018 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 Tattnall County, and thus a substantial incentive for business job creator entities and further economic improvement. Tattnall County's economic future does have many positive factors which hold much promise.



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

of the arts; and an advantageous location which provides great opportunity. Tattnall County sees itself as a growing rural county offering a slow-paced small town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers many Southern treats beyond the palate, friendly hospitality, and a welcoming, advantageous business environment and location. The community, which was once Georgia's tomato capital, is now Georgia's largest producer of Vidalia Sweet Onions and home to many other opportunities to pick your own fresh fruit and vegetables. It is also home to a muscadine vineyard, organic farms, and host to a widely admired local arts program and local museums. Tattnall County was ranked as the 6<sup>th</sup> highest county in Georgia for total Farmgate value (\$313,433,128) in 2016. Of the over \$300 million value, \$81,901,789 was comprised of the total vegetable value. The county was ranked as the 5<sup>th</sup> highest valued county for vegetables in 2016. The community is traversed by two named scenic highway trails; a national adventure cycling route; stunning natural areas and access to Georgia's Amazon, the mighty Altamaha River; a community inspired state park with 18-hole golf course; and sandbars along the mirrored, slow-moving Ohoopsee River so white as to be confused for snow in pictures. The stunning environment and

welcoming people and landscape of Tattnall County are assets only enhanced by its location near larger urban areas of Statesboro, Vidalia, Hinesville, Jesup, and Savannah and its easy transportation and highway access to two interstates and other major highways. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, work, play, or visit and to otherwise enhance quality future growth and development.

The current DCA planning standards requirements seek to engender local plans to be more attentive to individual needs and generate more local pride, ownership, and use. This Tattnall County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. The title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. *The Place of Opportunity* captures the common believe in the community that Tattnall County has exactly what anyone or any company may desire,

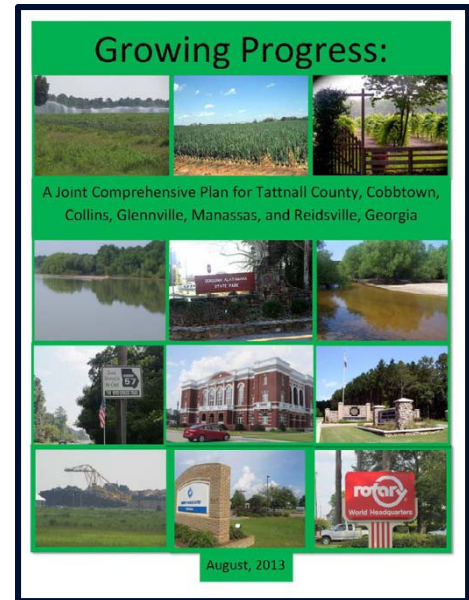


meaning there is no better place to grow, as this community is THE Place. The Tattnall County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure, attract new residents and compatible jobs, utilize its natural resources and heritage, and grow tourism, among its guiding aims and principles outlined herein.

## Previous Plans

This comprehensive plan is the fourth within Tattnall County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, while the second comprehensive plan was adopted in 2005. A partial update of the second plan was also adopted in 2010 in accordance with state requirements. Both of these plans were intensively data and state requirement driven, although local objectives can be discerned. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. The third plan, *Growing Progress*, was adopted in

2013 and set in motion new DCA Planning Standards which greatly reduced the data content required of a comprehensive plan. The document was designed to be more user friendly and inclusive of issues determined to be a challenge to the community. *The Place of Opportunity* is an update to the previous plan with additional sections such as a new Broadband Services element and individual municipal visions. Each of these plans should remain, at least in hard copy, available from the Tattall County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan, partial update, and *Growing Progress* are available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.



## Data

The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Tattall 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 Tattall County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://quickfacts.census.gov) which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://www.statsamerica.org), which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu), where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be



accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested under "Other Resources." The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at [explorer.gdol.ga.gov](http://explorer.gdol.ga.gov). Additional state sponsored economic data is available at [www.georgia.org](http://www.georgia.org). Excellent overall private data sources include [www.city-data.com](http://www.city-data.com), [www.usa.com](http://www.usa.com), and [datausa.io](http://datausa.io); while [headwaterseconomics.org](http://headwaterseconomics.org) is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

## Population Projections

As noted earlier, the official 2010 Census population of Tattnall County was 25,520, up 14.4% from 2000's 22,305. While this growth was relatively close to Georgia's 18.3% and well above the national U.S. rate of 9.7%, almost a third of this growth was prison population growth. Tattnall's location inland from the Georgia coast and close to growth centers has helped. The U.S. Census Bureau estimate for 2017 Tattnall County's population is 25,334, a decline of 186 persons from 2010. This suggests very little current growth. The high mark of population in Tattnall County is now, but it took until the 1990s to pass 1900's 20,419. Tattnall County's location, quality of life, and easy access to larger surrounding growth centers are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Tattnall County from 2015 are 28,351 persons in 2030 and 29,933 persons in 2040, showing an increase over time. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Tattnall County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2017 Census estimates, project lower growth

levels than the earlier Regional Plan projections. These latest Regional Commission projections include 26,657 in 2030 and 27,681 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

### Population Projections, Tattall County

	2010	2017	2020	2025	2030	2035	2040
<b>OPB, 2015</b>	25,520	26,267	26,787	27,597	28,351	29,106	29,933
<b>HOGARC Regional Plan</b>	25,250		27,129	28,063	29,305	30,049	33,155
<b>Regional Commission</b>	25,520	25,334	25,679	26,162	26,657	27,163	27,681

Sources: State Office of Planning and Budget, 2015, Daniel Adams email, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2018.

## Coordination with Other Plans

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

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

principal goals in the Tattnall County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

## **Regional Water Plan & Environmental Planning Criteria Consideration**

Tattnall County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011), and its 2017 update were considered by the Tattnall County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, "to wisely manage, develop and protect the region's water resources...to enhance quality of life..., protect natural systems..., and support the basin's economy," is inherent in this comprehensive plan's community vision and goals.

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

## **Consistency with Quality Community Objectives**

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

The Tattnall County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve

a brighter future and better community for Tattnall County, which is consistent with a quality community and the DCA Quality Community Objectives.

## Community Involvement



As noted earlier, the Tattnall County local governments clearly wanted to take advantage of the DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Tattnall County and its municipalities. To accomplish this, they created a steering committee, the Tattnall County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, and play. 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 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. 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. Citizens were additionally afforded the opportunity to voice their input during two community drop-in/input sessions held at the Tattnall County Courthouse (Reidsville) and the Glennville City Hall from 4:00 p.m. to 7:00 p.m., which were both publicly posted and announced in the local newspaper. Also, a webpage specifically devoted to this plan was promoted throughout the community which allowed for the administration of a community vision survey. A more detailed summary of community involvement is included in an appendix.

*The Place of Opportunity* is truly a locally developed guide to, and framework for, future growth and development of Tattnall County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Tattnall County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues to build on the elements included in the 2013 Tattnall County Plan titled *Growing Progress* and also includes a new planning element, Broadband Services, to both address a significant need of the community as well as meet anticipated planning standards changes by DCA in 2018.



# Community Goals

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive Planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Tattnall County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, 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










**Tattnall  
County  
Is:**

“A place of opportunity filled with spirit and pride for our heritage and excitement for our future. We aim to preserve our community traditions and small town feel while inviting new, innovative growth. We will promote the best of our community, and work to improve those areas in need. Our vision is a welcoming, active community.”

Tattnall County is a “Community of Pride and Promise,” filled with enthusiasm for all that makes it a unique and rewarding place to live, work and play. What made the county an attractive place for settlement over 200 years ago still holds true today. Economic stability and proximity to promising economic drivers, such as a deepened Savannah Port and Interstate 16, have brought a renewed feeling of excitement to all of Tattnall County. Today the diverse goods produced throughout Tattnall County are becoming more efficient with the aid of advancing technology, upon which the community stands ready to capitalize, with its excellent workforce and education levels.

Agriculture, particularly the emergence of the Vidalia Sweet Onion; the long-term presence of Georgia State Prison, and later additions of two other state prisons; the growth of Optim Medical Center-Tattnall as a regional health care provider; and growth of Rotary Corporation as the world’s largest supplier of aftermarket outdoor equipment parts have provided economic stability to allow the county to experience measured population growth. This stable economic base, the county’s abundant natural and cultural resources, and its location close to larger growth centers such as Statesboro, Savannah/Richmond Hill, Hinesville and the Fort Stewart Military Reservation, and Vidalia offer much potential for future growth.

**TO FULFILL OUR VISION, WE WILL CONSIDER THE FOLLOWING GOALS WHEN PROMOTING OUR COMMUNITY:**

	<b>Promote a healthy, transparent citizen/government relationship</b>
	<b>Create a common brand that will enhance Tattnall County’s improvements and successfully market it as a place to live, work, and play</b>
	<b>Seek investment to capitalize on our agricultural economic base</b>
	<b>Remain vigilant of tourism trends and seek ways to innovate promotion of the community</b>
	<b>Remove blight and improve cost-burdened housing</b>
	<b>Preserve, enhance, and promote the area’s cultural and natural resources</b>
	<b>Maintain the sense of place and small-town character and feel of Tattnall County</b>
	<b>Ensure that future development is coordinated appropriately with infrastructure, including transportation, broadband services, water and sewer service areas</b>
	<b>Attract and promote investment in cultural amenities and economic opportunities for retention of young people after graduation</b>

Tattnall County is a growing rural county offering a slow-paced, small-town quality of life as a desirable alternative to nearby fast-growing urban areas. We believe the future Tattnall County will be one which is home to a growing population of residents attracted by the bustling and amenable small-town atmosphere, revitalized and viable downtowns, and overall quality of life. However, there will be available jobs and economic opportunities within the county to allow natives to return home and young people to work after post-secondary education. Opportunity for our youth will include modern



amenities and serve as an attraction to our community. We will have well developed, healthy retail and service, and health care sectors, and will be more self-supporting for those who live and work here. There will be local grocery stores and entertainment options available to serve the growing population. This growth will be planned and managed, will enhance the quality of life, will be compatible with existing development, and will be protective of agriculture and the scenic and abundant natural and cultural resources of the county. The county will have the improved infrastructure and public facilities to attract and support the desired growth and development, including an improved airport, high speed broadband

telecommunications, and a large well developed industrial park with improved transportation access to I-16. Local agribusiness opportunities, including processing of locally produced agricultural products, will increase. The citizenry will be better educated and more skilled to facilitate



and accommodate the opportunities of a knowledge based economy. U.S. 280 and U.S. 301 will be multi-laned thoroughfares traversing the county and bringing more travelers and other economic opportunities to the county. Georgia 57, the Wiregrass Trail, will be a designated scenic byway, and Georgia 121 will be nationally known again as the Woodpecker Trail, both bringing additional people and economic opportunities to the county. Tourism, including agritourism, bicyclist, heritage, and nature-based, will be an important component of a diversified economic development strategy. There will be ample lodging, restaurants, and other hospitality amenities available within the Tattnall County community to support increased tourists, as well as other visitors. Increased and improved bicycle/pedestrian amenities/infrastructure will also be important for local residents and visitors alike.

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

Tattall County embraces our long tradition of community service and the appeal of neighbors helping neighbors. While many cities within a single county may view their neighbor city as a rival, the municipalities within Tattall County pride themselves on meeting once a quarter for the municipal association. Having each mayor from the five municipalities meet on a consistent basis creates a unified sense of community and has proved invaluable over time when dealing with countywide challenges. The spirit of one helping another carries over into the private sector of Tattall County as well. Despite its small size, Glennville's Dairy Queen has led all of Georgia and received national recognition in raising funds for the Children's Miracle Network. Reidsville's Optim Medical Center-Tattall is a private doctor managed health care facility regionally known for its quality, and widely praised for its caring services. In addition to the hospital in Reidsville, it also has primary care clinics in Glennville, Reidsville, and Cobbtown. Civic responsibility and dedicated community spirit are also evident in the large number of active civic clubs in the county. These numbers include four separate Lions Clubs, a Kiwanis Club, and



two Rotary clubs. The service activity and dedication of these civic clubs is evident through the fact that Glennville's Rotary Club has distinction in that 100% of its members are Paul Harris Fellows. Tattall Productions also has regional notoriety for local talent and

acclaimed arts productions, while the annual art show at the courthouse is widely acclaimed. The community also celebrates its heritage through the efforts of many. In the 1980s, the community received national recognition from



President Reagan for restoring the Alexander Hotel solely with private funds. Glennville is now restoring its Glennwanis Hotel in a similar fashion. The community also holds an annual Fort Wallace-Wood “Battles at Manassas” Civil War reenactment near Manassas involving many.



An entrepreneurial spirit fills Tattnall County, leading to many innovative farming operations with the County becoming one of Georgia’s top producing agricultural counties with significant poultry, pecan, timber, wine, sweet carrots, and other production. The county is Georgia’s top producer of Vidalia Sweet Onions, and has a history of vegetable production dating to the 1930s when Glennville was once known as the “Tomato Capital,” a title celebrated with a community festival. Today, we celebrate the Vidalia Sweet Onion with a popular festival in Glennville. The county is also home to small farms which pride themselves on the concept of farm to table, and offers direct sales to the public. Red Earth Farm, operated by noted

environmental author Janisse Ray, offering organic farm products and sustainable education workshops, has accomplished much in advancing the organic, farm to table concept for all of Southeast Georgia. Located near the unincorporated community of Tison, Watermelon Creek Vineyard and Winery produces award-winning muscadine wines, and related products, and offers tours and special events. Other diverse agriculture enterprises located in the County include premium beef cattle from Chantell Farms, Armstrong Cricket Farm, Woodpecker Trail Olive Farm, and exploratory ventures with FuYu persimmons.

Tourism, especially along US 301, has played an important part in the development of the Tattnall County community from historic trails like the old River Road and Hencart Road, to courthouse hotels, railroads, and river commerce. Today the community enjoys many tourism benefits with much more potential. Festivals are celebrated in or near all of the county's municipalities. The cooperatively promoted Wiregrass and Woodpecker trails already run through the community, and US 301 has been designated as a Georgia Grown Trail complete with trail stops of direct to consumer farms offering their agriculture related products on site. Gordonia-Alatamaha State Park, named for rare flora discovered by Bartram, Big Hammock Natural and Wildlife Management Area with rare flora and fauna, and other outstanding outdoor experiences and opportunities exist in the county. The state park is also prized within the Region for its 18-hole golf course. The Ohoopsee River with glistening white sands and black, mirrored waters, along with the incredible Altamaha River and its biodiversity and beauty of global significance call Tattnall County home. Unparalleled opportunities for canoe paddling, float fishing, or amazing wildlife viewing exist. The community already enjoys a portion of the national Adventure Cycling Association's Atlantic Coast Bike Route traversing along its backroads, and offers many additional opportunities for biking enthusiasts in a stimulating, verdant landscape.

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

celebrations. Many veterans and others find the community attractive for residential location and retirement.

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

Tattall County is an ideal place to raise a family, seek employment, and enjoy life. Our heritage has afforded many resources to be proud of, and our opportunities for tomorrow are unlimited. The future

is bright for our community, with many available avenues for success. Tattall County truly is the place of opportunity.



# City of Cobbtown

Cobbtown was the only named community in the northern part of present-day Tattall County prior to construction of the Savannah and Montgomery Railroad through Tattall County in 1890. Named for a member of the locally prominent Cobb family, or possibly Confederate statesman Thomas R.R. Cobb, the town was originally located about one mile north of its current site. In 1893, when the Wadley Southern Railroad was built through Tattall County, it bypassed Cobbtown by about a mile. Development began to occur along the railroad following construction of the train depot, and a U.S. post office named Quince was established. Quince flourished, drawing people away from Cobbtown. Eventually, Quince's name was changed to Cobbtown, and the former settlement came to be known as old Cobbtown.

Cobbtown continued to grow and thrive throughout the late 19<sup>th</sup> century. According to the 1898-1899 *Georgia State Gazetteer*, the town (still called Quince) was served by a number of businesses and professionals. There were two livery stables, one gristmill, two sawmills, one drugstore, one fertilizer dealer, four general merchandise stores, one grocery store, three hotels, two cotton gins, and three naval stores manufacturers. One physician, two preachers, two blacksmiths, three carpenters/builders, one music teacher, a justice of the peace, and a notary/ex-officio justice of the peace resided in the community. A local school, Cobbtown Academy, provided for the children's educational needs.



Although Cobbtown appears to have been a typical turn of the century small railroad town, it had a reputation for rowdiness. Fighting was fairly common and liquor was readily available at the town's four saloons, the only ones in all of Tattnall County about 1898 or 1899. It is said that most strangers avoided Cobbtown, and those who made the mistake of going there were frequently the butt of some dangerous prank. At least two men are known to have died as a result of such goings on in Cobbtown.

Despite the town's reputation, it progressed during the early 1900s, reaching a population of 254 by 1910, and was incorporated in 1919. By 1920, Cobbtown reached a population of 325 for a gain of 28 percent, but then lost 30 residents (over 9 percent) during the 1920s down to 295 in 1930. It even had a semi-pro baseball team called the Cobbtown Sports which played the minor league Macon Peaches and defeated them in a memorable game played in the 1930s.



In the midst of the Great Depression on December 21, 1933, Cobbtown advertised in *The Tattnall Journal* seeking additional residents and development. It described itself as "Tattnall's Best City" and boasted of low taxes, no outstanding debts, and an "unusual" health record ("only two cases of tuberculosis...[and] fewer than 10 cases of typhoid fever in 10 years; other cases of illness low in proportion."). At the time, Cobbtown had 15 businesses, three churches, two physicians, and one "high ranking" junior high school. The community specifically desired municipal water and electricity, a tobacco warehouse, and an ice and cold storage plant.

Cobbtown's population was 275 in 1940, a loss of 20 residents or nearly 7 percent in the 1930s. Its population increased slightly to 288 in 1950, before declining again to 280 in 1960. Cobbtown experienced growth during the next two decades, reaching 321 residents by 1970 and an impressive 494 (nearly 54 percent increase) in 1980, prior to dropping back down to 338 in 1990. The town's population gained over 14 percent from 1930 to 1990, while losing more than 31 percent between 1980 and 1990. In the first decade of the 21<sup>st</sup> century, Cobbtown grew by almost 13 percent to 351 persons in 2010 after losing 8 percent of its population in the 1990s.

Today Cobbtown remains a proud, tight knit community of approximately 349 residents according to 2017 U.S. Census estimates. The northern most city in Tattnall County, Cobbtown is only about 7 miles south of I-16. It is known for its historic downtown, its reputation for cleanliness, the Cobbtown Mall, and its annual Christmas Cobbtown Style celebration. A Dollar General store provides enhanced local retail opportunities, while a new fire department has contributed to improved public safety and a lower ISO rating/fire insurance premiums.

### City of Cobbtown Vision

In the future, Cobbtown will be a **THRIVING, PICTURESQUE SMALL TOWN** with a **REVITALIZED DOWNTOWN** where historic buildings will be used for various businesses and services. A local branch bank will provide financial services for local businesses and residents, as well as visitors. There will be increased tourist traffic from travelers along the historic **WOODPECKER TRAIL (GA 121)** and the Georgia Scenic Byway designated **WIREGRASS TRAIL**, including those cycling along the Wiregrass Trail bicycle route on Georgia Highway 57. The nearby private Ohoopie Match Club development will attract to the Cobbtown area permanent residents in search of the **RURAL, SMALL TOWN QUALITY OF LIFE** in which to retire or raise a family.



## City of Cobbtown Needs

**Drainage improvements**

**Playground equipment upgrades at Community Center**

**New roof for City Hall**

**Bank branch relocation**

**Downtown revitalization**

**Bicycle route along Wiregrass Trail (GA 57)**



## City of Cobbtown Opportunities



**Historic downtown and residences**

**Dollar General store**

**Christmas Cobbtown Style**

**Wiregrass Trail (GA 57)**

**Woodpecker Trail (GA 121)**

**New fire department**

**I-16 proximity**

**Ohoopie Match Club private development**

**Lower ISO rating**

**Zoning ordinance**

# City of Collins

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Collins is a small friendly, family oriented community of about 573 residents (2017 U.S. Census estimate) located between Cobbtown and Reidsville along GA highways 57 (Wiregrass Trail) and 121 (Woodpecker Trail). It has a rich railroad history, beginning as a rail point stop along the Savannah and Montgomery Railroad about 1890. Businesses sprang up at the site, and within a few years, Collins had become a small rail center. In 1893, the Wadley Southern Railroad came south to Collins on its way to making connections with other lines through south and central Georgia. Later, the Georgia Coast and Piedmont, which originated in Darien and ran through Glennville and Reidsville, terminated at Collins from the south. As a result, Collins had a second connection with the main north and south routes, as well as a connection with the coast. It was incorporated as a town in 1894 and believed named after an early settler, Perry Collins.

Some of Collins' early businesses were R.M. Stanley's clothing store, W.L. Morris' general store, Holland and Jarriel's general merchandise, Lavasser Williams' hardware, and George Gore's drugstore. The county's first branch bank, a branch of the Tattnall Bank, was located in Collins. By the late 1890s, the city had four general merchandise establishments, two grocers, one hotel, two sawmills, and two naval stores manufacturers.



The City of Collins was incorporated by the Georgia legislature on August 28, 1905, and J.J. Kennedy became the first mayor. In November, 1909, the City passed an ordinance allowing the Collins Mutual Telephone Company use of public streets to establish telephone service. There were 327 residents in 1910. U.S. Williams petitioned the City on January 1, 1913 to maintain and operate for the public good both a water and electric light system. The population grew by over 54 percent to 505 according to the 1920 U.S. Census.

By 1930, Collins had 510 residents, an increase of only five people during the previous decade. Three years later, the City described itself as “a prosperous, growing, law-abiding little city of 600 citizens, located in the heart of the best farming section of Georgia.” Twenty businesses were located in Collins by late 1933, including the Georgia Pine Turpentine Company, which produced 1,400 gallons of crude tar per day and employed 100 men with a monthly payroll of \$8,000 to \$10,000. In addition, Collins had one of three senior high schools in the county, two prosperous churches, and three medical doctors. The historic Collins Gym, dating from circa 1936/38, was restored in the 1990s for continued public use. Commercial tobacco cultivation began in the Collins area during the early 20<sup>th</sup> century when the industry was young in Georgia. It is recalled that at one time, there were five or six grocery stores, a café, a drugstore, and a movie theater in town.

The population of Collins increased by more than 200 residents in the 1930s, reaching 712 in 1940, a gain of nearly 40 percent. After this point, the number of inhabitants fluctuated, decreasing to 638 in 1950 and 565 in 1960, before experiencing a gain of only nine persons from 1960 to 1970. A more substantial population increase occurred in the next decade, with the total reaching 639 in 1980. However, by 1990, Collins had lost down to 528 persons. While the city’s population grew 3.5 percent from 1930 to 1990, it declined 17.4 percent between 1980 and 1990. According to the 2000 U.S. Census, Collins’ population remained stagnant at 528 before increasing 10.6 percent to 584 in 2010. The estimated 2017 population of 573 shows a decrease once again.

Today Collins is a quiet small town where residents are family. The crime rate is extremely low, and whatever is not readily available locally can be reached within a short drive. The Collins Elementary School, which dates from 1956, continues to serve the children of Collins and the surrounding area as an elementary school.

## City of Collins Vision

In the future, Collins will continue to be a **SAFE, CLOSE KNIT COMMUNITY** perfect for a “laid back” family life style. The **HISTORIC DOWNTOWN** will be restored and offer businesses and services to both locals and visitors, as well as regular events, such as singing, movie night, or game night. The historic Collins Depot will be returned to its original location and rehabilitated for community use. The **WOODPECKER** and **WIREGRASS TRAILS** through Collins will be popular travel routes, with bike lanes along the latter, and Southern hospitality readily available. The **COLLINS SCHOOL** will continue to serve area children, and there will be a lighted walking track and other recreation amenities. The historic Collins Gymnasium will continue to be maintained and used by the public. Excellent **WATER, SEWER, BROADBAND INTERNET**, and other infrastructure service will be provided. Collins will be known for its attractive, **WELL-MAINTAINED COMMUNITY** and its **FRIENDLY PEOPLE**.

## City of Collins Needs

**Water and sewer system upgrades, including new water meters**

**Lighted walking track**

**Downtown revitalization**

**Street/sidewalk improvements**

**Relocation/rehabilitation of historic Collins Depot**

**Blighted property clean up**

**Bicycle route along Wiregrass Trail**



## City of Collins Opportunities



**Historic downtown and residences**

**Collins Elementary School**

**Historic Collins Gymnasium**

**Historic Collins Depot**

**Wiregrass Trail (GA 57)**

**Woodpecker Trail (GA 121)**

**Water/sewer system improvements**

**T-SPLOST funding**

**Lower ISO rating**

**Solar farm**

**Zoning ordinance**

# City of Glennville

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The largest city in Tattall County with an estimated 2017 population of 6,593, Glennville is truly a small town which offers opportunities usually found only in larger cities. It is a close-knit community with great schools, a low crime rate, and a stable tax base. Glennville has been the home to Rotary, Inc.; Duramatics; Mascot Pecan; and Armstrong Cricket Farm for over 40 years. Its proximity to Fort Stewart and opening of Smith State Prison in the early 1990s also contribute significantly to the local economy. The historic downtown commercial area continues to undergo revitalization, as does fundraising for the historic Glennwanis Hotel’s rehabilitation.

