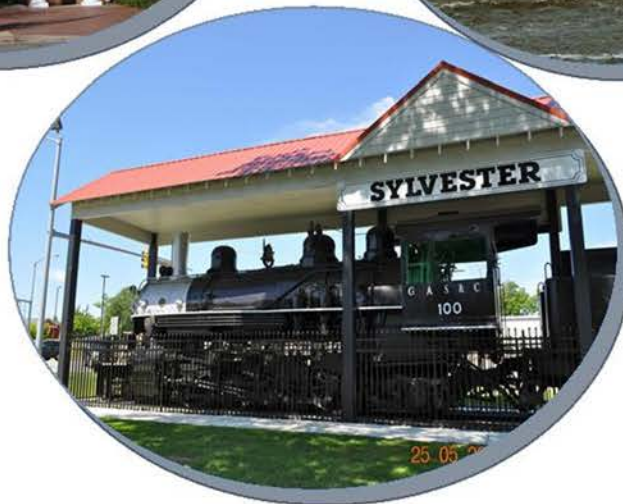


Comprehensive Plan 2018

Worth County

and the cities of

Poulan, Sumner, Sylvester & Warwick



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

Prepared by Worth County and the Cities of Poulan, Sumner, Sylvester Warwick

with the assistance of the

Southwest Georgia Regional Commission

181 East Broad Street

Camilla, Georgia 31730

229.522.3522

www.swgrc.org

BOC STAFF

ANGELA HARRAH, County Clerk
HELEEDA REGULAR, Landfill
KIM STRIPLING, HR / Payroll
LAVERN WATKINS, Interim Finance Director

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
www.worthcountyboe.com

COMMISSIONERS

FRED DENT, Chairman
JOB GAINES, District 1
KEN HALL, District 2
VACANT, District 3
BILLY MCDONALD, District 4
CARL ROWLAND, County Administrator
RALPH POWELL, County Attorney

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Dear Commission Members;

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

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

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

If you have any questions concerning our submittal, please contact Carl Rowland, County Administrator at 229-776-8200, option 5.

Sincerely,



Fred Dent
Chairman

Enclosures

Mayor
Dustin Grubbs

City Clerk
Diane Harris

City of Poulan
204 N Hunton Street
P.O. Box 69
Poulan, Georgia 31781

229-776-4097/Telephone

229-776-2998/Fax

August 17, 2018

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

RE: Comprehensive Plan Update Submittal

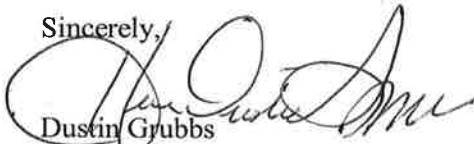
The City of Poulan has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Dustin Grubbs, Mayor at 229-776-4097 or email clerk@cityofpoulan.com.

Sincerely,



Dustin Grubbs
Mayor, City of Poulan

Enclosures

TOWN OF SUMNER

706 Walnut Street
P.O. Box 919
Sumner GA 31789
229-776-7384 Telephone
229-776-4846 Fax
clerk@sumnerga.com

□ Howard Vogan, Mayor □ Jesse Kelley, Mayor Pro-Tem □ Jimmy Cross P-2 □ Jane Long P-3
□ Billy Dorsey P-4 □ Jimmy C. Nelms, Superintendent □ Milissa Dobbins, City Clerk
□ Jay Crowe, Attorney

August 24, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Milissa Dobbins, City Clerk at 229-776-7384/or Howard Vogan , Mayor at 229-848-/howvogan@yahoo.com.

Sincerely,



Howard Vogan
Mayor, City of Sumner

Enclosures

City of Sylvester

101 North Main Street
P.O. Box 370
Sylvester, Georgia 31791
229-776-8505 t
229-776-8519 f
www.cityofsylvester.com



August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Glenice Stephens at 229-776-8505.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Yearta', written over a large, light-colored oval.

William Yearta
Mayor, City of Sylvester

Enclosures



City of Warwick

132 Washington Street P. O. Box 59
Warwick, Georgia 31796

Office: 229-535-6256 Fax: 229-535-4767
warwickcityhall@gmail.com

Mayor: Juanita Kinchen
City Clerk: Lechia Garrison
City Attorney: Tommy Coleman
Police Chief: Thomas Stewart

City Council
Ronnie Fennell- Mayor Pro-Tem
Christopher Wheeler
Jacqueline Hill
Walter J. Vinson

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Lechia Garrison, City Clerk at 229-535-6256 or warwickcityhall@gmail.com.

Sincerely,

Juanita Kitchen
Mayor, City of Warwick

Enclosures

Introduction.....	3
Public Involvement	5
Community Profile	6
Goals and Policies	11
Needs and Opportunities	17
SWOT Analysis.....	17
Economic Development Element	22
Housing.....	23
Transportation.....	24
Future Land Use Map.....	26
Report of Accomplishments	32
Community Work Program 2018-2022	42
Appendix.....	49

Introduction

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

The Worth County Comprehensive Plan was prepared using the process outlined in the Georgia's Minimum Planning Standards and Procedures. The required planning elements include Community Goals, Needs and Opportunities, Community Work Program, Economic Development, and Land Use. The Worth County Plan includes a Transportation element made possible through funding from the Georgia Department of Transportation.

Worth County, spanning 570 square miles was created from Dooly and Irwin counties by an act of the state legislature on December 20, 1853. Located in southwest Georgia just east of Albany, the county was named for Major General William J. Worth of New York, who gained fame in the Mexican War (1846-48) and was a son-in-law of General Zachary Taylor. Major William Harris, a leader in the formation of the new county, suggested Worth's name because Harris had served under him. Pindartown was of considerable importance in the early days. The incorporated towns in Worth County are Poulan, Sumner, Sylvester, and Warwick. Sylvester is known as the "Peanut Capital of the World," They host the annual Georgia Peanut Festival in October in celebration of peanuts, the state's official crop. In Warwick, Lake Blackshear is considered the most historic town in Worth County. Warwick hosts the National Grits Festival in April. Sumner is home to a branch of the Southern Regional Technical College (formerly Moultrie Technical College) and hosts an egg festival in September. Possum Poke, in Poulan, was the winter residence and hunting lodge of Michigan governor Chase S. Osborn, who was instrumental in organizing the North Atlantic Treaty Organization, or NATO. Osborn was known for his writings on subjects ranging from geography to wildlife.

Southwest Georgia Regional Commission Role

The Southwest Georgia Regional Commission's Planning Department facilitated the 2018 Comprehensive Plan update for Worth County. Leading community input sessions and Steering Committee meetings, the Southwest Georgia Regional Commission (SWGRC) team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.



Public Involvement

The Worth County Plan had strong community support. All meetings were well attended and the City and County identified stakeholders that were present and engaged. The elected officials from all municipalities also participated and were actively involved and served on the steering committee. The Steering Committee included both public and private citizens. It was evident that Worth County and the cities of Poulan, Sumner, Sylvester and Warwick residents wanted to be involved by the number of individuals that participated.

The community had a chance to complete a survey via a survey link. Also, the community was able to complete the survey in paper form at various events (See Appendix for results).

Stakeholders Committee			
Susan Brantley	Ed Parsons	Angela Harrell – County Clerk	Diane Harris – Clerk of Poulan
Billy McDonald – County Commissioner	Bettye Bozeman – County Commissioner	Joe Gaines – County Commissioner	Fred Dent – County Commissioner Chairman
Ken Hall – County Commissioner	Jane Long	Karen Rackley – Economic Developer Director	Juanita Kinchen – Mayor of Warwick
Lechia Garrison – Clerk of Warwick	Sammy S.	Earl Thomas – Sylvester Planning Commission	Glenice Stephens – Community Development Director
Webbie Hill – Citizen	Melissa Curry – City of Sylvester	Paul Worley	Dr. Saudia Powell – Worth County Schools
Vince Marshall – Sylvester Planning Commission	Melvin Jefferson – Sylvester Planning Commission	Autron Hayes – Sylvester City Manager	Willie Mae Martin - Citizen

Community Profile

This section examines the demographics of Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick. The following is a more detailed profile on for the County and each City. The information contained on the following pages was obtained from the U.S Census (2010 and 2016 American Community Survey).

Population (Worth)		Gender %	
Total Population	21,679	Male	48.0%
		Female	52.0%
PROJECTIONS		Race and Ethnicity	
2013	21,070	White	15,232 98.9%
2014	21,022	Black or African American	5,978 70.3%
2015	20,701	Hispanic or Latino	335 1.5%
2016	20,719	Two or More Races	233 1.1%
2017	20,533	HOUSING	
AGE		Occupied housing units	8,214 88.8%
Persons under 5 years,	1,434 772%	Owner-Occupied Housing Units	5,850 71.2%
Persons under 18	5,343 24.6%	Median Value of owner occupied units	\$85,400
Persons over 18	16,336 75.4%	Renter-Occupied Housing Units	2,364 28.8%
Persons 65 years &	3,134 14.5%	Median gross rent	\$510

Population (Poulan)		Gender %	
Total Population	851	Male	50.9%
		Female	49.1%
PROJECTIONS		Race and Ethnicity	
2013	1,231	White	65 76.5%
2014	1,175	Black or African American	182 76.5%
2015	1,031	Hispanic or Latino	6 0.7%
2016	867	Two or More Races	11 1.3%
		HOUSING	
AGE		Occupied housing units	338 86.2%
Persons under 5 years,	47 5.5%	Owner-Occupied Housing Units	236 69.8%
Persons under 18	198 23.3%	Median Value of owner occupied units	\$52,500
Persons over 18	653 76.7%	Renter-Occupied Housing Units	102 30.2%
Persons 65 years &	131 15.4%	Median gross rent	\$633

Population (Sumner)		Gender %	
Total Population	427	Male	45.0%
		Female	55.0%
PROJECTIONS		Race and Ethnicity	
2013	517	White	318 98.6%
2014	458	Black or African American	103 74.5%
2015	402	Hispanic or Latino	8 1.9%
2016	428	Two or More Races	6 1.4%
		HOUSING	
AGE		Occupied housing units	147 91.3%
Persons under 5 years,	31 7.3%	Owner-Occupied Housing Units	113 76.9%
Persons under 18	316 74.0%	Median Value of owner occupied units	\$90,000
Persons over 18	302 70.7%	Renter-Occupied Housing Units	34 23.1%
Persons 65 years &	47 11.0%	Median gross rent	\$494

Population (Sylvester)		Gender %	
Total Population	6,188	Male	43.8%
		Female	56.2%
PROJECTIONS		Race and Ethnicity	
2013	6,254	White	2,380 38.5%
2014	6,180	Black or African American	3,691 59.6%
2015	6,146	Hispanic or Latino	65 1.1%
2016	6,108	Two or More Races	67 1.1%
		HOUSING	
AGE		Occupied housing units	2,286 90.0%
Persons under 5 years,	526 8.5%	Owner-Occupied Housing Units	1,176 51.4%
Persons under 18	1,714 27.7%	Median Value of owner occupied units	\$87,000
Persons over 18	3,559 57.5%	Renter-Occupied Housing Units	1,110 48.6%
Persons 65 years &	915 14.8%	Median gross rent	\$553

Population (Warwick)		Gender %	
Total Population	423	Male	46.1%
		Female	53.9%
PROJECTIONS		Race and Ethnicity	
2013	553	White	149 35.2%
2014	430	Black or African American	270 63.8%
2015	418	Hispanic or Latino	0 0%
2016	420	Two or More Races	1 0.2%
		HOUSING	
AGE		Occupied housing units	158 90.8%
Persons under 5 years,	526 8.5%	Owner-Occupied Housing Units	98 62.0%
Persons under 18	1,714 27.7%	Median Value of owner occupied units	\$39,800
Persons over 18	3,559 57.5%	Renter-Occupied Housing Units	60 38.0%
Persons 65 years &	915 14.8%	Median gross rent	\$442

Vision, Goals & Policies

Vision Statement

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will be safe, prosperous desirable communities that provide a great quality of life where everyone can live, work and play.

Goals & Policies

The Community Goals are the most important part of the plan, for they identify the community's direction for the future. The purpose of the goals are to lay out a road map for the community's future through a public process involving community partners and other stakeholders in the decision making process about the future of Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick.

The following goals and policies were identified to guide the County and the Cities of Poulan, Sumner, Sylvester and Warwick in its decision making process and produce a desired outcome for the county and cities officials.

Economic Prosperity:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

POLICIES

- **We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.**
- **We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.**

- **We will take into account access to housing and impacts on transportation when considering economic development projects.**

Resource Management:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

POLICIES

- **We will protection and conserve our community’s resources and will play an important role in the decision-making process when making decisions about future growth and development.**
- **Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.**
- **We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.**
- **We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.**
- **We will ensure safe and adequate supplies of water through protection of ground and surface water sources.**

Efficient Land Use:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land

consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

POLICIES

- **Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.**
- **Our community will support new land uses that contribute to protecting the environment and preserving meaningful open space.**

Local Preparedness:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

POLICIES

- **Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.**
- **Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.**
- **Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.**

Regional and Local Cooperation:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint

projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

POLICIES

- **We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.**
- **We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)**
- **We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions**

Housing Options:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

POLICIES

- **We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.**
- **We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.**
- **Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.**
- **We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.**

- **We support new land uses that contribute to protecting the environment and preserving meaningful open space.**

Transportation Options:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

POLICIES

- **We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.**
- **We will take into account access to housing and impacts on transportation when considering economic development projects.**
- **We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).**

Educational Opportunities:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

POLICIES

- **We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.**
- **We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.**
- **We will encourage the use of online training through a resource center.**

Community Health:

Worth County and the cities of Poulan, Sumner, Sylvester and Warwick will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

POLICIES

- **We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.**
- **We are committed to providing pleasant, accessible public gathering places and parks throughout the community.**
- **We will invest in parks and open space to enhance the quality of life for our citizens.**

NEEDS AND OPPORTUNITIES

The identification of needs and opportunities is an important step in the development of strategies to address those needs and opportunities. The County and Cities desire to move forward in the future. Public and community input was vital part of identify needs and opportunities.

