



Everlasting Wilcox

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

August 2018

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Pitts, and Rochelle, Georgia

A Joint Comprehensive Plan for Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts,
and the City of Rochelle, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum
Planning Standards and Procedures established by the Georgia Department of Community Affairs with an
effective date of March 1, 2014



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

Heart of Georgia Altamaha Regional Commission

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Introduction and Executive Summary

Everlasting Wilcox: The Wilcox 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 Wilcox County and its municipalities – the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle.



Wilcox County is a small, rural county in south central Georgia with a 2010 Census population of 9,255 (ranking 133rd in the state of Georgia). The 2017 Census estimates the current population to be 8,800. The county's size of 377.7 square miles ranks 64th in Georgia (out of 159 counties) giving it a 2017 population density of only 23.2 people per square mile, much less than the estimated Georgia total of 175.5/sq. mile, and significantly much less than the U.S. total of 92.2/sq. mile. Over one-fifth (21.8%) of Wilcox's 2010 population was population living in group quarters, nearly all (91%) in the Wilcox State Prison located in the county. The county's estimated population loss from 2010 to 2017 was -4.9%, according to Census Bureau data. This population growth/loss rate was opposite that of the State of Georgia's trend (7.6% growth) in same period, and was also exceeded by the U.S. average (5.4%). Over three-quarters of the 2000-2010 growth was actually prison population growth. Wilcox County is one of Georgia's counties described as having persistent poverty, currently measured around 20.9% of its population, compared to 17% in Georgia overall. The unemployment rate in Wilcox County improved from 12.3% in 2012 to 5% in 2018. Median household income and per capita income in Wilcox County ranks in the top 30 worst in the state. Per capita income within the county held relatively steady since 2010 having increased only 0.4 percent (adjusted for inflation) from 2010 to 2016. Such statistics have resulted in Georgia still ranking Wilcox 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 Wilcox County, and thus a substantial incentive for business job creator entities and further economic improvement. Wilcox County's economic future does have many positive factors which hold much promise.

Wilcox County has a rich history of early settlement related to the Ocmulgee River, its fields and forests, and its status on the Georgia Frontier. It is believed to have been explored by DeSoto; was the site of the last major conflict, the Battle of Breakfast Branch in the Creek Indian War in Georgia; and was where Jefferson Davis spent his penultimate night before capture nearby. It is said that settlers were attracted to the county because of free land, and stayed because of

the beautiful streams, rivers, pine forests, healthy spring waters and fertile soils. Although settled early, the county was not formally established until 1857. Growth remained only modest until the arrival of railroads in the late 1800s. The county's heyday of growth was actually from 1880 to 1920 when county population soared from 3,109 in 1880 to 15,511 in 1920. Unfortunately with the decline of the railroads, the advent of the automobile, the subsequent development of highways and larger commercial centers in nearby Cordele, Eastman, and Warner Robins, the Great Depression, and the mechanization of agriculture, Wilcox County and its cities declined in a steady spiral from the population peak in 1920 all the way to the 1990s. Only the opening of Wilcox State Prison in 1994 reversed these trends. Without prison inmate numbers, the current Wilcox County population is less than one-half the county's 1920 population. Population in the county now is relatively stable, and there is some residential growth because of the same reasons initial settlement occurred – the charm, natural beauty, and quality of life

afforded by its natural resources, fields, and forests and bedroom community living close to nearby job centers.

As with initial development in the county, Wilcox County's location, scenic natural beauty, its active fields and forests, and overall rural quality of life offer potential for future growth and progress. The county remains a top agricultural county, ranking at or near the top 20 in many row and vegetable crops and forestry. Among row crops and produce, Wilcox County's 27,906 acres of cotton represent \$18.1 million of agriculture income, ranking 12th in Georgia. Wilcox ranks 3rd in watermelon production and 4th in cabbage and cantaloupe production in the state. Abbeville's Ocmulgee Wild Hog Festival is a widely-known celebration of outdoor amenities, and an example of local civic pride and cooperation, having been given organization and a foundation of success through a local civic club and community involvement. The county's strong family values, many faith-based organizations and dedicated community caring are evident in many endeavors. The same leadership and involvement which brought tourism to the county's healing spring waters and the Georgia Normal College and Business Institute to Abbeville to address educational deficiencies in the early 20th century remain evident today. The community school system's motto is "I Believe in You," and it has developed an innovative program, the Patriot Academy for School Success (PASS), to improve academic performance and otherwise meet the needs of local students in achieving standards, despite local funding problems. Continuing cooperation, preparation for growth, promoting and accentuating assets can attract additional visitors, residents, and retirees to share in the bucolic, special quality of life available in Wilcox County. The growth of the inland port being created in nearby Cordele, the planned widening of U.S. 280, the further enhancement and support to local agriculture, increasing access and attention to abundant local natural resources of breathtaking beauty and soul-soothing pastoral vistas offer many avenues to facilitate desired, compatible growth and get more people to recognize the allure of the community's everlasting beauty. There is much opportunity in farm, family and future within the community to recognize this potential and achieve the expressed Community Vision. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, work, play or visit, and otherwise enhance quality future growth and development.

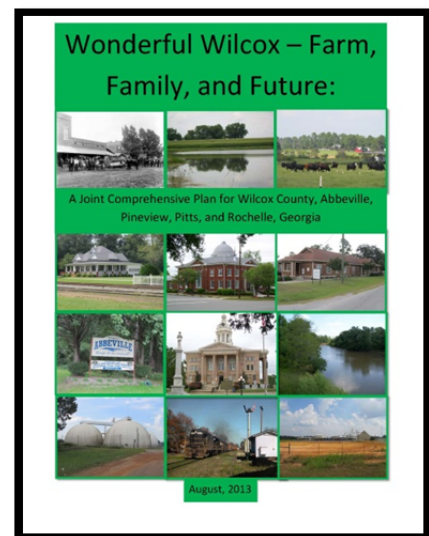
The current DCA planning standards and requirements seek to engender local plans to be more attentive to individual needs and generate local pride, ownership, and use. This Wilcox County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally

driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. The title of this plan was chosen carefully to capture the spirit of a community which desires to keep its rural values while providing opportunities for growth and sustained community. The Wilcox County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure, develop more leadership and public/private partnerships, attract new residents and compatible jobs, utilize its natural resources and heritage, and grow tourism, among its guiding aims and principles outlined herein.



Previous Plans

This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, while the second comprehensive plan was adopted in 2005. A partial update of the second plan was also adopted in 2010 in accordance with state requirements. Both of these plans were intensively data and state requirement driven, although local objectives can be discerned. The second plan, in particular, contains much local information which may not easily be found elsewhere and may remain of use. The third plan, *Wonderful Wilcox – Farm, Family, and Future*, 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. *Everlasting Wilcox* 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 Wilcox County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the second comprehensive plan, including the update and *Wonderful Wilcox – Farm, Family, and Future*, are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites

Data

The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Wilcox County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The new DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Wilcox County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov 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, 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.georgiadata.org, 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. Additional state sponsored economic data is available at www.georgia.org. Excellent overall private data sources include www.city-data.com, www.usa.com, and datausa.io; while 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 Wilcox County was 9,255, up 7.9% from 2000’s 8,577. This growth was less than half that of Georgia’s 18.3% and below the national U.S. rate of 9.7%. Even with this, almost all of the growth has been prison population growth, with only minimal real growth. The U.S. Census Bureau estimate for 2017’s Wilcox County population is 8,800, a decline of 455 persons or -4.9 percent, from 2010. This suggests a retraction in the area economy or very little current growth. The high mark of population in Wilcox County was 1920’s 15,511, and the low mark since then was 1970’s 6,998 and 1990’s 7,008. Wilcox County’s location, quality of life, and easy access to larger surrounding growth centers, particularly Cordele, are positive factors and influences to future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Wilcox County from 2015 are 8,712 persons in 2030 and 8,568 persons in 2040, showing a decrease 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 Wilcox County, as noted in the 2013 Regional Assessment of its Regional Plan, show higher projected population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2017 Census estimates, project similar, but slightly lower, growth levels, than the earlier Regional Plan projections. These latest Regional Commission projections include 9,871 in 2030 and 10,478 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

Population Projections, Wilcox County

	2010	2017	2020	2025	2030	2035	2040
OPB, 2015	9,255	8,886	10,861	11,643	12,482	13,380	14,344
HOGARC Regional Plan	9,255		9,299	9,581	9,871	10,170	10,478
Regional Commission	9,255	8,800	10,861	11,643	12,482	13,380	14,344

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

Wilcox County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. While both plans have been cross-consulted and coordinated, it is clear that the two most prominent hazards facing Wilcox County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent, and offer implementation to, the hazard mitigation plan.

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

Regional Water Plan & Environmental Planning Criteria Consideration

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

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Wilcox County, including Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle, have long been in compliance with the Environmental Planning Criteria, having adopted and implementing, consistent "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinances in 2001.

Consistency with Quality Community Objectives

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

The Wilcox County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Wilcox County which is consistent with a quality community and the DCA Quality Community Objectives.

Community Involvement



As noted earlier, the Wilcox County local governments clearly wanted to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Wilcox County and its municipalities. To accomplish this, they created a steering committee, the Wilcox County

Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the community a better place to live, work, recreate, and learn. This 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 also afforded the opportunity to voice their input during a community drop-in/input session held at the Wilcox County Courthouse in Abbeville from 4:00 p.m. to 7:00 p.m., which was 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 the appendix.

Everlasting Wilcox is truly a locally developed guide to, and framework for, future growth and development of Wilcox County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Wilcox County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to overcome challenges and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues to build on the elements included in the 2013 Wilcox County Plan titled *Wonderful Wilcox – Farm, Family, and Future* 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 Wilcox County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, 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

Wilcox County Is:

“Brimming with spirit and pride for our rural heritage. Having close proximity to a major U.S. Interstate and rail access, the County is poised to capture new found, unique opportunity for economic growth. We will continue to promote our rich natural and cultural resources, and work to create an all inviting, lively community.”

Wilcox County is a small, enduring rural county rich in history with an eye to the future. Much of its existing economic base remains closely dependent upon agriculture and a state prison. However, Wilcox’s small town atmosphere; caring community; scenic countryside; and abundant natural and cultural resources, including the Ocmulgee and Alapaha rivers; provide an excellent, slow-paced quality of life appropriate and conducive for living and raising children.



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

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

Wilcox County aims to attract new residents and encourage quality growth compatible with and conducive to continuing its quality of life and maintaining its rural character. To accomplish this and encourage compatible future growth, the community’s local governments want to continue to develop and expand community facilities supportive of and conducive to such residential and other growth. Continuing improvement of existing water and sewer systems, telecommunications, recreational facilities, educational facilities and services, public safety, law enforcement, health services, and industrial development parks, among other improvements, will provide the capability for accommodating growth and development. Completion of the U.S. 280 widening and the proximity to I-75 and Inland Port in Cordele will attract more growth and opportunities to the region and Wilcox County. As the local population grows, new shops and further economic development would be

attracted to serve the growing population. Wilcox County, Abbeville, Pineview, Pitts, and Rochelle must be steadfast in their combined recruitment efforts and ensure infrastructure capacity is available for development to further realize the opportunities of Wilcox County. To endure, each local government recognizes what is good for one is good for all.

Wilcox County will remain both farm and family. The County remains one of Georgia's top agriculture counties as it is home to the second largest buying point for peanuts in Georgia, McCleskey Mills. The County is also recognized as a top producing county for watermelons. Due to the favorable climate and other agriculture production variables, farmers are able to produce a wide variety of crops throughout the year. Livestock farmers also fare well in Wilcox due to the availability of water, land, and the mild climate. Its people with strong family values, faith-based organizations, and dedicated community caring are evident in all endeavors. The school system's motto is "I Believe in You." The biggest county festival, the Ocmulgee Wild Hog Festival, and the Chasing Jefferson Davis Marathon owe their organization and success to local civic and community involvement.



A growing percentage of residents have chosen to live in Wilcox County because of its outstanding character and quality of life, while working in nearby areas like Cordele, Warner Robins, or others. It is noted that while the aesthetics and appealing landscape and community characteristics are special, the cost of living within Wilcox County is 17 percent lower than the U.S. average. Teamed with the incredible natural resources of Wilcox County, including the pastoral scenes and open spaces of the many farms and forests and the unmatched natural wonders of the Ocmulgee and Alapaha rivers, attraction to the community is almost effortless.

Heritage is also important within Wilcox County from its believed exploration by Hernando de Soto, to its early Revolutionary War veteran settlers, to the Battle of Breakfast Branch in the Creek Indian War, to its association with Jefferson Davis spending the night shortly before his capture, to its railroad development and the present. Nearly the entire town of Rochelle was placed on the National Register of



Historic Places in 2008. A notable event for Wilcox County tourism occurred most recently in 2018 when the airing of a popular, nationally televised show was broadcast on the topic of finding alleged hidden Confederate gold dating to the historic event of Jefferson Davis' capture in nearby Irwinville. The History Channel show titled "The Curse of Civil War Gold" included an episode filmed in Abbeville. While no gold has been found to date, one may surmise the allure of finding hidden gold in Wilcox County will attract visitors. The community seeks to welcome these visitors and will make a case that the lifestyle in Wilcox is as close to "golden" as one needs.

To realize this expected future and larger community of "Everlasting Wilcox," there are needs and expectations. To allow its existing and new residents, workers, and retirees to enjoy a growing Wilcox County with a continuing high quality of life and preservation of its rural character and natural beauty and historic resources, there is need to manage this growth with appropriate land use ordinances, which support agricultural uses. There are needs to improve and upgrade community infrastructure and preserve aesthetics. High speed broadband internet will be available countywide to accommodate the needs of business and industry. The agricultural base and farming uses will be strengthened and utilized for further economic development, including innovative, cutting edge agri-business enterprises and plenty of related job opportunities. New facilities, amenities, shops, and diverse industries would be developed to both encourage and serve the growing needs and numbers of new residents and retirees, as well as provide more options for local graduates to remain at home if they so desire. Local quality of life would be enhanced through recreation opportunities for all ages, continued excellent quality of education facilities/services, availability of local entertainment options, and higher/improved housing standards. Wilcox County will have its own brand for marketing itself as a perfect rural setting to live, work, and raise children. The quality of its small-town life will be recognized and desired. It truly will be "Everlasting Wilcox."



City of Abbeville

The City of Abbeville dates from 1858 when it was laid out on a 60 acre site near the Ocmulgee River on land David Fitzgerald donated for the county seat of the newly created Wilcox County (1857). The county's new Inferior Court justices accepted the land donation even though it meant that the seat of government would be on the county's eastern boundary rather than in a central location. The name Abbeville has been variously attributed to Abbie Fitzgerald, wife of the land donor, as well as to Abba McDuffie, wife of the county's organizer, Norman McDuffie, and to the Abbeville



District in South Carolina from which some early settlers came. Criticism of Abbeville's location prompted the General Assembly on September 27, 1879 to enact legislation allowing any taxpayer in Wilcox County to challenge in court whether Abbeville's location complied with the 1857 act requiring that the county seat be in a central and convenient place (Ga. Laws 1878-79, p. 409). There was some interest in relocating the county seat to a site 1.5 miles south of present-day Rochelle on the Irwinville Road. However, apparently, no serious challenge resulted, and Abbeville has remained the Wilcox County seat to the present. On September 15, 1883, the State Legislature incorporated Abbeville as a town.

Long before the town of Abbeville was established, several significant historic events occurred at or near its present-day site. The Spanish explorer Hernando DeSoto is believed to have discovered the Ocmulgee River there on April 3, 1540. In addition, the last battle with the area's Creek Indians, known as the Battle of Breakfast Branch, took place in the vicinity on March 9, 1818. Thirty-four (34) men of the Telfair County Militia engaged about 60 Creek Indians in combat, leaving four Native Americans and five white men dead. Among the three wounded white men was Mark Wilcox (later Major General) for whom the county may have been named. Some believe his father, Captain John Wilcox, was actually the county's namesake.

A few years after Abbeville’s founding, former president of the Confederacy Jefferson Davis fled through Wilcox County at the close of the Civil War. On May 8, 1865, his party crossed the Ocmulgee River at Poor Robin Ferry, just north of Abbeville. He camped that night at Abbeville, which at that time consisted of the courthouse, several stores, and at most a dozen houses. The next day he traveled 26 miles to Irwinville, where he spent his last night before Union troops captured him the morning of May 10, 1865.



Abbeville experienced its greatest growth in history during the 1880s, increasing from an 1880 Census population of 61 by an astounding 977 percent to 657 in 1890. Completion of the Savannah-Americus-Montgomery (SAM) Railroad, which later became the Seaboard Coast Line, through Wilcox County from 1887 to 1888 was likely a major impetus in the community’s growth. The SAM owned and

operated a fleet of five (5) riverboats on the Ocmulgee and Altamaha rivers, which connected with the rail line in Abbeville. The riverboats hauled freight to the ports of Darien, Brunswick, and Savannah. This arrangement continued until not long after the rail connection to Savannah was completed. Rapid growth continued in the next decade at a rate of 75.3 percent with Abbeville’s population reaching 1,152 by 1900. A visitor in 1899 observed in a newspaper article appearing in the *Tifton Gazette* that “the people of Abbeville and surrounding country [are] intelligent, sober, whole-hearted, enthusiastic, sociable and enterprising, and...give a hearty welcome to those coming to their city.”

Georgia Normal College and Business Institute opened in Abbeville in 1898 with an enrollment of about 300 students, most of whom were from Georgia and Florida. Families are said to have even moved to Abbeville to educate their children at the coeducational school in the areas of teaching, business, and/or the sciences. According to a contemporary account soon after opening, “the school ranks among the best in Georgia.” The campus consisted of three two-story structures (two wooden and one brick),

which were said to be quite impressive for such a small city as Abbeville. The college was indeed “the pride of the town.” Sadly, 10 years after its creation, the school moved 40 miles southeast to Douglas where it became the nucleus for the present-day South Georgia State College.

Wilcox County’s first courthouse was built in Abbeville in 1858 and was used until the present courthouse’s completion in 1903. This imposing Neoclassical Revival style structure was designed by noted architect Frank P. Milburn of Columbia, South Carolina. The three-story brick courthouse with basement was constructed at a cost of \$49,380. With its location at the intersection of U.S. 280 and U.S. 129, the courthouse’s elaborate dome can be viewed from miles away. The National Register-listed Wilcox County Courthouse continues to be used for County and judicial functions.

Abbeville’s population continued to grow in the first decade of the 20th century, albeit at a much slower rate of 4.3 percent, reaching a total of 1,201 persons by the 1910 Census. During the early 1900s, natural mineral springs were popular locations for outdoor recreation, such as swimming and picnicking. Poor Robin Springs, located just northeast of Abbeville near the Ocmulgee River, was such a gathering spot. Today the spring is privately owned and provides water for Premier Water Bottling Company, which is bottled in Douglas under the name Emerald Springs, the name by which the springs was known in the 19th century.

According to U.S. Census figures, the City of Abbeville lost population for the next 60 years between 1910 and 1970. Losses ranged from a low of 0.8 percent from 1930 to 1940 (actually only a decline of 8 persons for a 1940 population of 1,010) to a high of nearly 12 percent during the next decade (down to 890 for the 1950 population). But by 1980, Abbeville’s population increased by just over 26 percent from 1970’s 781 to 985 residents. After declining once again in the 1980s by approximately 8 percent to 907 persons in 1990, the city’s Census count for 2000 was up again to 2,298, reflecting the addition of the inmate population at Wilcox State Prison, which was opened in 1994 in Abbeville. Today, the city’s estimated population is 2,789 (2017 U.S. Census).

In recent years, the City of Abbeville has celebrated its rural, cultural, and natural heritage with special events and heritage tourism and recreation opportunities. Known as the “Wild Hog Capital of Georgia” for its large population of wild hogs, Abbeville has been the home of the annual Ocmulgee Wild Hog Festival each May since 1991. The Chasing Jefferson Davis Marathon is a relatively new event dating

from 2015 during which participants roughly follow Jefferson Davis' retreat route from Abbeville to Irwinville. The Jefferson Davis Heritage Trail, a regional trail sponsored by the non-profit Georgia Civil War Heritage Trails, Inc., passes through Abbeville as does the Enduring Farmlands Georgia Scenic Byway (officially designated in 2011), encompassing much of Wilcox and part of Pulaski counties. In addition, the City maintains Half Moon Landing, which is located along the Ocmulgee River within the Abbeville city limits.



The City of Abbeville is currently actively engaged in efforts to revitalize its historic commercial core, having received a state Redevelopment Fund Grant for historic downtown building stabilization. The City is also seeking Georgia Rural Zone designation to assist further with historic downtown revitalization activities.