Glennville began as a rural crossroads formed by the Hencart Road, which led from Ways Station (present-day Richmond Hill) westward, and the old Reidsville/Johnson Station Road. Located in the southeastern portion of Tattall County, the crossroads was near several farms and plantations dating from the early 19<sup>th</sup> century. By the 1850s, area cotton growers had a much better route to market due



to completion of the Savannah, Albany, and Gulf Railroad 18 miles away in Liberty County. This improved transportation access also contributed to the growth of the crossroads, leading to opening of a general store, its first business.

On June 27, 1857, 14 area citizens organized a Baptist church, naming it “Philadelphia” for the Greek city in the New Testament. The church building was constructed about 200 yards south of the store, and the village became known as Philadelphia Crossroads in honor of the church. In 1860, a one-room schoolhouse was erected.



Philadelphia Crossroads’ growth was interrupted by the Civil War. Although no battles occurred in the area, Union cavalry detachments camped in the village. Since the community proper in 1864 consisted of only a church, store, school, and three farmhouses, the Union raiders left it intact after thoroughly ransacking it.

Following the economic stagnation of Reconstruction, an era of slow, but steady prosperity began for the village. The Philadelphia Baptist Church began an academy or high school with a grammar school in 1884. A “handsome” five-room frame school was built later. Nineteen area men organized a Masonic lodge, Philadelphia Lodge No. 73, in 1887. They erected a two-story frame building for a meeting hall (second story) and public school (first story) use. Also in 1887, the Philadelphia Baptist Church built a new church with a tall steeple which could be seen from more than a mile away. The community’s population grew steadily, with a number of new residents coming from western Liberty County.

Given the community’s growth, local leaders decided that a local post office was needed to serve the 45 or so inhabitants of the village and the more than 200 others in the immediate area. In 1889 the Glennville post office was established in honor of Reverend Glenn J. Thompson, who was headmaster

of the local school soon to be called Tattnall Institute. Glennville was incorporated as a town in 1894. At the time of its incorporation, Glennville consisted of at least four stores, a blacksmith shop, a livery stable, a cotton gin, two churches, and 10 or more dwellings.

According to the 1898-1899 *Georgia State Gazetteer*, a wide range of professionals and businesses served Glennville. One notary/ex-officio Justice of the Peace, one Justice of the Peace, one druggist, two physicians, one attorney, two music teachers, and six preachers were among the town's professionals. Businesses included two hotels, four general stores, two blacksmith shops, two livery stables, three cotton gins, one lumber dealer, one gristmill, one sawmill, and one naval stores operation.

Glennville's population reached 269 in 1900. Two years later, the Perkins Lumber Company extended a "tram" road from Register in Bulloch County to Glennville, which later became known as the Register and Glennville Railroad. The first local telephone service became available in 1903, when a line was strung from Hagan to Glennville.



Glennville continued to grow, and by 1904 the town had eight general stores and a clothing store in addition to numerous other businesses. Its first bank and newspaper started the next year. A devastating fire in 1906 destroyed most of the town's commercial area; however, many of the structures were rebuilt, this time of masonry. By 1910, Glennville had 640 residents, an increase of 140 percent in 10 years.



Agriculture remained important to Glennville's economy, with at least two large cotton gins and several warehouses located there to support area farmers. A variety of crops were grown, including cotton, tobacco, strawberries, sugar cane, pears, pineapples, and oranges. Glennville became known as the "Tomato Capital" for the large volumes of tomatoes grown, sorted, packed, and canned locally. The community celebrated the crop annually with a Tomato Festival, parade, and beauty pageant similar to today's Sweet Onion Festival.

In the early 20<sup>th</sup> century, Glennville adopted the slogan "The Trade Center of Four Counties" to reflect its location within a twenty mile radius of four towns. The city promoted itself as "Tattnall's Largest and Fastest Growing City" in an advertisement printed in the December 21, 1933 issue of *The Tattnall Journal*. According to the advertisement, Glennville had 60 businesses at the time, including a motion picture house, one ice and cold storage plant, two sawmills, one stave mill, two gas and oil distributing stations, one bottling plant, two funeral homes, a bakery, C. & G. Railroad Main Office, and two telephone systems. The community also boasted one senior high school, four churches, five physicians, two dentists, and three lawyers.

Glennville's population more than doubled between 1910 and 1930 to 1,503. It continued to grow slowly in the 1930s, reaching 1,674 in 1940. In 1950, the city had 2,327 residents.

Tourist traffic along U.S. 301 became important to Glennville's economy, particularly in the 1950s and 1960s. This led to construction of at least a dozen motels and numerous gas stations in and near the city to serve the traveling public. Completion of Interstate 95 in the 1970s siphoned off much of the non-local traffic from U.S. 301, and many of the travel-related businesses eventually closed.

The population of Glennville continued to increase slowly throughout the 1950s and 1960s, reaching 2,791 in 1960 and 2,965 in 1970. After a decade of comparatively rapid growth to 4,144 in 1980, the population declined by more than 11 percent to 3,676 in 1990. From 1930 to 1990, the number of inhabitants in Glennville increased by more than 140 percent. The city's population continued to decrease by a small percentage (1 and 2 percent, respectively) during the next two decades, reaching 5,173 in 2010. The 2017 U.S. Census estimate, however, projects a major increase of more than 1,400 persons to 6,593.

## City of Glennville Vision

The City of Glennville desires to continue offering a small town environment with a focus on **SMART GROWTH**, which provides both the necessities (**OUTSTANDING INFRASTRUCTURE, INCLUDING STATE-OF-THE-ART BROADBAND TECHNOLOGY, SCHOOLS, FULL-TIME FIRE DEPARTMENT,** and the like) and attractive recreation amenities and others to its residents. The **GLENNVILLE INDUSTRIAL PARK** will be full, creating additional local employment opportunities. The historic downtown will be a vibrant retail, service, and hospitality area teeming with increased foot traffic appreciative of the extended streetscape improvements. Special events, such as concerts and festivals, will be held downtown in the **PAVILION SPACE** redeveloped after the 2016 fire. The historic landmark **GLENNWANIS HOTEL**, also located downtown, will be fully rehabilitated and used as a popular multi-purpose facility. There will be a seasonal farmers' market that attracts locals and visitors from nearby **FORT STEWART** and elsewhere, including those traveling the **GEORGIA GROWN U.S. 301 TRAIL** through Glennville. A bike route will be located along the Wiregrass Trail (GA 57), as well as a bicycle lane linking the recreation department with downtown. The **GLENNVILLE-TATTNALL MUSEUM** will be in a new, accessible location for visitors to enjoy. A chain hotel will provide quality lodging and hospitality to the city's many visitors to the long-running **GLENNVILLE SWEET ONION FESTIVAL** and other events. Glennville will, indeed, be "**THE ACCOMMODATING CITY**" it was called beginning in the 1970s.

## **City of Glennville Needs**

**Glennville Industrial Park development**

**Downtown revitalization**

**Street improvements**

**Farmers' Market**

**Sewer system upgrades**

**Glennwanis Hotel rehabilitation**

**New location for Tattnall-Glennville Museum**

**Chain hotel**

**Full-time fire department**

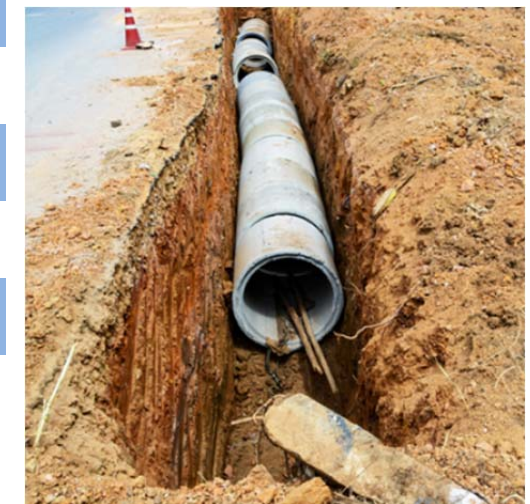
**Bike lane to Recreation Department**

**Community Center development with youth activities**

**Bicycle route along Wiregrass Trail**

**Annexation of small areas served by water service**

**Blighted area clean-up**



## City of Glennville Opportunities

### Historic downtown

Downtown streetscape project

Glennwanis Hotel

GRAD certified Glennville Industrial Park

Wiregrass Trail

Optim Primary Care clinic

City website

Rotary Corporation

Duramatics

Onshore Call Center

Smith State Prison

Mascot Pecan

Armstrong Cricket Farm

Glennville Chamber of Commerce

Glennville Industrial Development Authority

Glennville Downtown Development Authority

### Lowered ISO rating

Georgia Veterans Memorial Cemetery

Movie filming location

Georgia Grown U.S. 301 Trail

T-SPLOST funding

Historic Glennville Auditorium

Glennville Recreation Department

Glennville Garden Club facility

Glennville Sweet Onion Festival

Fort Stewart/Compatible Use Buffer

Tattall-Glennville Museum

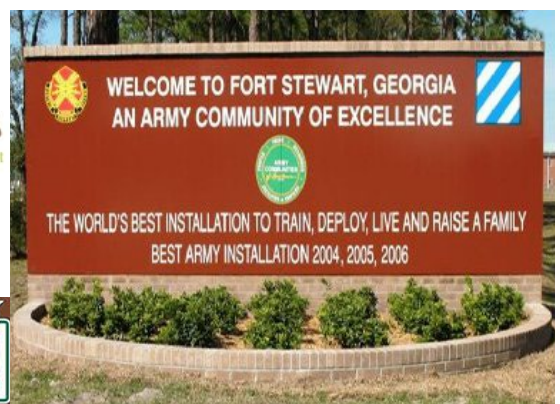
Glennville Public Library

Zoning ordinance

Radio road water meters

Hotel-motel tax

Sewer and paving improvements



# City of Manassas

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Manassas is a small town located between Collins and Bellville, Hagan, and Claxton (Evans County) along GA Highway 292. It is Tattnall County's smallest incorporated municipality. The 2017 U.S Census estimate for Manassas' population is 87 persons, down from 94 in 2010.

Manassas dates from the late 1800s. It was named for Washington Manassas Foy, a major landowner, farmer, merchant, and naval stores operator who built his home in the area about 1889. Foy is said to have laid out the community, after successfully negotiating with the Central Railway Company to come through Manassas. By 1890, the Seaboard Air Line had leased the line and was making regular stops in Manassas. In 1895, Foy's turpentine business employed nearly 125 workers, who produced 2,000 barrels of turpentine and 8,000 barrels of resin, and operated 525,000 boxes. Foy brought Lumbee Indians from Robeson County, North Carolina (believed by some to be descendants of the Croatan Indians of Lost Colony fame) to Georgia to assist with naval stores operations. Foy also heavily invested in Sea Island cotton and had at least three gins.



The town of Manassas had grown to more than 250 people in 1895. By 1898/1899, Manassas had at least four general merchandise stores, one drugstore, one grocery store, one sawmill, and two naval stores manufacturing operations. At least eight houses existed in the immediate area around 1900, and two physicians lived in the community. One contemporary source gave its 1900 population as 186.

Manassas had developed a reputation by the early 1900s of being “a hustling little city.” Even several major fires in the commercial area did not deter the merchants for long. Most rebuilt their stores, restocked, and continued business as usual. Local farmers and merchants formed their first, albeit short-lived, cooperative, a pickling plant, in 1902. In a more successful venture, Manassas was chosen over Hagan, Collins, Claxton, and Reidsville about 1908 as the site for a cotton warehouse. *The Tattnall Journal* publicly acknowledged that the Manassas area contained some of the “most influential business men and best farmers in the county” following the city’s coup of obtaining the cotton warehouse.

By 1915, Manassas contained at least four general stores, two groceries, two gristmills, a sawmill, two turpentine stills, a fertilizer plant, and the afore-mentioned pickling plant. Four years later, several more stores had been added. J.H. Rogers provided the first electricity in the city using a 32 volt Delco battery in 1917.

The City of Manassas was chartered by the Georgia legislature in 1920. Its original city limits were drawn in a circle one-half mile in all directions from the center of town. J.H. Rogers was elected as the first mayor. Manassas’ leaders publicly expressed their optimism about the community’s future in *The Tattnall Journal* shortly after incorporation. They stated:

...The boom is on, businesses are coming in, buildings are going up, and a large development project started...We find that all that is needed in a movement like this is cooperation, and this Manassas is noted for. Some of the things that is [sic] under construction now is [sic] a larger refinery, novelty works, feed and flour mill,... Yes, it will pay you to keep your eye on Manassas, Georgia.

Despite local optimism, Manassas lost population from 1930 (197) to 1940 (165) to 1950 (128). This may have been due, in part, to loss of business to Claxton and Collins beginning in the mid 1930s.

These cities had transportation advantages over Manassas, including two or more railroads and highways linking them with larger markets.

Manassas gained 26 residents from 1950 to 1960, thus raising the population to 154. However, the town's population dropped to 144 in 1970 and 116 in 1980. Six percent growth occurred between 1980 and 1990, bringing the total number of residents to 123. From 1930 to 1990, Manassas lost nearly 38 percent of its population. Losses have continued since that time with nearly a 19 percent decline from 1990 to 2000, resulting in 100 inhabitants. The 2010 population was down another six (6) percent, while the projected U.S. Census count for 2017 is 87.

Manassas remains a small historic community with a rich past evidenced by its surviving depot, residences, and other structures. Since 2000, there has been an annual reenactment of the Civil War Battle at Manassas at nearby Fort Wallace-Wood, which is a popular event for spectators and history buffs.

### City of Manassas Vision

The City of Manassas will continue to be a small, **CLOSE KNIT COMMUNITY** noted for its significant preserved **HISTORIC STRUCTURES**, including its depot and private residences. It will offer an excellent quality of life for those seeking a quiet rural town located within **EASY DRIVING DISTANCE** of larger communities providing additional amenities. There will be state of the art **BROADBAND, HIGH SPEED CONNECTIVITY** available locally as well as **PASSIVE RECREATION** and water line extensions to areas where needed. The **COMMUNITY CENTER** will be a popular, much used location for various local events and activities. The annual **BATTLE AT MANASSAS CIVIL WAR REENACTMENT** will continue to grow in popularity, attracting increasing numbers of visitors who appreciate the community's rich history.

## City of Manassas Needs

**New City Hall roof**

**Sidewalk/streetscape improvements**

**Water line extensions**

**High speed broadband service**

**Recreation area development**

**New lawnmower and weedeater**



## City of Manassas Opportunities



**New water tank**

**Historic depot, residences, and other buildings**

**Extensive research compiled on Manassas' history for possible National Register**

**Historic District nomination**

**Battle at Manassas Civil War Reenactment**

**Lowered ISO rating**

**Manassas Community Center**





# City of Reidsville

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The county seat of Tattall County, Reidsville is located at the junction of U.S. 280 and GA highways 23, 30, 56, 57 (Wiregrass Trail), 121 (Woodpecker Trail), and 147. It is known as “Friendship City USA” and promotes itself as a great place to live. “Small town values, guided growth, preservation of historical,

cultural, and natural heritage” are a few of the community’s core principles. Reidsville further prides itself as a “small town with big city convenience,” while “maintaining a wholesome lifestyle...and a progressive approach to local business.” The city is home to the Gordonia-Alatamaha State Park and its popular Brazell’s Creek Golf Course, as well as the Georgia and Rogers state prisons, which provide stable employment opportunities to area residents. Reidsville’s historic Alexander Hotel was nationally recognized in 1988 as the recipient of one of 10 President’s Historic Preservation Awards. In more recent years, the physician-owned Optim Medical – Tattall located in the remodeled former local community hospital. Today it serves as a general medical and surgical hospital specializing in orthopedics, which attracts patients from throughout the region.

Even though Tattall County was established in 1801, Reidsville did not become the county seat until about 1830 in response to the desire for a more centrally located seat of county government than the previous Drake’s Ferry and Ohoopie Mills along the Ohoopie River. There are differing accounts as to the origin of the name of Reidsville. According to some sources, the town was named to honor Superior Court Judge Robert Reid of Augusta, who presided over courts in Tattall County for several years before moving to Florida where he became the territorial governor. Other sources credit

William Reid, the first person to practice law in Tattall County, as the man for whom Reidsville was named.

In terms of access, the City of Reidsville was well located at the junction of two main roads through Tattall County. One road ran from Vernon [Mt. Vernon] in Montgomery County on the west to Savannah on the east. The other began in Emanuel County on the north and ran south to Darien on the coast.

The new county seat was laid out in a circle radiating one-half mile in all directions from the courthouse, which was built in 1831. Although described as a “crude, cheap” structure, it remained in use until 1837. The county’s first post office was established in Reidsville in 1832.

Despite increased settlement and creation of a proper county seat at Reidsville, Tattall County remained a “backwoods” area, especially in the minds of residents of older, more established areas of Georgia. The following description appeared in the October 18, 1831 issue of *The Augusta Constitution*:

The inhabitants of our city are scarcely aware that there exists within one hundred miles of them a people peculiar in habits, pursuits and manners, and among whom the absence of refinement and luxury is compensated by a republican simplicity...native vigor of intellect...and kindness of heart... We allude particularly to the counties of Emanuel and Tattall, where although wealth and polish do not abound...the inhabitants are perhaps as happy and comfortable as those who breathe the air of our towns and reside in more populous and flourishing regions. Trained to labor from their youth, they shrink from no toil or hardship.... The country is wild, sparsely settled, full of game, and if we except one or two highways leading to Savannah, almost without roads, the paths dignified by the name of roads being almost overgrown by grass....

Tattall County erected a new, more substantial courthouse on the site of its predecessor in the center of Reidsville from 1837 to 1839. George Merriman, a Connecticut native, constructed the frame Greek Revival style building, which his son later enlarged by 20 feet shortly after the Civil War. The structure remained in courthouse use until the present courthouse was built in the early 1900s.

The City of Reidsville was incorporated in 1838 during construction of the county's new courthouse. Lots still remained for sale ten years after the town was laid out, and the population was only about 50 in 1849. Reidsville continued to grow slowly through the 1850s. During the Civil War, there were only three or four families living in town. The streets and courthouse square were covered with deep sand, and numerous large live oaks were located throughout the community. In addition to the courthouse and several dwellings, there were two or three stores, a post office, a two-story Masonic hall, and an 8-room hotel known as the Williams Hotel. While Sherman's main army did not pass through Tattnall County during its infamous "March to the Sea," a party of his soldiers was sent as far west as Reidsville. It is said that the county seat was so small at the time that Sherman's men rode through town without realizing it. In 1865, Union soldiers made the courthouse their headquarters for administering the amnesty oath to Tattnall County citizens.

Reidsville's official population reached 106 by 1880. Period accounts state that there were three physicians, three lawyers, two dentists, a liquor dealer, four Methodist ministers, a blacksmith, four general stores, two hotels, two steam gristmills and sawmills, and a number of county government employees. The town boasted an academy and a public school around 1883. In addition to at least five general merchandise stores, Reidsville had more specialized businesses and laborers in the late 1880s, such as drugstores, a fertilizer dealer, a painter, and naval stores manufacturers.

By 1900, Reidsville's population had increased to 257 persons. The current courthouse, designed by noted architect J.W. Golucke, was built in 1902 in the Second Empire architectural style. It was remodeled through the years, most significantly when in the 1960s both the mansard roof and corner clock tower were removed. While these character defining architectural features were not replicated, the courthouse underwent extensive renovations in recent years which have returned the structure to much of its original glory.

Reidsville experienced tremendous growth during the early 20<sup>th</sup> century at a rate of nearly 77 percent, reaching 454 residents in 1910. The city's population continued to grow rapidly, and by 1930, it had 631 inhabitants. The community promoted itself in 1933 as "a growing city of refinement, culture, and progress." It was proud of its accredited senior high school, two "progressive" churches, and excellent transportation facilities, including U.S. 280 and the Collins and Glennville Railroad, which connected at

Collins with the Seaboard Air Line. According to an article in *The Tattnall Journal* dated December 21, 1933, Reidsville’s “enterprising and efficient” merchants operated a number of businesses, including three cafes, three hotels, two automobile dealerships, and several service stations. Among the city’s professionals, there were seven lawyers, three dentists, one physician, and “a corps of courteous and efficient county officials.” In the midst of the Great Depression, the community ambitiously sought the addition of an apartment building, more hotels, “progressive merchants, manufacturing plants, motion picture theater, ice and cold storage plant, meat curing plant, feed mill, and any other legitimate business....”

Reidsville and Tattnall County also benefited from the 1930s location of the Georgia State Prison Farm seven miles west of the county seat on the Ohoopsee River. The site was selected over 95 other potential sites across Georgia. The facility was completed circa 1936, at a cost of approximately \$1.5 million for buildings and equipment.

The population of Reidsville grew by almost 28 percent in the 1930s, reaching 805 in 1940. It continued to increase at an even greater percentage (57 percent) during the next decade to 1,266 persons in 1950. After a slight decline in the 1950s, the number of residents gained by double digit percentages through 1980 for a population of 2,296. Reidsville’s population rose nearly 300 percent between 1930 and 1990 to 2,469 before declining in the 1990s by 9.5 percent to 2,235 in 2000. Reidsville’s official 2010 Census population was 2,594, reflecting a gain of 359 persons, while the estimated 2017 count is 2,654.



## City of Reidsville Vision

Reidsville will continue to be a **FRIENDLY** and **DESIRABLE COMMUNITY** in which to live and work that retains its small town character while providing **MODERN CONVENIENCES**. It will have excellent infrastructure, including available state-of-the-art **BROADBAND TECHNOLOGY**. The **REIDSVILLE AIRPORT** will offer top notch facilities to its many users. Blighted properties will be cleaned up, and Reidsville will be viewed as a **CLEAN, WELL-MAINTAINED COMMUNITY**. Historic downtown Reidsville will be revitalized with rehabilitated historic structures used for a variety of businesses and services, as well as inviting and **ATTRACTIVE STREETScape** improvements.

Visitors will flock to Reidsville traveling the **WOODPECKER** and **WIREGRASS TRIALS** to see local attractions, such as **GORDONIA-ALATAMAHA STATE PARK, BRAZELL'S CREEK GOLF COURSE**, the historic **ALEXANDER HOTEL** with its **GEORGIA DEPARTMENT OF CORRECTIONS MUSEUM**, and **VETERANS MEMORIAL PARK** adjacent to the historic Tattall County Courthouse. The annual **WIREGRASS FESTIVAL** will be among the special events which also continue to attract people. The Tattall County Archives will have expanded hours for researchers in its larger facility.

There will be additional lodging and hospitality venues to serve increased tourists and visiting patients/families utilizing the local **OPTIM MEDICAL CENTER – TATTNALL**, as well as physicians and other medical personnel from out of town. The Reidsville Recreation Department will have expanded facilities and programs for all age groups, including a **LIGHTED WALKING TRACK**. **GEORGIA STATE PRISON** and **ROGERS STATE PRISON** will continue to provide major employment opportunities, and prison workers will have **AFFORDABLE HOUSING** options available locally.



