

GROWING TO BE A BETTER TOMORROW

**A Joint Comprehensive Plan for Telfair County, Jacksonville,
Lumber City, McRae-Helena, and Scotland, Georgia**

November 2020

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McRae-Helena, and Scotland, Georgia

A Joint Comprehensive Plan for Telfair County, the City of Jacksonville, the City of Lumber City, the
City of McRae-Helena, and the City of Scotland, Georgia, in accordance with the Georgia Planning
Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia
Department of Community Affairs with an effective date of October 1, 2018



Prepared By:

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

Heart of Georgia Altamaha Regional Commission

November 2020

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Introduction and Executive Summary



Growing to Be a Better Tomorrow --

The Telfair County Joint Comprehensive Plan is a comprehensive plan prepared in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA). The current Minimum Standards became effective on October 1, 2018. It is a

joint plan for Telfair County and its municipalities – the City of Jacksonville, the City of Lumber City, the City of McRae-Helena, and the City of Scotland. The City of Milan, while partly lying in Telfair County, plans with Dodge County, and therefore, is not included in the plan.

Telfair County is a bustling rural county in the heart of South Georgia with a 2019 estimated Census population of 15,860 (ranking 139th in the state of Georgia). The county's size of 444 square miles ranks 48th in Georgia (out of 159 counties) giving it a population density of only 35.7 people per square mile, significantly less than the Georgia total of 182.9/sq. mile, and even much less than the U.S. total of 92.6/sq. mile. The county's population growth from 2000 to 2010 was 39.9%, according to the Census Bureau; however, this figure was skewed by the location of two prisons within Telfair County during the decade. Without the additional prison population of approximately 2,800 inmates, Telfair's adjusted population growth between 2000 and 2010 was actually about 1,906 persons or 16.2%. This population growth rate was a little less than that of the State of Georgia (18.3%), but considerably higher than that of the U.S. average (9.7%). The 2019 U.S. Census Bureau county population estimates shows a slight decrease of about 3.9% since 2010. Telfair County's current poverty rate is measured around 31.9% of its population, compared to 14% in Georgia overall, and ranks as the 4th highest in the state. In August 2020, the unemployment rate in Telfair County measured 8.6%, higher than Georgia's 5.9%, and just higher than the U.S.'s 8.5%. This was down significantly from the county's COVID-19 Pandemic impacted

unemployment rate of 11.5% in July 2020. Prior to the pandemic in December 2019, Telfair County's unemployment rate was 9.2%. Per capita income in Telfair County, as well as median household income, ranks well below the average for Georgia counties. The average weekly wage in the fourth quarter of 2019 was \$670.

Telfair County does have advantages and assets for future growth. The Telfair community has an advantageous location; important transportation resources; vast pine forests; significant agricultural production; much scenic natural beauty; and a history of tourism, civic pride, and entrepreneurial success which provide great opportunity and attraction for residency. Telfair County sees itself as a leader and example in rural development offering southern charm and a slower



paced small town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers friendly hospitality and a welcoming, advantageous business environment and location. It is a major agriculture, forestry and forest products producer within the state of Georgia. The community has excellent infrastructure and facilities, access to I-16, as well as excellent rail, airport, and U.S. and State highway access. The community is blessed with winding miles of enchanting natural splendor of the Ocmulgee River and excellent local recreational facilities and programs. Little Ocmulgee State Park and its golf course is located adjacent to and accessed from Telfair County, while Horse Creek Wildlife Management Area is along the Ocmulgee. There are four public boat landings which provide access to the river. In addition, the restored historic Old South Georgia College Auditorium (Telfair Center for the Arts) in McRae-Helena serves as a venue for cultural events, including the renowned Smithsonian traveling exhibit "Crossroads: Change in Rural America" in 2019. The stunning environment and welcoming people and landscape of Telfair County are assets only enhanced by its location near I-16, and larger urban areas such as Macon and Dublin, and its easy transportation and highway access to I-16 and other major highways, including five major U.S. highways converging in four

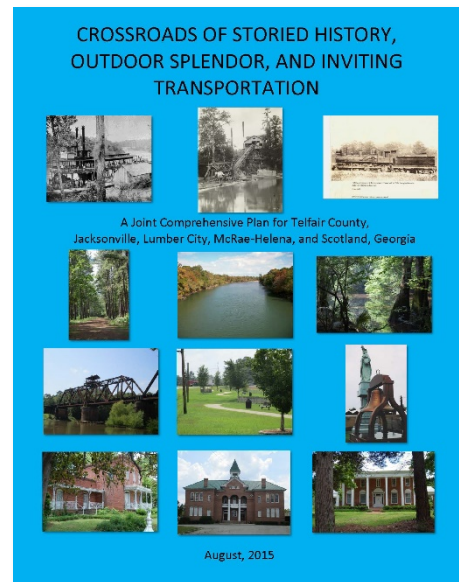


routes through McRae-Helena. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, retire, work, play, or visit; to do or start a business; and to otherwise enhance quality future growth and development.

This Telfair County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. This plan title was chosen carefully to stimulate and encourage interest, reading, and implementation. *Growing to Be a Better Tomorrow* embodies the entrepreneur spirit of the community and incorporates the desire to grow well into the future. The Telfair County community wants to protect its rural character; conserve its fields and forests and natural splendor; improve its infrastructure; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural resources and heritage; and continue to grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a thriving place for prosperity today and for future generations.

Previous Plans

This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1993, while a partial update was adopted in 2008 in accordance with state requirements. The third plan was adopted in 2015. The first two of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. A full update titled “*Crossroads of Storied History, Outdoor Spendor, and Inviting Transportation*” was completed in 2015 and was developed to reduced minimum standards which focused on community involvement and individual local government needs. The first and second plans, in particular, remain useful tools for the public to obtain local information which may not easily be found elsewhere and may remain of use. All of these plans should remain, at least in hard copy, available from the Telfair County local governments and the Heart of Georgia Altamaha Regional Commission. Previous plans are available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.



Data

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

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Telfair County, its municipalities, or any other jurisdiction is quickly accessed at quickfacts.census.gov which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, www.georgiadata.org, where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested under "Other Resources." The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at explorer.gdol.ga.gov. Additional state sponsored economic data is available at www.georgia.org. Excellent overall private data sources include www.city-data.com, datausa.io, and www.usa.com, while www.headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

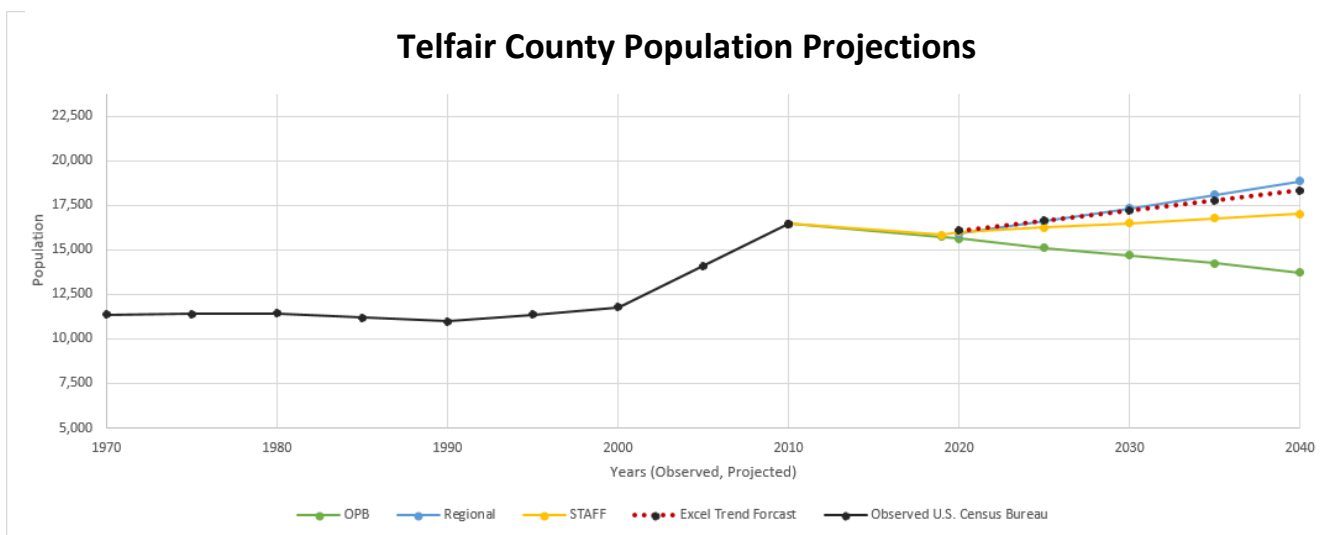
Population Projections

As noted earlier, the official 2010 Census population of Telfair County was 16,500, up 39.9% from 2000's 11,794 largely due to the construction of both state and federal prisons in the county during the decade. The adjusted population growth during the period was still significant at 16.2%. This growth was slightly less than that of Georgia's 18.3%, but was about two-thirds greater than the national U.S. rate of 9.7%. More recent projections (2019) by the Census Bureau report the County decreasing by about 3.9 % or 640 people. Telfair County's location about equidistant from Brunswick and the Georgia coast and Macon, its transportation access to five U.S. highways, and its location near I-16 will continue to be assets for future growth. The high mark of population in Telfair County was in 2010, again substantially aided by the prison population. Telfair County's location, existing businesses, quality of life, and easy access to the Georgia ports and other major transportation corridors, including I-16, are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. Georgia's Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Telfair County were developed in 2018 and showed growth to 14,258 in 2035, but a decrease to 13,742 in 2040. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Telfair County, as noted in the 2019 Regional Plan 2040, show higher expected levels than current OPB projections. These include 17,352 in 2030 and 18,892 in 2040. In addition, the Regional Commission reexamined the population projections for this plan utilizing the 2019 estimated Census figure as another trend point. This evaluation, based on historical population trends, estimates the Telfair County population to grow albeit at a slow pace to 16,788 in 2035 and increase to 17,054 in 2040. Lastly, Regional Commission staff utilized the Excel Forecast function and the AAA version of the Exponential Smoothing (ETS) algorithm with a 95% confidence interval to forecast growth to 17,795 in 2035 and 18,360 in 2040.

Population Projections, Telfair County

	2010	2019	2020	2025	2030	2035	2040
OPB, 2018	16,500	15,761	15,644	15,143	14,736	14,258	13,742
HOGARC Regional Plan	16,500		15,937	16,629	17,352	18,122	18,892
Regional Commission	16,500	15,860	16,020	16,271	16,527	16,788	17,054
Excel Forecast (ETS Algorithm)	16,500		16,101	16,666	17,231	17,795	18,360



Sources: State Office of Planning and Budget, 2018; Heart of Georgia Altamaha Regional Commission Regional Plan, 2019; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2020; Excel Forecast method using the AAA version of the Exponential Smoothing (ETS) algorithm at a 95% confidence interval.

Coordination with Other Plans

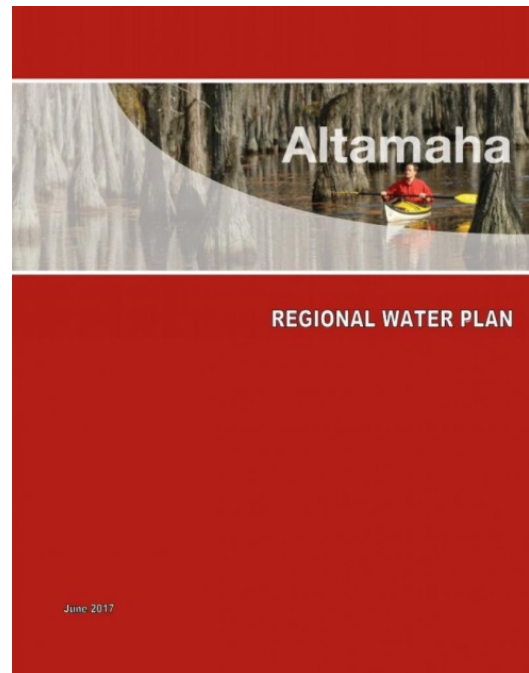
Telfair County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan’s preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Telfair County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to

improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

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

Regional Water Plan & Environmental Planning Criteria Consideration

Telfair County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan (2011)* and amended in 2017, was considered by the Telfair County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan’s objectives to maintain viable agriculture/forestry use, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, “to wisely manage, develop and protect the region’s water resources...to enhance quality of life..., protect natural systems..., and support the basin’s economy,” is inherent in this comprehensive plan’s community vision and goals. In the Regional Water Planning Council’s 2014 implementation report, Helena’s wastewater treatment GEFA loan, and McRae, Helena, and Lumber City CDBGs for water and/or sewer improvements are specifically cited as supportive implementation activities. Other water/sewer improvements in the county’s municipalities would also be supportive implementation.



Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Telfair County, including Telfair County, the City of Jacksonville, the City of Lumber City, the City of McRae-Helena, and the City of Scotland, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinances in 1999.

Consistency with Quality Community Objectives

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

The Telfair County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Telfair County, which is consistent with a quality community and the DCA Quality Community Objectives. The Telfair County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

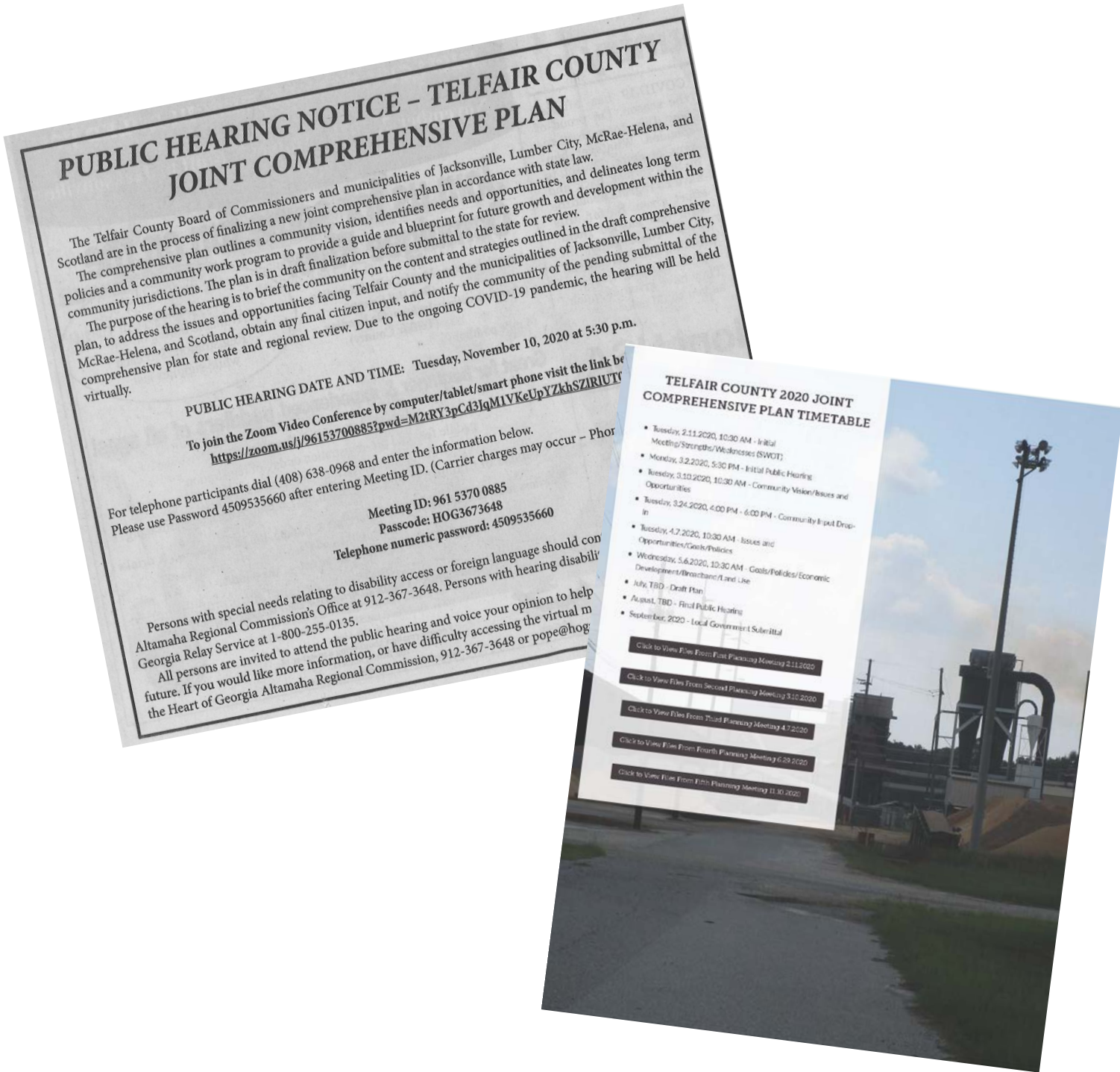
Community Involvement

As noted earlier, the Telfair County local governments aimed to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Telfair County and its municipalities. To accomplish this, they created a steering committee, the Telfair County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan’s development, and make the community a better place to live, work, recreate, and learn. Many of the stakeholders participated with drafting the previous 2015 plan. The committee did include elected and appointed members from the governing authorities, local economic development practitioners, and local government staff, as well as others concerned with community and economic development and other issues within the entire community. This Coordination Committee was actively involved in the development of all facets of this comprehensive

plan, and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. Only the first two Coordination Committee meetings were held in person due to the COVID-19 Pandemic and the State of Georgia's Emergency Declaration. The Committee participants were contacted by email and sent the meeting materials for the third and fourth meetings, which they were asked to review and provide comments. The fifth meeting to review the draft plan was held virtually. The draft plan was sent via email to the Committee in advance of the final meeting so as to allow time for prior review. The newly required Broadband Services element highlights the lack of broadband service in Telfair County. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held virtually due to the ongoing COVID-19 Pandemic after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. Citizens were also provided the opportunity to give their opinions during a community drop-in/input session planned for McRae-Helena from 4:00 p.m. to 6:00 p.m. which was both publicly posted and announced in the local newspaper. The drop-in was canceled due to the COVID-19 Pandemic. A webpage specifically devoted to this plan was promoted throughout the community which also allowed for administration of a Community Vision survey. A more detailed summary of community involvement is included in the appendix.

Growing to Be a Better Tomorrow is truly a locally developed guide to, and framework for, future growth and development of Telfair County designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Telfair County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and much effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation

of the Community Goals element and a Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives. To ensure that municipal aspirations are clearly delineated, particularly for the smaller municipalities, separate municipal descriptions are included. While the joint plan and the general Community Vision truly addresses all governments within the county, this should help those concerned with one government entity more clearly understand the joint plan in terms of that particular community.



PUBLIC HEARING NOTICE - TELFAIR COUNTY JOINT COMPREHENSIVE PLAN

The Telfair County Board of Commissioners and municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland are in the process of finalizing a new joint comprehensive plan in accordance with state law. The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review. The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review. Due to the ongoing COVID-19 pandemic, the hearing will be held virtually.

PUBLIC HEARING DATE AND TIME: Tuesday, November 10, 2020 at 5:30 p.m.

To join the Zoom Video Conference by computer/tablet/smart phone visit the link below
<https://zoom.us/j/96153700885?pwd=M2tRY3pCd3JqMlVKeUpYZkhsZRIUTY>
 For telephone participants dial (408) 638-0968 and enter the information below.
 Please use Password 4509535660 after entering Meeting ID. (Carrier charges may occur - Phone)

Meeting ID: 961 5370 0885
 Passcode: HOG3673648
 Telephone numeric password: 4509535660

Persons with special needs relating to disability access or foreign language should contact the Altamaha Regional Commission's Office at 912-367-3648. Persons with hearing disability should contact Georgia Relay Service at 1-800-255-0135.
 All persons are invited to attend the public hearing and voice your opinion to help shape the future. If you would like more information, or have difficulty accessing the virtual meeting, please contact the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hog.com

TELFAIR COUNTY 2020 JOINT COMPREHENSIVE PLAN TIMETABLE

- Tuesday, 2.11.2020, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Monday, 3.2.2020, 5:30 PM - Initial Public Hearing
- Tuesday, 3.10.2020, 10:30 AM - Community Vision/Issues and Opportunities
- Tuesday, 3.24.2020, 4:00 PM - 6:00 PM - Community Input Drop-In
- Tuesday, 4.7.2020, 10:30 AM - Issues and Opportunities/Goals/Policies
- Wednesday, 5.6.2020, 10:30 AM - Goals/Policies/Economic Development/Transport/Land Use
- July, TBD - Draft Plan
- August, TBD - Final Public Hearing
- September, 2020 - Local Government Submittal

- Click to View File From First Planning Meeting 2.11.2020
- Click to View File From Second Planning Meeting 3.10.2020
- Click to View File From Third Planning Meeting 4.7.2020
- Click to View File From Fourth Planning Meeting 6.28.2020
- Click to View File From Fifth Planning Meeting 11.10.2020

Community Goals

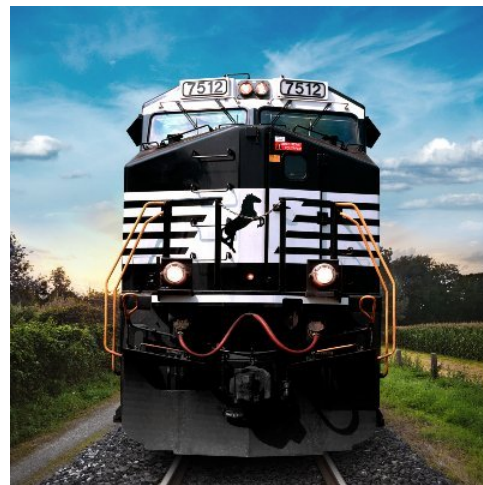
The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive Planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Telfair County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

Community Vision

Telfair County Is:

“A rural county located in south central Georgia founded on the convenience of modern day transportation with the location of five major U.S. highways, railroads, and a general aviation airport. We aim to foster a vibrant, prosperous future for our citizens by promoting our strategic location, the abundance of natural resources, and our home town charm.”

Telfair County is located in the heart of South Georgia, and has a long and storied history because of its location and association with the Ocmulgee River, its abundant natural resources and outdoor recreation offerings, and its transportation venues, including not only the Ocmulgee, but also railroads, highways, and a general aviation airport. McRae-Helena, its modern county seat, is known as the “Crossroads City” because of its location at the intersection of five major U.S. highways (U.S. 280, U.S. 319/U.S. 441, and U.S. 341/23), all important major routes within Georgia. Despite past ebbs and flows of county fortunes, these same attributes are envisioned as assets and pillars of positive and prosperous future growth and development.



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



Utilize our strategic location to help recruit diverse business and industry



Increase marketing and compatible use of abundant natural and cultural resources to enhance tourism and other economic opportunities



Seek promotion of our agricultural base and hobby farm possibilities



Maintain Telfair County’s sense of place and small-town character, including revitalization of its historic downtowns



Support of modern technologies, such as broadband connectivity and Broadband Ready Community designation



Attract new residents, including retirees, seeking an excellent climate and affordable living costs



Increase qualified, local workforce



Promote a healthy, transparent citizen/government relationship

Telfair County is home to approximately 15,860 people according to the most recent 2019 population estimates by the U.S. Census Bureau. Incorporated municipalities in the county include Jacksonville (population 133), Lumber City (1,257), McRae-Helena (8,277), Scotland (337), and portions of Milan (657). The community is home to two prisons housing roughly 3,200 inmates. These prisons are operated by CoreCivic, a contracted federal prison since 2000, and the State of Georgia Department of Corrections. Telfair County was also recently the location of Husqvarna, an outdoor product manufacturer employing over 1,000 people seasonally. Due to a shift in market technology toward electric powered outdoor equipment, the assembly plant was shuttered, causing much concern in the community. Future industrial

development has been announced with the recent purchase of the old Husqvarna building by Guidoni USA to manufacture quartz countertops.



Telfair County has a long, storied economic history centered on the Ocmulgee River. Native American and European history is forever intertwined as discoveries in the area along the Ocmulgee River point to thousands of years of human habitation during the Ice Age through the early explorations of Georgia by Hernando De Soto. Later Native American treaties placed Telfair County at the fringe of Georgia territory. Transportation in the area led commerce first by boat along the river, followed by rail and today by truck, rail, and air. Other political ties and events originating in the county include the famed Dodge Land Troubles in the late 1800s and more recently “The Three Governors’ Controversy” in 1946 involving two native sons from McRae.