City of Abbeville Vision

The City of Abbeville seeks to be a **THRIVING, ATTRACTIVE, AND WELL-KEMPT SMALL TOWN**, which offers an outstanding quality of life for its residents. The fully restored and well-maintained historic Wilcox County Courthouse will continue to be the town's focal point from its prominent location at the intersection of U.S. 280 and U.S. 129. Abbeville's **HISTORIC DOWNTOWN** commercial core will be revitalized with rehabilitated buildings housing **SMALL BUSINESSES** to serve locals and visitors alike. Staff at the Abbeville Welcome Center in the restored caboose will promote area attractions, such as the farmer's market, the Jefferson Davis Heritage Trail, and the Enduring Farmlands Georgia Scenic Byway. The annual Chasing Jefferson Davis Marathon and the Ocmulgee Wild Hog Festival will continue to grow in popularity, attracting large numbers of participants. Half Moon Landing will offer a **PUBLIC CAMPGROUND, WALKING TRAIL, AND OTHER AMENITIES** to accommodate nature-lovers and paddlers on the Ocmulgee. **QUALITY INFRASTRUCTURE**, including water, sewer, and broadband Internet; well-maintained roads; excellent public safety protection; renovated low-moderate income housing; and upgraded recreation facilities at Lion's Club Park will all contribute to making Abbeville an **ATTRACTIVE, SAFE, AND COMFORTABLE** place to call home.

City of Abbeville Needs

Continuing downtown revitalization

Abbeville caboose rehabilitation for welcome center

Water and sewer system improvements

Completion of TIA Band 3 projects

Low-moderate housing renovations

Public safety equipment

Fire department building expansion

Maintenance building expansion

New gateway signage/landscaping

Improvements at City firearm range

Half Moon Landing enhancements

Upgrades at Lion's Club Park

Update City's zoning ordinance

Natural gas service

High speed broadband Internet



City of Abbeville Opportunities



Abbeville Downtown Development Authority

Historic Downtown Abbeville

National Register-listed Wilcox County Courthouse

Half Moon Landing on Ocmulgee River

Ocmulgee Wild Hog Festival

Chasing Jefferson Davis Marathon

Jefferson Davis Heritage Trail

Local filming of "The Curse of Civil War Gold" History Channel production

Enduring Farmlands Georgia Scenic Byway

Historic buildings

T-SPLOST (2010 TIA)

Proximity to Inland Port in Cordele

New Farmers' Market

Abbeville School/Auditorium

Ocmulgee Water Trail Partnership

City of Pineview



Pineview developed in northern Wilcox County along the Hawkinsville and Florida Southern (H & FS) Railway, which was chartered in 1896. The city was incorporated in 1902 and appeared on the railroad's official map by at least 1903. The H & FS' north-south Pine Belt Route through Pineview ran 43 miles between Hawkinsville and Worth (three miles north of Ashburn, Georgia). According to a

1906 schedule, four trains passed through Pineview daily carrying freight and passengers. The 1906 *Cyclopedia of Georgia* described Pineview as having "a money order post office, some mercantile establishments and large shipping interests."

Pineview's highest population ever was recorded in 1910 at 708 persons. The city lost residents, however, from 1910 to 1920 at its largest rate (33 percent) in history, declining to 474 people. Pineview continued to lose residents through the next 30 years by double digit percentages, except during the 1940s, when the decline was down to 8.4 percent. The H & FS Railway encountered financial difficulties, and the rail line was abandoned in 1923, likely contributing to the city's over 19 percent population decrease during the 1920s to 382 by 1930. By 1950, Pineview's residents numbered 310, but its population grew through the 1950s (19 percent to 369 by 1960) and an impressive 43 percent in the 1960s, reaching 528 in 1970. Growth continued at a slower pace over the next couple decades with the 1990 U.S. Census reporting 594 residents for Pineview. Since that time, subsequent Census counts have shown a decline in the city's population by as much as 10.4 percent in the 1990s to 532 followed by a much smaller loss of 1.7 percent to 523 by 2010.

Today, Pineview is a quiet agricultural community with a 2017 estimated Census population of 503 persons. The city has a radius of two (2) square miles. Reflective of Pineview's development as a railroad town, there is a restored train caboose as the centerpiece of the downtown city park. The Enduring Farmlands Georgia Scenic Byway and U.S. Bike Route 15 both pass through Pineview, bringing possible tourism opportunities for the community.

City of Pineview Vision

The City of Pineview desires to continue to be a **QUIET, SAFE, and ATTRACTIVE** agricultural community for its residents and visitors alike. **IMPROVED INFRASTRUCTURE**, including **NATURAL GAS SERVICE** and **HIGH SPEED BROADBAND INTERNET**, will benefit current residents and businesses and make the city even more attractive to those desiring to relocate and/or start a business. Upgraded

communications equipment, such as a repeater system, and a dedicated sheriff's patrol will enhance public safety. Wash and repair stations and other amenities will be available to the growing number of cyclists who bike along **U.S. BIKE ROUTE 15** through Pineview.



There will also be increasing numbers of tourists traveling along the 35-mile **ENDURING FARMLANDS GEORGIA SCENIC BYWAY** and stopping to visit Pineview's **DOWNTOWN BUSINESSES** and its **CITY PARK CABOOSE**. Even with more visitors and a more prosperous economy, Pineview will continue to retain its **SMALL TOWN CHARACTER** and **ENVIABLE QUALITY OF LIFE**.

City of Pineview Needs

Communications equipment, including repeater system for public safety

Concentrated Sheriff's patrol

10-wheel water truck for fire department

Street resurfacing

Bike infrastructure (wash/repair stations)

Natural gas service

High speed broadband Internet



City of Pineview Opportunities

Local park improvements

U.S. Bike Route 15

Enduring Farmlands Georgia Scenic Byway

"Unsafe Buildings and Premises Ordinance" adopted

Historic structures/downtown



City of Pitts

Pitts originated as a settlement near the home of L.C. Peebles located two miles east of the Alapaha River in western Wilcox County. In the mid 1880s, Ashley J. Pitts and Brock Owens operated the first store at the site, which was known as King's Crossing. The name was changed to Pitts at the suggestion of J.A. King to honor his son-in-law, Ashely J. Pitts, after the Postmaster General requested a shorter name for the new post office. The name Pitts was approved in 1888, and Ashley J. Pitts became the town's first postmaster.

Like the City of Pineview in northern Wilcox County, the City of Pitts also developed in response to construction of the Hawkinsville and Florida Southern Railway (H & FS). The railroad was incorporated in 1889 as a line to transport lumber in the pine forests south of Hawkinsville along the Pine Belt Route. By 1895, the H & FS was hauling general freight and passengers as well on its freight trains. Pitts is shown on an 1895 H & FS map and listed as a stop in an advertisement from the same year, which also notes that the line connects with the Georgia and Alabama Railway (formerly the Savannah, Americus, and Montgomery Railway) at Pitts.

By 1900, Pitts had a population of 454, the highest in its history. The city was incorporated five years later in 1905. The 1906 *Cyclopedia of Georgia* described Pitts as being the junction for the Seaboard Air Line (absorbed Georgia and Alabama Railway in 1900) and H & FS rail lines and having "express and telegraph offices and a money order post office with rural free



[delivery]." C.G. Waters of Pitts was listed in 1906 as being the H & FS Roadmaster or maintenance supervisor. Four H & FS trains passed through Pitts daily.

Pitts' population had already declined by 1910 to 279; however, the 1920 Census shows an increase of over 26 percent to 352 residents. Much slower single digit percentage growth continued during the 1920s and 1930s, with the population reaching 397 by 1950 for a 7 percent gain from 1940.

Probably one of the most famous events associated with Pitts' history occurred on April 20, 1921 when a meteor exploded resulting in three iron meteorite fragments being found just north of town. The largest recovered fragment weighed 3.76 kilograms and is presently in the Smithsonian Institution's collection.

The very next year in 1922, the H & FS Railway went bankrupt, and the tracks were abandoned in 1923. Losing this north-south line dealt quite a blow to Pitts, although the Seaboard Air Line continued to provide east-west rail service to the community.

Dating from 1952, the historic Pitts Gymnasium is one of the community's most significant landmark structures. The community came together to raise the funds and helped construct the gym. The gym has been well-maintained and renovated through the years,



although it is currently in need of an HVAC system. Pitts High School alumni use the facility for their annual Homecoming each November, while it is used throughout the year for reunions, the Junior's ROTC Ball, basketball games, and other special events.

During the decades of the 1950s and 1960s, Pitts lost population at a rate of 2.3 and 11.1 percent, respectively, resulting in 345 residents in 1970. The following decade largely made up for the loss with Pitts' 1980 population increasing 11.3 percent for a total of 384 persons. By 1990, the population of Pitts reached its lowest level in history at 214, a loss of more than 44 percent; yet by 2000, the population was once again back up by nearly 44 percent to 308. More modest growth of about 4 percent occurred by 2010 with Pitts' population reaching 320 residents.

Pitts is a quiet, residential community with a 2017 Census estimated 302 persons. Located along U.S. 280, the city has an area of 0.8 square mile. Many of the historic storefronts in downtown along 8th Street, the main street during Pitts' heyday, have been privately restored or stabilized. The rail line

through the town is increasingly busy due to the Inland Port at Cordele. Wilcox County's only cotton gin and pallet manufacturing plant are both located in Pitts. There is also a privately owned airport, which is headquarters for a crop-dusting business. Oliver Farm Artisan Oils, a producer of cold pressed artisan cooking oils, including those made from pecans, sunflower seeds, and green peanuts, opened in Pitts in 2012. The thriving business has expanded to produce gluten free seed and nut flours.



City of Pitts Vision

In the future, the City of Pitts will continue to be a **PLEASANT, QUIET RESIDENTIAL** community where everyone feels like family; however, there will be more **WELL-PAYING JOBS** available in the county. The **DOWNTOWN PARK** will be completed and feature amenities, including a **WALKING TRACK, PLAYGROUND,** and **GAZEBO/BANDSTAND**. It will be the site of a popular annual festival, perhaps celebrating music. The buildings in downtown Pitts will be occupied by various businesses serving both the community and visitors. The historic Pitts Gymnasium will be fully restored with an HVAC system, thus enabling expanded usage of this prominent local landmark. There will be **RELIABLE, QUALITY INFRASTRUCTURE**, including another well and high speed broadband Internet service, to provide for residential and business use. Pitts will continue to attract **TALENTED PEOPLE** to its special community.

City of Pitts Needs

City park development

Possible festival development

Drainage improvements

HVAC system for Pitts Gymnasium

New well

Pave 10th Avenue

Jobs

High speed broadband Internet



City of Pitts Opportunities



Historic Pitts Gymnasium

Mobile home ordinance adopted

Downtown renovations

Historic buildings

Proximity to I-75 and Inland Port at Cordele

Active rail line

Businesses, such as cotton gin, pallet manufacturer, crop dusting, auto-body shop, and others

Oliver Farms

City of Rochelle

Located near the center of Wilcox County, the city of Rochelle first developed in large part due to the completion of the Savannah, Americus, and Montgomery (SAM) Railroad (formerly the Americus, Preston, and Lumpkin Railroad) through the county by the late 1880s. The first train arrived in what was initially called



“Center” on October 17, 1887. This was also where the SAM crossed the Hawkinsville-Irwinville Road. In 1888, the city was incorporated as Rochelle, named after the French city LaRochelle. Colonel Samuel Hawkins, president of the SAM, allowed his daughters to name several towns which sprang up along the rail line for places they visited in Europe, hence Rochelle, Seville, Milan, Lyons, and Rhine received their continental influenced names. Peter Coffee was appointed as Rochelle’s first mayor.

Rochelle was already a bustling railroad town by 1888. There were several general merchandise stores, a wholesale house, and a cotton warehouse, as well as the Ashley House Hotel, among other businesses. Substantial growth had occurred during the next decade when nearly the entire business district of Rochelle burned in a devastating fire in December, 1898. Those businesses lost included seven (7) general merchandise stores, three (3) millinery shops, a fruit stand, three (3) beef markets, a grocery, a barber shop, a drugstore, a saloon, a music store, and a telephone exchange. Several other fires struck Rochelle in the years afterward before an artesian well was dug and a volunteer fire department was formed in 1913. The first local electric light plant also dates from 1913.

By 1900, Rochelle had a population of 793 residents. The 1906 *Cyclopedia of Georgia* also noted the presence of express and telegraph offices, a money order post office with rural free delivery, a bank,

“several good stores...[and] a cotton gin belonging to Rochelle Gin Company.” The city also had a “large trade in lumber and naval stores...and good educational and religious advantages.”

Rochelle’s population grew to 860 by 1910 for a 8.4 percent gain, but achieved its greatest percentage growth between 1910 and 1920 at a rate of almost 22 percent, reaching a Census count of 1,046 persons. The arrival of the Ocilla Southern Railroad in 1914 further contributed to the community’s growth as the junction of two railroads. There were four (4) banks operating in town by 1910, and by 1918 Rochelle is said to have had in excess of 50 established businesses, four (4) churches, and two (2) schools. Most professionals were represented in the community, including four (4) physicians, a veterinarian, a dentist, three (3) attorneys, two (2) druggists, three (3) insurance agents, and several building contractors.

While Rochelle’s population remained essentially stagnant during the 1920s, increasing by only 7 residents or less than one (1) percent in the decade, the pace of growth picked up during the height of the Great Depression by 11.6 percent, reaching 1,175 persons by 1940. Increased automobile traffic in the 1930s led to U.S. 280 and Georgia Route 30 being routed through Rochelle in 1936 and their paving in the 1940s.

Rochelle lost population in the 1940s, dropping to 1,097, but the city experienced double digit growth over the next three decades, reaching 1,626 in 1980, its highest number of residents ever. Since that time, Rochelle has steadily declined in population, losing a significant 17 percent from 2000 to 2010 and over 450 residents in 30 years, resulting in a 2010 Census count of 1,174.

The City of Rochelle has been recognized through the years for various achievements. In 1974, the City was the fourth community in Georgia and one of only 25 in the United States to be designated as a National Bicentennial Community. Much of Rochelle was listed in the National Register of Historic Places in 2008 as a historic district encompassing 180 downtown commercial, residential, and other structures. Three years later in 2011, Rochelle was included on the Enduring Farmlands Georgia Scenic Byway, along with Abbeville and Pineview to Hawkinsville in Pulaski County, to highlight and showcase the agricultural and cultural



heritage of the area. Even more recently in 2018, Rochelle has been included with Pineview on U.S. Bike Route 15, one of two such national routes in Georgia.

Today Rochelle has a current 2017 Census estimated population of 1,112. The community is working together to improve its water, sewer, streets, and drainage infrastructure to make it even more attractive to both residents and business/industry. With its new Wilcox K-12 facility, available industrial space with rail access, proximity to Cordele’s Inland Port, and wealth of significant historic resources, including its intact downtown, Rochelle has much potential for future growth.



City of Rochelle Vision

Rochelle will continue to be an attractive **HISTORIC SMALL TOWN** in the future, which recognizes and celebrates its heritage. It will have a **THRIVING, REVITALIZED DOWNTOWN** filled with prosperous businesses serving locals, as well as the many visitors who seek its unique offerings as they travel the Enduring Farmlands Georgia Scenic Byway and U.S. Bike Route 15. The community will have **QUALITY INFRASTRUCTURE**, including high-speed broadband Internet, available to support existing and **NEW BUSINESSES** and **INDUSTRY** and residential customers. There will be well-paying jobs for the skilled local workforce. Rochelle will once again be a growing rural community with an enhanced quality of life.



City of Rochelle Needs

Completion of sewer system upgrades in southern part of city

New elevated water tank

Upgrade water meters

Sook Road improvements (streets, drainage, water, sewer)

Streets/drainage upgrades

Sewer extensions

Rochelle Community Center renovations

Equipment for City and police department

City Hall roof replacement

High speed broadband Internet

Bike infrastructure (wash/repair stations)

Complete TIA Band 3 Projects



City of Rochelle Opportunities



Industrial land with rail access

Proximity to Cordele's Inland Port and I-75

McCleskey Mills Peanut Company

New Wilcox K-12 Facility

Rochelle National Register Historic District

T-SPLOST funded transportation improvements

Enduring Farmlands Georgia Scenic Byway

U.S. Bike Route 15

Community Goals



Economic Development

- Improve education levels
- Address continuing education/job skills improvements
- Enhance high speed connectivity/broadband Internet
- Nurture existing businesses/entrepreneurs
- Enhance public-private partnerships
- Support continued viability of state prison
- Support development of inland port at Cordele/Crisp County
- Address/improve infrastructure needs
- Develop/improve local industrial/commercial sites/park
- Attract new businesses/jobs
- Revitalize downtowns
- Address growth management/rural character preservation
- Develop/enhance tourism
- Utilize/promote outdoor amenities/natural resources
- Assure viability/support/enhance agriculture/agribusiness/forestry
- Improve transportation access/quality
- Promote quality of life/location
- Enhance intergovernmental cooperation

- Address conservation/utilization of rivers/natural areas
- Protect significant natural resources of Wilcox County
- Maintain open spaces/agricultural/forestry uses
- Seek compatible development/utilization
- Utilize/preserve/adaptively use historic resources/heritage of Wilcox County
- Promote agri-tourism, heritage tourism, recreation and bicycling tourism opportunities



Natural & Cultural Resources



Housing

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

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



Land Use



Community Facilities & Services

- Address/improve infrastructure needs
- Improve/promote transportation access/quality
- Enhance high speed connectivity/broadband Internet
- Utilize infrastructure expansion/upgrades to guide growth
- Maintain quality educational facilities/services
- Maintain appropriate governmental facilities/services
- Continue to upgrade public safety/fire service facilities/services
- Continue to maintain/upgrade health care access/services within the community
- Maintain appropriate solid waste management/recycling facilities/programs/initiatives, including beautification efforts
- 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



Economic Development

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

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

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

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

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

The community will work to acquire additional land and to develop the necessary

infrastructure and industrial parks/site improvements to facilitate and accommodate desired commercial and industrial growth

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

The community will support future development of solar energy through appropriate land use regulations, as needed

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, such as agribusinesses

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

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents. The community will work to enhance regional economic development marketing efforts through appropriate use of existing authorities, as well as development and enhancement of activities or authorities with Crisp and/or Ben Hill counties

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

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

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

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

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

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

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

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

The community will seek to attract and maintain residential growth, including young families and retirees, through promotion of proximity to nearby regional growth centers and quality of life

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

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

The community will work cooperatively to increase awareness of tourism attractions/opportunities located on the Enduring Farmlands Georgia Scenic Byway, U.S. Bike Route 15, and the Jefferson Davis Heritage Trail

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

The community will continue to maintain the historic architectural integrity of the National Register-listed Johnson County Courthouse

The community will seek to develop/enhance museums to capitalize on its heritage and attract tourism, such as a UGA Museum, a train exhibit/museum at the Wrightsville and Tennille Depot, and an improved Kite Museum

The community will continue to utilize the Wrightsville and Tennille Depot for general community activities and as the center of train/railroad tourism/events

The community will work to promote its Civil War and other historic/cultural/natural sites, including its presence on the Georgia Civil War Heritage Trail, through development of bike and driving tours with brochure/map and interpretive markers and other means

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



Natural & Cultural Resources

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

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures, as well as encourage continued ongoing revitalization of historic downtowns in all municipalities

The community will pursue listing of significant historic landmark properties and districts in the National Register of Historic Places, development of cultural resource publications/brochures, and other recognition of important historic resources to aid in their preservation

The community will continue to maintain the historic architectural integrity of the National Register-listed Wilcox County Courthouse

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

The community will seek to pursue expanded recreational facility and park development along the Ocmulgee River, as well as continue

active participation in the regional Ocmulgee Water Trail Partnership

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

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

The community will seek to increase awareness of and promote the Enduring Farmlands Georgia Scenic Byway, the Jefferson Davis Heritage Trail, and usage of U.S. Bike Route 15 through Wilcox County

The community will seek to conserve, protect, and keep viable its valuable agricultural lands and timberlands, and will work to pursue additional public and private agri-tourism or nature-based tourism venues and support for the Abbeville Farmers' Market

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



Housing

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

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

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

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

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

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

The community will provide guidance to, and for location of, compatible housing

development through planning, infrastructure location, and regulation

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

The community will work toward organizing a volunteer/nonprofit local Christmas in April/Habitat for Humanity or otherwise seek funds from state and federal agencies to assist with private rehabilitation or other housing needs, particularly for the low income/elderly



Land Use

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

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

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

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

The community will continue to encourage downtown revitalization and streetscape

improvements which preserve and protect its rural, small town character and quality of life

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

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

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

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

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

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

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

The community will support future development of solar energy through appropriate land use regulations, as needed



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

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

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

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

The community will continue to improve public safety, fire, and emergency medical services and facilities to improve quality of service, response times, and coordination in times of emergency and disasters