## City of Reidsville Needs

**Downtown revitalization**

**Lodging/hospitality venues**

**Possible hotel/motel tax**

**Street/sidewalk improvements**

**Public safety equipment**

**Completion of Reidsville Airport upgrades**

**Alexander Hotel renovations/Georgia**

**Department of Corrections Museum**

**Recreation Department facilities**

**upgrades/expansion**

**Blighted property clean up**

**City Hall grounds/parking upgrades**

**Annexation of areas served by water/sewer**

**Bicycle route along Wiregrass Trail**



## City of Reidsville Opportunities



### Tattall County Courthouse

Historic downtown

Reidsville Municipal Airport with flight school

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

Historic Alexander Hotel

Wiregrass/Woodpecker trails

Tattall County Archives

Wiregrass Festival

Optim Medical Center – Tattall/Primary Care clinic

East Georgia Healthcare Center

Georgia State Prison/Rogers State Prison

Reidsville Development Authority

Tattall Library

City website

Veterans Memorial Park

T-SPLOST funding

West Reidsville sewer/paving/drainage improvements

Lowered ISO rating

Tattall Learning center

U.S. 280

Updated zoning ordinance



# Community Goals



## Economic Development

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

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



## Natural & Cultural Resources



## Housing

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

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



Land Use



Community Facilities & Services

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

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



Intergovernmental Coordination

# Long Term Policies

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## Economic Development

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

The community will continue to develop new leadership and enhance community involvement through an active “Leadership Tattall” group

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

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

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

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

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

The community will support and promote programs, such as the community’s Certified Work Ready designation and the Workforce Innovation and Opportunities Act (WIOA), for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents to help reduce unemployment

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

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

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

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

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

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

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

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

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

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

The community will work to develop the necessary infrastructure, including high speed connectivity/broadband telecommunications, and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, agri-tourism, nature based tourism, heritage tourism, and bicycling, including promotion of the Atlantic Coast Route (Venture Cycling) through Tattall County

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

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

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

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

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

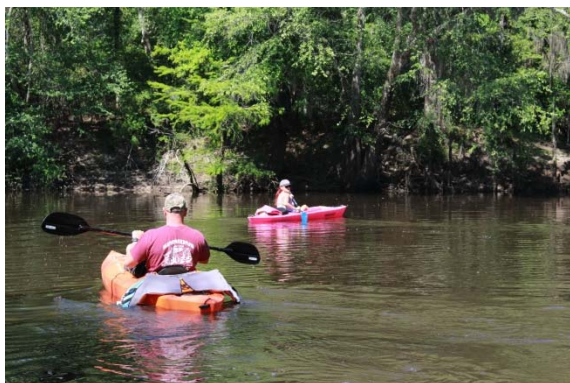




## Natural & Cultural Resources

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

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



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

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

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

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

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

The community will seek Scenic Byway designation for the Wiregrass Trail and to increase awareness of and promote the Wiregrass, Woodpecker, and Georgia Grown U.S. 301 trails

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



## Housing

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

The community will encourage the use of state and federal programs to improve availability of

affordable/quality housing, and to encourage homeownership

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated and comprehensive land use/manufactured housing/subdivision regulations, and code enforcement

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

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

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

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

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

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

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



## Land Use

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

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

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

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

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

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

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

the mission of Fort Stewart and minimize land use conflicts

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

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

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

for tourism and other economic development purposes



### **Community Facilities & Services**

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

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

The community will seek and support the promotion of the Wiregrass/Woodpecker Trails, U.S. 280, and the Georgia Grown U.S. 301 Trail

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

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

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

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

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

The community will provide and maintain adequate government facilities/services and strive to promote healthy/transparent citizen/governmental relations

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

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

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

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

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

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

The community will seek and support availability of appropriate high speed connectivity/broadband telecommunications service



## **Intergovernmental Coordination**

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

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

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





# Needs and Opportunities

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

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## Needs

- Improvements to Internet/broadband access/service/facilities supportive of state-of-the art technology (Economic Development (ED), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Continuing education/job skills improvements (ED, CFS, IC)
- Continuing active “Leadership Tattall” program (ED, Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), CFS, IC)
- Retention of local graduates (ED, HO, CFS, IC)
- Diverse mix of jobs appropriate for local workforce (ED, LU, CFS, IC)
- New business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- More local grocery store options (ED, CFS, IC)
- Relocation of bank branch to Cobbtown (ED, CFS, IC)
- Maintenance of agriculture/forestry as viable economic land uses through traditional and alternative means, such as agri- and nature-based tourism (ED, NCR, LU, IC)
- More agribusiness opportunities, such as processing plants (ED, NCR, LU, CFS, IC)
- Pursuit of industries/businesses adding value to existing agricultural/forestry uses/development of new products/technologies utilizing county’s natural resources/climate (ED, NCR, LU, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Continued support for/utilization of Certified Work Ready designation and Workforce Innovation and Opportunities Act (WIOA) (ED, NCR, CFS, IC)
- Continued maintenance of modern Reidsville Municipal Airport through infrastructure/equipment upgrades/maintenance, as needed to support increased usage (ED, CFS, IC)
- Continuing local, regional, and state agency cooperation/coordination, including regularly scheduled Tattall Municipal Association meetings (ED, NCR, HO, LU, CFS, IC)
- Enhanced marketing efforts of local agriculture through Georgia Grown Program, Extension Service, UGA Vidalia Onion Research Center, and other means (ED, NCR, CFS, IC)
- Glennville Farmers’ Market development (ED, NCR, CFS, IC)
- County-wide downtown revitalization/investment in all municipalities, including possible second floor loft apartment development as appropriate (ED, NCR, HO, LU, CFS, IC)

- Downtown revitalization/streetscape improvements consistent with rural, small town character/quality of life (ED, NCR, HO, LU, CFS, IC)
- Development of park with pavilion in downtown Glennville on site of 2016 fire (ED, NCR, LU, CFS, IC)
- Expansion of Downtown Glennville Streetscape project area to include block along Gross and North Caswell streets (ED, NCR, LU, CFS, IC)
- Plan development and funding to rehabilitate buildings Glennville DDA purchased (ED, NCR, HO, LU, CFS, IC)
- Support for enhanced local post-secondary education resources through Southeastern Technical College, including increased local technical college presence (ED, CFS, IC)
- Maintenance/enhancement of Optim Medical Center – Tattnall and other local health care facilities/services (ED, CFS, IC)
- Additional local lodging/hospitality venues to support Optim Medical Center – Tattnall, Rotary Corporation, and others as well as increased tourism, including chain hotel in Glennville (ED, NCR, HO, LU, CFS, IC)
- Feasibility study for possible hotel/motel tax in Reidsville (ED, NCR, HO, LU, CFS, IC)
- Coordination/enhancement of economic development marketing through Greater Tattnall and Glennville chambers, active Tattnall County Industrial Development Authority, Glennville and Reidsville development authorities, regional/state agencies, and increased funding (ED, NCR, HO, LU, CFS, IC)
- Funding to update Tattnall County’s online marketing (website, social media, etc.) (ED, NCR, HO, LU, CFS, IC)
- Development/marketing of Glennville Industrial Park as joint county-wide industrial park (ED, CFS, IC)
- Cooperative promotion of tourism attractions along Wiregrass/Woodpecker trails, U.S. 280, and Georgia Grown U.S. 301 Trail (ED, NCR, CFS, IC)
- Promotion of U.S. 301 as interstate alternative (ED, NCR, CFS, IC)
- Continued improvements/promotion of all kinds of transportation access/quality, including highway, roads/streets, airport, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)
- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)
- Completion of TIA Band 3 projects, including Bubba Kennedy, Hillview, and Airport roads (County), Jones and Williams streets (Collins), Lakeview Drive and 12 others in Glennville, and Blount Street and four (4) others in Reidsville (ED, CFS, IC)

- Bike lane development between Glennville and Recreation Department along Highways 144 and 23 (ED, NCR, CFS, IC)
- Sidewalk/streetscape improvements in Manassas (ED, NCR, LU, CFS, IC)
- Paving of remaining dirt roads in Reidsville, including completion of Friar Tuck Road and Browder Circle (ED, CFRS, IC)
- Sidewalk improvements along Memorial Drive and Highway 57 in Reidsville and in Collins (CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth/quality of life, including transportation, water/sewer, natural gas, broadband high speed connectivity, and industrial park improvements (ED, LU, CFS, IC)
- Local/regional tourism enhancement/growth through events, such as Glennville Sweet Onion and Wiregrass festivals; recreation/leisure activities, including Atlantic Coast Route (Venture Cycling); museum development/enhancement; heritage tourism involving Woodpecker and Wiregrass trails, Battle at Manassas Civil War reenactment, and other resources; agri-tourism, such as Watermelon Creek Vineyard, Janisse Ray's Red Earth Farm, and Georgia Grown U.S. 301 Trail; nature based tourism including Gordonia-Alatamaha State Park, Ohoopie Dunes, Big Hammock WMA, and other natural resources; and other means (ED, NCR, CFS, IC)
- Georgia Scenic Byway designation for Wiregrass Trail (GA 57) through Tattnall County (ED, NCR, CFS, IC)
- Establishment of bicycle route along GA 57/Wiregrass Trail in Tattnall County (ED, NCR, CFS, IC)
- Promotion of Wiregrass, Woodpecker, and Georgia Grown U.S. 301 trails (ED, NCR, CFS, IC)
- Continued support/promotion of Gordonia-Alatamaha State Park in Reidsville, Ohoopie Dunes, and Big Hammock WMA and development of additional outdoor recreation/nature venues (ED, NCR, LU, CFS, IC)
- Proactive growth management of future compatible development through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Support continuing operation of prisons in Tattnall County, including any future expansions, infrastructure upgrades, and other means (ED, NCR, LU, CFS, IC)
- Continued cooperation with Fort Stewart and the Joint Land Use Study Committee to encourage continued low density land uses (agriculture/forestry) in Compatible Use Buffer and its conservation (ED, NCR, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, such as Alexander and Glennwanis hotels for community events/museum space, and rehabilitation of downtown commercial structures (ED, NCR, HO, CFS, IC)

- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life (ED, NCR, LU, CFS)
- Conservation/protection of Altamaha and Oohoopee rivers, significant natural resources, Big Hammock WMA, Oohoopee Dunes, and open spaces/landscapes of Tattnall County (ED, NCR, LU, CFS, IC)
- Enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors (NCR, LU, CFS, IC)
- Heritage preservation/promotion/utilization and encouragement of adaptive use of historic buildings, districts, and landmark structures (ED, NCR, HO, LU, CFS, IC)
- Continuing protection of Tattnall County's significant natural and cultural resources through community investment and appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Blighted property clean up in Collins, Glennville, and Reidsville (ED, NCR, HO, LU, CFS, IC)
- Promotion/development of greater compatible economic use/tourism of parks, rivers, open spaces, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Continued active participation in regional Altamaha River Partnership (ED, NCR, CFS, IC)
- Development of materials/website to promote Tattnall County's significant natural and historic resources (ED, NCR, HO, CFS, IC)
- Continued stewardship and local government use of historic Tattnall County Courthouse (ED, NCR, CFS)
- New location for Tattnall-Glennville Museum (ED, NCR, LU, CFS, IC)
- Alexander Hotel renovations (ED, NCR, CFS, IC)
- Development of Georgia Department of Corrections Museum to interpret history of Georgia State Prison/state's criminal justice system at historic Alexander Hotel in Reidsville (ED, NCR, CFS, IC)
- Investigation concerning feasibility of acquiring/returning historic Collins Depot to original site and rehabilitation for community use (ED, NCR, LU, CFS, IC)
- Funding to complete rehabilitation of historic Glennwanis Hotel in Glennville for multi-purpose community use (ED, NCR, HO, LU, CFS, IC)
- Support for Tattnall County Archives and its future move from former jail to building on Courthouse Square (ED, NCR, CFS, IC)
- Diverse mix of quality housing (affordable, rental, middle income, compatible workforce) (ED, HO, LU, CFS, IC)
- State/federal housing programs utilization (ED, NCR, HO, LU, CFS, IC)

- CDBG/CHIP grants and others to rehabilitate substandard housing (ED, NCR, HO, CFS, IC)
- Updated, coordinated countywide land use planning/subdivision/manufactured housing regulations/increased code enforcement/nuisance ordinances/growth management implementation and enforcement to improve appearance/quality of housing developments (ED, NCR, HO, LU, CFS, IC)
- Promotion of available land for economic development/residential attraction (ED, NCR, HO, LU, CFS, IC)
- Further development of Cobbtown, Collins, Glennville, Manassas, and Reidsville to maintain them as vibrant/growing small towns (ED, NCR, HO, LU, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Development of housing to attract new residents, such as returning natives, commuters, and retirees, and bedroom community development (ED, NCR, HO, LU, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Organization of volunteer/nonprofit Christmas in April/Habitat for Humanity or other group to assist with private rehabilitation/other housing needs, especially low income/elderly (ED, NCR, HO, CFS, IC)
- Encouragement of growth which preserves/maintains viable, functioning agriculture/forestry land uses (ED, CFS, HO, LU, CFS, IC)
- U.S. 280 upgrading to 4-lanes (ED, NCR, HO, LU, CFS, IC)
- Development compatible with existing infrastructure location to guide future growth (ED, NCR, HO, LU, CFS, IC)
- Enhancement of existing industrial facilities/development of new facilities/uses appropriate for community's character and economic development needs (ED, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Planned/managed future growth/development compatible with existing character (ED, NCR, HO, LU, CFS, IC)
- Annexation into Glennville of small area served by municipal water (ED, NCR, HO, LU, CFS, IC)
- Annexation into Reidsville of areas served by municipal water/sewer extensions (ED, NCR, HO, LU, CFS, IC)

- Maintain/upgrade/expand water/sewer service provision as needed (ED, LU, CFS, IC)
- Drainage improvements along Main Street in Cobbtown, including street widening and new curb and gutter (CFS, IC)
- New water meters in Collins (CFS, IC)
- Water line extensions in Manassas (NCR, HO, LU, CFS, IC)
- Addition of sewer jet for Collins sewer system (CFS, IC)
- New sewer lines for ½ of Collins and lift station renovations (CFS, IC)
- Completion of Phase 2 upgrades to Glennville sewer system (CFS, IC)
- Maintenance/upgrades to county's solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts (ED, NCR, CFS, IC)
- County-wide composting/mulching program development (NCR, CFS, IC)
- New lawnmower and weedeater for Manassas (CFS, IC)
- Continued improvements to local public safety/fire/emergency medical services, equipment, facilities, and coordination as needed (CFS, IC)
- Automatic defibrillators (AEDs) at strategic locations countywide (CFS, IC)
- Full-time Glennville City Fire Department (CFS, IC)
- New breathing apparatuses for Reidsville City Fire Department (CFS, IC)
- Parks/river landings/recreation facilities/activities maintenance/improvements/promotion/new development (ED, NCR, LU, CFS, IC)
- Playground equipment upgrades at Cobbtown Community Center (CFS, IC)
- Lighted walking track in Collins and Reidsville (CFS, IC)
- Glennville Community Center development (LU, CFS, IC)
- Youth-oriented activities at community center in Glennville, such as Boys and Girls Club programming (CFS, IC)
- Recreation area development in Manassas (NCR, LU, CFS, IC)
- Reidsville Recreation Department expansion (fields, offices, gyms, etc.) (ED, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including healthy/transparent citizen/governmental relations and improved communication (ED, CFS, IC)
- Seating, landscaping, and lighted walkway between Courthouse and County's new administrative building (CFS)
- New roof for Cobbtown and Manassas city halls (CFS, IC)
- Bike/pedestrian friendly park area and parking lot repairs in front of Reidsville City Hall (CFS, IC)

- Continued maintenance/enhancement to retain excellent quality local educational facilities/services/technology (ED, CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones (NCR, CFS, IC)
- Continued support for local Glennville and Tattnall (Reidsville) public libraries through facilities, equipment, staffing, programs, and other improvements/expansions, as needed (ED, CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/land use regulations, and code enforcement county-wide (ED, NCR, HO, LU, CFS, IC)





## Opportunities

- Continuing existing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Certified Work Ready designation (ED, IC)
- Facility for post-secondary education access locally at Southeastern Technical College's Tattnall Learning Center in Reidsville, and other nearby institutions (ED, IC)
- Excellent local schools, including new facilities construction planned and underway, technology, and dual enrollment opportunities (ED, CFS, IC)
- E-SPLOST funding (ED, LU, CFS, IC)
- High, increasing local high school graduation rate (ED, CFS)
- Existing businesses/industries, such as Rotary Corporation and its expansion in Reidsville, Duramatics, Bland Farms, Onshore Call Center, and others (ED, NCR, CFS, IC)
- Optim Medical Center – Tattnall with five new operating rooms and primary care clinics in Glennville and Reidsville (ED, CFS, IC)
- East Georgia Healthcare Center in Reidsville (ED, CFS, IC)
- Local employment at three Georgia Department of Corrections State prisons in Tattnall County (ED, CFS, IC)
- Low unemployment/strong local workforce (ED, IC)
- Existing agricultural/forestry uses, such as Mascot Pecan, Bland Farms, Watermelon Creek Vineyard, Armstrong Cricket Farm, and Woodpecker Trail Olive Farm (ED, NCR, LU, IC)
- Tattnall County Canning Plant (ED, CFS, IC)
- Solar farms near Collins and Georgia State Prison (ED, NCR, LU, CFS, IC)
- GRAD-certified Glennville Industrial Park site (ED, CFS, IC)
- Available industrial space (ED, CFS, IC)
- Transportation improvements, including TIA funded resurfacing and paving projects (ED, CFS, IC)
- Reidsville Municipal Airport with new security fencing and flight school (ED, CFS, IC)
- Proximity to Fort Stewart, Savannah port, I-16, U.S. 301, and U.S. 280 (ED, CFS, IC)
- Active local economic development groups, including Greater Tattnall and Glennville chambers of commerce, reorganized Tattnall County Industrial Development Authority, and Glennville and Reidsville development authorities (ED, CFS, IC)
- Very active Junior Board of Directors within Greater Tattnall Chamber (ED, CFS, IC)

- Tattnall County, Glennville, and Reidsville websites (ED, CFS, IC)
- Active “Leadership Tattnall” program (ED, CFS, IC)
- Existing hotel-motel tax in Glennville (ED, IC)
- Local/regional tourism events/venues, such as Glennville Sweet Onion and Wiregrass festivals and Battle at Manassas Civil War Reenactment (ED, NCR, CFS, IC)
- Nature-based, agri-tourism, recreation, heritage, and other tourism venues, including the Altamaha and Ochoopee rivers; Woodpecker, Wiregrass, and Georgia Grown U.S. 301 trails; Janisse Ray’s Red Earth Farm; Watermelon Creek Vineyard; Big Hammock WMA, and Ochoopee Dunes (ED, NCR, LU, CFS, IC)
- U.S. 301 as interstate alternative (ED, NCR, CFS, IC)
- Gordonia-Alatamaha State Park and its recent improvements (ED, NCR, LU, CFS, IC)
- Brazell’s Creek Golf Course (ED, CFS, IC)
- Jones, Joy Bluff, State Prison, and Tattnall County landings on the Ochoopee River and J.E. Stanfield/Big Hammock Landing on the Altamaha River in Tattnall County (ED, NCR, LU, CFS, IC)
- Bicycle tourism/Atlantic Coast Route (Venture Cycling) through Tattnall County (ED, NCR, CFS, IC)
- Local cultural/historic resources, such as Tattnall County Courthouse, Alexander Hotel, Collins Gymnasium, Glennwanis Hotel, Manassas Depot, historic downtowns, and opportunities for increased heritage tourism (ED, NCR, CFS, IC)
- Tattnall County Archives (ED, NCR, CFS, IC)
- Presence on Wiregrass, Woodpecker, and Georgia Grown U.S. 301 trails (ED, NCR, CFS, IC)
- Historic downtowns in Cobbtown, Collins, Glennville, and Reidsville with rehabilitation opportunities (ED, NCR, HO, LU, CFS, IC)
- Downtown Glennville Streetscape project (ED, NCR, CFS, IC)
- Movie filmed in Glennville in 2018 and potential for others (ED, NCR, CFS, IC)
- Veteran’s Memorial Park (Reidsville) and Georgia Veterans Memorial Cemetery (Glennville) (ED, LU, CFS, IC)
- Community’s rural character/small town quality of life (ED, NCR, HO, LU, CFS, IC)
- Lower property values/lower property taxes (ED, NCR, HO, LU, CFS, IC)
- Significant natural resources, including Altamaha and Ochoopee rivers and their corridors, Ochoopee Dunes, and others (ED, NCR, LU, IC)
- Altamaha/Oconee River eco-tourism/Altamaha River Water Trail/Altamaha River Partnership (ED, NCR, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)

- Ohoopie Match Club private development near Cobbtown (ED, NCR, HO, LU, CFS, IC)
- Lower cost of living and housing costs (ED, NCR, HO, LU, CFS, IC)
- Existing zoning in Cobbtown, Collins, Glennville, and Reidsville (updated in 2018) (ED, NCR, HO, LU, CFS, IC)
- Construction/renovation/demolition permits and prohibition of debris/refuse in yards enacted by Reidsville (ED, NCR, HO, LU, CFS, IC)
- Army Compatible Use Buffer with Fort Stewart (NCR, LU, CFS, IC)
- Land available for sale (ED, NCR, HO, LU, CFS, IC)
- Building and environment and occupancy permits required in unincorporated Tattnall County for electric service (HO, LU, IC)
- Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, CFS, IC)
- Continued use of historic Tattnall County Courthouse (NCR, CFS)
- SPLOST funding for community projects (ED, LU, CFS, IC)
- LAS system upgrades and new well in Collins (ED, NCR, HO, LU, CFS, IC)
- Upgraded broadband infrastructure and improved Internet service for most of unincorporated Tattnall County and all municipalities in 2017 (ED, CFS, IC)
- Glennville sewer system upgrades (ED, HO, CFS, IC)
- Sewer system and paving/drainage improvements in West Reidsville (ED, HO, CFS, IC)
- Private Adam and Aadam Recycling and Tattnall County scrap metal recycling (ED, NCR, CFS, IC)
- Glennville and Reidsville recreation complexes (ED, CFS, IC)
- New Tattnall County administrative building (CFS, IC)
- Manassas Community Center (NCR, LU, CFS, IC)
- Strong local public safety/enforcement and low crime rate (CFS, IC)
- 14 new fire substations countywide and lowered ISO ratings (CFS, IC)
- New fire department constructed in Cobbtown (CFS, IC)
- Greyfield development utilizing former grocery store in Reidsville for County Extension and DFACs offices (LU, CFS, IC)
- Existing cultural facilities/services, including historic Glennville Auditorium (ED, NCR, CFS, IC)
- Glennville and Tattnall (Reidsville) libraries (ED, CFS, IC)

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- Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others (ED, NCR, CFS, IC)
- Active Tattall Municipal Association (ED, 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 Tattnall County. Tattnall County's heyday came from entrepreneurship and railroad establishment, resulting also in a population boom in the late 1800s. Leadership, attracting prisons and other job diversity, and keeping agriculture relevant and vital, along with highways and location, have stabilized growth in the county, despite suffering major setbacks with the decline of U.S. 301 tourism to interstate travel and the disappearance of the apparel industrial along the way.



Tattnall County is an early frontier county of Georgia settled in the early 1800s in a secondary wave of Georgia's development. Its longleaf pine forests were at first considered less than desirable lands, but were still the source of commerce -- questionable and deceptive land speculation. The abundant natural resources were soon realized to be another opportunity, and a profitable lumber and naval stores industry resulted. Transportation and

access to markets were always important, first through the Altamaha River and later the advent of railroads. Farming interests developed as the forests were cut. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 301 and Georgia 121 (The Woodpecker Trail). A major transformation of the local economy began in the 1930s with the opening of Georgia's flagship prison, Georgia State Prison, on the banks of the Ochopee River seven miles south of Reidsville. Agriculture remained important to the county as Glennville was an important tomato market in the 1950s, and Claxton

Poultry opened in nearby Claxton. In the 1970s and 1980s the explosive growth of the sweet onion became very important to local agriculture, and today the county is the largest producer of the world famous Vidalia Sweet Onion. Two additional state prisons have located in the county in the 1980s and 1990s, further solidifying government employment as an economic mainstay. The county's manufacturing sector suffered in the 1990s with the loss of its apparel manufacturing, but this was offset with the growth of Rotary Corporation and other small, locally owned operations. While there has been other important economic diversity, particularly in services, the county's principal economic foundation remains agriculture and government employment. The closure of the county's public hospital in 2000, and its reinvention through private physician led ownership of Optim Healthcare to primarily specialized orthopedic and surgical care has contributed immensely to services growth in Tattnall County. Optim Medical Center-Tattnall is now a regional leader in health care services. Satellite primary care facilities in Glennville and Reidsville provided through Optim also improve community facilities and contribute greatly to quality of life in the county. There are many other local economic strengths and opportunities available today for exploitation and development.

There are continuing needs for Tattnall County's economic development. Incomes in Tattnall County remain relatively low. The per capita income in Tattnall County is \$15,632, about 67% that of Georgia as a whole. Median household income is \$35,578, about 69% that of Georgia. Approximately 27% of Tattnall County citizens are in poverty, compared to only 17% in Georgia as a whole. Over 40% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county improved from 10.1% in 2012 to 4.4% in 2018. Job skills of local residents are also a concern; about 26% of local residents are without a high school diploma compared to 15% statewide. Transfer payments represent about 25% of total personal income compared to about 17% statewide.



There are opportunities and cause for optimism for economic development in Tattnall County as well. There are 86 goods producing firms located in the county, many of them home-grown, continuing the tradition of entrepreneurship, including the world headquarters of Rotary Corporation. Employment within the county remains concentrated within educational, health care and social assistance workers (19.6%), government (11.8%), and agricultural, forestry, fishing (8.2%) sectors. This reflects the stability and importance of agriculture and the state prisons within the county, as well as the growth of Optim Healthcare and local schools. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Tattnall County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, available fresh fruit and vegetables, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.

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

- **Address Low Educational Levels/Improve Jobs Skills**

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

- **Support/Enhance Agriculture/Forestry Uses**

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The revitalization of a local farm cooperative, the reestablishment of a farmers market, and the marketing and development of agri-tourism teamed with the Georgia Grown U.S. 301 Trail are other means.

- **Address/Improve Infrastructure Needs**

The Tattnall County community will jointly work to solve any infrastructure deficiencies, including highway improvements, and otherwise address water/sewer and other needs. The City of Cobbtown will seek to establish a public sewerage system. The lack of appropriate broadband telecommunications access will also be addressed. The new GRAD-certified industrial park at Glennville will be fully served with infrastructure to further prepare for growth and development.

- **Nurture Existing Businesses/Entrepreneurs**

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

- **Attract New Businesses**

The Tattnall County community, through its development authorities, chambers of commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The On-Shore Outsourcing Center in Glennville, new retail/restaurants in Reidsville, and Rotary Corporation expansion in Reidsville, are symbols of continuing successes.