Our community offers much in regard to nature and rural exploration. The Little Ocmulgee State Park, located primarily in adjacent Wheeler County, but accessed from McRae-Helena, is still functioning as an important jewel in Georgia’s State Park system. It consists of a beautiful, tranquil, and natural setting of 1,360 acres, including a 256 acre lake created by the Civilian Conservation Corps (CCC) on a natural

diversion of the Little Ocmulgee, a world-class championship 18-hole golf course (Wallace Adams), a 60 room lodge, and miles of natural trails, among other amenities. The lake and parts of the nature trail are lined with an unusual, sparkling fine white sand which provides for an unexpected, excellent, and delightful beach, and surreal setting for the nature trails. Two of Georgia’s rare species, the harmless Indigo Snake and the slumbering gopher tortoise, are present. The outdoor splendor of Telfair County is not limited to Little Ocmulgee State Park. The Ocmulgee River bottomlands remain an outdoor paradise for fish and wildlife pursuits. The world’s record largemouth bass was caught in Montgomery Lake of the Ocmulgee River in Telfair County in 1932. Georgia’s record whitetail deer, a non-typical deer measuring almost 250 Boone and Crockett points, was killed in the county in 1998. While Montgomery Lake is now



a shallow, cut-off oxbow lake, and not accessible by boat, it is part of the over 8,000 acre Horse Creek Wildlife Management Area, an outstanding state-owned, public natural recreation area along the Ocmulgee River between Lumber City and Jacksonville. Amenities in Horse Creek WMA now include the Scuffle Bluff boat landing, one of four public boat landings along the Ocmulgee in Telfair County. The county is also home to the

Orianne Indigo Snake Preserve, a large conservation area owned as the flagship property of The Orianne Society, located off Ga. Hwy. 117 along the Ocmulgee River between Lumber City and Jacksonville.

As noted, Telfair County has a long and storied history, much outdoor splendor, an enviable location of inviting transportation, both highway and rail. Despite the county's many ebbs and flows, Telfair County's location, natural resources, and transportation facilities allow for, and portend well, for future success in growth and development. As the plan title, *Growing to Be a Better Tomorrow*, suggests, Telfair County truly is at a crossroads for positive change and growth. The county's current status is not nearly as dismal as many would portray, and the future Telfair County will continue past successes through leadership which continues to prepare for compatible growth and development. This growth and development will focus on utilizing existing industry, location, and natural assets as a foundation to deploy improvements and attract compatible growth which enhances its existing character. Telfair County's outdoor splendor will attract many to both live and visit. Its history will be utilized to make its downtowns vibrant and celebrate a storied heritage through museums and festivals. More businesses and employment opportunities would be attracted to the location and quality of life. Public facilities to stimulate and serve this development and strategy would be enhanced.

The future Telfair County will be a thriving, growing rural county utilizing its storied history, outdoor splendor, location, and excellent, inviting transportation facilities as a lynchpin and foundation of attraction for quality growth and development. The community's desire to improve itself, to alter the current misguided internet perception of the county, and to enable outsiders to realize the uniqueness and multi-faceted attractions and advantages of the community is a strong, heart-felt basis of action.

Progressive leadership has long been a part of Telfair County history and remains vibrant today. Improvement and utilization of assets and advantages, and mitigation of problems and perceptions continue as strong motivators and guides for current action by an involved community leadership. A prime driving force for the recent, almost controversy-free merger of McRae-Helena was to serve the greater good of sewer service provision to the larger community at the least cost to local taxpayers, while allowing and providing excess capacity for residential and business growth. Local leadership has led the way to extend the runway of the local general aviation airport, a joint venture of Telfair and Wheeler counties, to 5,000 feet to accommodate corporate jets. Local schools have one of the highest graduation rates in the surrounding region, and there is a local campus of the Oconee Fall Line Technical College. The community has developed a local museum to highlight the county's extensive history. The museum in McRae-Helena includes a full-scale replica of the world record bass. A local farmers market was constructed with the aid of USDA assistance to provide an outlet for the county's many small farmers and craft vendors, and serves as an important source for home-grown produce and vegetables, further adding to the quality of life.



The community continues to celebrate its agrarian heritage, and to utilize its abundant natural resources for economic development. Cotton, peanuts, and forestry operations remain important within the county both for agriculture and commerce. Telfair Forest Products in Lumber City is an expanding operation producing wood pellets for export to Europe, accommodating over 200 trucks and significant rail transport to Savannah daily. The Golden Peanut Company, the Griffin Warehouse operation, and Tucker Fertilizer



are all agricultural-related businesses located in McRae-Helena, and all continue to grow. The community is served by two active railroads, and the Heart of Georgia Shortline Railroad connector through the county is being upgraded to accommodate a nearby inland port at Cordele. The inland port will likely speed up state plans to widen/four-lane U.S. 280 and U.S. 441. These highways, along with the already four-laned U.S. 23/341, junction in McRae-Helena and will attract



more attention/commerce/visitors to the future Telfair County. U.S. 341 through the county is already utilized for a nearly 200 mile, annual yard sale, called Peaches to the Beaches, marketed by Explore Hwy 341, Inc. Peaches to the Beaches continues to gather recognition and multi-state attendance and to have a growing economic

impact. There's potential for a similar U.S. 280 event. The community also participates in the regional Ocmulgee Water Trail Partnership to enhance utilization and nature-based tourism along the Ocmulgee River. Recently, an effort to further tourism along the "Big Bend" of the Ocmulgee River led to the formation of a paddle group termed "Big Bend Paddlers." Membership in this organization provides discounts on organized paddle events and social functions.

The future Telfair County will be a thriving, growing area known for its location, leadership, accommodating people and hospitality, business opportunity, outdoor paradise, and overall outstanding, rural, small-town quality of life. Telfair County would be a recognized gem for rural living, and a desired place to live, work, visit, or recreate.

Big Bend Paddlers
KICK OFF PADDLE RESCHEDULED FOR
 November 7, 2020 | Mabley's Bluff to Jacksonville
Join us for some fun on the Ocmulgee River

Launch location: Mabley's Bluff Landing (Ben Hill County)
 Take-out location: Jacksonville Landing (Telfair County)
 (4 mile paddle)

Big Bend Paddlers T-Shirts Available during on-site Registration: \$15 each while supplies last

Great for beginner & experienced paddlers of all ages!

For more information about times, paddle fees and pre-registration or day of registration:
 Web: telfairco.org/bigbendpaddlers.html
 Chamber of Commerce: Ph (229) 868-6365 | Email: rogers@telfairco.org

Paddlers must provide their own watercraft & paddle, life jacket, snacks & drinks during the paddle.
 Lunch will be provided at the end of the paddle.

Big Bend Paddlers is a public group organized under the guidance of the Telfair County Chamber of Commerce
 9 East Oak Street | McRae-Helena, GA 31055
 (229) 868-6365
 For information about being a member of Big Bend Paddlers:
www.telfairco.org/bigbendpaddlers.html



City of Jacksonville

The City of Jacksonville, Georgia is a small town of about 140 persons (2010 Census) located in extreme southern Telfair County at the Ocmulgee River, and at the highway junction of U.S. highways 319/441 and Georgia Highway 117. While today Jacksonville is Telfair County's smallest municipality with a 2019 Census estimated population of 133, it is the county's oldest, was once the county seat, and was the center of much early county and Georgia history. George White in the 1849 *Statistic of Georgia* wrote that Jacksonville is "an old trading town in the Big Bend of the Ocmulgee which is the county's largest with a population of 60 and four stores."

Jacksonville was the scene of much early Georgia history even before European history. Archaeologic exploration by the Fernbank Museum has shown the area to be the center of much Native American life, the possible location of a Spanish Mission, and the probable crossing point of Hernando de Soto in 1540. It has been noted that the first Christian baptism in America of two Native Americans by an accompanying priest may have taken place in the Ocmulgee River near Jacksonville during that time. It is an established fact that the largest number of Spanish artifacts outside Florida have been found at the Jacksonville site.

Jacksonville was the center of much Georgia history in the first half of the 19th Century. It was established as the county seat upon Telfair County's creation in 1807 after the 1805 Treaty of Washington. Jacksonville was incorporated in 1815. It was the center of a large plantation economy, and was the site of the John Clark Plantation. John Clark was a Revolutionary War soldier who later became a general in Georgia's militia, noted Indian agent, and governor who oversaw the Indian Treaty of 1821. Jacksonville was also the site of John E. Coffee's plantation. Coffee was a noted surveyor and general in the Georgia State Militia with a pivotal role in the Creek Indian Wars of 1812-1818. He named Jacksonville after General Andrew Jackson and later served Georgia in the U.S. Congress. Coffee was also instrumental in surveying and building the Old Coffee Road from Jacksonville, Georgia to Tallahassee, Florida. General Coffee was initially buried on his plantation at Jacksonville, but was moved in the 1920s to the McRae Cemetery. The Old Coffee Road was the principal travel route which allowed southwest Georgia to be settled. Jacksonville was both an important stagecoach and river boat terminal.

It was also a crossing point for the famed Blackshear Road blazed by General David Blackshear to St. Marys in the War of 1812. During the War of 1812 and the Creek Indian Wars, General Blackshear built three forts along the Ocmulgee River and the Creek Indian/Georgia border, including Fort Clark (named for John Clark) in Jacksonville. The fort is now the site of the still active Blockhouse Baptist Church. The church derives its name from the fact that its members worshiped in one of the fort's blockhouses for protection from the Creek Indians who sided with the British. The Blockhouse Church Cemetery includes buried soldiers from the Revolutionary War, War of 1812/Creek Indian Wars, the Civil War, and more modern wars.

In 1831, Jacksonville was listed as one of only three post offices in Telfair County. It was also the intended terminus of the first railroad chartered in Georgia in 1827, the Ocmulgee and Flint. This railroad was never constructed, and it is ironic that railroads doomed Jacksonville from its early prominence. In 1871, only two years after the Macon and Brunswick Railroad reached McRae, the county seat was officially moved to the Town of McRae. Jacksonville's population fell from 119 in 1850 to 40 in 1870.

Jacksonville remains associated with other significant history. In 1858, some crew members and slaves of *The Wanderer*, the last known slave ship to arrive illegally in America on Georgia's coast, were captured nearby and placed in the Telfair County Jail located in Jacksonville. More recent history includes the still world's record largemouth bass, and the creation of the game of bingo. In June, 1932, 20 year old George W. Perry caught a 22 lbs. 4 oz. largemouth bass in nearby Montgomery Lake, a now landlocked oxbow of the Ocmulgee River. The record fish was entered into a Field and Stream Big Fish nationwide contest at the urging of those in a general store in Helena, and captured \$75 in prizes, including a much desired new rod and reel. Little known is the fact that George Perry also won the 1934 Field and Stream Big Fish Contest with a 13 lbs. 14 oz. largemouth bass also caught in the Ocmulgee River. The U.S. game of bingo was established by the E.S. Lowe Company after Edwin S. Lowe, a New York toy salesman, stopped in Jacksonville in 1929, and observed a carnival game of "beano" based on the European game of lotto and played with beans placed on a number on a card called out by the pitchman. The game's name was changed to "bingo" after Lowe observed an excited New York participant who stuttered "bingo" instead of "beano," and realized its potential. The rest is history.

City of Jacksonville Vision

The City of Jacksonville wishes to remain a QUIET, SMALL RESIDENTIAL COMMUNITY with a DEEP, PROUD HISTORY and a BETTER TOMORROW. It will continue to improve its facilities and services as it can afford, and let others know what a special and storied place Jacksonville truly is.

City of Jacksonville Needs

Infrastructure improvements

Street improvements

Sidewalk improvements

Park/War memorial

Recreation improvements

Drainage improvements



City of Jacksonville Opportunities



Ocmulgee River

Rich history

U.S. 441

Police department

Bingo

City of Lumber City

The City of Lumber City is located along U.S. Highway 341/23 in extreme eastern Telfair County adjacent to the Ocmulgee River near the Little Ocmulgee River convergence. Lumber City is just west of the “forks” confluence of the Oconee and Ocmulgee rivers which forms the Altamaha River. All of these rivers are significant to Georgia and world history and ecology. Georgia highways 19 and 117, both very scenic and historic routes, begin in Lumber City off U.S. 341 with 117 heading west/north and 19 heading east/north. The Norfolk Southern Railroad crosses the Ocmulgee River at Lumber City with an often photographed historic steel trestle. This railroad remains active and dates to the late 1860s when it originated as the Macon and Brunswick Railroad. Lumber City has a Census estimated 2019 population of 1,257 persons, down from 1,328 according to the 2010 Census. It continues as a thriving small town with both business and industry. With the 2015 merger of McRae and Helena, Lumber City is now Telfair County’s second largest municipality. Lumber City’s strategic location has made it an attractive place of human activity and settlement throughout history. The Lumber City area and the nearby “forks” were very important Native American sites. As far as European settlement, Lumber City, like Jacksonville, was a village well before the arrival of the railroads, and that gives it a more unique origin than most current municipalities in the Region.

Lumber City has, as its name implies, long been associated with the vast expanse of nearby Southern yellow pine forests and their production potential of lumber and other wood products. Robert Flournoy established a sawmill on the Little Ocmulgee River around 1830, and a post office named Flournoy Mills was established in January, 1831. Many of the lumber mill workers were from Maine. Lumber City was truly established as a center of commerce when the Georgia Lumber Company was incorporated by a group of Maine businessmen under the aegis of the Georgia Legislature in 1834, and purchased the sawmill and surrounding lands from the Flournoy family. These businessmen wanted to utilize the pine forests primarily for shipbuilding and other interests in Maine and the North. The Georgia Lumber Company established possibly the largest sawmill in the world at the time in the town. Due to the rapid influx of lumbermen, the town began being called Lumber City. In 1837, the U.S. Post Office Department changed the Flournoy Mills Post Office name to Lumber City. Although this venture faced financial ruin, perhaps because of its size and investment, Lumber City became a major steamboat port and mercantile

center. Captain John L. Day was a well-known Lumber City businessman, who built several steamboats and named them after family members. Day also is said to have built three identical houses in Lumber City for his daughters to avoid family squabbles. Another important name in Telfair County history, Daniel F. McRae, is noted as having entered mercantile life at age 16 in Lumber City in 1838. John White's 1849 *Statistic of Georgia* noted Lumber City and Temperance as "villages populated by persons engaged in the lumber business." The influence of the relatively short-lived Georgia Lumber Company in Lumber City is shown by historical town references as the "Little Maine Colony at old Lumber City."



Lumber City was also at the center of major history of Telfair County when W.E. Dodge eventually acquired many of the old land holdings of the Georgia Lumber Company and established the Georgia Land and Lumber Company in 1868. Lumber mills were again put into operation at Lumber City, and the town truly flourished, especially after the arrival of the Macon and Brunswick Railroad in 1869. It

was said that more than 100 log rafts a day passed by Lumber City in 1883. The creation of the Georgia Land and Lumber Company and its assertion of land titles after many years of inactivity by the Georgia Lumber Company and interim settlement by local farmers and others, however, did touch off a decades-long controversy in the courts and with blood-spilling vigilantism consequences, variously known as the Dodge Land and Timber Troubles or Telfair Timber Wars.

Lumber City was formally incorporated as a municipality in 1889. During this time, it was widely known as "Artesian City" because of its many artesian wells and their purported health benefits. An 1896 national report on artesian wells along the East Coast included data from Lumber City (John Day's well) and noted that since the introduction of the use of this water that "malarial diseases which formerly prevailed have disappeared."



The population of Lumber City, after its incorporation, exploded from 471 in 1891 to 1,195 in 1910. Since that time, population in Lumber City has ebbed and flowed between there and a high point of 1,429 in 1990, primarily as industry opened and closed. Lumber City's population did steadily rise each decade from 1,043 in 1930 and 1,044 in 1940 to 1990's high of 1,429. The population dipped to 1,247 in 2000 as two local industries, Amercord and Rayonier, began to decline before formal closing in the early 2000s. The community has rebounded since that time because of its location, historic housing stock, transportation access, and its natural resources. Telfair Forest Products, Inc. has reopened the old Rayonier plant, and once again forest products are being produced in Lumber City. This growing and expanding business now primarily produces wood pellets for export to Europe.

City of Lumber City Vision

The City of Lumber City wants to be a GROWING SMALL TOWN proud of its heritage and mindful of its OPPORTUNITIES for business and residential growth. The community wants to be known as a THRIVING small-town in an appealing rural environment full of CHARACTER, OLD FASHIONED CHARM, and RELAXING ATMOSPHERE. It will be an attractive location for business, industry, retirees, and families alike. Continued promotion of civic events and tourism promotion will continue to grow yearly, including the FARM DAY FESTIVAL and PEACHES TO BEACHES yard sale. With recent efforts to reactivate the Downtown Development Authority, the City plans to bring businesses downtown to recreate the HOME TOWN CHARM of yester year.

City of Lumber City Needs

Infrastructure improvements

Expansion of local industry

Street and sidewalk improvements

Recreation/park improvements

Water/sewer lines

Police department upgrades

City Hall improvements



City of Lumber City Opportunities



Golden Isles Parkway

Ocmulgee River Landing/Proximity

Gateway to Horse Creek WMA/Orianna
Society Indigo Snake Preserve

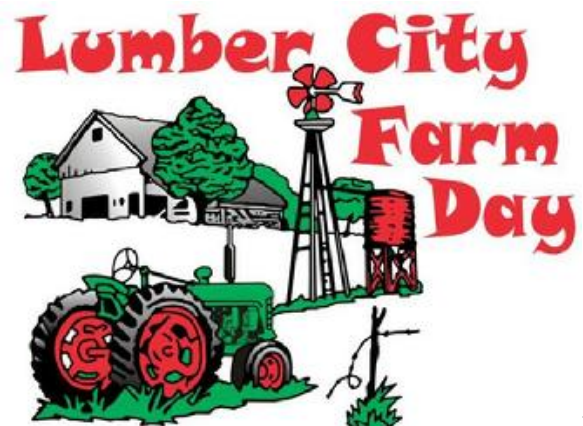
Existing business/industry

Farm Day Festival



Industrial site

Downtown Development Authority
reactivation



City of McRae-Helena

The combined city of McRae-Helena, population 8,277 (2019 U.S. Census estimate) was created by the formal merger of the previously separate cities of McRae and Helena in 2015, and is thus one of Georgia’s newest municipalities. This fact, however, belies much political, education, and social history inherent in the cities. The communities have long been known as centers of rural leadership, particularly in development and education. McRae-Helena is located in the northern tip of Telfair County at the crossroads of five major U.S. highways (three routes) very important to Georgia. These include U.S. 341/23 (the Golden Isles Parkway), U.S. 441/319 (the Heritage Highway), and U.S. 280. U.S. 341 is an already multi-laned highway from I-75 in middle Georgia to Georgia’s Coast. U.S. 341, U.S. 441, and U.S. 280 are all on Georgia’s Governors’ Road Improvement Program list of highways slated for upgrade because of their potential and importance to rural and other economic development within the state.

Each of the historic cities of McRae and Helena was established in conjunction with railroad development. McRae was established in 1869 when the Macon and Brunswick Railroad reached the present day city; only later, in 1871, was the City of McRae formally incorporated by the Georgia Legislature. The City of Helena was formed north of McRae in 1889 as a result of the Savannah, Americus, and Montgomery (SAM) Railroad leadership determining where to cross the Macon and Brunswick line. Due to a refusal by McRae city leadership to invest \$10,000 with the SAM Railroad crossroads project, SAM investment partners chose to create Helena.



Telfair Methodist leadership was always noted for its pursuit and value of educational improvement, and established the first Methodist district high school in Georgia, the Clements Institute, in 1871. Seeking a more cultured education of higher learning, the Methodist leadership also established South Georgia College on a site midway between McRae and Helena in 1892, easily accessible to both railroads. At its height,

South Georgia College in Telfair County served students from 35 Georgia counties, four states, and even

Cuba. Baptist leadership in the community was instrumental in organizing the Union Baptist Institute, which became Brewton-Parker College in 1904-1905. Leadership in McRae and Helena was also instrumental in establishing one of Georgia's first state parks, the Little Ocmulgee State Park, in adjacent Wheeler County (although with access and association from Telfair County), and obtaining Civilian Conservation Corps construction assistance. The community was also home to the Talmadge family of Georgia political fame.

Although the history between these two cities has not been a model for intergovernmental coordination, recent times leading to 2015 paved the way for Georgia's first city to city merger since the formation of Twin City in 1924. The merger has resulted in unique capabilities that belies its size. With the combined sewer system and wastewater treatment facilities, the City can discharge wastewater through a Land Application System (LAS) or permitted capacity into stream waters. Now a model in Georgia for city-to city mergers, much can be learned from the new city and its excellent service delivery. The merger has not only allowed the new combined city to improve infrastructure, but also has set the stage for future development.



The community hosts a number of museums and events to highlight its storied history, celebrate its heritage, and encourage its citizens and visitors to appreciate its atmosphere and outdoor splendor. The old South Georgia College auditorium is the rehabilitated home for the Telfair Center for the Arts. Former Atlanta Symphony Co-Conductor Louis Lane noted after a 1978 performance in the auditorium that "the acoustical properties of this auditorium are outstandingly fine...the richness and resonance reminded me of the celebrated Troy Music Hall in Troy, N.Y." The Telfair County school system is located in McRae-Helena, and it currently enjoys one of the highest graduation rates in the region. The community is home to an Oconee Fall Line Technical College campus. The City of McRae-Helena is also home to a more than century old Coca Cola Bottling plant, growing agricultural related concerns, Telfair State Prison, and the CoreCivic McRae Correctional Facility. The City of McRae-Helena suffered an economic setback in 2019 when plans were unveiled by the large Husqvarna outdoor products manufacturing plant of the impending closure of the 1,000 plus employer. After much angst and the combined efforts of local, regional, and

state partners, good news was received that a new employer, Guidoni, will be locating in the former Husqvarna facility.

McRae-Helena is truly a much to be admired crossroads of storied history, outdoor splendor, and inviting transportation. Its many assets and attractive attributes for families, retirees, visitors, and businesses alike will only serve it with positive attention and growth influences in the near future. The combined city population of McRae-Helena is close to 9,000, and that size itself will attract attention and precipitate development.

City of McRae-Helena Vision

The City of McRae-Helena wants to continue its prominence as the heart and soul of a CLOSE-KNIT, SUPPORTIVE and FAMILY-FRIENDLY COMMUNITY. It wants to continue to upgrade and improve its status as the GOVERNMENTAL, EDUCATIONAL, COMMERCIAL, SOCIAL, and CULTURAL CENTER of Telfair County. The City will continue to exhibit the PROGRESSIVE and CIVIC-MINDED leadership and investment necessary to improve the economic and community development of the entire countywide community, and to better serve existing and future residents. An increased population under unified leadership with enhanced access to more resources allows McRae-Helena to better showcase the city and its opportunities. Transportation infrastructure, including five MAJOR STATE HIGHWAYS, two INTERSECTING RAILWAY SYSTEMS, and an expanding GENERAL AVIATION AIRPORT, provides excellent support and market potential for current and future businesses and industries. A unique mix of urban and rural elements will help facilitate and establish a more diversified economy. The City plans to capitalize on these new opportunities to provide additional and more diverse employment, recreational, and entertainment options for the community. McRae-Helena will be known as the “Crossroads City” full of RICH HISTORY, SMALL-TOWN, FAMILY-ORIENTED CHARM, friendliness, inviting support for visitors and newcomers in residence or business, and an envious quality of life.

City of McRae-Helena Needs

Updated infrastructure

Housing Assessment

U.S. Highway 280/441 widening

Downtown revitalization plan

Civic Center/Park

Increased walkability and amenity access

Diverse employment opportunities to meet the needs of the local workforce

Uniform gateway enhancements/signage

Public safety improvements

Regional Fire Training facility certification

Mitigation of blighted property

New municipal building

Ordinances and regulations to guide/manage growth

Promote Brownfield/Greyfield redevelopment

Community building improvements

Recycling

City of McRae-Helena Opportunities

Ocmulgee River/outdoors

Infill opportunities

Telfair Center for the Arts

Civic organizations

New industrial park

Oconee Fall Line Technical College/Little Ocmulgee Instructional Center campus

Road connectivity

Existing festivals

Golden Isles Parkway/Peaches to Beaches Yard Sale

Historic housing stock

Norfolk Southern and Heart of Georgia railroads



McRAE-HELENA
COLOR RUN

Telfair Center for the Arts



City of Scotland

The City of Scotland is a peaceful small town located on the western banks of the Little Ocmulgee River on the northeastern edge of Telfair County about five miles south of McRae-Helena. The city limits, while lying mostly in Telfair County, also spill over into neighboring Wheeler County. The community is almost a postcard of days gone by, and its friendly, neighbor small town ambience is attracting some growth, primarily residential. The 2010 Census population of 366 is up from 300 in 2000, and is a historical high point. The 2019 Census estimate is 337, a decrease of 29 people.

