



Where It All Comes Together

A Joint Comprehensive Plan for Wayne County, Jesup, Odum, and Screven Georgia



November 2020

WHERE IT ALL COMES TOGETHER

A Joint Comprehensive Plan for Wayne County, Jesup, Odum, and Screven, Georgia

A Joint Comprehensive Plan for Wayne County, the City of Jesup, the City of Odum, and the City of Screven, 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



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The Wayne County Joint Comprehensive
Plan Coordination Committee
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Heart of Georgia Altamaha Regional Commission

November 2020

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Introduction and Executive Summary



Where It All Comes Together -- The Wayne 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

Wayne County and its municipalities – the City of Jesup, the City of Odum, and the City of Screven.

Wayne County is a bustling rural county in the lower coastal plain of southeast Georgia with a 2019 estimated Census population of 29,927 (ranking 60th in the state of Georgia). The county's size of 648 square miles ranks 11th in Georgia (out of 159 counties) giving it a population density of only 46.9 people per square mile, much less than the Georgia total of 182.9/sq. mile, and even significantly less than the U.S. total of 92.6/sq. mile. The county's population growth from 2000 to 2010 was 13.3%, according to the Census Bureau. This population growth rate was considerably less than that of the State of Georgia (18.3%), but 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 0.6% since 2010. Wayne County's current poverty rate is measured around 18.6% of its population, compared to 14% in Georgia overall, and ranks as the 87th highest in the state. In August 2020, the unemployment rate in Wayne County measured 4.8%, lower than Georgia's 5.9%, and considerably lower than the U.S.'s 8.5%. This was down significantly from the county's COVID-19 Pandemic impacted unemployment rate of 6.3% in July 2020. Prior to the pandemic in December 2019, Wayne County's unemployment rate was 3.3%. Per capita income in Wayne 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 \$841.

Wayne County does have advantages and assets for future growth. The Wayne community has vast pine forests; much scenic natural beauty; a history of tourism, civic pride, and entrepreneurial success; transportation resources; and an advantageous location which provides great opportunity and attraction for residency. Wayne 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 forestry and forest products producer and the home of Rayonier Advanced Materials, one of the world's largest cellulosic fiber producers. The community has excellent



infrastructure and facilities, access to I-95, as well as excellent rail, airport, and U.S. and State highway access. One of only two official Amtrak East Coast station stops in Georgia is located in a historic depot in downtown Jesup. The community is blessed with winding miles of enchanting natural splendor of the Altamaha and Little

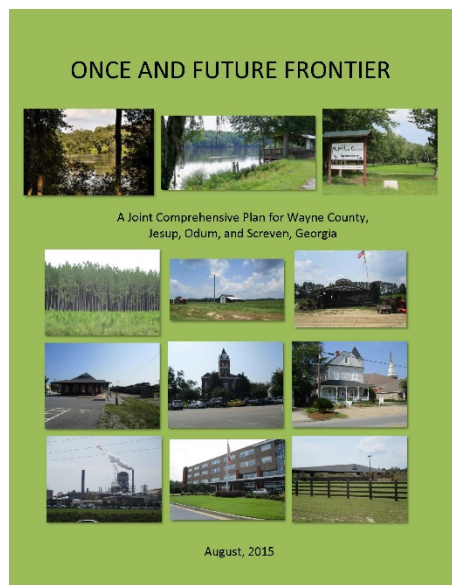
Satilla rivers, and excellent local recreational facilities and programs. The stunning environment and welcoming people and landscape of Wayne County are assets only enhanced by its location near I-95, the Georgia coast, and larger urban areas such as Savannah and Jacksonville, Florida, and its easy transportation and highway access to I-95 and other major highways. This plan seeks to capitalize on these assets and improve weaknesses through a multi-faceted strategy to better the community as a place to live, retire, work, play, or visit; to do or start a business; and to otherwise enhance quality future growth and development.

This Wayne 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. *Where It All Comes Together* embodies the entrepreneur spirit of the community and incorporates the desire to grow well into the future. The Wayne 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 fifth within the County prepared under the auspices of the Georgia



Planning Act of 1989. The first was adopted in 1994, while the second comprehensive plan was adopted in 2004 in accordance with state requirements. The third and fourth plans were adopted in 2010 and 2015, respectively. The first three of these plans were intensively data and state requirement driven, although local objectives are outlined and portrayed. A full update titled “*Once and Future Frontier*” was completed in 2015 and was developed to reduced minimum standards which focused on community involvement and individual local government needs. The second and third 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 Wayne 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 Wayne 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 Wayne 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

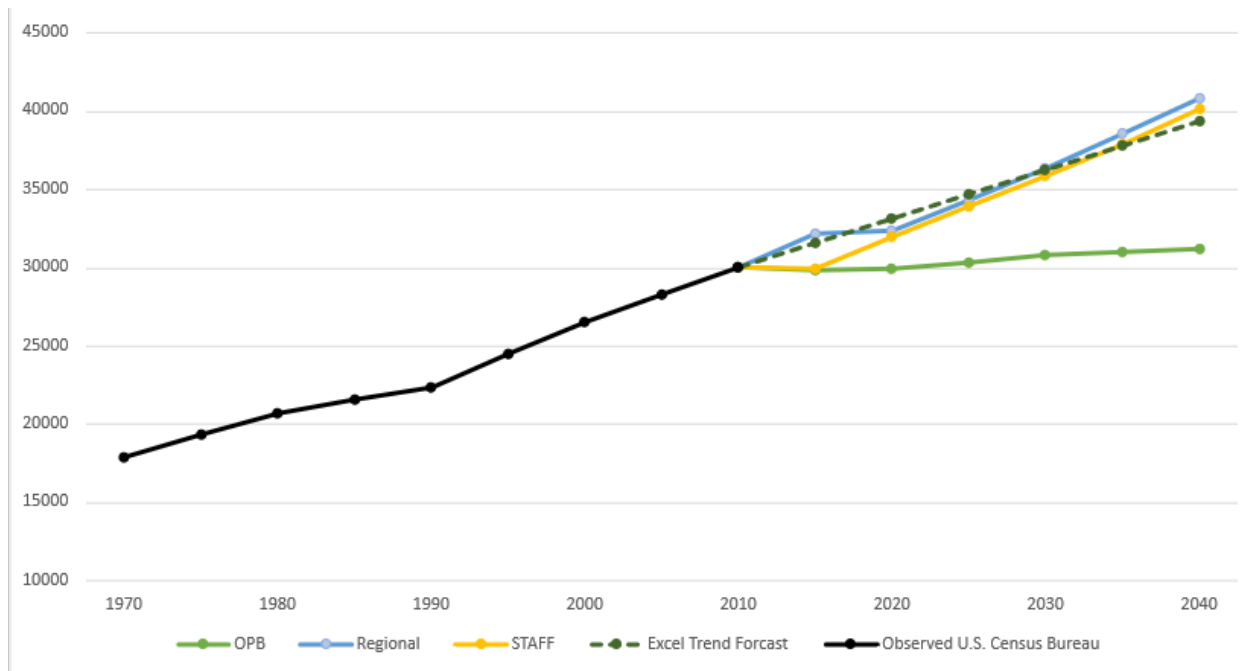
As noted earlier, the official 2010 Census population of Wayne County was 30,099, up 13.2% from 2000's 26,565. This growth was about three-quarters (73%) that of Georgia's 18.3%, but was more than a third greater than the national U.S. rate of 9.7%. More recent projections (2019) by the Census Bureau report the County decreasing by about 0.6% or 172 people. Wayne County's location just inland from the Georgia coast, its proximity to ports, its transportation access, as well as its location near I-95 and the metro areas of Savannah and Jacksonville, Florida will continue to be assets for future growth. The high mark of population in Wayne County was in 2010. The county's population grew each decade from 1930 to 2010, except for a slight decline in the 1960s. Wayne County's location, existing businesses, quality of life, and easy access to the Georgia ports and other major transportation corridors, including I-95, are positive factors and influences for future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. OPB's official projections for Wayne County were developed in 2018 and showed growth to 31,047 in 2035, extrapolated to 31,180 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 Wayne County, as noted in the 2019 Regional Plan 2040, show higher expected levels than current OPB projections. These include 36,409 in 2030 and 40,881 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 Wayne County population to grow albeit at a slow pace to 36,662 in 2035 and increase to 38,489 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 37,874 in 2035 and 39,429 in 2040.

Population Projections, Wayne County

	2010	2019	2020	2025	2030	2035	2040
OPB, 2018	30,099	29,885	29,974	30,391	30,798	31,047	31,180
HOGARC Regional Plan	30,099		32,426	34,360	36,409		40,881
Regional Commission	30,099	29,927	31,703	33,273	34,925	36,662	38,489
Excel Forecast (ETS Algorithm)	30,099	31,654	33,209	34,764	36,319	37,874	39,429

Wayne County Population Projections



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

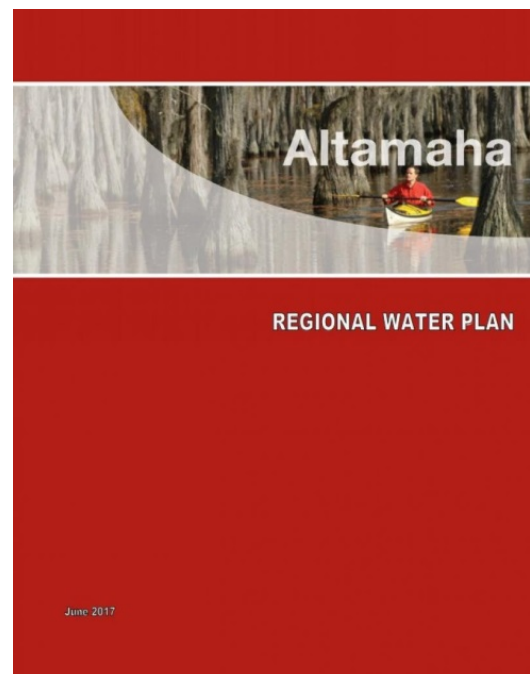
Wayne County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan's

preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Wayne 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 Wayne 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 Wayne County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan & Environmental Planning Criteria Consideration

Wayne 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 Wayne 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, Jesup’s wastewater treatment plant upgrade is specifically cited as a supportive implementation activity. 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 Wayne County, including Wayne County, the City of Jesup, the City of Odum, and the City of Screven, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinances in 2000.

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 Wayne 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 Wayne County, which is consistent with a quality community and the DCA Quality Community Objectives. The Wayne County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement

As noted earlier, the Wayne 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 Wayne County and its municipalities. To accomplish this, they created a steering committee, the Wayne 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 Wayne 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 Jesup City Hall 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 at the last minute due to dangerous weather conditions from locally heavy flooding; however, anyone who showed up was given the opportunity to complete a Community Vision survey. A webpage specifically devoted to this plan was promoted throughout the community which also allowed for administration of the Community Vision survey. A more detailed summary of community involvement is included in the appendix.

Where It All Comes Together is truly a locally developed guide to, and framework for, future growth and development of Wayne County designed to generate local pride and enthusiasm, to accentuate assets



and improve weaknesses, and ultimately bring about a desired future which makes the Wayne 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.

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 Wayne 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

Wayne County Is:

“A bustling South Georgia County rich in natural and cultural heritage. We are a community aiming for significant, sustainable growth which will further elevate our distinct location as business and family friendly. Transportation, vibrant downtowns, high achieving schools at all levels, and uncommon amenities found in a rural community form our core. Our vision is to expand these positives and to welcome future investment for an active, growing community.”

Wayne County wants to build its future on its location, transportation resources, vast pine forests, excellent community facilities, abundant natural resources, and rich history. The community sees itself as a rural leader and growth center of compatible industrial and retail growth and development set amongst a tapestry of retained natural beauty and a rural landscape which invites vibrant tourism and additional residential development to the outstanding quality of life. The community, whose first comprehensive plan was entitled “Evergreen Tomorrow,” and its growth would truly be green in many respects, from the quality of the growth, the type of growth, and the backdrop beauty of the pine trees. The community will be considered alive from many aspects.



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



Seek investment partnerships to expand broadband availability



**Remain vigilant of tourism trends and seek ways to innovate
promotion of the community**



**Remove blight, increase affordable housing options, and improve
cost-burdened housing**



**Preserve, enhance, and promote the area's cultural and natural
resources**



**Maintain the sense of place and small-town character and feel of
Wayne County**



**Attract future development with appropriately planned
infrastructure, including transportation, broadband services,
water and sewer services areas**



Promote a healthy, transparent citizen/government relationship

Wayne County is a bustling rural county of over 30,000 persons in the lower coastal plain of Southeast Georgia. It is located at the crossroads of several important highways: U.S. 84, U.S. 301, and U.S. 341. It encompasses approximately 428,049 acres, or 648 square miles, and is the 11th largest county in the state in terms of land area. Wayne County has a current population of about 30,000 persons (29,927 2019 Census estimate), approximately 3,360 persons more than its 2000 population of 26,565. The City of Jesup, the county seat, had an estimated 2019 Census population of 9,841 persons, and is the principal location of county commercial, industrial, governmental, and social activity. Jesup/Wayne County is an officially federally designated micropolitan statistical area by the U.S. Office of Management and Budget (OMB). This designation signifies Jesup/Wayne County as a significant center of population and economic

production despite its rural status. Jesup is also home to FCI Jesup, a sprawling federal prison complex with a medium security correctional institution, an adjacent low security satellite prison, and a minimum security satellite camp. Other county municipalities include the City of Odum (2019 Census estimated population of 503) located northwest of Jesup along U.S. 341 and the City of Screven (771 persons according to the 2019 Census estimate) located southwest of Jesup along U.S. 84. The county is an expanding center of industry and commerce nestled amongst a verdant sea of pine trees, abundant water resources, and an outdoor paradise.



The pine tree, which has played such an important part in the past development of Wayne County and its current economy, will continue to play a pivotal role. The community is home to one of the world’s largest producers of cellulosic fiber, as well as other related industries, and one of the leading producers of green-treated yellow-pine lumber, all reliant on the vast pine and hardwood forests. Wayne County consistently ranks as a top 5 Georgia county in

forest products production by Georgia’s Farmgate commodity value report; ranking second in the latest 2018 report. There are also emerging new markets for the pine trees as a component in wood pellet and biofuel industries. It has been described that the 21st Century will be the “BioCentury,” with agrobiosciences offering much potential for scientific and technological advancements. Rayonier in Wayne County has completely converted its pulp mill into specialized chemical cellulose production, and renamed the plant as Rayonier Advanced Materials. This is reflective of the product’s importance and potential. Rayonier AM, while under ITT, invented nanocellulose with many future possibilities. Wayne County will



be a central player and location for industries utilizing the pine tree and other timber. However, these businesses will be only one facet of local industry, which will be diverse, vital, and on the technologic edge.



The pine forests and the Altamaha River and other water resources of Wayne County, including Lake Grace, also offer important opportunities for tourism and outdoor adventure. Wayne County has four public landings on the Altamaha River, including the well-developed and easily accessible Jaycee Landing off U.S. 301/84. This landing has many facilities and has large scale plans for growth and

increased amenity offerings. The county is also home to five state-owned or managed wildlife management areas. The community already hosts growing fishing tournaments, and advertises forests teeming with wildlife to sportsman and outdoor buffs. The McMillan Creek Greenway is another attractive local resource for outdoor enthusiasts. The community envisions further enhancement to this promotion and protection of natural resources. There would be bike trails and nature trails available connecting the towns, Lake Grace, and the Altamaha River. The Sansavilla Bluffs, now under state protection, will expand knowledge and renew understanding of the noted history. There would also be further improved recreational and park access to the Altamaha River located in Wayne County, and other outdoor recreational pursuits. Wayne County will be almost synonymous with the Altamaha River, and the first thought of those seeking to see and experience its wonders, and those of the outdoors in general. Wayne County is already hosting many outstanding nature-based tourism events based on its outdoors and the Altamaha River through its Board of Tourism.

Jesup will continue to be the center of commercial, governmental, social, educational, and civic life in the county. There will be additional retail, hospitality, and service development to support the growing population and tourist trade. Downtown Jesup will be a thriving retail and service center with revitalized buildings and shops. The Jesup Railroad Depot functions as a rehabilitated magnet and architectural gem serving as an active and expanded Amtrak passenger service stop, and community gathering place. Rail lines in Jesup host over 40 trains per day and include CSX and Norfolk Southern Railways. It will continue

to be a centerpiece of a restored, landscaped, and inviting downtown Jesup railroad corridor. The community has developed a long abandoned State Farmers Market as an active, operating local farmers market to assist local small farmers, and provide locally grown produce to further enhance quality of life. Further expansion and community integration of this facility into citizens' near daily grocery trips will become the regular destination for food produce and products.

Wayne County is home to Wayne Memorial Hospital, an award-winning 84 bed hospital constructed in 2007. The hospital will be maintained and upgraded as a world-class regional rural hospital. Wayne County is home to one of the largest regional municipal solid waste landfills in Georgia. It has relatively new schools and is home to a growing Coastal Pines Technical College. Collaboration between the single public

school system and higher institutions of learning allow high school students to earn college credits prior to graduation lessening the financial burden to students and their families. The William A. Zorn Airport is a Level III facility with continually improving facilities. The community's excellence in community improvement and fiscal management has been recognized through 2015 achievement of the top local government bond rating in Georgia for communities its size. This bond rating will immediately save millions in the local hospital and school financing and allow opportunity for further local facilities improvements. The community will continue to upgrade and improve its facilities, infrastructure, industrial parks, and job opportunities. It will have first-class facilities at the frontier of development for a rural community. Wayne County will be a regional leader and example for quality facilities and growth in a rural setting.



Odum and Screven will continue to be growing, thriving small towns with excellent facilities and services, modern schools, and attractive residential and other development compatible with existing development. New growth will respect the history and character of the towns and be of like scale and size, while appropriately serving the populace. Facilities will be upgraded

and expanded as needed to continue and enhance the small-town quality of life. People will relish the opportunity to live there.

In sum, Wayne County will, much as in its early history, be the frontier of growth in rural Southeast Georgia, making ongoing new history to be emulated and admired. Growth will be of high quality, with intense development concentrated around Jesup and other designated areas, but all respective, compatible, and complementary to the outstanding natural beauty and history of the county. Location, transportation access, educational opportunities, pine forests, and the Altamaha River will continue to be important factors and components in future growth and development of Wayne County as history repeats, but in differing aspects. The community will be alive with history, outdoor adventure, bustling industry and commerce, scenic beauty, and an overall excellent quality of life appealing to all ages. Once again, Wayne County will be a rural frontier, this time of excellence in growth and appeal.



City of Jesup

The City of Jesup is located in the heart of Southeast Georgia, about 40 miles from the Georgia Coast, at the intersections of U.S. Highway 341 and U.S. 84 and U.S. 301 in the east-west center of Wayne County. The city and its downtown are also located at the intersection of two active Class 1 railroads, CSX and Norfolk Southern. The majestic Altamaha River and historic Doctortown are only about five miles north of downtown Jesup. One of the few remaining, functioning drive-in theaters in the United States, Jesup Drive-In Theater (which first opened in 1948 as the Family Drive-In Theater) is located on U.S. 301 North between downtown Jesup and the scenic Altamaha.

The City of Jesup was founded in 1856 as Station Number 6 on the Savannah, Albany, and Gulf (Atlantic and Gulf) Railroad. A later railroad crossed in Jesup which gave rise to the relation of trains and Jesup. Thoughtfully known as “the town that trains built,” the City of Jesup is the county seat of Wayne County. After experiencing double digit growth between 2000 and 2010, the city’s 2019 Census estimated



population was down by 3.7% to 9,841. The labor force for the county is comprised of seven additional counties with nearly 100,000 people in the workforce. The community enjoys excellent transportation infrastructure with major U.S. and state routes bisecting the city in addition to one of two Georgia East Coast Amtrak passenger rail stations. Jesup annually hosts the Arch Festival which boasts an attendance of over 8,000 people with 100 vendors and food booths.

Today, Jesup remains the governmental, social, educational, commercial, retail, service, industrial, and healthcare center of Wayne County with a thriving and expanding downtown. A major business center in the heart of Jesup’s downtown was destroyed by a massive fire in 2014, but was rebuilt to accommodate retail, office, and residential loft apartment uses. The county’s healthcare is anchored by the award-winning Wayne Memorial Hospital constructed in 2007 on the old hospital site in Jesup, and is an expanding leader in providing regional healthcare. In 2019, the Nancy and J.C. Lewis Cancer and Research Pavilion of St. Joseph’s Candler in Savannah opened a local treatment facility in conjunction with Wayne Memorial. The community is home to the sprawling Jesup Federal Correctional Institution

Complex, an original home campus of Coastal Pines Technical College, and constructed elementary, middle, and high schools in recent years. Just outside the actual city limits, are Rayonier Advanced Materials, a world leader in nanocellulose which underwent a nearly \$400 million upgrade to convert all of its pulp mill to specialty chemical cellulose production, and the Level III William A. Zorn general aviation airport with a 6,000 foot runway. Explore Georgia describes Jesup as a place to step back in time at one of few drive-in theaters left in Georgia or at the renovated 1924 Historic Strand Theater downtown.

The Jesup community is the centerpiece of utilizing its many outstanding natural and historic resources for tourism and economic development. It has developed the McMillan Creek Greenway within its limits, is expanding its nature-based tourism events and facilities at Jaycee Landing on the Altamaha River north of downtown, and has developed a farmers market on an abandoned state site. Jesup truly is an excellent example of public/private partnership, of utilizing existing assets, and of being a regional leader in rural development and quality growth. For the many accomplishments of the City and its partners, the State of Georgia designated Jesup as a PlanFirst community in 2018, and it has been re-designated for another three (3) years beginning in 2021. Following this well-deserved recognition, the historic downtown Jesup retail district received Rural Zone designation in 2019 from the Georgia Department of Community Affairs. This designation provides 5-years of tax incentives for direct investment in the downtown marketplace. The City has already witnessed much success within the short period it has been designated. Jesup’s expanding status as a significant and recognized center of population and economic production, in spite of its rural status, is revealed by its official federal designation as a micropolitan statistical area by the U.S. Office of Management and Budget (OMB). Jesup remains an “Entrepreneur Friendly Community” as designated by the State of Georgia, and has been recognized by the website Nerdwallet as one of Georgia’s top 10 places to start a business. These outstanding achievements are even more impressive given the State of Georgia’s record of being Site Selection magazine’s number one state for business seven years running (2013-2019).



City of Jesup Vision

The City of Jesup will continue its status as the heart and soul of Wayne County's exemplary utilization of its many **HISTORIC** and **NATURAL ASSETS** for unique and rewarding **ECONOMIC DEVELOPMENT**, **FAMILY FUN**, and **OUTDOOR ADVENTURE**. The community will continue to be the **ECONOMIC**, **GOVERNMENTAL**, **SOCIAL**, **EDUCATION**, **CULTURAL**, **RETAIL TRADE**, **SERVICES**, and **HEALTHCARE CENTER** for the county and surrounding region.

Jesup's downtown and historic fabric will continue to be preserved, utilized, and incorporated into ongoing improvements as infrastructure and services continue to be modernized and expanded citywide. The community will continue to be an exemplary model and much admired **REGIONAL LEADER** of **RURAL DEVELOPMENT** and **QUALITY GROWTH**, complementary to, and respective of, its outstanding natural and historic resources. Jesup will be a well-known and coveted **TOURIST DESTINATION**, as well as a much **DESIRED LOCATION** for business and residential life.