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

The community will enhance and promote existing parks and river landings, and establish new parks/recreational facilities and activities, such as along the Ocmulgee River, to serve existing and future populations and to further cultivate/support tourism

The community will provide and maintain adequate government facilities and services, while striving to promote healthy/transparent citizen/governmental relations through improved communication, including use of social media

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

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

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

The community will seek and support availability of appropriate broadband/high speed connectivity service infrastructure upgrades and improvements that will enhance/promote economic development efforts and improve the quality of life



Intergovernmental Coordination



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

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

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



Needs and Opportunities

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

Needs & Opportunities

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)
- Support for increased local post-secondary education resources through nearby technical colleges, such as Wiregrass Georgia, Fitzgerald campus (ED, CFS, IC)
- Continuing support for the local school system and its increasing high school graduation rate/improving literacy rate (ED, CFS, IC)
- Reorganization of active Wilcox County Chamber of Commerce (ED, Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), CFS, IC)
- Coordination/enhancement of economic development marketing through reorganized Chamber, Development Authority, regional/state agencies, and expanded public/private partnerships (ED, NCR, HO, LU, CFS, IC)
- Creation of common brand to market Wilcox County (ED, CFS, IC)
- Consideration of possible joint Economic Development Director with Crisp, Ben Hill, and/or Pulaski counties (ED, CFS, IC)
- Establishment of ongoing, local leadership program (ED, NCR, HO, LU, CFS, IC)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Retention of local graduates (ED, HO, CFS)
- Acquisition of additional land and development/enhancement/maintenance of needed infrastructure at industrial parks/sites (ED, CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth/quality of life, including transportation, water/sewer, natural gas, and broadband high speed connectivity (ED, LU, CFS, IC)
- Support for future development of solar energy through appropriate land use regulations (ED, NCR, HO, LU, CFS, IC)
- New business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Small business incubator development (ED, CFS, IC)
- Promotion of proximity to Cordele Inland Port (ED, LU, CFS, IC)

- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Support continuing operation of Wilcox State Prison in Wilcox County, including any future expansions (ED, NCR, LU, CFS, IC)
- Development/enhancement of regional economic development marketing, including with Crisp and/or Ben Hill counties (ED, LU, CFS, IC)
- Continuing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, 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 agri-business opportunities, such as processing and canning plants (ED, NCR, LU, CFS, IC)
- Full-time agriculture economics professional (ED, NCR, IC)
- Promotion/increased usage of N.W. Hudson Agriculture Center (ED, NCR, LU, CFS, IC)
- Local/regional tourism enhancement/growth through events, such as Ocmulgee Wild Hog Festival and Chasing Jefferson Davis Marathon; recreation/leisure activities, including U.S. Bike Route 15; museum development/enhancement; heritage tourism involving Jefferson Davis Heritage Trail, Rochelle National Register Historic District, and other resources; agri-tourism, such as Enduring Farmlands Georgia Scenic Byway; nature based tourism; and other means (ED, NCR, CFS, IC)
- Continued support/promotion of Ocmulgee Wild Hog Festival and others and development of additional tourism venues (ED, NCR, LU, CFS, IC)
- Establishment of new community festival in Pitts (ED, CFS, IC)
- Additional local retail trade/service sector/hospitality business options (ED, LU, CFS, IC)
- Abbeville caboose rehabilitation as welcome center (ED, NCR, CFS, IC)
- County-wide downtown revitalization/investment in all municipalities (ED, NCR, HO, LU, CFS, IC)
- Organization of Wilcox County Historical Society (NCR, CFS, IC)
- Redevelopment plans for downtown Abbeville (ED, NCR, CFS, IC)
- Rural Zone designation for downtown Abbeville (ED, NCR, CFS, IC)
- Historic resources preservation/reuse/promotion, such as Pitts Gymnasium for community events and rehabilitation of downtown commercial structures (ED, NCR, HO, CFS, IC)
- Installation of HVAC system in historic Pitts Gymnasium (ED, NCR, CFS, IC)
- Increased utilization of Wilcox Learning Center/Wiregrass Georgia Technical College (ED, CFS, IC)
- Attraction/maintenance of residential growth, including young families and retirees, through quality of life and bedroom community promotion (ED, NCR, HO, LU, CFS, IC)

- Continued improvements/promotion of all kinds of transportation access/quality, including highway, roads/streets, 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 Walker Road (County), Wilson Road and 7 others in Abbeville, Ginhouse and Mill streets (Rochelle) (ED, CFS, IC)
- Completion of road resurfacing of Thistle and Statham Shoals roads in County and West Bay/West Commerce, and Jack streets in Pineview (CFS, IC)
- Simon Keen Road resurfacing in Abbeville (CFS, IC)
- Increased development of local bicycle/pedestrian infrastructure, including wash/repair stations along U.S. Bike Route 15 (GA Hwy. 112) in Pineview and Rochelle (ED, CFS, IC)
- Completion of CDBG water line update project in Abbeville (ED, CFS, IC)
- Gateway signage/landscaping improvements at Abbeville city limits along State highways (ED, CFS, IC)
- Proactive growth management of future compatible development through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Promotion of tourist attractions/opportunities on Enduring Farmlands Georgia Scenic Byway, U.S. Bike Route 15, and Jefferson Davis Heritage Trail through Wilcox County (ED, NCR, CFS, IC)
- Conservation/protection of Ocmulgee and Alapaha rivers, significant natural resources, and open spaces/landscapes of Wilcox County (ED, NCR, LU, CFS, IC)
- Pursue listing in National Register of Historic Places for significant landmarks/historic districts in Wilcox County (ED, NCR, HO, CFS, IC)
- Development of cultural resource publications/brochures and other promotion of significant historic properties (ED, NCR, HO, CFS, IC)
- Continued stewardship and local government use of National Register-listed historic Wilcox County Courthouse, including addition of elevator and other renovations (ED, NCR, CFS)
- Continuing protection of Wilcox County's significant natural and cultural resources through community investment and appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Expanded recreational facility/park development along Ocmulgee River (ED, NCR, CFS, IC)
- Walking trail and public campground development at Half Moon Landing on Ocmulgee River in Abbeville (ED, NCR, LU, CFS, IC)
- Continued active participation in regional Ocmulgee Water Trail Partnership (ED, NCR, CFS, IC)

- Promotion/development of greater compatible economic use/tourism of parks, rivers, other natural/cultural resources (ED, NCR, LU, 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)
- Continued support for Abbeville Farmers' Market (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)
- Continued pursuit of CDBG/CHIP grants and others to rehabilitate substandard housing in Abbeville (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 Abbeville, Pineview, Pitts, and Rochelle to maintain them as vibrant/growing small towns (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Community appearance improvements/redevelopment of declining areas/address dilapidated properties (ED, NCR, HO, LU, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, 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)
- 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)
- 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 (ED, NCR, HO, CFS, IC)

- Organization of volunteer/nonprofit Christmas in April/Habitat for Humanity or other to assist with housing needs, especially low income/elderly (ED, NCR, HO, CFS, IC)
- U.S. 280 upgrading to 4-lanes (ED, NCR, HO, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Development compatible with existing infrastructure location to guide future growth (ED, NCR, HO, LU, CFS, IC)
- Maintain/upgrade/expand water/sewer service provision as needed (ED, LU, CFS, IC)
- Maintenance/upgrades to County's solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts (ED, NCR, CFS, IC)
- Continued improvements to local public safety/fire/emergency medical services, equipment, and facilities, as needed (CFS, IC)
- Wilcox County Jail renovations (CFS, IC)
- Acquisition of communications equipment, including repeater system, to be located in northwest Wilcox County (CFS, IC)
- New EMS facility (CFS, IC)
- Purchase of five (5) pursuit vehicles/equipment for Wilcox County Sheriff's Department (CFS, IC)
- Acquisition of two (2) new ambulances/equipment for Wilcox County EMS (CFS, IC)
- Acquisition of two (2) fire trucks for County fire department (CFS, IC)
- Development of standardized 911 address markers/display requirements countywide (CFS, IC)
- Police and fire department communications equipment and duty gear for Abbeville (CFS, IC)
- Additional fire truck bay on Abbeville Fire Station (CFS, IC)
- New classroom and bathrooms and air compressed turn targets at Abbeville City firearm range (CFS, IC)
- Concentrated Sheriff's Department patrols of Pineview (CFS, IC)
- Acquisition of 10-wheel water truck to improve fire protection in Pineview (CFS, IC)
- One (1) new police pursuit vehicle for Rochelle (CFS, IC)
- Minimum of three (3) additional fire stations (HO, LU, CFS, IC)
- Continued maintenance/upgrades, as needed of local healthcare facilities/services/equipment (ED, CFS, IC)
- Parks/recreation facilities/activities maintenance/improvements/promotion/new development (ED, NCR, LU, CFS, IC)

- Construction of a walking track and development of football/soccer field at Wilcox County Recreation Complex (CFS, IC)
- Construction of one (1) new ballfield and resurface tennis courts at Lions Club Park in Abbeville (ED, LU, CFS, IC)
- Development of city park in Pitts, including walking track, playground, gazebo, and drainage improvements (ED, LU, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including healthy/transparent citizen/governmental relations and improved communication (ED, CFS, IC)
- New County office facility (CFS)
- New voting machines/elections equipment (CFS, IC)
- Exercise of buyout options on lease-to-purchase motor grader and backhoe by County (CFS, IC)
- Sewer infrastructure repairs in Abbeville, including pump replacements and wastewater treatment pond desludging (CFS, IC)
- Animal control/leash ordinance (CFS, IC)
- Acquisition of grapple truck (limb and debris collection) and one (1) new tractor and mower implement for Abbeville (CFS, IC)
- Expansion of Abbeville maintenance facility (CFS, IC)
- New permanent well in Pitts (ED, NCR, LU, CFS, IC)
- Paving of 2 blocks along 10th Avenue in Pitts (ED, CFS, IC)
- Sewer system upgrades in southern part of Rochelle (ED, CFS, IC)
- New 200,000 gallon elevated water tank and upgrade of water meters to AMI smart meters for Rochelle (ED, CFS, IC)
- Streets, drainage, water, and sewer line improvements along Sook Road in Rochelle (ED, CFS, IC)
- Streets/drainage upgrades in King Avenue area of Rochelle (ED, CFS, IC)
- Sewer line extension to residences on Second Avenue in Rochelle (ED, CFS, IC)
- Purchase of dumptruck and zero-turn lawnmower for Rochelle (CFS, IC)
- Rochelle Community Center renovations, including ceiling, bathroom, and kitchen (CFS, IC)
- New roof for Rochelle City Hall (CFS, IC)
- Continued maintenance/enhancement to retain excellent quality local educational facilities/services/technology (ED, CFS, IC)
- Provision of pre-school activity center/after school child care (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 Wilcox County Public Library through facility, equipment, staffing, program, and other improvements/expansions, as needed (ED, CFS)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Improved communication/collaboration among Wilcox communities/governments (ED, 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)
- Adoption of County manufactured home ordinance (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)
- Post-secondary education access locally at Wiregrass Georgia Technical College's Wilcox Learning Center in Rochelle, and other nearby institutions (ED, IC)
- Excellent local schools, including new Wilcox County K-12 facility, 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 McCleskey Mills, Oliver Farms, and others (ED, NCR, CFS, IC)
- Local employment at Wilcox State Prison (ED, CFS, IC)
- Low unemployment/strong local workforce (ED, IC)
- Influx of involved, civic-minded young professionals (ED, NCR, HO, LU, CFS, IC)
- Existing agricultural/forestry uses, such as McCleskey Mills and Oliver Farms (ED, NCR, LU, IC)
- New Abbeville Farmers' Market (ED, NCR, IC)
- Full Wilcox County Industrial Park in Rochelle (ED, CFS, IC)
- Available industrial space (ED, CFS, IC)
- Transportation improvements, including TIA funded resurfacing and paving projects (ED, CFS, IC)
- Proximity to Inland Port at Cordele and I-75 (ED, CFS, IC)

- Historic downtowns in Abbeville, Pineview, Pitts, and Rochelle with rehabilitation opportunities (ED, NCR, HO, LU, CFS, IC)
- Local/regional tourism events/venues, such as Ocmulgee Wild Hog Festival and Chasing Jefferson Davis Marathon (ED, NCR, CFS, IC)
- Nature-based, agri-tourism, recreation, heritage, and other tourism venues, including the Ocmulgee and Alapaha rivers; Enduring Farmlands Georgia Scenic Byway, Jefferson Davis Heritage Trail, and U.S. Bike Route 15 (ED, NCR, LU, CFS, IC)
- Half Moon and Statham Shoals landings on Ocmulgee river in Wilcox County (ED, NCR, LU, CFS, IC)
- Bicycle tourism/U.S. Bike Route 15 (ED, NCR, CFS, IC)
- Local cultural/historic resources, such as Wilcox County Courthouse, Abbeville and Pineview cabooses, Pitts Gymnasium, Abbeville City Hall, and opportunities for increased heritage tourism (ED, NCR, CFS, IC)
- Presence on Jefferson Davis Heritage Trail (ED, NCR, CFS, IC)
- History Channel’s “The Curse of Civil War Gold” episode filmed in Abbeville (ED, NCR, 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)
- Wilcox County Agri-Center (ED, NCR, LU, CFS, IC)
- Significant natural resources, including Ocmulgee and Alapaha rivers and their corridors, and others (ED, NCR, LU, IC)
- Ocmulgee River eco-tourism/Ocmulgee River Water Trail/Ocmulgee Water Trail Partnership (ED, NCR, CFS, IC)
- Ample undeveloped land (ED, NCR, HO, LU, CFS, IC)
- Lower cost of living and housing costs (ED, NCR, HO, LU, CFS, IC)
- Existing zoning in Abbeville and Rochelle (ED, NCR, HO, LU, CFS, IC)
- Pitts’ Manufactured Housing ordinance (ED, CFS, IC)
- “Unsafe Buildings and Premises” ordinance adopted by Pineview (ED, NCR, HO, LU, CFS, IC)
- Land available for sale (ED, NCR, HO, LU, CFS, IC)
- Availability of CDBG/other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, CFS, IC)
- Continued use of historic Wilcox County Courthouse (NCR, CFS)
- SPLOST funding (ED, LU, CFS, IC)

- Wilcox County Senior Center (ED, LU, CFS, IC)
- Wilcox County Recreation complex with growth potential (ED, CFS, IC)
- Underutilized recreation space available, such as Abbeville recreation facility (Lions Park) (ED, CFS, IC)
- Strong local public safety/enforcement and low crime rate (CFS, IC)
- County emergency shelter upgrades (CFS, IC)
- Existing cultural facilities/services, including Abbeville School/Auditorium (ED, NCR, CFS, IC)
- Wilcox County Library (ED, CFS, IC)
- Existing local, regional, and state partnerships, including public safety/fire service cooperation, Heart of Georgia Altamaha Regional Commission, and others (ED, NCR, CFS, IC)



Economic Development

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Wilcox County. Wilcox County's heyday came from farming, entrepreneurship and railroad establishment, resulting also in a population boom in the late 1800s and early 1900s. Wilcox State Prison, and keeping agriculture relevant and vital, along with highways and location, have recently stabilized growth in the county, despite suffering a long period of decline during the 20th century.

Wilcox County is an early frontier county and battleground in the Creek Indian Wars of Georgia settled in the early 1800s, but not formally established until 1857. It has been said that settlers were attracted by free land, but stayed because of the county's beautiful streams, rivers, pine forests, fertile soil, and healing waters. Transportation and access to markets were always important, first through



the Ocmulgee River and later the advent of railroads. The community exhibited early tourism to the county's famed springs and exhibited leadership in attraction of the Georgia Normal College and Business Institute to Abbeville. History and cultural resources have always held prominent places in the county from DeSoto's exploration along the Ocmulgee, to the last battle in the Creek Indian Wars (Battle at Breakfast Branch), to the last free nights of Jefferson Davis prior to his capture. Nearly the entire community of Rochelle was placed on the National Register of Historic Places in 2008, and the Wilcox County Courthouse in Abbeville is a noted historic landmark visible for several miles. Agriculture has always remained important to the county, and today the county remains one of Georgia's top agricultural producers, ranking in the top five (5) counties for watermelon, cabbage, and cantaloupe

production. The decline of railroads, the advent of the automobile and subsequent development of highways, the Great Depression, and the mechanization of agriculture all contributed to a long period of decline within Wilcox County. Wilcox County and its cities declined and lost growth to nearby commercial centers, particularly in Cordele and Eastman. From a peak population in 1920, Wilcox County suffered economic contraction and population loss all the way to the 1990s. Only the opening of



Wilcox State Prison in 1994 reversed, or at least stabilized, these trends. Wilcox's abundant natural resources, its working farms and forests, transportation access, and location are again key strengths upon which to attract future growth and development. The county has unrealized potential for bedroom community growth, tourism, and economic development utilizing its agriculture, forest, and

wild and scenic places. Its location, particularly close to Cordele and its inland port development, highway access, and associated rural character and quality of life allow facilitation and opportunities to capitalize on these trends. There are other local economic strengths and opportunities available today for exploitation and development.

There are continuing needs for Wilcox County's economic development. Incomes in Wilcox County remain relatively low. The per capita income in Wilcox County is \$14,536, about 54 percent that of Georgia as a whole. Median household income is \$34,071, about 67 percent that of Georgia. Approximately 20 percent of Wilcox County citizens are in poverty, compared to 17 percent in Georgia as a whole. Over 40 percent of county children under the age of five (5) 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 12.3 percent in 2012 to 5 percent in 2018. Wilcox County's unemployment rate is slightly lower than the mean unemployment rate of the Heart of Georgia Altamaha Region as a whole. A 2018 Esri Retail Market Place Profile for Wilcox County reports a retail gap in nearly every major industry group, suggesting local dollars leaving the community to purchase goods. Almost one-fourth of county workers work in nearby Crisp County (Cordele). Job skills of local residents are also a concern; about 22 percent of local residents are without a high school diploma compared to 14 percent statewide. Transfer payments represent more than one-third of total personal income in the county compared to about 22 percent statewide.

There are opportunities and cause for optimism for economic development in Wilcox County as well. Wilcox County is a top agricultural producing county, ranking 29th in the state for total Farmgate values in 2016. There are 21 goods-producing farms located in the county, most of them home-grown. The county is served by the Heart of Georgia Railroad a short line railroad with easy connection to both of Georgia's Class 1 railroads. Employment within the county remains concentrated within educational, health care and social assistance workers (21.4%); government (16.7%); agricultural, forestry, fishing (8.8%); and transportation/warehousing (6.9%) sectors. This reflects the stability and importance of agriculture and the state prison within the county, as well the local schools. The large transportation/warehousing sector suggests the county is in position for positive influence from the Cordele Inland Port. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Wilcox County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, available fresh fruit and vegetables, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.



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

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

Wilcox County will continue to support its school system, and their PASS Program, the adult education center in Rochelle and other Wiregrass Georgia Technical College programs, and regional Workforce Investment and Opportunity Act programs. It will revitalize its Chamber of Commerce and Development Authority, develop a local leadership program and other public/private partnerships, and utilize civic groups and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated..

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

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. One local farm in Wilcox County is an award winning producer of food-grade natural oils derived from sunflower and peanuts and markets their products throughout the United States at fine dining establishments. The recently established Abbeville Farmers' Market teamed with the Georgia Grown marketing program are avenues of commerce for local producers. Increased development of agri-tourism attractions will further commerce for the community. The continued operation of the peanut buying point, McCleskey Mills (formally Doster Peanut Company), will continue to anchor agriculture jobs in the county while potentially providing the means of further expansion in Rochelle. The Wilcox Agri-Center continues to offer other avenues for agri-centered commerce and promotion.



- **Address/Improve Infrastructure Needs**

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

- **Nurture Existing Businesses/Entrepreneurs**

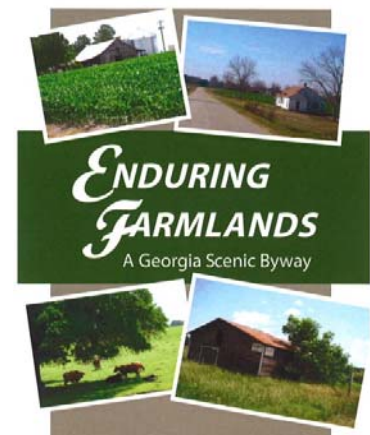
The Wilcox County community will work through its Development Authority and in cooperation with Wiregrass Georgia Technical College and state agencies to meet local needs and encourage expansions and new local business development.

- **Attract New Businesses**

The Wilcox County community through its Development Authority, re-invigorated Chamber of Commerce, and intergovernmental cooperation will seek compatible business and industrial development. Recent developments in the Abbeville Industrial Park are examples of the need for intergovernmental cooperation to accomplish future growth. Over 130 acres total are available for industrial development in Wilcox County. Availability of infrastructure per industrial site varies; however, a developer can choose between three individual sites located in Abbeville, Rochelle, or Pitts.