Needs:

- More housing choices
- More revenue
- Development on Lake Blackshear
- Establish a Truck stop

Opportunities:

- Collaboration between local governments
- Continue to invest and support local business
- Work with school to increase and expand vocational opportunities to prepare students for the workforce

SWOT ANALYSIS

Worth County SWOT Analysis

Strengths

- Intergovernmental Connectivity
- Grad Ready Site
- Volunteer Structure
- Agriculture
- Low Crime Rate
- Rural Hospital
- School System – High Graduation Rate
- Lake Blackshear
- Recreational facilities and opportunities

- Green subdivision
- Georgia Peanut Festival
- Low Millage Rate

Weakness

- Low Growth – not growing
- Lack of Revenue
- High poverty rate
- Low Income- Lack of good paying jobs
- Limited Housing Choices

Opportunities

- Lake Blackshear
- New Schools
- Hunting Plantation
- Peanut Festival
- Farmers Market
- Leadership
- Intergovernmental Connectivity

Threats

- Community based on Agriculture
- No diversity in workforce
- Large Middle Class leaving after Graduation
- Aging Population
- Large roads but less capital
- Regional Newspaper (All)
- Internet Connectivity
- Growth – Lack of funding

City of Poulan SWOT Analysis

Strengths

- Water System
- City Park – use
- Possum Poke

- Little Library
- Low Crime Rate

Weakness

- Lack of Revenue
- Low Income- No high paying jobs
- Limited Housing Choices

Opportunities

- Historical Sites

Threats

- Misunderstanding of Police for Profit
- Internet Connectivity

Town of Summer SWOT Analysis

Strengths

- Good City/Community Relationship
- School facilities
- Growing Community
- Water System
- Tornado Shelter

Weakness

- No resources
- High Poverty Rate
- Low Income
- Limited Housing Opportunities
- Drugs

Opportunities

- Historical Sites

Threats

- Internet Community
- Drug Traffic

City of Sylvester SWOT Analysis

Strengths

- Good City/Community Relationship
- Leadership
- Strong Community Stakeholders & Collaboration among Stakeholders
- Agri-business
- Retail Convenience
- Low Crime Rate
- Cleanliness
- Education
- Community Resources
- Events (Current)

Weakness

- Affordable Housing
- Employment Opportunities
- High Poverty Rate
- High School taxes
- High gas prices
- Not enough Economic Development
- Lack of Health Care option
- No night life
- More Commercial in tax digest (balance tax budget)

Opportunities

- Bypass around Sylvester & County
- Career College
- New High School
- Incentives for small business & large corporations
- Night Life
- Things to make people visit Sylvester outside of current events
- Hotel, Restaurants
- Christmas Downtown (Lights)

- Lofts Apartments Downtown/Rental Property

Threats

- Absence of City's Christmas Spirit
- Restaurants Owners
- One Size Fits All (Education)
- Aging Population (leaving area)
- Perception of intergovernmental ineffectiveness hinder business recruitment
- Adequate Medical Care

City of Warwick SWOT Analysis

Strengths

- Lake Blackshear
- Emerson Park
- Water System
- Community Center
- Low Crime Rate

Weakness

- High Poverty Rate
- Low Income
- Limited Housing Choices

Opportunities

- Grits Festival
- Highway 300

Threats

- Misunderstanding of Police for Profit
- Internet Community
- Aging Population

Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick

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

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

Worth County, Georgia’s 18th largest county land area, part of the Albany MSA, and lies just east of Dougherty County on the edge of the region. It is called the “Peanut Capital of the World,” and Agriculture is the dominant industry in Worth County. Cities in Worth County include Poulan, Sumner, Warwick, Oakfield Incorporated and Sylvester, the county seat. The county has a population of 21,679.

The City of Poulan is the county’s second largest municipality and has two famous mansions built in the 1900’s, the Big Poke and Little Poke mansions on Possum Lane. Recent updates to the city water system and city parks has helped resident moral, however, the community struggles with low income residents and limited housing options.

Sylvester hosts the annual Georgia Peanut Festival in October in



celebration of peanuts, the state’s official crop. As the County seat, Sylvester is the largest municipality in Worth County. Threats to the community include an aging population (32% of the population are 62 years or older), lack of health care options, and low economic development. ConAgra Foods peanut processing facility located in Sylvester, where Peter Pan Peanut butter is produced. Conagra Foods, Inc. is a privately held company in Sylvester, GA. Current estimates show this company has annual revenue of \$50 to 100 million and employs a staff of approximately 100 to 249. A Super Walmart was opened in 2016 in Sylvester offering 160 combined part-time and full-time positions.

Warwick, on Lake Blackshear, hosts the National Grits Festival in April. Community members and city officials are capitalizing on visitors to Lake Blackshear and trying to grow their housing stock and expand business.

Agriculture has always been the economic mainstay of the region. Even in the 1990s, the average size of farms increased, with an increase in the market value of agricultural products sold. Many plantations and farms are housed in the County used for sport hunting, private events, and seasonal farming. Seventy - four percent of Worth’s workforce commute to other counties to work, but its largest employers includes ConAgra Foods, Birdsong Peanuts, Phoebe Worth Medical Center, Walmart, the Worth County Board of Education and National Pecan Company.

The median household income of Worth County is \$37,974, high school graduation of 76%. The high school graduation rates have been on the rise since 2011 from 66% to 76% currently.

The Worth County Development Authority has created an economic development plan. See economic development plan in appendix.

HOUSING

The City of Sylvester is currently working on a Community Revitalization Plan which will serve as their housing element. Please see the appendix for a copy of the plan.

Transportation



Worth County and the Cities of Poulan, Sumner, Sylvester, and Warwick has more than sufficient roadway network for the types of functions it now serves. Worth County is served by four lane U.S. Highway 82 and Georgia Highways 520; HWY 33 (connects Sylvester to Moultrie); Hwy 112 (connects Sylvester to Camilla); Hwy 133 (with

several passing lanes) connects Warwick and Sylvester and commuters to Albany, Valdosta, and Moultrie; Hwy 256 (GA 256 in town is Martin Luther King, Jr. Drive and Southeast of town becomes Scooterville Highway); four lane Hwy 300 (connects I-75 to Cordele) and Hwy 313 (connects Sylvester to Warwick)

Highway 33 and Highway 112 are the gateway corridors for Worth County. There are numerous scenic stretches that could make Highway 33 a good candidate for the scenic byways designation under the Georgia Department of Transportation's Scenic Byway Program. The designation of this highway as a scenic byway will aid in signage control and in the preservation of its unique character. These highways serve as major thoroughfare and entrances to the local communities. Highway 82 and Georgia Highway 520 are known as the Major highway area in Sylvester.

Public transportation service is not provided by Worth County. The Southwest Georgia Regional Commission provides transit services with the City of Sylvester. Worth County and the Cities of Poulan, Sumner and Warwick do not have transit services. The Southwest Georgia Rural Transportation system provides demand responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the general public in the City of Sylvester from 6 am to 8 pm Monday through Friday. The availability of getting a seat on one of the buses is sometimes limited. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered. These services are provided through the Department of Human Resources (DHR).

As the population of Sylvester increases residents have already expressed a desire for additional amenities s to allow residents to live, workshop and play in the community. Sidewalks and alternative modes of transportation should be required in new developments. The City Sylvester recently extended sidewalks on Isabella Street to connect with a multi-family housing complex. This project has enhanced pedestrian traffic and serves as a connector from the schools, which are all located in this general vicinity.

This project was funded by a TE Grant and Georgia Department of Transportation Funds. Phase one of this project was completed in 2013. Phase two is currently ongoing and is expected to be completed July in 2018. Upon completion, this project will serve as a connector for walking pedestrian traffic, and bike traffic to Downtown Sylvester.



The City of Sylvester has also received a One Georgia Grant that extended the airport runway to ensure that the airport would accommodate any travelers. This was a goal listed in the community’s previous Comprehensive Plan.



Future Land Use

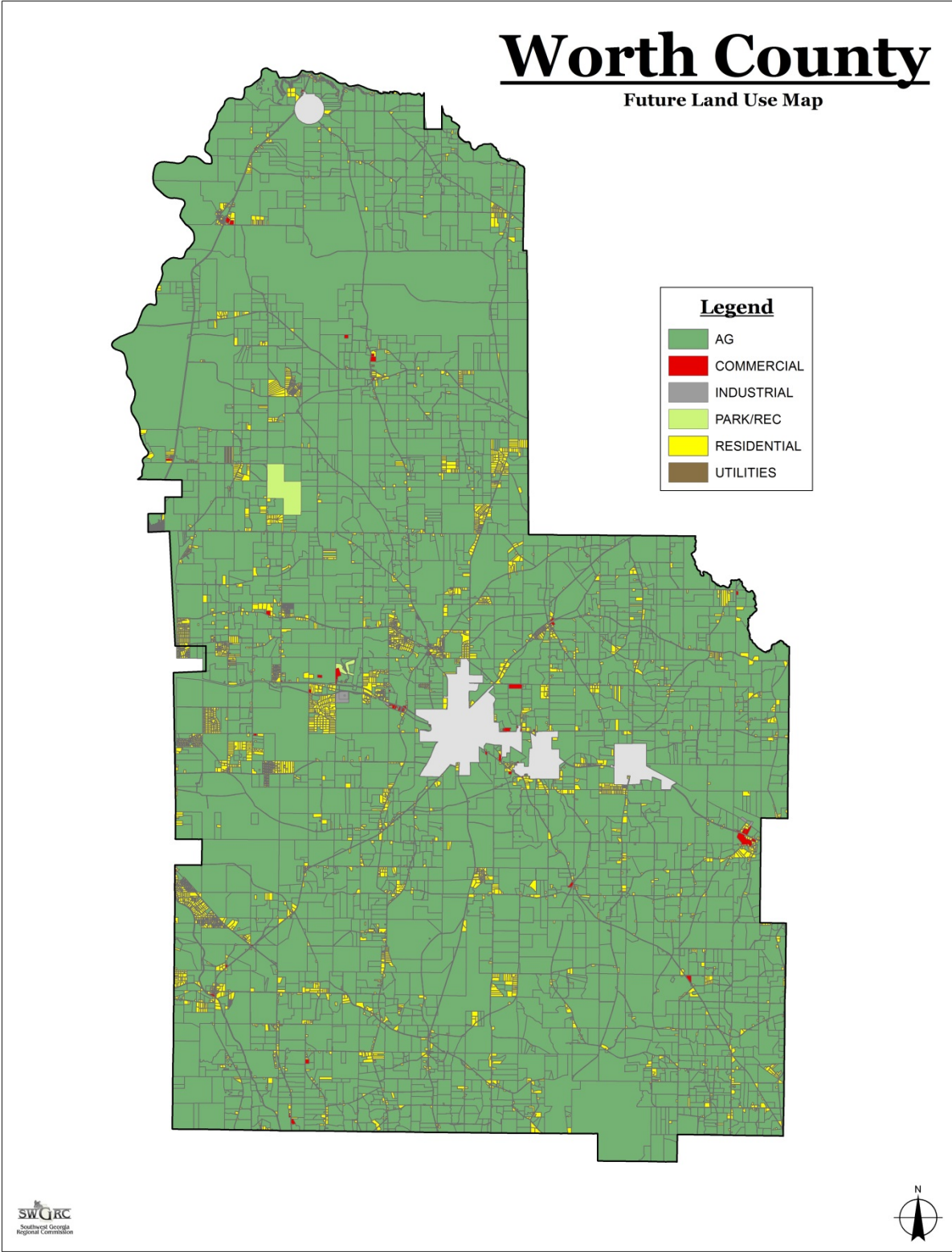
Land use for small communities must maintain rural characters and strong economic potential. Rural Communities need to identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities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

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

Land Use Classifications	
Residential	The predominant use of land is residential, single-family and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in one building or grouped together in a shopping center or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional	Includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Transportation/Communication/Utilities	Includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Undeveloped/Vacant	Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Future Land Use Maps

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

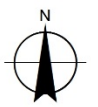
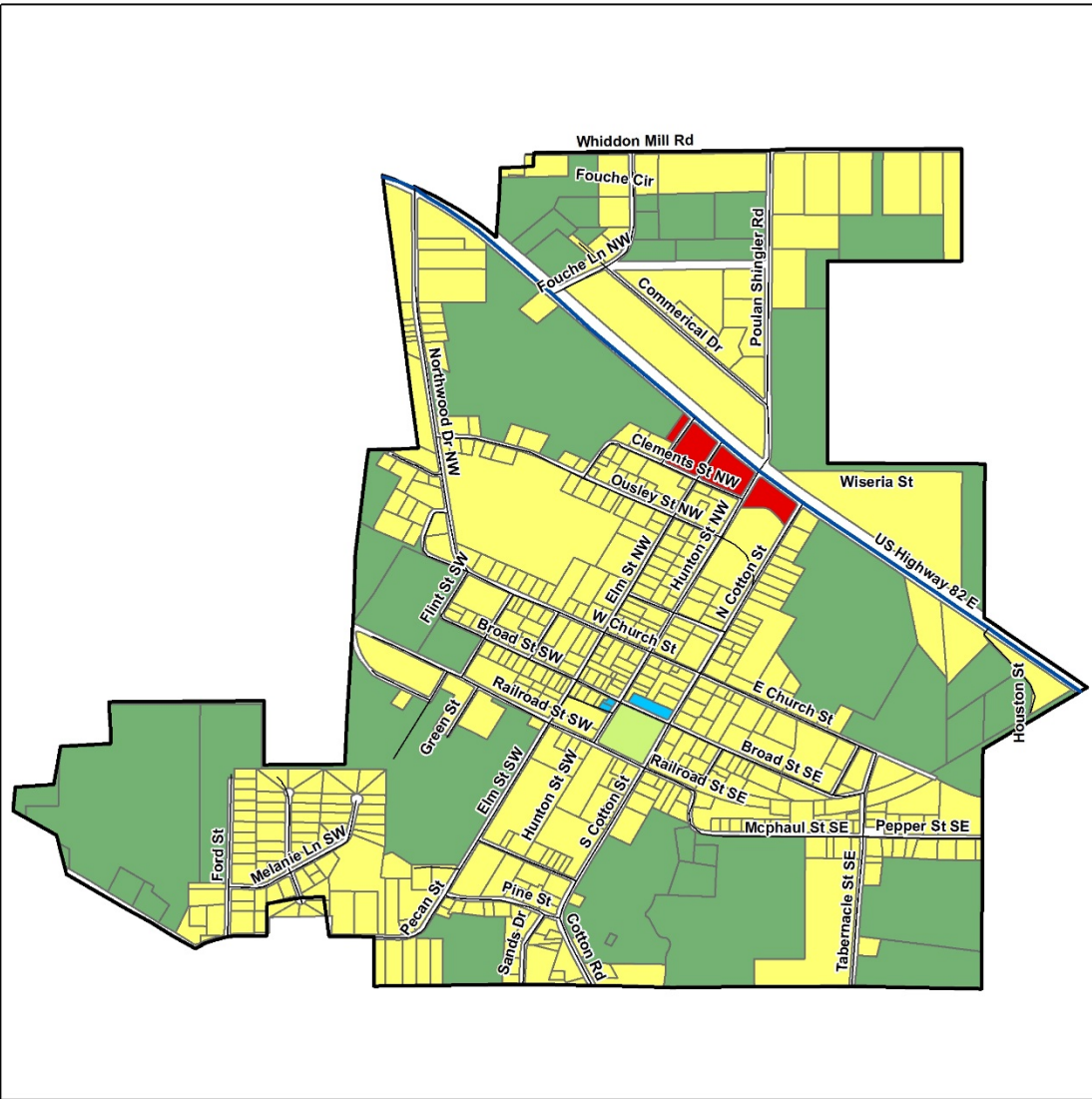