- **Develop/Enhance Tourism**

Tattnall County, and Glennville in particular, was once a leader in Georgia tourism because of U.S. 301 and the Woodpecker Trail before the interstates. Its rivers and outdoor amenities; Gordonia-Alatamaha State Park; many historic structures; existing and potential festivals; its location along the Wiregrass Trail (Georgia 57) and the Woodpecker Trail (Georgia 121); the Georgia Veterans Cemetery and Fort Stewart; and the Adventure Cycling Association's Atlantic Coast Route; 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 passing lane improvements along Georgia 23 between Glennville and Reidsville, as well as many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. The completion of widening of U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county, as well as would upgrades to U.S. 301. These and other improvements could



enhance local travel and make business markets more accessible. It would also make it easier to live in Tattnall, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development.

- **Revitalize Downtowns**

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

- **Develop/Improve Local Industrial Parks/Sites**

The community has a number of available sites and buildings to market. The new GRAD-certified Glennville Industrial Park lacks complete infrastructure, however improvements are planned.

- **Promote Quality of Life/Civic and Community Pride/Location**

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

- **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. The Tattnall Municipal Association’s continued mission of intergovernmental cooperation will enhance local decisions and allow local governments, including the County, to respond to difficult challenges. The active chambers of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful.

- **Address Growth Management/Rural Character Preservation**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist. The nearly complete Army Compatible Use Buffer of Fort Stewart preserves key lands adjacent to the military installation. This buffer zone will limit development to compatible uses near Fort Stewart so training missions can remain flexible as future requirements change.

- **Enhance Local Leadership Programs**

Tattnall County has been noted in the past for its local leadership and community cooperation through such avenues as the rehabilitation of the Alexander and Glennwanis hotels, Farm Fresh Tattnall, its Dairy Queen Children’s Miracle Network fundraising, and the Reidsville Easter Egg Hunt. A new venture, Adam and Aadam Recycling, exemplifies community leadership and sets a tremendous example for others to follow at a local, state, and national level. An active Leadership Tattnall group supported by the local chambers and many local civic groups can accomplish much to help the community cooperate and advance in economic development.

- **Support State Prisons/Fort Stewart/Optim Healthcare**

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

# Broadband Services

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Tattnall County Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

# Broadband Services

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Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20<sup>th</sup> century will make broadband service a necessity in the 21<sup>st</sup> century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost-return on infrastructure investments. It is Tattall County's goal to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Tattall County is located, was determined in a 2015 Digital Economy Plan to rank 12<sup>th</sup> out of 12 areas for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area included. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2018 Broadband Deployment Report, it was estimated that 68.5 percent of the population in Tattall County have access to fixed broadband technology; however,

download and upload speeds for those customers do not approach the minimum speeds to be considered broadband.

Broadband technology access in the county is provided by a DSL service provider in and around Glennville, Reidsville, Collins, and Manassas. The areas served by DSL service in the unincorporated areas are scattered with a majority along state highway rights-of-way and areas surrounding the City of Cobbtown. Fiber Optic service lines are also present in Tattnall County in the City of Cobbtown and the surrounding area. Cable internet service is also available in Reidsville, south of Reidsville, and east of Collins. Although areas of Tattnall County are serviced by a variety of broadband technologies, the service does not meet speeds meeting the FCC's definition of Broadband Service (25Mbps download, 3Mbps upload speeds).

Other avenues of broadband service technologies available in the community are either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Tattnall County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.

Certainly an industry desiring an improved communications network will seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Tattnall County, but fixed broadband technology does not provide adequate speed to term service in the county "Broadband." Wireless 4G LTE in the county meets minimum speeds of wireless broadband; however, it is inadequate for industry seeking to locate in the county. The need for broadband service in Tattnall County is critical as it is determined to be moderately underserved by fixed broadband technology. Tattnall County, and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville

desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”





The Tattnall County community has chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are actions steps the community will take to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communications technologies.

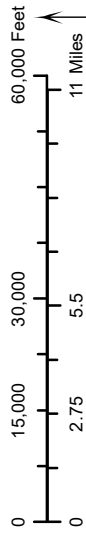
- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.

# Tattnall County Digital Economy Fixed Network

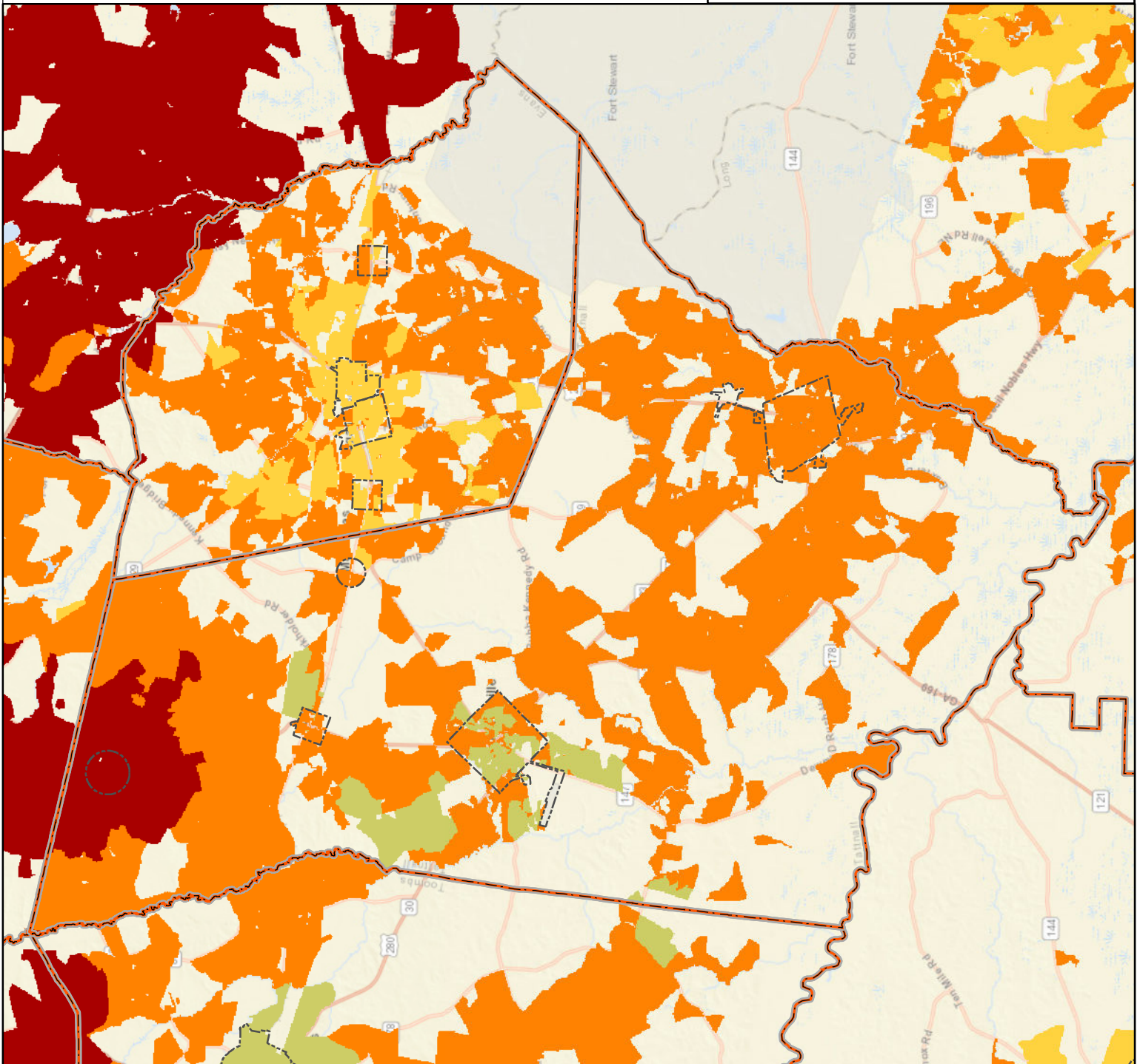
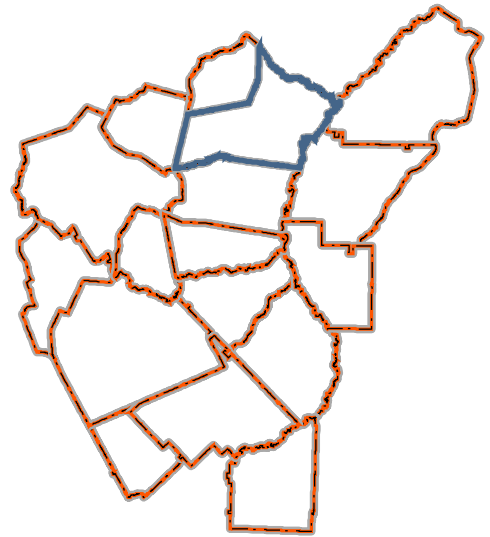
-  City Limits
-  County Boundary

## Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL



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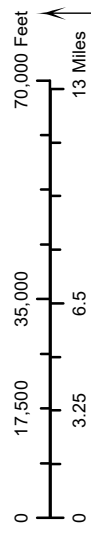


# Tattnall County Digital Economy Fixed Network DSL

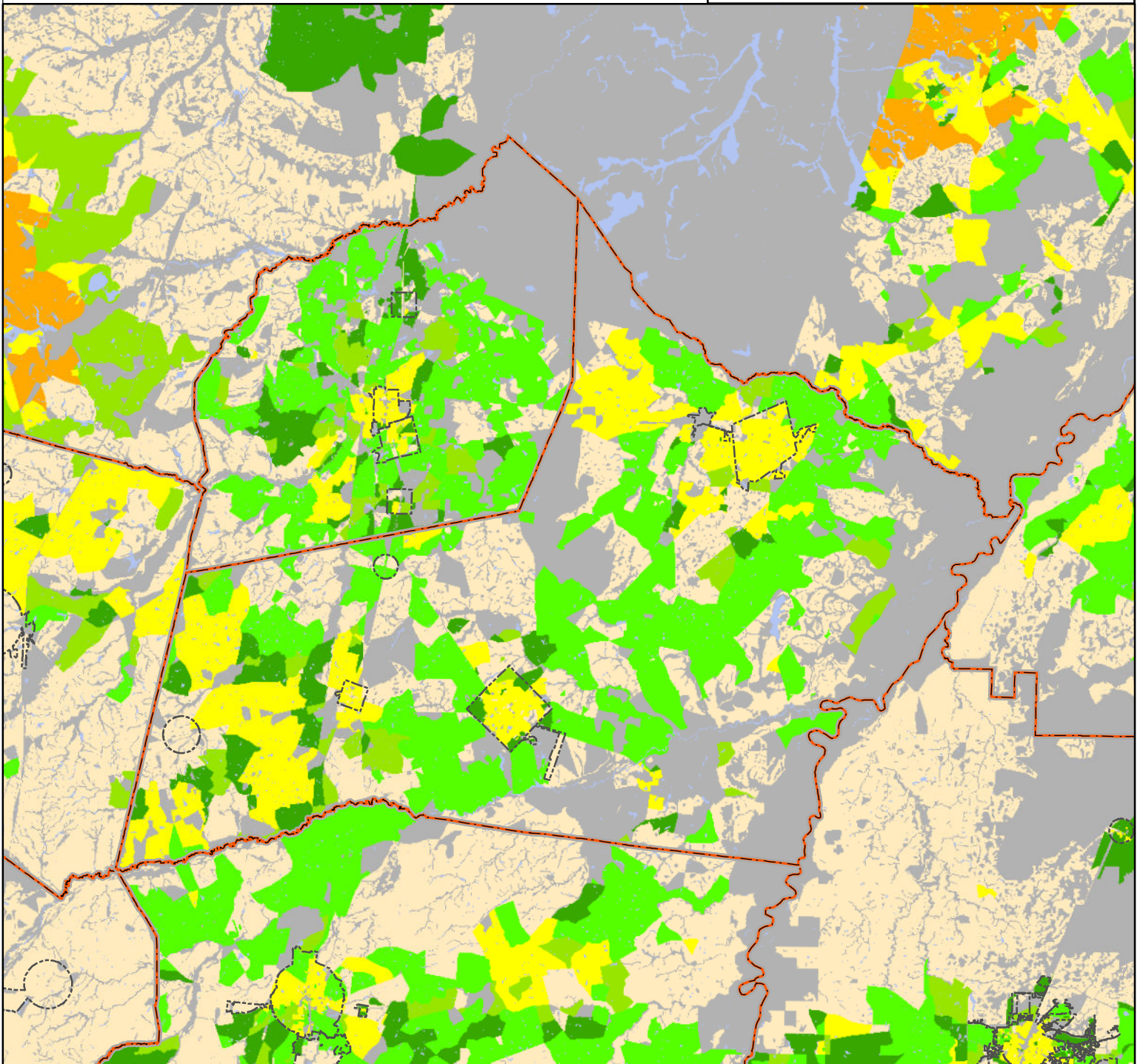
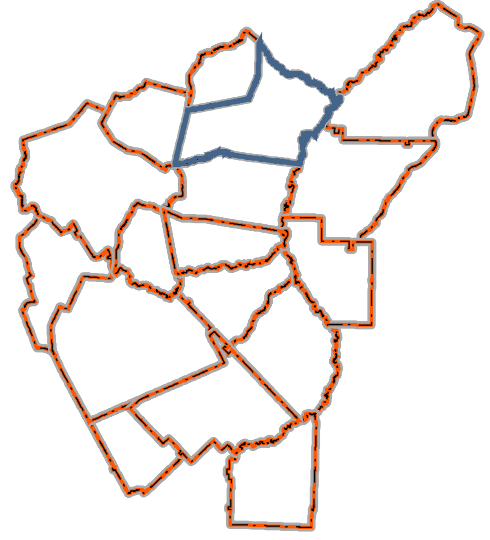
City Limits  
County Boundary

## Speed Availability

- 3 mbps or less
- 3 mbps - 6 mbps
- 6 mbps - 10 mbps
- 10 mbps - 25 mbps
- 25 mbps - 50 mbps
- 50 mbps - 100 mbps
- 100 mbps - 1 gbps
- Greater than 1 gbps
- Water
- Unpopulated Lands
- Unserviced Areas Less than 768 kbps Down



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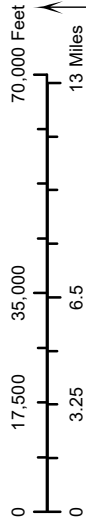
# Tattnall County Digital Economy Fixed Network

## Fiber

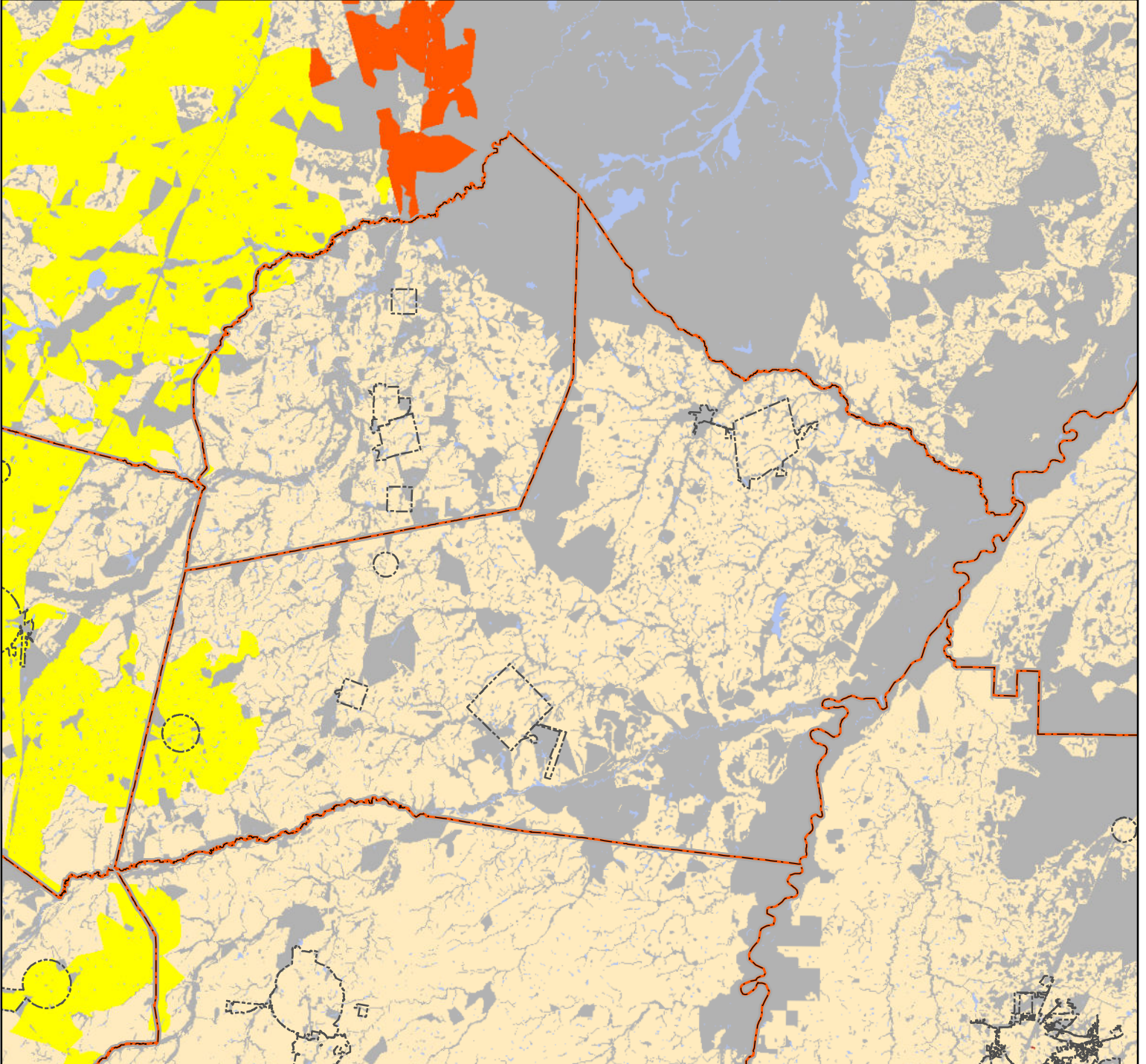
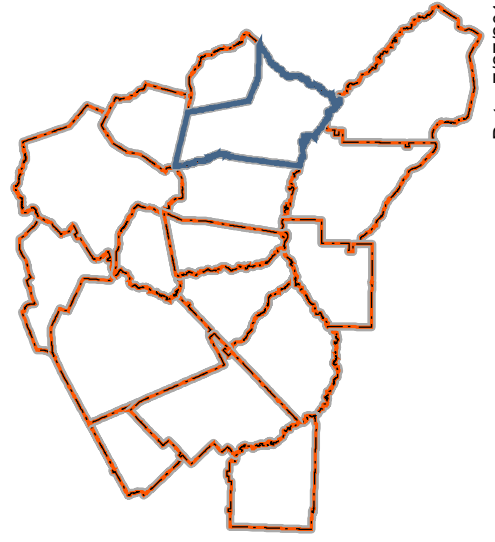
-  City Limits
-  County Boundary

## Speed Availability

-  3 mbps or less
-  3 mbps - 6 mbps
-  6 mbps - 10 mbps
-  10 mbps - 25 mbps
-  25 mbps - 50 mbps
-  50 mbps - 100 mbps
-  100 mbps - 1 gbps
-  Greater than 1 gbps
-  Water
-  Unpopulated Lands
-  Unserved Areas Less than 768 kbps Down



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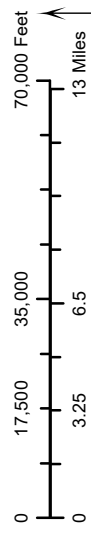


# Tattnall County Digital Economy Fixed Network Cable

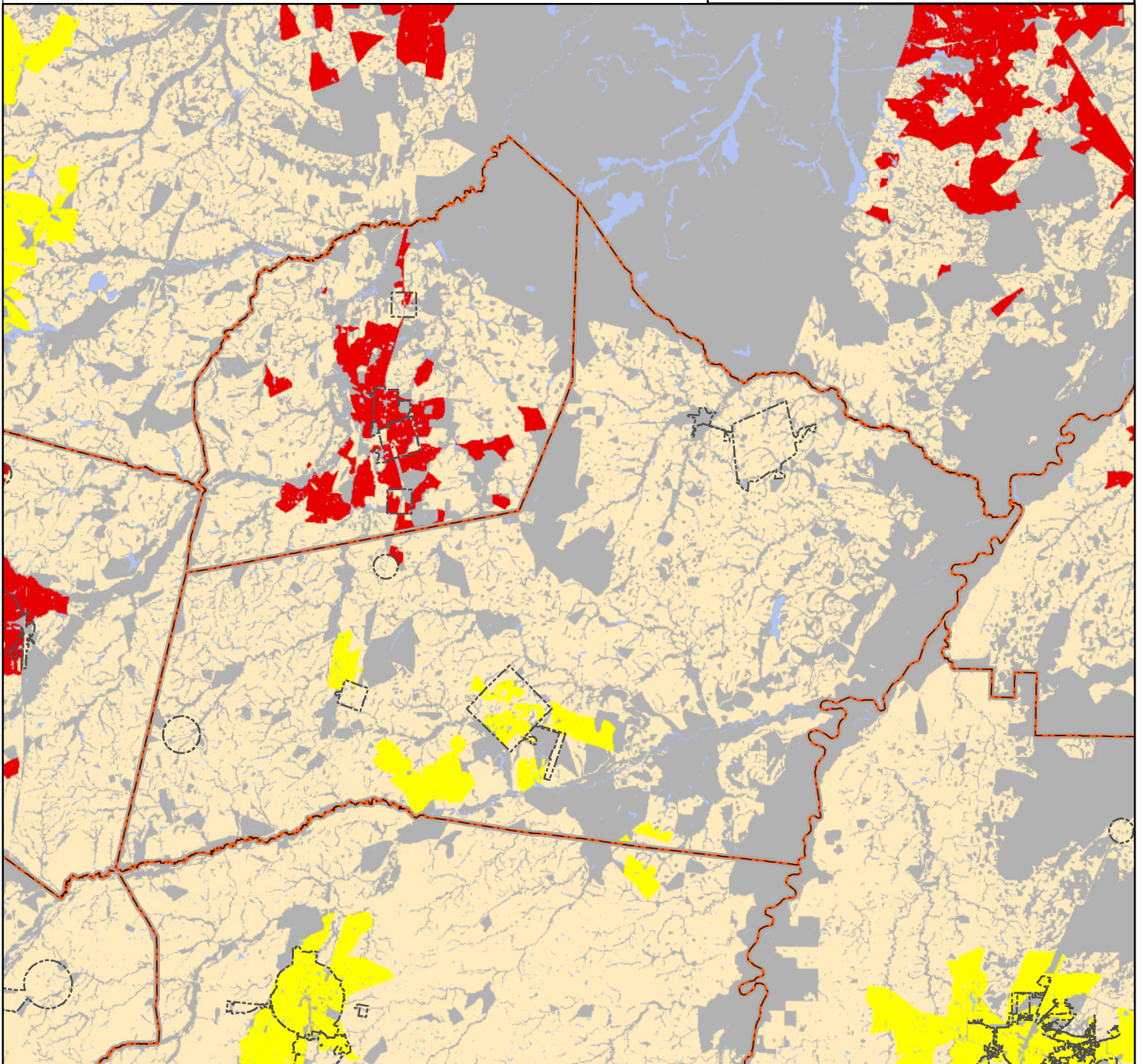
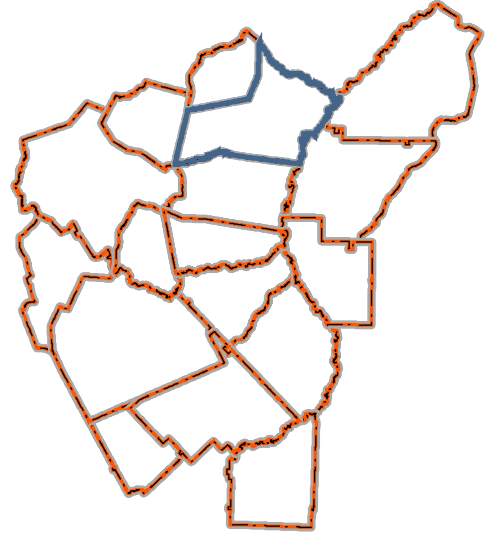
City Limits  
County Boundary

## Speed Availability

- 3 mbps or less
- 3 mbps - 6 mbps
- 6 mbps - 10 mbps
- 10 mbps - 25 mbps
- 25 mbps - 50 mbps
- 50 mbps - 100 mbps
- 100 mbps - 1 gbps
- Greater than 1 gbps
- Water
- Unpopulated Lands
- Unserviced Areas Less than 768 kbps Down




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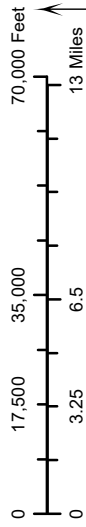