The town was originally settled mostly by Scottish Presbyterians with one source crediting John McCrae as establishing it on land owned by Barnabus Livingston. It was located along the Macon and Brunswick Railroad and called McVile, the name it was formally incorporated as in 1881. The 1882 timetable of the East Tennessee, Virginia, and Georgia Railroad (which had bought the Macon and Brunswick) does show the station of McVile. McVile changed its name in 1888 to Scotland, apparently at the request of the railroad (by then the East Tennessee, Virginia, and Georgia Railway), to avoid confusion with the next stop, McRae. The chosen name was again selected for proud display and homage to its settlers' origins. It is interesting to note that McVile, and Scotland, also exhibited Telfair's heritage of public leadership. An early biography of William H. Clements, McVile's second mayor and an appointed deputy internal revenue collector, noted him as "a gentleman who regards a public office as a public trust and one who would honor any office rather than expect to be honored by the office." Residents of Scotland had to officially petition the Georgia Railroad Commission in 1908 to force the Southern Railway (successor to the East Tennessee, Virginia, and Georgia Railway in 1894) to again stop in the town. Scotland was also said to be the chief cotton market for the area for many years. In addition, timber was rafted down the adjacent Little Ocmulgee.

Scotland was formally incorporated as the Town of Scotland in 1911 with further legislative acts in 1913 to establish a municipal public school and to change the corporate limits. The incorporation change from the "Town of Scotland" to the "City of Scotland" only occurred in 1988. The Scotland School is now utilized as a community center with adjoining recreational park. For many years, the community celebrated a Scottish Fest event to celebrate its heritage. Scotland is a quiet, peaceful community with much appeal for rural, small-town life full of friendliness and neighborliness and Old South charm.

City of Scotland Vision

The City of Scotland wishes to be a QUIET OASIS of small-town rural life known for its FRIENDLINESS and NEIGHBORLY ATMOSPHERE.

City of Scotland Needs

Street improvements

Water/sewer improvements

City vehicles/equipment

Fire department upgrades

Recreational improvements

City Hall improvements

Drainage improvements

Law enforcement

Convenience store



City of Scotland Opportunities



Existing park/community center

Museum/railroad

Existing community atmosphere

Community Goals



Economic Development

- Enhance intergovernmental cooperation
- Retain local graduates
- Improve education levels
- Address continuing education/job skills improvements
- Support Oconee Fall Line Technical College
- Nurture existing businesses/industries/entrepreneurs
- Attract new businesses/industry/jobs
- Address/improve infrastructure needs
- Seek broadband/fiber availability upgrades countywide
- Support continued development of existing industrial parks/sites
- Improve transportation access/quality
- Enhance/grow tourism
- Support Little Ocmulgee State Park
- Enhance economic development marketing
- Upgrade community appearance/aesthetics
- Support downtown revitalization/investment efforts countywide
- Rural character preservation
- Maintain viability/support/enhance agricultural/forestry uses
- Address growth management issues
- Historic structures preservation
- Support continued viability of Telfair State Prison and CoreCivic McRae Correctional Facility
- Work to accommodate increasing migrant population
- Seek to attract retirees

- Seek compatible development/utilization
- Protect significant natural resources of Telfair County
- Conserve/protect Horse Creek Wildlife Management Area
- Support/promote Orianne Indigo Snake Preserve
- Continue support for Little Ocmulgee State Park
- Utilize/preserve/adaptively use historic resources/heritage of Telfair County
- Maintain/support Telfair Center for the Arts/local museums
- Address growth management/natural and cultural resources protection
- Improve community appearance/aesthetics



Natural & Cultural Resources



Housing

- Improve quality of existing and new housing
- Encourage diverse housing mix
- Utilize state/federal programs
- Address substandard housing/blight
- Guide/plan residential development
- Upgrade community appearance
- Implement/enforce land use planning/subdivision/manufactured housing/growth management/code enforcement
- Seek compatible development

- Address growth management/compatible development
- Implement/enforce subdivision/manufactured housing/land use planning/regulation/floodplain management/code enforcement
- Protect rural character/quality of life
- Maintain agricultural/forestry uses
- Develop/enhance recreation/leisure use facilities
- Encourage infill development
- Maintain/improve community appearance/aesthetics
- Seek compatible development/utilization
- Explore feasibility of annexation, as needed
- Conserve/protect significant natural resources/open spaces/landscapes



Land Use



**Community Facilities
& Services**

- Maintain appropriate governmental facilities/services
- Address/improve infrastructure needs
- Utilize infrastructure expansion/upgrades to guide growth
- Improve/promote transportation access/quality
- Provision of adequate water/sewer service
- Seek broadband/fiber availability upgrades countywide
- Maintain/enhance quality educational facilities/services
- Develop/improve/promote recreation facilities and programs
- Maintain/enhance solid waste management/programs/initiatives
- Maintain/upgrade local health care access/facilities/services
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Continue to upgrade public safety/emergency medical facilities/services
- Improve fire service countywide

- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery
- Address/continue coordinated planning/growth management



**Intergovernmental
Coordination**

Long Term Policies



Economic Development

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

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

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

The community will collaboratively support the local school system and otherwise develop cooperative efforts to engage students to remain in school, thus reducing the local dropout rate and improving the literacy rate

The community will work collaboratively to develop measures and programs to address the high illiteracy rate

The community will continue to support Oconee Fall Line Technical College, Little Ocmulgee Instructional and Adult

Education Center, and other programs/facilities

The community will support and promote programs for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

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



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

The community will work to develop the necessary infrastructure and industrial park/site improvements to facilitate and accommodate desired commercial and industrial growth

The community will promote the availability of upgraded access to DSL/fiber optic communications in all municipalities and work to attain in unincorporated areas, as well as become a Broadband Ready Community

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



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

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



The community will work cooperatively to increase awareness of tourism attractions located on US 441/Heritage Highway, US 341/Golden Isles Parkway, and US 280

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority, and other regional/state agencies



The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

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

economic, social, and governmental centers

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

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

The community will support the expansion of local peanut processing operations and other agricultural support/processing operations, such as Golden Peanut, Griffin Warehouse, and Tucker Fertilizer

The community will support the expansion of Telfair Forest Products and other similar operations utilizing local forest products

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

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

The community will work to support Telfair State Prison and CoreCivic, McRae Correctional Facility and their expansions, as needed, through infrastructure upgrades and other means

The community will work to accommodate the increasing migrant population utilizing existing social and other government programs as appropriate

The community will seek to attract retirees through promotion of location and quality of life



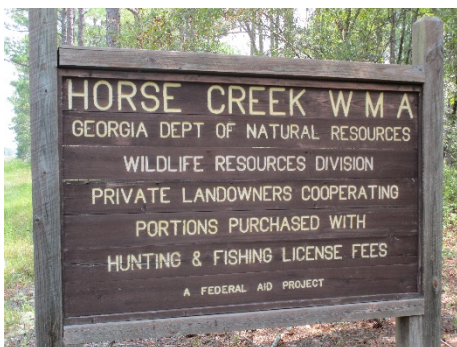
Natural & Cultural Resources

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

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

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

The community will seek to conserve and protect Horse Creek Wildlife Management Area and will work to pursue additional public and private outdoor recreation or nature venues



The community will support the continued operation and more public

awareness/utilization of the Orianne Indigo Snake Preserve

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



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

The community will continue to maintain and support the Telfair Center for the Arts and local museums, which showcase local heritage and history, for expanded cultural opportunities and tourism

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

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



Housing

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

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

The community will support development of quality starter homes and apartments to accommodate young professionals and working in-migrants

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

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

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

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

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

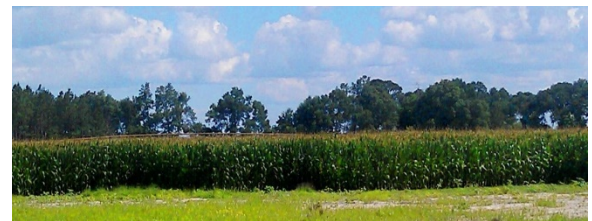
The community will seek development compatible with its natural and cultural resources, quality of life, and attraction of retirees



Land Use

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

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



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

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

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character



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

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

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

The community will work together to explore the feasibility of annexation where appropriate and desired

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



Community Facilities & Services

The community will provide and maintain adequate government facilities/services

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

The community will seek broadband/fiber availability upgrades countywide and Broadband Ready Community designation



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

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

The community will continue to advocate and support the widening of U.S. highways 280 and 441 by the Georgia Department of Transportation

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

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

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

The community will seek to conserve and protect Horse Creek Wildlife Management Area and the Orianne Indigo Snake Preserve, and will work to pursue additional public and private outdoor recreation or nature venues

The community will encourage and support the development and improvement of Ocmulgee River access and available facilities at Horse Creek WMA and County landings

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

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

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, such as the Telfair Center for the Arts and local museums, and will further develop cultural

facilities and assets to pursue and promote additional venues/activities

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

The community will work to improve fire service county-wide, including additional facilities and volunteers and adequate training of personnel

The community will seek certification for its regional fire/emergency services training facility in McRae-Helena to serve all of South/Central Georgia



Intergovernmental Coordination

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

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

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

Needs and Opportunities

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

Needs & Opportunities

Needs

- Improved litter control/prevention/education and removal countywide (Economic Development (ED), Natural and Cultural Resources (NCR) Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Continuing support for and cooperative efforts with the Telfair County school system and increasing their high school graduation rate/improving literacy rates (ED, CFS, IC)
- Cooperative community support for the Telfair County school system through facility improvements, technological advancements, service and personnel enhancements, and other means (ED, CFS, IC)
- Continuing education/job skills, including soft skills, improvements (ED, CFS, IC)
- Local industry training programs (ED, CFS, IC)
- Maintenance/extension/development of infrastructure necessary for desired growth, including water/sewer system services (ED, Land Use (LU), CFS, IC)
- Updated infrastructure in McRae-Helena (ED, CFS, IC)
- Diverse employment opportunities to meet the needs of the local workforce (ED, LU, CFS, IC)
- Retention of local graduates through increased job opportunities (ED, Housing (HO), CFS, IC)
- Continue utilization of local Workforce Innovation and Opportunity Act (WIOA) One Stop (ED, CFS, IC)
- Continuing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Seek funding for local full-time economic developer (ED, NCR, HO, LU, CFS, IC)
- Support active Telfair Chamber of Commerce and Industrial Development Authority (ED, CFS, IC)
- Compatible new business/industry/jobs attraction/creation (ED, LU, CFS, IC)

- Small business/entrepreneurial development to make up for loss of local businesses (ED, NCR, LU, CFS, IC)
- Existing local business appearance improvements (signage, landscaping, junk removal) (ED, LU, CFS, IC)
- Retail trade/stores increase, including increased retail opportunities with popular brands/sizes available locally (ED, LU, CFS, IC)
- Need more local grocery stores (ED, LU, CFS, IC)
- Need convenience store in Scotland (ED, LU, CFS, IC)
- Need more restaurants other than fast food (ED, LU, CFS, IC)
- More support for local retail and other businesses (ED, CFS, IC)
- More local entertainment options for area youth and young families (ED, LU, CFS)
- Youth activities through Boys and Girls Club or similar organization (ED, CFS, IC)
- Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life (ED, NCR, LU, CFS)
- Proactive growth management of future compatible development and protection/conservation of significant natural (rivers, groundwater recharge areas, wetlands, open spaces, landscapes and others)/cultural resources through community investment/appropriate regulation (ED, NCR, HO, LU, CFS, IC)
- Community appearance improvements/redevelopment of declining areas/address substandard properties through code enforcement, landscaping/beautification, rehabilitation/removal (ED, NCR, HO, LU, CFS, IC)
- Continued support for McRae-Helena Helping Hands' efforts to improve local housing, host neighborhood clean-ups, and help those in need (ED, NCR, HO, LU, CFS, IC)
- Local/regional recreation, heritage, agri and nature-based tourism enhancement/growth/promotion of tourist and hospitality facilities/services and attractions/events (ED, NCR, LU, CFS, IC)
- Continued support for Little Ocmulgee State Park's continued viability under private management and encourage upgrades/additional amenities to support tourism (ED, NCR, IC)

- Agricultural/forestry land uses (traditional and alternative, such as agribusiness, exporting, agri- and nature-based tourism) economic viability support/marketing (ED, NCR, LU, IC)
- Encourage local cultivation of new crops and other agricultural opportunities (ED, NCR, LU, IC)
- Continued promotion/development of agri and nature tourism groups/events, such as the Big Bend Paddlers, fishing tournaments, river paddles, and the like (ED, NCR, LU, IC)
- Continued support for and social media and other promotion of local farmers market and Georgia Grown Program (ED, NCR, CFS, IC)
- Continued improvements/promotion of all kinds of transportation access/quality, including highway, airport, rail, transit, pedestrian, bicycle, and multi-modal/Complete Streets (ED, CFS, IC)
- Continued maintenance/upgrades to existing county roads and city streets (resurfacing, paving, other improvements, including reducing dirt road mileage countywide) (ED, CFS, IC)
- Continue to work with Wheeler County to maintain the Telfair-Wheeler Airport as a modern facility, including extension of taxiway parallel to runway and construction of new hangars (ED, CFS, IC)
- Continued support for and increased promotion of Telfair County Public Transit Program (CFS, IC)
- Complete TIA Band 3 projects, including Telfair County's Fishing Creek Road and Kinnett and Friendship Connector projects and 5311 Operations and McRae-Helena's 2nd, 4th, 5th, 8th, and Telfair avenues and Graham, Brewton, Bruce, and Strozier streets projects (CFS, IC)
- Passage of TIA-2 referendum in Heart of Georgia Altamaha Region (ED, CFS, IC)
- Telfair County's Local TIA-2, Band 1 projects, including Jackson and Studstill lanes, Spring Avenue, Cedar Park Road, Milan Cemetery Road, 5311 Transit Capital Replacement of 2 vehicles and Operations (ED, CFS, IC)
- Telfair County's Local TIA-2, Band 2 projects, including local repair/resurfacing on Long Bridge, Prison Camp, and Powell School roads (CFS, IC)

- Lumber City’s Local TIA-2, Band 1 projects, including resurfacing portions of East and West Boyd, Reynolds, Washington, North Johnson, Victoria, and Oak streets and Industrial Boulevard (CFS, IC)
- Lumber City’s Local TIA-2, Band 3 resurfacing projects (CFS, IC)
- McRae-Helena’s Local TIA-2, Band 1 projects, including First Avenue intersection improvements; Poplar, 6th, 5th, and 4th streets repairs/resurfacing; and damaged sidewalk repairs along U.S. 341/SR 27, 3rd Avenue, Graham Street, Telfair Avenue, Pine Street, and Parsonage Street (CFS, IC)
- McRae-Helena’s Local TIA-2 projects, including Huckabee Street and sidewalk upgrades (Band 2); Center and Lenox avenues and 6th and North Railroad streets upgrades; and drainage study/improvements (Band 3) (CFS, IC)
- Scotland’s Local TIA-2 projects to pave Oak Ridge Road (Band 1) and Scotland-Towns Road (Band 3) (CFS, IC)
- Continue to develop alternative transportation facilities, such as sidewalks, bike trails, and other related infrastructure, as well as programs such as Safe Routes to Schools (ED, NCR, LU, CFS, IC)
- Connect sidewalks throughout Jacksonville (CFS, IC)
- Pave Loop 2 behind Jacksonville Post Office and improve drainage on Water Tower Road/Magnolia Street area (CFS, IC)
- Continue to advocate for U.S. 280 and U.S. 441 4-laning through Telfair County (ED, CFS, IC)
- Support/promote U.S. 441 (Heritage Highway), U.S. 341 (Golden Isles Parkway), and U.S. 280 for tourism use, including possible U.S. 280 corridor yard sale (ED, NCR, CFS, IC)
- Improve bicycle/pedestrian facilities, including designating/developing local/regional bike and/or other multi-use trails and construction of bike lanes (ED, NCR, CFS, IC)
- Support/promote bicycling through Telfair County, including bike rides, and possible development of bike path(s) linking Heart of Georgia Altamaha Regional Commission Region’s other two state parks, Jack Hill (former Gordonville-Alatamaha) and George L. Smith, with Little Ocmulgee State Park (ED, NCR, CFS, IC)

- Historic resources preservation/reuse/promotion, such as commercial structures, historic landmarks, and historic districts (ED, NCR, HO, LU, CFS, IC)
- Continue to seek state-of-the-art broadband services/facilities countywide (ED, CFS, IC)
- Adoption of DCA’s model Broadband Services ordinance and certification as Broadband Ready Community countywide (ED, CFS, IC)
- Development/enhancement/maintenance of needed infrastructure upgrades at local industrial parks and sites to accommodate growth (ED, LU, CFS, IC)
- Continued marketing of available land and community’s location at crossroads of four U.S. highways/access to I-16 (ED, CFS, IC)
- Support for improvements, as needed, at Oconee Fall Line Technical College in Dublin and increased class offerings locally at Little Ocmulgee Instructional and Adult Learning Center in McRae-Helena (ED, CFS, IC)
- Downtown Lumber City and McRae-Helena revitalization support through active downtown development authorities, available incentives, other means (ED, NCR, HO, LU, CFS, IC)
- Develop Downtown McRae-Helena revitalization plan (ED, NCR, LU, HO, CFS, IC)
- Activation of downtown development authority for McRae-Helena (ED, NCR, HO, LU, CFS, IC)
- Continue downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland to maintain them as vital, functioning, economic, social, and governmental centers, including additional streetscape improvements, as needed (ED, NCR, HO, CFS, IC)
- Complete Phase II sidewalk/streetscape improvements along Oak Street in downtown McRae-Helena (ED, NCR, CFS, IC)
- Continued support for existing community festivals (Farm Day in Lumber City, FFA’s countywide Ag Day, McRae-Helena’s God and Country Fireworks Show and Concert, and others) and development of new ones, as appropriate (ED, NCR, CFS, IC)
- Continued support for attraction of new residents and retirees (ED, NCR, HO, LU, CFS, IC)
- Uniform gateway enhancements/signage in McRae-Helena (ED, NCR, CFS, IC)

- Continued conservation/protection of Horse Creek Wildlife Management Area and promotion/enhancement of additional outdoor recreation/nature venues (ED, NCR, CFS, IC)
- Promotion/development of greater compatible economic use/tourism of parks, rivers, other natural/cultural resources (ED, NCR, LU, CFS, IC)
- Continue to maintain/improve river landings/facilities/amenities in Telfair County to increase recreational access to Ocmulgee and Little Ocmulgee rivers (ED, NCR, CFS, IC)
- Seek to develop additional public river landings in Telfair County (ED, NCR, LU, CFS, IC)
- Support continued operation of and increased public awareness/utilization of the Orianne Indigo Snake Preserve in Telfair County (ED, NCR, CFS, IC)
- Protection of County's important natural resources, including enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected Ocmulgee and Little Ocmulgee rivers corridors (NCR, LU, CFS, IC)
- Continue to support educational awareness of natural/cultural resources through Ocmulgee Water Trail Partnership, Big Bend Paddlers, The Nature Conservancy, Conservation Fund, and others (ED, NCR, IC)
- Continue Telfair County's active participation in the Ocmulgee Water Trail Partnership (NCR, IC)
- Continue utilization and preservation of local historic landmarks, including Telfair County Courthouse, downtown Lumber City and McRae-Helena, Telfair Center for the Arts (Old South Georgia College Auditorium), Telfair Museum (historic Helena Depot), Scotland Fest Museum of History, and other resources to enhance local heritage tourism (NCR, CFS, IC)
- Acquisition/rehabilitation of historic Gene Theater for community use, possibly by local historical society (ED, NCR, CFS, IC)
- Maintain an active local Pioneer Arts and Historical Society and website (NCR, IC)
- Pursue National Register of Historic Places listing for eligible historic districts and individual properties countywide, as appropriate (NCR, IC)
- Maintain historic architectural integrity of National Register-listed Telfair County Courthouse and its continued usage (NCR, CFS, IC)

- Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments (ED, NCR, HO, LU, CFS, IC)
- Development of blighted properties ordinance for McRae-Helena (ED, NCR, HO, LU, CFS, IC)
- Continued support for local McRae-Helena Helping Hands (through Georgia Initiative for Community Housing), which works to improve local housing, hosts neighborhood clean-ups, and helps those in need (ED, NCR, HO, LU, CFS, IC)
- Conduct Housing Assessment for McRae-Helena (ED, NCR, HO, LU, CFS, IC)
- Strengthen/establish/enforce updated/coordinated/comprehensive land use planning, manufactured housing/subdivision regulations, and construction code enforcement countywide to guide/manage growth (ED, NCR, HO, LU, CFS, IC)
- Develop subdivision ordinance for McRae-Helena (HO, LU, CFS, IC)
- Prevalence of market-rate housing, which may not be affordable (ED, HO, CFS, IC)
- Market availability of low to medium income housing (ED, NCR, HO, CFS, IC)
- Additional availability of rental properties, especially for middle and upper income level renters (ED, HO, CFS, IC)
- Utilize Community Development Block Grant (CDBG), CHIP, or other federal, state, or private funding to assist with affordable/quality housing rehabilitation and to encourage home ownership in low-to-moderate income areas (NCR, HO, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential, commercial, and industrial growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Utilize Heart of Georgia Altamaha RC's Multi-Regional River Corridor Feasibility Study and Regional Resource Plan (NCR, LU, IC)
- Diverse mix of safe, quality housing, including affordable, rental, senior/retiree, manufactured homes, and compatible workforce housing (ED, HO, LU, CFS, IC)
- Utilize annexation to extend municipal boundaries and infrastructure service areas, as well as to include unincorporated areas already receiving services (CFS, IC)

- Encourage appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Promote Brownfield/Greyfield redevelopment in McRae-Helena and countywide, when possible (ED, NCR, HO, LU, CFS, IC)
- Continue to improve fire services countywide, including adding more stations and volunteers, equipment, training, and facility upgrades to help lower ISO ratings (CFS, IC)
- Upgrade existing or construct new Scotland Fire Station (CFS, IC)
- Obtain upgraded firefighting vehicle and additional equipment for Scotland Fire Station (CFS, IC)
- Maintain/upgrade/expand aging infrastructure and enhance services, fire protection, and quality of life (ED, NCR, HO, LU, CFS, IC)
- Continue making drainage improvements countywide, as needed (ED, CFS, IC)
- Replace 2 and 6 inch water lines along U.S. 341 and all pre-1960 water lines in Lumber City (ED, CFS, IC)
- Install filter equipment at four wells in McRae-Helena (CFS, IC)
- Replace fire hydrants on corners of 3rd and Pine streets in McRae-Helena (CFS, IC)
- Rehabilitate lift station pumps 1, 5, 6, and Ashford Drive in McRae-Helena (CFS, IC)
- Phase II sewer line rehabilitation (connecting lines to sewer main on 2nd Avenue) in Scotland (ED, CFS, IC)
- Phase III sewer line rehabilitation, including Scotland sewer treatment pond desludging (ED, CFS, IC)
- Remove/replace old culverts in Scotland (CFS, IC)
- Open previously closed and unmaintained 2nd Avenue in Scotland (CFS, IC)
- Purchase generator for Scotland's well system (CFS, IC)
- Continued improvements to local public safety/emergency medical personnel, services, equipment, training, and facilities, including crime prevention/law enforcement, EMS, and EMA (CFS, IC)
- Expand Jacksonville Police Department by adding part-time officer (CFS, IC)
- Increase law enforcement in Scotland (CFS, IC)

- Certification of Regional Fire Training facility in McRae-Helena (ED, CFS, IC)
- Support/maintain countywide emergency service plan through an active EMA (CFS, IC)
- Enhancement of existing parks/recreation/leisure facilities and development of new park/recreation facilities/programs as needed countywide to complement community's character and promote tourism (ED, NCR, LU, CFS, IC)
- Small park/war memorial development in Jacksonville (NCR, LU, CFS, IC)
- Construct playground/purchase equipment and construct walking track in Jacksonville (CFS, IC)
- Complete renovations at McRae-Helena ballfield, including restroom, concessions, and seating upgrades (CFS, IC)
- Purchase playground equipment and resurface walking track in Scotland (CFS, IC)
- Civic center/park development in McRae-Helena (ED, NCR, LU, CFS, IC)
- Improve/expand sidewalk connectivity, especially connecting downtowns and other community magnet uses (CFS, IC)
- Increased walkability and amenity access in McRae-Helena (ED, NCR, HO, LU, CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing local cultural facilities/programs/events and development of additional ones (ED, NCR, CFS, IC)
- Continue to enhance Telfair County Library by maintaining/upgrading facilities, materials, equipment, technology, and community outreach programs to retain/ensure full library status (ED, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services, including city and county administrative facilities (ED, CFS, IC)
- Complete interior renovations of Telfair County Board of Commissioners building (CFS, IC)
- Complete installation of new wireless sound system in County Board of Commissioners Conference Room (CFS, IC)
- New McRae-Helena municipal building (LU, CFS, IC)
- Community building improvements in McRae-Helena (ED, CFS, IC)
- Rehabilitate McRae-Helena City Government square (ED, CFS, IC)
- Provide handicap accessibility at Scotland City Hall (CFS, IC)