Poulan

Future Land Use Map

Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL



Sumner

Future Land Use Map



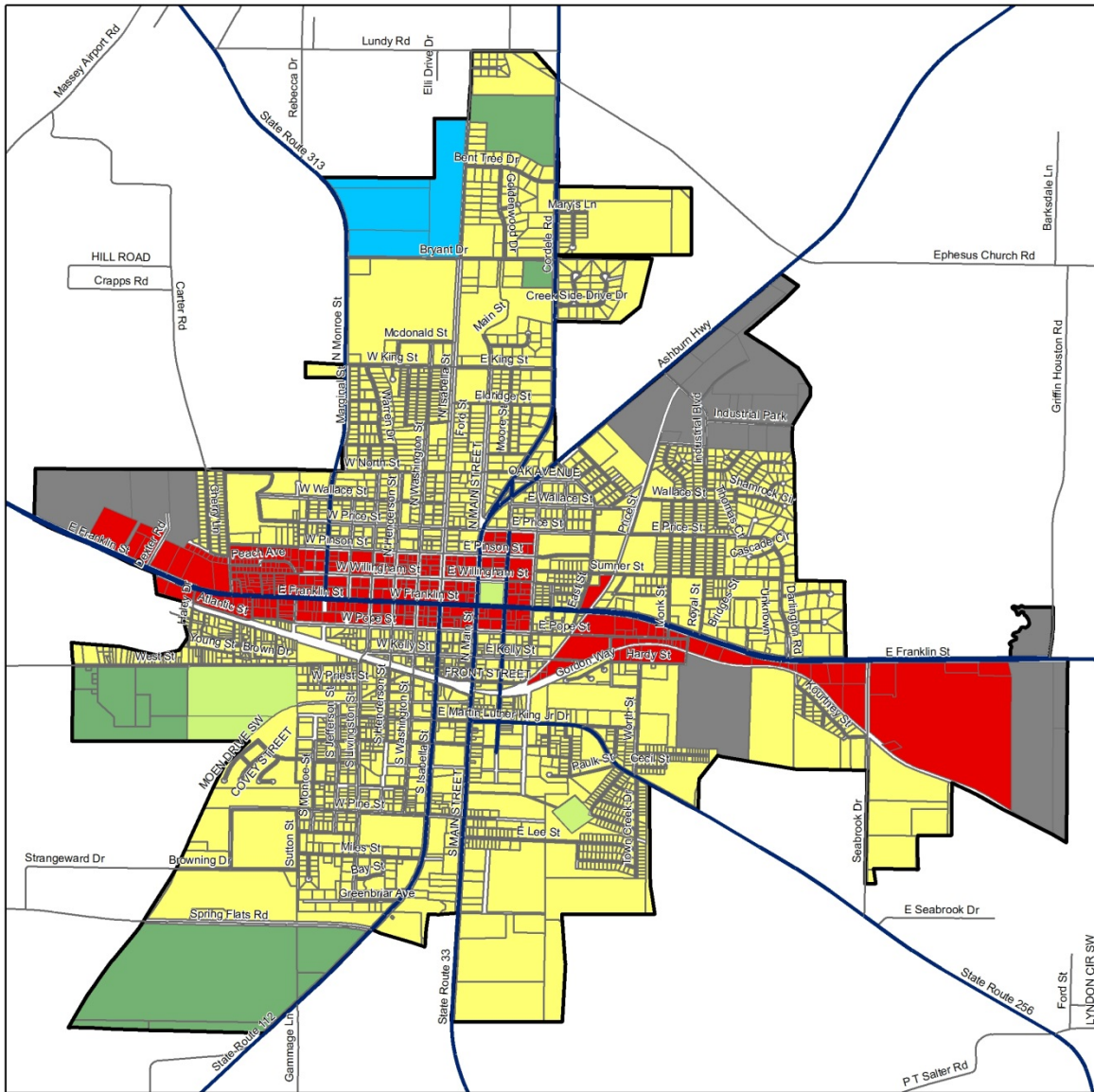
Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Sylvester

Future Land Use Map



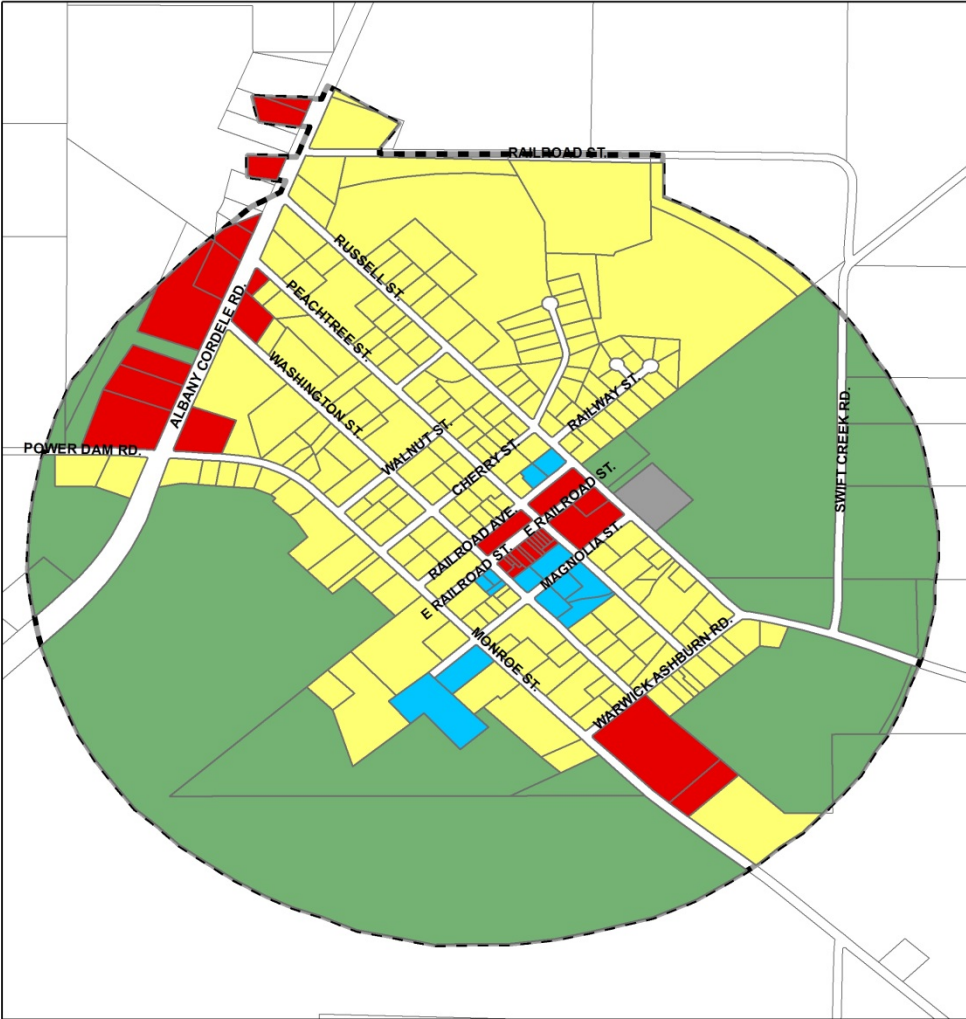
Legend

- AGRICULTURAL
- COMMERCIAL
- RESIDENTIAL
- PUBLIC/INSTITUTIONAL
- PARKS/RECREATIONAL
- INDUSTRIAL



Warwick

Future Land Use Map



Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL



Report of Accomplishments

Worth County

Worth County									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
General Planning									
Continue the completion of road and intersection improvements according to Transportation Improvement Program and Local Road Improvement Programs	X	X	X	x	X	\$2,400,000 yearly	County	SPOLST	Underway; Completion date 2022
Develop an Industrial/Commerce Park	X					\$250,000	County	General Fund, EDA	Underway; Completion date 2022
Purchase three (3) more acres abutting the County's Recreation Complex to construct softball, baseball, and soccer fields	X	X				\$210,000 over five (5) year period	County	County	Completed
Economic Development									
Promote economic development and existing businesses within Worth County	X	X	X	X	X	N/A	County	General Funds	Underway; Completion date 2022
Natural and Historic Resources									
Support the Conservation Commission	X	X	X	X	X	N/A	NRCS, County	FSLA	Completed
Continue to nominate rural and/or historic sites for district nominations	X	X	X	X	X	N/A	County	General Fund	Underway; Completion date 2022
Update Part 5 Environmental Ordinances, i.e., Wetlands Ordinance, Groundwater Recharge Ordinance, etc..., as necessary	X	X	X	X	X	N/A	County	General Fund	Completed
Housing									
Investigate County housing issues	X	X	X	X	X	\$300,000-\$500,000	County	CDBG/CHIP	Underway; Completion date 20121
Land Use									
Update zoning ordinance and	X	X	X	X	X	\$4,000 total	County, RDC,	General Fund	Underway;

subdivision regulations							Planning Commission		Completion date of 2021
Develop a countywide geographic information computer system	X	X	X	X	X	\$25,000	County, RDC, Planning Department	General Fund	Underway; Completion date 2021
Support the Worth County Planning Commission	X	X	X	X	X	N/A	County, Planning Department	General Fund	Underway; Completion date 2021
Expand planning department as needed to support population growth	X	X	X	X	X	\$90,000 total	County	County	Underway; Completion date 2021

CITY OF POULAN

City of Poulan									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
General Planning									
Develop joint sewer services implementation and funding plan.	X	X	X			\$1,000	City, EDA, Task Force	General Fund	Postponed until 2023: Working to connect with nearby City.
Conduct engineering studies for joint sewer system as feasible.	X	X	X	X	X	\$2,500	Sewer System Authority	General Fund	Postponed until 2024; No funding source
Develop joint sewer system as feasible.	X	X	X	X	X	\$2,000,000	Sewer System Authority	CDBG, EDA	Postponed; No funding source
Develop and implement planning program for city streets and parks.	X	X	X	X	X	\$20,000	City, Staff	Grant, General Fund, Private	Underway; Completion date of 2022
Study feasibility of storm drainage improvements.	X	X	X	X	X	\$3,000	City, Staff	SPLOST	Completed
Implement storm drainage improvements as feasible.	X	X	X	X	X	\$500,000	City, Staff	CDBG, General Fund	Underway; Completion date of 2022
Increase police department staff equipment.	X	X	X	X	X	\$80,000	City, Staff	COPS, General Fund	Completed
General maintenance to Library (HVAC, painting).	X	X	X	X	X	\$3,000	City, Staff, Citizen Group	General Fund	Completed
Improve recreation facilities and programs.	X	X	X	X	X	\$150,000	City	LDF, Governors Discretionary Fund, EMC	Underway; Completion date of 2022
Implement road improvement and paving plan	X	X	X	X	X	\$1,000,000	City, Staff	SPLOST, DOT, LARP	Underway; Completion

									Date of 2020
Economic Development									
Support the promoting of specialty retail shops in Downtown.	X	X	X	X	X	N/A	City	General Fund EDA	No longer being consider; No community support
Pursue designation in Georgia Hometown Program.	X	X	X	X	X	\$500	City CLCP Coordinator (RC)	City	No longer being consider; No support
Assess methods of developing downtown.	X	X	X	X	X	N/A	City	General Fund	No longer being consider; No community support
Natural and Historic Resources									
Support activities of county-wide historic preservation citizens group.	X	X	X	X	X	N/A	City, Citizen Group	General Fund	Completed
Assist in completion of a historic structures survey.	X	X	X	X	X	\$1500	City, Citizen Group	General Fund, Private, RDC	Completed
Assist state/local agencies in renovating Possum Poke historic site.	X	X	X	X	X	N/A	City, Citizen Group	City, Heritage Grant	No longer being consider: Site was sold to another agency
Develop long range plans for Possum Poke with other stakeholders.	X	X	X	X	X	\$2,000	City, Citizen Group	General Fund	No longer being consider: Site was sold to another agency
Seek funding to implement long range plans for Possum Poke.	X	X	X	X	X	\$1,000	City/Citizen Group	SPLOST, Heritage Grants	No longer being consider: Site was sold to another agency
Land Use									
Review and update zoning						\$5,000	City	General Fund	Completed

ordinances	X								
Housing									
Plan city initiated low income affordable housing project.	X	X	X	X	X	\$500,000	City	CDBG, CHIP	Completed
Pursue funding for low income housing project, if feasible.	X	X	X	X	X	\$300,000	City	CDBG, CHIP	Postponed until 2024; No funding
Pursue funding to rehabilitate/weatherize substandard housing.	X	X	X	X	X	\$300,000	City	CHIP,SOWEGA,CAC	Postponed until 2023; No funding
Implement substandard housing rehabilitation project.	X	X	X	X	X	\$500,000	City	RDC, City	Postponed until 2023; No funding
Develop a plan to determine housing needs.	X	X	X	X	X	N/A	City	City	Underway; Completion date of 2022
Pursue annexation of South Cotton Street	X	X	X	X	X	\$2,000	City	General Fund	Underway; Completion date of 2022
Study the feasibility of purchasing additional land	X	X	X	X	X	N/A	City	N/A	No longer being consider; No use for additional land

CITY OF SUMNER

City of Sumner									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
General Planning									
Develop and update a city recreation plan	X	X	X	x	X	\$500,000	City	General Funds Grants	Underway; Completion date 2022
Economic Development									
Continue to work with EDA regarding development of industrial area in city limits	X	X	X	X	X	\$5,000	City	General Fund EDA	Underway; Completion date 2022
Support efforts to bring senior housing development(s) to the City	X	X				N/A	City	General Funds	Underway; Completion date 2022
Support effort to bring a Dollar General store to the City	X	X	X			N/A	City	General Funds	Underway; Completion date 2022
Natural and Historic Resources									
Support activities of county-wide historic preservation citizens group.		X	X	X	X	N/A	City, Citizen Committee	General Funds	Completed
Community Facilities									
Extend a water line to the south side of Highway 82	X	X	X	X	X	\$750,000	City	General Funds Grants	Underway Completion date of 2022
Upgrade water system to proposed industrial area within city	X	X	X	X	X	\$200,000	City	General Funds Grants	Postponed until 2023: No funding
Construct a joint City Hall/Fire Department in cooperation with the County	X					\$25,000	City	General Funds Grants SPLOST	Underway; Completion date 2022
Make improvements to the Ballfield	X	X	X	X	X	\$15,000	City	General Funds Grant	Underway; Completion date 2022
Purchase mosquito sprayer		X	X	X	X	\$10,000	City	General Funds	Completed
Housing									
Continue to work with private developers to increase available housing within the city	X	X	X	X	X	N/A	City	General Funds Private Sector	Underway; Completion date 2022
Land Use									
Support developments that include greenspace and other public areas	X					N/A	City	General Funds	Underway; Completion date of 2022
Update the Future Land Use Map	X					\$3,000	City	General Funds	Completed

CITY OF SYLVESTER

City of Sylvester									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Community Facilities									
Expand water/sewer lines to unserved areas of city.	X					350000	City	CDBG, General Fund	Still in progress. Completion date 2022
Upgrade sewer lines in identified areas	X	X	X	X	X	\$2,200,000	City	Sewer Fund/CDBG/Grants	Still in progress. Completion date of 2022.
Recreation improvements: tennis courts facilities, swimming pool and upgrades to other recreational activities.	X	X	X	X	X	\$2,000,000	City	Grants/GEFA Loans	Completed improvements in parks & Splash Park. Plan to improve tennis court (completion date of 2022)
Study feasibility of a fire station in North Sylvester.	X	X				\$10,000	City	General Fund, SPLOST	Postponed until 2023 due to funding
Improve recreational facilities.	X	X				\$40,000	City	Grants	Still in progress. Completion date 2022
Continue GREAT (Gang Resistance Program through Police Department)	X	X				\$6,000	City	General Fund/Grants	No longer being considered: Program no longer in existence
Install sidewalks, bike & pedestrian facilities to schools		X	X	X		\$1,000,000	City	TE Grant, DOT Funds	Complete
Kelly Streetscape		X				\$500,000	City	DOT, SPLOST	Postponed until 2023 due to funding
Intermodal Facility Project - Improving parking lot and Old Depot	X					\$110,000	City	DOT, SPLOST	Still in progress. Completion date