City of Jesup Needs

Continuing water/sewer/
infrastructure improvements

Continuing downtown revitalization

Information technology and
broadband improvements

New industrial park

Continuing development of tourist
destination sites, facilities, and
services

Beautification of gateways



City of Jesup Opportunities

Downtown Rail Corridor and other
downtown assets

Jesup Downtown Development
Authority

Jesup Drive-In

Historic Strand Theater

Cracker Williams Park and Community
Center

McMillan Creek Greenway

Jaycee Landing/Altamaha River

Wayne County Board of Tourism

Existing industry, particularly Rayonier
Advanced Materials

Leadership/intergovernmental
cooperation

Coastal Pines Technical College

William A. Zorn Airport

Wayne Memorial Hospital and its new
cancer center

Location

Transportation resources

PlanFirst designation

Rural Zone designation for historic
downtown



City of Odum

The City of Odum is located in western Wayne County on U.S. 341, known as the Golden Isles Parkway, just east and north of Little Satilla Creek. The Class 1 Norfolk Southern Railway rail line runs through the center of town on an east-west basis mostly parallel to U.S. 341. The community is a charming small town full of much character, history, and hometown pride. The current population of the community has remained the same since 2010 with just over 500 persons (503 at 2019 Census estimate) after experiencing double digit growth between 2000 and 2010. The community is surrounded by a rural landscape dominated by evergreen Southern yellow pines, farms and scenic natural resources which make Odum and Wayne County special.

Location, transportation resources, and the many towering Southern pines around Odum were reasons for its establishment. The community website notes “it all began with a sawmill.” The community was originally part of Appling County and was settled primarily by lumbermen. It was originally called Haslam in the 1860s after George W. Haslam, the owner of a large sawmill, which he operated on Little Satilla Creek. The Macon and Brunswick Railroad built a railroad bed through the community in 1866, although the rail was not complete and open until 1870. At that juncture, the community became known as Rail Station Stop Five, although it had been briefly changed to Satilla after Mr. Haslam had moved. The Macon and Brunswick Railroad opening led to the community being moved to Wayne County in the early 1870s, and a town being formally laid out and developed, primarily by Godfrey Odum, who bought out the previous large land and general store owner Jim Poppell around 1880. Local records show a Haslam post office opening in 1871, and a post office name change in 1887 to the current Odum in deference to Godfrey Odum. The community grew as an important trading and shipping point for the western part of Wayne County, attracting both investors, service professionals, and residents. The Methodist Church was given land in 1881. A local school was bonded in 1912 by the community, and the Odum Telephone System was established around 1912. The community was not formally incorporated as the City of Odum until 1907, and was established as a three-fourths of a mile circle from the intersection of the Southern Railroad and the Wareboro and Beards Bluff Public Wagon Road.

Today, the community is a thriving small town. The Macon and Brunswick Railroad is a principal Class 1 line of the Norfolk Southern Railway connecting to the Georgia Coast and Brunswick port, and U.S. 341 is multi-laned through the community. The local school is now Odum Elementary School, a part of the Wayne County School System, which has been named a state School of Excellence. It had a new school complex constructed in time to open for the 2016-2017 school year. The city is home to the well-known Barber and Company, a national leader in apparel silkscreen and sublimation heat transfer design and production; Pearce's Furniture, a long-established mercantile business in Odum; Poppell Farms, an agri-tourism attraction and produce retailer, and Maga & Pop's Cane Syrup (Mickey's Farm, Inc.), a producer of old-fashioned cane syrup. The community has celebrated "Odum Homecoming Day," now held the first weekend in October, since 1975 to celebrate its families and heritage. It also has a local recreation park, well-used community center, and five churches within its city limits. Odum has recovered its historic train depot and has restored it for community use in a downtown park north of the railroad.

Odum's location, the elementary school, its transportation resources, and family atmosphere will continue to serve it well, and stimulate future growth.

City of Odum Vision

The City of Odum will continue to be a THRIVING and GROWING SMALL TOWN with EXCELLENT FACILITIES and SERVICES, a MODERN SCHOOL, and a CARING, FAMILY-ORIENTED COMMUNITY. It will be a friendly, quiet community and much DESIRED PLACE TO LIVE AND WORK. Its heritage and abundant natural and historic resources will continue to be celebrated and respected.

City of Odum Needs

Continuing water/sewer improvements

Continuing street improvements

Drainage improvements

Recreation improvements

TMR Building rehabilitation

Nuisance removal

Bank

Grocery Store



City of Odum Opportunities



New Odum Elementary School

U.S. 341

Odum School Gym/TMR Building deeded
to City by Wayne County Board of
Education

Existing businesses

TSPLOST

Norfolk Southern Railway

Upgraded Odum Community Center,
including drainage

City of Screven

The City of Screven is located in southwestern Wayne County near the Appling and Pierce county lines along U.S. 84, about 12 miles south (west) of Jesup. Today, the community has an estimated population of 1,065 (2018 ACS estimate), up from 766 in 2010. Screven is a quiet farming support community and residential small town. The community is home to a large and expanding Going Green Plant Nursery and U-Pick Farm with a full-time farmers market and a gateway to Wayne County’s scenic 25 acre Lake Lindsay Grace. Screven Elementary School is a unit of the Wayne County School System serving grades K-5. This continues the tradition of Screven having community schools which dates back to its early, formal beginnings as a railroad town. The CSX rail line, formerly the Atlantic Coast Line, divides the city parallel to U.S. 84 and remains active today. Farm and family continue to be important components to social and cultural life in Screven as the community hosts an annual countywide Fourth of July Independence Day celebration and the new Christmas in the Park event.

Although Screven was not formally incorporated until 1907, it began as a railroad town in the early 1850s. For a while, Screven was the terminus of two railroads. It was Station Number Seven and the southern terminus of the Savannah, Albany, and Gulf Railroad, which was chartered in 1847 and ran from Savannah to Screven. Screven was also the northern terminus for the Atlantic and Gulf Railroad (chartered in 1856) and traversed south from Screven to Thomasville, which became the “Winter Resort of the South” after the Civil War. Screven was named for Dr. James Proctor Screven, president of both the Savannah, Albany, and Gulf and Atlantic and Gulf railroads. The two railroads were consolidated during the Civil War under the name of Atlantic and Gulf Railroad, later known as the Savannah, Florida, and Western Railroad (SF&W). Because of the Atlantic and Gulf Railroad, the Confederate States Army had a training camp, Camp Harrison, in Screven in 1860. Screven made rail history in 1901 when the U.S. Post Office held a contest for fastest postal rail service between Charleston and Jacksonville. The Savannah, Florida, and Western route through Screven bested the shorter Seaboard Air Line Railroad when the SF&W engine reached speeds of 120 miles per hour from Jesup through Screven. Other rail lore associated with the city is the Screven Ghost Light, an oscillation of glowing light said to appear at the railroad crossing on Bennett Road after a train passes. For a time, Screven was the largest town in Wayne County due to the railroad activity, but began to decline with the Atlantic Coast Line Railroad (ACL) decision to locate Rice Yard in Waycross and Jesup’s county seat and railroad expansion. The Grace family has been instrumental in the

city of Screven’s history from the relocation of Captain Christopher Columbus Grace, one of the Immortal 600, following the Civil War; to his grandson, Lindsay Grace, who helped establish the nearby recreational lake named for him; to Robert Lindsay Thomas, a Screven farmer and Grace family member, who served in the United States House of Representatives from 1982 to 1992 and in many other statewide and regional civic capacities. From opening turpentine and farming operations, to running trade stores, to helping establish local church and civic organizations and other endeavors, the Grace family contributed greatly to local economic and community development.

City of Screven Vision

The City of Screven wishes to remain a SMALL-TOWN, rural farming community which provides a CARING and FAMILY-ORIENTED ATMOSPHERE with much appeal to business, residents, and visitors alike. Improvements will focus primarily on assurance of necessary services, including PUBLIC SAFETY, ROADWAY INTEGRITY, QUALITY WATER, and a RELIABLE SEWER SYSTEM.



City of Screven Needs

Continuing water/sewer improvements

Continuing recreational improvements

Drainage improvements

Street improvements

Public facility/public safety improvements



City of Screven Opportunities



Screven Elementary School

U.S. 84

Going Green Nursery & Plant Farms

Lake Lindsay Grace

CSX Rail Line

Fourth of July Celebration

Christmas in the Park

RMP Associates

Community Goals



Economic Development

- Address continuing education/job skills improvements
- Increase local literacy rate
- Support Coastal Pines Technical College
- Support small business/entrepreneurial development
- Expand retail/service/hospitality sectors
- Attract new businesses/industry/jobs
- Continue marketing community's location/proximity to ports/coast and other assets
- Retain/support existing industries/entrepreneurs
- Continue development of existing and new industrial parks/sites
- Maintain/upgrade water/sewer infrastructure
- Improve transportation access/quality for industrial site access with minimal disruption of local vehicle traffic
- Seek broadband/fiber availability upgrades
- Enhance/support/coordinate efforts of local economic development entities and regional/state agencies
- Maintain viability/support/enhance agricultural/forestry uses
- Promote/enhance tourism sector
- Pursue development of state/national park along Altamaha River
- Continue compatible utilization of natural/cultural resources
- Maintain/enhance existing and develop new parks/recreation facilities
- Support downtown revitalization/investment efforts in Jesup, Odum, and Screven
- Continue support/promotion of Broadhurst Environmental Landfill as regional landfill
- Support continued growth of Wayne Memorial Hospital/medical services sector as regional healthcare provider
- Continue support for Federal Correctional Institution/adjacent satellite facilities and additional correction facilities

- Address growth management/natural and cultural resources protection
- Seek compatible development/utilization
- Conserve/protect Altamaha and Little Satilla rivers in Wayne County
- Protect significant natural resources of Wayne County
- Maintain open spaces/landscapes/agricultural/forestry uses
- Promote nature-based, recreation, agri-tourism, and heritage tourism opportunities
- Pursue development of state/national park along Altamaha River
- Utilize/preserve/adaptively use/promote historic resources/heritage of Wayne County
- Continue downtown revitalization/investment efforts in Jesup, Odum, and Screven
- Expand/relocate local Sports Hall of Fame



Natural & Cultural Resources



Housing

- Encourage diverse housing mix
- Utilize state/federal programs
- Implement/enforce need for land use planning/subdivision/manufactured housing/code enforcement
- Collaborate to address substandard housing rehabilitation and blight removal
- Improve community appearance/aesthetics
- Support Jesup Housing Authority
- Support loft apartment development
- Increased affordable housing/short term rentals
- Address growing local homeless population

- Implement/enforce need for land use planning/subdivision/manufactured housing/code enforcement
- Improve community appearance/aesthetics
- Address growth management/natural and cultural resources protection
- Rural character/quality of life protection
- Maintain forestry/agricultural uses viability
- Improve/promote transportation access/quality
- Promote compatible development/utilization
- Continue downtown revitalization/investment efforts in Jesup, Odum, and Screven
- Expand existing/develop new industrial parks/sites



Land Use



Community Facilities & Services

- Maintain/upgrade/expand infrastructure/services, as needed
- Seek broadband/fiber availability upgrades
- Maintain/upgrade water/sewer facilities and service, as needed
- Improve/promote transportation access/quality for industrial site access with minimal disruption of local vehicle traffic
- Maintain Broadhurst Environmental Landfill
- Continue to upgrade public safety/emergency medical facilities/services
- Support growth of Wayne Memorial Hospital and local medical services sector as regional healthcare providers
- Develop/improve/maintain recreation facilities and programs countywide
- Pursue development of state/national park along Altamaha River
- Enhance/maintain appropriate governmental facilities/services
- Maintain quality educational facilities/services
- Support Coastal Pines Technical College
- Encourage utilization/enhancement/promotion of cultural facilities/activities
- Maintain/enhance Wayne County Library/Three Rivers Regional Library
- Enhance local quality of life

- Coordinated land use planning/code enforcement
- Maintain/enhance local, regional, state cooperation
- Seek sharing/cooperation/consolidation in service delivery



Intergovernmental Coordination

Long Term Policies



Economic Development

The community will continue to market its location and to take advantage of the community's access to the Brunswick/Savannah/Jacksonville ports and the coast

The community will work together to improve educational and skills levels to ensure a better qualified workforce for existing and future employers

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

The community will continue to enhance all educational and technological opportunities through support and growth of Coastal Pines Technical College



The community will work to support small business/entrepreneurial development to promote job diversification

The community will work cooperatively to expand its retail/service/hospitality sectors

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 county

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

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as value-added agribusiness and exporting

The community will work to develop and maintain the necessary improvements (such as spec buildings/pad ready sites) at industrial sites to support existing industries and to facilitate and accommodate desired industrial growth



The community will continue to work with the Industrial Development Authority to promote and support the availability of a Guaranteed Ready for Accelerated Development (GRAD) site with rail access to attract new businesses

The community will cooperate with the Southeast Georgia Alliance to promote economic development within the area



The community will continue to develop the industrial park on U.S. 341 East near Mt. Pleasant and the new park on U.S. 84 in Jesup

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

The community will become a Broadband Ready Community to achieve connectivity countywide

The community will work with the Industrial Development Authority to pursue the development of a new industrial park/sites to accommodate and facilitate desired industrial growth

The community will seek to develop a new industrial park within or adjacent to the City of Jesup's existing city limits

The community will promote the availability of land for economic development

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

The community will organize and develop a local business incubator to help develop new small businesses

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 continue to cooperatively develop and promote itself as a regional tourist attraction through festivals, recreation and leisure facilities/activities, cultural events, heritage tourism, agri-tourism, and nature-based tourism

The community will continue to grow tourism, especially outdoor, heritage, and rail fan tourism, as an important component of the local economy, and will continue to support an active local Board of Tourism



The community will pursue development of a state or national park along the Altamaha River, with special consideration of state or national protection and utilization of the Sansavilla Bluffs

The community will continue to support and expand its bike events and festivals, as well as designating or developing local bike or other multi-use trails

The community will seek to expand and enhance hospitality facilities/services to accommodate tourism

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 support the William A. Zorn Wayne County Airport in its efforts to maintain its state-of-the art facility and enhance its services as needed, as well as working towards becoming a regional airport



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 maintain and support an active Jesup Downtown Development Authority, including programs and events

The community will continue to utilize available state and federal programs, such as the Georgia Department of Community Affairs' PlanFirst and Rural Zone designations, to enhance local economic development

The community will work to guide and direct appropriate development along U.S. 84 and U.S. 341

The community will continue to advocate for the four laning of U.S. 301

The community will support the development of a new perimeter road to reduce traffic congestion, help through traffic flows, connect local industrial parks, and otherwise create new development opportunities

The community will continue to promote its transportation network/infrastructure to attract economic development opportunities

The community will maintain and improve existing parks/recreational facilities as needed and establish new parks/recreational facilities and activities to serve existing and future populations

The community will continue to improve its river landings and their facilities and available amenities, both to increase recreational access to the Altamaha River and enhance tourism

The community will protect and preserve the county's ample water supply

The community will continue to promote its state-of-the art Broadhurst Environmental Landfill through technological advancements as a regional landfill

The community will support the growth of Wayne Memorial Hospital and the medical services sector to serve economic development, the county population, and surrounding area on a regional basis

The community will continue to support the existing federal prison (Federal Correctional Institution and its two adjacent satellite facilities) and its expansion, as needed, as well as construction of additional such facilities, through infrastructure upgrades and other means



Natural & Cultural Resources

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

The community will seek development compatible with its existing rural character and quality of life

The community will seek to conserve and protect the Altamaha and Little Satilla rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

The community will pursue development of a state or national park along the Altamaha River, with special consideration of state or national protection and utilization of the Sansavilla Bluffs



The community will continue to support the development of Lake Grace to further support/cultivate tourism

The community will continue to support educational awareness of natural and cultural resources from appropriate agencies, such as the Altamaha River Partnership, Georgia Coastal Management Program, The Nature Conservancy, and the Conservation Fund

The community will seek to conserve and protect its wildlife management areas and will work to pursue additional public and private outdoor recreation or nature venues, including local bike and other multi-use trails

The community will continue to support, utilize, and promote McMillan Creek Greenway, 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, landmark structures, and historic sites

The community will continue downtown revitalization efforts in Jesup and the county's smaller municipalities through the use of the Downtown Development Authority, local, state, and federal incentives, as appropriate

The community will continue to support community utilization of the Jesup Depot, the further development of the downtown railroad corridor, the continued development of upper story apartments, and utilization of other vacant structures to support downtown revitalization and tourism

The community will seek the expansion and relocation of the local Sports Hall of Fame now located at Wayne County High School



Housing

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, compatible workforce housing, and short-term rentals for Coastal Pines Technical College students and others

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

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

The community will support local efforts to promote availability of land for residential development

The community will continue to work collaboratively to address substandard housing and concentrations of blight through revitalization measures and programs

The community will work cooperatively to establish a community housing coalition to address the needs and issues of housing countywide

The community will cooperate to adopt and enforce state construction codes countywide

The community will seek to encourage the development of special needs housing, such as senior, disabled, and high end



The community will continue to improve its appearance and aesthetics through countywide beautification measures and coordination with Georgia Clean and Beautiful

The community will continue to work collaboratively on revitalization measures and programs for neighborhoods and other areas as appropriate

The community will continue to support the Jesup Housing Authority, its facilities and programs, including its 501-c-3 corporation to develop additional housing and public/private partnerships

The community will support, through regulation and otherwise, continued development of upper story apartments in downtown Jesup

The community will work to address the needs of the growing local homeless population



Land Use

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

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

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 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 pursue, develop, and promote transportation facilities improvements that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life



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

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

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

The community will continue to further expand existing, and develop new, industrial parks and sites to support economic development



Community Facilities & Services

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life; to attract desired, compatible growth and development; and to support its status as a regional growth center

The community will seek to upgrade existing water and sewer facilities, as needed, and to extend service to areas of growth, as desired

The community will support the development of a new perimeter road to reduce traffic congestion, help through traffic flows, connect local industrial parks, and otherwise create new development opportunities

The community will continue to seek resources to maintain existing roads/streets and to pave additional dirt and connector roads

The community will continue to support and expand, as appropriate, the Wayne County Public Transit System

The community will 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

The community will support the William A. Zorn Wayne County Airport in its efforts to maintain its state-of-the art facility and enhance its services as needed, as well as working towards becoming a regional airport

The community will continue to utilize available state and federal programs, such as the Georgia Department of Community Affairs' PlanFirst and Rural Zone designations, to enhance local economic development



The community will continue to maintain its state-of-the art Broadhurst Environmental Landfill, through technological and/or other improvements, as needed

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

The community will support the growth of Wayne Memorial Hospital and the medical services sector to serve economic development, the county population, and surrounding area as a regional healthcare hub

The community will continue to improve public safety services, equipment, and facilities, including crime prevention, law enforcement, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service

The community will work to improve fire services countywide, including equipment maintenance and upgrades, adequate training of personnel, and facility improvements

The community will support/maintain a countywide emergency service plan through an active EMA

The community will maintain and improve existing parks/recreational facilities as needed and establish new parks/recreational facilities and activities to serve existing and future populations

The community will pursue development of a state or national park along the Altamaha River, with special consideration of state or national protection and utilization of the Sansavilla Bluffs

The community will continue to develop facilities and amenities at the Altamaha River Landings

The community will seek to designate local bike trails as well as develop new bike or multi-use trails and associated infrastructure

The community will enhance and maintain adequate government facilities and services, including city and county administrative facilities and judicial facilities

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 continue to support its cultural facilities and provide/ enhance service and programs as feasible

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

The community will seek to continue to enhance the Wayne County Library by continuing to maintain and upgrade its facilities/materials/equipment to ensure its full essential library status, as well as maintain its host status as the headquarters of Three Rivers Regional Library

The community will continue to promote and support Coastal Pines Technical College and its expansion, as needed, through infrastructure upgrades and other means

The community will continue to support, utilize, and promote civic and faith based

organizations that improve the quality of life for its citizens

The community will continue to support further development of the Altamaha Area Boys and Girls Clubs, Wayne County Family Connection, and other youth organizations, as well as development of other facilities and services designed to provide attraction and outlets for young people and families



**BOYS & GIRLS CLUBS
OF THE ALTAMAHA AREA**

The community will continue to support development of facilities, programs, employment opportunities, and services to address mental health, developmental disabilities, homeless, abuse, and other needed social services

The community will cooperate to implement and enforce countywide code enforcement



**Intergovernmental
Coordination**

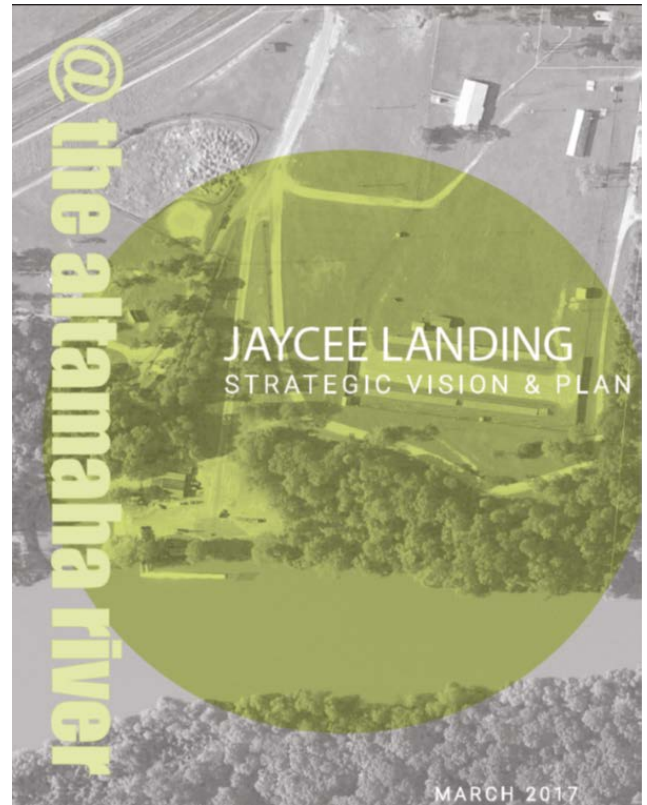
The community will cooperate in coordinated land use planning and regulation and code enforcement to

manage and guide its future growth and development

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

The community, including all local governments, authorities, and the Board of Education, 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 continue to utilize state and federal programs, such as the Georgia Department of Community Affairs' PlanFirst and Rural Zone designations, to enhance local economic 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 Wayne 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

- Continuing support for and cooperative efforts with the Wayne County school system and increasing their high school graduation rate/improving literacy rates (Economic Development (ED), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Cooperative community support for the Wayne 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)
- Maintenance/extension/development of infrastructure necessary for desired growth, including water system upgrades in Odum and Screven (ED, Land Use (LU), CFS, IC)
- Diverse mix of jobs to fit local workforce (ED, LU, CFS, IC)
- Retention of local graduates (ED, Housing (HO), CFS)
- Continuing local, regional, and state agency cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Existing business/industry/entrepreneur support (ED, NCR, CFS, IC)
- Compatible new business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Small business/entrepreneurial development, including local business incubator (ED, NCR, LU, CFS, IC)
- Retail trade/service sectors continuing expansion (stores, restaurants) (ED, LU, CFS, IC)
- Grocery store/branch bank in Odum (ED, LU, CFS, IC)
- More local entertainment options for area youth and young families (ED, LU, CFS)
- 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 (ED, NCR, HO, LU, CFS, IC)
- Local/regional recreation, heritage, railfan tourism enhancement/growth/promotion of tourist and hospitality facilities/services and attractions/events (ED, NCR, LU, CFS, IC)
- Continued support for active Wayne County Board of Tourism (ED, NCR, CFS, IC)
- Development of another business class hotel in Jesup (ED, LU, CFS, 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 events, such as River Run Ride, Hog Jam, fishing tournaments, Poppell Farms, river paddles, and the like (ED, NCR, LU, IC)
- Continued support for and promotion of local farmers market (ED, NCR, CFS, IC)
- Active support for Georgia Grown program and seek to reactivate U.S. Highway 301 Georgia Grown Trail (ED, NCR, 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 maintain/upgrade William A. Zorn Airport as state-of-the-art facility, including completing new taxiway and apron, and seek Regional Airport designation (ED, CFS, IC)