- Work to increase efficiency and public information/communications of local governments in Telfair County (CFS, IC)
- Continued maintenance/upgrades, as needed, of Telfair County Health Department and other local healthcare facilities/services (ED, CFS, IC)
- Local healthcare facility to stabilize patients/provide dialysis (ED, CFS, IC)
- Develop/expand Telfair County community's solid waste management services/facilities, as needed, including lateral expansion of subtitle-D landfill (NCR, CFS, IC)
- New dump truck for McRae-Helena Public Works Department (CFS, IC)
- Support recycling program in McRae-Helena (NCR, CFS, IC)
- Purchase new garbage truck for Scotland (CFS, IC)
- Keep a current Telfair County joint solid waste management plan (NCR, CFS, IC)
- Continue to support existing Telfair State Prison and CoreCivic McRae Correctional Facility in Telfair County and any needed upgrades/expansions (ED, CFS, IC)
- Continue to use local civic clubs, faith-based organizations, and non-profits to participate in civic efforts and assist those in need (ED, CFS, IC)
- Continue to support further development of Family Connection, CASA, and other organizations which support youth (CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)

Opportunities

- Consolidation of McRae and Helena (ED, LU, CFS, IC)
- Continued active participation with Heart of Georgia Altamaha Regional Commission (ED, NCR, HO, LU, CFS, IC)
- WIOA One Stop (ED, CFS, IC)
- Oconee Fall Line Technical College's Little Ocmulgee Instructional and Adult Education centers and other programs/facilities (ED, CFS, IC)
- Proximity to Brewton-Parker College; Middle Georgia, Eastman Aviation campus; Oconee Fall Line Technical College main campus, Dublin (ED, CFS, IC)

- Active Telfair County Chamber of Commerce and Industrial Development Authority (ED, NCR, CFS, IC)
- Telfair State Prison (ED, CFS, IC)
- CoreCivic, McRae Correctional Facility (ED, CFS, IC)
- New Telfair County Jail in Milan (CFS, IC)
- Telfair Forest Products and recent land lease/future purchase for expansion (ED, NCR, CFS, IC)
- McRae Coca Cola Bottling Company (ED, CFS, IC)
- Nice local boutiques/stores (ED, CFS, IC)
- Public/private partnership with local school system (ED, CFS, IC)
- Support/participate in programs which target at-risk youth to complete high school/prepare for post-secondary life (ED, CFS, IC)
- Certified Work Ready Community designation (ED, CFS, IC)
- Golden Peanut Company (ED, NCR, LU, CFS, IC)
- Griffin Warehouse (ED, NCR, LU, CFS, IC)
- Tucker Fertilizer (ED, NCR, LU, CFS, IC)
- Guidoni USA (quartz-engineered stone manufacturer) to occupy former Husqvarna facility (ED, CFS, IC)
- Oconee Fall Line Technical College Economic Development staff (ED, CFS, IC)
- Proximity to retail markets/job opportunities (ED, NCR, CFS, IC)
- Existing industrial parks/sites in Lumber City and McRae-Helena (ED, CFS, IC)
- Inland port at Cordele (ED, CFS, IC)
- Georgia Job Tax Credit Tier 1 status (ED, CFS, IC)
- DCA's model broadband services ordinance and Broadband Ready Community certification program (ED, CFS, IC)
- Water/sewer infrastructure upgrades along River and Broad streets in Lumber City (ED, CFS, IC)
- Major wastewater treatment capacity expansion in McRae-Helena through combining systems/upgrades and multiple discharge options (ED, CFS, IC)

- Community Development Block Grant (CDBG) and other potential federal/state/private funding sources for blighted areas, substandard housing, infrastructure upgrades (ED, HO, LU, CFS, IC)
- Telfair County Economic Development Director (ED, NCR, LU, CFS, IC)
- Intersection of 5 major highways (ED, CFS, IC)
- Proximity to I-16 (ED, CFS, IC)
- T-SPLOST funding, which will help pay for road and street upgrades countywide (ED, CFS, IC)
- Telfair-Wheeler Airport upgrades, including runway extension and addition of fuel station (ED, NCR, CFS, IC)
- Norfolk Southern Railroad (ED, CFS, IC)
- Heart of Georgia Railroad, including rail service to/from Cordele Inland Port (ED, CFS, IC)
- Little Ocmulgee State Park under private management (ED, NCR, CFS, IC)
- Ocmulgee and Little Ocmulgee rivers (ED, NCR, CFS, IC)
- Ocmulgee Water Trail Partnership (ED, NCR, CFS, IC)
- Horse Creek Wildlife Management Area with new Scuffle Bluff Landing (ED, NCR, CFS, IC)
- Orianne Indigo Snake Preserve and its promotion of nature-based tourism (ED, NCR, IC)
- U.S. 441 Heritage Highway, U.S. 280, and U.S. 341 Golden Isles Parkway (ED, NCR, CFS, IC)
- Downtown Lumber City and McRae-Helena (ED, NCR, HO, CFS, IC)
- Local farmers market and its expanded use and marketing (ED, NCR, CFS, IC)
- Local sports/recreation tournaments (ED, CFS, IC)
- New gymnasium constructed at recreation department (ED, CFS, IC)
- Telfair Museum in historic Helena Depot (ED, NCR, CFS, IC)
- Scotland Fest Museum of History (ED, NCR, CFS, IC)
- Telfair Center for the Arts (ED, NCR, CFS, IC)
- Existing festivals, including Lumber City Farm Day, Countywide Ag Day, Little Ocmulgee State Park's Spanish Moss, McRae-Helena's God and Country Fireworks Show and Concert, and others (ED, NCR, CFS, IC)
- Annual Peaches to Beaches yard sale along U.S. 341 corridor (ED, NCR, CFS, IC)
- Possible cooperative U.S. 280 corridor yard sale (ED, NCR, CFS, IC)

- Local association with development of bingo game in Jacksonville (ED, NCR, CFS, IC)
- Popular Wallace Adams Golf Course with reasonable user fees at Little Ocmulgee State Park (ED, NCR, CFS, IC)
- Addition of amenities, such as splash pad, at Little Ocmulgee State Park (ED, NCR, CFS, IC)
- Camera Ready designation by Georgia Film, Music and Digital Entertainment Office (ED, NCR, CFS, IC)
- McRae-Helena’s designation as “Four for the Future” City by UGA Public Service Outreach/*Georgia Trend* magazine (ED, CFS, IC)
- Downtown sidewalk/streetscape project in McRae-Helena (ED, NCR, CFS, IC)
- Historic preservation rehabilitation tax incentives for private property owners (ED, NCR, CFS, IC)
- Ample undeveloped agricultural and forestry acreage and open space (ED, NCR, LU, CFS, IC)
- Historic small towns (ED, NCR, CFS, IC)
- Active local 4-H Program (ED, NCR, CFS, IC)
- Low population densities (NCR, LU, CFS, IC)
- Opportunities available for infill development (ED, NCR, HO, LU, CFS, IC)
- National Register-listed Telfair County Courthouse, Old South Georgia College Auditorium (Telfair Center for the Arts), and privately owned McRae House (ED, NCR, CFS, IC)
- Downtown revitalization/investment efforts in Jacksonville, Lumber City, McRae-Helena, and Scotland (ED, NCR, CFS, IC)
- Private investment in downtown McRae-Helena (ED, NCR, HO, LU, CFS, IC)
- Reactivated Lumber City Downtown Development Authority (ED, NCR, CFS, IC)
- Existing social and other government programs to assist migrant population (ED, NCR, CFS, IC)
- Lower cost of living (ED, CFS, IC)
- Low crime rate (CFS, IC)
- Low property taxes (ED, CFS, IC)
- Low cost utilities (ED, CFS, IC)
- Friendly people (ED, CFS, IC)

- Rural quality of life, including cultural, recreation, and educational opportunities (ED, NCR, CFS, IC)
- Convenient location to Dublin, Macon, and other larger communities (ED, CFS, IC)
- Land available for growth (ED, NCR, HO, LU, CFS, IC)
- Public landings along Ocmulgee River in Telfair County (Lumber City Bridge, Staves, Dodge’s Lake, and new Scuffle Bluff) (ED, NCR, LU, CFS, IC)
- Big Bend Paddlers (ED, NCR, CFS, IC)
- Historic resources, including Telfair County Courthouse; Telfair Center for the Arts (Old South Georgia College Auditorium); McRae House; downtown Lumber City and McRae-Helena; Historic Talmadge House; and others (ED, NCR, CFS, IC)
- Environmental Conservation Ordinance (NCR, LU, CFS, IC)
- Cooperation with Georgia Department of Natural Resources (ED, NCR, LU, CFS, IC)
- Heart of Georgia Altamaha Regional Commission Regional Resource Plan (ED, NCR, LU, CFS, IC)
- Heart of Georgia Altamaha Regional Commission Multi-Regional River Corridor Feasibility Study (ED, NCR, CFS, IC)
- Active Pioneer Arts and Historical Society (ED, NCR, CFS, IC)
- Visiting Smithsonian “Crossroads: Change in Rural America” exhibit/tourist attraction (2019) (ED, NCR, CFS, IC)
- McRae-Helena Helping Hands (local team for participation in Georgia Initiative for Community Housing) (ED, NCR, HO, LU, CFS, IC)
- Pursue CDBG, CHIP, and other public/private programs to rehabilitate low and moderate income housing (ED, NCR, HO, LU, CFS, IC)
- Low to moderate income housing available (NCR, HO, CFS, IC)
- Land use regulations in Lumber City (ED, NCR, HO, LU, CFS, IC)
- Previous land use regulations in McRae and Helena prior to merger (ED, NCR, HO, LU, CFS, IC)
- McRae-Helena codes enforcement officer (ED, NCR, HO, LU, CFS, IC)
- Floodplain management ordinances in Telfair County, Lumber City, and former McRae (ED, NCR, HO, LU, CFS, IC)
- McRae-Helena formal job descriptions/pay scale (CFS, IC)

- Telfair County Courthouse renovations (NCR, CFS, IC)
- Village post office established in Scotland (CFS, IC)
- Telfair County Public Library with active Friends of the Library group (CFS, IC)
- Veterans Memorial Park in Lumber City (ED, CFS, IC)
- Completed Phase III of Subtitle-D landfill (ED, CFS, IC)
- Telfair County Joint Solid Waste Management Plan (CFS, IC)
- Amnesty Week in McRae-Helena during which Republic allowed free disposal (NCR, CFS, IC)
- Lumber City Cemetery expansion (CFS, IC)
- Telfair County Health Department (CFS, IC)
- Two local intermediate urgent care clinics, Medical Wellness Center and Golden Isles Healthcare (ED, CFS, IC)
- E-911 with Wheeler County (ED, CFS, IC)
- Regional fire/emergency services training facility in McRae-Helena (seeking certification) (ED, CFS, IC)
- New public safety tower (CFS, IC)
- Improving local government relations (ED, CFS, IC)
- Existing local and regional public safety/fire service cooperation (CFS, IC)
- Local partnerships (local governments, Chamber of Commerce, state agencies, RC) to attract new industry (Guidoni USA) to Husqvarna property (ED, CFS, IC)



Economic Development

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Telfair County and has been throughout its history. The Ocmulgee River and the forested lands of Telfair provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county's formal establishment. The county's establishment in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives and fortunes. The first county heyday of development related to river commerce and cotton production which resulted in Jacksonville and Lumber City's establishment as major river ports. The opening of railroads beginning in the mid-1800s and the decline of King Cotton lead to the economic and political decline of both towns, but led to the establishment and growth of McRae and Helena and other county municipalities. Railroads also opened up markets and fierce competition over the county's abundant yellow pine forests and lumber resources. The result was economic influence and competition that translated into national implications and actual physical confrontations which impacted many. The second heyday of Telfair County growth and development coincided with the major era of railroad development from the late 1800s to the early 1900s. Political and educational leadership in Telfair County also flourished with the resulting economic influence and prosperity and had noted statewide and historic impact. Leadership, such as attracting the adjacent Little Ocmulgee State Park, the Correction Corporation of America's McRae Correctional Facility (now CoreCivic), and the recent merger of McRae and Helena, continues to impact the Telfair County community's future. Location; transportation resources, now more impactful through the crossing of a number of important state and federal highways; the still abundant and rich natural and cultural resources and the many opportunities they afford for outdoor fun and adventure; and the overall family-friendly quality of life within the county remain key factors in future growth and development.

Telfair County is an early frontier county of Georgia with advantageous location centered between Macon and central Georgia and the Georgia coast. The Ocmulgee River, the county's longleaf pine forests, and fertile lands were at the forefront of state development after Indian land cessions. Telfair County was Georgia's largest county until 1870. Its longleaf pine forests were at first considered less than desirable lands, but were still the source of commerce -- questionable and deceptive land speculation. The abundant natural resources were soon realized to be another opportunity, and a profitable lumber and naval stores industry resulted. Transportation and access to markets were always important, first through the Ocmulgee River and later the advent of railroads. The development of the Macon and Brunswick Railroad through the county in particular stimulated the heyday of Telfair County development. Farming interests developed as the forests were cut, but forestry remains a mainstay, even today. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 280, U.S. 441 and U.S. 341. A major transformation of the local economy began in the 1930s with the development of the Little Ocmulgee State Park. The local economy received a major boost with the opening of CCA's McRae Correctional Facility in 2002, which is operated today by CoreCivic. Quality of life, abundant historic resources and rural cultural opportunities, small-town and family-friendly charm, and abundant outdoor scenic beauty and adventure opportunities are local economic strengths and opportunities available today for supporting and developing additional economic growth and development.

There are continuing needs for Telfair County's economic development, a fact certainly depicted (often misleadingly so) on the internet. Telfair County is often portrayed as one of the poorest in the State of Georgia, and indeed, in the nation, primarily based on Census income statistics. These numbers are certainly exaggerated by the large prison population, but there are definite underlying concerns. The per capita money income in Telfair County as reported by the Census Bureau for 2014-2018 is \$16,115, compared to \$29,523 in Georgia as a whole. Median household income is \$30,288, about 51% that of Georgia (\$58,756). Over one-fourth of Telfair County citizens are in poverty (28.2%), compared to only 14% in Georgia as a whole. Without improvement in the previous 5 years, 48% of county children remain in poverty. This high poverty has persisted for a number of decades. There are needs for more jobs. In 2018, Husqvarna, the county's largest employer and a top 10 employer for the Heart of Georgia Altamaha Region publicly announced a shift in manufacturing of their outdoor product line would result in the closure of the McRae-Helena plant. While fully employed, the Husqvarna plant reported nearly 1,000 jobs. Since the closure of the plant, an ornamental stone

company, Guidoni USA, Inc., announced the acquisition of the shuttered Husqvarna plant and plans to create 455 jobs with a \$96 million investment in the plant. Unemployment in the county was 8.7% in November 2019, compared to 4.6% in the state. However, due to the novel coronavirus COVID-19, which was deemed a pandemic by the World Health Organization in January 2020, the local, state and national economy was forced to shutter for several months. The unprecedented actions and response to the pandemic were felt locally in a short time, causing the unemployment rate for March 2020 to rise to 10.7%. This percentage is near the Georgia state average of 9.7% for the same period. Despite pre-pandemic employment gains, Telfair County remains one of Georgia's Tier One counties, or in the bottom 41% (71 counties) due to economic conditions. One positive for being deemed a Tier One county is the community's economic development team can offer up to a \$4,000 job creation tax credit per job to prospective investors. A redeeming statistic is that almost two-thirds of county workers do work inside Telfair County, although wages are relatively low. Job skills of local residents are also a concern; about 29% of local residents are without a high school diploma compared to 16% statewide. Transfer payments represent about 40% of total personal income compared to about 17% statewide.

There are opportunities and cause for optimism for economic development in Telfair County as well. Employment within the county does remain concentrated within the government and prison sectors, along with manufacturing, Coca Cola (soft drinks), and Telfair Forest Products (wood products) offering major employment numbers. There is relative employment stability and importance because of agriculture and forestry and the prisons within the county, and because of local schools. Telfair Forest Products has recently leased (with plans to purchase) additional acreage to expand their operations. There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. Telfair County ranks in the top 10 counties by value for many commodities, including oats, cantaloupe, cucumbers, okra, snap beans, squash, sweet corn, watermelon, timber, goats, and quail. Total agriculture products value for Telfair according to the 2018 Farmgate Value Report was \$63,466,464 and ranked 70th of Georgia's 159 counties. The cost of living in Telfair County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees. There is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location is seeing success in such attraction. The verdant landscape punctuated by outstanding natural and cultural resources, the

almost limitless outdoor recreation opportunities, the low cost of living, and the family-friendly atmosphere present locally provide even more opportunity for success.

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

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

Telfair County has a long history of educational leadership, and will continue to support its school system, its local adult literacy center and other Oconee Fall Line Technical College programs, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, CoreCivic, civic groups, and continuing intergovernmental cooperation. The Great Promise Partnership will be investigated. The local school system and its recent successful efforts in achieving one of the highest graduation rates in the region are opportunities upon which to build.

- **Retain Local Graduates**

This is best accomplished by the development of increased job opportunities and enhancing local educational levels/job skills. Telfair County will continue cooperative efforts through local schools, Oconee Fall Line Technical College, the Chamber of Commerce, CoreCivic, and state and regional agencies.



- **Support/Enhance/Maintain Viability of Agriculture/Forestry Uses**

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The successful development of a local farmers market and the support of existing agricultural forestry operations, such as Telfair Forest Products, Golden Peanut, Griffin Warehouse, and Tucker Fertilizer, are positive steps forward.

- **Address/Improve Infrastructure Needs**

The Telfair County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs, particularly for fire protection. The lack of appropriate broadband telecommunications access will also be addressed. Continued pursuit of certification for its regional fire training facility in McRae-Helena would serve both community services and economic development.



- **Nurture Existing Businesses/Entrepreneurs**

The Telfair County community will work through its Development Authorities and Chamber of Commerce, and in cooperation with Oconee Fall Line Technical College and state agencies, to meet local needs and encourage expansions and new local business development.



Special efforts will be made for CoreCivic and agricultural/forest interests.

- **Attract New Businesses/Jobs**

The Telfair County community, through its Development Authorities, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs. State tax credits and local tax incentives for job creation will be marketed. Utilization of Federal Opportunity Zone benefits will be promoted to potential investors. The local governments will also remain vigilant of changing economic indicators and pursue state economic zone designations, such as the Rural Zone Designation, to remain competitive with job tax credit incentives. Fully developing the industrial park will assist. The crossroads location of several major highways, and the rail and airport facilities are major assets and calling cards. The family-friendly atmosphere, many natural and cultural amenities, and overall high quality of life will attract more than people.

- **Develop/Enhance Tourism**

Telfair County’s Ocmulgee River and extraordinary outdoor amenities and splendor; the state park; many historic structures; existing and potential festivals; its location along U.S. 441 (the Heritage Highway), U.S. 341 (the Golden Isles Parkway), and U.S. 280, as well as its farms and scenic countryside, offer much more potential to increase visitors. There is potential for a U.S. 280 cooperative yard sale.



- **Improve Transportation Access/Quality**



The regional T-SPLOST has delivered many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. The completion of widening of U.S. 441 and U.S. 280 under Georgia’s GRIP program would bring more usage and travelers to the county. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Telfair, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The development of the inland port at Cordele will bring impetus for U.S. 280 and Heart of Georgia Railroad improvements. The joint Telfair-Wheeler airport and its continued improvement is also important.

- **Revitalize Downtown**

The historic fabric and available buildings in McRae-Helena and Lumber City, as well as more limited ones in Scotland and Jacksonville, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment. Ongoing efforts in McRae-Helena are already attracting attention. Lumber City’s successful reestablishment of its Downtown Development Authority will lead to greater opportunities for business expansion and recruitment in its historic downtown.

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

The community has a number of available sites and buildings to market. The Industrial Park in McRae-Helena and the industrial site in Lumber City need further improvement and marketing.

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



Telfair County has additional opportunities to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the state park; the Telfair Arts Center; local museums, and other cultural outlets; CoreCivic/Telfair State Prison; the many, active civic clubs; the outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

- **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce and many civic groups can make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

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

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

- **Enhance Economic Development Marketing**

Telfair County has been noted in the past for its local leadership and community cooperation. Reenergized efforts supported by the local governments, local chamber and local civic groups, and CoreCivic can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help. State job tax credits and local tax incentives can be highlighted.

- **Support CoreCivic/Telfair State Prison/Little Ocmulgee State Park/Guidoni USA**

The Little Ocmulgee State Park, CoreCivic’s McRae Correctional Facility, and Telfair State Prison have been principal contributors to a stabilized local economic base. Guidoni USA has much potential to fill the gap left by Husqvarna. Accommodations should periodically be reviewed for Guidoni USA and the other economic pillars and foundations to ensure they remain in the community while attracting strong, vibrant growth.

- **Seek to Attract Retirees**

The outstanding quality of life, the many attractive historic homes, the Telfair Center for the Arts and other landmark buildings, the resplendent landscapes and many outdoor fun opportunities, the Ocmulgee River, the quiet and convenient location, easy transportation access, low cost of living, and the many other selling cards of the community are attractive to retirees and families alike. Retirees moving in are in many respects less burdensome for taxpayer support, but provide the population necessary to support desired retail/service and other economic growth. There is anecdotal evidence that the community is already receiving retirees without much promotion.

- **Promote DSL/Fiber Optic/Wireless Availability**

Although Telfair County has much improvement to be desired regarding broadband capabilities as discussed in this plan, parts of the community do have broadband capabilities and should be promoted accordingly. The availability needs to be expanded to include residential users and commercial customers alike.



Broadband Services

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

Broadband Services



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

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Telfair County is located, was determined in a 2015 Digital Economy Plan to rank 12 out of 12 areas of Georgia for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This percentage drops to 89.7% in rural areas. In the FCC's 2019 Broadband Deployment Report, it was found that 71.4 percent of

the population in Telfair County have access to fixed broadband technology served by DSL, Cable, and Fiber networks.

DSL service is available with a speed up to 25 Mbps in an area in and around the cities of McRae-Helena, Lumber City, and Jacksonville. Multiple blocks throughout the unincorporated county have access to DSL technology with download speeds up to 10 Mbps. Cable line access is available in McRae-Helena, Lumber City, and Scotland. The areas served by cable service have download speeds ranging from 50 Mbps. up to 1Gbps (1,000 Mbps.) As of the 2019 FCC Broadband Deployment Report, zero census blocks are served by a fiber optic network.



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

An industry desiring an improved communications network will likely seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Telfair County; however, the fixed broadband technology fails to reach 4,535 people or 1,410 households in the county. Increased competition among providers may also decrease the cost charged to the consumer. Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service in Telfair County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."