									2022
Improve community facilities(Concession stands, restroom facility & entrance to community Center	X	X	X	X	X	\$200,000	City	Grants, LDF, Land & Water Conservation Grant	Complete
Renovation of City Hall		X	X			\$1,500,000	City	SPLOST, USDA Funds	Still in progress- Completion date 2019
Complete feasibility study on Gervaise Lawhorne Park	X	X	X	X	X	\$10,000	City	General Fund	Completed
Extend airport runway		X				\$2,000,000	City	One Georgia	Complete
Designation of location for City Court	X	X	X	X	X	\$50,000	City	General Fund, SPLOST	Complete
Stormwater infrastructure improvements identified in study done	X	X	X	X	X	\$1,000,000	City	General Fund, Loans, SLOST, Grants	Still in progress. Completion date 2022
Economic Development									
Support activities of downtown development authority.	X	X	X	X	X	\$3000	City, DDA	General Fund, EDA, Private	Still in progress Completion date 2022
Continue to develop and implement high speed internet to schools, businesses, and the city (fiber optics).	X	X	X	X	X	\$250,000	City	General Fund/Telecom Funds	Still in progress. Completion date 2022
Support the development of new or innovative business	X	X	X	X	X	\$500,000	City	EIP	Still in progress. Completion date 2022.
Explore feasibility of business incubator	X	X	X	X	X	\$600,000	City	General Funds	Still in progress. Completion date of 2022.
Natural and Historic Resources									
Support activities of a county wide historic preservation citizens group	X	X	X	X	X	N/A	City	Private, General Funds	Still in progress. Completion date of 2022
Conduct a historic resource survey of Downtown Sylvester	X					\$1000	City	General Funds	Complete
Explore the feasibility and	X	X	X	X	X		City	RDC	Still in progress.

designation of Historic District						N/A			Completion date of 2022
Housing									
Develop demolition plan for dilapidated and substandard housing	X	X	X	X	X	\$20,000	City	General Funds	Still in progress. Completion date of 2022
Education & Awareness on Housing Resources	X	X	X	X	X	\$100,000	City/GICH Team	General Funds	Still in progress. Completion date of 2022
Continue Sylvester Annual Clean Up	X	X	X	X	X	\$2,000	City	General Funds, Donations	Still in Progress. Completion date of 2022.
Support activities of Code Enforcement Department	X	X	X	X	X	\$2,000	City	General Funds	Still in progress. Completion date of 2022
Continue to support recycling programs (Bring one for the Chipper)	X	X	X	X	X	N/A	City	In-kind, City, County	Still in progress. Completion date of 2022
Pursue CHIP grant funding to rehab housing stock	X	X	X	X	X	\$300,000	City	General fund (match)	Still in progress. Completion date of 2022
Land Use									
Updating zoning ordinance and land use map	2018-2019					\$7,500	City	General Fund	Still in progress. Completion date of 2019
Land Bank	X	X	X	X	X		City/County		Still in progress. Completion date of 2022

CITY OF WARWICK

City of Warwick									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Economic Development									
Develop plan to increase number of retail businesses downtown	X	X	X	X	X	\$2,000	City	General Fund EDA	Underway; Completion date of 2022
Designate Warwick as Certified Literate Community	X	X	X	X	X	\$2,000	City CLCP Coordinator (RC)	City	Underway; Completion date of 2022
Form local CLCP	X	X	X	X	X	\$2,000	City	General Funds	Underway; Completion date of 2022
Natural and Historic Resources									
Support activities of county-wide historic preservation citizens group.	X					\$500	City, Citizen Committee	General Funds	Completed
Form local committee for national Register Nomination	X	X	X	X	X	\$200	City	City	Underway; Completion date of 2022
Community Facilities									
Continue paving program along Lakeview Drive	X					\$50,000	City Council/Staff	SPLOST	Postponed Until 2023: Looking at other possible options
Study feasibility of library renovation	X	X				\$500,000	City Council/Staff	CDBG GEMA	No longer being considered: No staff available
Construction of a police station (addition to city hall)	X	X	X	X	X	\$500,000	City Council/Staff	General Fund County	Completed
Construction of a new 100,000 gallon water tower	X					\$500,000	City	CDBG Grant and Matching funds	Completed
Support the local summer feeding program	X	X	X	X	X	\$2,000	City	City	Completed
Housing									
Designation of Annual Clean Up Day	X	X	X	X	X	\$2,000	City	General Funds	Completed
								Keep America Beautiful	

COMMUNITY WORK PROGRAM

WORTH COUNTY

Worth County									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
General Planning									
Continue the completion of road and intersection improvements according to Transportation Improvement Program and Local Road Improvement Programs	X	X	X	x	X	\$2,400,000 yearly	County	SPOLST	Underway; Completion date 2022
Develop an Industrial/Commerce Park	X					\$250,000	County	General Fund, EDA	Underway; Completion date 2022
Purchase three (3) more acres abutting the County's Recreation Complex to construct softball, baseball, and soccer fields	X	X				\$210,000 over five (5) year period	County	County	Completed
Economic Development									
Promote economic development and existing businesses within Worth County	X	X	X	X	X	N/A	County	General Funds	Underway; Completion date 2022
Natural and Historic Resources									
Support the Conservation Commission	X	X	X	X	X	N/A	NRCS, County	FSLA	Completed
Continue to nominate rural and/or historic sites for district nominations	X	X	X	X	X	N/A	County	General Fund	Underway; Completion date 2022
Update Part 5 Environmental Ordinances, i.e., Wetlands Ordinance, Groundwater Recharge Ordinance, etc..., as necessary	X	X	X	X	X	N/A	County	General Fund	Completed
Housing									
Investigate County housing issues	X	X	X	X	X	\$300,000-\$500,000	County	CDBG/CHIP	Underway; Completion date 20121
Land Use									
Update zoning ordinance and	X	X	X	X	X	\$4,000 total	County, RDC,	General Fund	Underway;

subdivision regulations							Planning Commission		Completion date of 2021
Develop a countywide geographic information computer system	X	X	X	X	X	\$25,000	County, RDC, Planning Department	General Fund	Underway; Completion date 2021
Support the Worth County Planning Commission	X	X	X	X	X	N/A	County, Planning Department	General Fund	Underway; Completion date 2021
Expand planning department as needed to support population growth	X	X	X	X	X	\$90,000 total	County	County	Underway; Completion date 2021

CITY OF POULAN

City of Poulan								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
General Planning								
Develop and implement planning program for city streets and parks.	X	X	X	X	X	\$20,000	City, Staff	Grant, General Fund, Private
Implement storm drainage improvements as feasible.	X	X	X	X	X	\$500,000	City, Staff	CDBG, General Fund
Improve recreation facilities and programs.	X	X	X	X	X	\$150,000	City	LDF, Governors Discretionary Fund, EMC
Implement road improvement and paving plan	X	X	X			\$1,000,000	City, Staff	SPLOST, DOT, LARP
Housing								
Develop a plan to determine housing needs.	X	X	X	X	X	N/A	City	City
Pursue annexation of South Cotton Street	X	X	X	X	X	\$2,000	City	General Fund

CITY OF SUMNER

City of Sumner								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
General Planning								
Develop and update a city recreation plan	X	X	X	x	X	\$500,000	City	General Funds Grants
Economic Development								
Continue to work with EDA regarding development of industrial area in city limits	X	X	X	X	X	\$5,000	City	General Fund EDA
Continue to work to bring senior housing development(s) to the City	X	X				N/A	City	General Funds
Continue to work to bring a Dollar General store to the City	X	X	X			N/A	City	General Funds
Community Facilities								
Extend a water line to the south side of Highway 82	X	X	X	X	X	\$750,000	City	General Funds Grants
Construct a joint City Hall/Fire Department in cooperation with the County	X					\$25,000	City	General Funds Grants SPLOST
Make improvements to the Ballfield	X	X	X	X	X	\$15,000	City	General Funds Grant
Housing								
Continue to work with private developers to increase available housing within the city	X	X	X	X	X	N/A	City	General Funds Private Sector
Land Use								
Continue the developments that include greenspace and other public areas	X					N/A	City	General Funds

CITY OF SYLVESTER

City of Sylvester								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Community Facilities								
Expand water/sewer lines to unserved areas of city.	X					350000	City	CDBG, General Fund
Upgrade sewer lines in identified areas	X	X	X	X	X	\$2,200,000	City	Sewer Fund/CDBG/Grants
Recreation improvements: tennis courts facilities	X	X	X	X	X	\$2,000,000	City	Grants/GEFA Loans
Improve recreational facilities.	X	X				\$40,000	City	Grants
Intermodal Facility Project - Improving parking lot and Old Depot	X					\$110,000	City	DOT, SPLOST
Renovation of City Hall		X	X			\$1,500,000	City	SPLOST, USDA Funds
Stormwater infrastructure improvements as identified in study done	X	X	X	X	X	\$1,000,000	City	General Fund, Loans, SLOST, Grants
Economic Development								
Provide technical assistance and funding for activities of downtown development authority.	X	X	X	X	X	\$3000	City, DDA	General Fund, EDA, Private
Continue to develop and implement high speed internet to schools, businesses, and the city (fiber optics).	X	X	X	X	X	\$250,000	City	General Fund/Telecom Funds
Supporting the development of new or innovative business	X	X	X	X	X	\$500,000	City	EIP
Explore feasibility of business incubator	X	X	X	X	X	\$600,000	City	General Funds
Natural and Historic Resources								
Provide technical assistance for activities of a county wide historic preservation citizens group	X	X	X	X	X	N/A	City	Private, General Funds
Explore the feasibility and designation of Historic District	X	X	X	X	X	N/A	City	RDC

Housing								
Develop demolition plan for dilapidated and substandard housing	X	X	X	X	X	\$20,000	City	General Funds
Provide education & awareness on Housing Resources	X	X	X	X	X	\$100,000	City/GICH Team	General Funds
Continue Sylvester Annual Clean Up	X	X	X	X	X	\$2,000	City	General Funds, Donations
Provide technical assistance and funding for activities of Code Enforcement Department	X	X	X	X	X	\$2,000	City	General Funds
Continue to support recycling programs (Bring one for the Chipper)	X	X	X	X	X	N/A	City	In-kind, City, County
Pursue CHIP grant funding to rehab housing stock	X	X	X	X	X	\$300,000	City	General fund (match)
Land Use								
Updating zoning ordinance and land use map	X	X				\$7,500	City	General Fund
Develop a Land Bank	X	X	X	X	X		City/County	

CITY OF WARWICK

City of Warwick								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Economic Development								
Develop plan to increase number of retail businesses downtown	X	X	X	X	X	\$2,000	City	General Fund EDA
Designate Warwick as Certified Literate Community	X	X	X	X	X	\$2,000	City CLCP Coordinator (RC)	City
Form local CLCP	X	X	X	X	X	\$2,000	City	General Funds
Natural and Historic Resources								
Form local committee for national Register Nomination	X	X	X	X	X	\$200	City	City

APPENDIX

Resolutions

Public Hearing Ads

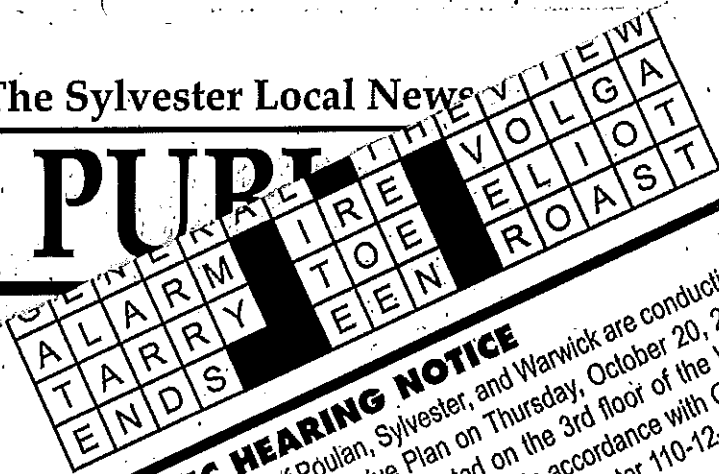
Housing Plan

Economic Development Plan

Maps

**PUBLIC HEARING ADS
AND
SIGN IN SHEETS**

LEGALS & PUBLIC



by GARY W. PATE to DGM, Inc., dated August 19, 2010 and recorded in Deed Book 862, page(s) 054/055. In the office of the Clerk of Worth Superior Court, there will be sold at public outcry before the Courthouse Door in said State and County by the undersigned, during the legal hours of sale, on the First Tuesday in October, 2016, the highest bidder for cash, the following described:

and all persons indebted to said estate are required to make immediate payment to the undersigned.

If you fail to default, are for estate pay- ment to the undersigned.
Mary Sue Seabolt
370 Peafowl Rd.
Sylvester, GA 31791
28, 5, 12, 19

All that tract of land in the Superior Court of Worth County, Georgia, and that publication of order for service by you are hereby commanded to file your answer in this case within 60 days of said order with Nathan Johnson, Special Master, Post Office Box 7766, Tifton, Georgia 31793-7766; and, the Clerk of the above referenced Court.

The property is described as follows: All that tract or parcel of land lying and being in the County of Worth as follows: Sixty one and eleven hundredths (61.11) acres of land of Lots of Land Nos. 445 and 446 in the 7th District of Worth County, Georgia, described as follows: Commencing at a point at a stob on the south side of the right of way of the Hawkinsville and Florida Southern Railway Co., where a lane running north and south touches said right of way, and from this beginning point running south down said lane a distance of 17.60 chains to Isabella and Irwinville public road; thence east along said public road a distance of 13.82 chains to stob; thence due north 48 chains and 81 links to right of way of the said H. & F. S. Railway Company; thence in a southwesterly direction along the south side of said railway to right of way to begin- ner survey and plat made by W. J. ...

Alan R. Varnadoe
Ruby V. Saunders
Executors, Estate of Robert S. Varnadoe
4704 Ga Highway 33 South
Doerun, Georgia 31744
21, 28, 5, 12

NOTICE OF SUMMONS - SERVICE BY PUBLICATION SUPERIOR COURT DOUGHERTY COUNTY STATE OF GEORGIA

MARRANE M. EVANS, Plaintiff vs ELWOOD K. EVANS, Defendant
CIVIL ACTION NO: 16CV0170
TO: ELWOOD K. EVANS, Defendant
Named Above:
You are hereby notified that the above style action seeking DIVORCE was filed against you in said Court on September 7, 2016, and that by reason of an order entered by the Court on September 7, 2016, for service of summons on you, you are deemed to have been served and

JOINT PUBLIC HEARING NOTICE

Worth County, the Town of Sumner, and the Cities of Poulan, Sylvester, and Warwick are conducting a Public Hearing to begin in the Worth County Comprehensive Plan on Thursday, October 20, 2016 beginning at 7:00 p.m. in the Worth County Board Room located on the 3rd floor of the Worth County Courthouse. The current plan will expire on October 31, 2018. In accordance with Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process. The purpose of the public hearing is to brief the community on the process to be used to develop the comprehensive plan and offer opportunities for public participation in development of the plan and to obtain input on the proposed planning process.

Worth County
201 N. Main Street, Room 30
Sylvester, Georgia 31791
229-776-8200
M-F: 8:00 a.m. - 5:00 p.m.