- **Develop/Enhance Tourism**

Wilcox County was once a destination for Georgia tourism because of its natural springs and their healing waters. The Ocmulgee and Alapaha rivers and other outdoor amenities; many historic structures; existing and potential festivals; its location along U.S. 280 and U.S. 129; the Agri-Center; as well as its farms and scenic countryside offer much potential to increase visitors. An increase in bicycle activity is anticipated with the recent designation of US Bike Route 15 along Georgia highways 112 and 215. This route offers cyclists a tour along the designated Enduring Farmlands Georgia Scenic Byway. The Chasing Jefferson Davis Marathon has become an annual event, originally created as a one-time



celebration of Wilcox County history. The route follows the actual route Jefferson Davis traveled to escape capture by Union soldiers after the close of the Civil War in 1865. The Ocmulgee Wild Hog Festival is already well-known and can be used as a springboard.

- **Improve Transportation Access/Quality**

The regional T-SPLOST has brought much needed local resurfacing and other road improvements which have enhanced the community as a place to live and work. It may continue to open up other opportunities for job creation, as well. The completion of widening of U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county, and increase the potential opportunities from the Cordele Inland Port. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Wilcox, but work in nearby urban growth centers. Promotion of the Jefferson Davis Heritage Trail and Enduring Farmlands Georgia Scenic Byway and other tourism would also help enhance the quality of life and economic development.

- **Revitalize Downtowns**



The historic fabric and available buildings in all of Wilcox's municipalities, although limited in Pitts and Pineview, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community

projects, such as the old City Hall and School/Auditorium rehabilitations in Abbeville, privately owned, the caboose in Pineview, and community center development in Pitts and Pineview in historic structures create civic pride and community cooperation. Recent strides have been made in Abbeville

with the creation of a Downtown Development Authority and development of a farmers' market. Pitts also plans a multi-purpose park. Such projects can further stimulate private investment.

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

The community has a number of available sites, including those served by rail, to market. Abbeville has an industrial park of about 35 acres. Other sites are available in Pitts and Rochelle. The Wilcox County Industrial Park at Rochelle and the Pitts Industrial Park are lacking complete infrastructure. The Development Authority is currently marketing the Hawkins Rail site, consisting of 51 rail served acres near Rochelle. Developments new to Wilcox



County are able to claim a \$4,000 per job tax credit along with 5 percent investment tax credit. Proximity to a major interstate highway, Interstate 75, and to the Cordele Inland Port (about 30 miles) as well as rail access will be key drivers for economic development to the county.

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

Wilcox County has an opportunity to promote its small town and rural character and quality of life through a reinvigorated Chamber of Commerce and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the availability of fresh fruit and vegetables; the Agri-Center and the many, active civic clubs; the Ocmulgee and Alapaha rivers; the verdant landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas, particularly Cordele, Eastman, and Fitzgerald, further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

- **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can facilitate success and scope of effort. An active, revitalized chamber of commerce, many civic groups, and a leadership development program can make public/private partnerships easier to achieve and more successful. New efforts of cooperation with Cordele and Fitzgerald may open doors and facilitate new public and private investment.

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

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

- **Develop Local Leadership Programs**

Wilcox County has been noted in the past for its local leadership and community cooperation through such examples as the Ocmulgee Wild Hog Festival and Agri-Center. A Leadership Wilcox group supported by the local chamber and many local civic groups can develop broader support and new leaders and can accomplish much to help the community cooperate and advance in economic development.



- **Support Wilcox State Prison/Cordele Inland Port Development**

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



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 Wilcox 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



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 20th century will make broadband service a necessity in the 21st 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 Wilcox 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 Wilcox County is located, was determined in a 2015 Digital Economy Plan to rank 12th 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 57 percent of the population in Wilcox 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 area in and around Abbeville, Pitts, Rochelle and Pineview. The areas served by DSL service in the unincorporated areas are scattered with a majority along state highway rights-of-way. No other fixed network broadband technology, including Fiber Optic service lines, are present in Wilcox County. Although some areas of Wilcox County are serviced by DSL, a broadband technology, 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. Wilcox County has a reported 4G LTE coverage area over the majority of the county except for its western area. 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 Wilcox 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 Wilcox County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Wilcox County, and the cities of Abbeville, Rochelle, Pineview, and Pitts desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."





The Wilcox 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.

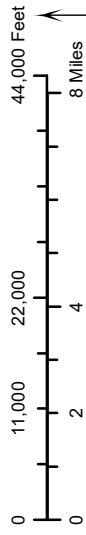
- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines 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.

Wilcox County Digital Economy Fixed Network

-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL

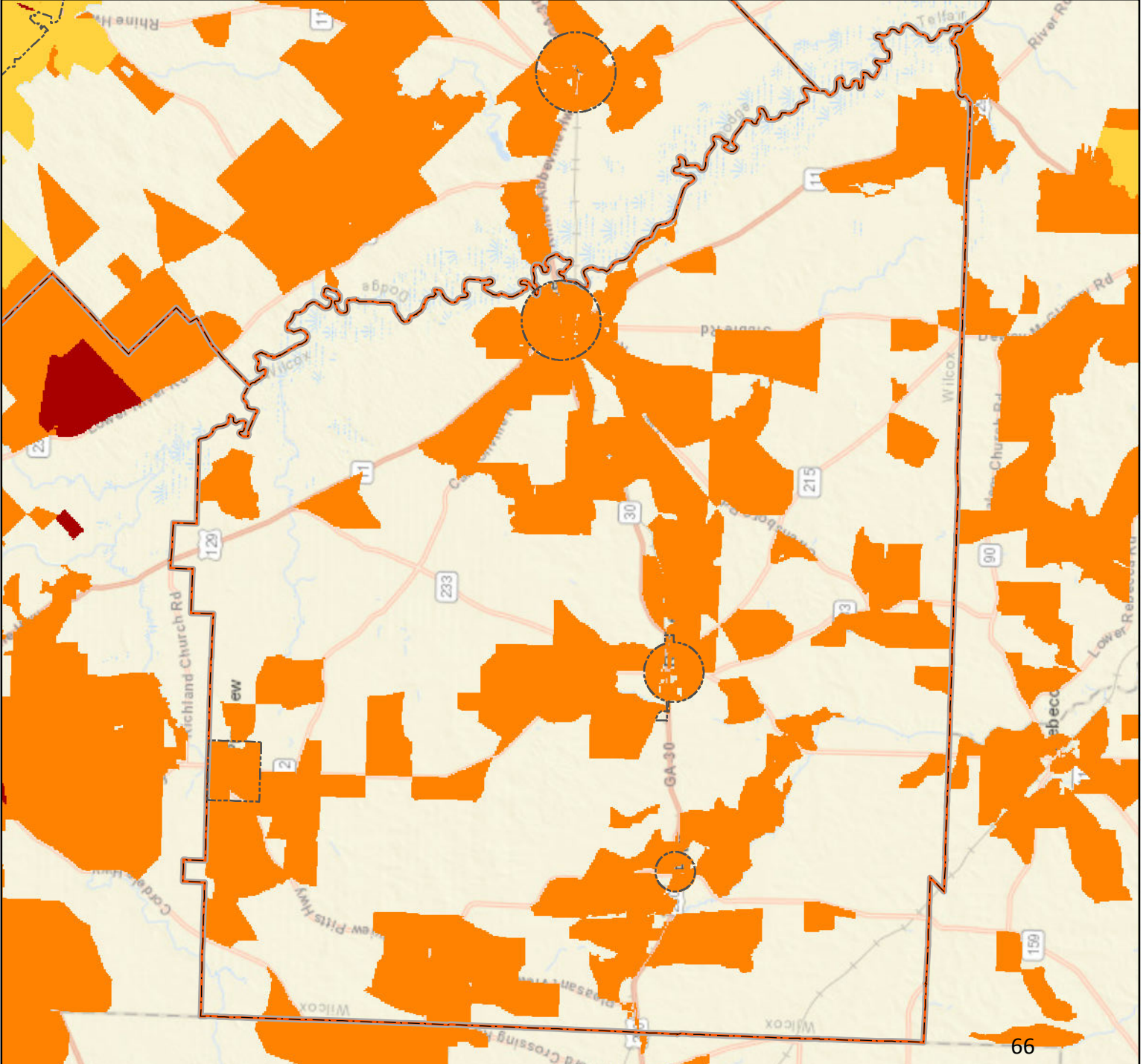


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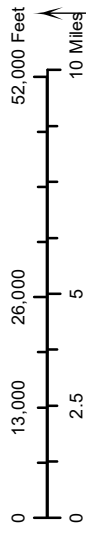


Wilcox County Digital Economy Fixed Network DSL

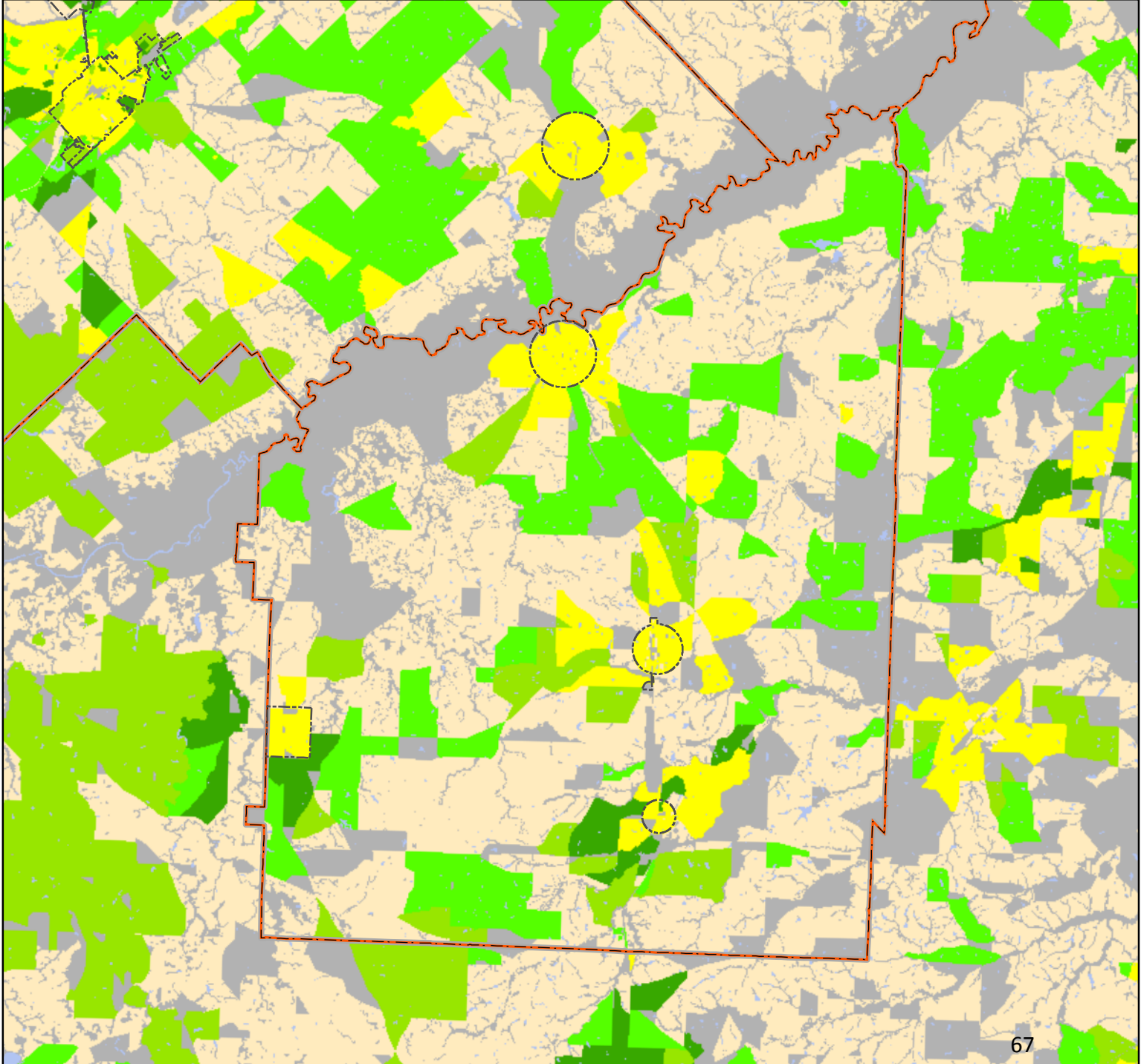
City Limits
County Boundary

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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












Wilcox County Digital Economy Fixed Network

Fiber

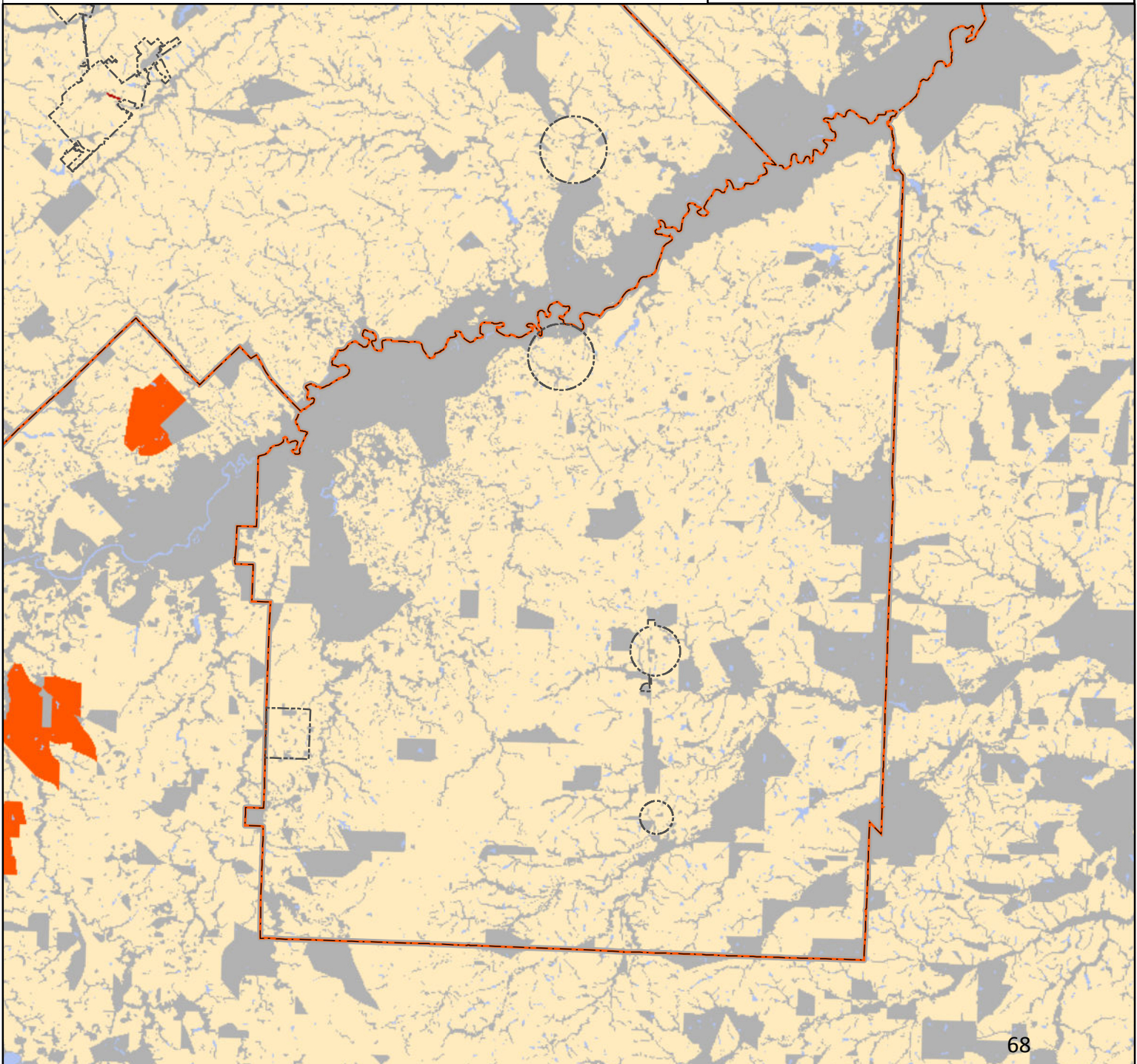
-  City Limits
-  County Boundary

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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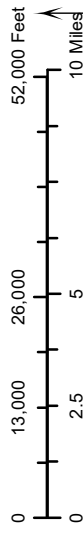


Wilcox County Digital Economy Fixed Network Cable

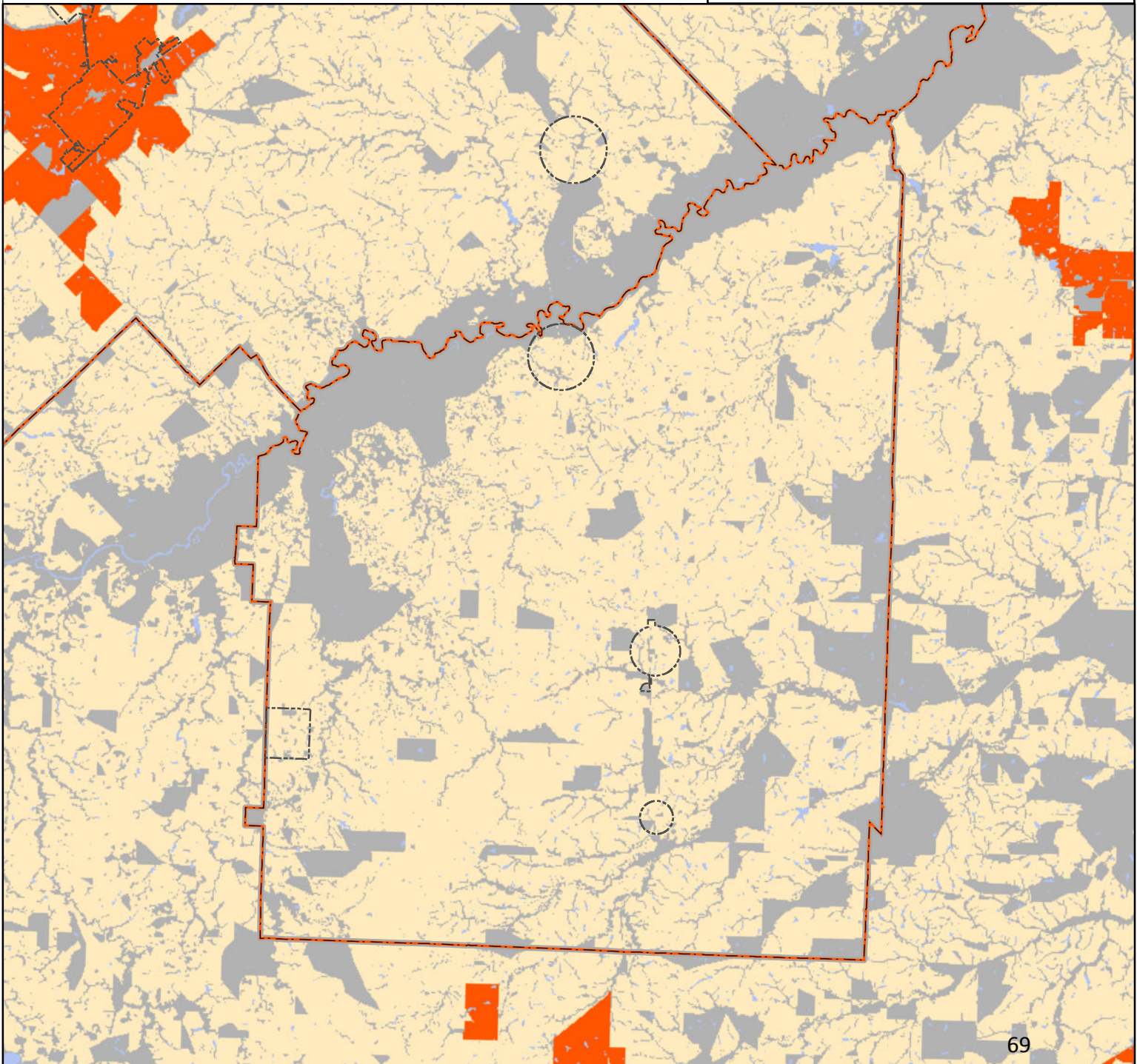
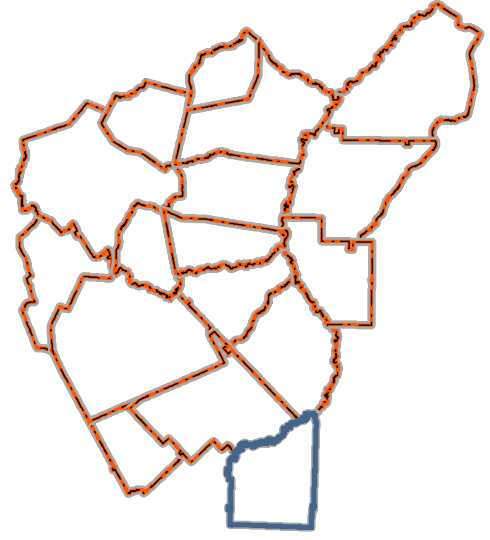
-  City Limits
-  County Boundary