# Tattnall County Digital Economy Wireless 4g LTE

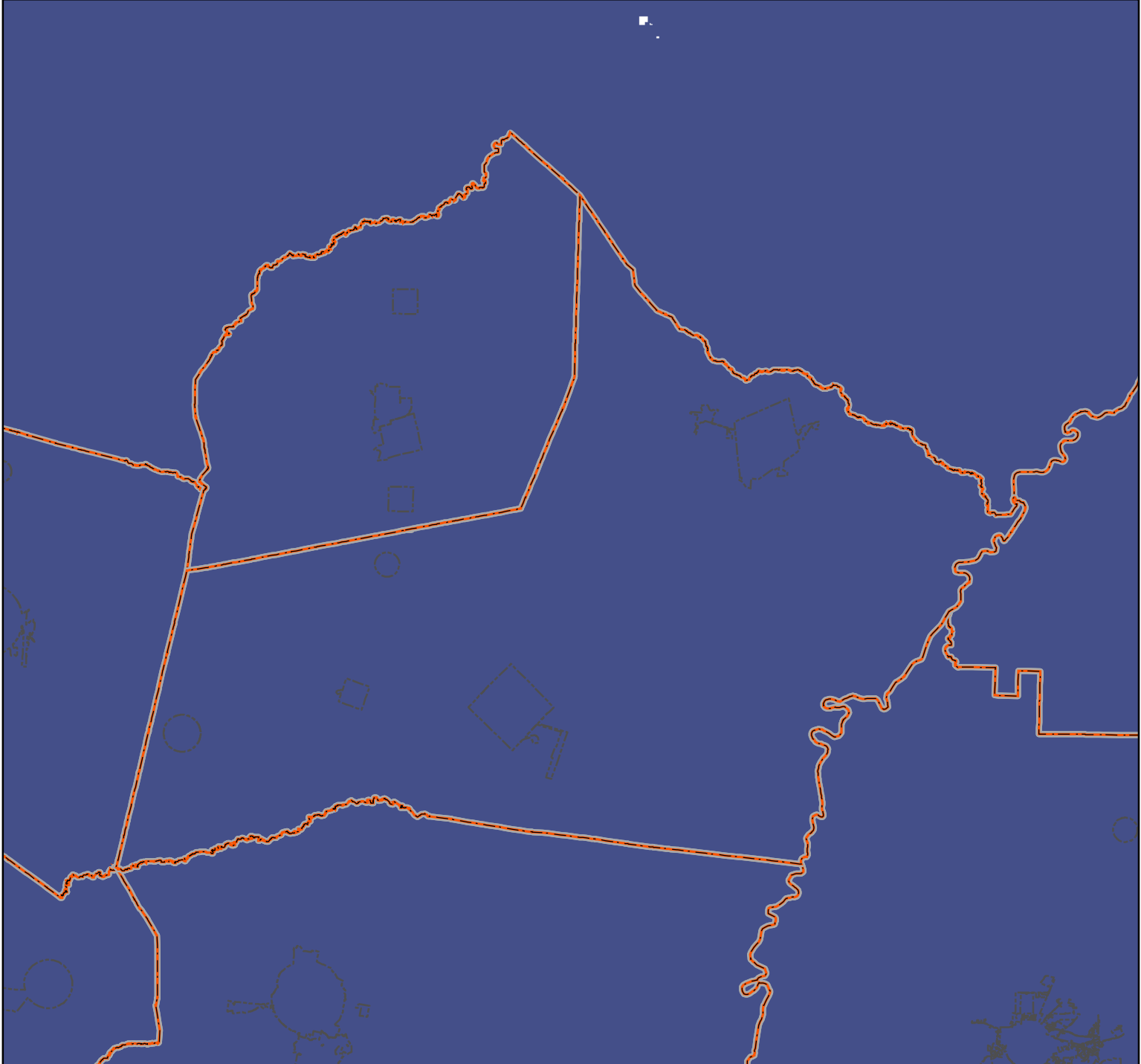
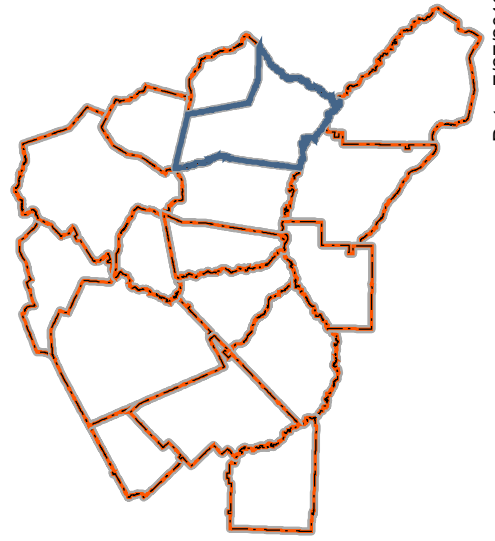
-  City Limits
-  County Boundary

## Availability

-  Wireless 4G LTE



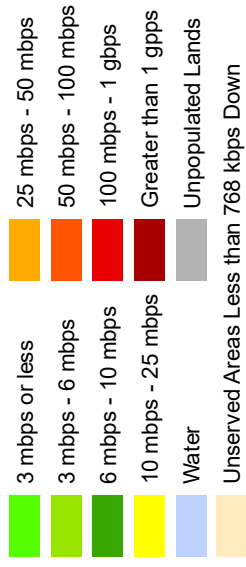
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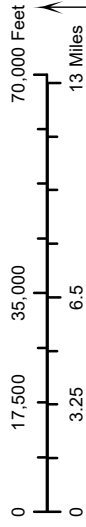
# Tattnall County Digital Economy Wireless 4g LTE



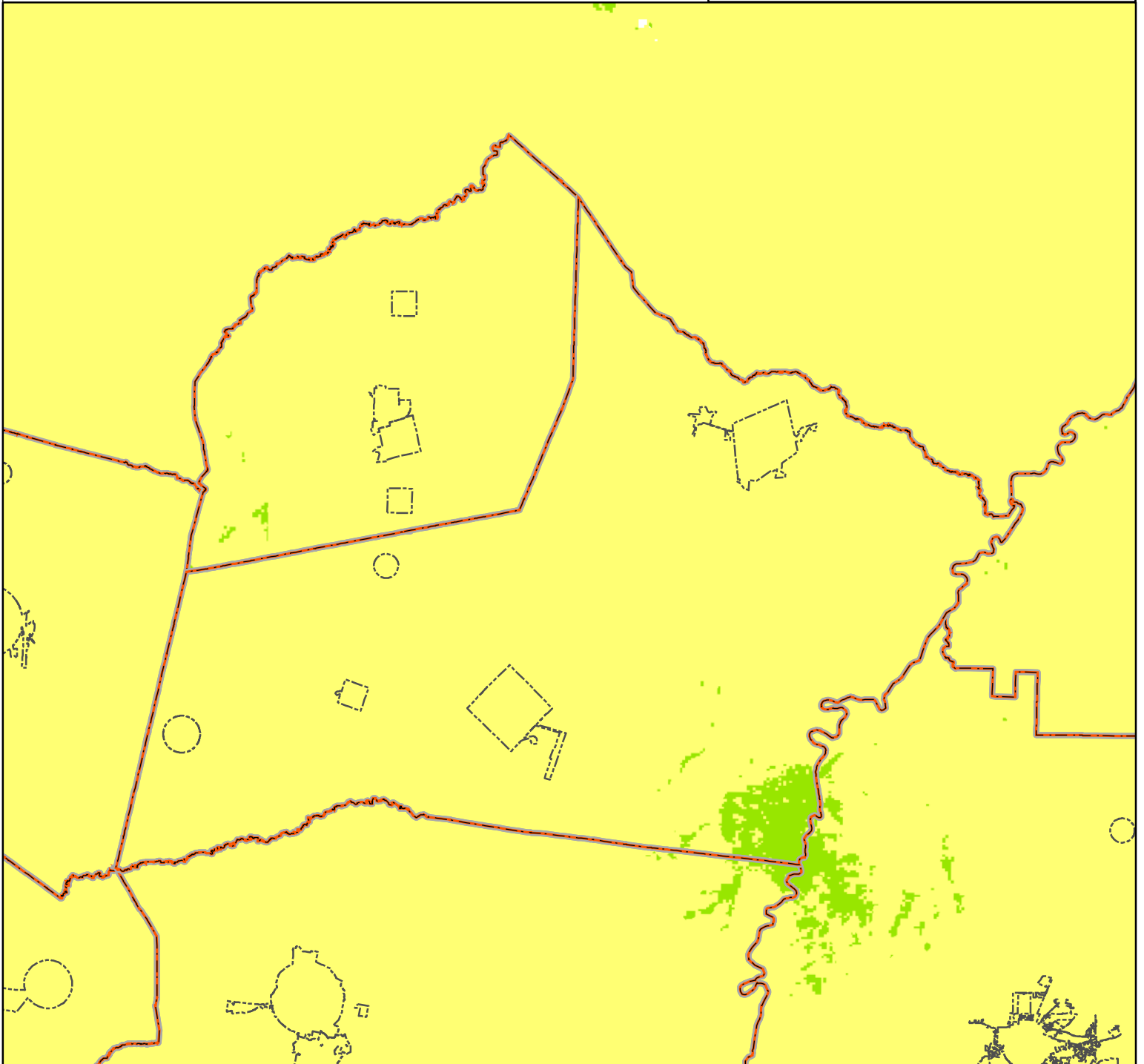
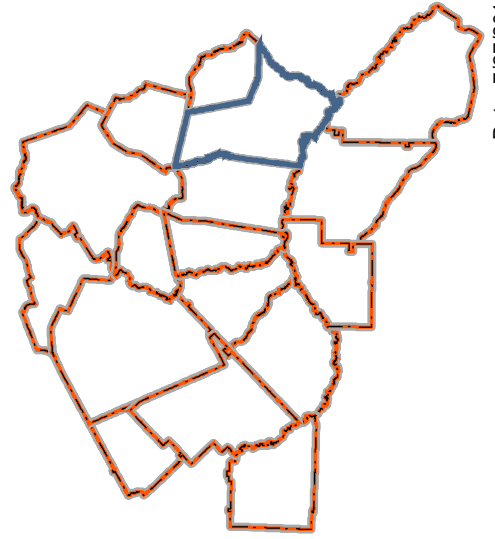
## Speed Availability



Unpopulated Lands  
Unserviced Areas Less than 768 kbps Down



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# Land Use

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

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

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

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

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and

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

Tattnall County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural resources, great natural beauty, and many assets for growth. The county's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and



development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the municipalities, with the exception of Manassas, are required, because of their zoning ordinances, to have a Land Use element in their comprehensive plan under the new DCA

planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

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

## Existing Land Uses

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

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

**RESIDENTIAL** The predominant use of land within the residential category is for single-family and multi-family dwelling units.

**COMMERCIAL** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

**INDUSTRIAL** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**PUBLIC/INSTITUTIONAL** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

**TRANSPORTATION/COMMUNICATIONS/UTILITIES** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**PARK/RECREATION/CONSERVATION** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.











**AGRICULTURE** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.

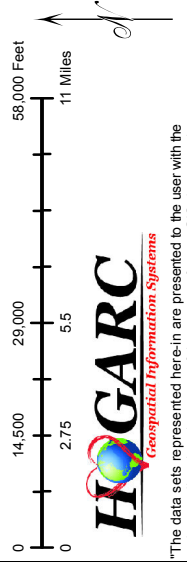
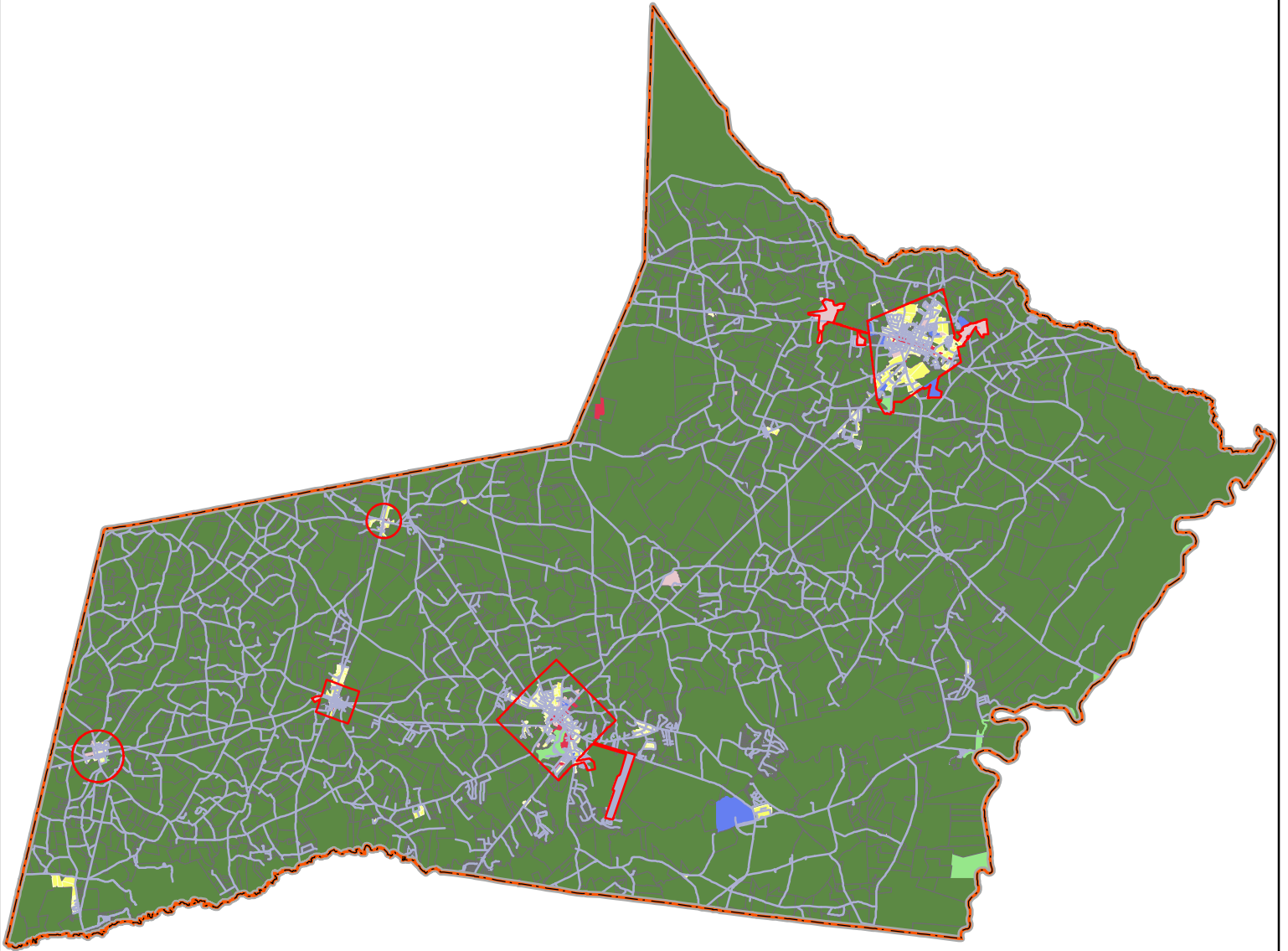
**FORESTRY** This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.





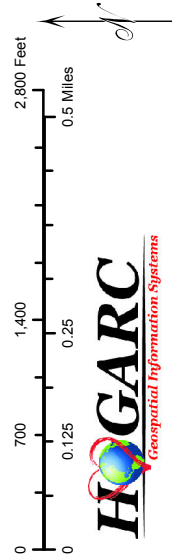
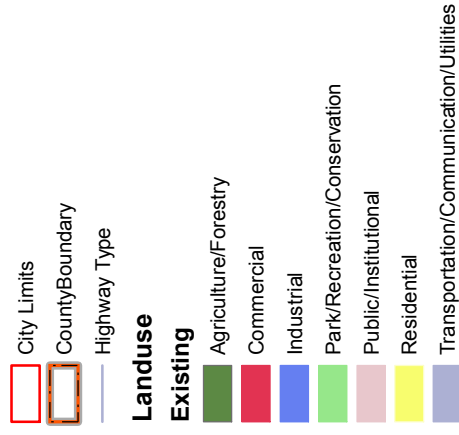
# Tattnal County Existing Land Use

-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse Existing**
-  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities

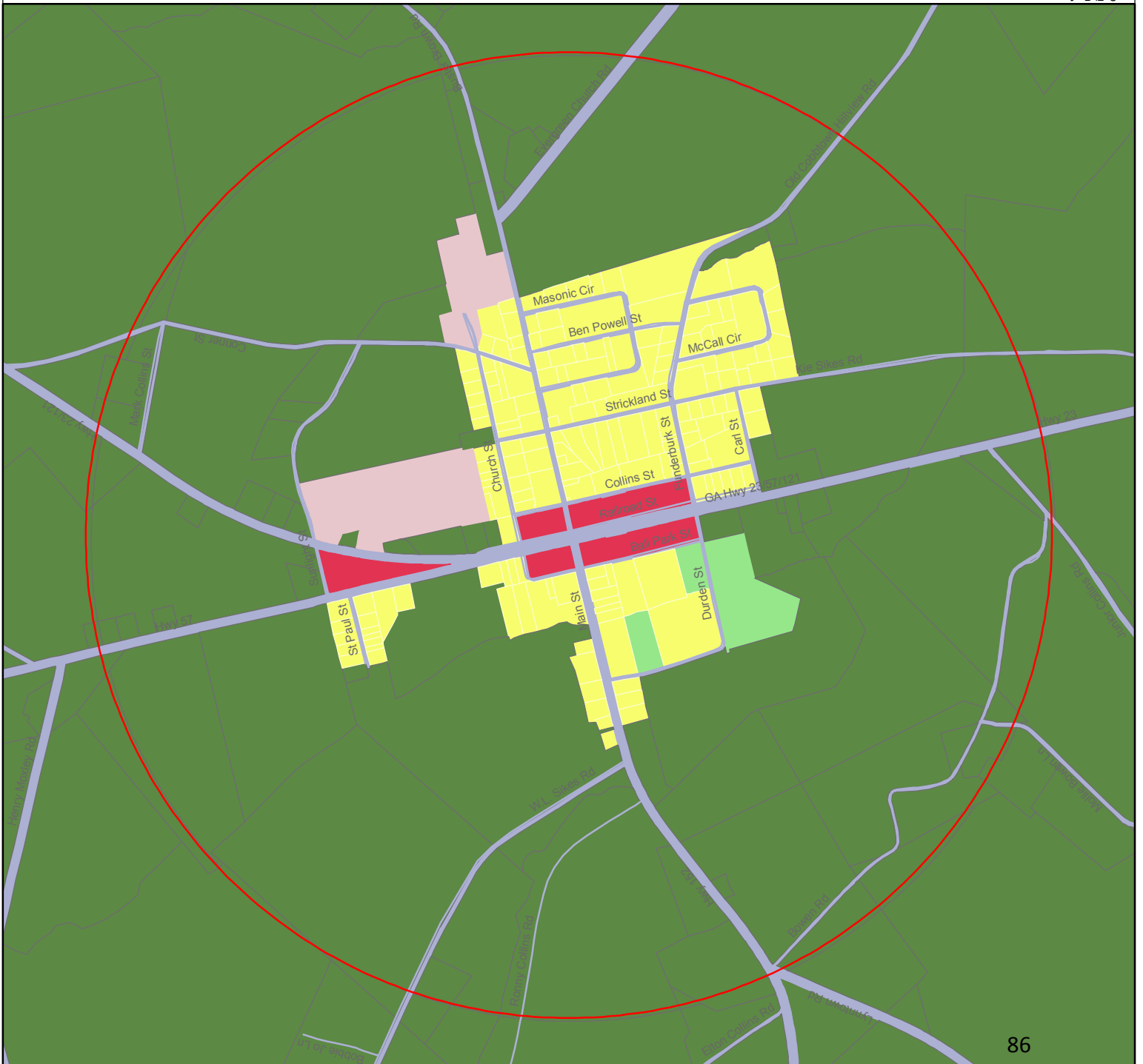


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# City of Cobbtown Existing Land Use

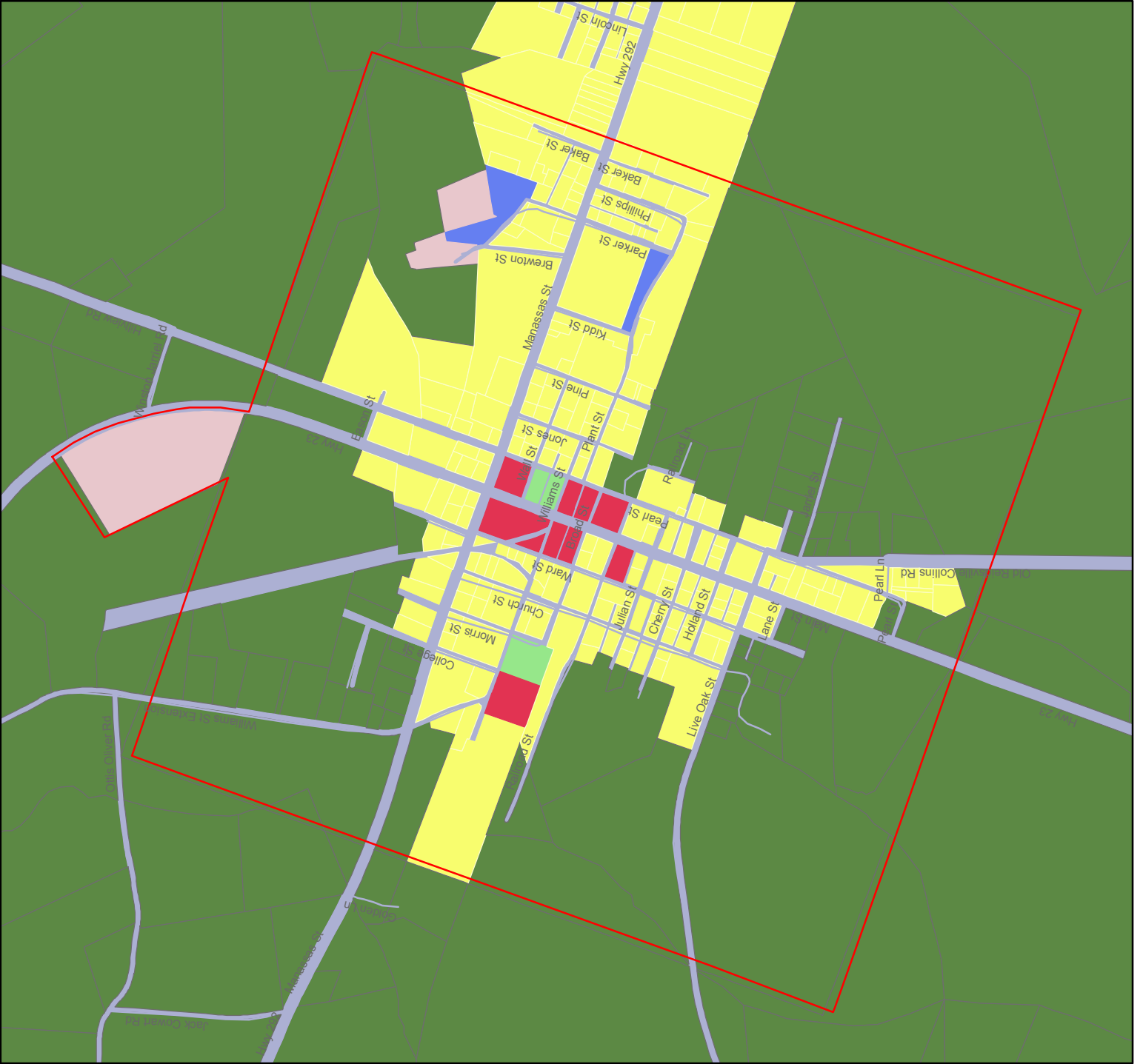


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# City of Collins Existing Land Use