City of Poulan
204 N. Hunton Street
Poulan, Georgia 31781
229-776-4097
M-F: 7:30 a.m. - 4:00 p.m.

City of Sylvester
102 S. Main Street
Sylvester, GA 31791
229-776-8505
M-F: 8:00 a.m. - 5:00

City of Warwick
132 Washington Street
Warwick, Georgia 31769
229-535-6256
M-F: 8:00 a.m. - 5:00 p.m.

Town of Sumner
412 Main Street
Sumner, Georgia 31789
229-776-7384
M-F: 8:00 a.m. - 5:00 p.m.

Closed between 12:00 noon - 1:00 p.m.
Questions should be directed to Worth County, the Town of Sumner, or the Cities of Poulan, Sylvester, and Warwick. Alternatively, you may call Kimberly Brooks, Southwest Georgia Regional Commission at 229-522-3552.

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Several dates are fast approaching for Georgians who want to vote in the General Election on November 8. The deadline to register to vote is October 18. The deadline to register to vote is October 18. The deadline to register to vote is October 18. The deadline to register to vote is October 18.

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

10/20/ 2016 at 7:00 a.m. (p.m.)

Please sign in.

1. Kimberly Brooks - Address 181 E. Broad Street, Camilla, GA
Southwest GA Regional Commission

2. Diana Hargis Address 211 W. Church St.
Poula City Hall Poula, GA 31781

3. Larry Johnson Address 211 E. Pine St Sylvester Ga

4. EARL THOMAS Address 112 BENT TREE SYLVESTER GA

5. Wen Carter Address _____

6. KAREN STOKES Address _____

7. Daniel Stokes Address 951 Oakfield
Marnie Stokes Ga.

8. Earnest Carter Jr Address 307 South Wood St
Sylvester Ga 31791

9. Charles Jones Address 201 King St
Sylvester GA 31791

10. Debbie Biff Address PO Box 370
Sylvester Ga

11. Shirley Stephens Address PO Box 370
City of Sylvester

12. Bill Yearta Address P.O. Box 370

13. Larry James Address _____

14. Janita Kinchen Address _____

15. Lee Ballard Address _____

16. VINCE MARSHALL Address 603 S. JEFFERSON ST
SYL

17. Virginia Andrews Address _____

18. Jim White Address _____

19. _____ Address _____

IT SELL IT FIND IT IN THE CLASSIFIERS

For Sale: River Property

T	U	G	I	L	I	A	D
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serious about saving, think about planning for the future now, you can look forward to retiring with wealth and dignity!
— Dave

descriptions for disposal that you have your medicines narrowed down to just what you want to keep, put things back thoughtfully. Put pre-

CALL TO 3331
1 YEAR / IN-COUNTY - \$24

at all, nor any...
tion, nor any circumstance, but what advances the gospel.
Resolutions 46-70 will be in the next article posting. God bless.

CITY OF SYLVESTER MAIN STREET MANAGER

vester has extended the deadline for Main Street will be accepting applications and resumes until January 31, 2017.

ger is to assist in the development and implementation of a comprehensive ion Plan for the Downtown District based on the Main Street Program Four- ization, Promotion, Economic Restructuring and Design.
te for details and requirements- www.cityofsylvester.com
erest including salary requirements, and a City of Sylvester application must be based upon experience.

id resumes to:
es Manager
eet Manager

orgia 31791
will be accepted
ster is an EOE and considers applicants without regard to gender, race, religion,

PUBLIC NOTICE

Worth County and the Cities of Poulan, Sumner, and Warwick in collaboration with the Southwest Georgia Regional Commission are preparing to embark on the Comprehensive Plan Update. The goal of the Comprehensive Plan is to develop a vision for the future of the community and provide local governments with the guidance and implementation strategies necessary to work towards making that vision a reality.

You are invited to the Comprehensive Plan Meetings on January 19th at 4:00 p.m., January 24th at 4:00 p.m. and January 26th at 3:00 p.m.. The meetings will be held in the Commission Board Room located on the 3rd floor of the Worth County Courthouse at 201 N. Main Street in Sylvester. The purpose of these meetings is to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Question should be directed to Alan Grindstaff, County Administrator, at 229-776-8200 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

FOCUS

Continued from page 4

problems with kids, financial challenges or communication struggles. There's a time and place to confront those challenges, but not on date nights. Keep your dates fun, exciting and conflict-free.

The best way to do this is proactively plan your date night activities. Have specific things in mind to do, and keep to the script. You might even think back "pre-marriage" to when you were first dating, and revisit some of your favorite conversations and memories. For more ideas and resources, see focusonthefamily.com/marriage/dating-your-spouse.

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101 Thompson St -behind McDonalds
Sylvester's Finest Self-Storage for over Thirty Years!
✓ Friendly, Helpful Manager On-Site Daily
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AUCTION

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68± Acres - Offered in 3 Tracts
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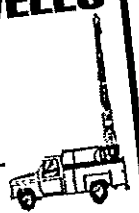
Bidding Ends Thursday, January 26th at 4PM

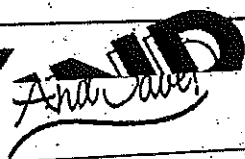
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Georgia Well Drillers Ass'n
Rt. 6 Moultrie Hwy.
Moultrie, GA





contact your local EMA or visit www.ready.ga.gov or www.gema.ga.gov.

REQUEST FOR BIDS

The Worth County Board of Commissioners Recreation Department request sealed bids for the "interior finishing" of a 50' x 100' metal building to be located at the corner of HWY 112 and Industrial Blvd.

Bid packages may be picked up at the Worth County Board of Commission Office located at 201 N. Main Street, Suite 30, in Sylvester, GA or the Sylvester-Worth County Recreation Department Gym located at 103 Eldridge Street in Sylvester, GA. Sealed bids are due to the Worth County Board of Commission Office no later than 5:00 p.m. on March 6, 2017. Bids will opened at 7:00 p.m. on March 7, 2017 or as soon thereafter as possible in the presence of the Board of Commissioners, County Staff, and all interested persons in the Commission Board Room. The opened bids will be read into public record, evaluated, and awarded at a future County Commission meeting.

Bids will not be valid unless received by the bid deadline and in a sealed envelope marked "Sealed Bid - Recreation Building". Questions may be directed to David Cooper at 229-776-6509.

The County reserves the right to reject all bids when in its best judgement they are too high or when it is determined it is in the best interest of the County. It is the policy of the County to promote equal opportunity, regardless of race, color, religion, sex, familiar status, handicap, or national origin.

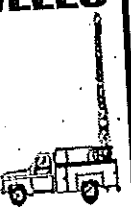
which include additional areas in South Georgia and Mississippi. Anyone interested in donating to this effort can send tax deductible contributions to: Peanut Proud Inc., P.O. Box 446, Blakely Georgia, 39823. Make checks payable to Peanut Proud. For additional information on the project, visit www.gapeanuts.com or www.peanutproud.com.

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Toll Free: 1-800-342-9345
from 7 a.m. to 6 p.m.
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Georgia Well Drillers Ass'n
Rt. 6 Moultrie Hwy.
TIFTON, GA



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- ✓ New Year Special: February Free for New Renters

FIREARMS & SPORTING COLLECTIBLES AUCTION

SATURDAY, FEB. 11, 2017 • AUCTION 10 A.M.
PREVIEW FRIDAY 1-5 P.M., SATURDAY 8 A.M.

116 E. Kelly St. Sylvester, GA (across from the courthouse)

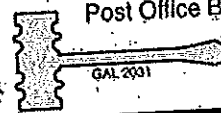
This auction features over 225 firearms. 43 Winchester long guns, 30 handguns in original boxes, high grade 20, 28 and 410 gauge shotguns, large representation of Belgium-made Brownin firearms, antique firearms of all types, modern handguns and rifles, many new in the box; WWII military weapons, decoys and other sporting collectibles; a large selection of ammunition, American silver and gold coins and MUCH MUCH MORE!

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TERMS OF SALE: 10% Buyer's Premium - Cash, Check, American Express, Visa & MasterCard. \$10 transfer fee on each FFL Firearm. View our website for complete catalog and absentee bidding

www.danielauctioncompany.com

Daniel Auction COMPANY



Post Office Box 594, Sylvester, GA 317
Telephone 229-776-31
Fax 229-776-71

Public Notice

You are invited to the Comprehensive Plan Meeting for Worth County and the Cities of Poulan, Sumner, and Warwick in collaboration with the Southwest Georgia Regional Commission scheduled for February 23, 2017 at 4:00 p.m. The meeting will be held in the Commission Board Room located on the 3rd floor of the Worth County Courthouse at 201 N. Main Street in Sylvester. The purpose of the meeting is to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Question should be directed to Alan Grindstaff, County Administrator, at 229-776-8200 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

WORTH COUNTY AND THE CITIES OF POULAN, SUMNER & WARWICK
WORTH COUNTY COURTHOUSE
January 19, 2017 4:00 PM

Name

Phone #

E-mail

1. Susan Brantley (229) 344-4883 susanbrantley@yahoo.mail

2. Ed Parsons 229-776-8202 zowling@worthcountyboe.com

3. Angela Nandy 229-776-8200 ahanrah

4. Diane Hauer 229-776-4097 dkh@cityofpoulan.com

5. Billy McDonald 229-206-6348

6. Betty H. Hyman 229-776-6487

7. ~~_____~~ 229, 881-5590

8. Joel Gaines 229-206-1990 joelgaines1949@yahoo.com

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WORTH COUNTY AND THE CITIES OF POULAN, SUMNER & WARWICK
 WORTH COUNTY COURTHOUSE
 February 23, 2017 4:00 PM

Name	Phone #	E-mail
1. Kimberly Brooks	SUGRC	kbrooks@sugrc.org
2. Angela K. Warren	WCBOC	
3. Julie Gaines		lgz2a-1987@yahoo.com
4. Bettye H. Bryson	229-776-6487	
5. Fred Dent	776-2313	fdent@worthcountyga.com
6. Ken Hall		
7. Susan Brantley	344-4883	718 College St. Sumner, GA 31789
8. Jean Haire		Poulan
9. Jane Long		Sumner City Council
10. Ken Mack		Sylvester - Worth Chamber
11. Juarta Kinchen		Warwick, GA
12. Leona Brinson	229-535-6256	warwickcityga@gmail.com
13. Samuel Stokes	535-4384	Palfield, GA
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PUBLIC NOTICE

The City of Sylvester in collaboration with the Southwest Georgia Regional Commission are preparing to embark on the Worth County and cities of Poulan, Sumner, Sylvester, and Warwick Comprehensive Plan Update. The goal of the Comprehensive Plan is to develop a vision for the future of the community and provide local governments with the guidance and implementation strategies necessary to work towards making that vision a reality.

You are invited to the Comprehensive Plan Meetings on February 8th, 2017 at 6:00 p.m., February 13th, 2017 at 6:00 p.m. and February 20th at 6:00 p.m. The meetings will be held at City Hall in the Council Chambers, 102 South Main Street, Sylvester, Georgia. The purpose of these meetings are to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Questions should be directed to Autron Hayes, City Manager, at 229-776-8505 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

City of Sylvester
City Hall
February 8, 2017 4:00 PM

	Name	Phone #	E-mail
1.	Earl Thomas	229 206 4028	PAPAT 7234e yahoo.com
2.	Webbie Hill	229 344 1913	Phill31791@yahoo.com
3.	Glenice Stephens	229-776-8505	gstephens@cityofsylvester.com
4.	Webbie Hill	229-344 1913	webbiehill31791.who@y.mail.com
5.	Melissa Curry	229-776-8505	mcurry@cityofsylvester.com
6.	Kimberly Brooks	229 522 3552	kbrooks@sejrc.org
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Sign In

February 13th, 2017

City of Sylvester

<u>Name</u>	<u>Title</u>	<u>Email</u>
Kimberly Brooks	SWGRC	kbrooks@swgrc.org
Earl Thomas		PAPAT7234@yahoo.com
Paul Woody	Zoning Administrator, City of Sylvester	PtWoodyjr@aol.com
Glenice Stephens		gstephenc@cityofsylvester.com
Dr. Sandia Powell	Counselor, Worth Co. High School	spowell@worthschools.net
Melissa Curry	Exec. Administrative Asst. to City Manager	mcurry@cityofsylvester.com
Vince Marshall		VINMARSHALL@GMAIL.COM
Mervin Jefferson	Zoning Board	
Autron Hayes	City Manager	ahayes@cityofsylvester.com

City of Sylvester
City Hall
February 20, 2017 6:00 PM

Name	Phone #	E-mail
1. Kimberly Brooks	SWGRC	kbrooks@swgrc.org
2. Atron Hayes	229-776-8505	ahayes@cityofsylvester.com
3. EARL THOMAS	229-206-4028	PAPAT7234@yahoo.com
4. WILLIE MAE MARTIN	229-394-0951	Wmartin1057@yahoo.com
5. Webbie Hill	229-344-1913	webbiehill31791.wh@gmail.com
6. Glenice Stephens	229-776-8505	gstephens@cityofsylvester.com
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Wednesday, August 8, 2018

The Sylvester Local News

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Public Notice

The Board of Commissioners of Worth County and the Mayor and Council of the cities of Poulton, Sumner, Sylvester and Warwick are conducting the 2nd Public Hearing to present the Worth County Comprehensive Plan on August 16, 2018, at 6:45 pm at the Worth County Commission Boardroom located at 201 N. Main Street in Sylvester, GA. The current plan will expire on October 31, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before transmitting the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgcrplanning.org. Questions should be directed to Kimberly Brooks, Planner, with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1615.

...in trade
...line physical activities that are required to fulfill
...ing stairs and ladders; walking, standing, kneeling, reaching, ne-
... ability to lift and transport 75 pounds
... knowledge, Skills, & Abilities: Written and oral communication; abil-
... vehicles and equipment; ability to initiate and complete work orders.

Major Performance Responsibilities:

- Maintain school buildings and grounds in top condition to ensure full and productive use of district facilities.
- Perform preventive maintenance, repair, and installation in connection with:
 - a. electrical, plumbing, and HVAC systems.
 - b. exterior and interior of buildings.
 - c. school grounds.
- Move equipment and materials within and between school buildings.
- To apply, go to <https://www.applitrack.com/worhschools/onlineapp/> to create an account, complete an application, and apply for the maintenance position. Applications will be accepted until positions are filled.

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... banking. Prior to joining
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WIDE CLASSIFIED

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IN THE CLASSIFIED

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

August 16, 2018 at 6:45 a.m. (p.m.)
page 1 of 2

Please sign in.

1. Stacie Benson Address P O Box 14 Poulana
2. Kemp Willis Address 3437 GA Hwy 256
Sylvester
3. Diana Harris Address 211 W Church St.
Poulan, Ga.
4. Kimberly Brooks Address _____
Southwest GA Regional Commission
5. Glenice Stephens Address _____
City of Sylvester
6. Lechia Garrison Address _____
City of Warwick
7. Christopher Wheeler Address _____
City of Warwick

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

Aug. 16 2018 at 6:45 a.m. / (p.m.)

page 2 of 2

Please sign in.