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

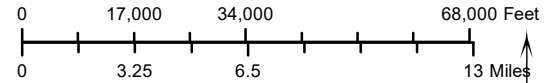
- Develop and maintain an inventory of served and unserved Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model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

Telfair County Digital Economy Fixed Network Cable

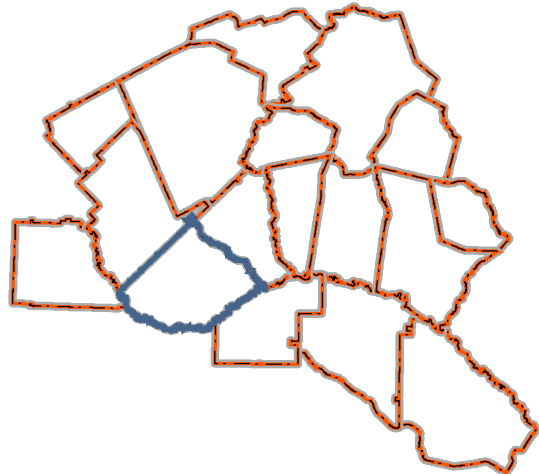
-  City Limits
-  County Boundary

Speed Availability

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

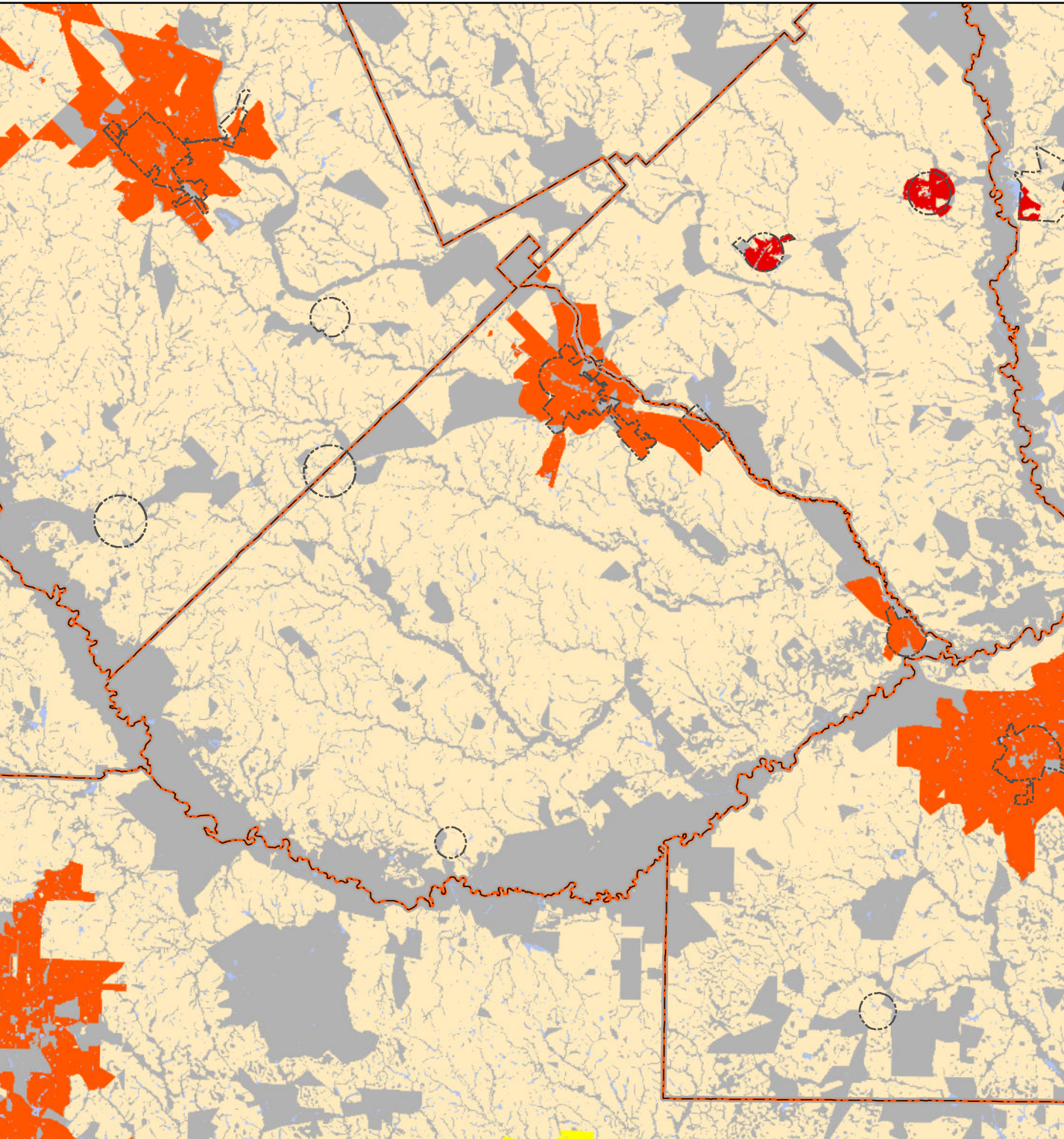


"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

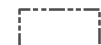



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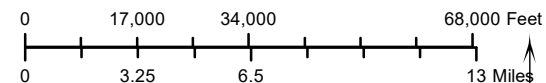


Telfair County Digital Economy Fixed Network DSL

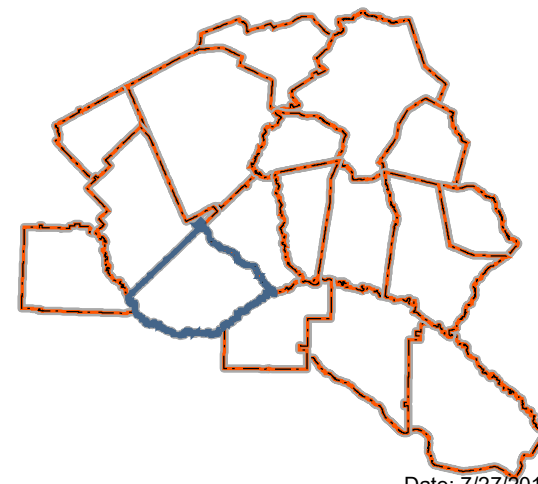
-  City Limits
-  County Boundary

Speed Availability

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





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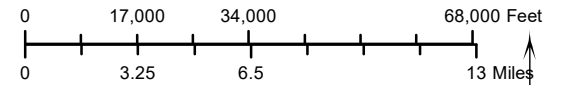
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Telfair County Digital Economy Fixed Network Fiber

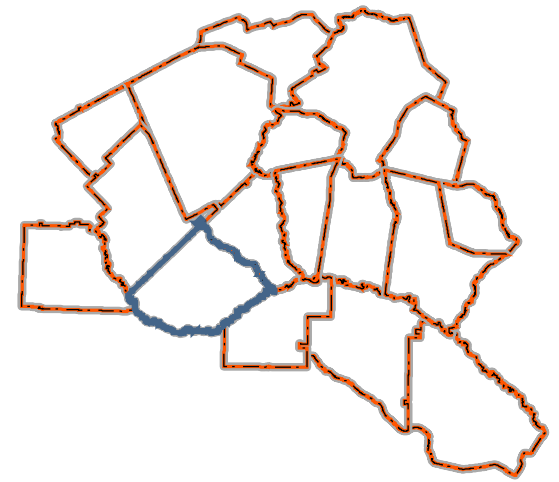
-  City Limits
-  County Boundary

Speed Availability

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





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Date: 7/27/2018

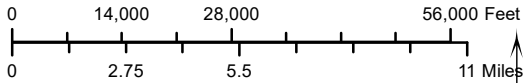
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Telfair County Digital Economy Fixed Network

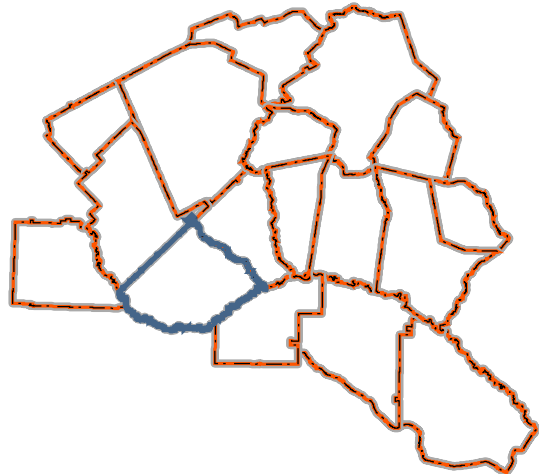
-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL





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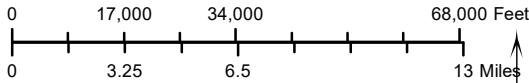
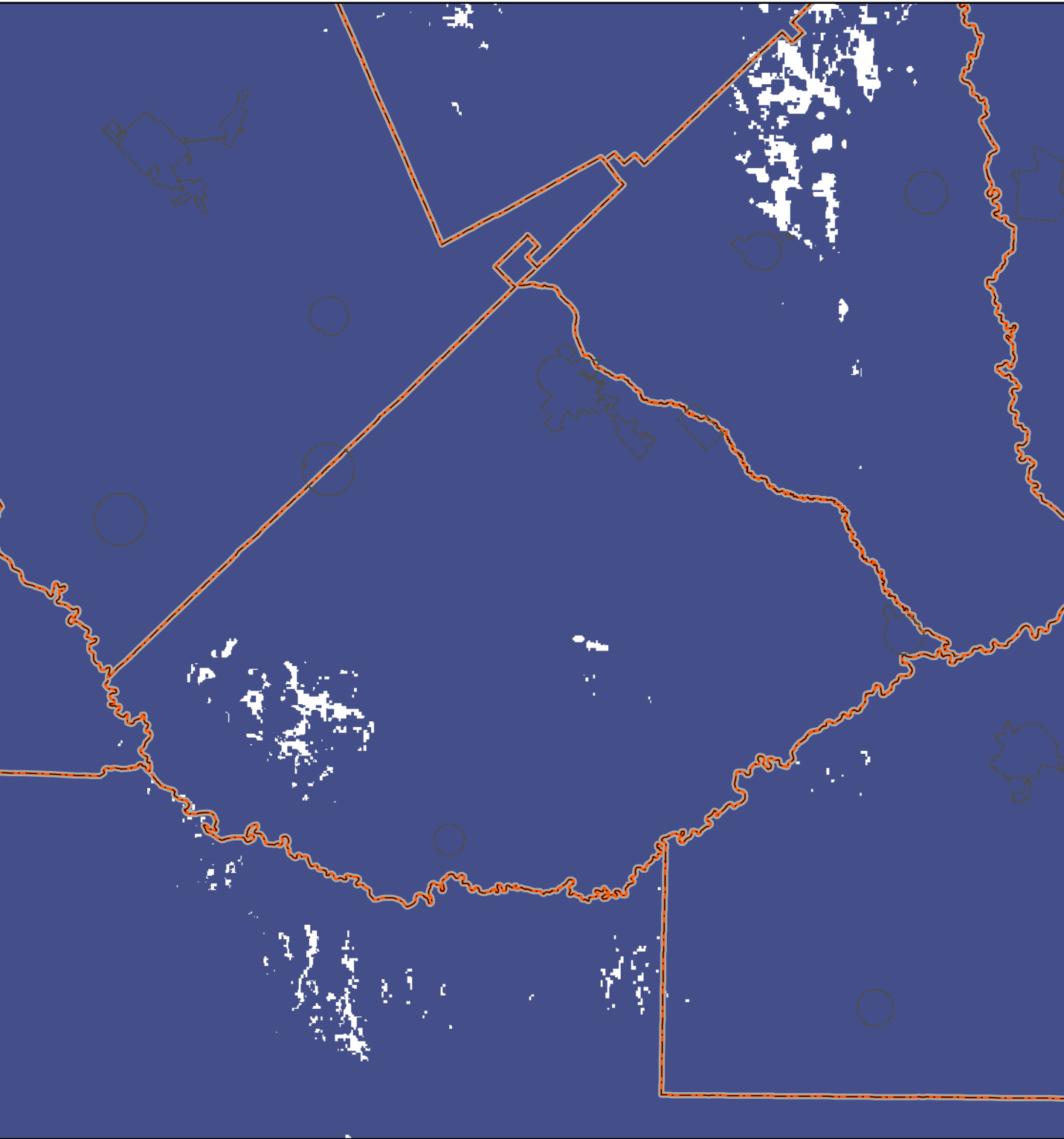
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Telfair County Digital Economy Wireless 4g LTE

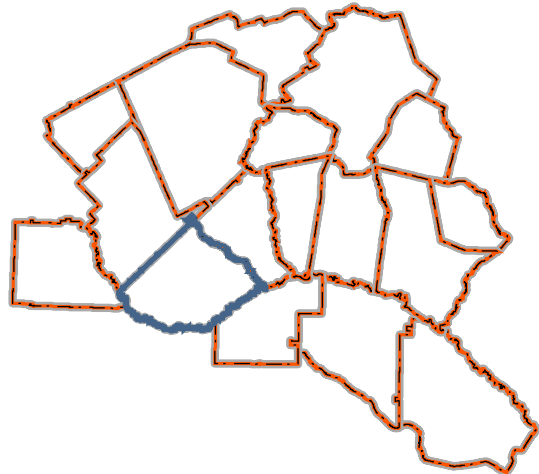
-  City Limits
-  County Boundary

Availability

-  Wireless 4G LTE





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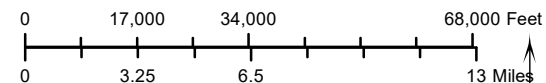
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Telfair County Digital Economy Wireless 4g LTE

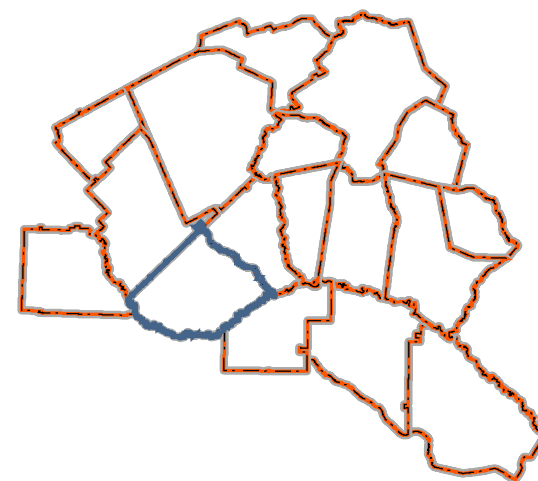
-  City Limits
-  County Boundary

Speed Availability

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



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Land Use

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

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

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

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

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

Telfair County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural and cultural resources, great natural beauty, envious location, excellent transportation access, and many assets for growth. The community's vision for its growth and development is one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive and compatible with such beauty, family fun, outdoor adventure, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The outstanding natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the quality of life.

While technically only the cities of McRae-Helena and Lumber City are required, because of their zoning ordinances, to have a Land Use element in their comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in

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

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

Existing Land Uses

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

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

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

COMMERCIAL This category is for land dedicated to non-industrial business uses, including retail sales, office,

service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

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

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

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

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






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

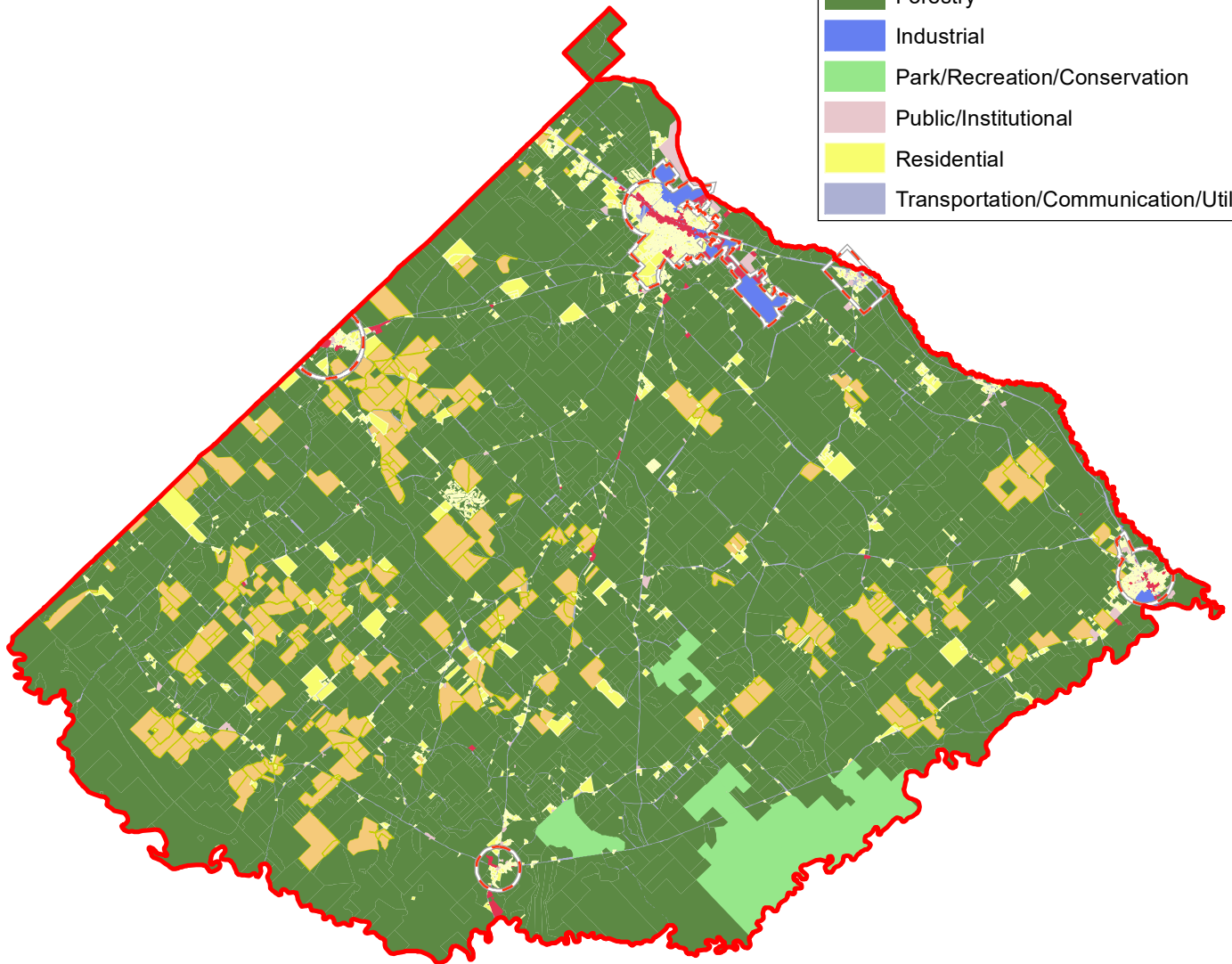
FORESTRY This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

Telfair County

Existing Land Use Map

Legend

-  County Boundary
-  Jacksonville City Limits
-  Lumber City City Limits
-  City Limits McRae-Helena
-  Milan City Limits
-  Scotland City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



Source: Heart of Georgia Altamaha RC, 2020

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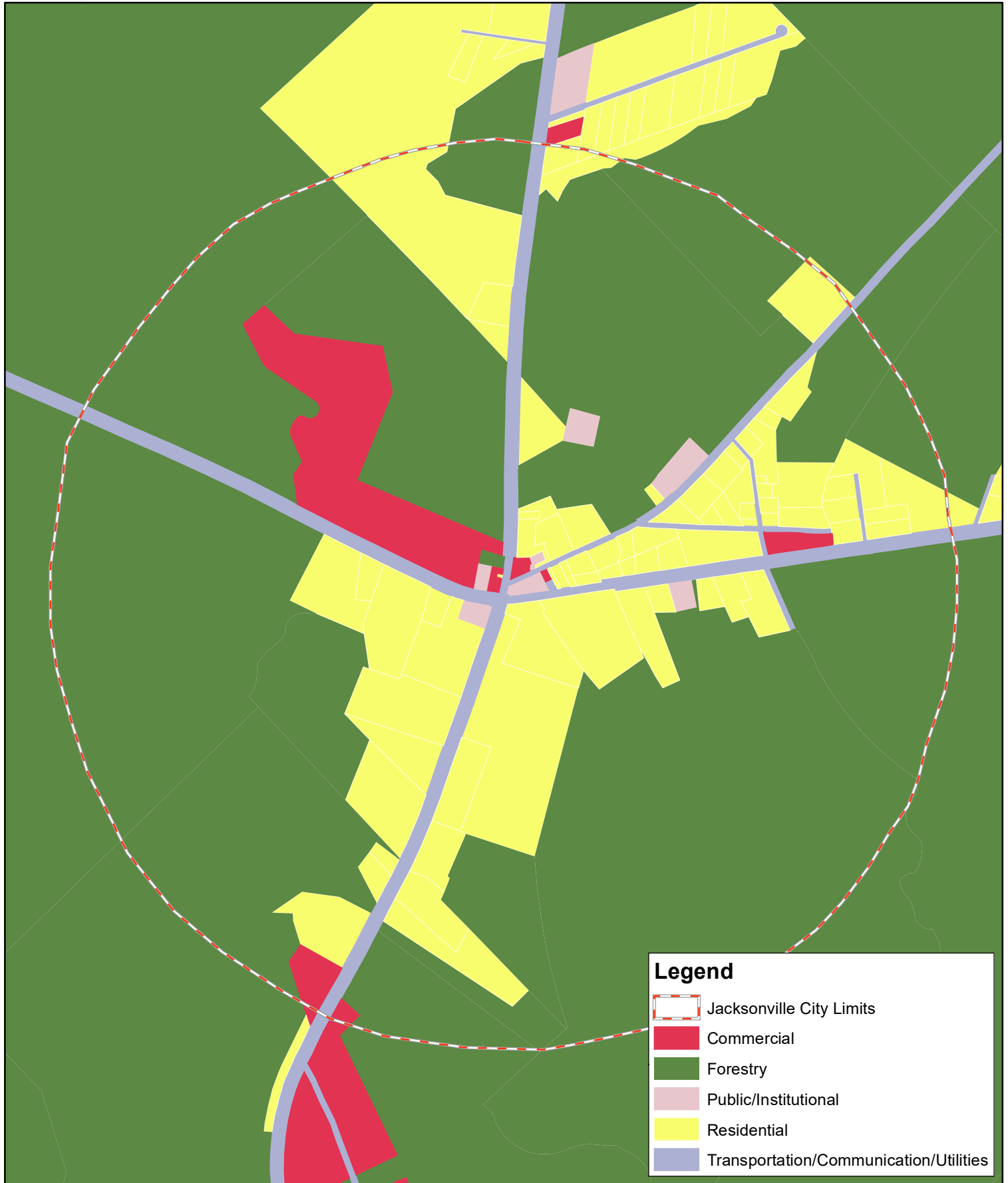
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Source: Y:\GIS\DATA\Telfair\XX_Reference_MXD\TelfairLandUse.mxd

Date Saved: 11/12/2020

City of Jacksonville

Existing Land Use Map



Legend

- Jacksonville City Limits
- Commercial
- Forestry
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

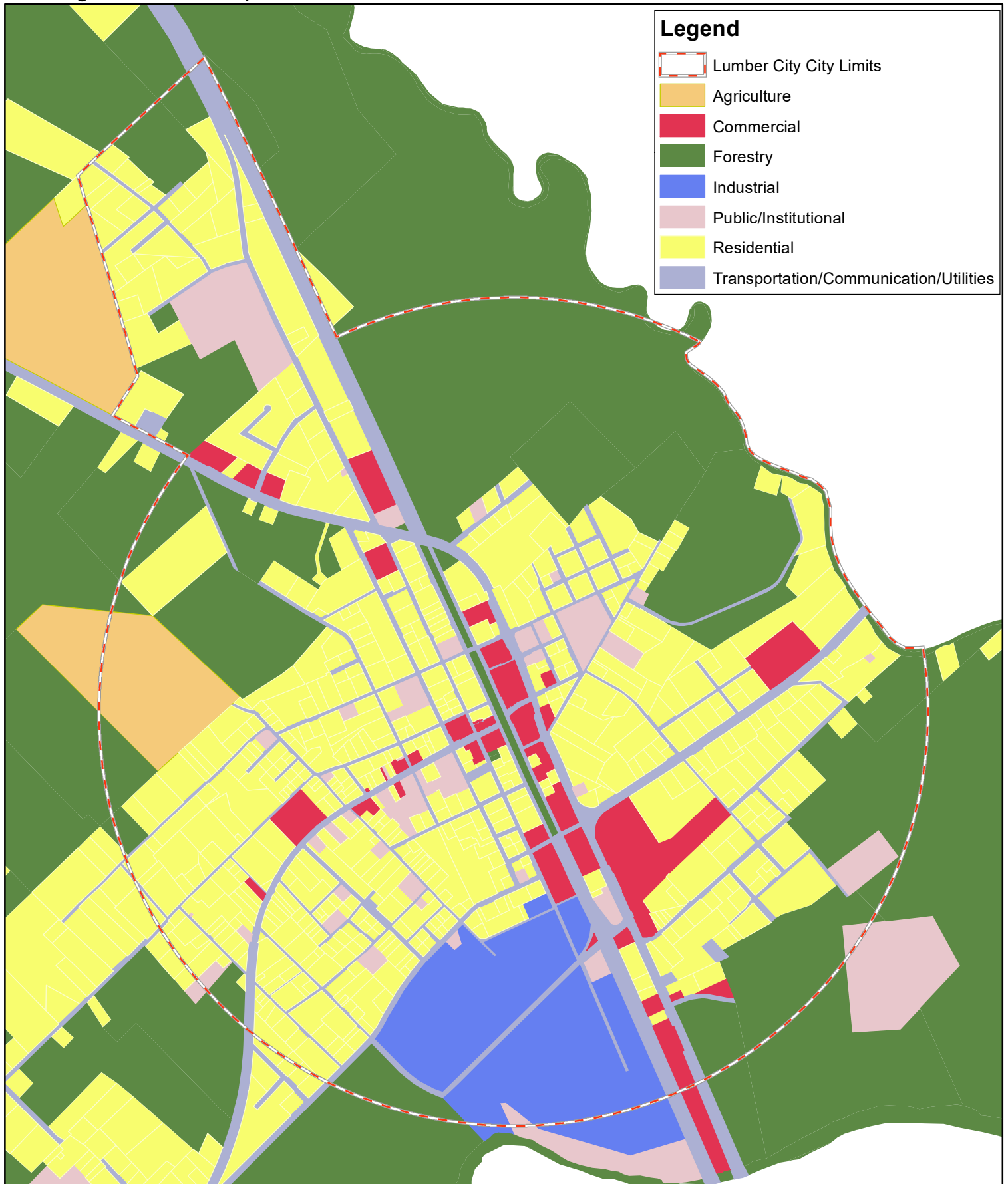
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City of Lumber City