- Continued support for and promotion of Wayne County Public Transit system, including efforts to expand flexibility/availability (CFS, IC)
- Complete Wayne County's TIA Band 2 projects, including bridges over Goose Creek and on Holmesville Road and railroad crossings on Louisiana, Ed Harrell, and Glover roads (CFS, IC)
- Complete Wayne County's TIA Band 3 projects, including Linden Bluff, Killingsworth, and Holmesville roads resurfacing and Holmesville Road construction (CFS, IC)
- Complete Jesup's TIA Band 3 projects, including West Cherry and West Pine streets and West Orange Street/U.S. 84 intersection improvements (ED, CFS, IC)
- Sunset Boulevard widening/intersection improvements and New Industrial Park Road construction (Regional TIA-2, Band 1 projects) (ED, CFS, IC)
- Oglethorpe and Tank roads shoulder widening (TIA-2, Band 1 projects) (CFS, IC)
- TIA-2, Band 2 projects, including U.S. 301 intersection improvements and Odum Road South and Odum-Screven Road shoulder widenings (CFS, IC)
- TIA-2, Band 3 projects, including Hinson Mosley and Joey Williamson roads widening and Broadhurst Road East shoulder widening (CFS, IC)
- Extend South Macon Street in Jesup to connect to new industrial park on U.S. 84 (TIA-2, Band 1) (ED, CFS, IC)
- TIA-2, Band 2 Local Projects in Jesup, including Sunset Blvd. and Great Southern Way widenings, North 4th St. and Cowboy Rd. shoulder widenings and South 6th St. resurfacing (ED, CFS, IC)
- TIA-2 Band 3 Local Projects in Jesup, including resurfacing East and West Cherry Street (ED, CFS, IC)
- TIA-2, Band 1 Local Projects in Odum, including paving East Railroad Street; repaving Carter Street from U.S. 341 to Tillman Street, Roberson Rd./Ivey St. to Tillman Street and First Lane (CFS, IC)
- Repair/replace sidewalks on N. Church St. in Odum from school/TMR to East Lane (CFS, IC)

- TIA-2, Band 1 Local Projects in Screven, including resurfacing Florie, Brown, and Martha streets (CFS, IC)
- TIA-2, Band 3 Local Projects in Screven, including resurfacing Sikes Road and constructing extension from end of existing pavement to WWTP entrance (CFS, IC)
- Passage of TIA-2 referendum in Heart of Georgia Altamaha Region (ED, CFS, IC)
- New Jesup perimeter road to connect industrial parks/sites, reduce traffic congestion, help through traffic flow, and create new development opportunities (ED, LU, 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)
- Continue to advocate for U.S. 301 4-laning through Wayne County (ED, CFS, IC)
- Improve bicycle/pedestrian facilities, including designating/developing local bike and/or other multi-use trails (ED, NCR, CFS, IC)
- Support/promote bicycling through Wayne County, including bike rides, Atlantic Coastal Route, State designation of southern regional bicycle route and its connections along U.S. 341, hosting BRAG, construction of bike lanes from Jesup to U.S. 280 in Reidsville as connector with U.S. 341, and other bike corridor improvements (ED, NCR, CFS, IC)
- Continued cooperative development/promotion as regional hub (jobs, shopping, healthcare, education, cultural opportunities, recreation) (ED, NCR, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, such as commercial structures, historic landmarks, and historic districts (ED, NCR, HO, LU, CFS, IC)
- Promote existing broadband access in Jesup, while continuing to seek/maintain state-of-the-art 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, including continued development and promotion of GRAD certified industrial park on U.S. 341 East near Mt. Pleasant and recently purchased Highway 84 site in Jesup (ED, LU, CFS, IC)

- Continued marketing of available land and community's location/access to Georgia ports/coast and I-95 (ED, CFS, IC)
- Support for improvements, as needed, at Coastal Pines Technical College in Jesup (ED, CFS, IC)
- Downtown Jesup, Odum, and Screven revitalization support through active Downtown Development Authority, available incentives, other means (ED, NCR, HO, LU, CFS, IC)
- Continue support for future development of downtown Jesup railroad corridor (ED, NCR, LU, CFS, IC)
- Downtown Jesup parking lot extension at Cherry and Broad streets (ED, CFS, IC)
- Additional streetscape improvements in downtown Jesup, Odum, and Screven, as needed (ED, NCR, CFS, IC)
- Elm/Cherry/Walnut streetscape and sidewalk project in downtown Jesup (ED, CFS, IC)
- Continued support for existing community festivals (Jesup's Arch and Dogwood, Odum Homecoming, Screven's 4th of July and Christmas in the Park and development of new ones, as appropriate (ED, NCR, CFS, IC)
- Continued support for attraction of retirees (ED, NCR, HO, LU, CFS, IC)
- Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means (ED, NCR, HO, LU, CFS, IC)
- Community signage along U.S. 84 and 341 (ED, NCR, CFS, IC)
- New entrance signage at Jesup gateways, including East and West Cherry Street and U.S. 84 South (ED, NCR, CFS, IC)
- Continued conservation/protection of county's wildlife management areas 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 improve river landings/facilities/amenities in Wayne County to increase recreational access to Altamaha and Little Satilla rivers (ED, NCR, CFS, IC)

- Complete upgrades at Jaycee Landing according to committee recommendations (ED, NCR, CFS, IC)
- Maintain/upgrade and promote usage of recreation facilities, such as Lake Grace, Bill Morris Park, Cracker Williams Community Center, McMillan Creek Greenway, and others, as needed (ED, NCR, CFS, IC)
- Rehabilitate Cracker Williams swimming pool (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 Altamaha and Little Satilla rivers corridors (NCR, LU, CFS, IC)
- Continue to support educational awareness of natural/cultural resources through Altamaha River Partnership, Georgia Coastal Management, The Nature Conservancy, Conservation Fund, and others (NCR, IC)
- Enhance heritage/cultural tourism through developing countywide historic marker program in conjunction with formal walking/driving tour and improved directional signage to historic resources (ED, NCR, CFS, IC)
- Continue utilization and preservation of local historic landmarks, including Wayne County Courthouse, Jesup Depot, Jesup City Hall (historic post office), and Odum Depot (NCR, CFS, IC)
- Renovate TMR Center in Odum (ED, NCR, CFS, IC)
- Maintain an active Wayne County 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)
- 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)

- Continue support for Jesup Housing Authority facilities/programs, needed maintenance/upgrades of existing public housing, and 501-c-3 non-profit corporation to develop additional quality housing and public/private partnerships (HO, LU, CFS, IC)
- Continue to encourage development of special needs housing (senior, disabled, high end, and short term student rental, and other) (ED, HO, LU, CFS, IC)
- Continue support for and participation in local Habitat for Humanity chapter (HO, LU, CFS, IC)
- Participate with Wayne Family Connection and local non-profit organizations in efforts to address local and transient homeless population, including veterans (HO, LU, CFS, IC)
- Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/subdivision regulations, and construction code enforcement countywide (ED, NCR, HO, LU, CFS, IC)
- State/federal housing programs utilization, including homeownership (ED, NCR, HO, LU, CFS, IC)
- Seek Community Development Block Grant (CDBG) or other federal, state, or private funding to assist with housing rehabilitation in low-to-moderate income areas (NCR, HO, CFS, IC)
- Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- 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 (including short-term for students, others), elderly, and compatible workforce housing (ED, HO, LU, CFS, IC)
- Guide/direct appropriate development along U.S. 84 and U.S. 341 (ED, HO, LU, CFS, IC)
- Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation (ED, NCR, HO, LU, CFS, IC)
- Pinebloom Circle and Drive streets and drainage upgrades in Jesup (CFS, IC)

- Water service improvements in Deborah Circle and West Walnut Street target areas in Jesup (CFS, IC)
- Improve sanitary sewer infrastructure in Deborah Circle target area in Jesup (CFS, IC)
- Add sewer force main on Macon Street in Jesup (ED, CFS, IC)
- Bore under U.S. 84 to connect existing water/sewer lines in southwest Jesup for new industrial park (ED, CFS, IC)
- Rehabilitate manholes and sewer lines citywide in Jesup (ED, CFS, IC)
- Rehabilitate Palm/Cedar streets lift station (ED, CFS, IC)
- Paint railroad trestle in Jesup (ED, Natural and Cultural Resources (NCR), CFS, IC)
- Construct shelter for maintenance equipment at Screven wastewater treatment plant (CFS, IC)
- Replace each sprinkler head (800) at Screven sprayfield (CFS, IC)
- Repair Screven's back up well (CFS, IC)
- Complete street and stop signage upgrades in Screven (CFS, IC)
- Continue to improve fire services countywide, including equipment, training, and facility upgrades (CFS, IC)
- Maintain/upgrade/expand aging infrastructure and enhance services, fire protection, and quality of life (ED, NCR, HO, LU, CFS, IC)
- Rehabilitate Bay Street fire station and consolidate with Fire Station 2 in Jesup (CFS, IC)
- Purchase Air/Light fire truck for Jesup Fire Department (CFS, IC)
- Purchase 10 sets of turn out gear for Odum Fire Department (CFS, IC)
- Purchase fire tanker for Odum Fire Department (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)
- Support/maintain countywide emergency service plan through an active EMA (CFS, IC)
- Encourage increased local seat belt usage and improved bike/pedestrian safety through local police monitoring, Safe Routes to Schools, and/or other programs (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)
- Improvements at Bill Morris Park in Jesup (ED, NCR, CFS, IC)
- Upgraded playground equipment at Grace Community Park in Screven (CFS, IC)
- State or national park development along the Altamaha River (ED, NCR, LU, CFS, IC)
- Improve/expand sidewalk connectivity, especially connecting downtowns and other community magnet uses (CFS, IC)
- Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events and development of additional ones (ED, NCR, CFS, IC)
- Maintain Wayne County Library's host status as Three Rivers Regional Library headquarters in Jesup (ED, CFS, IC)
- Continue to enhance Wayne County Library by maintaining/upgrading facilities, materials, equipment, 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)
- Investigate options for improved judicial security and capacity, including a possible new judicial annex (NCR, CFS, IC)
- Work to increase efficiency and public information/communications of local governments in Wayne County (CFS, IC)
- Construct a new senior center at Hall Richardson Park (LU, CFS, IC)
- Continued maintenance/upgrades, as needed, of Wayne Memorial Hospital, Wayne County Health Department, and other local healthcare facilities/services, including retaining Jesup's status as a regional healthcare hub (ED, CFS, IC)
- Continued efforts through the Wayne County Substance Abuse Coalition to combat substance/opioid abuse in Wayne County (ED, CFS, IC)
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- Continue to support/promote state-of-the-art Broadhurst Environmental Landfill through technological and/or other improvements as a regional landfill (ED, NCR, CFS, IC)
- Develop/expand Wayne County community's solid waste management services/facilities, as needed (NCR, CFS, IC)
- Purchase garbage truck for City of Jesup (CFS, IC)
- Keep a current Wayne County joint solid waste management plan (NCR, CFS, IC)
- Continue to support existing federal prison and its two satellite facilities in Wayne 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 Altamaha Area Boys and Girls clubs, Family Connection, Tri-County CASA, and other organizations which support youth (CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Continue to participate and cooperate with regional Southeast Georgia Alliance (formerly Joint Development Authority) (ED, CFS, IC)

Opportunities

- Central location/access to Georgia coast/ports, I-95, U.S. 341, U.S. 301, CSX and Norfolk Southern railroads, Savannah and Jacksonville international airports (ED, CFS, IC)
- William A. Zorn Airport with parallel taxiway (ED, CFS, IC)
- Jesup Amtrak station (ED, CFS, IC)
- Jesup Railfan Watchers Platform (ED, CFS, IC)
- Wayne County School System with relatively new facilities in all Wayne County cities (ED, CFS, IC)
- Coastal Pines Technical College (with approximately 85 programs, including aggressive workforce development and new RN program) (ED, CFS, IC)
- Altamaha and Little Satilla rivers/natural and cultural resources (ED, NCR, CFS, IC)
- Local parks/recreation infrastructure (ED, NCR, CFS, IC)

- New recreation area at Lake Grace and walking trail at Bill Morris Park (ED, CFS, IC)
- Diversified industrial base with existing local industries, including Rayonier Advanced Materials, Healthy Pet, Sierra International Machinery, EAM, Great Southern Wood Preserving (Yella Wood), Keystone, Southern Ionics (mining), RMP (industrial drapes), and Tape-It (ED, NCR, LU, CFS, IC)
- Recent industrial expansions by EAM, Healthy Pet, and Sierra International Machinery (ED, CFS, IC)
- Reliable Rolloff Distribution Point (industrial dumpster cans) (ED, CFS, IC)
- Local Federal Opportunity Zone (ED, LU, CFS, IC)
- Local forestry industry (ED, NCR, LU, IC)
- Farmers market (ED, NCR, CFS, IC)
- Award-winning Wayne Memorial Hospital and Lewis Cancer Pavilion (ED, CFS, IC)
- Strong representation in State Legislature (ED, NCR, CFS, IC)
- Family Connection (collaboration with healthcare, law enforcement, mental health, substance abuse) (CFS, IC)
- Local law enforcement/public safety (CFS, IC)
- Broad-based economy with manufacturing, agriculture, and service/hospitality (ED, NCR, LU, CFS, IC)
- Water/land available (ED, NCR, HO, LU, CFS, IC)
- No school taxes for property owners over 65 (ED, CFS, IC)
- Broadhurst Regional Landfill (ED, NCR, LU, CFS, IC)
- Broadhurst Road upgrades to handle landfill truck traffic (ED, CFS, IC)
- Robust Downtown Jesup with loft apartments (ED, NCR, HO, LU, CFS, IC)
- Jesup Downtown Master Plan (ED, NCR, HO, LU, CFS, IC)
- Downtown Jesup Rural Zone designation (ED, NCR, CFS, IC)
- Low unemployment rate (prior to COVID-19 pandemic) (ED, CFS, IC)
- New assisted living facility on Hinson Mosley Road (ED, HO, LU, CFS, IC)
- Local Sports Hall of Fame (ED, CFS, IC)
- Quaint, “down home,” friendly community with outstanding quality of life (ED, CFS)

- Local pride (ED, CFS)
- Two new bed-and-breakfasts in downtown Jesup (ED, NCR, HO, LU, CFS, IC)
- Caboose renovation for overnight stays (ED, NCR, CFS, IC)
- New business class hotel in works for Jesup (ED, LU, CFS, IC)
- New Diversity Health Center (mental health, substance abuse) (ED, CFS, IC)
- \$1 million Rural Communities Opioid Response Program – Implementation Grant received by Wayne County Substance Abuse Coalition for prevention, treatment, and recovery activities (ED, CFS, IC)
- DCA’s model broadband services ordinance and Broadband Ready Community certification program (ED, CFS, IC)
- Workforce Innovation and Opportunity Act One Stop (ED, IC)
- Three Rivers Regional Library, Jesup (ED, CFS, IC)
- Local Goodwill Industries Job Connection Center, Jesup (ED, CFS, IC)
- Support/participate in programs, such as statewide Great Promise Partnership, which target at-risk youth to complete high school/prepare for post-secondary life (ED, CFS, IC)
- Entrepreneur Friendly Community designation (ED, IC)
- Jesup’s PlanFirst designation (ED, CFS, IC)
- Certified Work Ready Community (ED, IC)
- Active Wayne County Chamber of Commerce (ED, IC)
- Active Wayne County Industrial Development Authority (ED, IC)
- Active Jesup Downtown Development Authority, including downtown director/programs/events (ED, NCR, HO, CFS, IC)
- Active Wayne County Board of Tourism (ED, NCR, CFS, IC)
- Fuel services consolidation between Wayne County, City of Jesup, and Wayne Memorial Hospital (CFS, IC)
- Redevelopment of Whaley Center block in downtown Jesup destroyed by fire (ED, NCR, HO, CFS, IC)
- Rehabilitation of historic Trowell-Hickox House as business class inn (ED, NCR, CFS, IC)
- Local motel/hotel tax (ED, CFS, IC)

- Existing industrial parks and sites with infrastructure, available buildings, and pad ready sites, including GRAD certified industrial park with rail access on U.S. 341 East near Mt. Pleasant and new U.S. 84 industrial park site in Jesup (ED, LU, CFS, IC)
- Downtown revitalization/investment efforts in Odum and Screven (ED, CFS, IC)
- Southeast Georgia Alliance (ED, IC)
- Regional center status (ED)
- Local transportation network/infrastructure (ED, CFS, IC)
- Climate (ED, NCR)
- Strong local leadership (ED, CFS, IC)
- Altamaha and Little Satilla rivers/natural and cultural resources (ED, NCR, LU, CFS, IC)
- Wayne County Chamber of Commerce’s Existing Industry Program/Retention and Expansion Committee (ED, IC)
- Excellent water/sewer infrastructure with excess capacity (ED, CFS, IC)
- Palm Street area water and sewer infrastructure extensions in Jesup (CFS, IC)
- Jesup WWTP with excess capacity (ED, CFS, IC)
- T-SPLOST funding, which helps pay for road and street upgrades countywide, including regional railroad overpass project (ED, CFS, IC)
- U.S. 341/U.S. 84 four-laning (ED, CFS, IC)
- Annual Ride for the River bike ride (ED, NCR, IC)
- Several major broadband/fiber trunk lines traverse Wayne County (ED, CFS, IC)
- Continued active participation with Heart of Georgia Altamaha Regional Commission (ED, NCR, CFS, IC)
- Existing events, such as Hog Jam (ED, NCR, IC)
- Jesup’s Arch and Dogwood festivals (ED, CFS, IC)
- Odum Homecoming (ED, NCR, CFS, IC)
- Screven’s July 4th celebration and Christmas in the Park (ED, NCR, CFS, IC)
- Sansavilla Bluffs protected by public-private partnership of conservation organizations, state and federal agencies, and private foundations (NCR, LU, IC)
- Altamaha and Fall Leaf paddles (ED, NCR, CFS, IC)

- Altamaha River landings, including improved Jaycee Landing (ED, NCR, CFS, IC)
- Atlantic Coastal Bicycle Route (ED, NCR, CFS, IC)
- Wayne County Board of Tourism fishing tournaments, including new bass tournament (ED, NCR, CFS, IC)
- Historic Strand Theater, downtown Jesup (ED, NCR, CFS, IC)
- Historic Odum Depot (NCR, CFS, IC)
- Lake Grace (ED, NCR, CFS, IC)
- Bill Morris Recreation Complex, Jesup (ED, CFS, IC)
- Renovated Boys and Girls Club facility (CFS, IC)
- Pine Forest Country Club/Golf Course (EC, CFS)
- Battle of Doctortown reenactment and other local heritage events (ED, NCR, CFS, IC)
- Altamaha Classic Cruisers Club events (ED, CFS)
- Georgia Barn Quilt Trail through Wayne County (ED, NCR, IC)
- Jesup City Hall facilities located in historic post office adjacent to downtown (NCR, CFS)
- Historic preservation rehabilitation tax incentives (ED, NCR, HO, LU, CFS, IC)
- Existing Federal Correctional Institution and two satellite facilities in Wayne County (ED, IC)
- Ample undeveloped, valuable, traditional agricultural and forestry land uses (ED, NCR, LU)
- Development of state/national park along Altamaha River/Sansavilla Bluffs (NCR, LU, IC)
- McMillan Creek Greenway, Jesup (ED, NCR, LU, CFS, IC)
- Public conservation education through Altamaha River Partnership, Georgia Coastal Management Program, The Nature Conservancy, Conservation Fund, and others (ED, NCR, IC)
- Cooperation with Georgia Department of Natural Resources (NCR, IC)
- Existing wildlife management areas in Wayne County (ED, NCR, LU, IC)
- Heart of Georgia Altamaha RC's Regional Resource Plan (2012) (NCR, LU, IC)
- Existing Environmental Conservation Ordinance (NCR, IC)

- Heart of Georgia Altamaha Regional Commission’s Multi-Regional River Corridor Feasibility Study (ED, NCR, CFS, IC)
- Land use regulations in Jesup (ED, LU, CFS)
- Unspoiled open spaces (ED, NCR, LU)
- Low population density (NCR, LU)
- Poppell Farms (ED, NCR, IC)
- Georgia Grown Program participation (ED, NCR, IC)
- Jesup Drive-In (ED, NCR, CFS)
- National Register-listed Wayne County Courthouse, Trowell House (Jesup), Carter House (Jesup), and Ritch-Martin House (Odum) (NCR, IC)
- Partnership between Wayne County Family Connection and local non-profit organizations to address growing local homeless population (ED, HO, CFS, IC)
- Georgia Department of Community Affairs, Federal Housing and Urban Development (HUD), and other housing assistance programs (HO, CFS, IC)
- Wayne County’s updated subdivision ordinance (HO, LU, CFS)
- Wayne County’s manufactured housing ordinance update (HO, LU, CFS, IC)
- Progressive Jesup Housing Authority facilities/programs and its 501-c-3 incorporation (HO, CFS, IC)
- Local Habitat for Humanity chapter (HO, CFS, IC)
- Community Development Block Grant (CDBG), CHIP, and other potential federal/state funding for substandard housing rehabilitation/removal, supporting infrastructure, and related improvements (ED, HO, CFS, IC)
- Wayne County and Jesup building codes enforcement officers (ED, HO, LU, CFS, IC)
- Lower cost of living (ED, HO, LU, CFS)
- Low crime rate (CFS, IC)
- Wayne County Public Transit System (ED, CFS, IC)
- Participation in Safe Routes to Schools program (CFS, IC)
- Excellent fire protection and low ISO rating (CFS, IC)
- Screven Fire Department’s cascade truck/portable refill station (CFS, IC)

- Current countywide emergency service plan (CFS, IC)
- Intergovernmental cooperation (major equipment purchases, mutual aid agreements) (CFS, IC)
- Safe Kids worldwide organization (CFS, IC)
- Wayne County Health Department (CF, IC)
- Air Evac based in Jesup (CFS, IC)
- Local dog park (CFS)
- Wayne County High School Auditorium (ED, CFS, IC)
- Updated Odum Community Center with improved drainage (ED, CFS)
- New Sam Dryer Community Center in Screven (ED, CFS, IC)
- Renovated Odum Gym and TMR Center under renovation (ED, NCR, CFS, IC)
- Wayne County Historical Society (NCR)
- Wayne County Arts Council (ED, CFS, IC)
- Altamaha Area Boys and Girls Clubs (CFS, IC)
- Shane’s Crib/Free Heart facilities/services (CFS, IC)
- Fair Haven Women’s Shelter (CFS, IC)
- Local food banks (Good Samaritan, Tabitha’s Place, Unity Church of God, Odum Church of God, Akin Memorial United Methodist Church, Turning Point) (CFS, IC)
- ARF (CFS, IC)
- Family Connection community collaboration with local healthcare, law enforcement, mental health, substance abuse (CFS, IC)
- Action Pact senior center and various programs (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 and further enhance 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 Wayne County. Much of Wayne County's early growth resulted first from Altamaha River commerce and its farms and forests, and then, more importantly, from railroad establishment in the mid to late 1800s. The county's forests, the county's transportation assets and access, the county's convenient location near the Georgia ports and interstate highways, the presence and expansion of Rayonier and other industry, and continuing success in diversifying and transforming the local economy, have fostered and stimulated growth in the county. Establishing itself as a regional leader in rural services, healthcare, jobs, nature-based tourism, and the overall quality of life have distinguished Jesup/Wayne County. The continuing improvement to local infrastructure facilities and services; improvements to highway, rail, and airport facilities; and attention and celebration of local heritage and nature-based tourism have further opened doors of growth, opportunity, and exposure for the Wayne County community. The community today is a leader and example and on the forefront of rural growth and development.