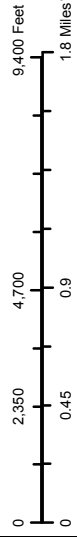
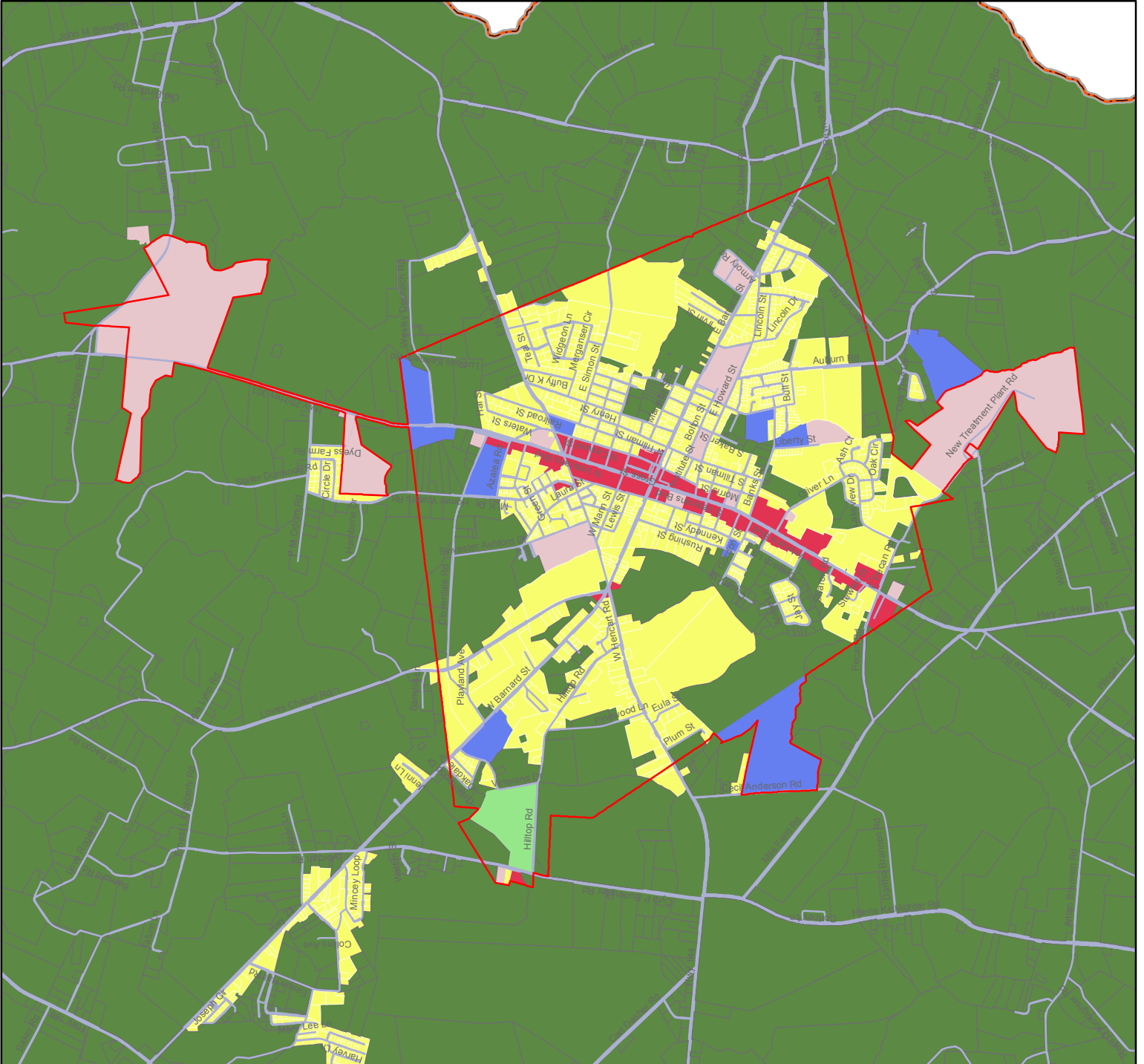
-  City Limits
-  County Boundary
-  Highway Type
- Landuse Existing**
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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# City of Glennville Existing Land Use

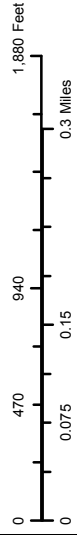
-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse Existing**
-  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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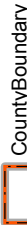
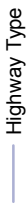








# City of Manassas Existing Land Use

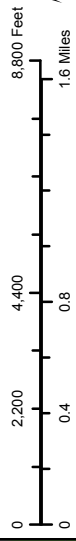
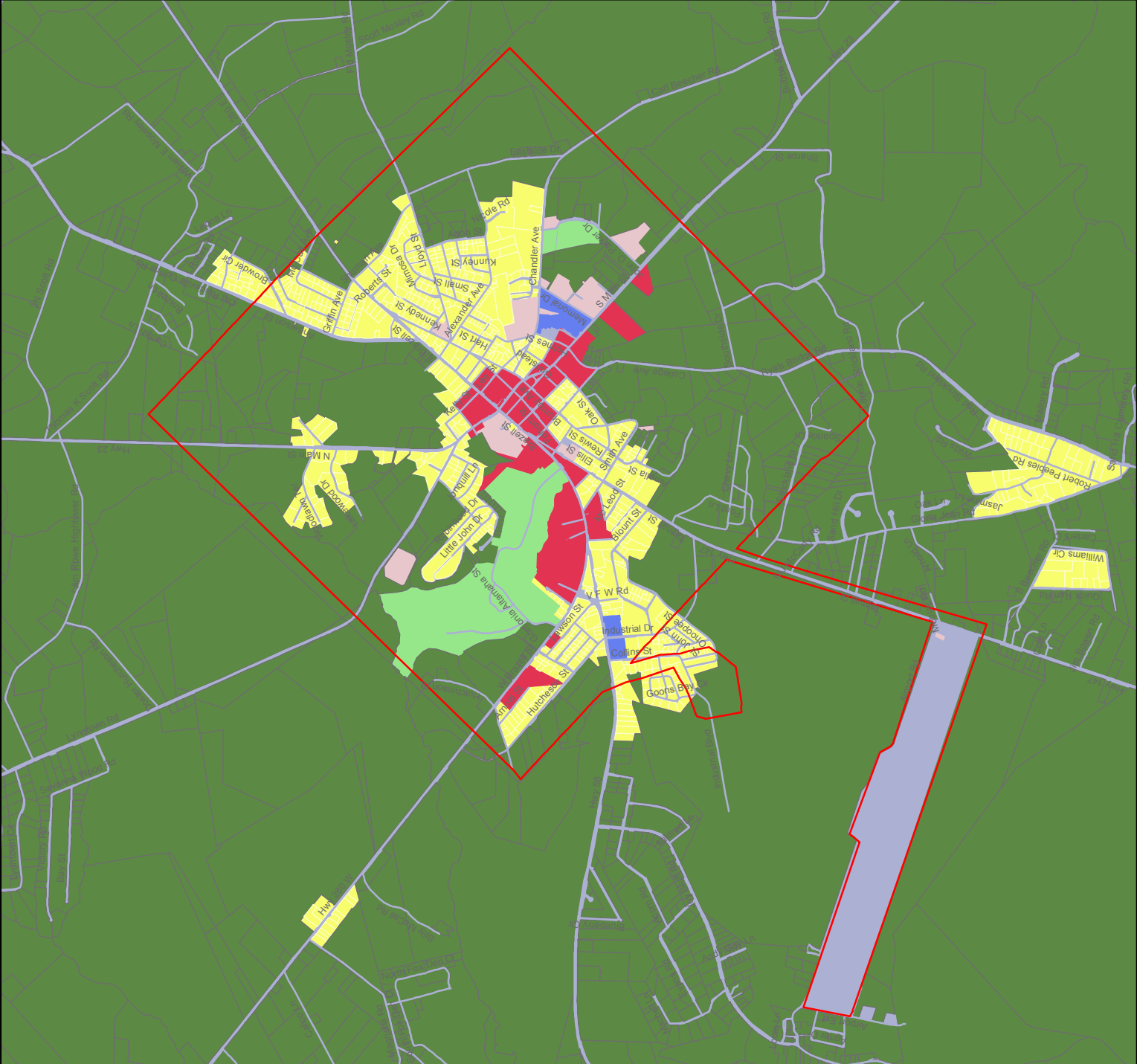
-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse Existing**
-  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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# City of Reidsville Existing Land Use

-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse**
-  Existing
  -  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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Existing Land Use Distribution, 2018 (Acres) Tattnall County		
Land Use Category	Acreage	Percent of Total
Agriculture	109,973	35.21
Commercial	474	0.15
Forestry	187,462	60.01
Industrial	815	0.26
Park/Recreation/Conservation	1,694	0.54
Public/Institutional	894	0.29
Residential	4,301	1.38
Transportation/Communications/Utilities	6,759	2.16
<b>Total</b>	<b>312,372</b>	<b>100</b>

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2018.

## Future Land Uses

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

The location of U.S. highways 280 and 301 through the county, and local leadership which helped bring Georgia’s first prison, the flagship Georgia State Prison, in the 1930s and Gordononia-Alatamaha State Park in the 1950s, have helped create economic stability. Local leadership created one of Georgia’s first adult

literacy programs, the “Moonlight” school in the 1880s. The county has also been successful in locating two other state prisons, concluding with Smith State Prison in 1993, to the county. Meanwhile agriculture has continued to remain key to the county’s economy. Vegetable production, first with the tomato in the 1950s (Glennville was Georgia’s tomato capital), now with the Vidalia Sweet Onion (Tattnall County is Georgia’s leading producer) and poultry production (because of Claxton Poultry) have maintained Tattnall County as one of Georgia’s top agricultural producers (in top 10 in Farmgate value). These continuing factors; highway location along U.S. 280 and U.S. 301; the marketing of the Wiregrass Trail (Ga. 57 which runs through all county municipalities, except Manassas) and the Woodpecker Trail (GA 121); location near growth centers like Statesboro, Fort Stewart, Vidalia, and Jesup; and the scenic landscapes of the county continue to be assets which portend well for future growth and development within Tattnall County.

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

Recent residential growth has also primarily occurred in or near Glennville and Reidsville, particularly west of Glennville toward Reidsville and along or near U.S. 301. The most recent planned development in Glennville is Auburn Estates, southeast of town off Georgia 144. Residential growth in Reidsville has been more piecemeal, but primarily concentrated north of Reidsville along U.S. 280 East and south along Georgia 147 near the Reidsville Airport. There has also been some growth out of Reidsville along Raven Avenue and Lynntown Road. There are no recognizable growth patterns in the smaller communities, but some individual growth has occurred north of Cobbtown along GA 121, including a new retail store in 2018; south of Collins along Georgia 57; and east of Manassas along U.S. 280. The newest County accepted subdivisions have experienced only limited actual residential development, with a majority of development remaining small tracts with site built homes or manufactured homes. A large tract of land













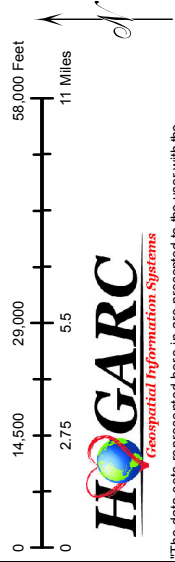
was recently sold and subsequently developed as the Ohoopie Match Club, a private golf club with development relative to entertaining small groups of visitors. Trends and growth patterns of small tract developments with an occasional larger tract subdividing or changing uses are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

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

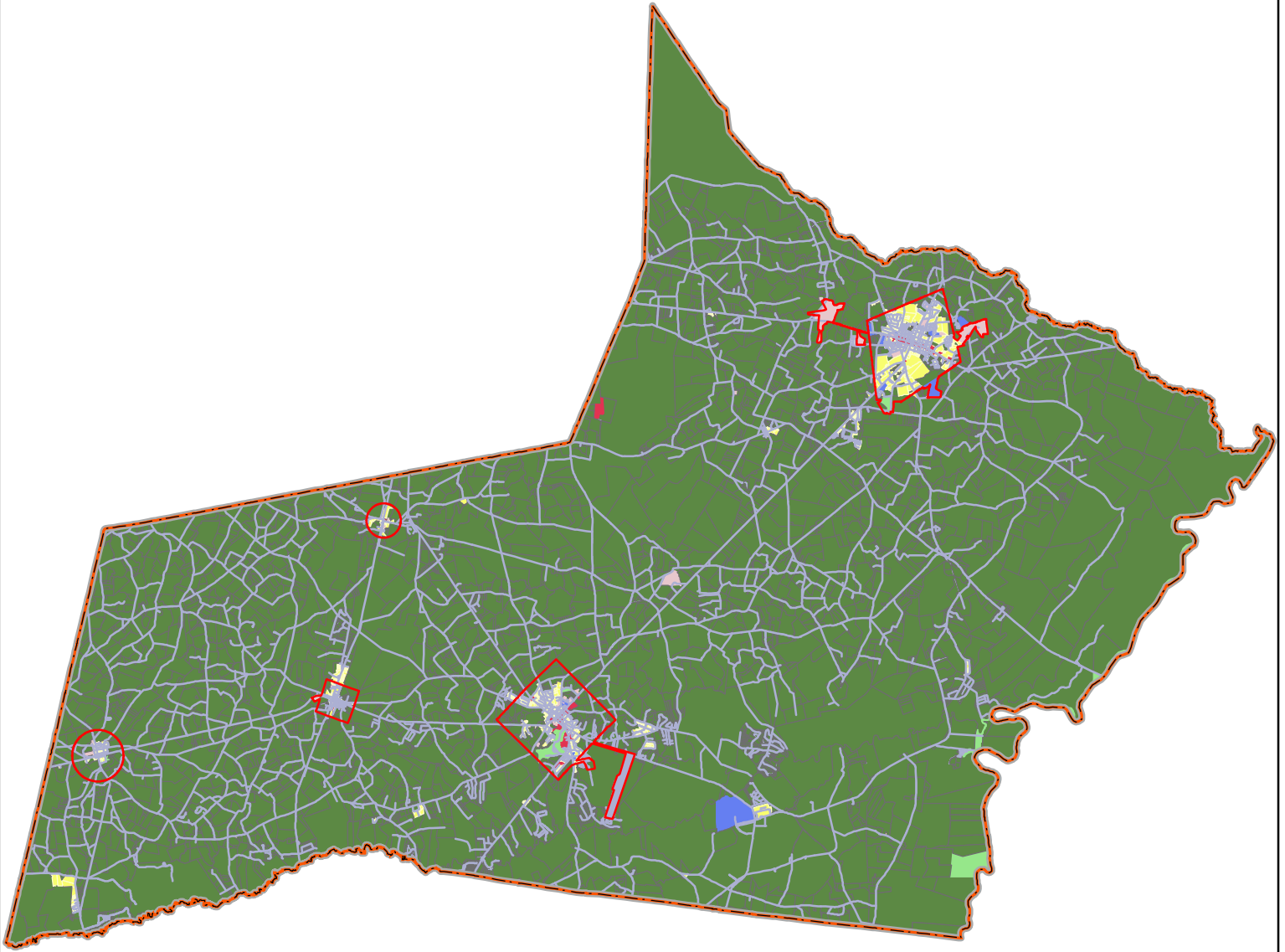


# Tattnal County Future Land Use

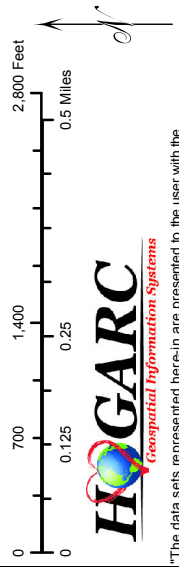
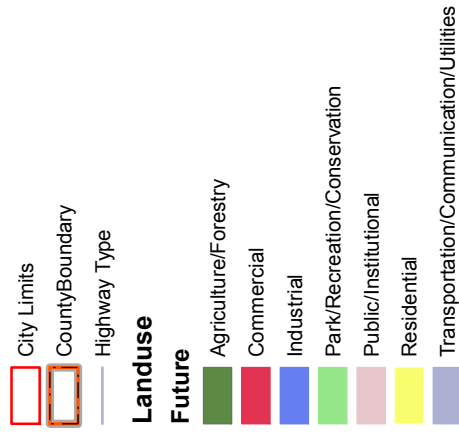
-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse**
-  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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# City of Cobbtown Future Land Use



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# City of Collins Future Land Use

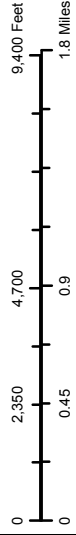
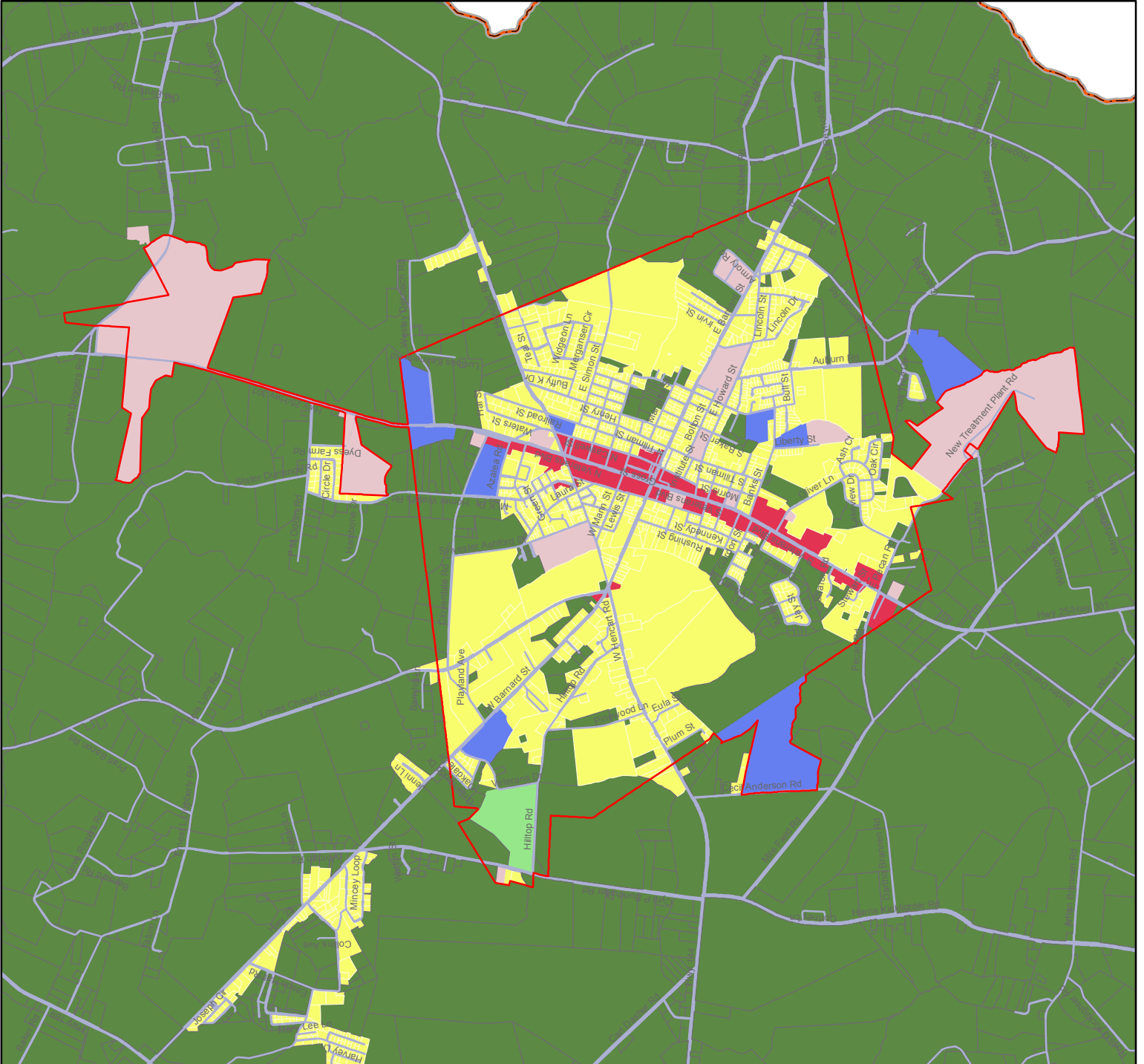
-  City Limits
-  County Boundary
-  Highway Type
- Landuse**
- Future**
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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# City of Glennville Future Land Use

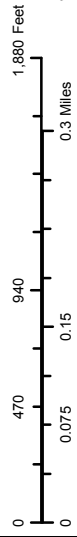
-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse**
- Future**
  -  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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# City of Manassas Future Land Use

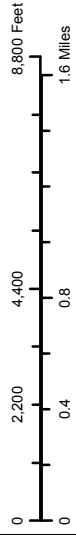
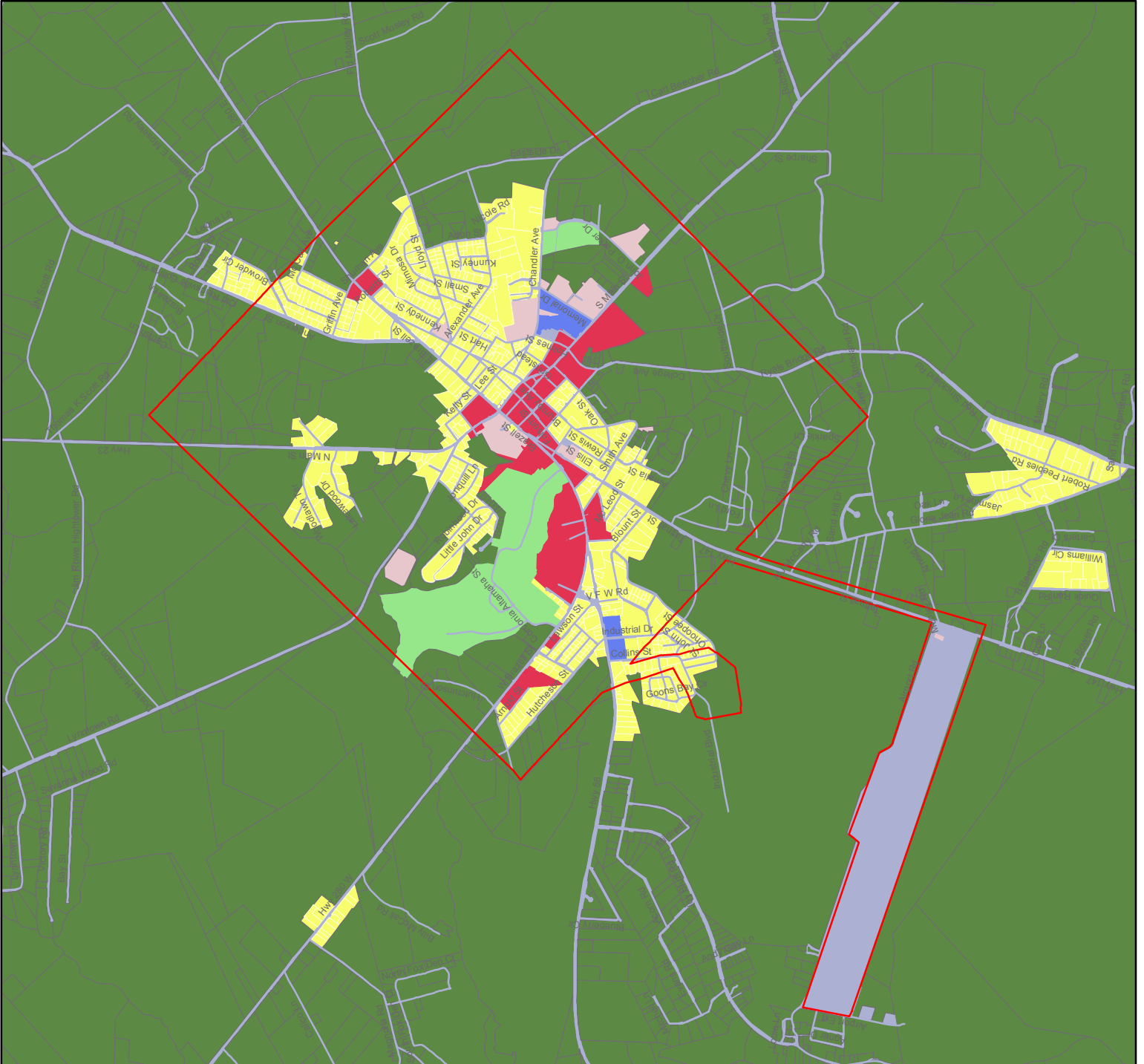
-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse**
-  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
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# City of Reidsville Future Land Use

-  City Limits
  -  County Boundary
  -  Highway Type
- Landuse**
-  Future
  -  Agriculture/Forestry
  -  Commercial
  -  Industrial
  -  Park/Recreation/Conservation
  -  Public/Institutional
  -  Residential
  -  Transportation/Communication/Utilities



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## Land Use Goals

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

- **Address Growth Management/Community Aesthetics**

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

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

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

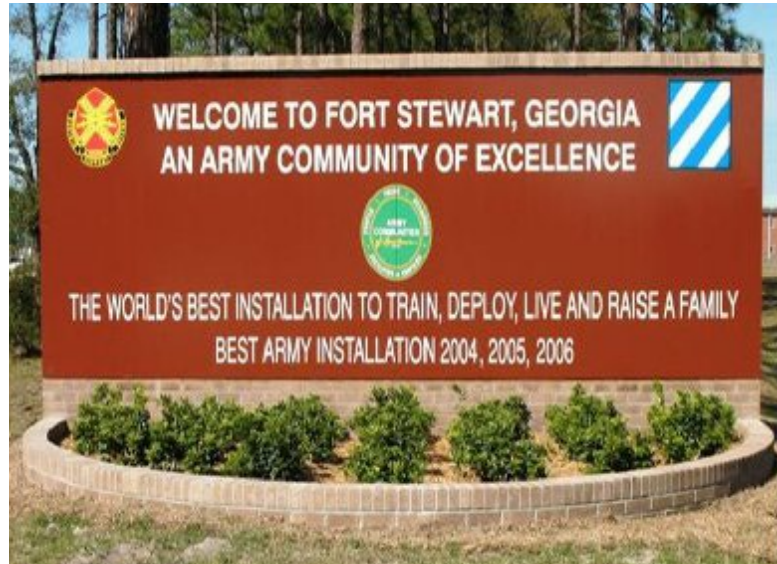
- **Guide/Plan Development**

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



- **Maintain Open Spaces/Agricultural/Forestry Uses**

Development of new markets, supporting creation of alternative crops and uses, revitalizing the pick-your-own fresh vegetable cooperative, reopening a farmers market, celebrating the heritage of these uses, providing professional support such as Georgia Tourism and utilization of the 301 Georgia Grown Trail Stops, and attracting compatible agribusiness or other industry all can help achieve this. The local vineyard and organic farms also offer new venues and chances



to increase tourism and support agriculture. The Army Compatible Use Buffer program is used as a tool to protect Fort Stewart's accessibility, availability, and capability for training, testing, and operations by preserving natural habitat, open spaces, and agriculture. Land included in this program will either remain in their current compatible uses or develop into a compatible land use acceptable to the Army.