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
-  Unserved Areas Less than 768 kbps Down



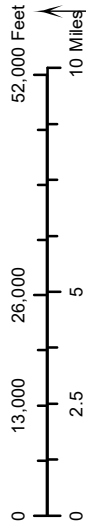
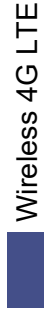
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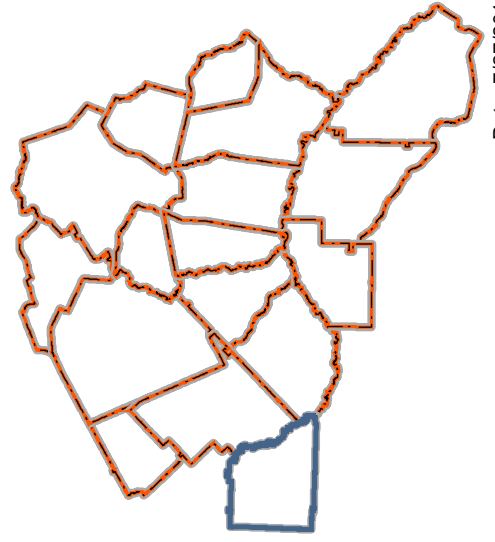
Wilcox County Digital Economy Wireless 4g LTE



Availability



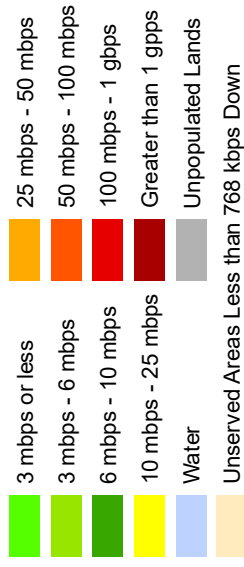
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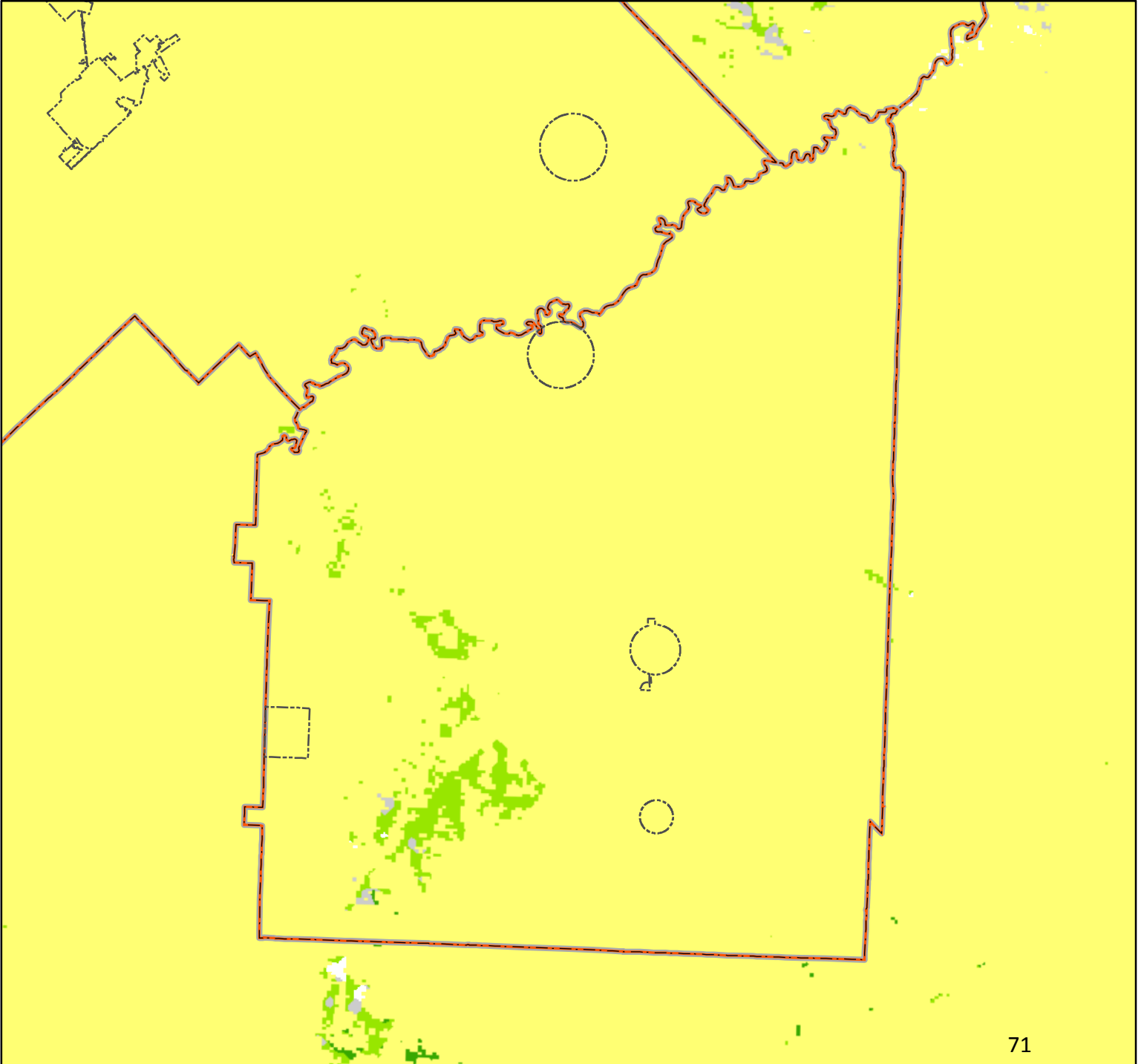
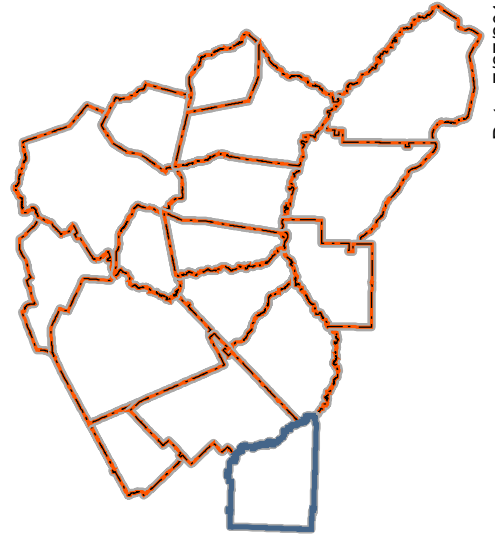
Wilcox County Digital Economy Wireless 4g LTE



Speed Availability



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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, and other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects

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



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

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

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

use maps do provide official display of community desires and goals for compatible future growth and development.

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

Existing Land Uses

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

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

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

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

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

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

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

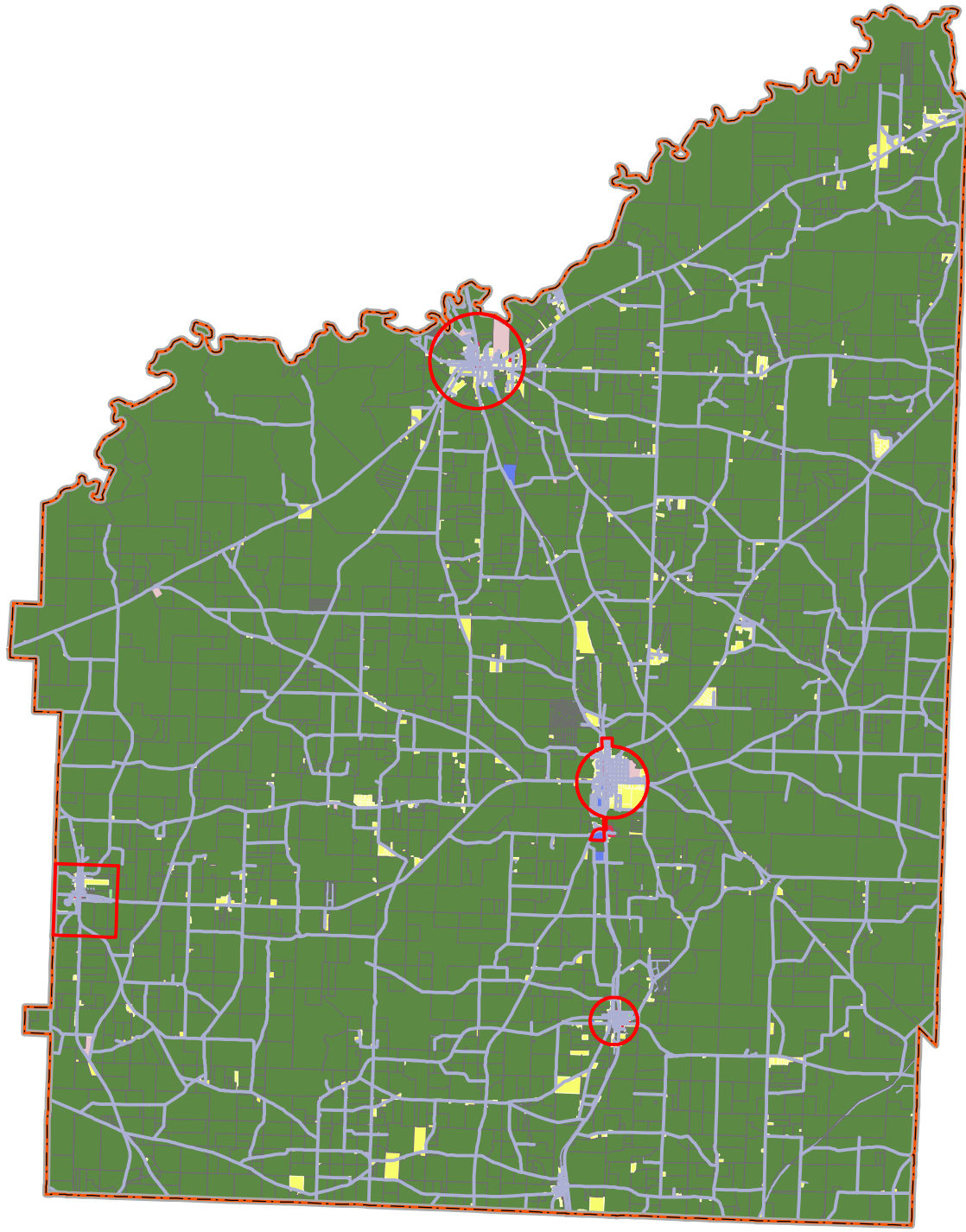
PARK/RECREATION/CONSERVATION This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or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

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

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



Wilcox County Existing Land Use













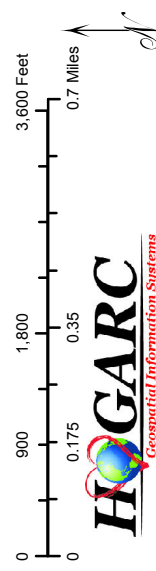
- City Limits
- County Boundary
- Roads
- Existing**
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities



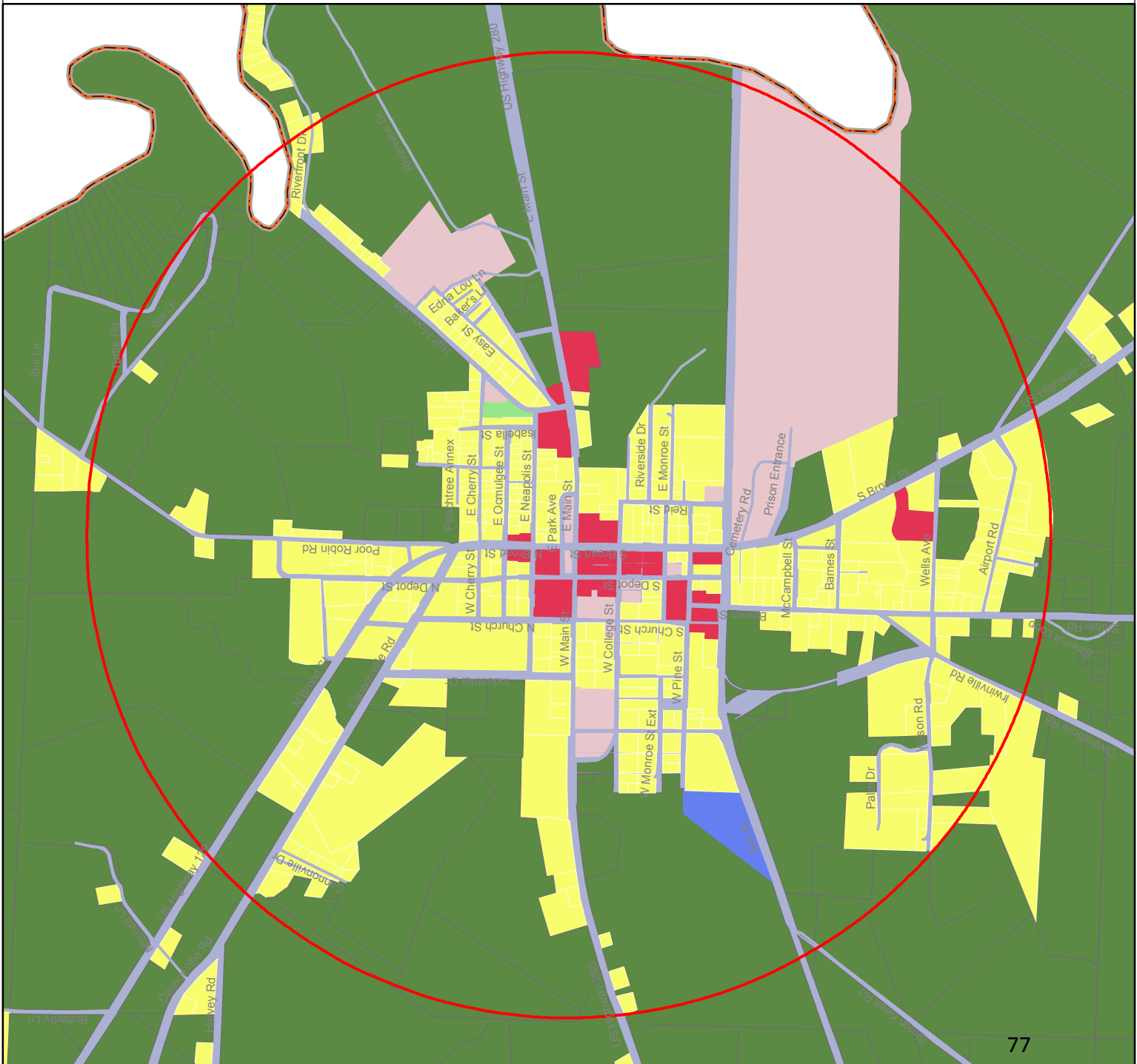
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City of Abbeville Existing Land Use











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

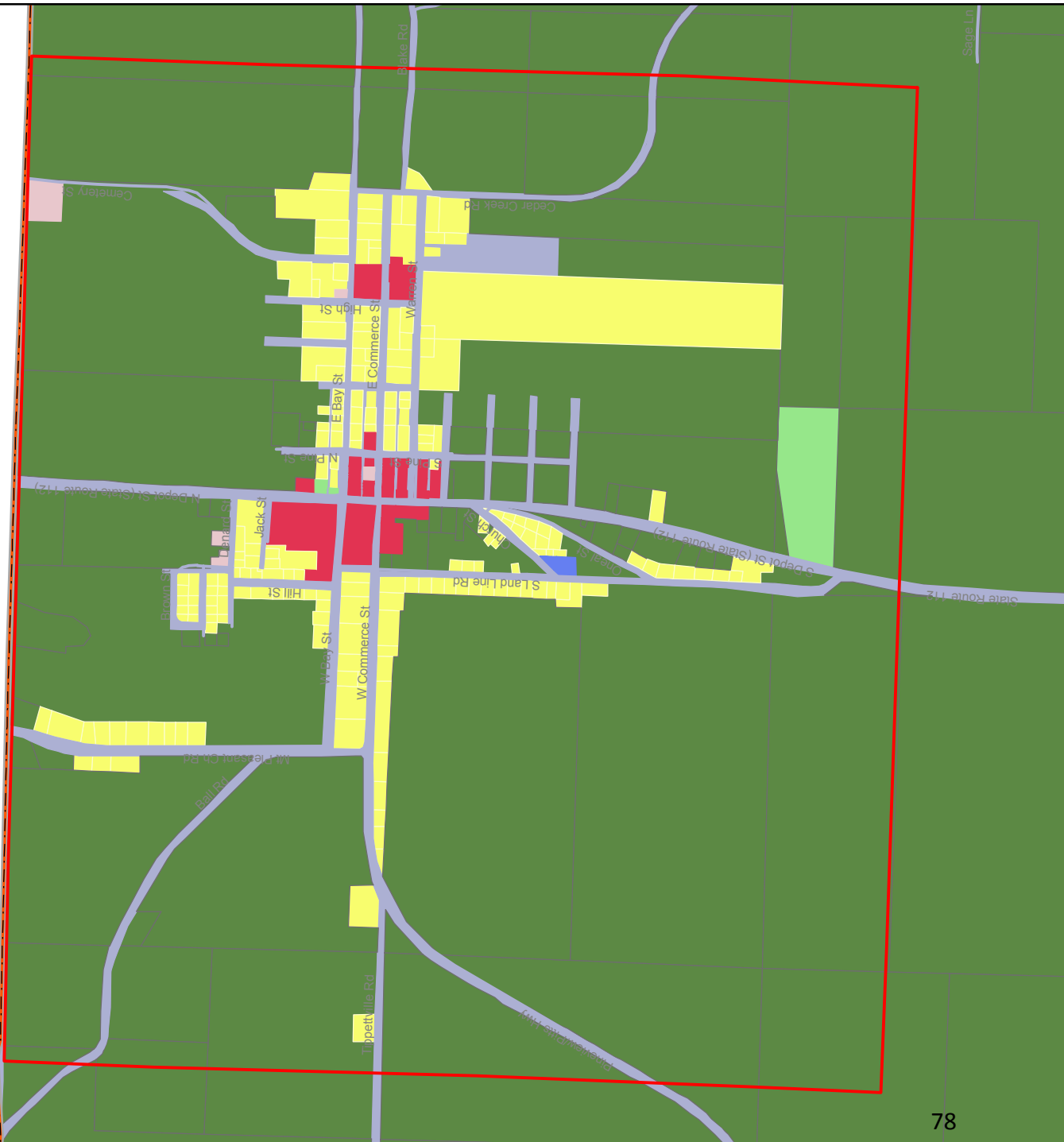


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City of Pineview Existing Land Use

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



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City of Pitts Existing Land Use