1. Eddie J. [Signature] Address 117 Poulton Rd. Poulton, Ga
City of Poulton, Council Member

2. _____ Address _____

3. _____ Address _____

4. _____ Address _____

5. _____ Address _____

6. _____ Address _____

7. _____ Address _____

TOWN OF SUMNER

708 Walnut Street

P.O. Box 818

Sumner WA 91788

229-776-7384 Telephone

229-776-3846 Fax

clerk@sumnerga.com

Howard Vogan, Mayor □ Jesse Kelley, Mayor Pro-Tem □ Jimmy Cross P-2 □ Jane Long P-3
□ Billy Dorsey P-4 □ Jimmy C. Nelms, Superintendent □ Milissa Dobbins, City Clerk
□ Jay Crowe, Attorney

A public hearing will be held at Sumner City Hall on August 23, 2018 to discuss the comprehensive plan. The hearing will take place at 2:00 PM in the Clerk's office at City Hall. If you have any questions you may contact Milissa Dobbins at 229-776-7384.

TOWN OF SUMNER
SUMNER CITY HALL
August 23, 2018 2:00 PM

WORTH COUNTY AND THE CITIES COMPREHENSIVE PLAN 2ND PUBLIC HEARING

Name	Phone #	E-mail
1. <i>Melissa Dobbin</i>	<i>229-776-7384</i>	<i>Clerk@sumnerga.com</i>
2. <i>Steward Vogan</i>	<i>229-848-0756</i>	<i>Mayor howison@yahoo.com</i>
3. <i>Kimberly Brooks</i>	<i>229-8983552</i>	
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HOUSING PLAN

**SYLVESTER GICH TEAM
PROGRAM OF WORK**

Mission Statement: *Our mission is to provide and develop quality affordable housing opportunities for individual and families while promoting self-sufficiency and neighborhood revitalization.*

Vision Statement: *The residents of the City of Sylvester should have opportunities to access safe, decent and affordable housing citywide which is the cornerstone for healthy, successful and sustainable communities.*

HOUSING OBJECTIVES & GOALS

PROJECT	GOALS	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCES & TECHNICAL ASSISTANCE NEEDS
Senior Housing	<ul style="list-style-type: none"> • Create new affordable rentals • Create new market rate units 	<ul style="list-style-type: none"> • RAD Program for Public Housing Authority • LIHTC • USDA • Housing Counseling Agency • Transformational Community 	<ul style="list-style-type: none"> • Funding • Sites inside city limits • Points for LIHTC to be competitive 	<ul style="list-style-type: none"> • Housing Tax Credits • Consultants • Feasibility Study
Single Family Development	<ul style="list-style-type: none"> • Homeowner Rehab • Homeownership-Affordable • Increase credit worthiness • Land Bank 	<ul style="list-style-type: none"> • Family Vision-housing counseling • SW GA Region Commission • City owned vacant lots • USDA • DCA • Banks 	<ul style="list-style-type: none"> • Lender Restrictions/Lack of lenders • Buyer Education • Lack of diverse housing • Funding 	<ul style="list-style-type: none"> • Credit Counseling • Housing Workshops • Rehab Training • Marketing/Education
Homelessness	<ul style="list-style-type: none"> • House Homeless-Emergency Shelter • Promote self-sufficiency • Homeless Prevention 	<ul style="list-style-type: none"> • Continuum of care • Higher Ed Center & Workforce GA • Aspire Behavior Health • Vet Services/VA • Housing Authority • DFACS • Faith Community 	<ul style="list-style-type: none"> • Lack of housing • NIMBY • Funding • Apathy Resources • City/County Support 	<ul style="list-style-type: none"> • DCA • Public Housing • Regional Commission • Determine why homeless • Definition of homelessness • What can be funded and by whom

WORK PLAN					
PROJECT	GOAL	TIMELINE	ACTION STEPS	TEAM MEMBER	WHO ELSE
Senior Housing	<ul style="list-style-type: none"> • Create new affordable senior or multifamily rental units • Create new market rate/senior or multifamily rental units 	<ul style="list-style-type: none"> • 11/13/17-Lists • Jan. 2018-ID Available Land • Apr-2018-Transformational Community Plan • Jul 2018-Market Study/Needs Analysis 	<ul style="list-style-type: none"> • Develop stakeholders list • Market study/needs analysis • ID available line • Create list of developers • Develop funder list • Transformational Community Plan 	Glenice Stephens Judy Hall	Michael Allen Karen Rackley
Single Family Development	<ul style="list-style-type: none"> • Homeowner Rehab • Develop Affordable Single Family Housing • Increase Credit Worthiness of Residents • Land Bank 	<ul style="list-style-type: none"> • Oct 2017 & March 2018-Housing Fair • Apr 2018-CDBG • June 2018-Land Bank • Dec 2019-CHIP • USDA RD Sect 502/515 Ongoing • June 2018-Homeownership Month 	<ol style="list-style-type: none"> 1. Housing Fair with housing counseling 2. CHIP 3. Assist & promote USDA Sect 502/515 4. Homeownership Month Workshop for public 5. CDBG 6. Establish land bank 	Barbara Reddick, Regional Commission-Steps 1,2,5, and 6 Sandra Grimsley, USDA-Steps 3 and 4	Sandra Grimsley Glenice Stephens Larry Johnson
Homelessness	<ul style="list-style-type: none"> • House Homeless-Emergency Shelter • Promote self-sufficiency • Homeless Prevention 	<ul style="list-style-type: none"> • Step 1-Mar 2018 • Step 2-2018 • Step 3-Quarterly • Step 4- Dec 2017 	<ol style="list-style-type: none"> 1. Make homelessness a PHA preference 2. Attend ESG application workshop 3. Balance of State of Continuum of Care (CoC) membership/participation 4. Research fund sources and definition of homelessness 	Public Housing Authority Family Visions City Regional Commission	DCA Supervision County Churches

ECONOMIC DEVELOPMENT PLAN

Our Purpose

The Worth County Economic Development Authority was created by the Georgia General Assembly through a State Constitutional Amendment in 1966 (Acts and Resolutions of the General Assembly of the State of Georgia. 1966 No. 61 House Resolution No. 115-201 Page 860) and ratified by the voters of Worth County in 1968. The Authority has seven members, all of which are appointed by the Worth County Board of Commissioners. The EDA works in partnership with the County Commission and local municipalities to market Worth County to state wide development project managers and supports quality development in the county.

The Worth County Economic Development Authority negotiates local incentive agreements from project to project based on the overall attractiveness of the project. Determining factors of local incentive packages are based on the number of jobs being created, the quality of the jobs being created, benefits, amount of private investment, and the time to complete a project.

We also work in conjunction with the local Chamber of Commerce to foster an environment for local entrepreneurs that is conducive to successfully owning and operating a new or existing business.

Economic Development Authorities (EDAs) use policies and efforts that seek to improve the economic well-being and quality of life for a community or region by creating and/or retaining jobs and supporting or growing incomes and the tax base. More broadly defined as anything a community does to foster and create a healthy economy. The goals of Economic Developers include:

- Business Recruitment and Expansion - attracting new business
- Business Retention and Expansion - enhancing existing businesses
- Business Start-ups - encouraging the development and growth of new businesses

The EDA's purpose is to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States Economic development involves the allocation of limited resources including land, labor, capital, and entrepreneurship in a way that has a positive effect on a community's business climate or the level of business activity, employment, income distribution patterns, and fiscal solvency:

Our Mission

"To encourage and promote the expansion and development of industry, agricultural trade, commerce, and available facilities in Worth County, and to make long range plans therefore, to relieve insofar as possible unemployment within its boundaries ... "



www.worthcountyeda.com

Worth County Economic Development Authority

Economic Development Plan

2015

The Worth County Economic Development Authority

The Worth County Development Authority was created by the Georgia General Assembly through a State Constitutional Amendment in 1966 (Acts and Resolutions of the General Assembly of the State of Georgia. 1966 No, 1961 House resolution No. 115-201 Page 860) and ratified by the voters of Worth County in 1968. The enabling legislation for all development authorities can be found at O.C.G.A. 36-62-1.

The Mission Statement of the Worth County Economic Development Authority is:

"To encourage and promote the expansion of industry and agriculture trade, and commerce, and available facilities in Worth County, and to make long range plans therefore, to relieve insofar as possible unemployment within its boundaries.."

According to the By-Laws of Worth County Economic Development Authority, Article I, The Purpose of the Authority is as follows:

"The general purpose of the Authority is to encourage and promote the expansion and development of industry, agricultural trade, and commerce and the facilities therefore in Worth County and to make long range plans therefore, to create job opportunities and to relieve, insofar as possible, unemployment within its boundaries and to generally promote and economic and commercial climate which will maximize the development of human and natural resources of the community, and to that end to exercise all of the board powers granted the Authority under the laws referred to in the Preamble."

Like other development authorities, the Worth County Development Authority (WCEDA) was created to be a conduit for economic development. The WCEDA assists economic development efforts through its ability to serve as a means to:

- ▶ Reduce the cost of financing
- ▶ Provide temporary ad valorem property tax relief
- ▶ Develop industrial parks and speculative buildings
- ▶ Develop and finance infrastructure improvements necessary for development
- ▶ Promote the Community as a choice location for business location and expansion

Characteristics of a High Performing Development Authority:

- o Driven by their Customers
- o Operate with a Strong Strategic Plan
- o Measure their Results and Adjust Accordingly
- o Creative Risk Takers
- o Build Strong Alliances and Networks
- o Earn the Trust and Respect of their Communities
- o Efficient with their Funding and Resources
- o Invest in their People, i.e. staff
- o Passionate, Innovative, Knowledgeable, and Capable Board Members
- o Leaders are Highly Effective Communicators
- o Ethical and Represent Community Interests

Worth County Economic Development Authority

Economic Development Plan

2015

The Economic Development Process

Economic Development can be defined as a program, group of policies, or set of activities that seeks to improve the economic well-being and quality of life for a community by creating and/or retaining jobs that facilitate growth and provide a stable tax base. In short, economic development is the creation of wealth through jobs and capital investment.

Economic Development efforts typically involve the following components:

- ▶ Job Creation - Job creation is the traditional objective of economic development. Job creation is a quality issue and not just a quantity issue. The new jobs created should support a desired standard of living for the individual and the community
- ▶ Job Retention - Job Retention can also be referred to as business retention and expansion. Job retention focuses on maintaining the current employment levels in a community.
- ▶ Quality of Life - Quality of Life involves many factors and variables, but it is what makes living, working, and conducting business in a community worthwhile. Quality of life is a personal issue.

There are numerous theories to explain economic development of communities. Most of these theories deal with the export and import of goods and services. Many economists adhere to the Economic Base Theory which states:

- ▶ Basic Economic Activity - Economic Activities that attract money to the local economy (the creation of wealth through new money coming into the community)
- ▶ Non Basic Activity - Economic activities that serve the local market (money that is spent throughout the community for goods and services before it leaves the community)

Communities that are Successful in Economic Development have the following in Common:

- A Common Vision for the Future by the Populous
- A Desire and Commitment by both Public and Private Leadership to Achieve Success
- A Desire to Unite for the Good of the Community and Resolve Divisiveness
- The Ability to Adapt and Change (quickly) your Strategy based on Local and Global Economic Conditions

It must be pointed out that Economic Development is a process of elimination. Companies are looking for ways to eliminate your community - they are not looking for reasons to keep you on their lists. Companies want a shovel ready site. They will not locate on a promise and they cannot wait for you to install services. Overall, companies are looking for ways to lessen their risks. They are looking for communities that have the product and work force that they need. Companies are also looking for communities that can lower their costs and they can shift from spending money to making money.

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2015

With the understanding that economic development is a process of elimination; the following are vital statistics for Worth County:

Select Demographic and Economic Factors Worth County, Region 10 and the State of Georgia

Metric	Worth County	Region 10	State
2014 Population	211,596	3,711,322	9,978,939
Population Growth, 2014 - 2013	-0.47%	0.045%	0.09%
Poverty	21.40%	27.00%	19.20%
Births to Unwed Mothers	58.20%	60.18%	45.10%
Median Household Income	\$10,214	\$10,793	\$15,872
Per Capita Income	\$18,373	\$17,152	\$25,028
Unemployment %	7.10%	7.40%	6.30%
Employment Growth*	-0.56%	-0.065%	1.50%
Dropout Rate	5.70%	4.16%	3.70%
3 rd Grade Reading (% exceeds)	37.6%	32.62%	21.6%

Sources and Notes

Unemployment and Employment Growth: Georgia Department of Labor (Feb. 2015, 8 year over year (Feb 2015 vs Feb 2014))

Education Metrics: Governor's office of student achievement, 2013-2014 Report Card

Dropout rate for 9 - 12 grades, region based on 8 counties where data is available

Births to unwed mothers (2011) straight average, Poverty rate straight average (2012)

Per capita income, straight average

The following is a list compiled by Area Development and Site Selection Magazine. The list ranks and compares in order the top ten decision factors made by companies who were involved in relocation in 2013. Those factors being:

History of Top Location Decision Factors Survey, Corporate Decision Makers

Location Decision Factors	2013	2012	2011	2010	2009	2008	2007	2000	2005
Availability of Skilled Labor	1	3	2	7	6	6	4	8	3
Highway Accessibility	2	1		1	2	1	1	2	1
Labor Costs	3	1	2	2	1	2	2	1	2
Occupancy/Construction Costs	4	5	5	4	7	3	5	7	7
Availability of Advanced ICT Services	5	4	●	●	●	●	●	●	●
Corporate Tax Rate	6	7	4	6	5	8	7	3	6
State & Local Incentives	7	13	ST	5	8	7	8	N/A	r/A
Low Union Profile	8	10	10	●	●	9	10	●	●
Energy Availability & Costs	9	6	7	9	4	5	3	9	10
Tax Exemptions	10	9	8	3	3	4	10	6	B
Available Buildings	●	8	●	●	●	●	●	●	●

* Not in top ten factors for year shown

Source: Area Development Magazine, Corporate Surveys, 2005 to 2013

Worth County Economic Development Authority

Economic Development Plan

2015

This second list ranks the top quality of place factors also compiled by Area Development and Site Selection Magazine from 2012. Those factors being:

History of Top Quality of Life Factors, Corporate Decision Makers

	2012	2011	2010	2009	2008
Low Crime Rate	1	1'	1	1	1* (Tie)
Healthcare Facilities	2	4	2	2	1* (Tie)
Housing Costs	3(Tie)	2	3	4* (Tie)	3
Housing Availability	5	6	4	3	4* (Tie)
Ratings of Public Schools	3 (Tie)	3	5	4* (Tie)	4* (Tie)
Climate	7	7	6	6	6
Colleges & Universities in the Area	6	5	7	8	7
Cultural Opportunities	9	9	8	9	9
Recreational Opportunities	8	8	9	7	8

Source: *Area Development Magazine*, Corporate & Consultants Surveys, 2008 to 2012

Economic Development Plan

Goal 1: Support Existing Industries

A good way to support existing industries is to develop a business, retention, and expansion program (BRE). BRE is important to communities because research has shown that existing businesses represent 70% - 80% of new investment and job creation in a community. A strong BRE program returns investment to the community. Most BRE programs focus on industry, the largest employers in the community (i.e. hospital), and manufacturers in general.