- **Protect Significant Natural Resources**

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

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. The recent location of a filter plant by the Rotary Corporation in Reidsville is an excellent example.

- **Develop/Improve Recreational/Leisure Facilities**

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

- **Seek Compatible Development/Utilization**

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



# Community Work Programs

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Tattnall County Joint Comprehensive Plan includes a separate 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.

# **Tattnall County**

## **Report of Accomplishments and Community Work Program**

**TATTNALL 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	Y/N	
ED	2014	Continue to seek funding to update county marketing materials, including a countywide brochure					Y	2020			The County was able to complete a website and plans to produce printed materials to coordinate with the site.
ED, IC	2013	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park					Y	2021			County and City of Glennville have purchased property and paved a roadway for the park. Further development regarding infrastructure is postponed until funding becomes available.
ED, CFS	2013	Pursue the development of appropriate local broadband telecommunications service	Y	2017							Windstream and Hargray Wireless upgraded their broadband infrastructure, providing faster internet service to all the county's municipalities, and most areas of the County.
ED, NCR, CFS, L.U, IC	2015	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y		Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
ED, NCR	2015	Seek to develop materials promoting the County's natural and cultural resources (Big Hammock WMA, Ochopee Dunes, Ochopee River Canoe Trips)			Y	2020					County has procured a website developer to create and maintain a joint county-tourism website that will serve to promote these resources. Additional material/promotion avenues will be pursued in the future.
NCR	2013	Seek Georgia Scenic Byway status for the Wiregrass Train (GA 57) through Tattall County					Y	2021			Action was postponed due to the lack of a community champion. Project remains a viable tourism project.
NCR	2017	Reactivate the Tattall County Historical Society	Y	2018							Action item was completed in early 2018.

**TATTNALL 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		
NCR	2018	Seek funding to develop a Georgia Department of Corrections museum in Tattall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system					Y	2020		Discussions to create a museum inside the Alexander Hotel have occurred multiple times. Action item is postponed due to lack of funding.
CFS	2015	Pursue funding to implement a countywide recycling program	Y	2018						A local entrepreneur has opened Adam & Aadam Recycling, with collection sites in the County. Additionally, the County contracts with its trash collection service (Allgreen) to sell scrap metal that is dropped at convenience centers.
CFS	2015	Develop a countywide composting/mulching program					Y	2020		Action item has been postponed due to lack of funds.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding 13 new substations, manpower, more full-time personnel, and equipment	Y	2015						County developed 14 new substations and lowered the ISO rating in the unincorporated areas to 5x.
CFS	2015	Pursue funding to provide automatic defibrillators at strategic locations throughout the county					Y	2020		Action item has been postponed due to lack of funds.
CFS	2017	Seek to develop a potential park, and/or camping and other facilities, along the Ohoopsee River							Y	The County owns two acres along the Ohoopsee River to provide public access. Picnic tables and regular upkeep of the landings are provided, however, further development of a park/campsite has been dropped due to river levels rising to flood levels annually and neighboring private property owner opposition.
CFS	2013	Resurface Dennis Oliver Road	Y	2013						Action item was completed in 2013.

**TATTNALL 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		
CFS	2013	Resurface Raymond Bland Road	Y	2014						Action item was completed in 2014.
CFS	2016	Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)					Y	2020		Action item was postponed due a TIA project band change. Bubba Kennedy Road was completed in the place of Cyril Burkhalter Road and Mile Field Road as a TIA Band 2 project. Action item is included in the new community work program.
CFS	2016	Pave Lynntown Road	Y	2016						Action item was completed in 2016.
HO, LU, IC	2015	Adopt basic land use development regulations countywide, including updated manufacturing housing standards, subdivision development, and regulating permit/location							Y	Action item has been postponed due to lack of community interest in countywide land use regulations.
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management educations, guidance and evaluation of regulations options							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2015	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2015	Develop at least minimal ordinances regulating permit/location, roadway acceptance, and subdivision development in the unincorporated area and Manassas to further advance coordinate growth management and promote quality development							Y	County has adopted subdivision regulations. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**TATTNALL 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		
LU, IC	2014	Revise/Upgrade housing ordinances in all jurisdictions as appropriate consistent with land use and subdivision regulations to address manufactured housing, side amenities, tie-downs, skirting and other improvements	Y	2014						Residents at minimum must obtain a Building and Environment Permit in addition to an Occupancy Permit to have power service turned on. This process was adopted in 2014. Further land use coordination actions will be moved to the long term policies section of the comprehensive plan.
LU, IC	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbtown, Collins, Glennville and Reidsville							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.



**TATTNALL COUNTY  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal	Private
Continue to seek funding to update online county marketing (website, social media, etc.)		X						X		Chamber, Dev. Auth	X			X	
Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park			X					X	Glennville	Dev. Auth., GEFA, USDA	X	X			
Seek to develop materials promoting the County's natural and cultural resources (Big Hammock WMA, Ohoopsee Dunes, Ohoopsee River Canoe Trips)		X						X		Chamber	X			X	
Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County	X	X	X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., Chamber, GDOT, HOGARC	X				
Seek funding to develop a Georgia Department of Corrections museum in Tattall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system		X						X		Historical Society, DOC	X	X		X	
Develop a countywide composting/mulching program		X						X		DNR, GEFA	X	X			
Pursue funding to provide automatic defibrillators (AEDs) at strategic locations throughout the county		X						X		FEMA, GEMA	X	X	X		

**TATTNALL COUNTY  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years						Responsibility				Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal	Private
Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)		X	X	X				X		GDOT TIA	X	X			
Expand passive park facilities throughout the county		X						X		GA DNR	X	X		X	
Install seating, landscaping and lighted walkway between Courthouse and new Administrative Building			X					X			X				
Partner with Cobbtown, Collins, Reidsville and Glennville to establish bicycle route along GA HWY 57 (Wiregrass Trail)				X				X	Cobbtown, Collins, Reidsville, Glennville	GDOT, RC	X	X			
Complete TIA Band 3 Projects (Hillview Rd., Airport Rd.)		X	X	X				X		GDOT TIA	X	X			

# **City of Cobbtown**

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## **Report of Accomplishments and Community Work Program**

**CITY OF COBBTOWN**  
**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		
ED, NCR, CFS, LU, IC	2011	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y	Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
NCR	2012	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County						Y	2021	Action was postponed due to the lack of a community champion. Project remains a viable tourism project.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	Y	2015						The City of Cobbtown was lowered to an ISO rating 3x once the County developed 14 new substations and lowered its ISO rating in the unincorporated areas to 5x.
CFS	2015	Seek the construction of a new fire department	Y	2018						Project was completed in early 2018
CFS	2014	Seek to upgrade playground equipment at the community center					Y	2023		Action item has been postponed due to lack of funding.
CFS	2014	Pursue the relocation of a new bank branch in Cobbtown					Y	2023		Action item has been postponed due to current lack of interest, however the City purchased a building for a bank to locate.
CFS	2013	Seek drainage improvements along Main Street, including street widening and installation of new curb and gutter					Y	2021		Action item has been postponed due to lack of funding

**CITY OF COBBTOWN**  
**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	Y/N	
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options								Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2015	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs								Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.								Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance								Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**CITY OF COBBTOWN  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years						Responsibility				Estimated Cost	Funding Source		
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal
Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County			X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	X			
Seek to upgrade playground equipment at the community center					X				X	SPLOST, Private Grants	X			X
Pursue the relocation of a new bank branch in Cobbtown					X				X					X
Seek drainage improvements along Main Street, including street widening and installation of new curb and gutter			X						X	GDOT (LMIG), SPLOST, TSPLOST	X	X	X	
Seek funding to replace roof on city pavilion					X				X		X	X		X
Partner with Cobbtown, Collins, Reidsville and Glennville to establish bicycle route along GA HWY 57 (Wiregrass Trail)				X					X	GDOT, RC	X	X		

# **City of Collins**

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## **Report of Accomplishments and Community Work Program**

**CITY OF COLLINS  
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		
ED, NCR, CFS, LU, IC	2015	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y	Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
NCR	2013	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						Y		Action was postponed due to the lack of a community champion. Project remains a viable tourism project.
NCR	2018	Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use						Y		Project was postponed due to a lack of funding.
CFS	2016	Complete LAS system upgrades	Y	2016						Project was completed in 2016.
CFS	2016	Seek funding for the addition of a sewer jet for the City of Collins sewerage system						Y		Project was postponed due to a lack of funding.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	Y	2015						The City of Collins was lowered to an ISO rating 3x once the County developed 14 new substations and lowered its ISO rating in the unincorporated areas to 5x.
CFS	2014	Seek funding for the addition of a lighted walking track in Collins						X		Project was postponed due to a lack of funding.
CFS	2014	Seek to install a new water well	Y	2018						Project was completed in 2018.
CFS	2013	Resurface Broad Street	Y	2015						Project was completed in 2015.



**CITY OF COLLINS**  
**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		
CFS	2013	Resurface Plant Street	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Pine Street	Y	2015						Project was completed in 2015.
CFS	2016	Resurface Pearl Street	Y	2015						Project was completed in 2015.
CFS	2016	Resurface Jones Street					Y	2020		Project was postponed until TIA Band 3 projects begin in 2020.
CFS	2016	Resurface Church Street	Y	2015						Project was completed in 2015.
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**CITY OF COLLINS  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tatnall County			X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., GDOT, RC	X			
Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use					X				X	DNR (GA Heritage), DOT (TE), RC&D	X	X	X	X
Seek funding for the addition of a sewer jet for the City of Collins sewerage system					X				X	GEFA	X	X		
Seek funding for the addition of a lighted walking track in Collins				X					X		X			
Resurface Jones Street			X	X	X				X	GDOT TIA	X	X		
Partner with Cobbtown, Collins, Reidsville and Glennville to establish bicycle route along GA HWY 57 (Wiregrass Trail)				X				X	Cobbtown, Collins, Reidsville, Glennville	GDOT, RC	X	X		
Complete TIA Band 3 Project (Williams St.)			X	X	X				X	GDOT TIA	X	X		

# **City of Glennville**

## **Report of Accomplishments and Community Work Program**

**CITY OF GLENNVILLE**  
**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	Y/N	
ED, IC	2013	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park					Y	2021			County and City of Glennville have purchased property and paved a roadway for the park. Further development regarding infrastructure is postponed until funding becomes available.
ED, CFS	2013	Pursue the development of appropriate local broadband telecommunications service	Y	2017							Windstream and Hargray Wireless upgraded their broadband infrastructure, providing faster internet service to all the county's municipalities, and most areas of the County.
ED, NCR, CFS	2015	Pursue joint planning and coordinated growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y		Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
NCR	2013	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County					Y	2021			Action was postponed due to the lack of a community champion. Project remains a viable tourism project.
NCR	2017	Reactivate the Tattnall County Historical Society, possibly through the Glennville-Tattnall Museum Board	Y	2018							The Tattnall County Historical Society has been reinstated. The Historical Society remains a separate entity from the active Glennville Museum Board.
NCR	2017	Pursue adoption of a historic preservation ordinance and creation of a preservation commission in Glennville								Y	Action item was dropped due to a lack of interest from the community. Further actions regarding historic preservation will remain in the long-term policies section of the comprehensive plan.
NCR, CFS, LU	2013	Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use			Y	2023					Friends of Glennwanis has raised \$150,000 toward refurbishing hotel for museum, Chamber of Commerce office space, other miscellaneous office/retail space, and upper level apartments. Full funding for action item may be complete by 2023.

**CITY OF GLENNVILLE**  
**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		
NCR	2018	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system					Y	2020		Discussions to create a museum inside the Alexander Hotel have occurred multiple times. Action item is postponed due to lack of funding.
CFS	2013	Complete upgrades to the sewer system			Y	2019				The Gordon Street Lift Station was upgraded as well as a full replacement of the main lift station service line to the old treatment plant in 2012. Marietta lift station demolished and replaced with a new piping upgrade in 2014. The main sewer line in Hencart area & Hwy 301 is currently underway and anticipated to be complete in early 2019.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	Y	2015						The City of Glennville received an ISO rating of 5 once the County developed 14 new substations and lowered its ISO rating in the unincorporated areas to 5x. Project was completed in 2014.
CFS	2013	Resurface Hilltop Road	Y	2014						Project was completed in 2014.
CFS	2013	Resurface Durrance Street	Y	2014						Project was completed in 2014.
CFS	2013	Resurface Bonnie Street	Y	2014						Project was completed in 2014.
CFS	2013	Resurface Mendel Ave East	Y	2014						Project was completed in 2014.
CFS	2013	Resurface Caswell Street	Y	2014						Project was completed in 2014.
CFS	2016	Resurface Park Avenue	Y	2016						Project was completed in 2016.

**CITY OF GLENNVILLE**  
**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	Y/N	
CFS	2016	Resurface Laura Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Cowart Avenue	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Sylvester Ashford Drive	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Hal Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Gordon Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Corene Avenue	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Mann Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Lewis Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Adamson Avenue	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Institute Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Charlton Street	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Oakdale Drive	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Rowland Avenue	Y	2016							Project was completed in 2016.
CFS	2016	Resurface Church Street	Y	2016							Project was completed in 2016.

**CITY OF GLENNVILLE**  
**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		
CFS	2016	Resurface Hencart Road	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Lakeview Drive					Y	2020		Due to a TIA Band Change request, Oliver Lane was completed instead of Lakeview Dr. Project is anticipated to begin along with other TIA Band 3 projects in 2020.
CFS	2016	Resurface Azalea Road	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Herrington Street	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Irvin Street	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Glenwood Drive	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Kelley Street	Y	2016						Project was completed in 2016.
CFS	2016	Resurface DeLoach Lane	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Simon Street	Y	2016						Project was completed in 2016.
CFS	2016	Resurface Walter Street	Y	2016						Project was completed in 2016.
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**CITY OF GLENNVILLE**  
**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		
LU	2015	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.



**CITY OF GLENNVILLE**  
**Comprehensive Plan Community Work Program**  
**2019 – 2023**

Activity	Years						Responsibility				Estimated Cost	Funding Source		
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal
Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park			X					X		Dev. Authority	X	X		
Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County			X					X	Cobbtown, Collins, Glennville, Reidsville	Dev. Auth., Chamber, GDOT, HOGARC	X			
Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use (museum, office, retail and apartment space)					X				X	Friends of Glennwanis, DDA	X	X		X
Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system		X						X		Historical Society, DOC	X	X		X
Complete upgrades to the sewer system	X								X	GA DCA	X	X		
Resurface Lakeview Drive		X	X	X					X	GDOT TIA	X	X		
Partner with Cobbtown, Collins, Reidsville and Glennville to establish bicycle route along GA HWY 57 (Wiregrass Trail)				X				X	Cobbtown, Collins, Reidsville, Glennville	GDOT, RC	X	X		
Develop bike lanes from the City to the Recreation Department (Hwy 144 and 23)					X				X	GDOT	X	X		

**CITY OF GLENNVILLE**  
**Comprehensive Plan Community Work Program**  
**2019 – 2023**

Activity	Years						Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal
Seek funding to develop park and pavilion in area of Downtown that burned in 2016						X			X			X		X
Expand Downtown Streetscape project area (One block along Gross and N Caswell Streets)		X							X	GDOT		X		
Develop plan and seek funding to restore buildings purchased by the Downtown Development Authority						X			X	DDA		X		X
Pursue funding for the development of a community center				X	X				X			X		X
Offer youth oriented activities at local community center (i.e. Boys & Girls Club Programming)					X		X		X	DCA (CDBG)		X		X
Complete TIA Band 3 Projects (Continental Dr., Sharon Rd., Taylor Ln., Queen Dr., Baker St., Kicklighter St., Cedar St., Rustin St., China St., Banks St., Loves Chapel Rd.)		X	X	X					X	GDOT TIA		X		

# **City of Manassas**

## **Report of Accomplishments and Community Work Program**

**CITY OF MANASSAS  
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		
ED, NCR, CFS, LU, IC	2015	Pursue joint planning and coordinated growth management/ land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y	Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
NCR	2013	Complete Manassas National Register Historic District nomination							Y	Action item has been dropped due to the lack of a community champion and interest in this project.
CFS	2015	Seek funding for sidewalk/ streetscape improvements in areas of need						Y	2020	Action item has been postponed due to lack of funds.
CFS	2014	Pursue funding to extend water lines in areas of need						Y	2020	Action item has been postponed due to lack of funds.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	Y	2015						The City of Manassas was lowered to an ISO rating 3x once the County developed 14 new substations and lowered its ISO rating in the unincorporated areas to 5x.
CFS	2015	Seek funding to develop a recreation area						Y	2020	Action item has been postponed due to lack of funds.
CFS	2014	Seek funding to develop a community center	Y	2015						The City purchased and renovated a building utilizing SPLOST funds to develop a community center.
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2015	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**CITY OF MANASSAS  
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		
LU, IC	2015	Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Tattnell County and Manassas							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2017	Develop and adopt housing ordinances in all jurisdictions consistent with land use and subdivision regulations to address manufactured housing, site amenities, tie-downs, skirting, and other improvements							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2015	Develop comprehensive land use management regulations in the County and Manassas compatible with existing regulations in the cities of Cobbleton, Collins, Glennville, and Reidsville							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

**CITY OF MANASSAS  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years						Beyond 2023	Responsibility			Estimated Cost	Funding Source		
	2019	2020	2021	2022	2023	Each Year		County	City	Other		Local	State	Federal
Seek funding for sidewalk/ streetscape improvements in areas of need			X					X		GDOT	X	X		
Pursue funding to extend water lines in areas of need		X						X		GA DCA, HUD	X	X	X	
Seek funding to develop a recreation area				X				X		GA DNR	X	X		
Replace the roof on City Hall	X							X		SPLOST	X			
Purchase a new lawnmower and weed eater	X							X		GDOT TIA Discretionary Funds	X	X		

# **City of Reidsville**

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## **Report of Accomplishments and Community Work Program**

**CITY OF REIDSVILLE  
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		
ED	2013	Investigate the feasibility of developing a hotel/motel tax								
ED, CFS, LU	2013	Complete the installation of security fencing at the airport	Y	2017				Y	2023	Action item has been postponed due to lack of political feasibility. Action item was completed in 2017.
ED, CFS	2013	Pursue the development of appropriate local broadband telecommunications service	Y	2017						Windstream and Hargray Wireless upgraded their broadband infrastructure, providing faster internet service to all the county's municipalities, and most areas of the County.
ED, NCR, CFS, LU, IC	2015	Pursue joint planning and coordinate growth management/land use regulation as appropriate to guide development to areas of existing or planned infrastructure							Y	Action item has been dropped as the future land use map of the comprehensive plan will be used in promoting growth of the community.
NCR	2103	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County						Y	2021	Action was postponed due to the lack of a community champion. Project remains a viable tourism project.
CFS, LU, IC	2013	Pursue funding for upgrades to the sewer system and paving/damage improvements in West Reidsville	Y	2015						Project was completed in 2015.
CFS, IC	2013	Upgrade and consolidate countywide fire protection facilities and services, including adding new substations, manpower, more full-time personnel, and equipment	Y	2015						The City of Reidsville was lowered to an ISO rating 3x once the County developed 14 new substations and lowered its ISO rating in the unincorporated areas to 5x.



**CITY OF REIDSVILLE  
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		
CFS	2014	Seek funding for the addition of a lighted walking track								
CFS	2014	Pursue funding to develop a recycling program	Y	2018				Y	2023	Project was postponed due to lack of funding.
CFS	2014	Seek to pave remaining dirt roads			Y	2019				Local entrepreneur has opened Adam & Adam Recycling, with collection sites in the County. Additionally, the County contracts with its trash collection service (Allgreen) to sell scrap metal that is dropped at convenience centers. The City is currently working with the County to accomplish action item. Work is underway on Friar Tuck Rd and Browder Circle. Both projects are scheduled to be complete by 2019. Project was completed in 2016.
CFS	2013	Pursue funding for drainage improvements along Lawson Circle, Pearson Street, and Roberta Street	Y	2016						
CFS	2013	Resurface Brumby Avenue	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Lloyd Street	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Ohoopce Street	Y	2017						Project was completed in 2017.
CFS	2016	Resurface Woodlawn Terrace	Y	2017						Project was completed in 2017.
CFS	2016	Resurface Smith Street	Y	2016						Project was completed in 2016.
CFS	2016	Pursue sidewalk improvements along Memorial Drive			Y	2019				Project was is underway and it anticipated to be complete in early 2019.
CFS	2016	Resurface Nelson Street	Y	2017						Project was completed in 2017.
CFS	2016	Resurface McLeod Street	Y	2017						Project was completed in 2017.

**CITY OF REIDSVILLE  
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		
HO	2013	Pursue the development of upscale apartments or townhouses							Y	Action item was dropped and will be placed in the long-term policies section due to the City's long-term commitment to improve housing in the city. Improved developments in the housing stock may be considered ongoing and relate in this plan more appropriately in the policies section.
LU, IC	2015	Establish a countywide planning committee or formal planning commission to assist in growth management educations, guidance and evaluation of regulations options							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2015	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2013	Update the City's Zoning Ordinance	Y	2018						Action item was completed in 2018.
LU, IC	2016	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.	Y	2017						The City now requires permits for construction, renovation and demolition of buildings. There are also new rules making debris and refuse in yards unlawful. Further land use regulations will be reflected in the long term policies section of the comprehensive plan.
LU, IC	2016	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2014	Pursue the annexation of areas outside the municipal limits served by city water and sewer extensions						Y	2021	Action item has been postponed due to a lack of political interest.

**CITY OF REIDSVILLE  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years						Responsibility			Estimated Cost	Funding Source				
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City		Other	Local	State	Federal	Private
Investigate the feasibility of developing a hotel/motel tax					X				X			X			
Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County			X					X	X	Dev. Auth., Chamber, GDOT, HOGARC, Cobbtown, Collins, Glennville					
Seek funding for the addition of a lighted walking track					X				X	Private Investor, DNR (Rec Trails)		X			X
Seek to pave remaining dirt roads	X									GDOT (LMIG)	X	X			
Pursue sidewalk improvements along Memorial Drive	X								X	GDOT					
Pursue the annexation of areas outside the municipal limits served by city water and sewer extensions			X						X						

**CITY OF REIDSVILLE  
Comprehensive Plan Community Work Program  
2019 – 2023**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2019	2020	2021	2022	2023	Each Year	Beyond 2023	County	City	Other		Local	State	Federal	Private
Develop bike and pedestrian friendly park area in front of City Hall		X							X	Beautification Committee	X				
Expand recreation department facilities to include office and multi-use field.			X						X		X				
Pursue sidewalk improvements on Hwy 57 through town		X							X		X				
Repair parking lot in front of City Hall	X	X							X		X				
Acquire new breathing apparatuses for City Fire Department	X								X		X	X		X	
Clean up blighted property within the City limits						X			X	Beautification Committee	X			X	
Partner with Cobbtown, Collins, Reidsville and Glenville to establish bicycle route along GA HWY 57 (Wiregrass Trail)				X				X	Cobbtown, Collins, Reidsville, Glenville	GDOT, RC	X	X			
Complete TIA Band 3 Projects (Blount St., Anderson St., Chandler Ave., Church St., Glenview Dr.)		X	X	X					X	GDOT TIA	X	X			

# **Appendix**

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**Community Involvement**

**Public Notice 1**

**News Release**

**Comprehensive Plan Website**

**Community Vision Survey**

**Public Notice 2**

**Meeting Agendas**

**Stakeholders Invited to Participate**

**Active Participants**

## 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 Tattnall 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 assessment meeting held in November, 2017, 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.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, two open community-wide drop-in sessions were held from 4:00 p.m. – 7:00 p.m. at the Tattnall County Courthouse in Reidsville and Glennville City Hall where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. In addition, a webpage for this plan was

developed which provided basic information, the meeting schedule, copies of the documents being developed at each meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were reported in the local newspaper and officially posted.

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, the community drop-in session notice, screen captures of the Tattnall Plan website (<http://bit.ly/TattnallComp2018>), 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 and involved in plan preparation are also included.

**PUBLIC HEARING NOTICE**

**Tattnall County Joint Comprehensive Plan  
“The Future of All of Tattnall County”**

The local governments of Tattnall County and the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville 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 Tattnall County and 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 Tattnall County?

**PUBLIC HEARING DATE AND TIME: Thursday, March 15, 2018 at 5:30 p.m.**

**LOCATION OF PUBLIC HEARING: Commission Chairman’s Conference Room,  
Tattnall County Courthouse**

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 Tattnall County Board of Commissioners, P.O. Box 25, 108 Brazell Street, Reidsville, Georgia, or call (912) 557-4335.