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

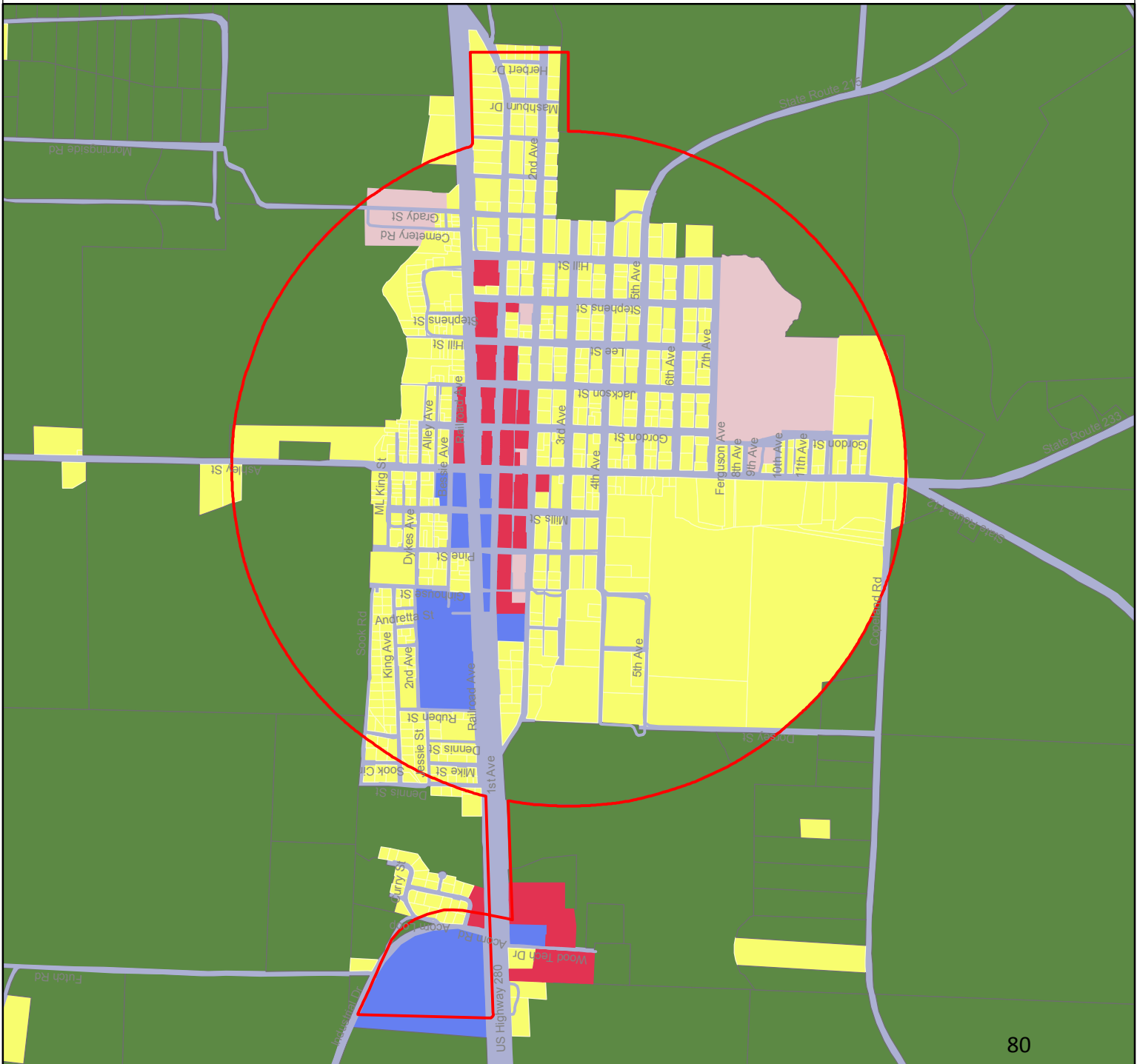


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City of Rochelle Existing Land Use

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



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Existing Land Use Distribution, 2018 (Acres) Wilcox County		
Land Use Category	Acreage	Percent of Total
Agriculture	91,869	37.55
Commercial	113	0.05
Forestry	141,241	57.72
Industrial	253	0.10
Park/Recreation/Conservation	23	0.01
Public/Institutional	374	0.15
Residential	5,280	2.16
Transportation/Communications/Utilities	5,531	2.26
Total	244,684	100

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

Future Land Uses

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

The location of U.S. highways 280 and 129 through the county, local civic leadership, the location of Wilcox State Prison in 1994, local agriculture, and proximity to larger urban centers, particularly Cordele, have helped create economic stability. Local leadership brought the Georgia Normal College and Business Institute

in the 1880s, stabilized the Ocmulgee Wild Hog Festival, and has developed an innovative local school program, the Patriot Academy for School Success, to assist students falling behind. Meanwhile agriculture has continued to remain key to the county's economy. Fruit production, particularly melons, and row crops, especially peanuts, have maintained Wilcox County as one of Georgia's top agricultural producers. These continuing factors; highway location along U.S. 280 and U.S. 129; the marketing of the Enduring Farmlands Georgia Scenic Byway and the Jefferson Davis Civil War Heritage Trail; location near growth centers like Cordele, Fitzgerald, and Eastman; and the many scenic landscapes of the county continue to be assets which portend well for future growth and development within Wilcox County.

There has been only limited growth in Wilcox County in recent years, primarily residential bedroom growth in western and southeastern portions of the county close to Cordele and Fitzgerald. Minimal commercial development has concentrated along U.S. 280 in Rochelle and Abbeville. The expansion of McCleskey Mills (formerly Doster Peanut Company) in Rochelle has been the largest recent industrial development in the county. Residential growth, for the most part, has been scattered residential development across the county, often manufactured housing through individual lot sales and development. There have also been some subdivision development/land sales near Pitts/Seville because of the proximity to Cordele. In addition, there has also been some lot sales along or near U.S. 280 between Abbeville and Rochelle in a couple of locations.

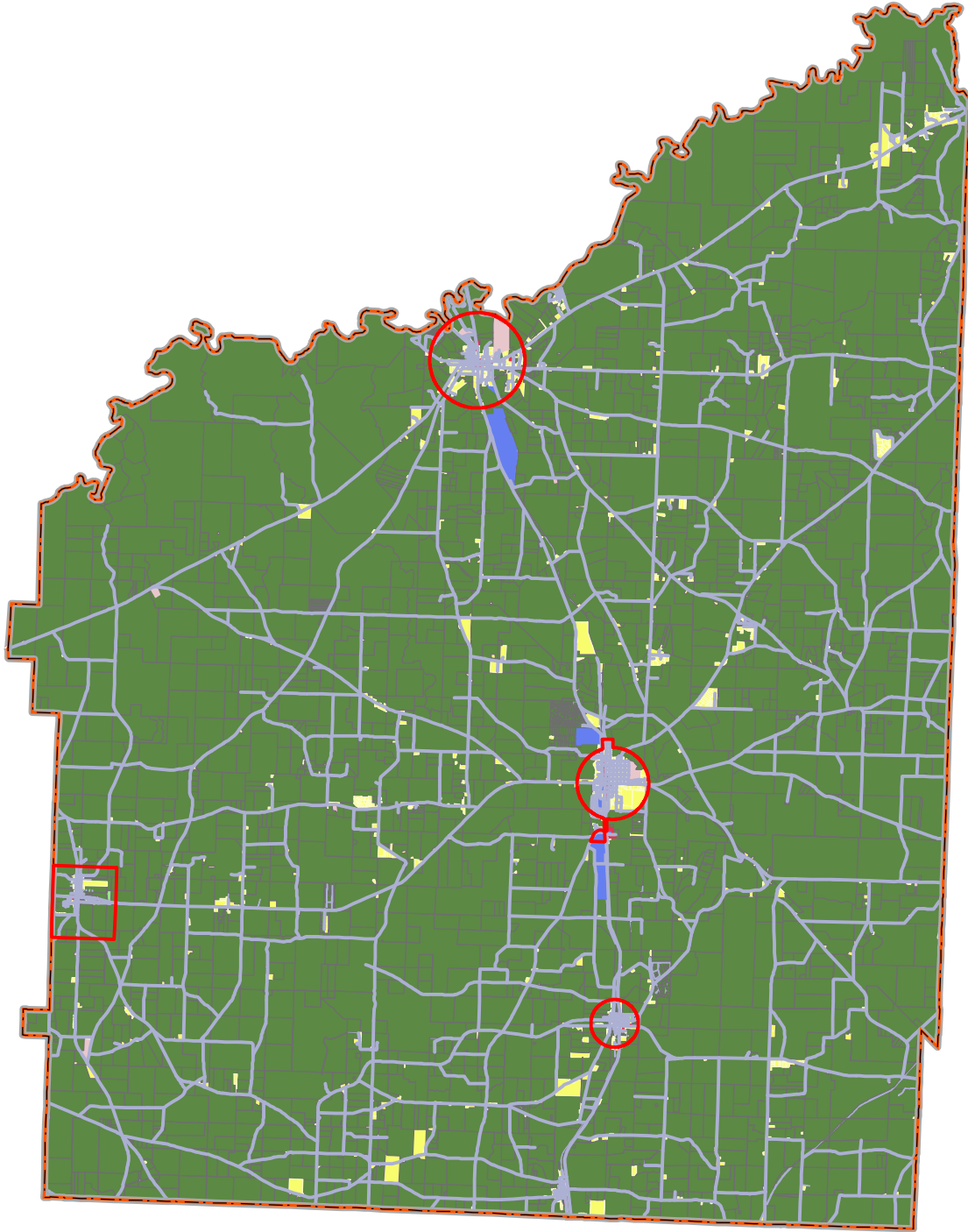
Abbeville and Rochelle, particularly along U.S. 280, will continue to be the focus of more intense land use developments, including commercial, industrial, and multi-family residential development. There are obvious reasons. Abbeville is the county seat, and Rochelle is the home of the majority of current economic activity and many countywide community facilities, such as the county recreation complex, schools, and industrial parks. Both municipalities have the only sewer systems in the county and are located along the U.S. 280 corridor. Abbeville also has a 35 acre industrial site available. Residential growth will likely continue to be primarily single-family manufactured housing located in southeastern Wilcox (near Bowen's Mill/Fitzgerald), western Wilcox (Pitts/Seville area near Cordele), and near U.S. 280 between Abbeville and Rochelle. There could be scattered infill residential development in northern and western parts of Abbeville, western portions of Rochelle and Pitts, and very limited scattered infill development across Pineview. The disposable housing market of Wilcox County, where children leave the county for economic opportunity and later sell inherited homes of their parents, will provide some opportunity for resident/retiree attraction. Northside Villa, an assisted living facility in Rochelle, also might help attract retirees.

The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character. This quality of life will be important in fostering additional growth.

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



Wilcox County Future Land Use

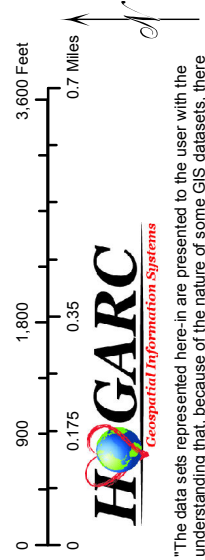
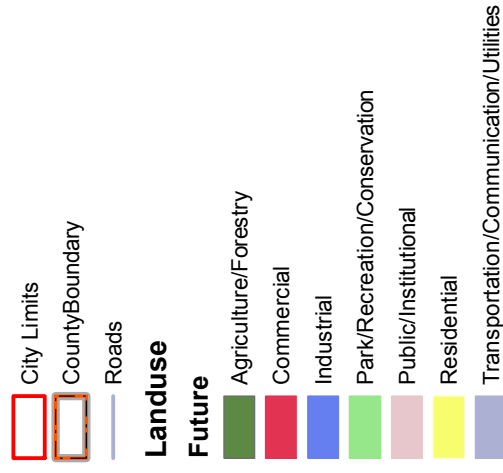


- City Limits
- County Boundary
- Roads
- Landuse**
- Future**
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

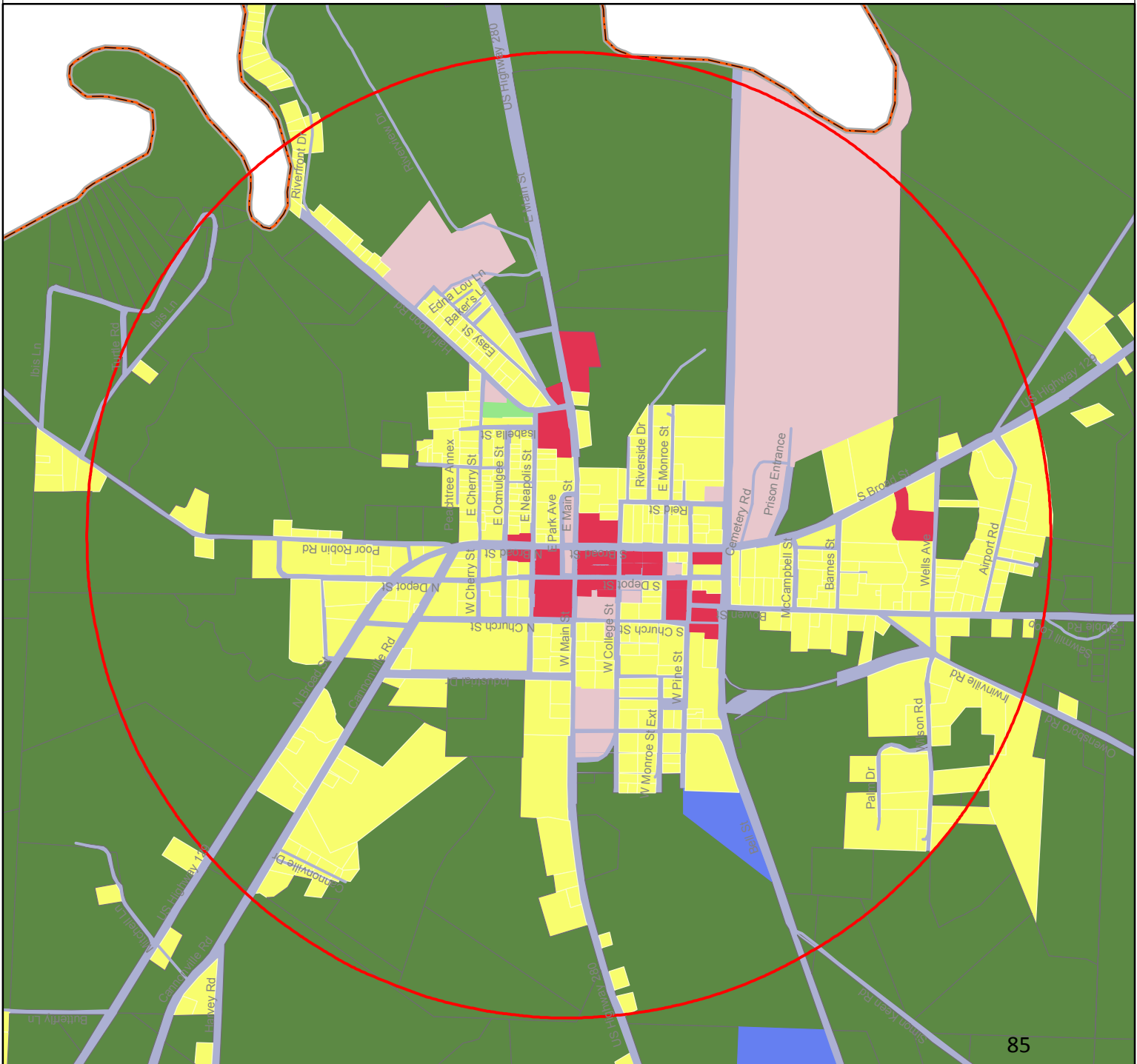


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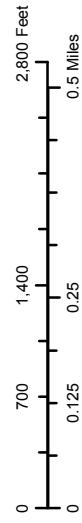
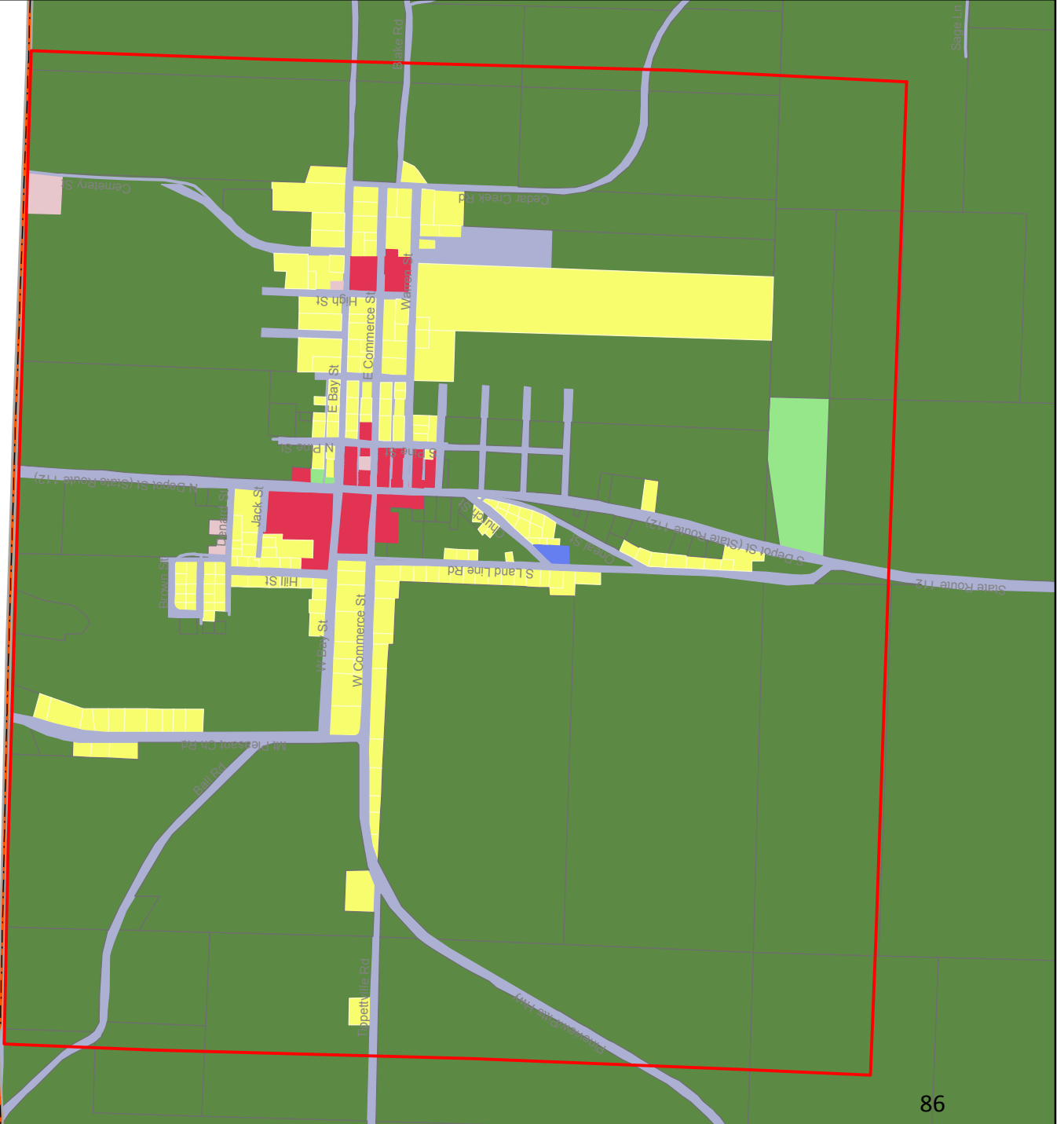
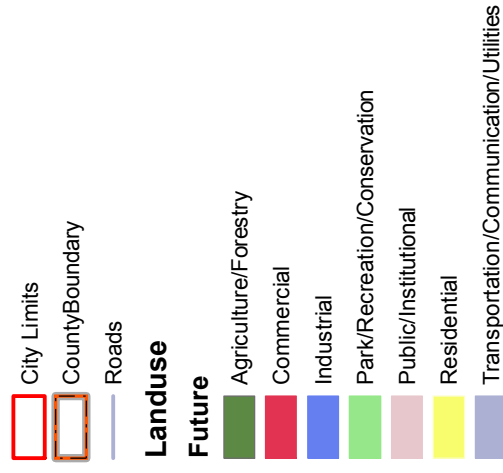
City of Abbeville Future Land Use



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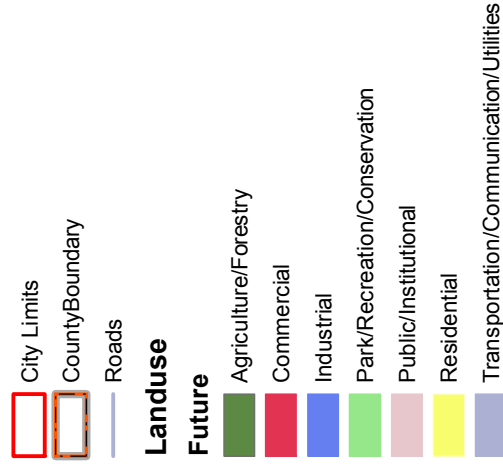


City of Pineview Future Land Use



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City of Pitts Future Land Use