The Wayne County area was an early frontier area of Georgia and the U.S., settled because of its natural beauty, abundant pine forests, and access to the Altamaha River. Its growth and formal establishment in 1805 fueled further settlement and economic growth, but the county did not truly explode with growth and commerce until the establishment of railroads, particularly the completion of the Macon and Brunswick in 1870. The abundant natural resources provided for important economic opportunities, and a profitable farming and lumber and naval stores industry resulted. Local leadership and improvement of infrastructure have always been important to Wayne County, beginning with the attraction and establishment of railroads, and later with the location of Rayonier, Wayne Memorial Hospital, Altamaha (now Coastal Pines) Technical College, and other improvements/diversification, including tourism. The county's rural character and many natural and

cultural resources have always attracted attention and investment. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 84, U.S. 301, and U.S. 341. The mysterious and majestic Altamaha River, the county's other rich pastoral settings, its many festivals, and now the community's use of heritage and outdoor based tourism have been calling cards of the community's outside natural resources, beauty, and heritage. Quality of life, family orientation, devotion to culture and heritage, small-town charm, outdoor scenic beauty, and celebration of the Altamaha River and other local heritage are local economic strengths and opportunities available today for supporting and developing additional economic development opportunities. These efforts are already paying dividends through the attraction of visitors, new residents, and the location of businesses even during the 2008 Recession. The community truly is "Where It All Comes Together," offering many facets of appeal, charm, business opportunity, and quality of life.

There are continuing needs for Wayne County's economic development. Incomes in Wayne County remain relatively low, ranking about two-thirds to three-fourths that of the state. The per capita money income in Wayne County as reported by the Census Bureau for 2014-2018 is \$21,067, compared to \$29,523 in Georgia as a whole. Median household income is \$52,181 only about 77% that of Georgia. Almost one-fifth (19.6 percent) of Wayne County citizens are in poverty, compared to only 14% in Georgia as a whole. This high poverty has persisted for a number of decades. Despite recent job growth, there have also been setbacks, and there are needs for more jobs. Unemployment in the county was 3.3% in December 2019. 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 4.8%. This percentage is near the Georgia state average of 4.6% for the same period. Despite pre-pandemic employment gains, Wayne County remains one of Georgia's Tier One counties, or in the bottom 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. Other good news is that about 75 percent of county workers do work inside Wayne County; however, job skills of local residents are also somewhat of a concern. About 21% of local residents are without a high school diploma compared to 16% statewide.

There are opportunities and cause for optimism for economic development in Wayne County as well. Employment within the county remains concentrated within manufacturing (16%), government (27%), retail trade (14%), and healthcare (10%) sectors. This reflects the stability and importance of the local retail sector; Wayne Memorial Hospital and other healthcare facilities; the government employment by the local schools, technical college, and federal prison; and continuing importance of Rayonier Advanced Materials and other manufacturers. Jesup/Wayne County does remain a significant economic engine as its federal designation as a micropolitan statistical area attests. Wayne County provides over 8,100 jobs, about one in eight of jobs in its labor market area, which includes Glynn County. There are additional opportunities related to the existing industry, the Altamaha River, the abundant fields and forests and other outstanding natural and cultural resources of the county, tourism, and the county's location and transportation access. Wayne County ranks in the top 10 counties by value for many commodities, including forestry and products, tobacco, okra, onions, pine straw, timber, goats, honeybees, and hunting leases. Total agriculture products value for Wayne according to the 2018 Farmgate Value Report was \$81,740,377 and ranked 58th of Georgia's 159 counties. The cost of living in Wayne County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially in the context of overall high quality of life, attractive open spaces, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities. The same can be said for location of business and entrepreneurial opportunities, particularly given county history and recent successes in having companies locate or expand within the community. Due to a new federal law, investments pursued in the Federal Opportunity Zone Program may become an important avenue to attract developers to the community. Wayne County has one Federal Opportunity Zone to market and utilize as a redevelopment tool. Additional economic development tools for entrepreneurs can be found in the City of Jesup with two State of Georgia designations, which include a Rural Zone and a PlanFirst Community. The highlights of having a Rural Zone designated in the City of Jesup include a \$2,000 Job Tax Credit per full-time equivalent job per year, an Investment Tax Credit equivalent to 25 percent of the purchase price for a building located within the zone, and a Rehabilitation Tax Credit equivalent to 30% of a qualified rehabilitation. An investor of a property within the designated Rural Zone can take advantage of each tax credit or simply the Job Tax Credit. Further helping the economic situation for the City of Jesup and Wayne County is the PlanFirst designation by the Georgia Department of Community Affairs in 2018. The designation allows for a reduction of interest rate with loans originating with the State of Georgia and additional opportunities for infrastructure

improvements through the Community Development Block Grant Program. Only 45 communities have been recognized with the PlanFirst designation since 2015. Jesup has recently received notification that its PlanFirst designation will be extended for another three (3) years beginning in 2021. The community's overall high quality of life in a rural area with excellent access beyond will continue to pay dividends.

The Wayne 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 Wayne County.

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

Wayne County will continue to support its local school system, Coastal Pines Technical College, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Industrial Development Authority, Chamber of Commerce, civic groups, Goodwill Industries, and continuing intergovernmental cooperation particularly on the regional levels. The Great Promise Partnership will be investigated, and other local programs, including those for persons with developmental and other disabilities, will be supported. The retention of local graduates through enhanced opportunities will be pursued. Local efforts to increase literacy will be supported.



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

The community will support efforts to continue to expand the reach and utilization of its fields and forests, 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. Support of existing forest industries and uses will be maintained. The continued operation of the local farmers market will help.

- **Develop/Maintain Necessary Infrastructure**



The Wayne County community will jointly work to solve any infrastructure deficiencies, including highway needs, drainage issues, and otherwise individually address water/sewer and other needs. The lack of appropriate broadband telecommunications access, particularly outside Jesup, will also

be addressed. Maintaining and expansion, when necessary, of the wastewater treatment plant capacity in Jesup is important, and having a GRAD certified industrial site and providing necessary infrastructure to the new industrial parks will be a critical component of success.

- **Nurture Existing Businesses/Entrepreneurs**

The Wayne County community will work through its Industrial Development Authority and Chamber of Commerce, and in cooperation with Coastal Pines Technical College and state agencies, to meet local industry and business needs and encourage expansions and new local business development. The community will utilize the Chamber's Existing Industry Program, the state Entrepreneur Friendly Community designation, and other avenues to accomplish this. There are plans to organize/develop a formal small business incubator. Rayonier Advanced Materials, its worldwide stature, market leadership, and local employment highlight its continued importance to the local economy and community. The recent designation of Jesup by the State of Georgia as a Rural Zone and PlanFirst community will help.

- **Attract New Businesses/Jobs**

The Wayne County community, through its Industrial Development Authority, the Wayne County Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will work together locally and with the State of Georgia Department of Economic Development and with the Southeast Georgia Alliance. The community will participate in state designation programs, and will work diligently to effect economic development through a multi-faceted approach. Downtown revitalization, tourism enhancement, and promotion of the GRAD certified industrial site, as well as the U.S. 341 East industrial park and a new industrial park in Jesup, and other infrastructure improvements will all be emphasized.



Support of guided, directed development of the U.S. 341 and the U.S. 84 corridors will also be employed. Utilization of Federal Opportunity Zone and State Rural Zone benefits will be promoted to potential investors. The local governments will also remain vigilant of changing economic indicators and pursue additional state economic zone designations as necessary to remain competitive with job tax credit incentives. Continuing local leadership development is key to all economic development strategies.

- **Further Develop/Enhance/Promote Tourism**

Wayne County is already accomplishing much and garnering notoriety for its almost monthly events focusing on the Altamaha River and other outdoor adventure in the county. The community has an active Board of Tourism and sponsors other festivals, museums, and happenings beyond the outdoors. It has an active Historical Society and Arts Council. The community has developed a state-sponsored “Go Fish Georgia” center at Jaycee Landing and wants to expand it even more broadly for nature-based/ecotourism. The community also expanded its downtown Jesup railfan platform, and already has established



bike/running events, while the Adventure Cycling Association’s Atlantic Coast Bicycle Route passes through the county. Nearby coastal counties are working to develop the U.S. Bike Route 1 along the coast, a relatively short bike ride east from Wayne County. Despite ongoing success, there is potential for much greater impact, although hospitality services upgrade/expansion is needed.

- **Expand Retail/Service/Hospitality Sectors**

The attraction of more visitors and tourists to the community necessitates the provision of quality retail, service, and hospitality options. There is general opinion that the quality and quantity of such alternatives requires further expansion and upgrade within the community, particularly with more high-end offerings, such as a business class hotel. Grocery store offerings within the community are also currently limited. The rehabilitation of the Trowell Historic Inn in downtown Jesup as a business-class inn remains a positive development.

- **Improve Marketing of Economic/Community Assets**

There is little doubt that Wayne County’s rich history, many assets, excellent location, and ongoing activities are relatively not well known, and could benefit from enhanced, more well coordinated

marketing. The word is beginning to get out about local tourism events, but in many respects, the wider community and its advantages are hidden diamonds waiting to be discovered. Much more could be realized.

- **Improve Transportation Access/Quality**

The regional T-SPLOST, passed by a regional referendum in 2012, has resulted in many needed local resurfacing and other road improvements which have enhanced the community as a place to live and work. The regional Georgia Highway 169 overpass project has provided much needed emergency and general economic access in Jesup, as well. The completion of widening of U.S. 84 and U.S. 301 would bring more usage, travelers, and economic opportunity to



the county. Access to public transportation is available through an award-winning rural transit system. To use the service, customers are required to call 24 hours in advance to be transported to a location of their choosing. The system is open to the public with no restrictions. Fares for service are generally much lower than the transportation alternatives commonly considered. Continued operation of this system is crucial for all age groups and income levels for work, healthcare, shopping, adventure, and many other reasons. These and other improvements could enhance local and visitor travel and make business markets more accessible. It would also make it easier to live or retire in Wayne, but work or travel elsewhere. Promotion of trails and bicycling and other tourism would also further enhance quality of life and economic development. The William A. Zorn Airport and its continued improvement are also important, as are connecting bicycle facilities and trails. The community also needs to remain vigilant and supportive of needed rail improvements to its two attractive Class 1 railroads and their ports access. The Amtrak Station is a unique asset and should be protected and more widely promoted.

- **Revitalization/Invest in Downtown**

The historic fabric and available buildings in downtown Jesup, Odum, and Screven allow for additional opportunity, even as much already is being realized. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride, community cooperation, and further avenues for community use and celebration. They also can stimulate private investment. The rebirth of the Whaley Center in downtown



Jesup after the devastating 2014 fire has brought much attention and economic benefit to the community. The development of additional loft apartments and the rehabilitation of the Historic Strand Theater have also contributed to the renewed popularity of downtown Jesup. The further implementation of preserving and improving surrounding historic neighborhoods and connecting them

to the downtowns, other commercial areas, and other traffic destinations and landmarks will also help. Additional investment and rehabilitation in the short-term are likely due to the recent state designated Rural Zone and Federal Opportunity Zone in downtown Jesup. There are special opportunities in Odum and Screven related to historic school buildings, and more general community uses.

- **Support/Continue Development of Local Industrial Parks/Sites**

The community has a number of available sites and buildings to market, and continues to improve its offerings to new prospects. The community now has a Georgia GRAD certified industrial site with rail access, which makes the site a likely top 10 in the state. The U.S. 341 East Industrial Park near Mount Pleasant and a planned one in Jesup do and will need the provision of additional improvements and amenities. The William A. Zorn Airport area offers additional opportunities and needs. Services and marketing have to stay ahead of opportunities.

- **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. Jesup/Wayne County has excellent examples of its own, including the attraction of Altamaha (Coastal Pines) Technical College, the Jesup Railroad Depot/Amtrak Station, and the Whaley Center rebirth to witness this power and benefit. An active chamber of commerce, industrial development authority, board of tourism, and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships, such as Wayne's leadership in the Altamaha River Partnership, offer much potential and benefit.

- **Support Wayne Memorial Hospital/Coastal Pines Technical College/Broadhurst Environmental Landfill/Federal Correctional Institution**

As noted earlier, the Wayne Memorial Hospital and its expanding offerings has been a very important continuing contributor to a growing local economic base. Educational facilities like Coastal Pines Technical College are also crucial to a diversified and stable economy, educational levels/job skills improvement, and employer recruitment so critical to today's economy. The local presence of a mega landfill operation, like Broadhurst Environmental, is a unique economic attribute with significant influence and attraction. The Federal Correctional Institution has proven itself as a stable and significant economic contributor. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

- **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 overall has developed individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist. There is already built in local support given the community's success in preserving the natural and built environment, and utilizing the culture, arts, and history of the community for a number of purposes.

- **Retiree Attraction**

Wayne County's location and high quality of life are already paying economic dividends. These advantages can be attractive to retirees as well, especially given the outstanding healthcare available locally, including the Nancy and J.C. Lewis Cancer and Research Pavilion at Wayne Memorial Hospital in Jesup. The community's proximity to interstate travel along Interstate 95 and nearby metropolitan areas of Savannah, Georgia and Jacksonville, Florida, low cost of living, tranquil outdoor amenities, a public transit system, and land availability are likely reasons retirees will consider Wayne County for permanent residence.



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

Although Wayne 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 Wayne 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 Wayne 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 Wayne 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 included. Nationally, 98.1 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This

percentage drops to 89.7% in rural areas. In the FCC's 2019 Broadband Deployment Report, it was found that 79.3 percent of the population in Wayne 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 Jesup, Odum, and Screven. Multiple blocks throughout the unincorporated county have access to DSL technology with download speeds up to 10 Mbps. Cable line access is available in Jesup, Odum, and Screven and blocks spanning between each city and north of the City of Jesup. Blocks located along US 341, near industrial sites, are also served by a cable broadband network. The areas served by cable service have download speeds up to 1Gbps (1,000 Mbps.) As of the 2019 FCC Broadband Deployment Report, less than five census blocks are served by a fiber optic network, located along the county boundary with Pierce and Brantley counties.

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. Wayne 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 Wayne County; however, the fixed broadband technology fails to reach 6,160 people or 1,900 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 Wayne County is critical as it is determined to be underserved by both fixed broadband technology and wireless

broadband technology. Wayne County and the municipalities of Jesup, Odum, and Screven desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”












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

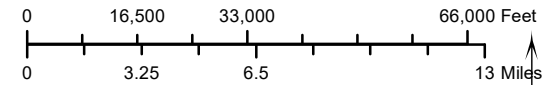
- Develop and maintain an inventory of served and unserved Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model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

Wayne County Digital Economy Fixed Network Cable

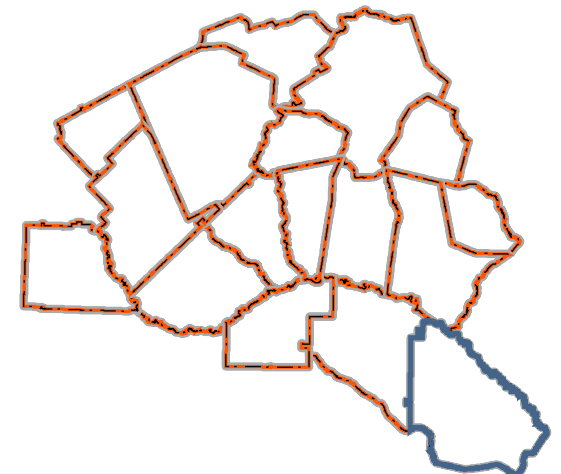
-  City Limits
-  County Boundary

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 | | |

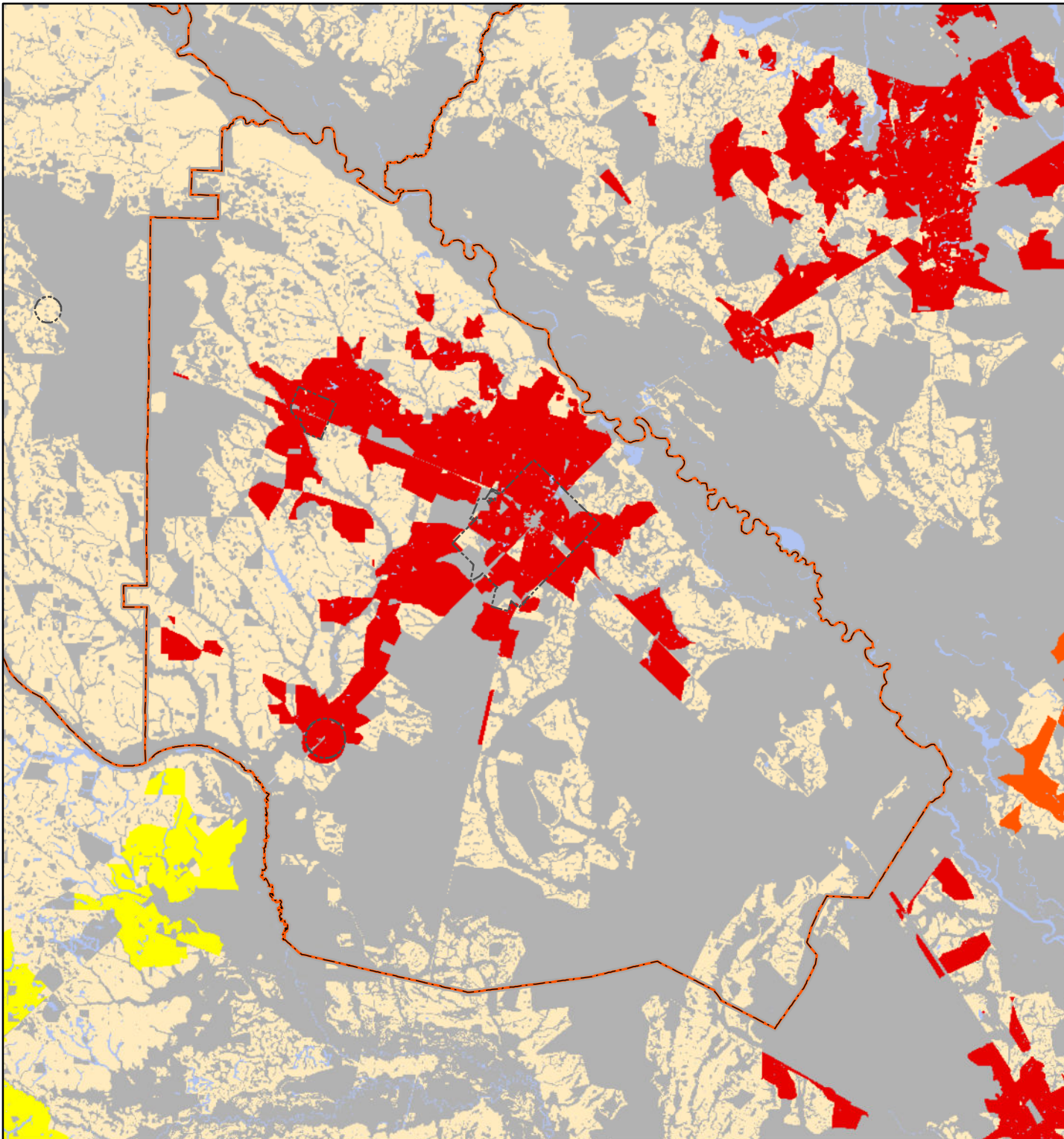


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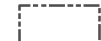



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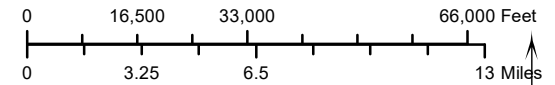


Wayne County Digital Economy Fixed Network DSL

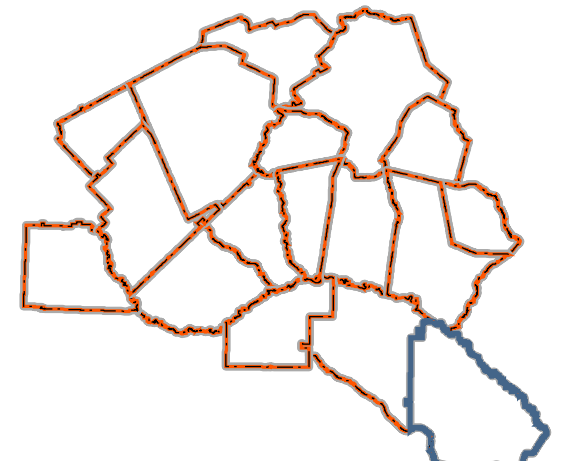
-  City Limits
-  County Boundary

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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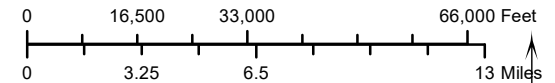
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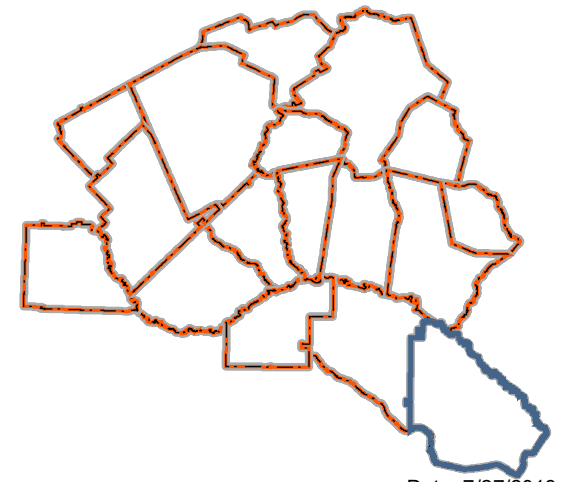
-  City Limits
-  County Boundary

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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Date: 7/27/2018

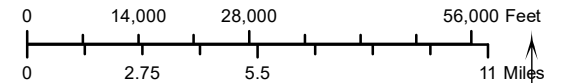
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Wayne County Digital Economy Fixed Network

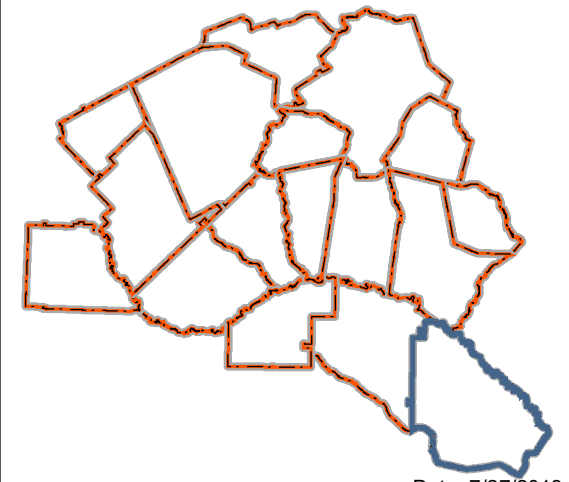
-  City Limits
-  County Boundary

Availability

-  Fiber
-  Cable DOCSIS 3.0
-  Cable Other
-  DSL

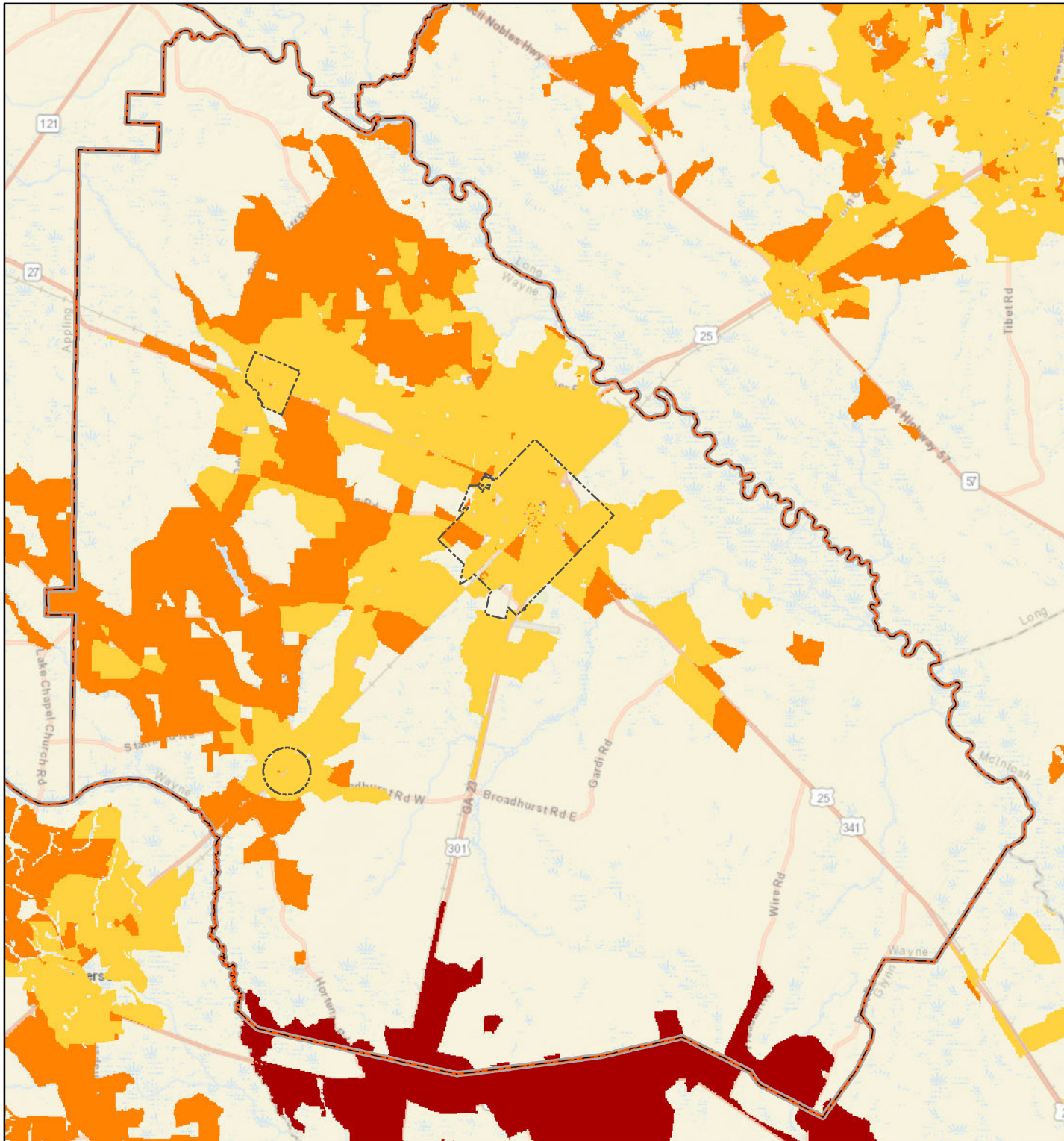


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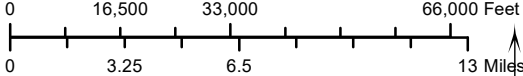