Existing Industry Relocations or Closings:

- Eliminate Local Jobs
- Reduce the Local Tax Base
- Lower Surrounding Property Values
- Contribute to Blight or Decline
- Lower Community Image and Shake Confidence
- Lead to Addition Closings as Economic Activity Contracts

Existing Industry Expansion can:

- Keep or Increase Local Jobs
- Preserve or Increase the Local Tax Base
- Increase Local Property Taxes
- Enhance Community Image and Increase Confidence
- Maintain the Economic Health of Sectors/ Clusters

Worth County Economic Development Authority

Economic Development Plan

2015

Action Steps:

Identify Existing Industry and develop relationships - Visit Industries - This can be accomplished by the Executive Director of the WCEDA or a combination of the Executive Director, Authority Board Members, and Community Leaders. The purpose of the visits is to get on a first name basis with the company's representatives. The visits should give the Authority insight into the company if they are planning on an expansion, add an additional line or employees, future acquisitions, downsizing, problems with the workforce, and issues with the community and community leaders.

Develop a list of concerns and issues from Industry that community can act upon - the key here is to make sure that the community follows-up with any issue that has been identified.

Develop a list of contacts and programs - Work with DCA, DEcD, OneGeorgia, DOL, SBDC, USDA, and the Technical Colleges to identify contact names, programs, and services that could assist existing industries in Worth County. These programs and services should be paired with the issues identified from the industry visits.

Host Seminars - A good BRE Program will from time to time host seminars to bring in specialists to discuss topics such as marketing, workforce development issues, new assistance programs, and developing new markets.

Always treat working with Existing Industries as a recruitment project.

Remember, your current existing industries are another community's recruitment list.

Goal 2: Emphasis on Identified Targeted Industries

The purpose of having a target industry list is intended to provide Worth County with a framework to focus its resources on those areas that will hold the most return on time and marketing dollars invested in expansion and attraction efforts. The key to recommending industry targets is to match feasibility (strengths and assets) with desirability. The targeted industry list should take into consideration geographic location, available workforce, available land, education & training, and Worth County's infrastructure. The decision to focus on a select few target industry groups or functions does not preclude improvement and possibilities in other areas. Rather, the priority targets are, or have the potential to produce income and value for Worth County and the surrounding region.

Action Steps:

- ▶ Work with the Georgia DEcD and Utility Companies to identify industry trends in the state and region.
- ▶ Develop marketing campaign to target industries - identify trends that are occurring within Worth County and the region.
- ▶ Define Worth County's Niche Markets or what Worth County does best
- ▶ Know who the community's Major Employers are and who their suppliers are
- ▶ Know the Skill Sets of your Work Force
- ▶ Define and Understand Worth County's Location and Competitive Advantages.
- ▶ Examples of a Possible Targeted Industry List for Worth County
 - Agriculture - Value Added Agriculture
 - Food Processing
 - Timber/ Wood Industries

Worth County Economic Development Authority

Economic Development Plan

2015

Irrigation Supply Industries
Agriculture Equipment and Parts - Manufacturers-Distributors-Suppliers
Suppliers to Existing Industries
Distribution

Goal 3: Review the Need for a Speculative Building

Review the need for a Speculative Building in the community. -Numerous arguments exist in favor of building a Speculative or Spec Building for potential recruitment of industry. Worth County may be considered noncompetitive if it does not have a Spec Building to market to prospective industrial recruits. A main benefit of a Spec Building is that it is used as "bait" to increase visitations by prospective industries to the community. Many if not most speculative industrial buildings do eventually prove successful, being sold or leased for manufacturing or other industry employers. **On** the other hand, the difficult economic times we are currently in - the Great Recession - the timing may not be right for the construction of a Spec Building. There is a risk of constructing a Spec Building and have the building potentially sit vacant for a number of years. It is also difficult to prescribe a building project that is both flexible and competitive for different types (dimensions) of prospective employers. Ideally, you want to construct a Spec Building that can be expanding in each direction if needed. And, in a lot of cases, the community will have to give the building away along with other incentives to attract industrial recruits. In all probability, you will not get your money back on the building. A final point in the consideration of the need for a Spec Building, a community must consider if they have missed any project activity because they didn't have one.

Goal 4: Internal and External Marketing Campaign

Internal marketing is often overlooked because the emphasis in economic development is on recruitment, which is supported by external marketing.

Action Steps - Internal Marketing:

- It is important for the Economic Development Authority to make quarterly presentations to the Worth County Board of Commissioners and the city of Sylvester on economic development activities. Designate one Board Member to be a liaison with the city of Sylvester and with the Worth County Commissioners for better and improved relations.
- An inventory of assets needs to be established - The Development Authority needs to develop a list of economic development assets for Worth County that includes available buildings (both publically and privately owned), available land, infrastructure capacity, work force details, and demographic information. A good place to begin research on the community's assets is the Worth County Comprehensive Plan. This is to ensure that the Economic Development Authority, the city of Sylvester, and the Worth County Board of Commissioners are all moving in the same direction.
- The Development Authority needs to meet regularly with local media to build a strong relationship and set communication/press release protocols. This builds a foundation for getting out the good word and dealing with negative news. This will help when you ask the media to respect the confidentiality of a project.

Worth County Economic Development Authority Economic Development Plan

2015

- Development Authority needs to submit economic development success stories to the local newspaper - This could be done on a quarterly basis. The topics could include local industry announcements, industry trends, regional economic development activities, marketing, highlight state agencies and programs, and local testimonials about doing business in Worth County. This is certainly not an exhaustive list. The purpose of the articles is to make local citizens aware of local economic development activities and economic development in general.
- Establish and make better use of social media such as Facebook and Twitter. As with submitting local articles to the newspaper, the same content can be used with social media to achieve the same purposes.
- Complete a county-wide branding campaign that all agencies can readily identify and use.
- Continue to nominate and recruit participants for the Region 10 Georgia Academy for Economic Development.
- Place the mission statement of the Economic Development Authority on all publications of the Worth County Economic Development Authority as well as other prominent places.
- Develop an Industry Appreciation Day to recognize those industries who do business in Worth County

Action Steps - External Marketing:

- The Development Authority should develop and improve a website for the purposes of economic development in the community. At a minimum, this website should include the executive director's contact information (name, mailing address, telephone number, e-mail address) in a very visible place on the website. It should also include any major information about Worth County such as buildings and sites, community information, and maps. There should be pictures of your available buildings and sites on the website and they should be printable. Links to other community agencies such as the city of Sylvester along with the school board and county commissioners should also be included.
- Market Worth County to statewide project managers with the Georgia Department of Economic Development (GDEcD), Georgia Power, Georgia EMC, and Electric Cities of Georgia (ECG).
- List all current available land and existing industrial and manufacturing buildings with GEcD, Georgia Power, Georgia EMC, and Electric Cities of Georgia (ECG). Preferably this is property that the Economic Development Authority owns or at least has access to. This makes Worth County more visible and gets you on the "radar."
- Executive Director of the Development Authority needs to be a member of the Georgia Economic Developer's Association (GEDA) and participate in the monthly meetings and annual conferences.
- Executive Director of the Development Authority needs to be a member of Locate South Georgia (LSG) and participate in the marketing functions of the group.
- Executive Director, Executive Development Authority Board, Elected Officials, key Chamber of Commerce members and Community Stakeholders need to visit the Georgia Resource Center (GRC) in Atlanta.

Worth County Economic Development Authority

Economic Development Plan

2015

Goal 5: Establishment of an Incentives Policy

Develop written Policy on Incentives - Economic development incentives, non-financial and financial; include fast-tracking the planning and permitting process to tax abatements. These incentives should be to attain specific economic goals such as job creation, capital investment, or business retention and expansion.

Action Steps:

- The Development Authority should work with the Worth County Tax Assessor, Worth County Board of Commissioners, the city of Ocilla, and the Worth County School Board to develop an economic development incentives policy - Goals and measurable objectives should be agreed upon between the County; City and Industrial Development Authority to create a context and accountability for the use of local economic development incentives.
- Conditions set as to what local incentives can be offered - The incentives policy should have a clearly defined evaluation process. Evaluation activities and factors usually will include a cost/benefit analysis, an analysis on the impact of existing businesses, and a determination of whether the project would proceed if local incentives are not offered.
- Tie incentives to job creation and capital investments -- Local incentives should be based on the number of jobs created, the types of jobs created, and the total capital investment.
- Provide for claw backs - An economic development incentives policy should require that specific performance standards be established for each project receiving incentives. These performance standards will help the Economic Development Authority gauge the effectiveness of its overall economic development program and may be used to recover promised financial benefits and incentives, through claw backs, of industries failing to fulfill their commitments.

Goal 6: Administration

Economic development has evolved into a professional industry of highly specialized practitioners. The practitioners have three key roles: one is to provide leadership in policy-making and another is to administer policy, programs, and projects. Their final role is to seek out new economic opportunities and retain their existing business wealth.

Action Steps:

Ensure that the Executive Director has opportunity to attend all training available.

Ensure that the Development Authority is properly staffed. Development Authorities are no longer "One-Man Shops" and require staff to handle all of the day-to-day activities and the recruitment process. Do you have enough

Worth County Economic Development Authority Economic Development Plan

2015

staff to meet the priorities of the Development Authority, dictated by the mission statement?

Periodically Review the Mission Statement and Check for Relevancy

Appreciation and Recognition

- o Sponsor One Day Events or Seminars for Existing Industry
- o Sponsor Week Long Events such as Industry Appreciation Week
- o Visit the Home Offices of Existing Industries
- o Recognize Work Force Training Programs and those business employees that have received and completed it

Properly Measure Performance and Activity of the Development Authority

- o Performance Measures include measurable indicators that are tied to goals

- Examples:

- Jobs created and retained
- Unemployment rate
- Average Wage
- Property Values
- Total Taxable Property Values
- Capital Investment
- High School Graduation Rate
- Percentage of Adults with College Education

- o Activity Measurements represent actions that reflect programmatic enhancements and progress towards benchmark achievements

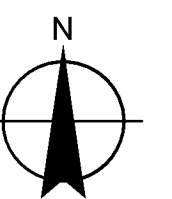
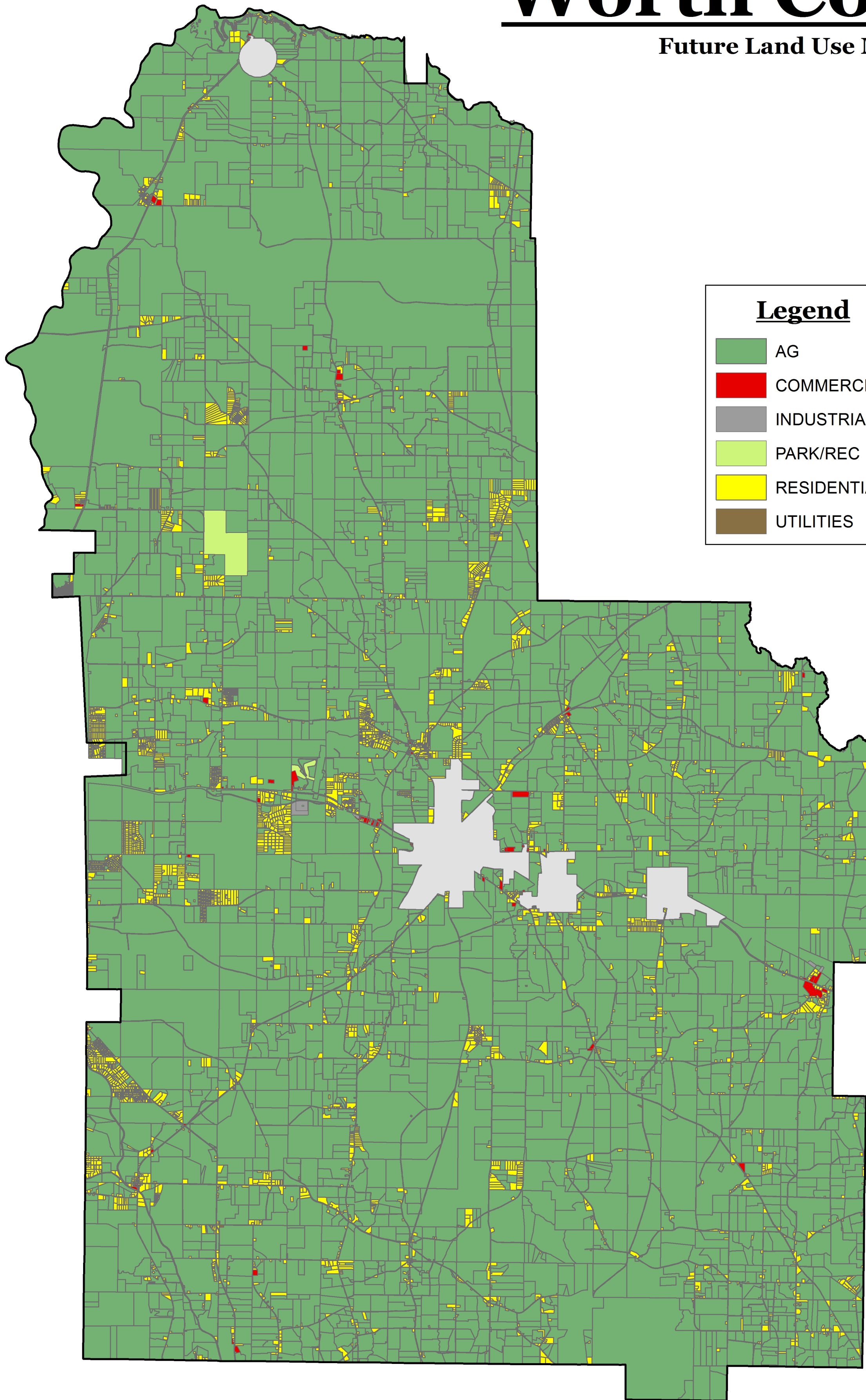
- Examples:

- Number of Visitors Visited in BRE Program
- Creation of Target-Specific Web Page
- Develop of new Industrial Park
- Installation of Infrastructure
- Number of people served by Development Authority programs or partner programs
- Creation of a High School Career Academy