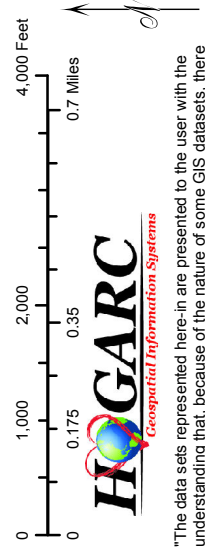
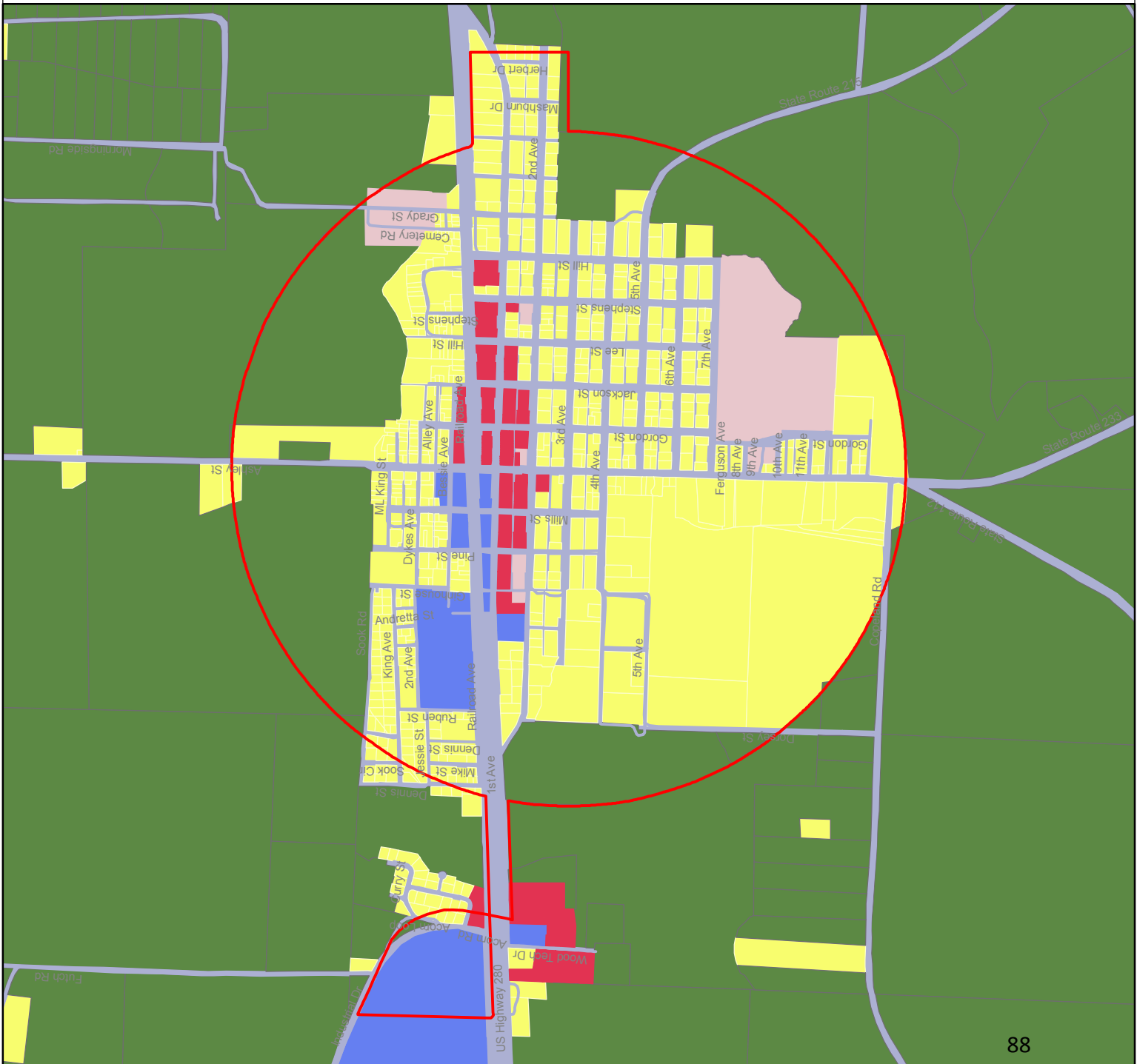


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City of Rochelle Future Land Use

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



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

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

- **Address Growth Management/Community Aesthetics**

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

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

As noted above, Wilcox County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Abbeville and Rochelle have zoning ordinances and building code enforcement. Code enforcement in the county is related to solid waste although future plans are for increased inspections and enforcement. These ordinances need update, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

- **Guide/Plan Development**

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

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

Development of new markets, supporting creation of alternative crops and uses, opening of a farmers market, utilizing the Agri-Center more, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other industry all can help achieve this. The assisted expansion of McCleskey Mills in Rochelle is an excellent example to duplicate.

- **Protect Significant Natural Resources**

The Ocmulgee and Alapaha rivers and the natural springs all have much history for recreation and tourism within the county. The Enduring Farmlands Georgia Scenic Byway and Jefferson Davis Civil War Heritage Trail have much potential. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offer much unrealized potential to both enhanced economic utilization and conservation of the County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources.

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. The fact that nearly the entire town of Rochelle is on the National Register of Historic Places, and state and federal tax incentives are thus available to encourage reinvestment and rehabilitation, is an unrealized opportunity.

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

As noted above, appropriate continued and enhanced development of facilities, parks, museums, festival sites, and other venues can benefit the community economically, support protection of natural and cultural resources, and attract new residents and visitors. The community's rivers, particularly the Ocmulgee; existing and potential festivals and museums, and increased tourism,

among others, provide such opportunities. The Ocmulgee Wild Hog Festival and the newly designated U.S. Bike Route 15 provide a platform for such growth and expansion.

- **Seek Compatible Development/Utilization**

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, and current agricultural/forestry uses is desired. The McCleskey Mills expansion is a good example.

- **Revitalize Downtowns**

The historic fabric and available buildings in all of Wilcox's municipalities, although limited in Pitts and Pineview, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects, such as the old City Hall and School rehabilitation in Abbeville, the caboose in Pineview, and community center development in Pitts and Pineview in historic structures create civic pride and community cooperation. Pitts also plans a multi-purpose park. The recent creation of a Rural Zone designation by the State of Georgia offers municipalities like Abbeville, Rochelle, Pineview, and Pitts (under 15,000 population) an opportunity to provide tax credit incentives for investing in historic, rural downtowns. Although communities must submit applications for the competitive designation process, each of the municipalities located in Wilcox County are excellent candidates. Such projects can further stimulate private investment.



Community Work Programs

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

Wilcox County

Report of Accomplishments and Community Work Program

WILCOX COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED	2014	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships					Y	2019		Action was postponed due to lack of a community champion. With the anticipated creation of the Chamber of Commerce, a completion target date is set for 2019.
ED	2014	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs					Y	2019		Action was postponed due to lack of a community champion. With the anticipated creation of the Chamber of Commerce, a completion target date is set for 2019.
ED, LU, IC	2016	Pursue the development of a land management plan to guide and promote appropriate 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, IC	2014	Seek to develop or enhance economic development activities through the development of an authority or other partnership with Crisp County and/or Ben Hill County					Y	2022		Action item has been postponed due to minor progress. Major attention to partnership with surrounding counties is anticipated for this five year work program.
NCR	2015	Organize a Wilcox County Historical Society					Y	2023		Action item was postponed due to lack of community interest.
CFS, LU, IC	2013	Pursue funding to purchase additional land for an industrial area with rail access					Y	2022		Action item was postponed due to lack of funding.
CFS	2015	Pursue the expansion and/or modification of the existing countywide jail facility as appropriate					Y	2022		The County is awaiting the SPLOST fund balance to accrue before beginning a renovation project.
CFS, IC	2014	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County					Y	2020		The County has applied for various funds to satisfy this public safety need; however, item has been postponed due to lack of funds.

WILCOX COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS, IC	2015	Seek funding for emergency shelter upgrades (generators, showers, etc.)	Y	2016						The County was successful in obtaining 3 large generators, emergency response equipment and 2 boats for emergency operations.
CFS	2015	Seek funding to develop new facilities at the county's recreation complex, including the construction of a walking track and a football/soccer field			Y	2020				The County has completed major landscaping at the recreation complex and ag center. A new football/soccer field project is underway and is anticipated to be complete in 2020. The walking track project will be considered upon completion of the football/soccer field project. Action item has been postponed due to lack of funds.
CFS	2015	Pursue a location for a new county office facility						Y	2023	Action item has been postponed due to lack of funds.
CFS	2013	Continue to pursue funding as appropriate for needed renovations/upgrades to the Wilcox County Courthouse						Y	2020	Action item has been postponed due to lack of funds.
CFS, LU	2017	Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county						Y	2021	Action item has been postponed due to lack of interest by providers. The County will continue to recruit natural gas providers to the community.
CFS	2016	Seek funding to develop the technical capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services							Y	This action item has been moved to the Long Term Policies section of this plan to conform to planning standards. Action is believed to be an ongoing endeavor each year greater than a five year period.
CFS	2013	Resurface Mount Olive Road	Y	2018						Project was completed in early-mid 2018.
CFS	2013	Resurface Troutman Road	Y	2017						Project was completed in 2017.
CFS	2016	Resurface Thistle Road			Y	2019				Project is currently underway and is expected to be completed in 2019.

**WILCOX COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2016	Resurface Statham Shoals Road			Y	2020				Project is currently underway and is expected to be completed in 2020.
CFS	2016	Resurface Lebanon Road	Y	2018						Project was completed in early-mid 2018.
HO, LU, IC	2015	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					Y	2019		Action item has been postponed due to lack of community interest. The County anticipates hiring a codes enforcement officer in 2019.
HO, LU, IC	2017	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location					Y	2022		Action item has been postponed due to lack of community interest in countywide land use regulations.
LU	2015	Establish a 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 policy 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 policy section of the comprehensive plan.
LU, IC	2018	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 policy section of the comprehensive plan.
LU, IC	2017	Seek to develop a comprehensive land use management ordinance in Wilcox County							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policy section of the comprehensive plan.
LU, IC	2014	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities					Y	2019		The County will seek to pass a manufactured home ordinance in 2019.

**WILCOX 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
Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X							X	All	Civic Groups, Cooperative Extension	X	X		
Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X							X		Chamber, Dev. Auth.				
Seek to develop or enhance economic development activities through the development of an authority or other partnership with Crisp County and/or Ben Hill County				X				X		Planning Committee, Chamber, Dev. Auth.				
Organize a Wilcox County Historical Society								X		Chamber, Dev. Auth.				
Pursue funding to purchase additional land for an industrial area with rail access				X				X	Rochelle	Dev. Auth.	X	X	X	
Pursue the expansion and/or modification of the existing countywide jail facility as appropriate				X				X						X

WILCOX 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
Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County		X						X		FEMA, GEMA	X	X	X	
Seek funding to develop new facilities at the county's recreation complex, including the construction of a walking track and a football/soccer field	X	X						X		DNR (LWCF)	X	X	X	
Pursue a location for a new County office facility					X			X			X			
Continue to pursue funding as appropriate for needed renovations/upgrades to the Wilcox County Courthouse		X						X			X			
Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county			X					X	X	Dev. Auth	X			
Resurface Thistle Road	X							X		GDOT	X			
Resurface Siattham Shoals Road		X						X		GDOT	X			
Complete TIA Band 3 Project (Walker Road)		X	X	X				X		GDOT TIA	X	X		

WILCOX 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	
Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county	X							X	All			X				
Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location				X				X	All			X				
Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All			X				
Build or otherwise renovate a building for use as an EMS facility				X				X				X				
Complete installation of an elevator in the courthouse	X							X				X				
Purchase/ replace five (5) sheriff's office pursuit vehicles...		X		X				X		SPLOST		X				
Purchase two (2) new ambulance vehicles		X	X					X		SPLOST		X				

WILCOX 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
Purchase two (2) firetrucks for improved firefighting capabilities			X		X			X		FEMA AFG, GA FORESTRY SURPLUS, SPLOST	X	X	X	
Exercise buyout option on lease-to-purchase one (1) motor grader				X				X			X			
Exercise buyout option on lease-to-purchase one (1) backhoe					X			X			X			
Purchase new voting machines and elections equipment		X						X			X			
Develop standardized 911 address markers and display requirements countywide	X							X			X			

City of Abbeville

Report of Accomplishments and Community Work Program

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED	2014	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships					Y	2019		City is ready to assist County and other municipalities to accomplish a revitalized Chamber of Commerce.
ED	2014	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2015						Action item is considered complete by the City with the creation of a Downtown Development Authority (DDA). The City will also support future efforts by a revitalized Chamber of Commerce or other organization seeking to improve the business environment.
ED, LU	2013	Pursue funding to assist in renovating downtown buildings			Y	2019				The City is actively working to create a downtown marketing plan and architectural renderings for redevelopment of historic properties. Once complete, the plans will be used to gain access to funding/grant sources. Action item is slightly reworded in the new CWP.
NCR	2015	Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival							Y	In place of excursions along the Ocmulgee River, the City desires to provide educational/interactive attractions at the river landing during the Wild Hog Festival. A new action item, worded appropriately, will be placed in the new CWP.
NCR	2018	Seek funding to rehabilitate the Abbeville caboose as a welcome center					Y	2022		Project was postponed due to lack of funds.
CFS	2013	Seek to upgrade all water meters to radio read	Y	2014						Project was completed in 2014.
CFS	2013	Pursue funding to upgrade water lines in areas of need			Y	2019				The City was awarded a CDBG grant in 2017 to complete this project.
CFS	2013	Resurface East Neapolis Street	Y	2015						Project was completed in 2015.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2013	Resurface Palm Drive	Y	2018						Project was completed in 2018.
CFS	2013	Resurface Bowen Street	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Bell Street	Y	2015						Project was completed in 2015.
CFS	2013	Resurface Isabella Street	Y	2015						Project was completed in 2015.
CFS	2013	Resurface West Ocmulgee Street	Y	2015						Project was completed in 2015.
CFS	2016	Resurface Wilson Road					Y	2020		Project was moved to TIA Band 3 project list. Project now has an estimated initiation year of 2020.
CFS	2016	Resurface East Neapolis Street	Y	2018						Project was completed in 2018.
CFS	2016	Resurface East Monroe Street	Y	2018						Project was completed in 2018.
CFS	2016	Resurface Reid Street	Y	2018						Project was completed in 2018.
CFS	2016	Resurface Riverside Drive	Y	2018						Project was completed in 2018.
CFS	2016	Resurface Barnes Street	Y	2018						Project was completed in 2018.
CFS	2016	Resurface West Neapolis Street	Y	2018						Project was completed in 2018.
CFS	2016	Resurface West Monroe Street	Y	2018						Project was completed in 2018.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
HO, LU, IC	2015	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policy section of the comprehensive plan.
LU	2015	Establish a 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 policy 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 policy section of the comprehensive plan.
LU, IC	2018	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 policy section of the comprehensive plan.

CITY OF ABBEVILLE
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
Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X							X	All	Civic Groups, Cooperative Extension	X	X		
Pursue funding to assist in renovating downtown buildings (Sims, Smith, Old Post Office) to an appropriate level for commercial rental space	X								X	DNR (HPD)	X	X		
Seek funding to rehabilitate the Abbeville caboose as a welcome center				X					X	GDEeD/Tourism	X			
Pursue funding to upgrade water lines in areas of need	X								X	GDCA (CDBG), GEFA, USDA	X	X	X	
Resurface Wilson Road		X	X	X					X	GDOT TIA	X	X		
Resurface Simon Keen Road	X								X	GDOT TIA	X	X		
Complete TIA Band 3 Projects (Depot St., Church St., College St. (2 segments), Sibbie Rd., Burkett St., West Park Ave., East Park Ave.)		X	X	X					X	GDOT TIA	X	X		
Seek funds to renovate low-moderate income homes in the Northeast and Southwest areas of the City	X								X	GDCA, HUD	X	X	X	

CITY OF ABBEVILLE
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
Repair sewer infrastructure along Cannonville Dr., US 280 East, and Halfmoon Rd.	X								X	DCA CDBG	X	X	X	
Replace sewer pumps in lift stations 1 and 2		X							X	SPLOST, DCA CDBG	X	X	X	
Repair sewer infrastructure in the Northwest area of the City					X				X	SPLOST, DCA CDBG	X	X	X	
Conduct desludging of the wastewater treatment pond					X				X	USDA	X		X	
Purchase police and fire department communication equipment and duty gear		X							X	FEMA	X		X	
Purchase a grapple truck for limb and debris collection					X				X	SPLOST	X			
Purchase one (1) new tractor and mower implement				X					X	SPLOST, GDOT TIA	X	X		

CITY OF ABBEVILLE
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
Expand fire department building with additional firetruck bay			X						X	SPLOST	X				
Expand maintenance facility by 3,000 square feet				X					X	SPLOST	X				
Construct new gateway signage and landscaping at city limits along state highways		X							X	GDOT	X				
Construct a new classroom and bathrooms at the City firearm range			X						X	SPLOST	X				
Install air compressed turn targets at the City firearm range					X				X	SPLOST	X				
Construct a walking trail at Half Moon River Landing	X								X	GDNR (Trails Grant)	X	X			
Develop a public campground at Half Moon River Landing				X					X	SPLOST	X				
Resurface tennis courts at Lions Club Park					X				X	LWCF, SPLOST	X		X		
Construct one (1) new ballfield at Lions Club Park					X				X	LWCF, SPLOST	X		X		

City of Pineview

Report of Accomplishments and Community Work Program

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED	2014	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships					Y	2019		City is ready to assist County and other municipalities to accomplish a revitalized Chamber of Commerce.
ED	2014	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs							Y	Action item has been dropped due to lack of community interest or champion. The City will support future efforts by a revitalized Chamber of Commerce or other organization seeking to improve the business environment; however, this action will be placed in the long term policy section of the comprehensive plan.
ED, LU, IC	2016	Pursue the development of a land management plan to guide and promote appropriate 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.
CFS	2014	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County					Y	2020		Action item has been postponed due to lack of funding.
CFS	2013	Seek funding for park improvements, including acquiring new playground equipment and the installation of lighting	Y	2018						The City installed new lighting around the walking track in 2015; new playground equipment was installed in the first half of 2018.
HO, LU, IC	2015	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county							Y	Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
HO, LU, IC	2017	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location							Y	Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU	2015	Establish a planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.

CITY OF PINEVIEW
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
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								Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2018	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance							Y	Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2017	Seek to develop a comprehensive land use management ordinance in Pineview							Y	Action item has been dropped due to lack of community interest at this time. Land use coordination items will be moved to the long term policies section of the comprehensive plan.
LU, IC	2014	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2017						The City adopted an "Unsafe Buildings and Premises Ordinance" in December, 2017 to remove blighted structures in the community. Action item is complete.

**CITY OF PINEVIEW
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 a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X							X	All	Civic Groups, Cooperative Extension	X	X			
Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County		X						X	X	FEMA, GEMA	X	X	X		
Investigate the feasibility of purchasing a patrol vehicle for or otherwise contract with Wilcox County Sheriff for concentrated patrols of Pineview		X							X	Wilcox County Sheriff's Office	X				
Purchase 10-Wheel water truck for increased fire protection	X								X	GA Forestry Surplus	X	X			
Resurface West Bay St., West Commerce St., and Jack St.	X								X	GDOT LMIG	X	X			
Install a bike wash station and public work/repair (bike) station along US Bike Route 15 (GA Hwy. 112)				X					X	GDOT	X	X			

City of Pitts

Report of Accomplishments and Community Work Program

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
ED	2014	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships					Y	2019		City is ready to assist County and other municipalities to accomplish a revitalized Chamber of Commerce.
ED	2014	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs							Y	Action item has been dropped due to lack of community interest or champion. The City will support future efforts by a revitalized chamber of commerce or other organization seeking to improve the business environment, however this action will be placed in the long term policy section of the comprehensive plan.
ED	2018	Seek funding to establish a new community festival in Pitts			Y	2023				Current SPLOST will raise funds for walking track, playground equipment, and gazebo large enough for small band to play. City considering starting concerts in the park and potentially a music festival.
ED, LU, IC	2014	Pursue the development of a land management plan to guide and promote appropriate 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.
CFS	2017	Pursue the construction of a city park			Y	2023				City purchased land around the new City Hall with intentions of adding park. The project will include a walking track, playground equipment, and a gazebo.
CFS	2018	Seek funding for the construction of a walking track, in conjunction with the new city park					Y	2019		Action item was postponed due to lack of funding.
CFS	2018	Pursue funding for drainage improvements around the new city park area					Y	2021		Action item was postponed due to lack of funding.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date		
CFS	2014	Pursue the installation of an HVAC system to the Pitts gymnasium.						Y	2023	Action item was postponed due to lack of funding.
HO, LU, IC	2015	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county								Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policy section of the comprehensive plan.
HO, LU, IC	2014	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location	Y	2014						City council adopted a mobile home ordinance for new residences which requires a city inspection before a permit is issued.
LU	2015	Establish a 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 policy 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 policy section of the comprehensive plan.
LU, IC	2018	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 policy section of the comprehensive plan.
LU, IC	2017	Seek to develop a comprehensive land use management ordinance in Pitts							Y	Action item was dropped due to lack of community interest. Land use coordination items will be moved to the long term policy section of the comprehensive plan.