Wayne County Digital Economy Wireless 4g LTE

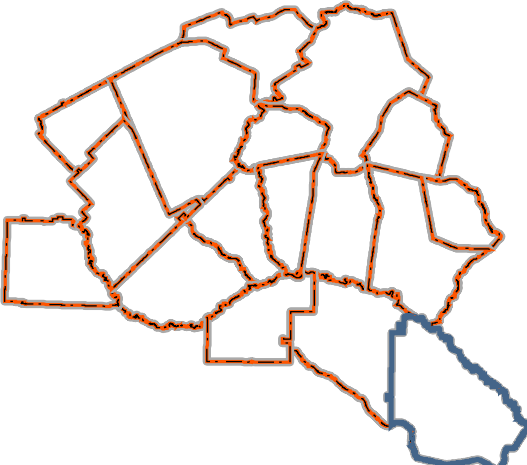
-  City Limits
-  County Boundary

Availability

-  Wireless 4G LTE





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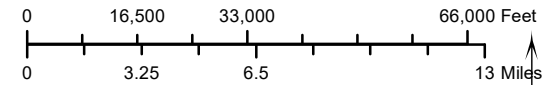
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Wayne County Digital Economy Wireless 4g LTE

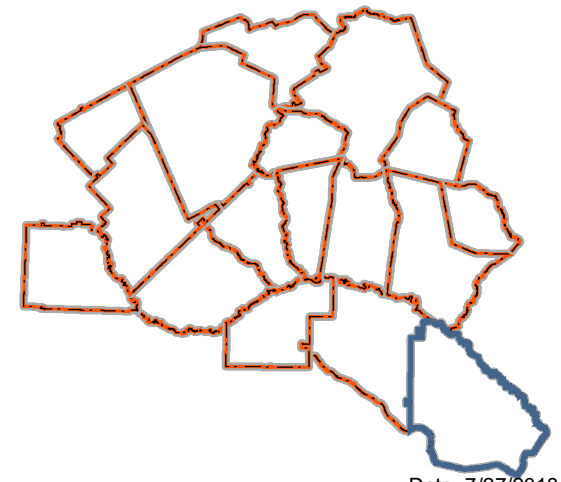
-  City Limits
-  County Boundary

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 | | |

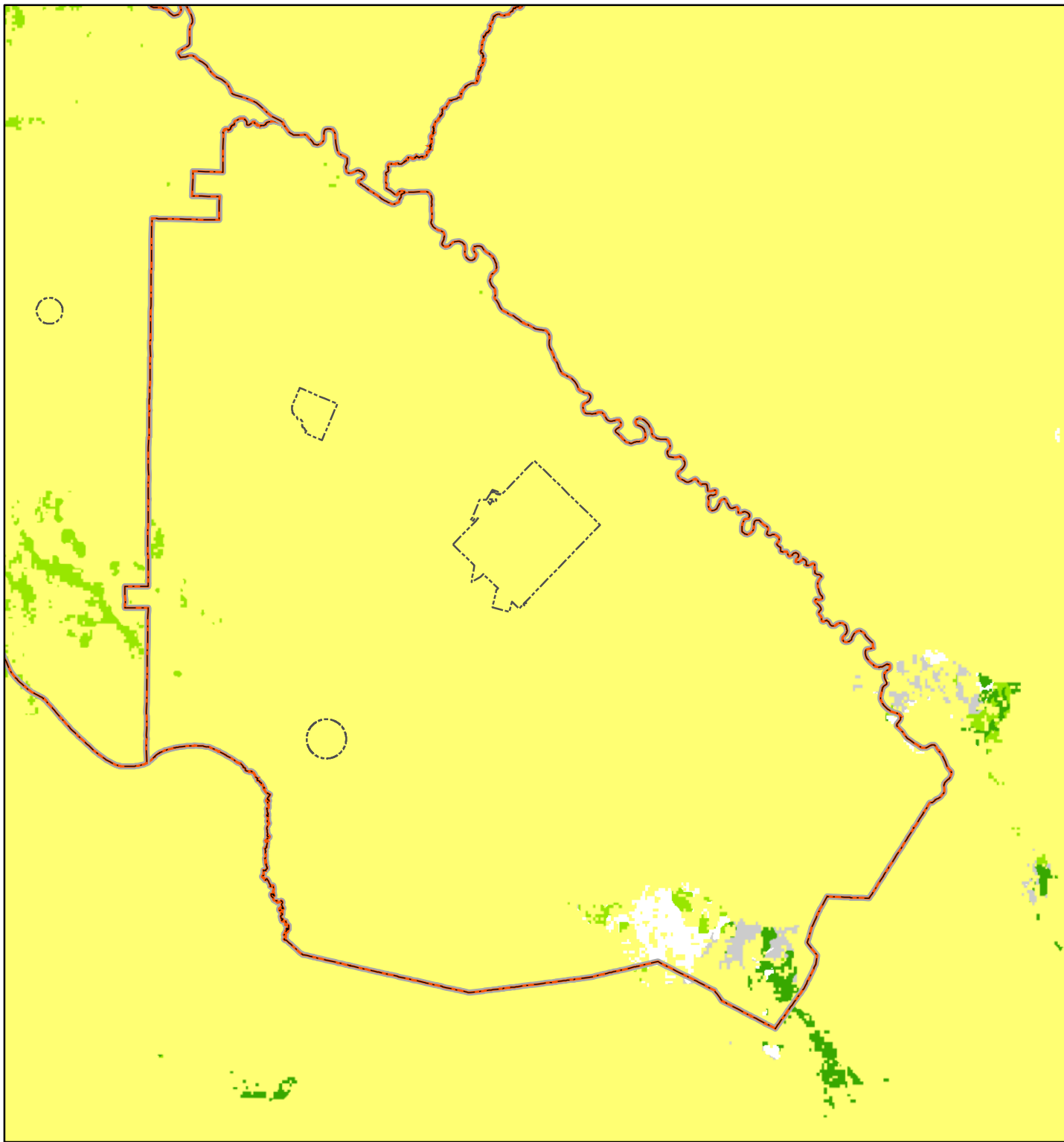


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Land Use

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.

Wayne County and its municipalities are united in their vision and desires for growth. Despite being a regional growth and economic center and a Census designated micropolitan statistical area, it remains a rural county with an enviable quality of life, abundant natural and cultural resources, great natural beauty, fortuitous location, outstanding transportation assets, continuing success diversifying economically, excellent infrastructure, progressive local leadership, an excellent existing industrial base, and many other assets for growth. It is a leader in rural development, nature-based tourism, and forest products production and utilization, but also has much more to offer. 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 to maintaining its regional and rural leadership, and outstanding quality of life. Its unique, rural charm would be highlighted and protected. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities, close-by developed areas, and along/near U.S. 341 in eastern Wayne County. Agricultural, particularly forestry uses, would be kept viable and remain the principal land uses of the county. Tourism would continue to be nurtured and facilitated. Forestry and agriculture and related businesses and uses would be integral components of the economy of the county. The preservation of rural character supportive of open space and natural resource protection and compatible utilization would be key. The natural beauty, landscape, and preserved historic landmarks would be utilized for tourism development and treasured for their quality of life contributions. The Altamaha River will be central to these activities. Downtown Jesup revitalization and attention to developing cultural and arts programs and facilities and tourism services would be integral components to the extraordinary high quality of life. Commercial and industrial

growth would be compatible and supportive of continued agricultural/forestry/conservation uses, and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While only Jesup, because of its zoning ordinance, is technically required to have a Land Use element in its comprehensive plan under the current 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 Wayne County and the cities of Jesup, Odum, and Screven 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.

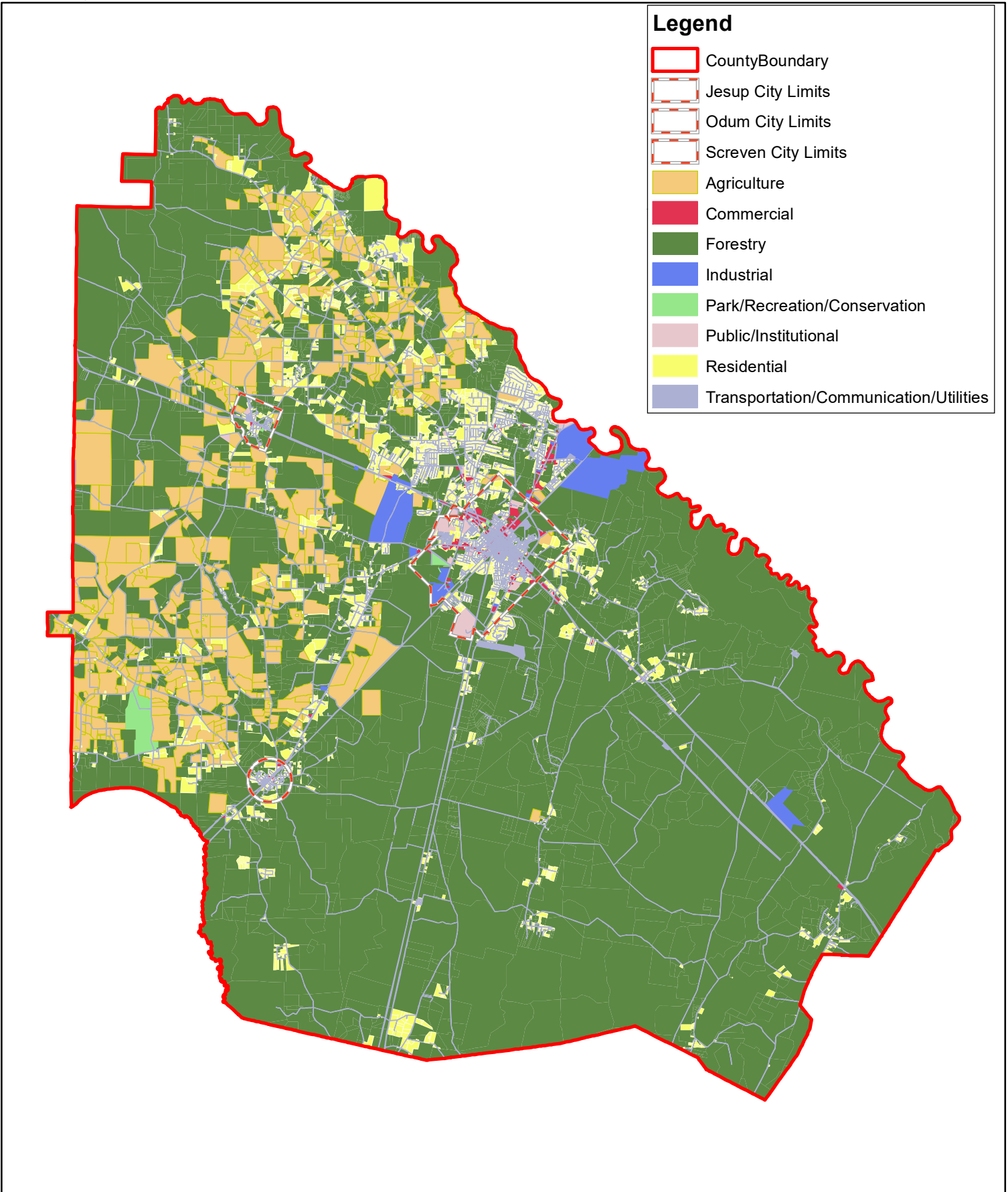
PARK/RECREATION/CONSERVATION This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or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

Wayne County

Existing Land Use Map



Source: Heart of Georgia Altamaha RC, 2020

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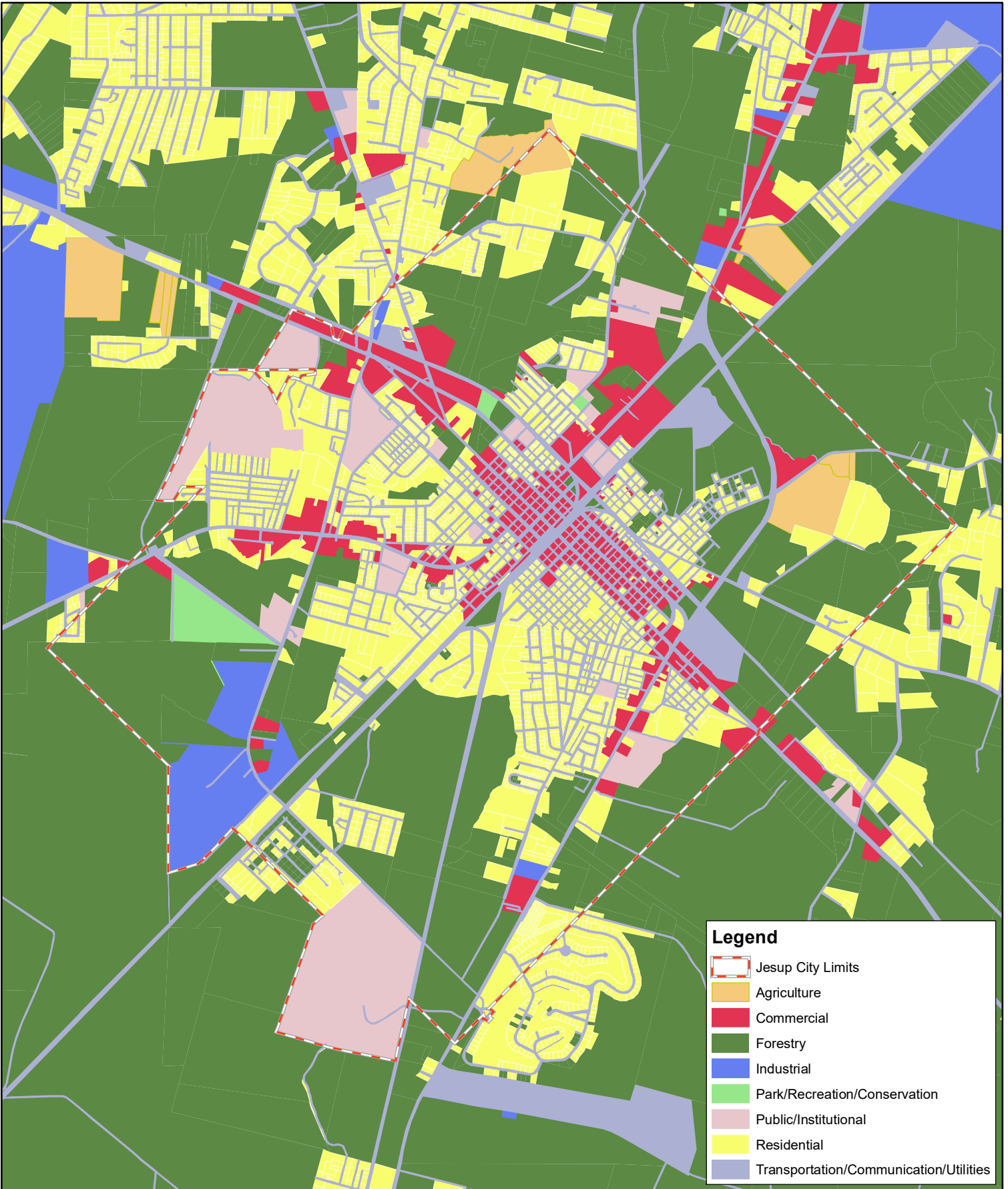
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Source: Y:\GIS\DATA\Wayne\MXD\WayneCountyLandUse.mxd










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City of Jesup

Existing Land Use Map



Legend

-  Jesup City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

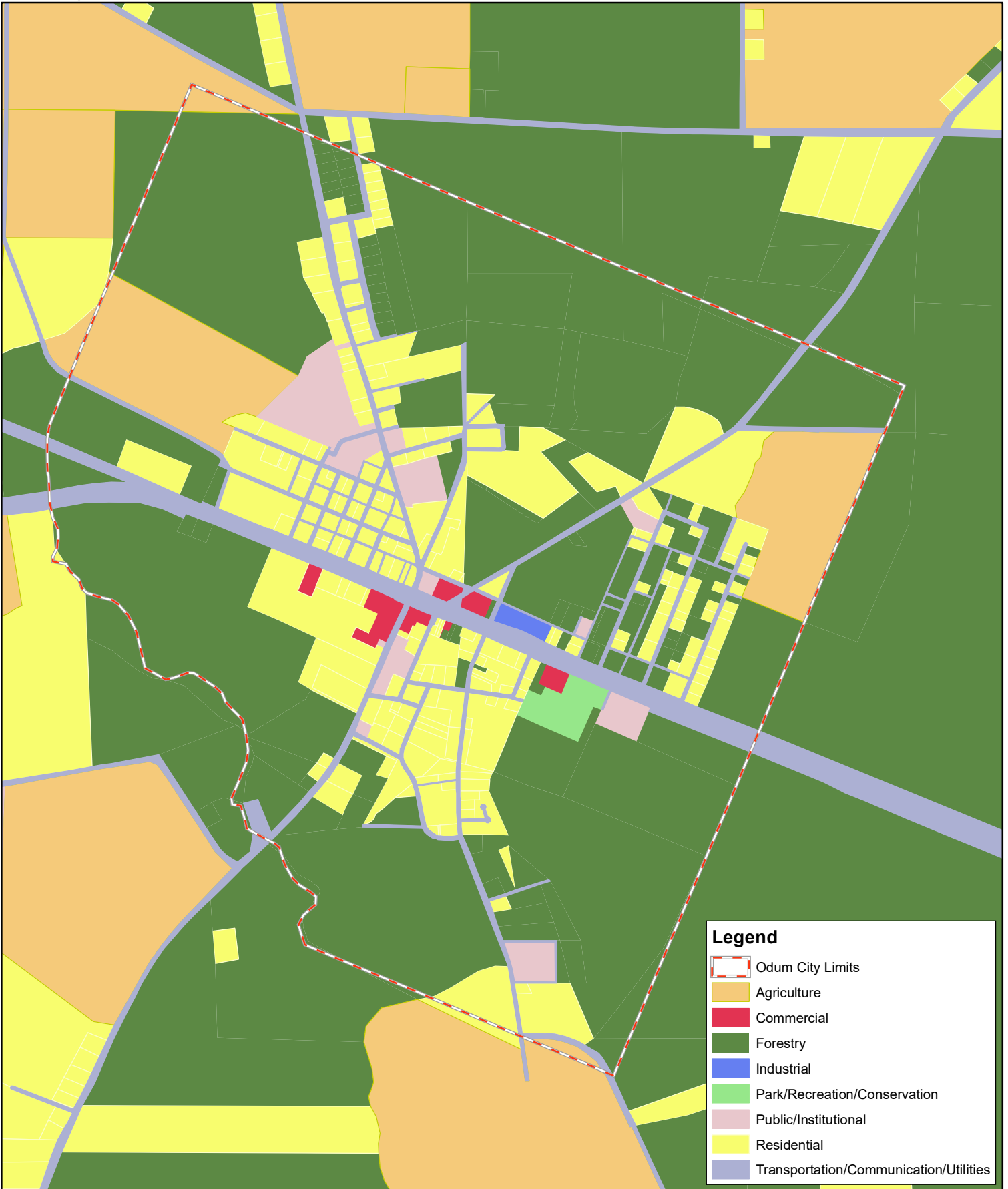
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




City of Odum

Existing Land Use Map



Legend

-  Odum City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

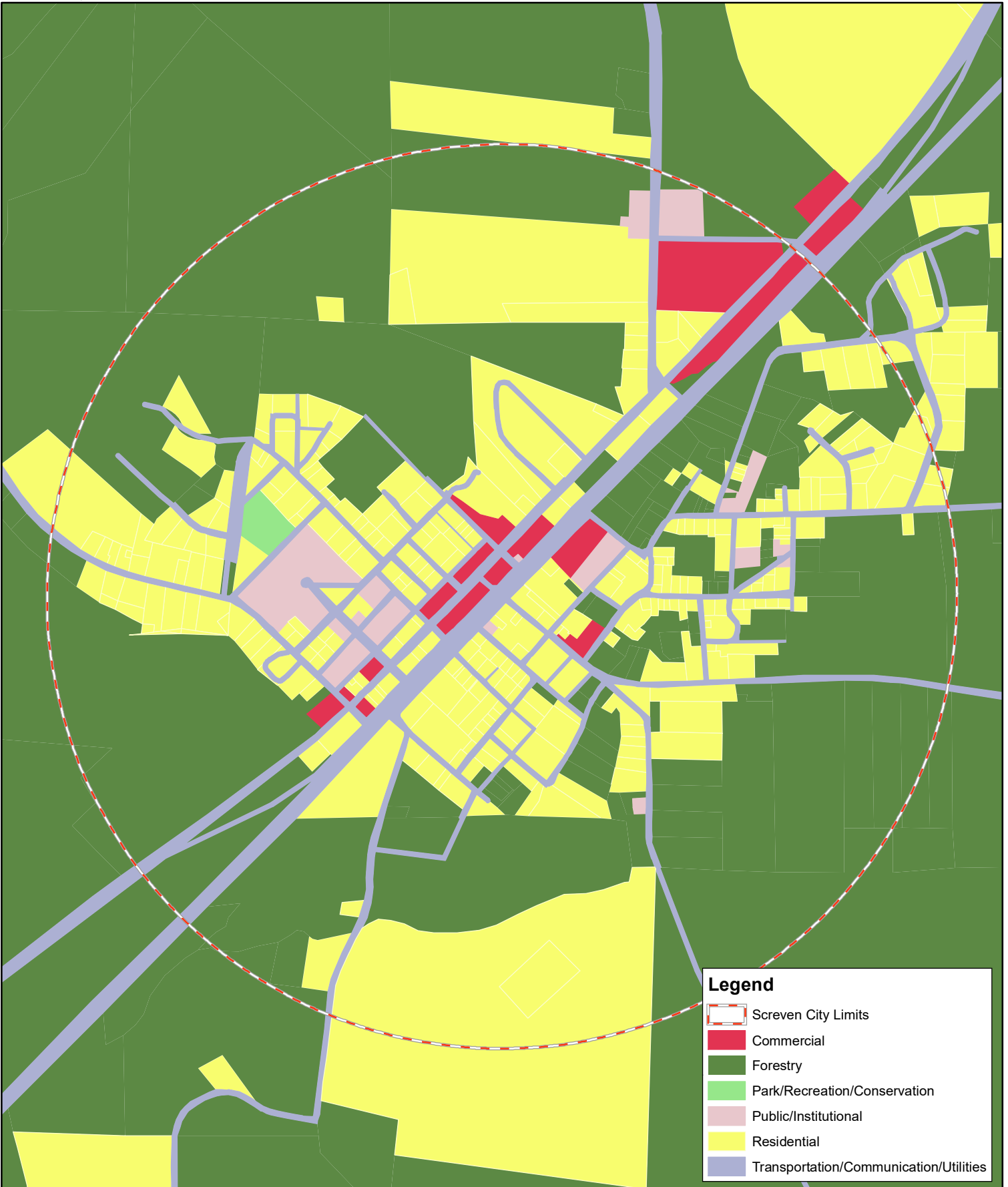
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





City of Screven

Existing Land Use Map



Legend

-  Screven City Limits
-  Commercial
-  Forestry
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

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Existing Land Use Distribution, 2020		
(Acres)		
Wayne County		
Land Use Category	Acreage	Percent of Total
Agriculture	51,434	12.39
Forestry	316,622	76.29
Commercial	1,374	0.33
Industrial	4,765	1.15
Park/Recreation/Conservation	1,126	0.27
Public/Institutional	1,180	0.28
Residential	28,900	6.97
Transportation/Communications/Utilities	9,576	2.31
Total	414,977	100.00

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

Future Land Uses

Wayne County has a long history of being a frontier, both literally and figuratively. The area was important and a battleground for Native Americans, was critical to North American European settlement, has been a physical boundary for the U.S., Georgia, and the Creek Indian Confederacy, and was key to the U.S. remaining under British control. The county has been involved one way or another in every war fought on U.S. soil. The Altamaha River and the county’s many southern pine forests have been key components to past and current history, and remain important to its future.