MAPS

Worth County


Future Land Use Map

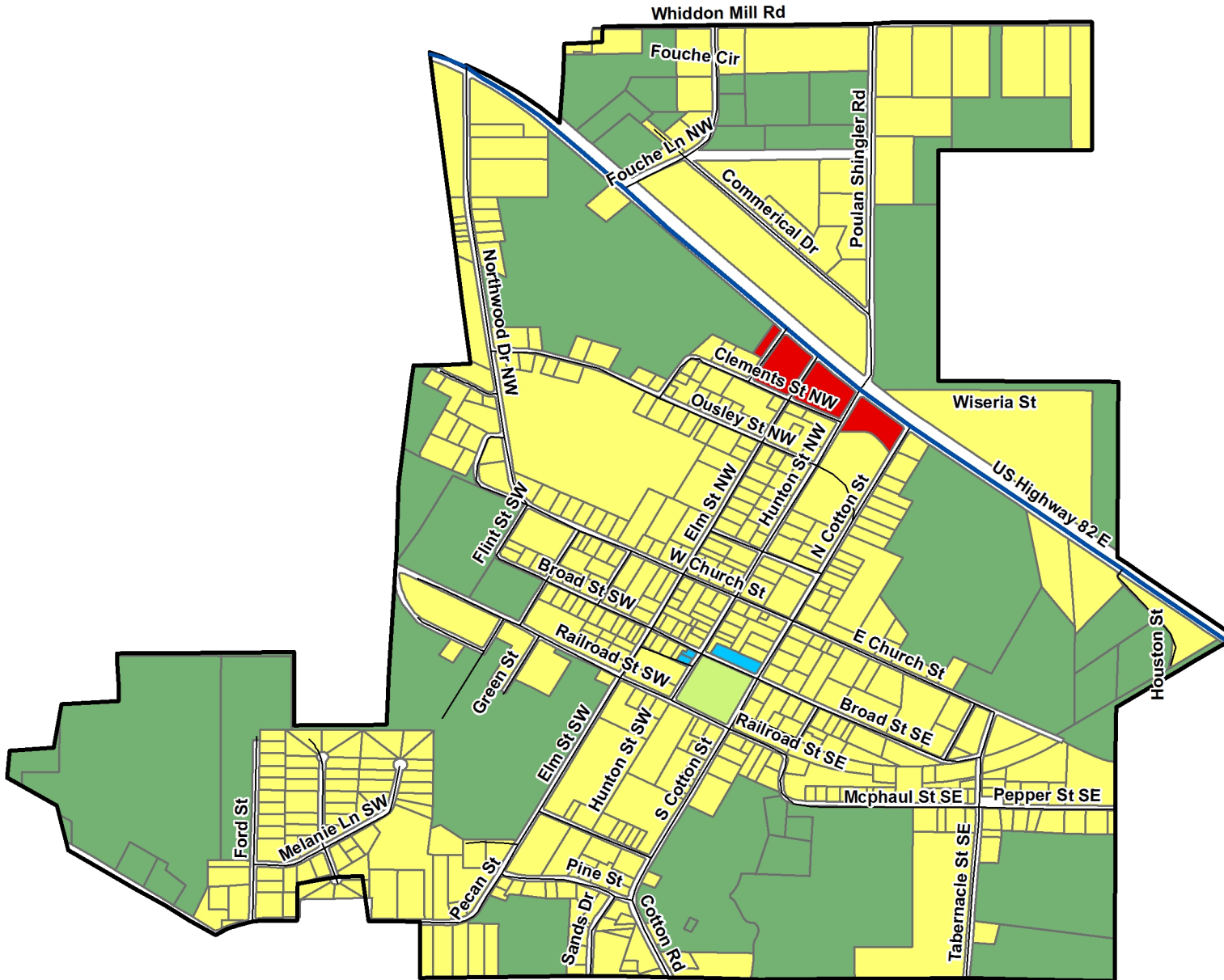


Poulan

Future Land Use Map

Legend





-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS/RECREATION/CONSERVATION
-  PUBLIC/INSTITUTIONAL
-  RESIDENTIAL



Sumner

Future Land Use Map

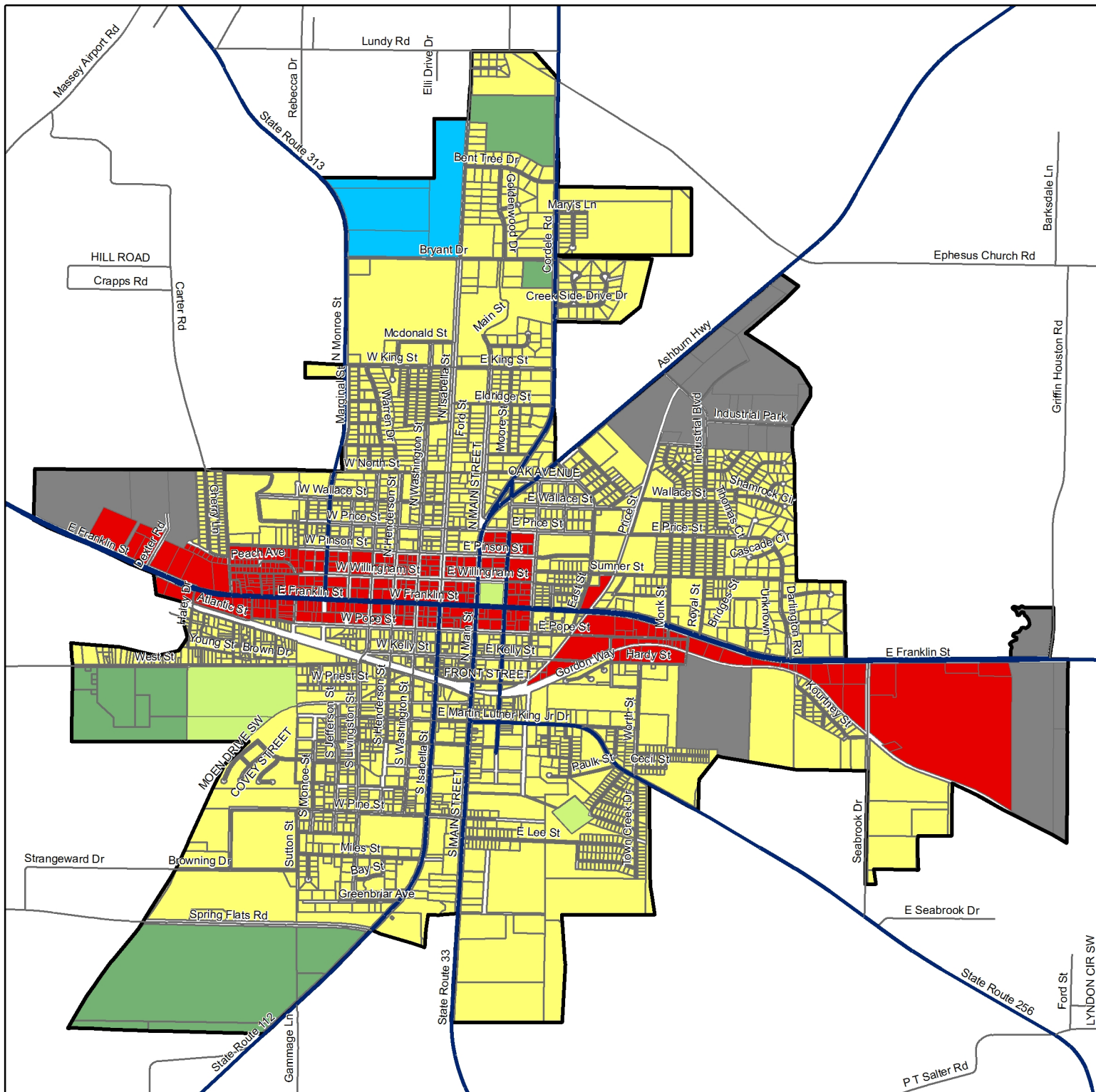
Legend

-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL



Sylvester

Future Land Use Map



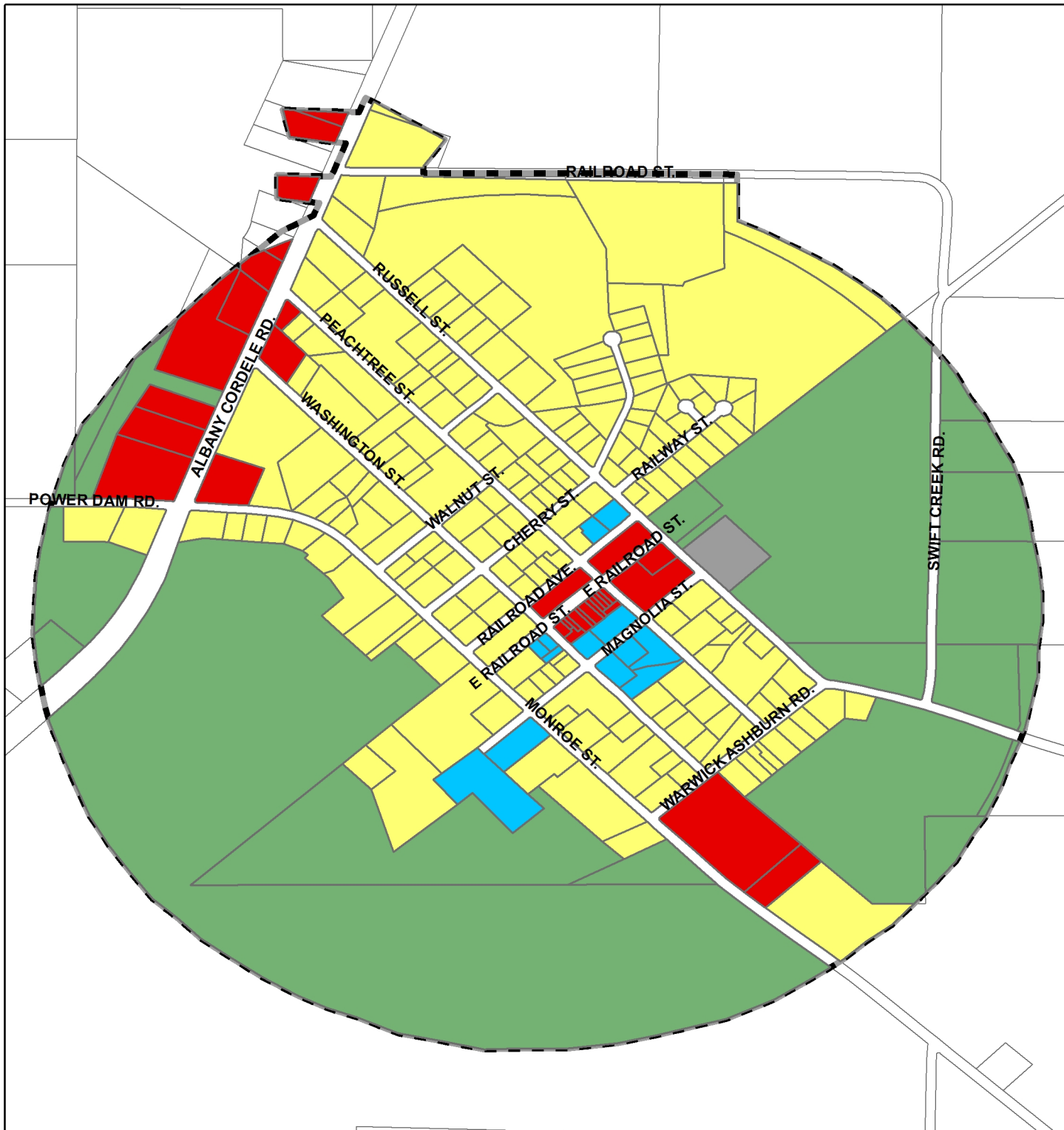
Legend

- AGRICULTURAL
- COMMERCIAL
- RESIDENTIAL
- PUBLIC/INSTITUTIONAL
- PARKS/RECREATIONAL
- INDUSTRIAL



Warwick

Future Land Use Map



Legend

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- RESIDENTIAL



BOC STAFF

ANGELA HARRAH, County Clerk
HELEEDA REGULAR, Landfill
KIM STRIPLING, HR / Payroll
LAVERN WATKINS, Interim Finance Director

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
www.worthcountyboe.com

COMMISSIONERS

FRED DENT, Chairman
JOB GAINES, District 1
KEN HALL, District 2
VACANT, District 3
BILLY MCDONALD, District 4
CARL ROWLAND, County Administrator
RALPH POWELL, County Attorney

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Dear Commission Members;

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

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

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

If you have any questions concerning our submittal, please contact Carl Rowland, County Administrator at 229-776-8200, option 5.

Sincerely,



Fred Dent
Chairman

Enclosures

Mayor
Dustin Grubbs

City Clerk
Diane Harris

City of Poulan

204 N Hunton Street
P.O. Box 69
Poulan, Georgia 31781

229-776-4097/Telephone

229-776-2998/Fax

August 17, 2018

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

RE: Comprehensive Plan Update Submittal

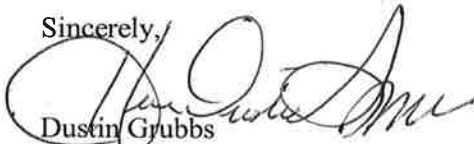
The City of Poulan has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Dustin Grubbs, Mayor at 229-776-4097 or email clerk@cityofpoulan.com.

Sincerely,



Dustin Grubbs
Mayor, City of Poulan

Enclosures

TOWN OF SUMNER

706 Walnut Street
P.O. Box 919
Sumner GA 31789
229-776-7384 Telephone
229-776-4846 Fax
clerk@sumnerga.com

□ Howard Vogan, Mayor □ Jesse Kelley, Mayor Pro-Tem □ Jimmy Cross P-2 □ Jane Long P-3
□ Billy Dorsey P-4 □ Jimmy C. Nelms, Superintendent □ Milissa Dobbins, City Clerk
□ Jay Crowe, Attorney

August 24, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Milissa Dobbins, City Clerk at 229-776-7384/or Howard Vogan , Mayor at 229-848-/howvogan@yahoo.com.

Sincerely,



Howard Vogan
Mayor, City of Sumner

Enclosures

City of Sylvester

101 North Main Street
P.O. Box 370
Sylvester, Georgia 31791
229-776-8505 t
229-776-8519 f
www.cityofsylvester.com



August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Glenice Stephens at 229-776-8505.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Yearta', written over a large, light-colored oval.

William Yearta
Mayor, City of Sylvester

Enclosures



City of Warwick

132 Washington Street P. O. Box 59
Warwick, Georgia 31796

Office: 229-535-6256 Fax: 229-535-4767
warwickcityhall@gmail.com

Mayor: Juanita Kinchen
City Clerk: Lechia Garrison
City Attorney: Tommy Coleman
Police Chief: Thomas Stewart

City Council
Ronnie Fennell- Mayor Pro-Tem
Christopher Wheeler
Jacqueline Hill
Walter J. Vinson

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Lechia Garrison, City Clerk at 229-535-6256 or warwickcityhall@gmail.com.

Sincerely,

Juanita Kitchen
Mayor, City of Warwick

Enclosures

RESOLUTIONS

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA**

RESOLUTION WC-2018-10

**A RESOLUTION ADOPTING THE WORTH COUNTY COMPREHENSIVE
PLAN**

WHEREAS, the Board of Commissioners of Worth County found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the Board of Commissioners of Worth County held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Worth County that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.


ADOPTED this 18th day of October, 2018.



ATTEST:


Angela Harrah, County Clerk

BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA


Fred Dent, Chairman

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

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

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

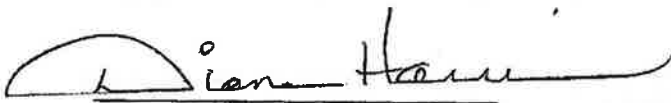
THEREFORE, BE IT RESOLVED by the City Council of Poulan, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 23rd day of October 2018.

Mayor


Dustin Grubbs

Witness



Diana Harris, City Clerk

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

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

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

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


Adopted on the 5th day of November 2018.

Mayor



Howard Vogan

Witness



Milisa Dobbins, City Clerk

RESOLUTION NO: 2018-13

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

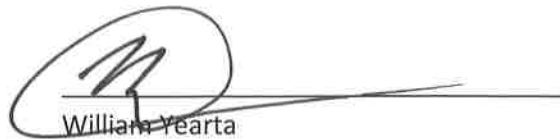
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

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

Adopted on the 15th day of October 2018.

Mayor


William Yearata


Witness


Carolyn Williams, City Clerk



A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

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

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

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

Adopted on the 1st day of November 2018.

Mayor


Juanita Kinchen

Witness


Lechia Garrison, City Clerk