Existing Land Use Map

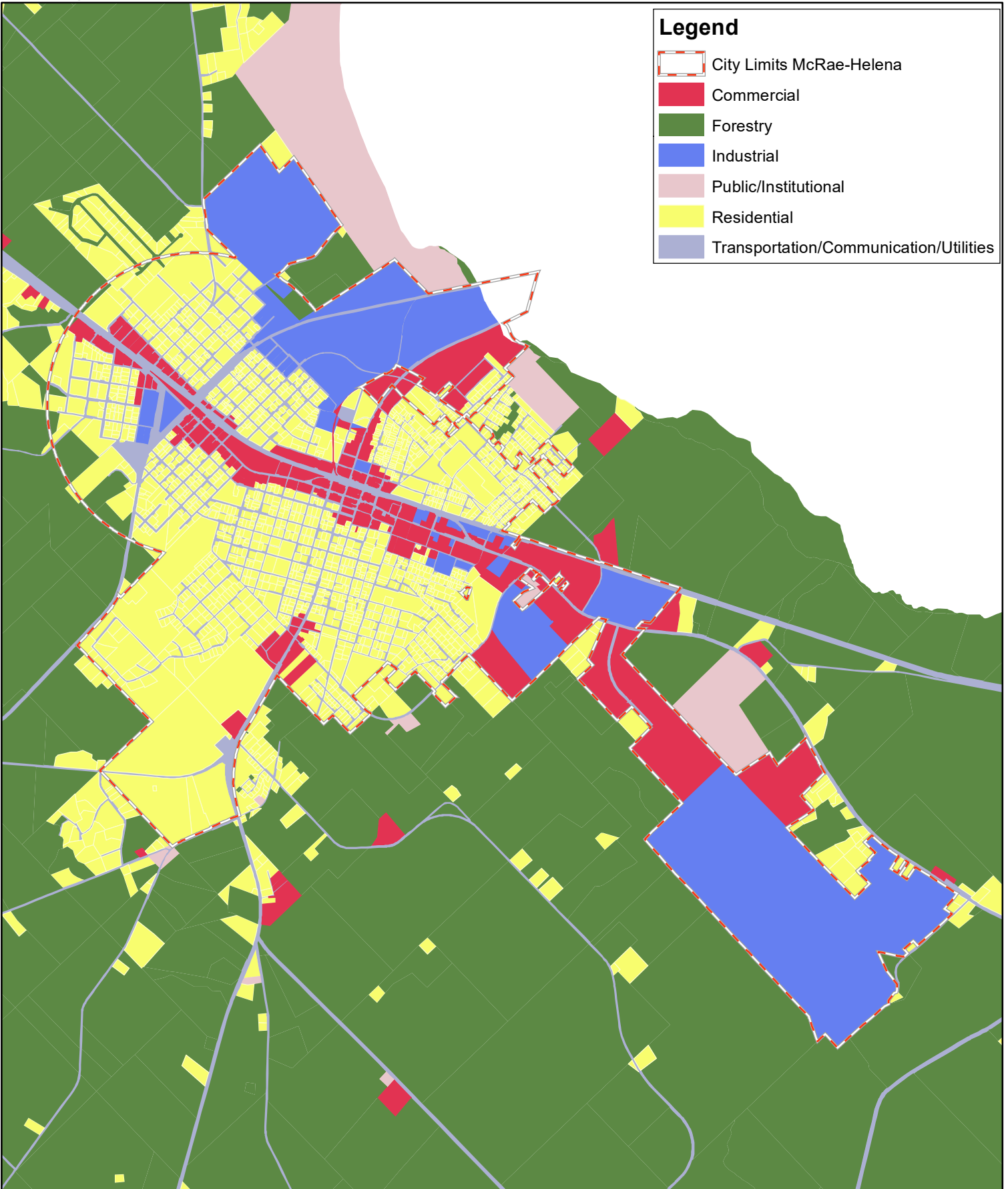


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City of McRae-Helena

Existing Land Use Map



Legend

-  City Limits McRae-Helena
-  Commercial
-  Forestry
-  Industrial
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

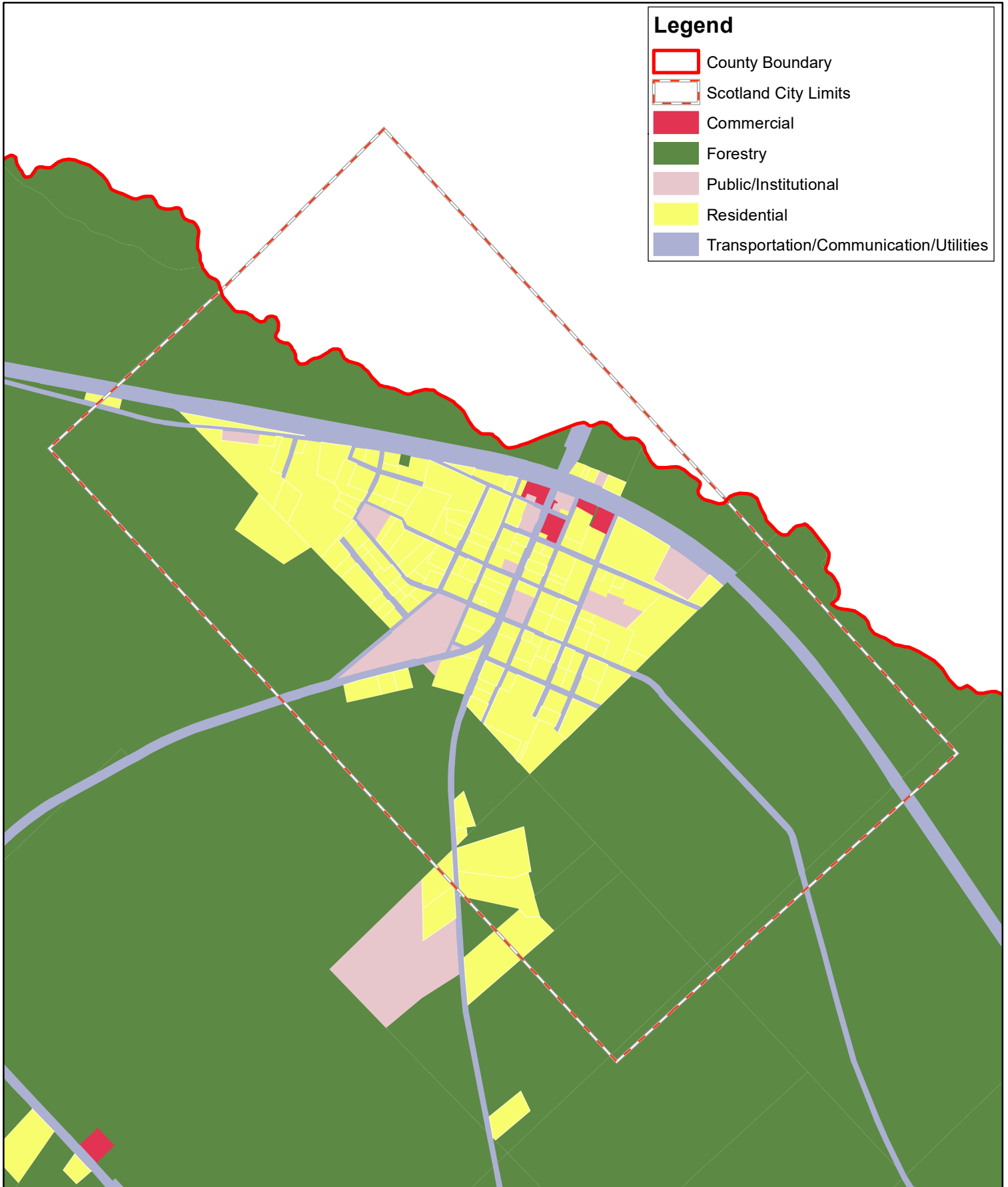
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City of Scotland

Existing Land Use Map



Legend

-  County Boundary
-  Scotland City Limits
-  Commercial
-  Forestry
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

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Existing Land Use Distribution, 2020 (Acres) Telfair County		
Land Use Category	Acreage	Percent of Total
Agriculture	32,254	11.15
Forestry	225,672	78.04
Commercial	1,032	0.36
Industrial	1,293	0.45
Park/Recreation/Conservation	10,121	3.50
Public/Institutional	202	0.07
Residential	12,720	4.40
Transportation/Communications/Utilities	5,870	2.03
Total	289,164	100.00

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2020.

Future Land Uses

Telfair County has suffered many ebbs and flows in its growth and development. Its location along the Ocmulgee River has been important to Georgia history and development from before European exploration and settlement. It truly does have a storied history from ancient and Native American times through the frontier battles of Georgia settlement, through Georgia’s educational and political development, and even until today with the significant 2015 merger of McRae-Helena. It is said the first Christian baptism in America may have occurred near Jacksonville during Spanish exploration. The natural resources of the county, particularly its yellow pine forests and wildlife, have a similar history of statewide importance. Jacksonville and Lumber City were prominent steamboat river ports of major

impact to the local and state economy and development. Jacksonville was to be the terminus of the first railroad chartered in Georgia. At the time of Lumber City's formal municipal establishment in the late 1800s, it boasted of the largest sawmill in the South, and possibly in the United States. The county was the center of legal and physical proceedings over timber rights which reached far across state lines with national impact and importance. The still world record largemouth bass was caught in 1932 at Montgomery Lake on the Ocmulgee River near Jacksonville, and Georgia's current record nontypical whitetail deer was harvested in Ocmulgee River bottomlands of the county in 1998.

Beyond the early 1800s development of Jacksonville and Lumber City, the remaining municipalities trace their development to railroad construction in the late 1800s, particularly the Macon and Brunswick Railroad, but also the Savannah, Americus, and Montgomery Railroad. The transfer of county growth from the Jacksonville area to the McRae and Helena area after the Civil War led to the change in county seat to McRae. The community's peak growth was thus from 1870 to 1920 when population surged from 3,245 to 15,291 in 1920. It was this period when the enlightened leadership established the community as an educational mecca, and the Little Ocmulgee State Park was sought and later achieved. The decline of the railroads, the mechanization of agriculture, World War II, and growth of regional trade centers in Dublin and Vidalia all combined to fuel a long period of decline in the county until 1970. Community population remained relatively stable until 2000, when the opening of the Corrections Corporation of America McRae Correctional Facility (now operated by CoreCivic) again brought a flow which has allowed them to sustain and overcome recent ebbs. Such ebbs included the closing of the Amercord steel cord and Rayonier lumber mills in the early 2000s, and the local hospital in 2008. The county's 2010 Census population of 16,500 is now a historical high, but the growth is somewhat overstated because of the prison population.

The community has a sustained population because of its location, transportation resources, attractive and beckoning natural and cultural resources, low cost of living, and overall quality of life and family attractiveness. Both local prisons have expanded beds and employment, other agricultural/forestry enterprises are thriving, the community is investing in infrastructure conducive to growth, and the local highways of U.S. 280 and U.S. 441 are both planned for multi-lane upgrades. All of these factors allow for, and portend well, for future success in growth and development in Telfair County.

Most current growth is concentrated in or near McRae-Helena, including residential, commercial, and industrial. Commercial development has concentrated west along U.S. 341 and south along U.S. 441, although a planned U.S. 441 Bypass across U.S. 341 to the east could bring new growth to this area. Previously unused industrial properties left vacant by Husqvarna are now filled with the stone maker Guidoni USA. The industrial park, east along U.S. 280/U.S. 441 near the proposed bypass and the new U.S. 441 railroad overpass, will likely be the home of most industrial development. The site is already home to the community farmers market, is located across from Oconee Fall Line Technical College's McRae-Helena campus, and is the location for a bulk fertilizer and chemical company. Lumber City could also see some industrial growth as it has an available industrial site, and Telfair Forest Products continues to expand. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered within existing agricultural/forest uses, but again more generally near McRae-Helena west along U.S. 341 and south along U.S. 441. The community is supporting development of tax credit housing, appealing and affordable for low-to-moderate income persons in McRae-Helena. There has been only limited growth in Jacksonville or Scotland, primarily infill, although all have land available for development.

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

Future land use maps for Telfair County, Jacksonville, Lumber City, McRae-Helena, and Scotland are included following this description.














Land Use Goals

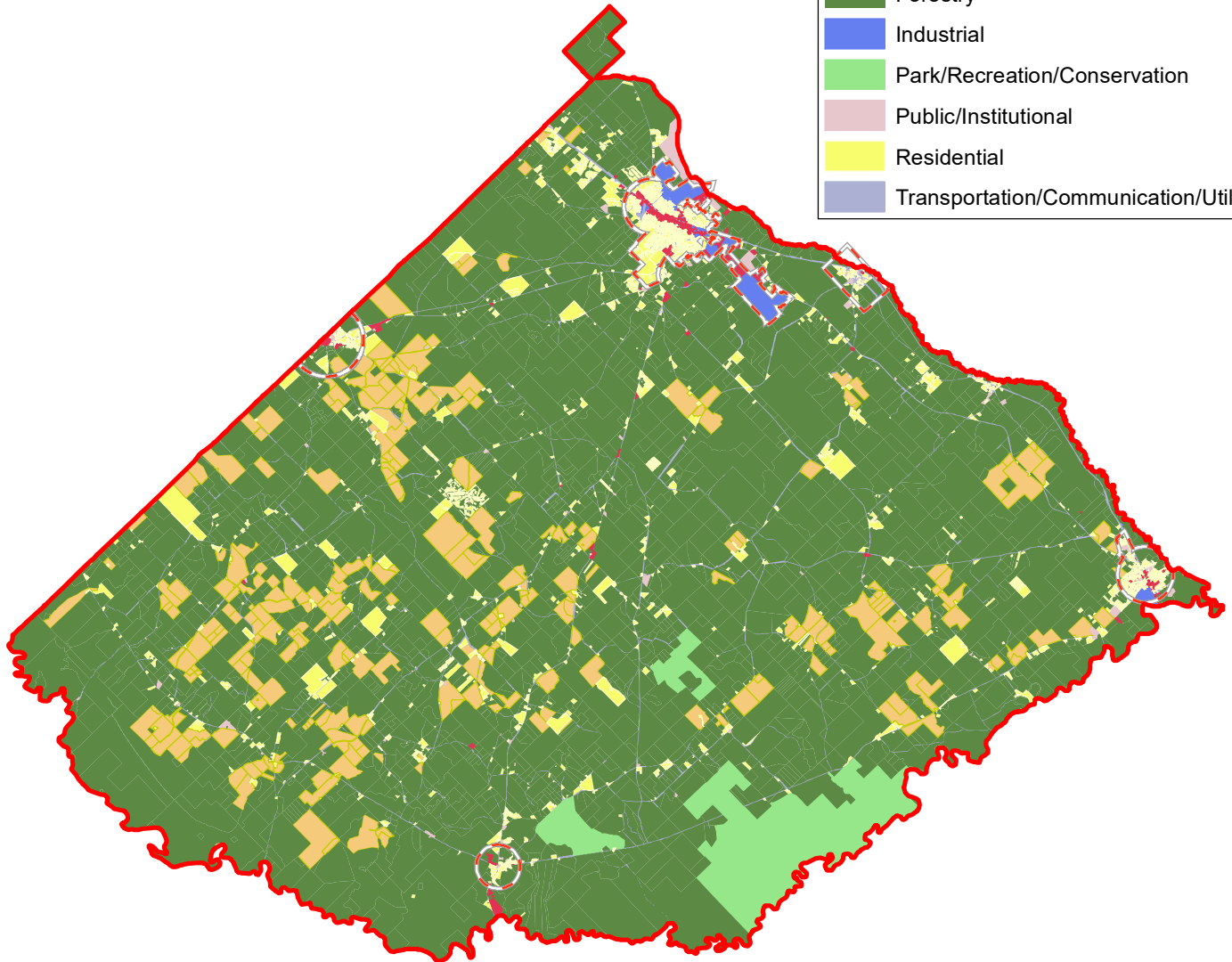
Telfair County and its municipalities seek future growth and development respective of its small-town and rural character, abundant natural and cultural resources and agricultural/forestry/conservation uses, and the existing high quality of life. It desires growth patterns which maintain and keep viable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

Telfair County

Future Land Use Map

Legend

-  County Boundary
-  Jacksonville City Limits
-  Lumber City City Limits
-  City Limits McRae-Helena
-  Milan City Limits
-  Scotland City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



Source: Heart of Georgia Altamaha RC, 2020

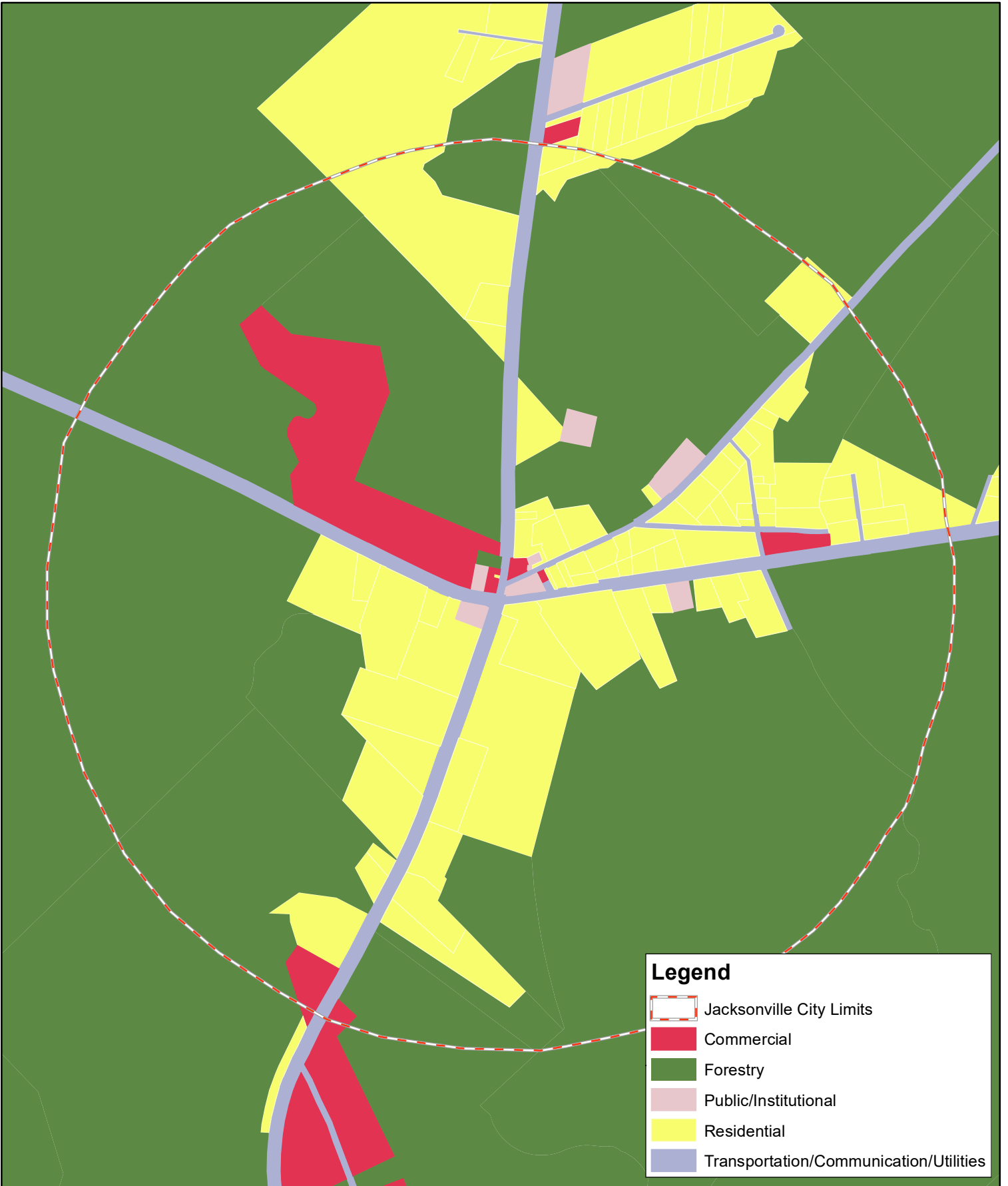
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City of Jacksonville

Future Land Use Map



Legend

-  Jacksonville City Limits
-  Commercial
-  Forestry
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

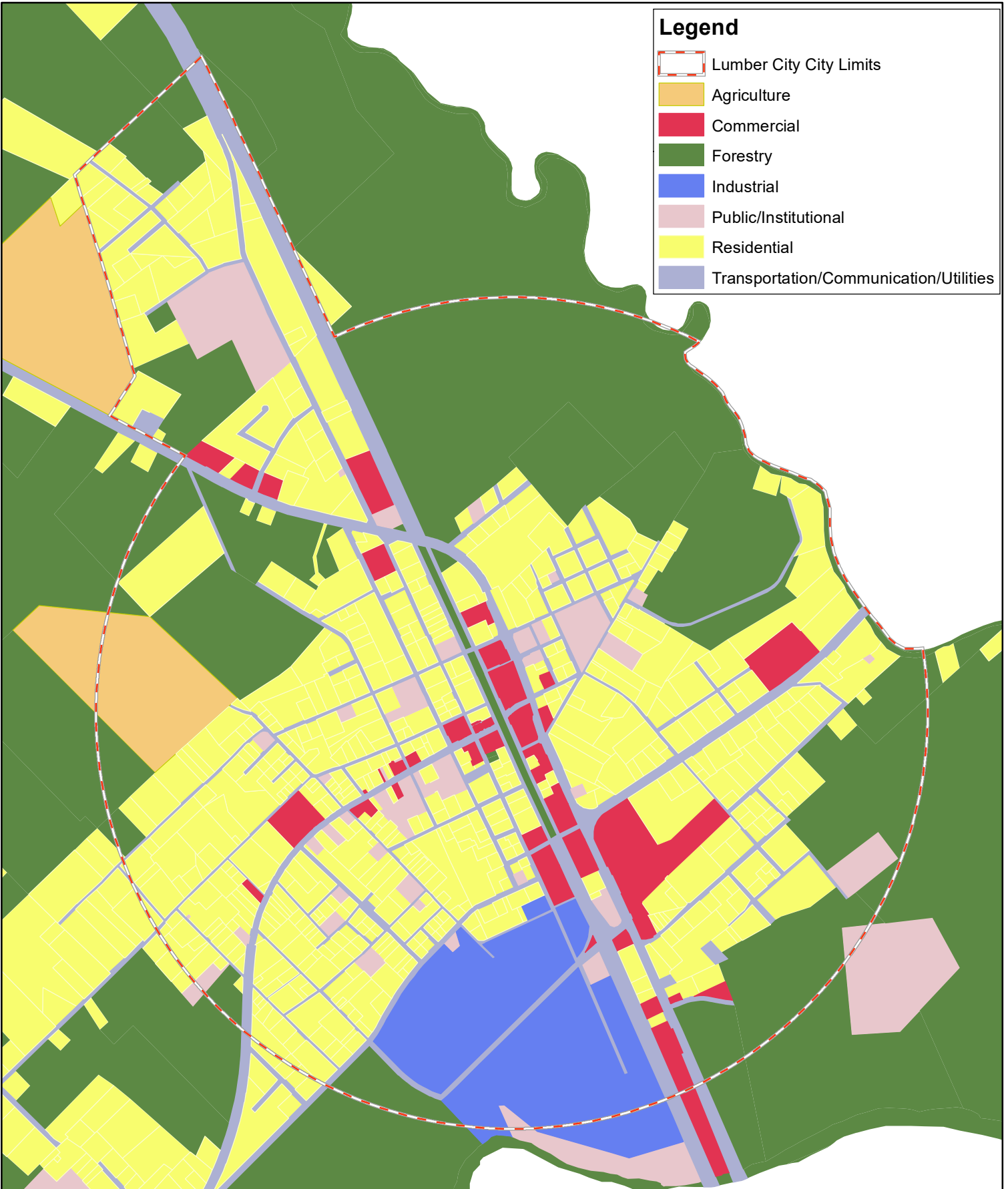
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