Wayne County was created in 1803 as Georgia's 28th county from Creek Indian lands ceded in the Treaty of Fort Wilkerson, but not formally established until an 1805 Land Lottery. The Altamaha River and the pine forests of the county remained the principal economic stimulators for the county until the arrival of the railroads in the late 1800s. Wayne County's population remained less than 2,500 until the completion of the Macon and Brunswick Railroad in 1870, but had reached 14,381 by 1920. County population remained relatively stable through the Great Depression and World War II until 1950 (14,248). In 1954, Rayonier opened its Jesup paper mill, and the county population has steadily risen since. By 1957, the paper mill had doubled in size, and by 1974, was the world's largest at the time. Rayonier engineers have always been on the cusp of finding new uses for cellulose, and while under the ownership of ITT invented nanocellulose. Rayonier remains on the frontier of chemical cellulose production, converting its entire mill in 2014 to specialty chemical cellulose production and establishing the operation as a new company, Rayonier Advanced Materials. Jesup's location on U.S. highways 25, 84, 301, and 341, beginning in the 1920s through the 1940s, assisted with the location of Rayonier and other industrial and commercial businesses. Wayne County's location; transportation resources; the Altamaha River; progressive local leadership; continuing modernization of schools, infrastructure, and amenities; and its abundant forested lands continue to propel Wayne County as a frontier for quality, rural growth. Wayne County constructed a new hospital in 2008 at a time when many rural hospitals were closing; continues to construct new, modern local schools; and be a leader of utilizing the scenic Altamaha River and local railroads for tourism. These assets, the county's proximity to Georgia's coast and ports, and its overall high quality of life continue to stimulate and provide impetus for ongoing growth and development. Wayne County's population remains near 30,000, a historical high. It is the Region's second most populous county, a federally designated micropolitan statistical area, and a recognized rural development leader.

Most current growth is concentrated in the Greater Jesup Area, mostly northwest of Jesup, and northeast of Odum, between Jesup and Odum. This is principally in the Ga. Hwy. 169/Rayonier/Oglethorpe and Tank roads and Madray Springs area. There is now some growth south and west of Jesup in rural Wayne County and near Mount Pleasant and Browntown in eastern Wayne County. Residential growth has been scattered across the county, but particularly concentrated north and west of Jesup between Jesup and Odum. Commercial growth is concentrated in Jesup along U.S. 84/First Street near Sunset Boulevard and Wal-Mart. Industrial growth is concentrated in/near southeast Jesup near Sunset Boulevard and U.S. 301, and may also grow along the U.S. 341 South

corridor in eastern Wayne County, particularly in the established industrial park near Mount Pleasant. Another industrial park is under development in southwest Jesup, with a decade of expansions planned. There will be limited growth, mostly infill, in Odum and Screven. Much of the county west of Odum and Screven, and east of U.S. 84 and U.S. 301 and south of U.S. 341 will remain in predominant agricultural and forest uses.

Growth momentum in Wayne County can trace its life to location along U.S. 84, U.S. 301, and U.S. 341; other transportation resources; proximity to Georgia's ports, the Georgia Coast and Interstate highways; ongoing economic and job growth; availability of services and infrastructure; existing population base; land availability; the rich history; outstanding natural/cultural resources; and the extraordinary overall quality of life. These same factors will continue to spur future growth, as well as additional opportunities for growth. Advanced medical facilities, Wayne Memorial Hospital; William A. Zorn Regional Airport; vibrant downtowns/available cultural resources; Coastal Pines Technical College; rail service; abundant natural resources and the Altamaha and Little Satilla rivers; and the many historic buildings/areas that provide remembrances of the rich heritage of Wayne County are also assets for desired growth. Future growth will likely continue to concentrate in the Greater Jesup Area, and to a lesser extent around outlying schools and the county's small towns and eastern Wayne County, as it has recently. Forestry, agricultural, and conservation uses will continue to predominate the landscape, help maintain the attractive rural character, and fuel the further economic utilization and growth of tourism.

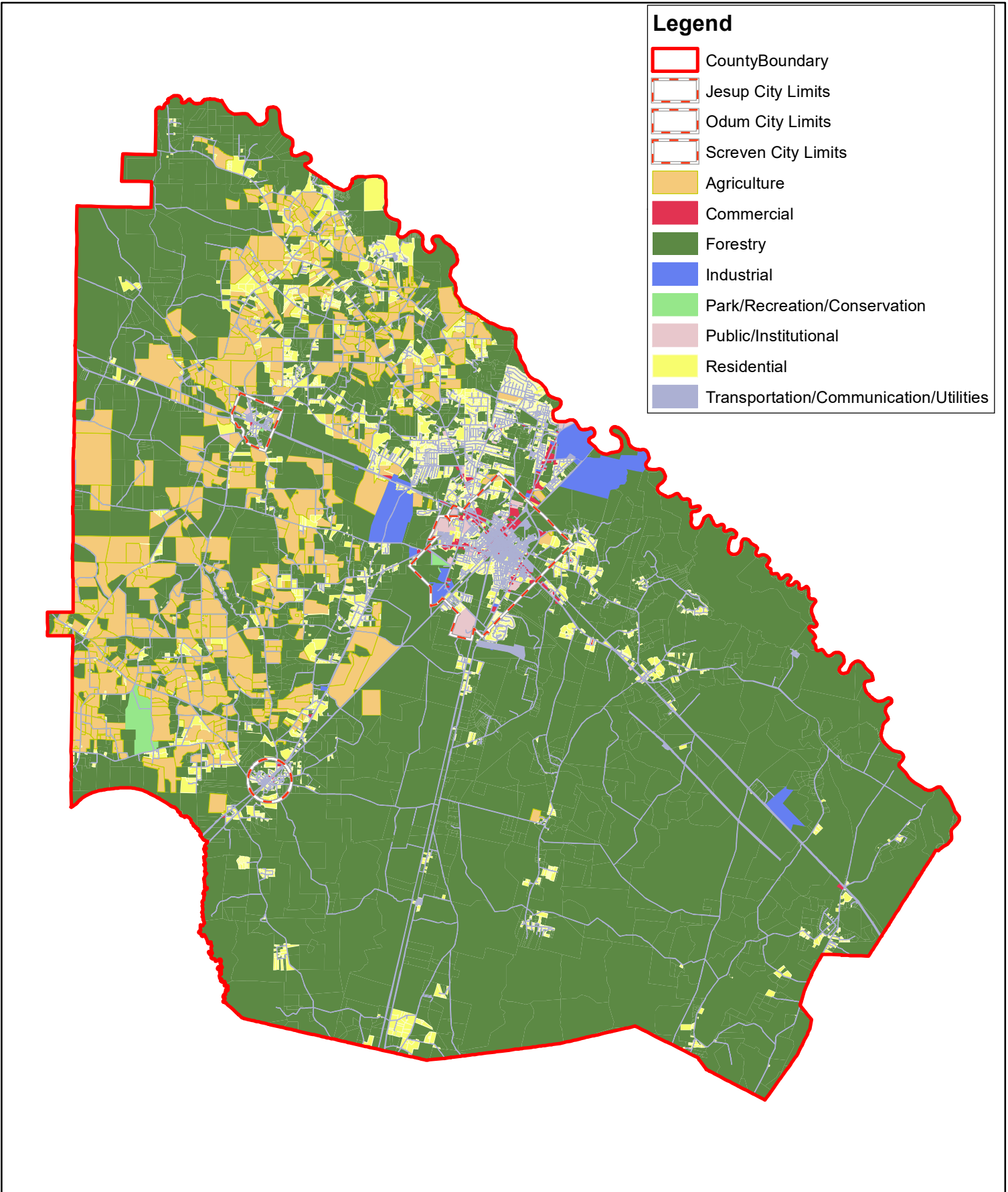
Future land use maps for Wayne County, Jesup, Odum, and Screven are included following this description.

Land Use Goals













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

Wayne County

Future Land Use Map



Legend

-  County Boundary
-  Jesup City Limits
-  Odum City Limits
-  Screven 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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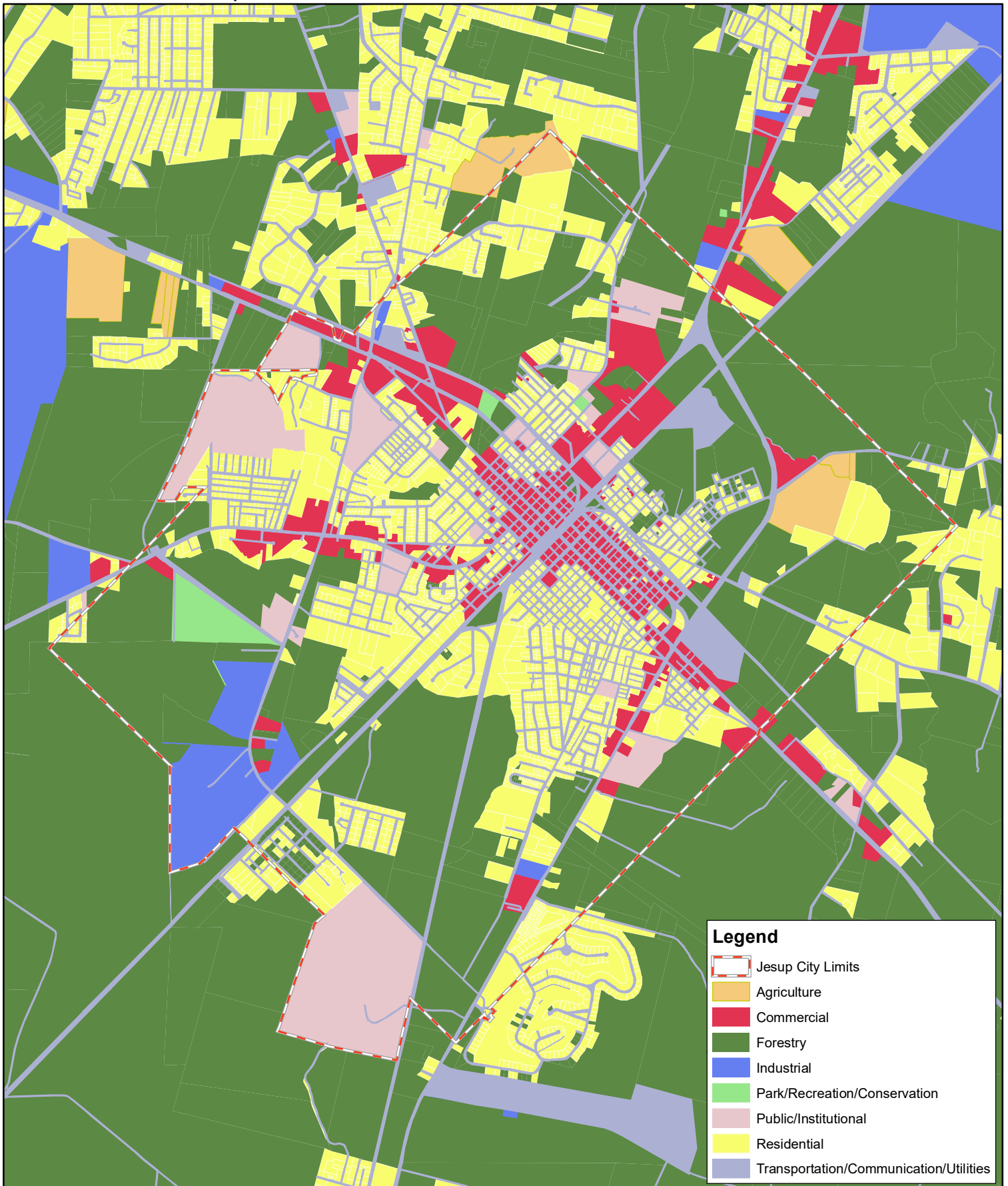
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City of Jesup

Future Land Use Map



Legend

- Jesup 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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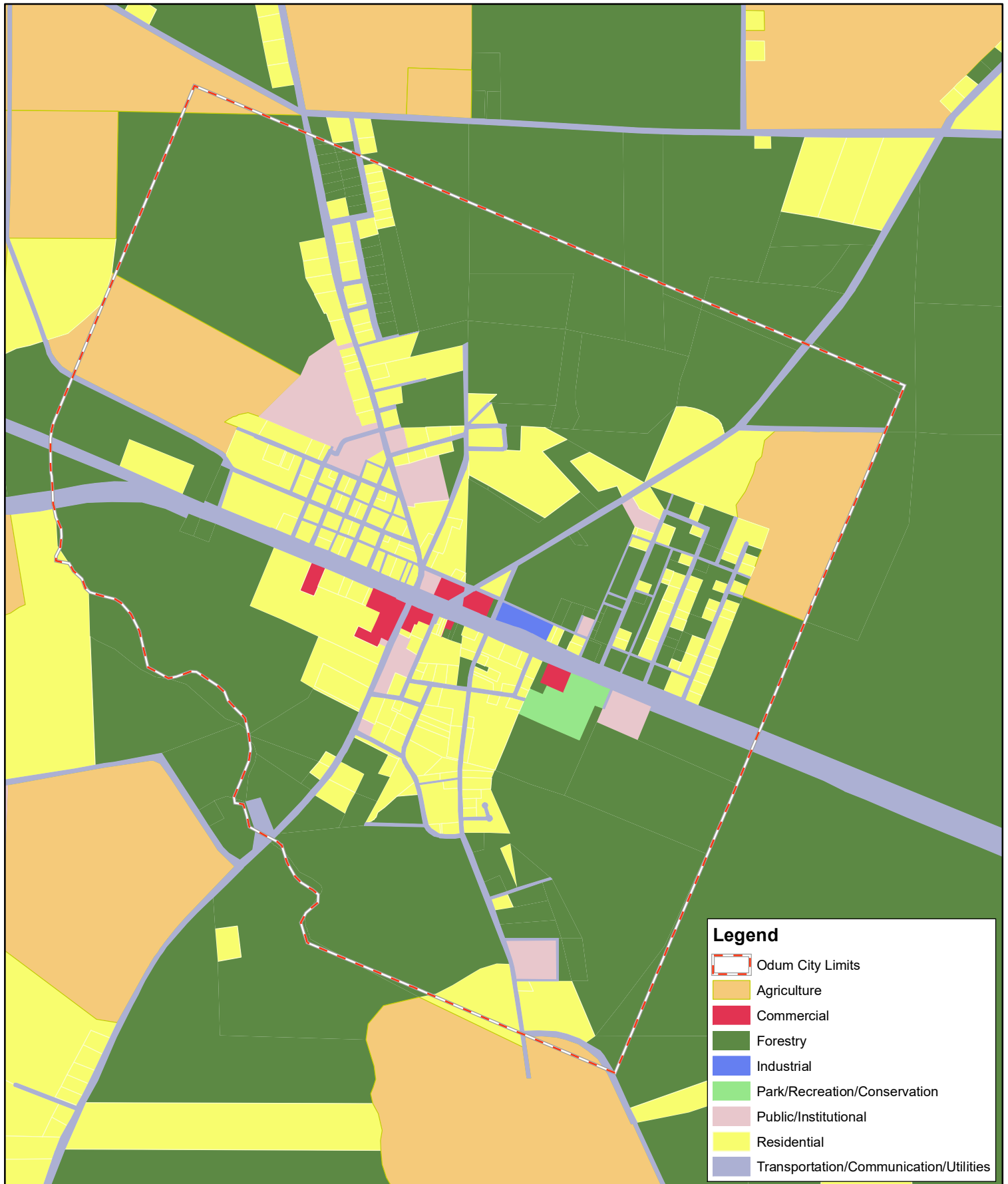
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




City of Odum

Future Land Use Map



Legend

-  Odum City Limits
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

Source: Heart of Georgia Altamaha RC, 2020

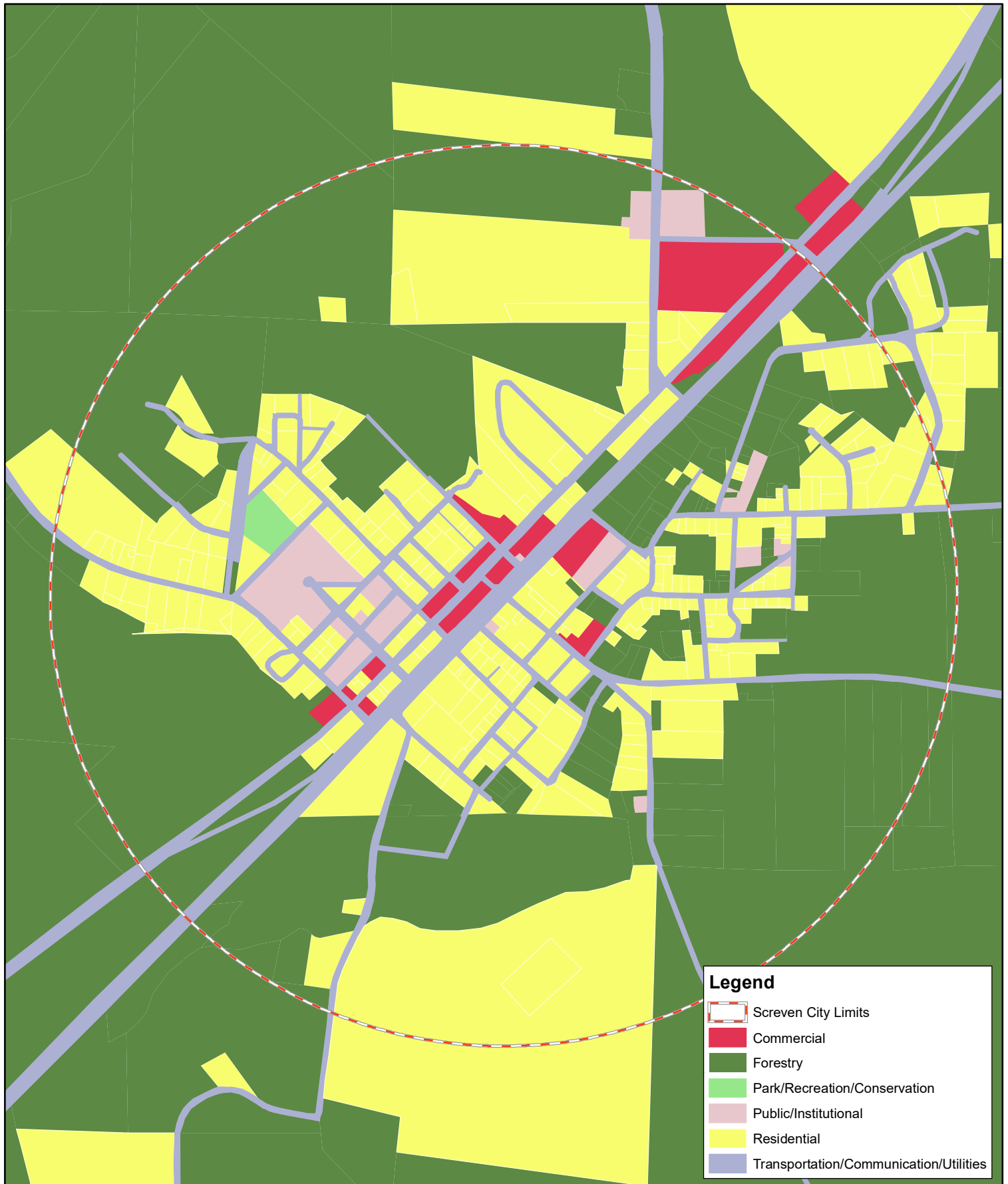
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





City of Screven

Future Land Use Map



Legend

-  Screven City Limits
-  Commercial
-  Forestry
-  Park/Recreation/Conservation
-  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, outside of Jesup, has developed only rudimentary or individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The cities of Odum and Screven need to establish some regulations, while the County needs to continue to upgrade existing regulations and establish a more general land management scheme. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; enhance nature-based tourism; downtown revitalization; and involvement of its citizenry to assist.

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

As noted above, Wayne County has only narrow, specific land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Jesup has a zoning ordinance, while Jesup and Wayne County do have building code enforcement. The County needs to update, expand, and coordinate joint collaborative countywide land use/subdivision/manufactured housing regulations and code enforcement to initiate a more comprehensive approach.

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

Development of new markets, supporting creation of alternative crops and uses, ongoing celebration of outdoor themed festivals; expansion of nature-based and agri-tourism events/opportunities; providing professional support; and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The continued use of the Jesup Farmers Market will help. The community has already garnered valuable outside exposure and notoriety in its tourism utilization of the Altamaha River and its outdoor resources. The conservation purchase of the Sansavilla Bluffs offers much potential and opportunity. Protection of the Altamaha and Little Satilla rivers; continued downtown revitalization; and development and support of history, culture, and the arts; and the existing high quality of life will also help. Regulation should also be utilized to ensure protections along the Altamaha River for its important national security use and contributing acres in the Georgia Sentinel Landscape program.

- **Encourage/Protect Utilization/Access/Tourism for Natural/Cultural Resources**

The Altamaha River, the state wildlife management areas, the local festivals, the local bike events, and Jesup’s downtown rail corridor and the Jesup Drive-In, all have much history, and further potential, for recreation, tourism, and motoring within the county. The ongoing Jesup downtown revitalization and enhancements, historic preservation efforts, attention to trail development, and Altamaha River access will also enhance both protection and utilization. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers even greater potential for both enhanced economic utilization and conservation of Wayne County’s significant natural and cultural resources. This can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Improvement and promotion of U.S. 301 also holds promise. Continued improvement of Altamaha River access/utilization, bicycle venues, and local recreational facilities; museums; enhancement of events or festivals; and ongoing preservation of community landmarks and heritage will also reap benefits. There is need to upgrade service and hospitality facilities to better serve visitors and tourists.