## **NEWS RELEASE**

### **PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSIONS ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN**

**DATE:**                    **Tuesday, March 13, 2018      4:00 – 7:00 PM**

**LOCATIONS:**        **Commission Chairman's Conference Room,  
Tattall County Courthouse, Reidsville  
and  
Glennville City Hall**

Are you concerned about the future of Tattall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

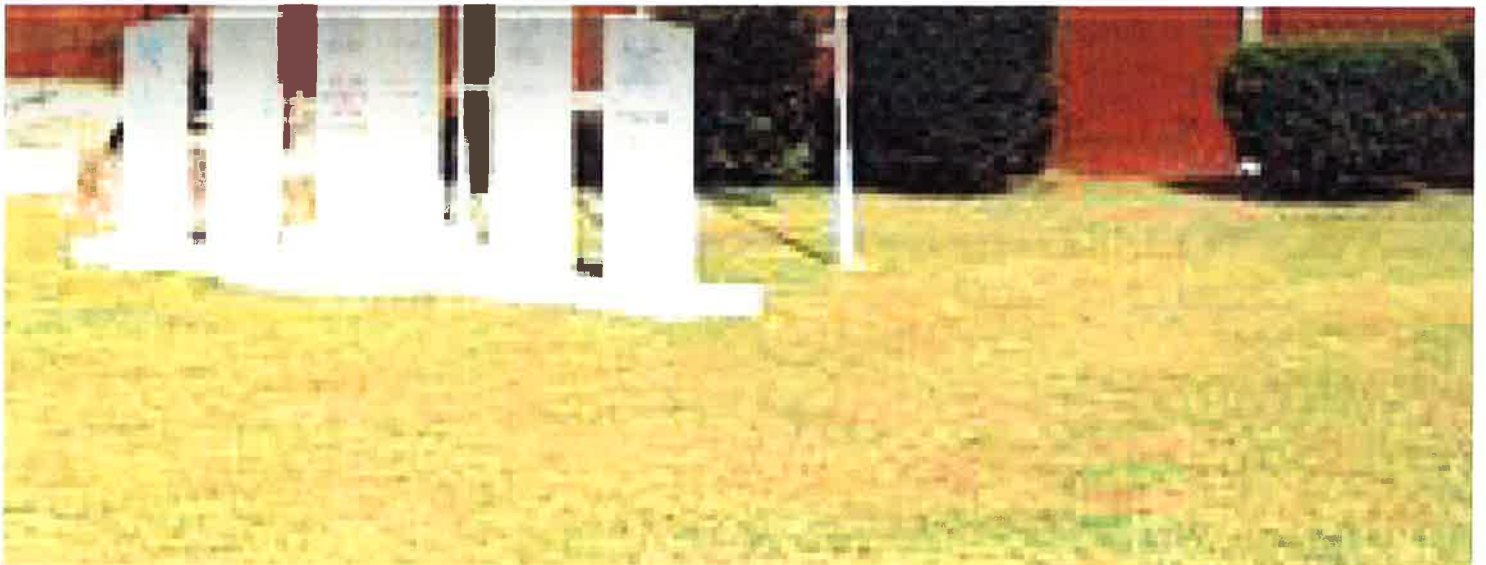
The local governments of Tattall County, the Tattall County Board of Commissioners, and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2013, and is the principal guide to the long-term growth and development of Tattall County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending one of two public drop-in sessions concerning the comprehensive plan update to be held on Tuesday, March 13, 2018 from 4:00 p.m. to 7:00 p.m. One will be held at the County Commission Chairman's Conference Room at the Tattall County Courthouse in Reidsville, while the other will be in Glennville at City Hall. The sessions are designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand at both locations to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Tattall County an even better place to live, work, and play.

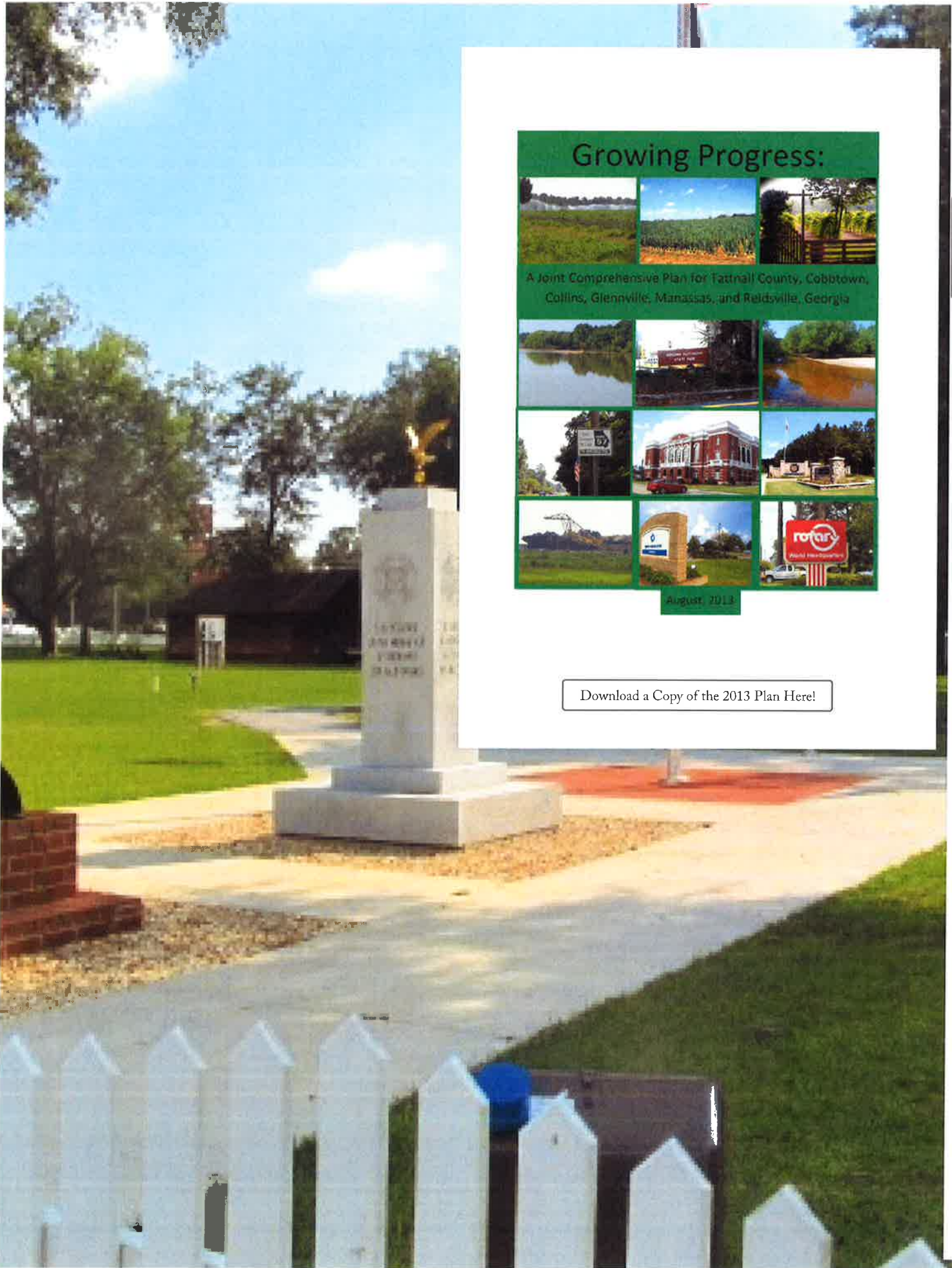


## THE PLACE OF OPPORTUNITY



## WELCOME!

Welcome to the home of the Tattnall County Comprehensive Plan Update. The County and the Cities of Cobbtown, Collins, Glennville, Manassas and Reidsville are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings, to be held February-August, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.



## Growing Progress:



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



August, 2013

[Download a Copy of the 2013 Plan Here!](#)



### *Why is the comprehensive plan important?*

Effective planning ensures that future development will occur where, when, and how the community and local government wants. There are several important benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a vision, clearly stated and shared by all, that describes the future of the community.
- Private property rights are protected.
- Economic development is encouraged and supported.
- There is more certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met.

To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Fact Sheets" section, below). Eligibility for this package of incentives is called Qualified Local Government (QLG) status.

*<https://dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>*

*Tattnall County 2018 Comprehensive Plan Timetable*

- Thursday, 2.22.2018, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Tuesday, 3.13.2018, 4:00 PM - 7:00 PM - Community Input Drop-In
- Thursday, 3.15.2018, 5:30 PM - Initial Public Hearing
- Thursday, 3.29.2018, 10:30 AM - Community Vision/Issues and Opportunities
- Thursday, 4.26.2018, 10:30 AM - Issues and Opportunities/Goals/Policies
- Thursday, 5.24.2018, 10:30 AM - Goals/Policies/Economic Development/Land Use
- July, TBD - Draft Plan
- July, TBD - Final Public Hearing
- August, 2018 - Local Government Submittal

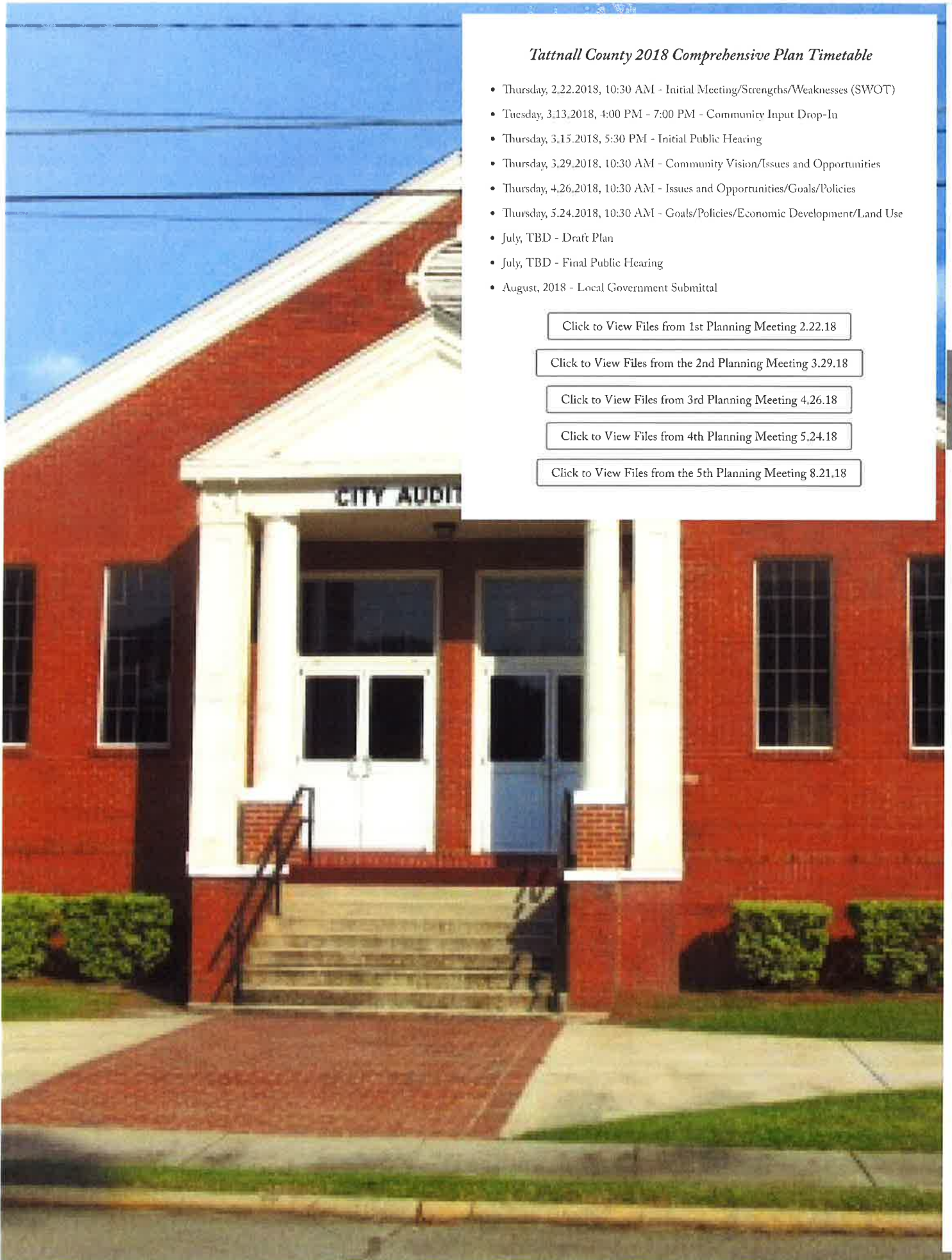
[Click to View Files from 1st Planning Meeting 2.22.18](#)

[Click to View Files from the 2nd Planning Meeting 3.29.18](#)

[Click to View Files from 3rd Planning Meeting 4.26.18](#)

[Click to View Files from 4th Planning Meeting 5.24.18](#)

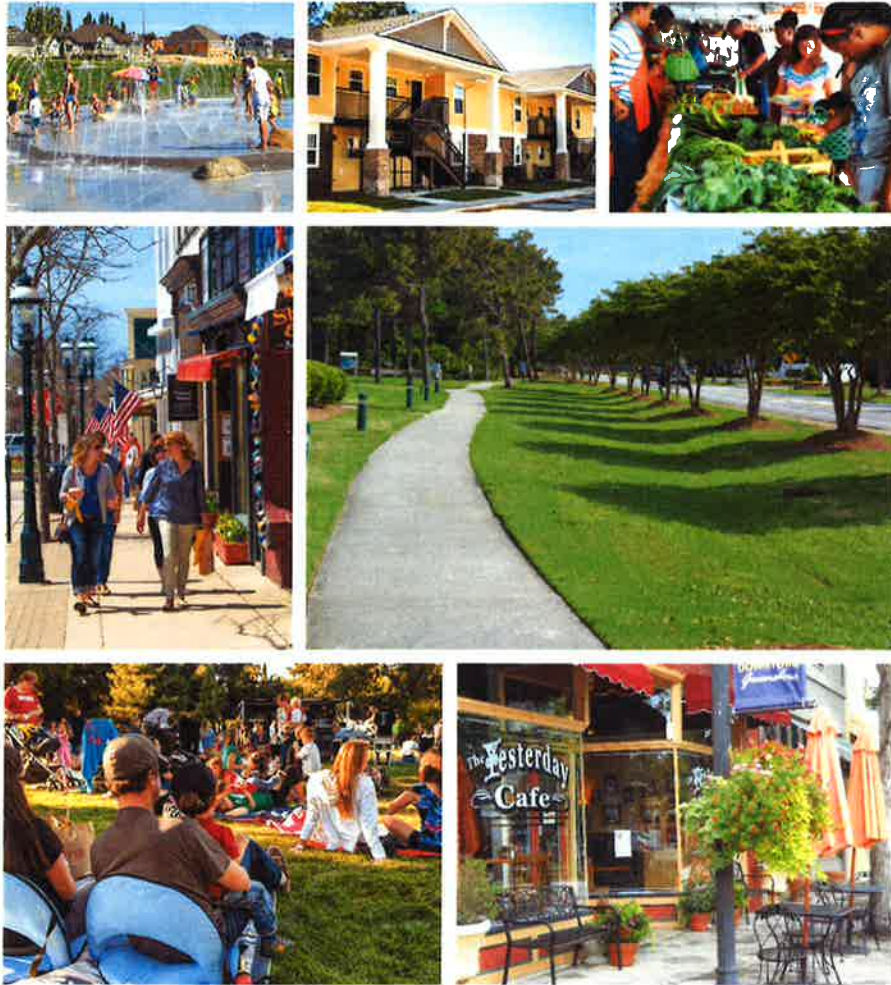
[Click to View Files from the 5th Planning Meeting 8.21.18](#)



## OUR VISION

Tattnall County is a place of opportunity filled with spirit and pride for our heritage and excitement for our future. We aim to preserve our community traditions and small town feel while inviting new, innovative growth. We will promote the best of our community, and work to improve those areas in need. Our vision is a welcoming, active community.

# WHAT WOULD YOU LIKE TO SEE?



What is your vision for Tattnall County? Help define it by taking the survey below!

Tattnall County Community Vision Survey



## **Tattnall County Community Vision Survey**

1. How would you describe your community, particularly to someone who knows nothing about it?
2. What makes your community unique and special as a place to live?
3. What improvement(s) to your community would you most like to see happen?
4. What are the greatest strengths or assets of your community?
5. What are your community's greatest needs, especially long-term?
6. What specific projects/improvements are critically needed in the short term?
7. What opportunities for positive change/improvement/ growth are there in your community?
8. How do you think your community will change/grow in the next five to ten years?
9. What would you like your community to be like in 20 years?

**PUBLIC HEARING NOTICE**

**Tattall County Joint Comprehensive Plan  
“The Place of Opportunity”**

The Tattall County Board of Commissioners and municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled “The Place of Opportunity” 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 jurisdictions. 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 Tattall County and the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville, 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, August 27, 2018 at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING: Tattall County Courthouse**

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Tattall County Board of Commissioners, 108 West Brazell Street, Reidsville, Georgia 30453, or call (912) 557-6088.

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Tattnall County Courthouse, Reidsville, GA  
February 22, 2018  
AGENDA**

**Introductions**

**Background/Committee's Purpose**

**Proposed Timetable for Plan Development**

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

**Community Vision Input**

**Next Meeting**

**Draft Community Vision Review**

**Issues and Opportunities Input**

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Tattall County Courthouse, Reidsville, GA  
March 29, 2018  
AGENDA**

**Introduction**

**Draft Community Vision Review**

**Plan Title**

**Issues and Opportunities Input**

**Next Meeting – Thursday, April 26, 2018, 10:30 a.m.**

**Revised Draft Community Vision Review**

**Draft Issues and Opportunities Review**

**Goals/Policies Input**

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Tattall County Courthouse, Reidsville, GA  
April 26, 2018  
AGENDA**

**Introduction**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Goals Input**

**Long Term Policies Input**

**Next Meeting – Thursday, May 24, 2018, 10:30 a.m.**

**Revised Community Vision Review**

**Revised Issues and Opportunities Review**

**Revised Goals Review**

**Revised Long Term Policies Review**

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

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
Tattnall County Courthouse, Reidsville, GA  
May 24, 2018  
AGENDA**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Revised Draft Goals Review**

**Revised Draft Long Term Policies Review**

**Economic Development Issues Discussion**

**Plan Coordination**

**Land Use Discussion**

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

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
TATTNALL COUNTY COURTHOUSE, REIDSVILLE, GA  
August 21, 2018  
AGENDA**

**Draft Plan Review**

**Broadband Services Element**

**Submittal Discussion**

**Public Hearing – Monday, August 27, 2018, Tattall County Courthouse, 5:00 p.m.**

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

**Tattall County Board of Commissioners**  
**City of Cobbtown**  
**City of Collins**  
**City of Glennville**  
**City of Manassas**  
**City of Reidsville**  
**Tattall County Board of Education**  
**Greater Tattall Chamber of Commerce**  
**Glennville Chamber of Commerce**  
**Glennville Downtown Development Authority**  
**Tattall County Farm Bureau**  
**Reidsville Development Authority**  
**Tattall County Concerted Services**  
**Tattall County Cooperative Extension**  
**Georgia Forestry Commission**  
**Canoochee EMC**  
**Glennville Housing Authority**  
**Reidsville Housing Authority**  
**Optim Medical Center - Tattall**  
***The Journal Sentinel***  
**Tattall Evans Baptist Association**  
**Rotary Corporation**  
**Georgia State Prison**  
**Smith State Prison**  
**Rogers State Prison**



## Active Participants in Tattall County Local Plan Coordination Committee Meetings and Plan Preparation

### **Tattall County Board of Commissioners**

**Jackie Trim, Chairman**

**Bobby Kennedy, Commissioner**

**Frank Murphy, County Manager**

**Christy McCall, County Clerk**

**Dennis Odum, County Engineer**

### **City of Cobbtown**

**Buddy Collins, Mayor**

### **City of Collins**

**Bobby Schwallenberg, Mayor**

**Sandra Spikes, Mayor Pro Tem**

### **City of Glennville**

**Chris Roessler, Mayor**

**Amy Murray, City Manager**

**Willie Bland, Building Inspector**

### **City of Manassas**

**Wand Rogers, Mayor**

### **City of Reidsville**

**Sydney Clifton, Mayor**

**Gina Sheridan, City Clerk**

### **Greater Tattall Chamber of Commerce**

**Brenda Smith**

### **Tattall County Industrial Development Authority**

**Wayne Dasher, Chairman**

**Brenda Smith, Secretary**

### **Glennville Downtown Development Authority**

**Wayne Dasher, Chairman**

### **Reidsville Development Authority**

**Susan Thomas**

### **Tattall County Cooperative Extension**

**Chris Tyson, County Extension Agent**

### ***The Journal Sentinel***

### **Optim Medical Center – Tattall**

**Rob Snipes, Administrator**

### **Reidsville Housing Authority**

**Beth Bruce, Executive Director**

### **Smith State Prison**

**Tarmarshe Smith**

### **Glennville Police Department**

**Dustin Skipper**

### **Rotary Corporation**

**Chris Roessler, Vice President of Marketing and Advertising**

### **Other**

**Delilah Bryant**

**Ilein Alday**

**Sara Sikes**

**Mary Ellen Thrift**

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

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

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

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

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


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

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Collins hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Collins' official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

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

**SO RESOLVED**, this 4th day of October, 2018.

BY: 

ATTEST: 

**THE CITY OF GLENNVILLE  
RESOLUTION #19-03  
TATTNALL COUNTY JOINT COMPREHENSIVE PLAN**

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

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *The Place of Opportunity*, for Tattnall County and its municipalities, including the City of Glennville; and

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

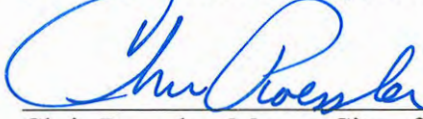
**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community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

**WHEREAS**, the City of Glennville is now desirous of adopting *The Place of Opportunity* 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 Glennville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *The Place of Opportunity*, as the City of Glennville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2013.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Glennville 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 BE IT RESOLVED**, this 2<sup>nd</sup> day of October 2018.



Chris Roessler, Mayor, City of Glennville



Michelle B. Davis, City Clerk, City of Glennville

**SUMMARY OF ACTION TAKEN:**

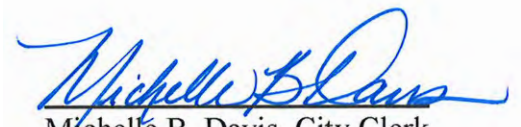
	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>OTHER</b>
Councilmember Berry	<u>✓</u>	_____	_____	_____
Councilmember Strickland	<u>✓</u>	_____	_____	_____
Councilmember Waters	<u>✓</u>	_____	_____	_____
Councilmember Weaver	<u>✓</u>	_____	_____	_____

**CERTIFICATE OF RESOLUTION**

The undersigned hereby certifies that I am the Clerk of Glennville, Georgia (the City); that the attached hereto is a true copy of the Resolution duly adopted by the governing body of the City at a meeting duly held on the 2<sup>nd</sup> day of October 2018 at the Glennville City Hall which a quorum was present and action throughout, and that it has not been rescinded or modified and is now of full force and effect.

GIVEN under the seal of the City, this 2<sup>nd</sup> day of October 2018,

(SEAL)

  
Michelle B. Davis, City Clerk

# TATTNALL COUNTY

## Board of Commissioners

JACKIE C. TRIM  
*Chairman*

JOE MCGOVERN  
*County Attorney*

FRANK H. MURPHY  
*County Manager*

CHRISTY D. MCCALL  
*County Clerk*



EDWARD KENNEDY, *District 1*

BOBBY KENNEDY, *District 2*

G.W. THOMPSON, *District 3*

WAYNE TATUM, *District 4*

HERBERT J. (BUBBA) BURKHALTER, *District 5*

**August 31, 2018**

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

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

Dear Brett:

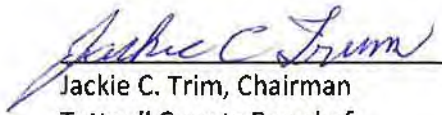
Tattnall County and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville have completed preparation of a new joint comprehensive plan, "The Place of Opportunity," under the 2014 Minimum Planning Standards and Procedures of the Georgia Department of Community Affairs (DCA). Please consider this letter as formal submittal and request for review of this joint comprehensive plan in accordance with the Planning Standards.

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


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

Please initiate formal review for our joint comprehensive plan in accordance with the DCA Minimum Standards for all six of our governments. If you have any questions concerning our submittal, please contact Frank Murphy, Tattnall County Manager, at (912) 557-4335 or [murphy@tattnall.com](mailto:murphy@tattnall.com), on behalf of all of us.

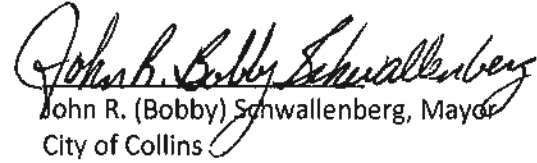
Sincerely,



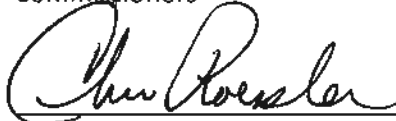
Jackie C. Trim, Chairman  
Tattnall County Board of  
Commissioners



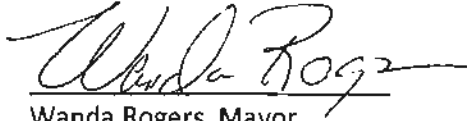
Buddy Collins, Mayor  
City of Cobbtown



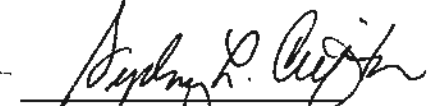
John R. (Bobby) Schwallenberg, Mayor  
City of Collins



Chris Roessler, Mayor  
City of Glennville



Wanda Rogers, Mayor  
City of Manassas



Sydney L. Clifton, Mayor  
City of Reidsville

Enclosure: "The Place of Opportunity"