CITY OF PITTS
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
Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X							X	All	Civic Groups, Cooperative Extension	X	X		
Seek funding to establish a new community festival in Pitts					X				X		X			X
Pursue the construction of a city park					X				X	DNR (LWCF), SPLOST	X	X		
Seek funding for the construction of a walking track, in conjunction with the new city park	X								X	DNR (LWCF), SPLOST	X	X		
Pursue funding for drainage improvements around the new city park area			X						X	DNR (LWCF), SPLOST	X	X		
Pursue the installation of an HVAC system to the Pitts gymnasium									X		X			X
Seek funding for new water well	X								X	DCA CDBG, GEFA	X	X	X	
Pave 10 th Avenue (2 blocks)		X							X	GDOT (LMIG, TIA Discretionary Funds)	X	X		

City of Rochelle

Report of Accomplishments and Community Work Program

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Y/N	
ED	2014	Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships					Y	2019			City is ready to assist County and other municipalities to accomplish a revitalized Chamber of Commerce.
ED	2014	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs							Y		Action item has been dropped due to lack of community interest or champion. The City will support future efforts by a revitalized chamber of commerce or other organization seeking to improve the business environment; however, this action will be placed in the long term policy section of the comprehensive plan.
ED, LU, IC	2016	Pursue the development of a land management plan to guide and promote appropriate 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, CFS, LU, IC	2013	Pursue funding to purchase additional land for an industrial area with rail access	Y	2014							Additional industrial land was purchased in 2014.
CFS	2014	Pursue funding for sewer system upgrades in the southern part of Rochelle			Y	2020					Project funding (\$10 Million) has been approved by GEFA and USDA. The multi-phase project is anticipated to be complete in 2020. Action item language will be modified in the new CWP to reflect the status of funding has changed and project is now underway.
CFS	2013	Resurface Bessie Avenue	Y	2015							Project was completed in 2015.
CFS	2016	Resurface Ruben Street	Y	2018							Project was completed in 2018.
CFS	2016	Resurface Jessie Street	Y	2018							Project was completed in 2018.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped		Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Y/N	
CFS	2016	Resurface Pine Street	Y	2016							Project was completed in 2016.
HO, LU, IC	2015	Seek to locally enforce Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county								Y	Action item has been dropped due to lack of community interest.
LU	2015	Establish a planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options								Y	Action item has been dropped due to lack of community interest.
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 has been dropped due to lack of community interest.
LU, IC	2018	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance								Y	Action item has been dropped due to lack of community interest.

**CITY OF ROCHELLE
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
Develop a local leadership program and utilize to assist in revitalization of the Chamber of Commerce and the development of other public/private partnerships	X							X	All	Civic Groups, Cooperative Extension	X	X		
Complete sewer system upgrades in the southern part of Rochelle	X	X							X	GEFA, USDA	X	X	X	
Construct a new 200,000 gallon elevated water tank	X								X	GEFA, USDA	X	X	X	
Upgrade approximately 700 water meters to AMI smart meters	X	X							X	GEFA, USDA	X	X	X	
Seek funds to improve streets and drainage, water and sewer lines along Sook Road		X	X						X	GDCA, HUD	X	X	X	
Seek funds to improve streets and drainage along King Avenue and adjacent area				X	X				X	GDCA, HUD	X	X	X	
Extend sewer lines to homes located on Second Avenue					X				X	GEFA, USDA	X	X	X	
Purchase a dumptruck				X					X	SPLOST	X			
Renovate the Rochelle Community Center (ceiling, bathroom, kitchen)				X					X	SPLOST	X			

CITY OF ROCHELLE
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
Purchase a zero-turn lawnmower				X					X	SPLOST, TIA Discretionary funds	X			
Purchase one (1) new police pursuit vehicle				X					X	SPLOST	X			
Replace roof on City Hall building			X						X	SPLOST	X			
Install a bike wash station and public work/repair (bike) station along US Bike Route 15 (GA Hwy. 112)					X				X	GDOT	X	X		
Complete TIA Band 3 Project (Ginhouse Street, Mill Street)		X	X	X					X	GDOT TIA	X	X		

Appendix

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 Wilcox 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, an open community-wide drop-in session was held from 4:00 p.m. – 7:00 p.m. at the Wilcox County Courthouse in Abbeville 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 Wilcox Plan website (<http://bit.ly/WilcoxComp2018>), 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

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

The local governments of Wilcox County and the municipalities of Abbeville, Pineview, Pitts, and Rochelle 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 Wilcox 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 Wilcox County?

PUBLIC HEARING DATE AND TIME: **Monday, March 12, 2018 at 5:30 p.m.**

LOCATION OF PUBLIC HEARING: **Wilcox County Commissioners’ Meeting Room, Abbeville**

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 Wilcox County Board of Commissioners, 103 N. Broad Street, Abbeville, Georgia, or call (229) 467-2737.

NEWS RELEASE

PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN

DATE: **Monday, March 19, 2018 4:00 – 7:00 PM**

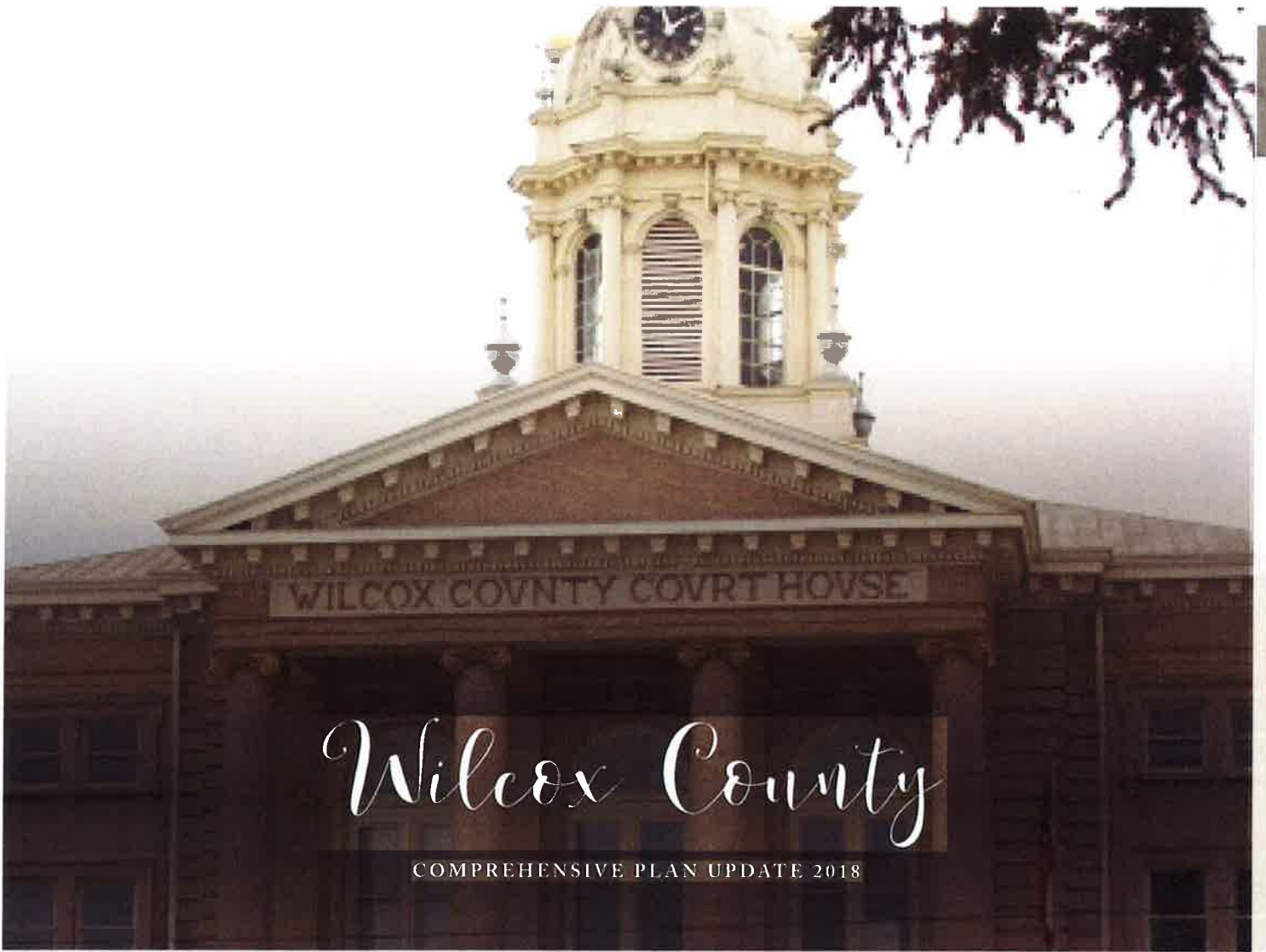
LOCATION: **Wilcox County Commissioners' Meeting Room, Abbeville**

Are you concerned about the future of Wilcox County, Abbeville, Pineview, Pitts, and Rochelle? 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 Wilcox County, the Wilcox County Board of Commissioners, and the cities of Abbeville, Pineview, Pitts, and Rochelle, 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 Wilcox 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 a public drop-in session concerning the comprehensive plan update to be held at the Wilcox County Commissioners' Meeting Room in Abbeville from 4:00 p.m. to 7:00 p.m. on Monday, March 19, 2018. The session is 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 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 Wilcox County an even better place to live, work, and play.



Wilcox County

COMPREHENSIVE PLAN UPDATE 2018

Everlasting Wilcox



Welcome!

Welcome to the home of the Wilcox County Comprehensive Plan Update. The County and the Cities of Abbeville, Rochelle, Platts and Pineview 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.



H. & F.S.R.Y.

Wonderful Wilcox – Farm, Family, and Future:



A Joint Comprehensive Plan for Wilcox County, Abbeville,
Pineview, Potts, and Rochelle, 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>

WILCOX COUNTY 2018 COMPREHENSIVE PLAN TIMETABLE

- Tuesday, 2.27.2018, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Monday, 3.12.2018, 5:30 PM - Initial Public Hearing
- Monday, 3.19.2018, 4:00 PM - 7:00 PM - Community Input Drop-In
- Tuesday, 3.27.2018, 10:30 AM - Community Vision/Issues and Opportunities
- Tuesday, 4.24.2018 - Issues and Opportunities/Goals/Policies
- Tuesday, 5.22.2018, 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 the First Planning Meeting 2.27.18](#)

[Click to View Files from the Second Planning Meeting 3.27.18](#)

[Click to View Files from the Third Planning Meeting 4.24.18](#)

[Click to View Files from the Fourth Planning Meeting 5.31.18](#)

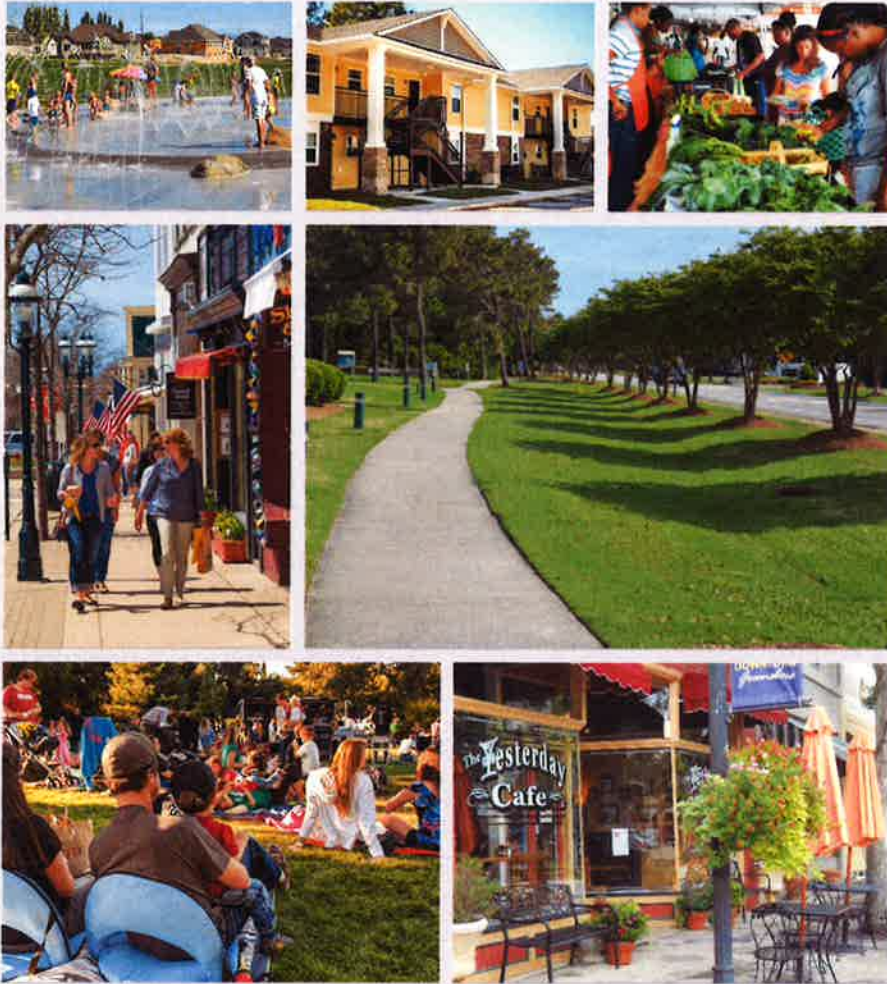
[Click to View Files from the Fifth Planning Meeting 8.9.18](#)



Our Vision

WILCOX COUNTY IS BRIMMING WITH SPIRIT AND PRIDE FOR OUR RURAL HERITAGE. HAVING CLOSE PROXIMITY TO A MAJOR US INTERSTATE AND RAIL ACCESS, THE COUNTY IS POISED TO CAPTURE NEW FOUND, UNIQUE OPPORTUNITY FOR ECONOMIC GROWTH. WE WILL CONTINUE TO PROMOTE OUR RICH NATURAL AND CULTURAL RESOURCES, AND WORK TO CREATE AN ALL INVITING, LIVELY COMMUNITY.

What would you like to see?



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

Wilcox County Community Vision Survey

Wilcox 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

**Wilcox County Joint Comprehensive Plan
“Everlasting Wilcox”**

The Wilcox County Board of Commissioners and municipalities of Abbeville, Pineview, Pitts, and Rochelle are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled “Everlasting Wilcox” 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 Wilcox County and the municipalities of Abbeville, Pineview, Pitts, and Rochelle, 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 13, 2018 at 5:00 p.m.

LOCATION OF PUBLIC HEARING: Wilcox 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 Wilcox County Board of Commissioners, 103 North Broad Street, Abbeville, Georgia 31001, or call (229) 467-2737.

**WILCOX COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wilcox County Courthouse, Abbeville, GA
February 27, 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

**WILCOX COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wilcox County Courthouse, Abbeville, GA**

March 27, 2018

AGENDA

Introduction

Draft Community Vision Review

Plan Title

Issues and Opportunities Input

Next Meeting – Tuesday, April 24, 2018, 10:30 a.m.

Revised Draft Community Vision Review

Draft Issues and Opportunities Review

Goals/Policies Input

**WILCOX COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wilcox County Courthouse, Abbeville, GA**

April 24, 2018

AGENDA

Introduction

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals Input

Long Term Policies Input

Next Meeting – Tuesday, May 22, 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

**WILCOX COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Wilcox County Courthouse, Abbeville, GA**

May 31, 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.

**WILCOX COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
WILCOX COUNTY COURTHOUSE, ABBEVILLE, GA**

August 9, 2018

AGENDA

Draft Plan Review

Title Discussion

Broadband Services Element

Submittal Discussion

**Public Hearing – Monday, August 13, 2018, Wilcox County Commissioners’
Meeting Room, 5:00 p.m.**

Stakeholders Invited to Participate in Wilcox County Joint Comprehensive Plan Preparation Process

Wilcox County Board of Commissioners
City of Abbeville
City of Pineview
City of Pitts
City of Rochelle
Wilcox County Board of Education
Wilcox County Development Authority
Abbeville Downtown Development Authority
Wilcox County Cooperative Extension
Wilcox County Recreation Department
Wilcox County Probate/Magistrate Court
Georgia Forestry Commission
Wilcox County Emergency Management Agency
Wilcox County EMS
Abbeville Fire/Rescue
Wilcox County Sheriff's Department
The Cordele Dispatch
Wilcox County Board of Assessors
Wilcox State Prison

Active Participants in Wilcox County Local Plan Coordination Committee Meetings and Plan Preparation

Wilcox County Board of Commissioners

Lanier Keene, Chairman
Alfonzo Hall, Commissioner
Clay Reid, Commissioner
Paula Jones-Ball, County Manager and Clerk

City of Abbeville

Michael Estes, Mayor
Andrea Brannon-Hall, Assistant

City of Pineview

Hollan Wilson, Mayor
Angela Bloodworth, City Clerk

City of Pitts

Terry Phillips, Mayor
Wilton King, City Clerk

City of Rochelle

James Rhodes, Mayor
Herman Greene, Jr., Council Member

Wilcox County Development Authority

B. Shawn Rhodes, Chairman

Abbeville Downtown Development Authority

Gene Tomberlin, Chairman
Basha Slater, Member

Wilcox County Recreation Department

Michael Pomirko, Director

Wilcox County Cooperative Extension

Andrew Sawyer, Extension Agent

Wilcox County Tax Assessors Office

Heather Harden, Tax Assessor

Wilcox County EMA

Larry Brown, Director

Abbeville Fire/Rescue

Larry Brown, Fire Chief

Wilcox County EMS

Charles Futch, Director

Wilcox County Board of Education

Matthew Hall, Family Engagement Coordinator

Wilcox County Probate/Magistrate Court

B. Shawn Rhodes, Judge

Wilcox County Sheriff's Department

Robert Rodgers, Sheriff

Other

Gregg and Cindy Keene
Greg Ledford

——— 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, Wilcox County, Georgia has participated with the municipalities of Abbeville, Pineview, Pitts, and Rochelle in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Wilcox County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

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

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


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

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

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

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

SO RESOLVED, this 2nd 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 Pitts, Georgia has participated with Wilcox County and the cities of Abbeville, Pineview, and Rochelle in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Wilcox County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Everlasting Wilcox*, for Wilcox County and its municipalities, including the City of Pitts; and

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

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

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

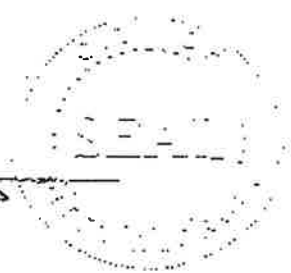
NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Pitts hereby approve and adopt the Wilcox County Joint Comprehensive Plan, *Everlasting Wilcox*, as the City of Pitts' official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing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

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

SO RESOLVED, this 1st day of October, 2018.

BY: Jerry Phillips

ATTEST: [Signature]



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 Rochelle, Georgia has participated with Wilcox County and the cities of Abbeville, Pineview, and Pitts in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Wilcox County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Everlasting Wilcox*, for Wilcox County and its municipalities, including the City of Rochelle; and

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

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

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

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

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

SO RESOLVED, this 3 day of October, 2018.

BY: Juanita K Rhodes ATTEST: Betty Jo Adkinson

Board of County Commissioners

Wilcox County, Georgia

103 N. Broad St.
Abbeville, Georgia 31001
(229) 467-2737
Telefax (229) 467-2000

August 28, 2018

Lanier Keene, Chairman
Alfonza Hall, Vice-Chairman
Huck Greene, Commissioner
Clay Reid, Commissioner

Jowan Johnson, Commissioner
Paula Jones Ball, County Manager
Toni Sawyer, County Attorney
Adam Dowdy, Road Superintendent

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

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

Dear Brett:

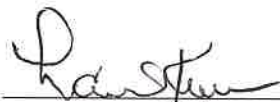
Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle have completed preparation of a new joint comprehensive plan, "Everlasting Wilcox," under the 2014 Minimum Planning Standards and Procedures of the Georgia Department of Community Affairs (DCA). Please consider this letter as formal 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 five of our governments. If you have any questions concerning our submittal, please contact Paula Jones Ball, Wilcox County Administrator, at (229) 467-2737 or pjonesball@wilcoxcountygeorgia.com, on behalf of all of us.

Sincerely,



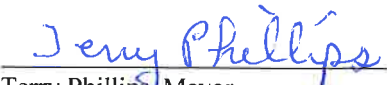
Lanier Keene, Chairman
Wilcox County Board of
Commissioners



Michael Estes, Mayor
City of Abbeville



Hollan Wilson, Mayor
City of Pineview



Terry Phillips, Mayor
City of Pitts



James Rhodes, Mayor
City of Rochelle

Enclosure: "Everlasting Wilcox"

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 Abbeville, Georgia has participated with Wilcox County and the cities of Pineview, Pitts, and Rochelle in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Wilcox County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Everlasting Wilcox*, for Wilcox County and its municipalities, including the City of Abbeville; and

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

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

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

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

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

SO RESOLVED, this 4 day of October, 2018.

BY: Michael P. Est

ATTEST: Beth Smith

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 Pineview, Georgia has participated with Wilcox County and the cities of Abbeville, Pitts, and Rochelle in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Wilcox County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Everlasting Wilcox*, for Wilcox County and its municipalities, including the City of Pineview; and

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

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

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

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

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

SO RESOLVED, this 9th day of October, 2018.

BY: 

ATTEST: 