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City of Lumber City

Future Land Use Map



Legend

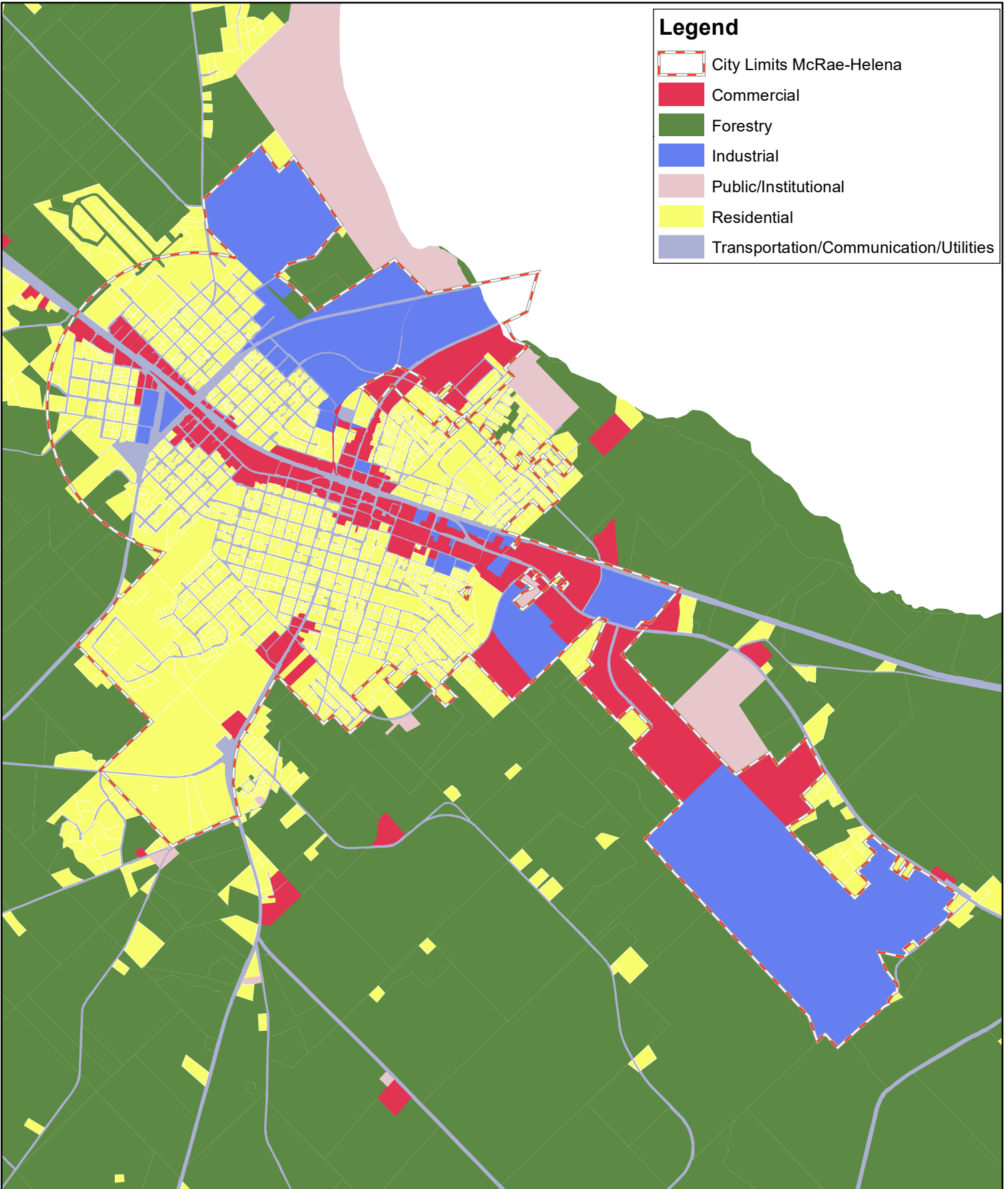
-  Lumber City City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

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City of McRae-Helena

Future Land Use Map



Legend

-  City Limits McRae-Helena
-  Commercial
-  Forestry
-  Industrial
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

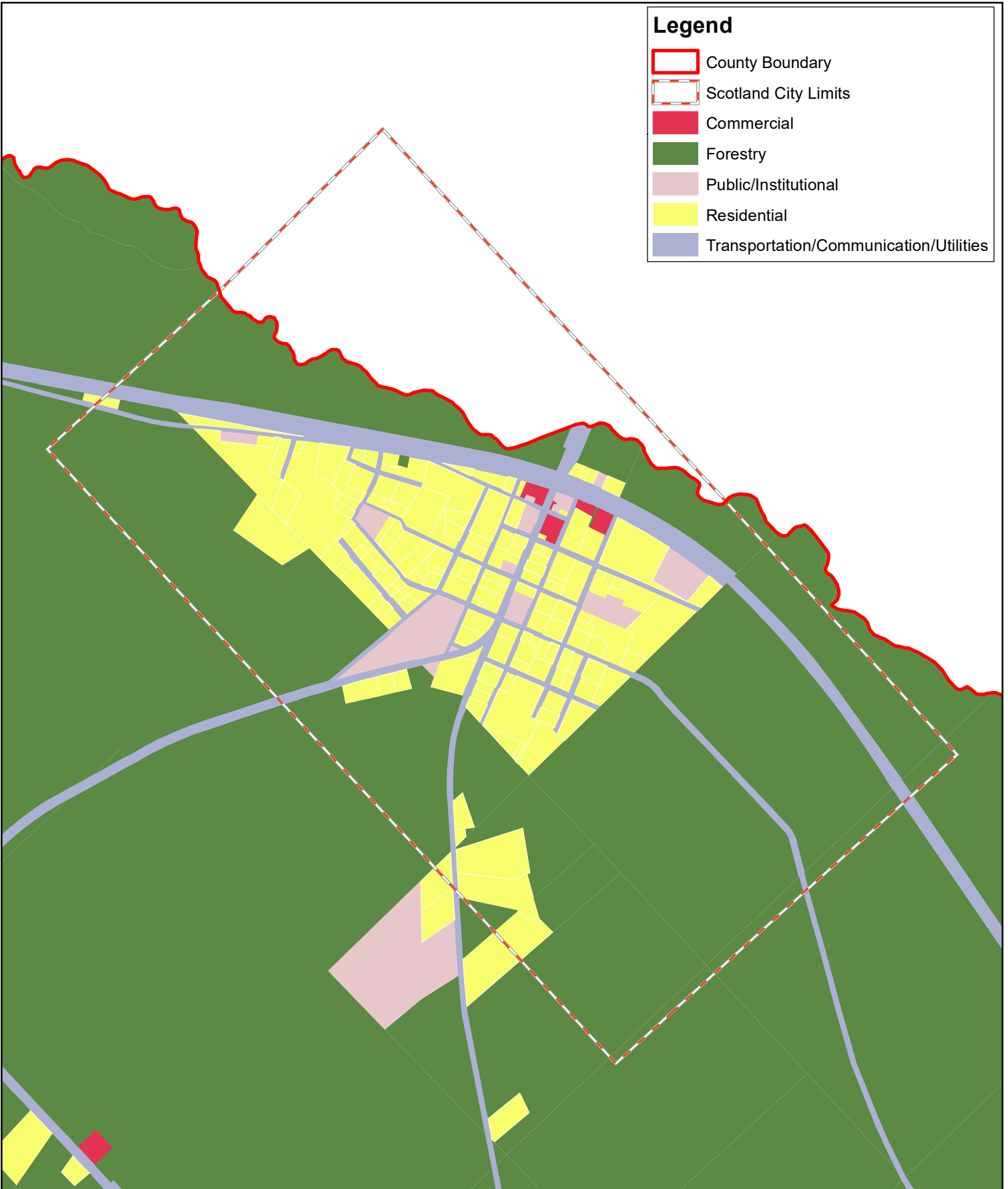
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City of Scotland

Future Land Use Map



Legend

- County Boundary
- Scotland City Limits
- Commercial
- Forestry
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

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- **Address Growth Management/Compatible Development**

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

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

As noted above, Telfair County has only limited, rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only McRae-Helena and Lumber City have zoning ordinances, and only McRae-Helena has building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach. The City of McRae-Helena seeks to address property values through regulation of manufactured homes and the requirement of strict design standards to include masonry underpinning, non-metallic siding similar to a stick built home, and roof pitch/material similar to the character of the area. The City also seeks to promote a uniform redevelopment pattern for the downtown area through the adoption of an overlay district. Specifics of the overlay district will be adopted by amendment in the City's zoning ordinance.

- **Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life**

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The Golden Peanut Company expansion with a modern peanut shelling operation, the Griffin Warehouse, and Tucker Fertilizer growth are excellent recent examples of needed support. Facilitating the continued growth of Telfair Forest Products will also help. Developing and supporting outdoor events/facilities/festivals, making the Ocmulgee River more accessible, and encouraging tourism will further contribute to achieving this goal.

- **Develop/Improve Recreation/Leisure Use Facilities and Encourage Utilization/Access/**

- **Tourism for Natural/Cultural Resources**

The Ocmulgee River, the Little Ocmulgee State Park, the Horse Creek WMA, and U.S. highways 280/341/441 all have much history for recreation, tourism, and motoring within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of Telfair County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Further improvement and promotion of U.S. 280 and U.S. 441 also hold promise. The successful Peaches to the Beaches Annual Yard Sale along U.S. 341 could be replicated along U.S. 280. Improvement of local recreational facilities; museums and other cultural events; enhancement of events or festivals, like the God and Country Fireworks, Christmas Extravaganza, and Lumber City's Farm Day Festival, could also reap benefits. The Oriante Society's Indigo Snake Preserve is a hidden gem awaiting proper promotion.

- **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There is an abundance of available vacant commercial, industrial, and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings in both downtown Lumber City and McRae-Helena are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. The many attractive and relatively low-cost historic homes in McRae-Helena are already attracting an infusion of retirees and families, and could be further promoted.

- **Improve Community Appearance**

Telfair County and its municipalities have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this.

- **Seek Compatible Development/Utilization**

Growth supportive, not disruptive through use, scale, or intensity, of the community’s existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired.

- **Protect Flood Zones/Local Rivers**

The community is known for the Ocmulgee River and its outdoor splendor. Protection from degradation or inappropriate development is to everyone’s advantage. Pristine natural and scenic beauty is a cornerstone advantage for quality of life and economic development within the county.



Community Work Programs

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Telfair County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

Telfair County

Report of Accomplishments and Community Work Program

**Telfair County
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Construct a new jail	Y	2020						The new Telfair County Jail, located in Milan, was completed in 2020 and is now operational.
2019	Construct a new gymnasium for the recreation department	Y	2020						A new gym was completed using SPLOST funds in 2020.
2016	Expand the Farmers Market to include more activities/services	Y	2019						The Farmers Market is now being marketed on social media and is being used for homemade crafts, in addition to local produce sales.
2019	Install a new public safety tower	Y	2019						The new public safety tower is complete and being used.
2020	Complete Phase III of the subtitle-D landfill	Y	2019						Landfill expansion is complete. The County is currently seeking EPD approval for lateral expansion to address future capacity issues.

**Telfair County
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Renovate the selected buildings in downtown McRae-Helena in order to relocate and house the offices of the tax commissioner, registrar, and tax assessor	Y	2016						The County tax commissioner, registrar, and assessor offices have their own separate buildings on the Community Development Center campus, rather than in renovated downtown buildings.
2016	Renovate/repair the interior of the Board of Commissioners building			Y	2021				Some renovations have been done, but the work is not complete.
2016	Install a new wireless sound system in the Board Commissioners conference room					Y	2021		A new wireless sound system has not yet been installed in the Commissioners conference room due to lack of funds.
2016	2010 TIA Band 1 Local Projects (Owens Rd., McRae-Milan Rd., 5311 Operations)	Y	2016						The Band 1 Local TIA projects were completed in 2016.
2016	2010 TIA Band 2 Local Projects (Tom Haley Rd., 5311 Operations)	Y	2018						The Band 2 Local TIA projects were completed in 2018.
2020	2010 TIA Band 3 Local Projects (Fishing Creek Rd., Kinnett and Friendship Connector, 5311 Operations)			Y	2022				Band 3 TIA projects have been approved and contractor chosen, but actual site work has been delayed due to weather and COVID-19 pandemic.

**Telfair County
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Renovate/repair the interior of the Board of Commissioners building (called Telfair County Community Development Center)	X							X			\$15,000	X			
Install a wireless sound system in the Board of Commissioners conference room					X			X			\$7,500	X			
2010 TIA Band 3 Local Projects (Fishing Creek Rd., Kinnett and Friendship Connector, 5311 Operations)	X	X						X		GDOT, TIA	\$374,559	X	X		
Lateral expansion at Telfair County landfill		X						X			\$3 million	X			
Extend taxiway parallel to runway at the Telfair-Wheeler Airport	X							X		Wheeler County, Airport Authority, FAA, GDOT	\$500,000	X	X	X	
Construct new hangars at the airport	X							X		Wheeler County, Airport Authority, FAA, GDOT	\$250,000	X	X	X	
Jackson and Studstill lanes and Spring Ave. repairs/resurfacing/paving (TIA-2, Band 1)			X	X	X			X		GDOT, TIA-2	\$214,842	X	X		
Cedar Park Rd. repairs/resurfacing (TIA-2, Band 1)			X	X	X			X		GDOT, TIA-2	\$129,630	X	X		

**Telfair County
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Milan Cemetery Rd. repairs/resurfacing (TIA-2, Band 1)			X	X	X			X		GDOT, TIA-2	\$500,000	X	X		
5311 Transit Capital Replacement of 2 vehicles (TIA-2, Band 1)			X	X	X			X		GDOT, TIA-2	\$10,000	X	X		
Telfair County 5311 Transit Program (TIA-2, Band 1)			X	X	X			X		GDOT, TIA-2	\$300,000	X	X		
TIA-2 (Band 2) Local Repair/Resurfacing Projects (Long Bridge, Prison Camp, and Powell School roads)							X	X		GDOT, TIA-2	\$1,013,048	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X							X			N/A	X			
Seek Broadband Ready Community designation	X							X		HOGARC	\$2,000 (Staff Time)	X			
Construct local health care facility to stabilize patients/provide dialysis					X			X		SPLOST, Hospital Authority	\$1 million	X			

City of Jacksonville

Report of Accomplishments and Community Work Program

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Renovate old shop building to house services	Y	2017						The old shop's renovation was completed in 2017.
2019	Connect the City sidewalks to go throughout the City			Y	2021				The preliminary engineering and measurements have been completed.
2020	Establish a small park and war memorial			Y	2021				The foundation has been poured and some landscaping has been done.
2019	Pave Loop 2 behind Post Office					Y	2022		Postponed due to right-of-way and legal ownership issues.
2016	Hire new police officer to expand force			Y	2021				The City is in the process of filling a part-time position.
2017	Pursue funding to construct a playground and purchase playground equipment					Y	2022		This project has been postponed as the City is seeking landowner approval.
2017	Seek funding to construct a walking track					Y	2022		This project has been postponed as the City is seeking landowner approval.
2016	Pursue funding to improve drainage in the Magnolia Street area and the behind the post office on Water Tower Road					Y	2022		Postponed due to right-of-way and legal ownership issues. This project is part of the Loop 2 paving project and will be combined with it in the City's new work program.

**City of Jacksonville
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Connect the City sidewalks to go throughout the City	X								X		\$60,000	X			
Establish a small park and war memorial	X								X	SPLOST	\$40,000	X			X
Pave Loop 2 behind Post Office and improve drainage on Water Tower Road/Magnolia Street area		X							X	GDOT	\$50,000	X	X		
Hire new police officer to expand force	X								X		\$20,000 (part-time)	X			
Pursue funding to construct a playground and purchase playground equipment		X							X	DNR/LWCF	\$30,000	X	X	X	
Seek funding to construct a walking track		X							X	DNR/LWCF	\$15,000	X	X	X	

**City of Jacksonville
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of Lumber City

Report of Accomplishments and Community Work Program

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2020	Seek to replace 2-inch and 6-inch water lines along U.S. 341					Y	2025		The City has not had the funding for this project.
2016	Purchase a new police vehicle	Y	2016						A new police vehicle was purchased in 2016.
2017	Replace water/sewer infrastructure along River Street and Broad Street	Y	2017						Water/sewer infrastructure was replaced along River and Broad streets using a CDBG.
2017	Expand the City Cemetery	Y	2017						The City Cemetery was expanded by 2.3 acres in 2017.
2018	Install a new roof on City Hall	Y	2018						A new roof was installed on City Hall in 2018.
2019	Replace old water lines installed pre-1960 throughout the City					Y	2025		The City has not had funding for this project.
2019	Install a new roof onto the Old School Building							Y	The Old School Building is severely deteriorated, and the City is not interested in replacing the roof.

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	2010 TIA Band 1 Local Projects (River Street, Burns St.)	Y	2016						The City's 2010 TIA Band 1 projects were completed in 2016.
2016	2010 TIA Band 2 Local Projects (Broad St., Central Ave., Virginia Ave., Johnson St., Pond Rd.)	Y	2016						The City's 2010 TIA Band 2 projects were completed in 2016.
2020	2010 TIA Band 3 Local Projects (Sand Pit Rd., West Ave., Randall St., Church St., Pine St.)	Y	2020						The City's TIA Band 3 projects were completed in 2020.
2016	Seek to reactivate the Downtown Development Authority	Y	2020						Reactivation of the Lumber City DDA was completed in 2020.
2018	Acquire a street sweeper							Y	The City does not have the extra funds to purchase a street sweeper.
Beyond 2020	Pursue the annexation of the GA Highway 117 Industrial Park area							Y	The Industrial Park property has been sold, and there is no longer interest in its annexation.

**City of Lumber City
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Seek to replace 2-inch and 6-inch water lines along U.S. 341					X				X	CDBG, USDA	\$500,000	X	X	X	
Replace old water lines installed pre-1960 throughout the City					X				X	CDBG, USDA, SPLOST	750,000	X	X	X	
Resurface E. Boyd St. from U.S. 341 to Wismer St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$12,276	X	X		
Resurface Reynolds St. from U.S. 341 to Wismer St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$12,277	X	X		
Resurface Washington St. from Erie to Walnut St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$10,608	X	X		
Resurface W. Boyd St. from N. Johnson St. to MLK Blvd. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$27,677	X	X		
Resurface N. Johnson St. from Cheney to McLeod St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$17,760	X	X		
Resurface Industrial Blvd. from U.S. 341 to Ocmulgee St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$109,935	X	X		

**City of Lumber City
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Resurface Victoria St. from U.S. 341 to Church St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$21,065	X	X		
Resurface Oak St. from Reynolds to Burns St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$10,147	X	X		
TIA-2, Band 3 Local Resurfacing Projects							X		X	GDOT, TIA-2	\$260,589	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			

City of McRae-Helena

Report of Accomplishments and Community Work Program

**City of McRae-Helena
Comprehensive Plan Community Work Program
Report of Accomplishments**

		Accomplished		Underway		Postponed		Dropped	
Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
2016	Activate a Downtown Development Authority					Y	2022		A downtown development plan is needed, which includes delineation of the downtown's boundaries.
2016	Make improvements to City entrances/gateways					Y	2022		This will be done as part of the McRae-Helena branding initiative with the rehabilitation of Downtown McRae-Helena.
2019	Develop a regional training facility for firefighting			Y	2022				Classes are currently being taught at the fire training facility; however, official certification as a regional facility has not yet been received.
2016	Purchase 2 new police vehicles each year	Y	2019						Although this has been completed, the City will continue purchasing police vehicles on an as needed basis to provide the best vehicles for the department. This will be addressed in the long term policies section of the new comprehensive plan.
2017	Purchase a new dump truck for the public works department					Y	2021		Purchase of a new dump truck was postponed as long as possible until the current one reached the end of its useful life. Funding issues were also a factor.

**City of McRae-Helena
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Install tag readers in selected police vehicles	Y	2017						Tag readers were installed in selected police vehicles in 2017.
2019	Complete renovations to the city's ballfield					Y	2021		Completion of ballfield renovations was postponed due to funding issues. Restroom, concessions, and seating upgrades are needed.
2017	Seek funding for renovations to the City Square, including landscaping/beautification and installing a sprinkler system	Y	2016						Renovations to the City Square were completed in 2016.
2017	Develop an ordinance to target the elimination/removal of blighted properties					Y	2021		The City plans to develop an ordinance in conjunction with continued GICH projects/participation.
2016	Develop a formal code to appropriately define job descriptions and pay scale	Y	2016						HOGARC worked with the City to develop formal job descriptions/pay scale which City adopted in 2016.
2016	Install a new roof onto the municipal building	Y	2017						A new roof was installed on the municipal building in 2017.

**City of McRae-Helena
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Replace the fire hydrants on the corners of 3 rd Street and College Street, and 4 th Street and College Street	Y	2018						The fire hydrants at the corners of 3 rd and College streets and 4 th and College streets were replaced in 2018.
2016	Install a new roof onto the community building	Y	2017						The community building's roof was replaced in 2017.
2016	2010 TIA Band 2 Local Projects (Spring Avenue, Industrial Blvd., Magnolia Street, East Avenue, Telfair Avenue, College Street, 1 st Avenue, 2 nd Avenue between Huckabee Street and Willow Creek Lane)	Y	2019						2010 TIA Band 2 projects were completed by 2019.
2020	2010 TIA Band 3 Local Projects [5 th Ave., Graham St., Brewton St., Bruce St., 4 th Ave., 8 th Ave., Telfair Ave., Strozier St., 2 nd Ave. (Andrew St. to Oak St.)]			Y	2021				The contractor has been selected, and GDOT has issued notice to proceed with project.
2016	Combine existing McRae and Helena sewer systems to upgrade capacity and utilize multiple options of discharge: Land Application System and National Pollutant Discharge Elimination System (NPDES)	Y	2017						The existing McRae and Helena sewer systems were combined in 2017 and multiple discharge options are being utilized.

**City of McRae-Helena
Comprehensive Plan Community Work Program
Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Seek the development of a subdivision ordinance					Y	2021		Postponed due to lack of a political champion to advocate for its development.
2020	Seek to replace street signs to achieve and maintain compliance with new federal retro reflectivity requirements	Y	2019						Street signs were replaced by 2019.

**City of McRae-Helena
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Activate a Downtown Development Authority		X							X		N/A	X			
Make improvements to City entrances/gateways		X							X	Gateway, DOT	\$50,000	X	X		
Develop a regional training facility for firefighting	X								X		\$50,000	X	X		
Purchase a new dump truck for the public works department	X								X	SPLOST	\$150,000	X	X		
Complete renovations to the city's ballfield	X								X	SPLOST	\$30,000	X			
Develop an ordinance to target the elimination/removal of blighted properties	X								X	HOGARC	\$2,000	X			
2010 TIA Band 3 Local Projects [5 th Ave., Graham St., Brewton St., Bruce St., 4 th Ave., 8 th Ave., Telfair Ave., Strozier St., 2 nd Ave. (Andrew St. to Oak St.)]	X								X	GDOT TIA	\$739,958	X	X		

**City of McRae-Helena
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Seek the development of a subdivision ordinance	X								X	HOGARC	\$2,000	X			
Rehabilitate City Government square		X							X	SPLOST	\$500,000	X	X	X	X
Construct a new City Hall	X	X							X	SPLOST	\$1,500,000	X	X	X	X
Install filter equipment at four wells	X	X	X						X	CDBG SPLOST	\$1,550,000	X	X	X	
Replace the fire hydrants on the corners of 3 rd Street and Pine Street	X								X		\$10,000	X			
First Ave. intersection improvements (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$600,000	X	X		
Repair/resurface Poplar St. between 5 th Ave. and Willow Creek Lane (TIA-2, Band 1)			X	X	X				X	GDOT-TIA-2	\$130,524	X	X		

**City of McRae-Helena
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Repair/resurface 6 th St. from Albany Ave. to where 6 th St. turns to dirt road (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$160,299	X	X		
Repair/resurface 5 th St. from Graham St. to Forsyth Ave. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$62,501	X	X		
Repair/resurface with design/drainage/base/paving on a portion along 4 th St. from Albany to Forsyth Ave. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$150,108	X	X		
Repair damaged sidewalks along U.S. 341/SR 27 (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$154,569	X	X		
Repair damaged sidewalks along 3 rd Ave. from College to Brewton St. and on Graham St. from 3 rd to 4 th Ave. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$199,238	X	X		
Repair damaged sidewalks along Telfair Ave. from Oak to Smith St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$34,020	X	X		
Repair damaged sidewalks along Pine St. from 3 rd to Telfair Ave. (TIA-2, Band 1)			X	X	X				X	GDOT-TIA-2	\$111,132	X	X		

**City of McRae-Helena
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Repair damaged sidewalks along Parsonage St. from Hunter to 2 nd Ave. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$162,864	X	X		
Resurface Huckabee St. from Albany to S. 1 st Ave. and remove/replace sidewalks, repair culverts, and build shoulders (TIA-2, Band 2)							X		X	GDOT, TIA-2	\$38,017	X	X		
TIA-2, Band 3 Local Projects (Center and Lenox avenues, 6 th and N. Railroad streets design/drainage/base/paving; drainage study/improvements)							X		X	GDOT, TIA-2	\$1,007,129	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			
Rehabilitation of lift station pumps 1, 5, 6, and Ashford Drive				X	X		X		X	CDBG, SPLOST, GEFA	\$1.35 million	X	X	X	
Establish a city park		X	X						X	GADNR	\$200,000	X	X		X
Downtown streetscape improvements	X	X							X	GDOT, SPLOST	\$1 million	X	X		

City of Scotland

Report of Accomplishments and Community Work Program

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Pursue funding for fire protection improvements, including an upgraded firefighting vehicle (used), additional equipment, and a fill station for breathing apparatus	Y	2020						The City obtained a fill station for breathing apparatus in 2016 and a pickup truck for the fire department in 2020.
2016	Facilitate the construction of a small convenience store on previously obtained location in Scotland					Y	2021		Plans for a small convenience store were previously dropped by the expected owner. The City is actively seeking development of this much needed business.
2017	Continue to seek funding to purchase playground equipment			Y	2021				The City purchased new swings in 2019 and has added 2 tire swings. They plan to add additional equipment in 2021.
2019	Continue to pursue funding to resurface the walking track as appropriate			Y	2021				The City has received bids, but due to the high cost, it may let City employees do the work in sections.
2018	Provide handicap accessibility at City Hall			Y	2021				The City has engaged a carpenter to make City Hall handicapped accessible. The work should be completed in 2021.
2017	Seek funding for system wide water improvements including the replacement of the water softener and filtration systems	Y	2019						System wide water improvements, including replacing the water softener and filtration systems, were completed in 2019 with CDBG funds.