- **Improve Community Appearance/Aesthetics**

Wayne County and its municipalities have much intrinsic natural and cultural beauty and Southern 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. Continuing gateway improvements, particularly along U.S. 84, U.S. 301, and U.S. 341, can enhance community image and attractiveness. Upgrade of the housing stock quality, continued downtown and neighborhood revitalization, planned resurfacing of local streets under T-SPLOST, and utilization of ordinances and the Georgia Clean and Beautiful Program will also help.

- **Encourage Compatible Development/Existing Infrastructure Utilization**

To better realize return on past community investments in infrastructure and building stock, and to avoid costly or disruptive disturbances of treasured resources and landscapes, it behooves the public and private sectors both to first look at developing within already served and developed areas. The rebuild of the downtown Jesup Whaley Commercial Center, as well as the much supported community use of the old Strand Theater, and the ongoing development of the downtown Jesup rail corridor are all excellent examples of the benefits of this principle.

Redevelopment in historic downtown Jesup through the incentives provided by the Rural Zone designation should have an increased direct investment in the area. Development of the planned new industrial park within the existing city limits of Jesup will further implement this and provide enormous community benefit and return. Further tourism development, development of related agricultural/forestry businesses, and attraction of Rayonier Advanced Materials product users are other potential opportunities.

- **Improve Transportation Facilities/Access**

While location and transportation facilities are definitely assets for Wayne County growth, there is room for continuing improvement and enhancement which would provide even more benefit. U.S. 301 needs multi-laning through the county and more coordinated promotion. There are needs for perimeter and connector roads around Jesup, and streetscape improvements in all the municipalities. There are also needs to improve bicycle, pedestrian, and nature-related multi-use trails, facilities, and services. The Amtrak station could utilize enhanced promotion, as well as continuing improvements/promotion of the William A. Zorn Airport and its status. Improvements for rail-served industrial sites are also planned/needed. General gateway, road paving, and road/street maintenance issues also require attention.

- **Expand/Develop Industrial Parks/Sites**

The community's available land for new industrial development in public control has become limited in existing parks along Sunset Boulevard. The community has transitioned a former regional park/site near Mount Pleasant along U.S. 341 South in eastern Wayne County to a community industrial development park, but the site is relatively undeveloped and requires extensive infrastructure development. The community has also completed the process of certifying one of the few Georgia Ready for Accelerated Development (GRAD) sites with rail access in Georgia. The community further desires to develop a new industrial park within the city limits of Jesup and has purchased property with plans for incremental development over the next decade. Major City of Jesup infrastructure projects have already begun in the vicinity.

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 Wayne 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.

Wayne County

Report of Accomplishments and Community Work Program

**Wayne 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	Complete the installation of a new taxiway and apron at the airport					Y	2022		Action item has been postponed until 2022 due to lack of funds.
2016	Receive regional designation for the airport					Y	2022		New taxiway and apron needed at airport to receive regional designation.
2016	Construct a new recreation area at Lake Grace	Y	2017						Picnic tables and accessibility ramps were installed by Wayne County in 2017.
2016	Construct a new mental health facility	Y	2020						New Diversity Health Center (mental health/substance abuse) completed in 2020.
2016	Establish a walking trail at Bill Morris Park	Y	2018						Bill Morris Park Walking trail completed in 2018.

**Wayne 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	Resurface various streets approved for LMIG funding	Y	2016						2016 LMIG was completed. This is continuous every year. This project will be addressed in the Long Term Policies section of the new comprehensive plan.
2016	Purchase two new motor graders	Y	2017						The County purchased two new motor graders in 2017.
2016	Purchase a new ambulance	Y	2017						An ambulance was purchased by Wayne County in 2017.
2016	Complete improvements at Jaycee Landing, which may include cabins, trails, and other items					Y	2022		An improvement committee has been formed to provide input and direction for future development. Improvements have not been realized; however, they remain a planned action for the future. The required archaeological survey has been completed. This project description will be reworded in the new CWP.
2018	Construct a building to house the facilities maintenance supervisor and provide storage	Y	2018						A building was constructed for the facilities maintenance supervisor and storage in 2018.
2016	Consolidate fuel services with the City of Jesup and the Board of Education	Y	2016						Fuel services were consolidated with the City of Jesup and Wayne Memorial Hospital.

**Wayne 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	Consolidate the maintenance shop services with the City of Jesup	Y	2016						Maintenance operations were merged for a trial period in 2016, but operations were later split again.
2016	Complete projects listed on 2010 TIA Band 2 (Bridge over Goose Creek; Reclamation/Widening of Broadhurst Rd.; Railroad Crossing on Louisiana Rd.; Railroad Crossing on Ed Harrell Rd.; Railroad Crossing on Slover Rd.; Whaley Rd.; Loop Rd.; Bridge on Holmesville Rd.)			Y	2021				The following have been completed: Collins Loop (2016), Whaley Rd. (2016), and Broadhurst Rd. (2019). The 3 railroad crossing projects are currently underway. The bridge on Goose Creek project is currently being administered by GDOT. The bridge on Holmesville Rd. is in the design stage. This project description will be reworded in the new CWP to reflect the remaining projects currently in progress.
2020	Complete projects listed on 2010 TIA Band 3 (Industrial Park Rd.; Linden Bluff Rd.; Killingsworth Rd.; Holmesville Rd. Resurfacing; Holmesville Rd. Construction)			Y	2021				Industrial Park Rd. was completed in 2020. The Linden Bluff, Killingsworth, and Holmesville Rd. projects are currently under contract. This project description will be reworded in the new CWP to reflect the remaining projects currently in progress.
2020	Develop a new industrial park to accommodate and facilitate desired industrial growth			Y	2024				The land was purchased in 2020 (300 acres + 10 acres to provide access from U.S. 84). Plans are to develop spine and connecting roads and provide water/sewer.
2016	Complete the Guaranteed Ready for Accelerated Development (GRAD) requirements and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received	Y	2016						The U.S. 341 Industrial Park on U.S. 341 East near Mt. Pleasant achieved GRAD certification in 2016 and is being actively marketed. An industrial real estate firm from Atlanta has been hired to help market it.

**Wayne 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	Pursue certified literate community status for Wayne County							Y	There is a recognized need for increased community literacy; however, pursuit of the state designation will not be continued at this time due to the program's statewide inactivity.
2016	Seek the development of community signage along U.S. 84 and U.S. 341, and otherwise develop appropriate regulations to regulate its appearance and development as to create attractive, well-maintained, quality community corridors			Y	2021				This is a Leadership Wayne project, and they will implement. The County approved a site along U.S. 341 at the Glynn County line.

**Wayne 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
Complete the installation of a new taxiway and apron at the airport		X						X		FAA	\$3.8 Million	X	X	X	
Receive regional designation for the airport		X						X		FAA	N/A				
Complete improvements at Jaycee Landing, according to committee recommendations		X						X		LWCF	\$200,000	X	X	X	
Complete remaining projects listed on 2010 TIA Band 2 (Bridge over Goose Creek, railroad crossings on Louisiana, Ed Harrell, and Slover Rds., bridge on Holmesville Rd.)	X							X		TIA GDOT	\$4.7 million	X	X		

**Wayne 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
Complete remaining projects listed on 2010 TIA Band 3 (Linden Bluff, Killingsworth, and Holmesville rds. resurfacing; Holmesville Rd. construction)	X							X		TIA GDOT	\$1.9 million	X	X		
Develop a new industrial park to accommodate and facilitate desired industrial growth	X	X	X	X				X		DCA (One Georgia), USDA Rural Dev't, REMC, IDA	\$5 million	X	X	X	
Seek the development of community signage along U.S. 84 and U.S. 341, and otherwise develop appropriate regulations to regulate its appearance and development as to create attractive, well-maintained, quality community corridors	X							X		Leadership Wayne Class GDOT	\$5,000	X	X		

**Wayne 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
Construct a new senior center at Hall-Richardson Park	X	X						X		CDBG	\$800,000	X	X	X	
Sunset Blvd. widening/ intersection improvements (Regional TIA-2, Band 1)			X	X	X			X		TIA-2, GDOT	\$4 million	X	X		
Construct New Industrial Park Rd. (Regional TIA-2, Band 1)			X	X	X			X		TIA-2, GDOT	\$2,023,600	X	X		
Oglethorpe Rd. shoulder widening (TIA-2, Band 1)			X	X	X			X		TIA-2, GDOT	\$1,770,000	X	X		
Tank Rd. shoulder widening (TIA-2, Band 1)			X	X	X			X		TIA-2, GDOT	\$1,750,000	X	X		
TIA-2, Band 2 projects (U.S. 301 intersection improvements, Odum Rd. South and Odum – Screven Rd. shoulder widenings)							X	X		TIA-2, GDOT	\$7,422,538	X	X		
TIA-2, Band 3 projects (Hinson Mosley and Joey Williamson roads widening, Broadhurst Rd. East shoulder widening)							X	X		TIA-2, GDOT	\$4,586,300	X	X		

**Wayne 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
Bill Morris Park improvements					X			X		SPLOST	\$1.5 million	X			
Investigate options for improved judicial security and capacity, including possible new judicial annex	X	X						X		SPLOST	\$20 million	X	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 Jesup

Report of Accomplishments and Community Work Program

**City of Jesup
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	Purchase three new police vehicles each year	Y	2020						The City continues to purchase 3 to 5 new police vehicles each year. This ongoing activity will be reflected in a general public safety equipment enhancement policy in the long term policies section of the new comprehensive plan.
2016	Purchase a new vac. truck for the water department	Y	2016						The City purchased a new vacuum truck for the Water Department in 2016.
2016	Construct and pave connector street near Wal-Mart	Y	2016						New connector street near Walmart was completed in 2016.
2017	Make repairs/improvements to rehabilitate Fire Station 2	Y	2016						Jesup's Fire Station 2 was rehabilitated in 2016.
2016	Renovate the building housing the Boys & Girls Club	Y	2016						Renovations at the Boys and Girls Club were completed in 2016 using CDBG funds.

**City of Jesup
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	Enhance the gateways into the City with new signage, landscaping, etc.	Y	2018						The City received a \$50,000 REBC grant to beautify the Highway 301/84 gateway with new signage and landscaping. It has plans to improve additional City gateways in the future.
2016	Extend water and sewer infrastructure to the following areas: Palm St., Recreation Complex and surrounding area, and to the Federal Prison and its surrounding area.	Y	2016						The Palm St. project was completed in 2016 with a CDBG. Water/sewer infrastructure extensions in the Recreation Complex and Federal Prison areas were not economically feasible.
2016	Consolidate fuel services with the City of Jesup and the Board of Education	Y	2016						Fuel services were consolidated with Wayne County in 2016.
2016	Consolidate the maintenance shop services with the County	Y	2017						Maintenance operations were merged for a trial period in 2017, but operations were later split again.
2016	Complete projects listed on 2010 TIA Band 2 (South Macon St., West Cherry St., and West Pine St.)	Y	2017						South Macon St. project was completed in 2017. The West Cherry and West Pine Street projects were moved to Band 3 and are slated for completion in 2023. The entry on the new CWP will reflect this change.
2020	Complete projects listed on 2010 TIA Band 3 (West Orange/US 84 Intersection, Eleventh St., Robert Hunter Circle, Hunter St., Bay Acres Rd. Sidewalk, New East Plum St. Sidewalk, New US 301 S Sidewalk)			Y	2023				Eleventh St., Robert Hunter Circle, Hunter St., Bay Acres Rd. Sidewalk, New East Plum Street Sidewalk, and New U.S. 301 S. Sidewalk projects were moved to Band 2 and completed in 2020. The remaining Band 3 projects, including West Orange/U.S. 84 Intersection, will be reworded and carried over to the new CWP.

**City of Jesup
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	Develop a new industrial park to accommodate and facilitate desired industrial growth			Y	2024				Site was purchased in 2020. Development of needed infrastructure estimated to cost \$5 million.
2016	Complete the Guaranteed Ready for Accelerated Development (GRAD) requirements and maintain GRAD compatible industrial sites to encourage/attract economic development opportunities after designation is received	Y	2016						The industrial park on U.S. 341 East near Mt. Pleasant achieved GRAD certification in 2016 and is being actively marketed.
2018	Achieve certified literate community status for Wayne County							Y	There is a recognized need for increased community literacy; however, pursuit of the state designation will not be continued at this time due to the program's statewide inactivity.
2020	Resurface streets and improve drainage along Pinebloom Circle, and Pinebloom Drive			Y	2023				A CDBG for this project was funded in 2020.
2020	Improve water service in Deborah Circle and West Walnut Street target areas			Y	2023				A CDBG for this project was funded in 2020.
2020	Improve sanitary sewer infrastructure in the Deborah Circle target area			Y	2023				A CDBG for this project was funded in 2020.

**City of Jesup
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
Complete West Cherry Street and West Pine Street and West Orange Street/U.S. 84 intersection TIA Projects (moved to Band 3)			X						X	GDOT, TIA	\$2.7 million	X	X		
Develop a new industrial park to accommodate and facilitate desired industrial growth	X	X	X	X					X		\$5 million	X	X		
Resurface streets and improve drainage along Pinebloom Circle and Pinebloom Drive	X	X	X						X	CDBG	\$250,000	X	X	X	
Improve water service in Deborah Circle and West Walnut Street target areas	X	X	X						X	CDBG	\$250,000	X	X	X	
Improve sanitary sewer infrastructure in the Deborah Circle target area	X	X	X						X	CDBG	\$250,000	X	X	X	
Rehabilitate Bay St. fire station and consolidate with Fire Station 2 (to be vacated)	X	X							X		\$250,000	X			
Improve City's gateway signage (East and West Cherry Street, U.S. 84 South)	X	X	X						X	REBC	\$125,000	X	X		
Add sewer force main on Macon St.	X								X		\$20,000	X			
Bore under U.S. 84 to connect existing water/sewer lines in southwest Jesup for new industrial park	X								X		\$200,000	X	X		
Rehabilitate manholes and sewer lines citywide	X								X		\$155,000	X			

**City of Jesup
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
Rehabilitate Palm/Cedar streets lift station	X								X		\$150,000	X			
Rehabilitate Cracker Williams swimming pool	X								X	DNR	\$200,000	X	X		
Downtown parking lot extension at Cherry and Broad streets		X							X	CSX	\$125,000	X			X
Elm/Cherry/Walnut streetscape and sidewalk		X							X	TE, GDOT	\$400,000	X		X	
Purchase garbage truck	X								X	SPLOST	\$260,000	X			
Purchase Air/Light fire truck	X								X	AFG	\$600,000	X	X	X	
Paint railroad trestle	X								X	DOT	\$140,000	X	X		
Extend S. Macon St. to connect to new industrial park on U.S. 84 (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$1.9 million	X	X		
TIA-2, Band 2 Local Projects (Sunset Blvd. and Great Southern Way widenings, N. 4 th St. and Cowboy Rd. shoulder widenings, and S. 6 th St. resurfacing)							X		X	GDOT, TIA-2	\$1,403,687	X	X		
TIA-2, Band 3 Local projects (Resurface E. and W. Cherry streets)							X		X	GDOT, TIA-2	\$357,216	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 Odum

Report of Accomplishments and Community Work Program

**City of Odum
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 acquisition and preservation of the Odum Gym and TMR Center by the City of Odum	Y	2018						The City has acquired the Odum Gym and TMR Center. It completed renovations to the gym in 2017/18. Plans are to renovate the TMR Center in 2021-2022.
2018	Achieve certified literate community status for Wayne County							Y	There is a recognized need for increased community literacy; however, pursuit of the state designation will not be continued at this time due to the program's statewide inactivity.
2017	Construct a new community center	Y	2017						The City completed renovations of the current community center in 2017 in place of constructing a new building.
2016	Improve the drainage at the site for the new community center	Y	2016						Completed drainage upgrades at renovated community center in 2016.
2018	Upgrade the interior working of the Odum Gym and TMR Center once acquired			Y	2022				The City has acquired both buildings and completed renovations to the gym in 2017/18. The TMR Center renovations will be completed in 2022. This project entry will be reworded in the new CWP to reflect the specific work needed on the TMR Center.

**City of Odum
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	Purchase fire equipment to maintain standards and low ISO			Y	2021				Some fire equipment has been purchased, including turn out gear; however, the City is still seeking to acquire 10 sets of turn out gear in 2021. This project entry will be reworded in the new CWP to reflect the specific project activity.
2016	Complete projects listed on 2010 TIA Band 2 (Ivey St., Tillman St. – Railroad to Hires)	Y	2019						Completed in 2019.
2020	Complete projects listed on 2010 TIA Band 3 (Tillman St. – Main to Roberson)	Y	2020						Completed in 2020.

**City of Odum
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 TMR Center for renting rooms and records storage	X	X							X		\$100,000	X	X		X
Purchase 10 sets of turn out gear for fire department	X								X	SPLOST	\$20,000	X	X	X	
Purchase Fire Tanker	X								X		\$80,000	X	X	X	
Pave E. Railroad Street after buildings are removed beside railroad tracks (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2, LMIG	\$94,391	X	X		
Repave Carter St. from U.S. 341 to Tillman St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2, LMIG	\$40,740	X	X		
Repave Roberson Rd./Ivey St. to Tillman St. (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2, LMIG	\$52,097	X	X		

**City of Odum
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 or replace sidewalks on N. Church St. from School/TMR to East Lane (both sides of street)		X	X	X					X	GDOT, TIA, LMIG	\$16,201	X	X		
Resurface First Lane (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2, LMIG	\$11,400	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 Screven

Report of Accomplishments and Community Work Program

**City of Screven
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	Establish and mark the site of the Civil War training camp at Camp Harrison in Screven							Y	This site is on private property, and the owner does not want the possible liability issues of marking the property.
2018	Achieve certified literate community status for Wayne County							Y	There is a recognized need for increased community literacy; however, pursuit of the state designation will not be continued at this time due to the program's statewide inactivity.
2018	Expand the City cemetery to alleviate overcrowding issues							Y	The existing cemetery has the capacity for at least 10 years.
2018	Construct a shelter for the maintenance equipment at the wastewater treatment plant			Y	2021				A container is currently on site, but plans are for a shelter to be complete in 2021.
2018	Upgrade Broadhurst Rd. to withstand landfill truck traffic	Y	2020						Broadhurst Road was upgraded in 2020 to accommodate semi-truck traffic.

**City of Screven
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	Purchase new breathing apparatuses for the fire department	Y	2016						New breathing apparatus was purchased for the fire department in 2016.
2019	Purchase a portable refill station for the fire department	Y	2016						A cascade truck/portable refill station was purchased in 2016. It is the only such vehicle in Wayne County.
2017	Construct a new tee ball field at the City recreation area	Y	2017						This was completed in 2017. All organized recreation programs have been moved to Jesup.
2017	Establish a new community center	Y	2020						The new Sam Dryer Community Center was completed in 2020.
2019	Upgrade the playground equipment at Grace Community Park			Y	2021				Plans are to move the existing playground equipment at Grace Community Park to the new community center and purchase/install new equipment at the park.
2019	Install a grit chamber for use at the wastewater treatment plant	Y	2020						The City obtained a catch basin (from the City of Odum) and installed it at the wastewater treatment plant instead of the originally planned grit chamber.

**City of Screven
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
Construct a shelter for the maintenance equipment at the wastewater treatment plant	X								X		\$10,000	X			
Upgrade the playground equipment at Grace Community Park	X								X	LWCF	\$25,000	X	X	X	
Resurface Florie Street (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$31,000	X	X		
Resurface Martha Street (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$109,435	X	X		
Resurface Sikes Road and construct extension from end of existing pavement to WWTP entrance) (TIA-2, Band 3)							X		X	GDOT, TIA-2	\$114,608	X	X		
Resurface Brown Street (TIA-2, Band 1)			X	X	X				X	GDOT, TIA-2	\$57,000	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			
Replace each sprinkler (800) head at sprayfield		X							X		\$6,720	X			
Complete street and stop signage upgrades		X							X		\$50-60/sign	X			
Repair City's back up well	X								X	Immediate Threat & Danger Grant	\$35,000	X	X		

Appendix A

Community Involvement

Public Hearing Notice 1

News Release

Comprehensive Plan Website

Community Vision Survey

Public Hearing Notice 2

Media Publicity

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 Wayne 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 December, 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 historic Jesup City Hall (former post office) in Jesup 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 dangerous flooding conditions, and then was rescheduled, but canceled again due to the COVID-19 Pandemic. 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. The local *Press-Sentinel* newspaper also regularly covered the comprehensive planning process. A staff reporter attended the in-person meetings and participated in the public hearings. As a result, regular front page newspaper articles kept the general public informed.

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/WayneCompPlan2020>) 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 Wayne Plan website (<http://bit.ly/WayneComp2020>), 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.

Sample Invitation to Participate on Wayne County Joint Comprehensive Plan Committee

The Wayne County Board of Commissioners, in conjunction with the cities of Jesup, Odum, and Screven, is initiating a process to update your current countywide joint comprehensive plan, *Once and Future Frontier* (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.

You have been identified as a key stakeholder and involved citizen who is important to Wayne County and its future. You are invited and encouraged to participate on the Wayne County Joint Local Plan Coordination Committee which will help update and develop our new joint comprehensive plan. The first meeting of this Committee will be on **Wednesday, January 29, 2020 at 10:00 a.m. at Cracker Williams Community Center in Jesup**. 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.

Please participate in this important process with us, or send someone else from your organization in your place.

If you have any questions, please call Wayne County Clerk Amanda Hannah at 912-427- 5900. Please RSVP to the same number if you are willing to assist us in this important endeavor.

PUBLIC HEARING NOTICE

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

The local governments of Wayne County and the municipalities of Jesup, Odum, and Screven 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 Wayne 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 Wayne County?

PUBLIC HEARING DATE AND TIME: Tuesday, March 17, 2020 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Wayne County Commissioners Meeting Room, Je

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 Wayne County Board of Commissioners, 341 E. Walnut Street, Jesup, Georgia, or call (912) 427-5900.

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: Monday, April 13, 2020 4:00 – 6:00 PM

LOCATION: Jesup City Hall

Are you concerned about the future of Wayne County, Jesup, Odum, and Screven? 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 Wayne County, the Wayne County Board of Commissioners, and the cities of Jesup, Odum, and Screven, 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 Wayne 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 Jesup City Hall at 162 East Cherry Street from 4:00 p.m. to 6:00 p.m. on Monday, April 13, 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 Wayne County an even better place to live, work, and play.

Wayne County Joint Comprehensive Plan Update 2020

Wayne County, Jesup, Odum, and Screven





Welcome!

Welcome to the home of the Wayne County Joint Comprehensive Plan Update. The County and the cities of Jesup, Odum, and Screven 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 January-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.