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2016	Pursue funding to replace outdated sewer lines in the area of Second Avenue to the City's wastewater treatment pond	Y	2016						These sewer line upgrades were completed with CDBG funds in 2016.
2019	Phase II Sewer Line Rehabilitation: 4 th Ave, Branch St., Pine St., Main St., Mill St.- Each line connecting to Phase I sewer main on 2 nd Avenue.					Y	2022		The City applied for a CDBG in 2020, but did not receive award.
2020	Phase III Sewer Rehabilitation- Desludging of Sewer Treatment Pond					Y	2024		The City plans to apply for another CDBG after the Phase II Sewer Line Rehabilitation project is completed.

**City of Scotland
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Facilitate the construction of a small convenience store on previously obtained location in Scotland	X	X	X						X		N/A				X
Continue to seek funding to purchase playground equipment	X								X	SPLOST	\$30,000 (total)	X			
Continue to pursue funding to resurface the walking track as appropriate	X	X							X		\$10,000 (total)	X			
Provide handicap accessibility at City Hall	X								X		\$10,000 (total)	X			

**City of Scotland
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Phase II Sewer Line Rehabilitation: 4 th Ave., Branch St., Pine St., Main St., Mill St.- Each line connecting to Phase I sewer main on 2 nd Ave.		X							X	DCA (CDBG)	\$500,000	X	X	X	
Phase III Sewer Rehabilitation-Desludging of Sewer Treatment Pond				X					X	DCA (CDBG)	\$350,000	X	X	X	
Purchase an upgraded firefighting vehicle/additional equipment		X							X	FEMA	\$200,000	X	X	X	
Remove old culverts and replace with new ones	X								X		\$10,000	X			
Open previously closed and unmaintained 2 nd Ave.	X								X		\$2,000	X			
Upgrade the existing or construct new Scotland Fire Station					X				X	USDA, GEMA	\$200,000	X	X	X	
Pave Oak Ridge Road (TIA-2, Band 1)			X	X	X				X	TIA-2, GDOT	\$70,443	X	X		

**City of Scotland
Comprehensive Plan Community Work Program
2021 – 2025**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2021	2022	2023	2024	2025	Each Year	Beyond 2025	County	City	Other		Local	State	Federal	Private
Pave Scotland Towns Road (TIA-2, Band 3)							X		X	TIA-2, GDOT	\$64,583	X	X		
Adopt the DCA model ordinance for broadband deployment and permitting	X								X		N/A	X			
Seek Broadband Ready Community designation	X								X	HOGARC	\$2,000 (Staff Time)	X			
Purchase new garbage truck				X					X	USDA	\$200,000	X		X	
Purchase generator for well system			X						X	GEMA, FEMA, GA Forestry	\$23,000	X	X	X	

Appendix A

Community Involvement

Public Hearing Notice 1

News Release

Comprehensive Plan Website

Community Vision Survey

Public Hearing Notice 2

Meeting Agendas

Stakeholders Invited to Participate

Active Participants

Community Involvement

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan “be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public.” The Telfair County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan’s development.

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal email and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation assessment meeting held in October, 2019, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments used their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal. The final public hearing was held virtually due to the ongoing COVID-19 Pandemic in 2020.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was planned from 4:00 p.m. – 6:00 p.m. at the Telfair County Recreation Department in McRae-Helena where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. This drop-in was canceled due to the COVID-19 Pandemic. The drop-in was rescheduled for a later date, but it too was canceled because of the

continuing public health emergency. In addition, a webpage for this plan was developed which provided basic information, the meeting schedule, copies of the documents being developed at each meeting, and an online Community Vision survey. Notice of both of these extra efforts to invite community stakeholder involvement and participation were officially posted.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Only the first two Coordination Committee meetings were held in person due to the COVID-19 Pandemic and the State of Georgia's Emergency Declaration. The Committee participants were contacted by email and sent the meeting materials for the third and fourth meetings, which they were asked to review and provide comments. Meeting documents were also uploaded to the plan website (<http://bit.ly/TelfairCompPlan2020>) for easy access by committee members and the public. The fifth meeting to review the draft plan was held virtually after the draft plan was emailed to the Committee in advance. Nevertheless, considerable community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session notice, screen captures of the Telfair Plan website (<http://bit.ly/TelfairComp2020>), and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

OPEN INVITATION TO PARTICIPATE

The Telfair County Board of Commissioners, in conjunction with the cities of Jacksonville, Lumber City, McRae-Helena, and Scotland, is initiating a process to update the current countywide joint comprehensive plan, *Crossroads of Storied History, Outdoor Splendor, and Inviting Transportation* (2015), in accordance with Georgia law.

While this plan is necessary to maintain local government eligibility for state grants, loans, and permits, it is also an important blueprint for addressing local concerns and establishing a guide for community growth and development. We need the assistance and involvement of the entire community, both public and private. Key stakeholders and involved citizens are important to Telfair County and its future.

You are invited and encouraged to participate on the Telfair County Local Plan Coordination Committee, which will help update and develop our new joint comprehensive plan.

The first meeting of this Committee will be on

Tuesday, February 11, 2020 - 10:30 a.m.

at the

**Telfair County Recreation Department
408 E. Oak St. (U.S. 341) in McRae-Helena.**

The plan development process will involve about five (5) meetings of the Committee over the next few months. Each meeting will last about 1.5 hours.

You are cordially invited to participate in this important process with us. If you are not able to attend, please send someone from your organization willing to attend the scheduled meetings.

PUBLIC HEARING NOTICE

Telfair County Joint Comprehensive Plan “The Future of All of Telfair County”

The local governments of Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Telfair County and its municipalities better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Telfair County?

PUBLIC HEARING DATE AND TIME: Monday, March 2, 2020 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Telfair County Courthouse, McRae-Helena

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Telfair County Board of Commissioners, 91 Telfair Avenue, McRae-Helena, Georgia, or call (229) 868-5688.

HEART OF GEORGIA ALTAMAHA

Regional Commission



331 West Parker Street
Baxley, GA 31513
Phone: 912-367-3648
Fax: 912-367-3640

5405 Oak Street
Eastman, GA 31023
Phone: 478-374-4771
Fax: 478-374-0703

NEWS RELEASE

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

DATE: Thursday, April 9, 2020 4:00 – 6:00 PM

**LOCATION: Telfair County Recreation Department
408 E. Oak Street (U.S. 341), McRae-Helena**

Are you concerned about the future of Telfair County, Jacksonville, Lumber City, McRae-Helena, and Scotland? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Telfair County, the Telfair County Board of Commissioners, and the cities of Jacksonville, Lumber City, McRae-Helena, and Scotland, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2015, and is the principal guide to the long-term growth and development of Telfair County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Telfair County Recreation Department at 408 East Oak Street from 4:00 p.m. to 6:00 p.m. on Thursday, April 9, 2020. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

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



TELFAIR COVNTY GOVRT HOVSE

Telfair County Joint Comprehensive Plan

Telfair County, Jacksonville, Lumber City, McRae-Helena, and Scotland



Welcome!

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

CROSSROADS OF STORIED HISTORY,
OUTDOOR SPLendor, AND INVITING
TRANSPORTATION



A Joint Comprehensive Plan for Telfair County,
Jacksonville, Lumber City, McRae-Helena, and Scotland, Georgia



August, 2015

[Download a Copy of the 2015 Plan Here!](#)

TELFAIR COUNTY 2020 JOINT COMPREHENSIVE PLAN TIMETABLE

- Tuesday, 2.11.2020, 10:30 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Monday, 3.2.2020, 5:30 PM - Initial Public Hearing
- Tuesday, 3.10.2020, 10:30 AM - Community Vision/Issues and Opportunities
- Tuesday, 3.24.2020, 4:00 PM - 6:00 PM - Community Input Drop-In
- Tuesday, 4.7.2020, 10:30 AM - Issues and Opportunities/Goals/Policies
- Wednesday, 5.6.2020, 10:30 AM - Goals/Policies/Economic Development/Broadband/Land Use
- July, TBD - Draft Plan
- August, TBD - Final Public Hearing
- September, 2020 - Local Government Submittal

[Click to View Files From First Planning Meeting 2.11.2020](#)

[Click to View Files From Second Planning Meeting 3.10.2020](#)

[Click to View Files From Third Planning Meeting 4.7.2020](#)

[Click to View Files From Fourth Planning Meeting 6.29.2020](#)

[Click to View Files From Fifth Planning Meeting 11.10.2020](#)



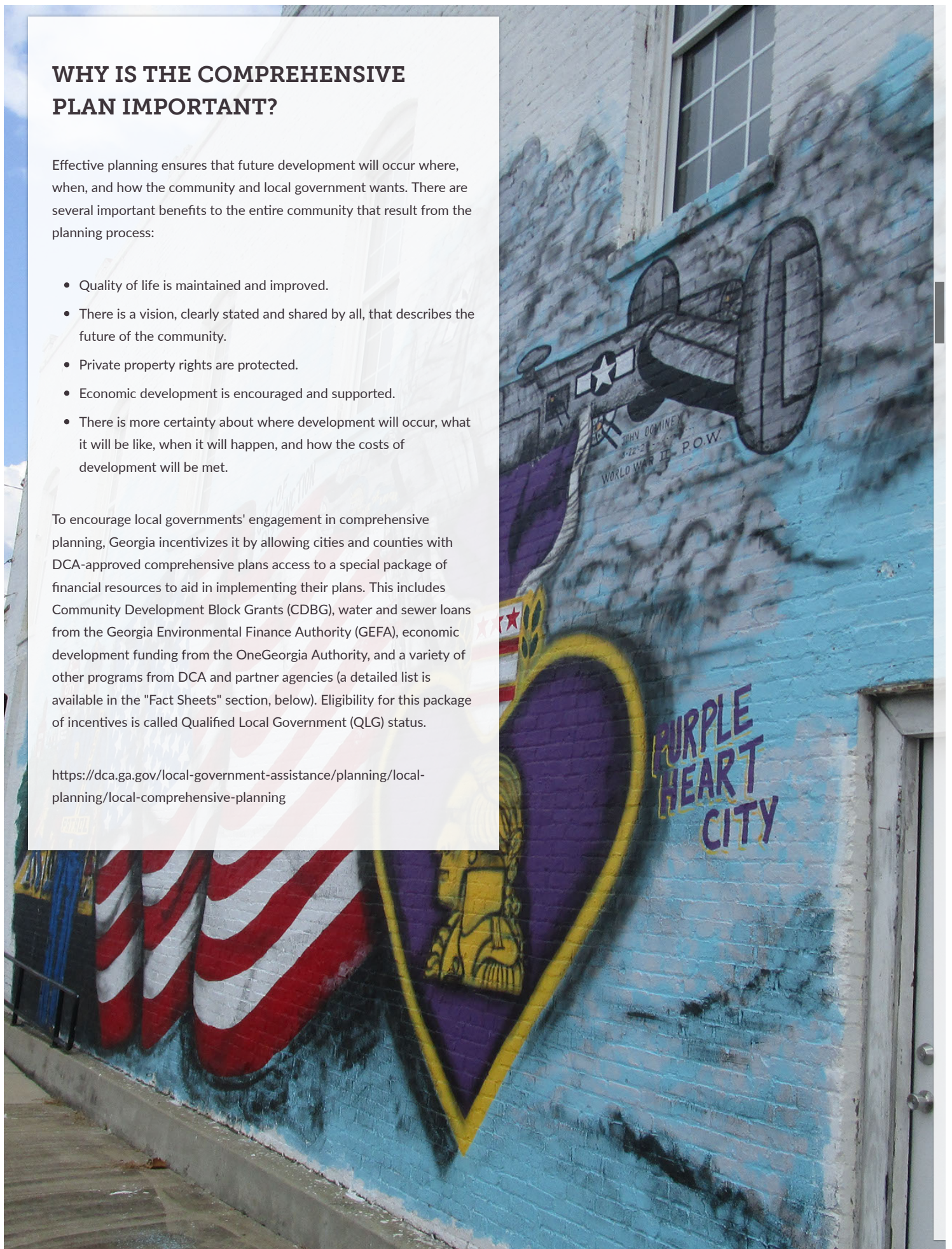
WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

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

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

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

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



OUR VISION

Telfair County is a rural county located in south central Georgia founded on the convenience of modern day transportation with the location of five major U.S. highways, railroads, and a general aviation airport. We aim to foster a vibrant, prosperous future for our citizens by promoting our strategic location, the abundance of natural resources, and our home town charm.



WHAT WOULD YOU LIKE TO SEE?



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

Telfair County Community Vision Survey



FOR MORE INFORMATION REGARDING THE 2020 TELFAIR COUNTY JOINT
COMPREHENSIVE PLANNING PROCESS, CONTACT US:

331 West Parker Street - Baxley, GA 31513

912. 367. 3648

pope@hogarc.org

Telfair County Community Vision Survey

- 1. How would you describe your community, particularly to someone who knows nothing about it?**
- 2. What makes your community unique and special as a place to live?**
- 3. What improvement(s) to your community would you most like to see happen?**
- 4. What are the greatest strengths or assets of your community?**
- 5. What are your community's greatest needs, especially long-term?**
- 6. What specific projects/improvements are critically needed in the short term?**
- 7. What opportunities for positive change/improvement/growth are there in your community?**
- 8. How do you think your community will change/grow in the next five to ten years?**
- 9. What three words do you hope people use 10 years from now when they describe what Telfair County is like as a community – the values that define the people who live here?**

PUBLIC HEARING NOTICE

Telfair County Joint Comprehensive Plan

The Telfair County Board of Commissioners and municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Telfair County and the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review. Due to the ongoing COVID-19 pandemic, the hearing will be held virtually.

PUBLIC HEARING DATE AND TIME: Tuesday, November 10, 2020 at 5:30 p.m.

To join the Zoom Video Conference by computer/tablet/smartphone visit the link below:

<https://zoom.us/j/96153700885?pwd=M2tRY3pCd3JqM1VKeUpYZkhSZIRIUT09>

For telephone participants dial (408) 638-0968 and enter the information below. Please use Password 4509535660 after entering Meeting ID. (Carrier charges may occur – Phone line is not toll free)

Meeting ID: 961 5370 0885

Passcode: HOG3673648

Telephone numeric password: 4509535660

Persons with special needs relating to disability access or foreign language should contact the Heart of Georgia Altamaha Regional Commission's Office at 912-367-3648. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, or have difficulty accessing the virtual meeting, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hogarc.org.

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Telfair Recreation Department, McRae-Helena, GA**

February 11, 2020

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable for Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Next Meeting

Draft Community Vision Review

Issues and Opportunities Input

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Telfair County Recreation Department, McRae-Helena, GA**

March 10, 2020

AGENDA

Introduction

Draft Community Vision Review

Plan Title

Draft Issues and Opportunities

Next Meeting – Tuesday, April 7, 2020, 10:30 a.m.

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Community Input Drop-In Session on Thursday, April 9, 2020, 4-6 p.m.,
Telfair County Recreation Department, McRae-Helena**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING**

April 7, 2020

AGENDA

Revised Draft Community Vision Review

Plan Title

Revised Draft Issues and Opportunities Review

Goals/Policies

***Community Input Drop-In Session on Thursday, April 9, 2020, 4-6 p.m.,
Telfair County Recreation Department, McRae-Helena - Canceled**

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING**

June 29, 2020

AGENDA

Introduction

Plan Title

Revised Draft Community Vision Review

Revised Draft Needs and Opportunities Review

Revised Draft Goals Review

Revised Draft Long Term Policies Review

Draft Economic Development

Draft Broadband Element

Plan Coordination

Next Meeting – Date to be determined to review draft plan, including Land Use element.

**TELFAIR COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
VIRTUAL MEETING
November 10, 2020**

AGENDA

Draft Plan Review

Altamaha Regional Water Plan

Plan Title Discussion

Submittal Discussion

Virtual Public Hearing – Tuesday, November 10, 2020, 5:30 p.m.

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

Telfair County Board of Commissioners

City of Jacksonville

City of Lumber City

City of McRae-Helena

City of Scotland

Development Authority of Telfair County

Telfair County Board of Education

Oconee Fall Line Technical College

Telfair County Chamber of Commerce

Georgia Forestry

Telfair County Cooperative Extension

Georgia Power

Ocmulgee EMC

Little Ocmulgee EMC

Telfair County Sheriff's Department

Telfair County Emergency Management Service

Telfair County Public Works

Telfair County Board of Tax Assessors

Telfair County Health Department

McRae-Helena Police Department

McRae-Helena Fire Department

Local Industries/Business Owners

CoreCivic McRae Correctional Facility

Telfair State Prison

Local Churches

Local Civic Clubs

The Telfair Enterprise

General Public

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

Telfair County Board of Commissioners

Neal Stanley, Chairman

Dakkia Bradshaw, County Commissioner

Nancy J.M. Livingston, County Clerk

City of Jacksonville

Terry Neal, Mayor

Amanda Gonzalez, City Clerk

City of Lumber City

Johnny Burkett, Mayor

Joy Fussell, City Clerk

City of McRae-Helena

Mike Young, Mayor

Curtis Smith, City Council

Melissa Jones, City Manager

Heather Livingston, City Clerk

City of Scotland

Andrew Harris, Mayor

Shirley Ashley, City Council

Rebecca Jackson, City Clerk

Telfair County Chamber of Commerce

Paula Anderson, President

Eric Smith, Director

Development Authority of Telfair County

Herman Moore, Chairman

Debbie Bullard, Member

Telfair-Wheeler E-911

Stephanie Rothwell, Director

Telfair County Sheriff's Office

Ron Bowdoin, Investigator

Telfair County Public Works

Charles White, Director

Telfair County Board of Tax Assessors

Nette McLean, Chief Appraiser

Telfair County Department of Family and Children's Service

Rose Morris, County Administrator

Iris G. Myles, Board Member

Telfair County Senior Center

Diane Warren, Director

Telfair County Department of Leisure Services

Ernie Rodgers, Board Chairman

Telfair County Recreation Department

Michael Harrelson, Director

Telfair County Superior Court

Jenna Yawn, Deputy Clerk

Telfair County EMS

Steve Thornton, Director

Telfair County EMA

Lee Conner, Director

Telfair County Schools

Iris G. Myles, Administrative Assistant

McRae-Helena Fire Department

Jeff Hardin, Fire Chief

Greg Young, Assistant Chief

Robby Williams, Captain

McRae-Helena Police Department

Glenn Giles, Chief of Police

McRae-Helena Planning and Zoning Commission

Iris G. Myles, Member

MCR Elevator Repair, Inc.

Randy McGill, Owner

Gina McGill, CFO

The Security State Bank

Ernie Rodgers, Vice President

Georgia Forestry

Michael Henderson, Chief Ranger

Georgia Power

Eric Smith, Local Manager

Telfair County Farm Bureau

Neal Stanley, President

The Telfair Enterprise

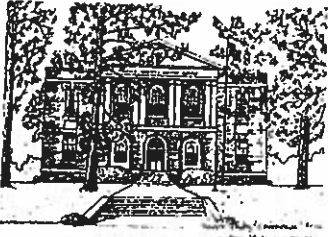
Donna Bell, General Manager

Local Citizens

Janice Griner

Elvin Harris

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



**Telfair County
Board of Commissioners**

91 Telfair Avenue, Suite A
McRae, Georgia 31055

Office: 1-229-868-5688
Fax: 1-229-868-7950

Email: telfairco@gmail.com

Charles "Edwin" Neal, Chair (District 5)
Annie C. Williams, Vice-Chair (District 1)
Dakikia L. Bradshaw (District 2)
Jason Boone (District 3)
Jason White (District 4)

Nancy J.M. Livingston, County Clerk, MCC, CCO, CM

**STATE OF GEORGIA
TELFAIR COUNTY**

RESOLUTION 2021-01

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, Telfair County, Georgia has participated with the municipalities of Jacksonville, Lumber City, McRae-Helena, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Telfair County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing to Be a Better Tomorrow*, for Telfair County and its municipalities; and

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

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

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

NOW, THEREFORE BE IT RESOLVED that the Telfair County Board of Commissioners hereby approves and adopts the Telfair County Joint Comprehensive Plan, *Growing to Be a Better Tomorrow*, as Telfair County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 19th day of January, 2021.

BY: 
Charles Edwin Neal, Chair

ATTEST: 
Nancy J.M. Livingston, County Clerk



RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Jacksonville, Georgia has participated with Telfair County and the municipalities of Lumber City, McRae-Helena, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Telfair County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing to Be a Better Tomorrow*, for Telfair County and its municipalities, including the City of Jacksonville; and

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

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

WHEREAS, the City of Jacksonville is now desirous of adopting *Growing to Be a Better Tomorrow* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Jacksonville hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Growing to Be a Better Tomorrow*, as the City of Jacksonville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 28 day of JANUARY, 2021.

BY: Jerry Norwood Mayor

ATTEST: Amanda Gonzalez

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Lumber City, Georgia has participated with Telfair County and the municipalities of Jacksonville, McRae-Helena, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Telfair County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing to Be a Better Tomorrow*, for Telfair County and its municipalities, including the City of Lumber City; and

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

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

WHEREAS, the City of Lumber City is now desirous of adopting *Growing to Be a Better Tomorrow* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Lumber City hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Growing to Be a Better Tomorrow*, as the City of Lumber City's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 9 day of Feb, 2021.

BY: 

ATTEST: 

2020 Telfair County Joint Comprehensive Plan

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of McRae-Helena, Georgia has participated with Telfair County and the municipalities of Jacksonville, Lumber City, and Scotland in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Telfair County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing to Be a Better Tomorrow*, for Telfair County and its municipalities, including the City of McRae-Helena; and

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

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

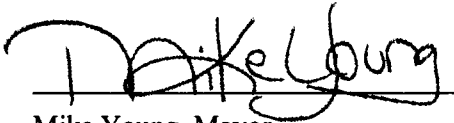
WHEREAS, the City of McRae-Helena is now desirous of adopting *Growing to Be a Better Tomorrow* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of McRae-Helena hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Growing to Be a Better Tomorrow*, as the City of McRae-Helena's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 14th day of January, 2021.

BY:


Mike Young, Mayor

ATTEST:


Heather Livingston, City Clerk

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective October 1, 2018, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Scotland, Georgia has participated with Telfair County and the municipalities of Jacksonville, Lumber City, and McRae-Helena in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Telfair County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Growing to Be a Better Tomorrow*, for Telfair County and its municipalities, including the City of Scotland; and

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

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

WHEREAS, the City of Scotland is now desirous of adopting *Growing to Be a Better Tomorrow* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Scotland hereby approve and adopt the Telfair County Joint Comprehensive Plan, *Growing to Be a Better Tomorrow*, as the City of Scotland's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2015.

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

SO RESOLVED, this 14th day of Feb., 2021.

BY: _____

ATTEST: _____

Ruben Juhn