ONCE AND FUTURE FRONTIER



A Joint Comprehensive Plan for Wayne County,
Jesup, Odum, and Screven, Georgia



August, 2015

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

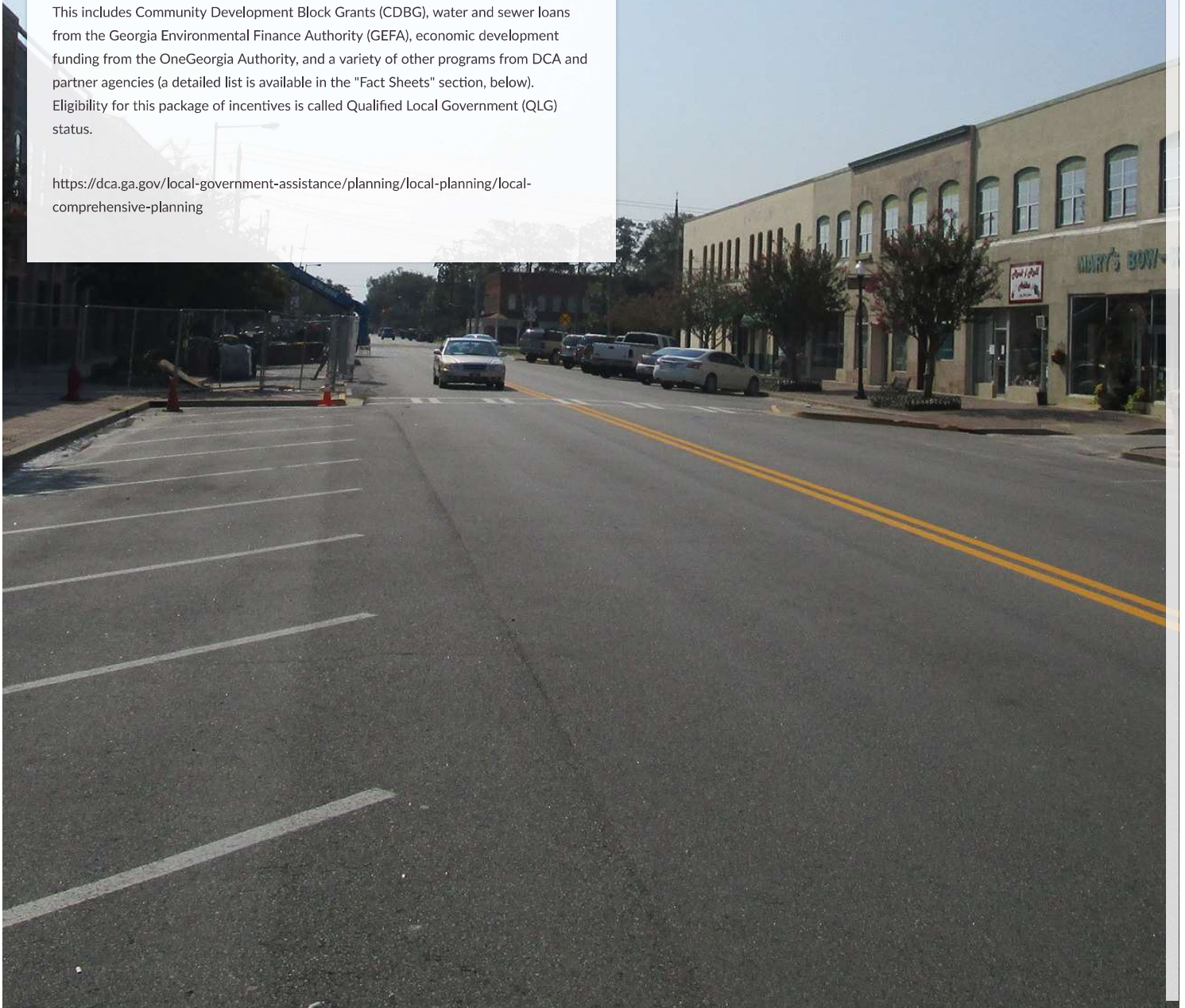
WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

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

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

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

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



WAYNE COUNTY 2020 JOINT COMPREHENSIVE PLAN TIMETABLE

- Wednesday, 1.29.2020, 10:00 AM - Initial Meeting/Strengths/Weaknesses (SWOT)
- Initial Public Hearing
- Wednesday, 2.26.2020, 10:00 AM - Community Vision/Issues and Opportunities
- Thursday, 3.5.2020, 4:00 PM - 6:00 PM - Community Input Drop-In
- Wednesday, 3.25.2020, 10:00 AM - Issues and Opportunities/Goals/Policies
- Tuesday, 4.21.2020, 10:00 AM - Goals/Policies/Economic Development/Broadband/Land Use
- July, TBD - Draft Plan
- August, TBD - Final Public Hearing
- September, 2020 - Local Government Submittal

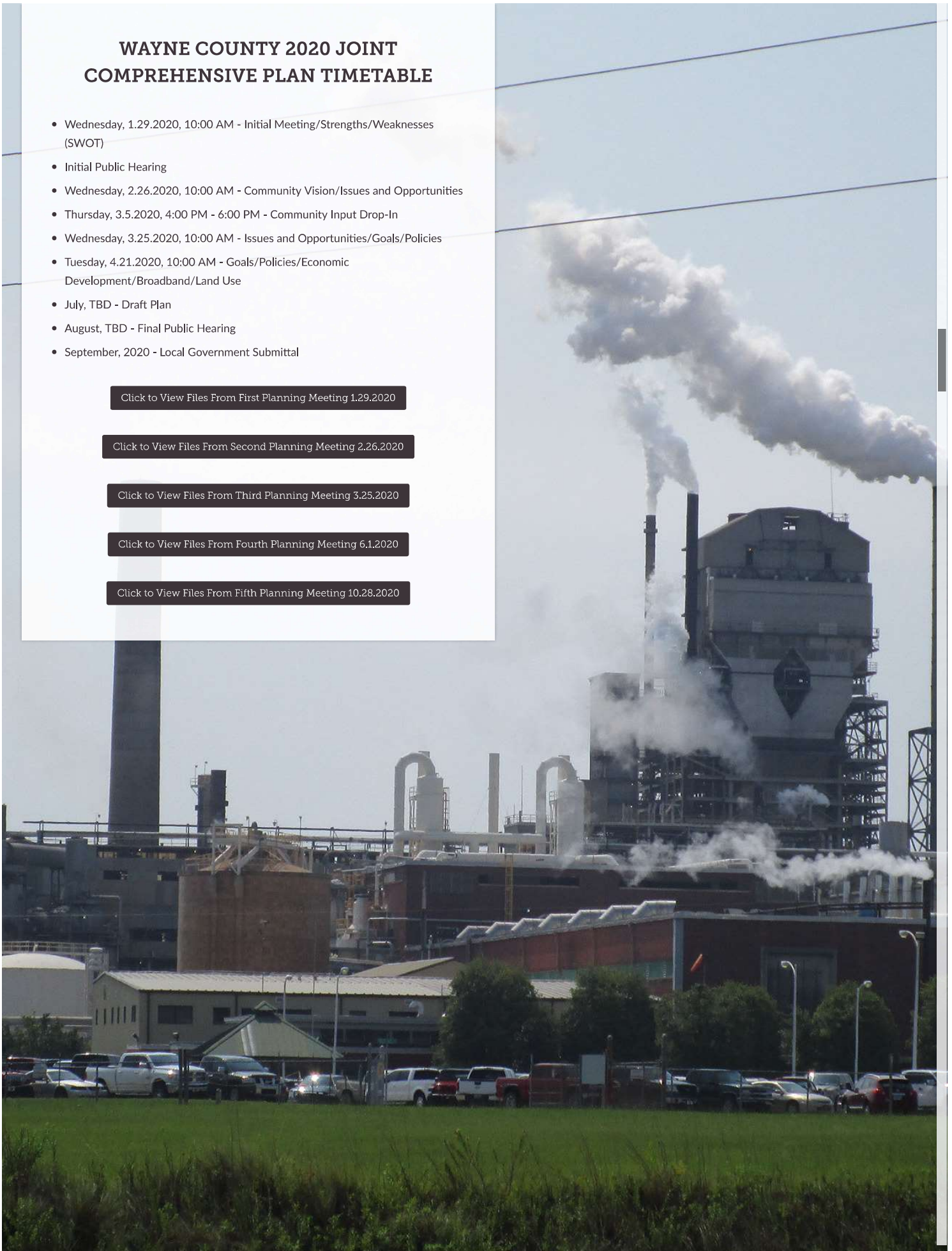
[Click to View Files From First Planning Meeting 1.29.2020](#)

[Click to View Files From Second Planning Meeting 2.26.2020](#)

[Click to View Files From Third Planning Meeting 3.25.2020](#)

[Click to View Files From Fourth Planning Meeting 6.1.2020](#)

[Click to View Files From Fifth Planning Meeting 10.28.2020](#)





OUR VISION

Wayne County is a bustling South Georgia County rich in natural and cultural heritage. We are a community aiming for significant, sustainable growth which will further elevate our distinct location as business and family friendly. Transportation, vibrant downtowns, high achieving schools at all levels, and uncommon amenities found in a rural community form our core. Our vision is to expand these positives and to welcome future investment for an active, growing community.

WHAT WOULD YOU LIKE TO SEE?



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

Wayne County Community Vision Survey



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

331 West Parker Street - Baxley, GA 31513

912. 367. 3648

pope@hogarc.org

PUBLIC HEARING NOTICE

Wayne County Joint Comprehensive Plan

The Wayne County Board of Commissioners and municipalities of Jesup, Odum, and Screven 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 Wayne County and the municipalities of Jesup, Odum, and Screven, 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: Thursday, October 29, 2020 at 5:30 p.m.

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

<https://zoom.us/j/99820891496?pwd=cjAyRjl5SjNlVUFOSm5oMk54cU0zZz09>

For telephone participants dial (408) 638-0968 and enter the information below. Please use Password 0392803251 after entering Meeting ID. (Carrier charges may occur – Phone line is not toll free)

Meeting ID: 998 2089 1496

Passcode: HOG3673648

Telephone numeric password: 0392803251

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.

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February 1, 2020

\$1⁰⁰

er model

arden & Gun covers, first hound to claim —thereby (at least some observers) striking doggie diversity.

ent regional fame, lists with the far more he faced before

being rescued from the Jesup Pound.

In "Meet Our New Cover Model, George" the

Hound" (a Jan. 24 online story for *Garden & Gun*), Emma Witmer traces

George's path to the Alex limelight:

den "The latest dog to grace the cover of our feature on

ee **PUP**, Page 11A

Updating of comprehensive plan has begun

By John Eden
STAFF WRITER

An emerging vision for Wayne County and its cities began to take shape in the first meeting of a community committee convened to update the countywide joint comprehensive plan.

The vision of the county as a community seeking quality economic growth through improved education, workforce development and attracting new industry was expressed by several community leaders in the Wednesday-morning meeting at Cracker Williams Recreation Center.

Moderated by James Polk of the Heart of Georgia Altamaha Regional Commission, the gathering was the initial step in a six-month

process to generate a revised plan. An update of the plan is required every five years to maintain Qualified Local Government status for Wayne County, Jesup, Screven and Odum, keeping them eligible for state grants and loans.

An initial public hearing on the plan will be held Feb. 18 at 5:30 p.m. in the Wayne County Commissioners meeting room. Other special meetings for public input may be scheduled as needed.

Polk told the group that the process is about establishing clear goals for the community. He said the original intent of 1989 legislation establishing the process was aimed at avoiding uncontrolled growth.

"We want to see in

☐ See **PLAN**, Page 11A



Leadership of Wayne County, Jesup and Odum meet together in the newly renovated Cracker Williams Recreation Center to begin the five-year update of the countywide comprehensive plan. The meeting Wednesday began a six-month process designed to refine the county's vision of itself as a community and establish clear goals for the future.

PLAN

Continued from page 1A

broad terms how the community wants to develop," he said. "What the Wayne County community wants to become in the future."

This is the fifth time the county has developed a comprehensive plan. Initially, they were revised every 10 years, but some years ago, that was changed to every five years, Polk said.

"We are here to make sure that the plan produced is something that y'all are gonna use!" he said.

Both Jesup City Manager Mike Deal and Screven Mayor Jason Weaver identified new industry as a part of the county's vision for the future.

County Commissioner James "Boot" Thomas identified economic development as a key goal.

"Quality growth," County Administrator Ed Jeffords added.

Amy Denty, assistant superintendent of the Wayne County school system, said, "I would like for us to be known as the most literate community in Georgia. A high level of literacy is the great equalizer that helps to take care of many economic de-

velopment issues."

The meeting focused on gathering ideas from the group on strengths and weaknesses of the community and suggestions for articulating a vision that develops those strengths and deals with the weaknesses for the future.

Among the strengths identified by the participants in the meeting was the central location of Wayne County as a transportation hub. Candee Harris of the Wayne County Industrial Development Authority noted that Jesup is at the intersection of two major highways and two rail lines and is near two international airports and both Georgia ports.

Also mentioned were the strength of the school system, the technical college, an award-winning hospital and the strong public safety establishment in the county.

A long list of more than 20 positive attributes of the area surfaced from the group. Among the traits are the natural resources, the friendly communities and the strong sense of community pride.

Among the weak-

nesses identified as areas needing attention were the problems with keeping young people in the area for the workforce, the limited access to broadband, a lack of affordable housing, and common social problems, such as homelessness, drugs and mental illness.

Polk said that the HOGARC would create a website, dedicated to Wayne County's plan and available to the public, to get more citizen involvement, including a survey.

In addition, a public community input drop-in is scheduled for March 5. A final public hearing is set for sometime in August, and the plan will be submitted to the Georgia Department of Community Affairs in September.

Plan elements include goals, needs, a work program, broadband services, capital improvements, economic development, land use, transportation and housing.

The Georgia law establishing the planning process and minimum standards for communities is the Georgia Planning Act of 1989 (O.C.G.A. 50-8-1).

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OBITUARIES/2A

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McGregor honored by school board



WEATHER / 2A

TODAY: Sunny

HI: 59

LOW: 31

February 29, 2020



Volume 156
Number 19

10/06/20 * W/S 0078D
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La 31545

Saturday, February 29, 2020

\$1⁰⁰

Recall effort for Roberts is denied

By Drew Davis
STAFF WRITER

There will be no recall election for Wayne County Commissioner Mike Roberts.



Mike Roberts

A decision released by Senior Judge David Cavender Thursday found no grounds for the recall effort launched by Mike Gordon, who had planned to run for the seat if Roberts was voted out in a recall.

After Gordon applied for the recall, Roberts challenged the application in court, thereby suspending the effort pending the judge's decision.

Gordon had alleged that Roberts was guilty

See **RECALL**, Page 11A



JOHN EDEN / Staff

The assisted living complex under construction on Hinson Mosley Road is one of the major new development projects discussed in the Joint Comprehensive Plan meeting held at Cracker Williams Community Center Monday. The facility is expected to be completed in the fall and will offer 16 single units and 32 suites.

Comprehensive Plan reviewed, public hearings set for March

By John Eden
STAFF WRITER

Public hearings on an updated Joint Comprehensive Plan for Wayne County have been set for March.

A drop-in session for community input into the plan is scheduled for March 5 from 4 p.m. to 6 p.m. at the Jesup

City Hall, and a formal public hearing on the process is scheduled for 5:30 p.m. March 17 at the Wayne County Board of Commissioners meeting room.

In the second meeting of the committee of community leaders convened to update the plan, participants reviewed an initial draft

of the community vision statement and discussed current issues and opportunities on Monday.

The group discussion also highlighted several new developments currently underway in the County.

The group agreed to

See **PLAN**, Page 11A

Coronavirus bears watching, not panic, local officials counsel

By John Eden
STAFF WRITER

Despite recent reports from the Centers for Disease Control and Prevention (CDC) on the dangers posed by the spread of coronavirus disease 2019 (COVID-19), local medical personnel say the current situation is not a cause for panic in our area.

No school closures are currently anticipated.

Sondra Grantham, infection control nurse at Wayne Memorial Hospital, said that the hospital is not under any unusual directions regarding the virus. She said that normal hospital triage protocols require screening any patients who present symptoms such as the severe acute respiratory syndrome (SARS) symptoms typical with the COVID-19 infection.

Testing is required when the patient has a

travel history or close contact with anyone who does have a travel history that includes affected areas. She said the testing is sent to the CDC, and results go to the state epidemiologist.

"We just need to stay calm and collected," Grantham said. "There is no reason to panic; we just need to stay aware and educate people about being careful."

She noted that most of the reported deaths in China and other countries were of the elderly and other persons with compromised health. No deaths have been reported in the United States.

The World Health Organization also has weighed in on the side of calm in the situation, issuing a statement Tuesday that aggressive action could stop the transmission chains for

See **VIRUS**, Page 11A

cough and shortness of breath. Based on the incubation period of illness for Middle East respiratory syndrome (MERS) and severe acute respiratory syndrome (SARS) coronaviruses, as well as observational data from reports of travel-related COVID-19, CDC estimates that symptoms of COVID-19 occur within 2-14 days after exposure. Preliminary data suggest that older adults and persons with underlying health conditions or compromised immune systems might be at greater risk for severe illness from this virus."

The agency said the outbreak of COVID-19 "began in Wuhan, Hubei Province, China in December 2019, and has spread throughout China and to 31 other countries and territories, including the United States.

As of February 23, 2020, there were 76,936 reported cases in mainland China and 1,875 cases in locations outside mainland China. There have been 2,462 associated deaths worldwide; no deaths have been reported in the United States," the CDCD said.

Nancy Messonnier, director of CDC's National Center for Immunization and Respiratory Diseases, prompted concern with a statement Tuesday that "disruption to everyday life might be severe," saying that the question is not

the county administrator for allowing funds to be transferred from one

ger a recall election.
"We were excited it's

PLAN

Continued from page 1A

use the Wayne County Chamber of Commerce tagline, "Where it all comes together!" as a tentative title for the 2020 plan. Candee Harris of the Industrial Development Authority suggested the title, and County Administrator Ed Jeffords agreed.

"Let's just stick with what we've got. No reason to reinvent the wheel," Jeffords noted.

The vision statement, emphasizing the county's focus on "significant, sustainable growth" based on the area's natural resources and cultural amenities, received broad support from the group.

Goals of expanding broadband access, promoting tourism, increasing affordable housing, maintaining the small-town character, appropriately planned infrastructure improvements and a healthy citizen/government relationship also drew general agreement.

A number of issues and opportunities—negatives and positives—were discussed, and participants were encouraged by the

Heart of Georgia Altamaha Regional Commission moderators to review the lists generated and make modifications as needed.

Moderator James Polk asked about including some statement concerning the issue of coal-ash disposal in the Broadhurst landfill, but Jeffords suggested the issue was too controversial to include in the plan.

"It's a state issue, and I think we should leave it at the state level," he said.

Several possible additions to the lists of positives and negatives were mentioned, including several new developments in the county and a planned assessment of the extent of homelessness in the county, which has not been addressed by the plan.

(The Georgia Homeless Coalition, based in Liberty County, is currently recruiting volunteers and making plans for a May survey in Wayne County to get an accurate count of the homeless population, according to Jim McIntosh, service director of

the coalition.) At least two new industries have been started in the county in the past year, and three industries have made major expansions, participants pointed out.

Don Herrin, Jesup building inspector, also noted that the assisted-living facility currently under construction by J&G Development on Hinson Mosley Road is a major development.

Molly Hall, executive director of the Jesup Downtown Development Authority, suggested including mention of the master plan for downtown Jesup in the plan, and others noted that three new lodging facilities have opened in the area and that a new railfan platform has been added.

The next meeting of the group is set for March 25, with a review of the draft goals and policies section of the document on the agenda.

FIRE

Joint local plan ready for state

By John Eden
STAFF WRITER

The final draft of Wayne County's joint comprehensive plan for 2020 is ready to be submitted to the Georgia Department of Community Affairs (DCA) following a public hearing held last Thursday.

The hearing was the third conducted to give citizens an opportunity to comment on and ask questions about the plan and followed the final meeting of the stakeholder group that has been working on the revision of the plan since the beginning of the year.

The plan, titled "Where It All Comes Together," provides a vision shared among the county and municipal governments to guide future development. The DCA currently requires a renewal of the plan every five years to maintain eligibility for state funding and other assistance.

The plan also offers a look at the resources, opportunities and advantages of the county for marketing to potential developers.

James Pope, assistant director of the Heart of Georgia Altamaha Regional Commission (HOGARC), who assisted local officials in preparation of the document, said that the plan would be submitted within the next two weeks. The DCA has 30 days to approve the plan, he noted. Then the four local governmental entities—Wayne County, Jesup, Screven and Odum—will consider adoption of the plan for the county.

County Administrator Ed Jeffords, a key member of the steering committee for the planning group, said he felt the regional commission had done a good job keeping the process on track despite the problems created by the current pandemic.

Most of the work beyond the first few months was done in virtual meetings, he noted.

"This is an important process," Jeffords said. "It helps us focus our ef-

□ See PLAN Page 10A

Record turnout



MARI FRANKLIN / Staff

Local polls were open Tuesday with races from president to sheriff, and as of midday, more than 11,000 ballots had been cast in the election—including more than 7,800 through early voting and 2,056 by absentee ballot (with at least 45 more to be verified). The actual Election Day turnout was "great," according to election supervisor Tammy Thornton, but—as a result of the extremely high level of advance voting—not as heavy as originally expected. "I appreciate the job that the poll workers have been doing," she added. Above, Betty Benner and Kendall Shaw assists Page McRae. At right, a sign marks Election Day at the Cracker Williams Community Center. Because vote totals were not available as of press time, local results will be available later Tuesday night at *The Press-Sentinel's* website (www.thepress-sentinel.com).



County applies for state aid for new senior center

By Drew Davis
STAFF WRITER

The Wayne County Board of Commissioners is officially trying to get state help for a new senior center.

Meeting Monday night, the Board unanimously approved a resolution to apply for a community development block grant

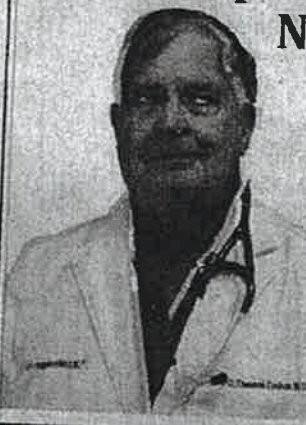
of up to \$750,000 for the project.

Though the resolution passed with virtually no discussion, the resolution itself reflects the Board's view of the need for a new building for a senior center.

The project "will develop and improve the standard of living within

□ See CENTER Page 10A

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PLAN

Continued from page 1A

addicted.

outlined some of evidence-based practices recommended by the Centers for Disease Control and Prevention, suggesting that many of the things that need to be done will face resistance from the community, so education and the pragmatic approach will be impor-

tant. He said that an important step is to make sure (a medication that can save the life of someone who overdoses) is remaining in its use and is available to first responders and the general public, including making it to all regions from jail.

The current version of the plan now available does not require injection and is being widely used. Community-based distribution of medication is promoted by the Drug Policy Alliance and others involved in combating the opioid epidemic.

Pope also noted that providing medically assisted treatment and support services are pragmatic efforts that need attention. He said that education to help the community understand that prevention does not enable is an important part of addressing the crisis.

Pope said that "good Samaritan laws" and "run" campaigns to help people understand that they can help an at-risk person without endangering themselves are part of the pragmatic response.

Pope also emphasized that the program needs participation from a

variety of strengths and resources on where we need to go."

He said that much of what is in the plan is a continuation of past years, but some elements, such as the focus on expanded broadband services, are new to this update.

The current version is the fifth update of the county's plan, which began with the 1994 plan and was updated in 2004, 2010 and 2015.

In the public hearing last week, Wayne County Board of Education member Sheron Daniel asked about inclusion of planning for opportunities for young people outside the schools.

Pope suggested that she email her ideas to him for inclusion in the document. He also invited others who had further questions or concerns about the plan to email him at pope@hogarc.org or call the HOG-ARC office at (912) 367-3648.

Community vision

The plan as it is being submitted presents a vision of the area as "A bustling South Georgia county rich in natural and cultural heritage."

It characterizes the community as a distinct location that is business- and family-friendly and is "aiming for significant, sustain-

able growth." It touts transportation, vibrant downtowns, high-achieving schools and uncommon amenities as advantages offered in the county.

The plan also lists seven major goals for the Wayne County community, including expansion of broadband access, promotion of tourism, improvement of affordable housing, preserving and promoting cultural and natural resources, maintaining the small-town character of the area, attracting future development with appropriately planned infrastructure, and promoting transparency in government.

The plan describes high-quality growth that respects the "outstanding natural beauty and history of the county."

It addresses goals and long-term policies for the areas of economic development, natural and cultural resources, housing, land use, community facilities and services, and intergovernmental coordination.

The plan emphasizes several areas of development, including expanding the retail/service/hospitality sectors, new industrial parks, the four-laning of U.S. Hwy. 301 and building a perimeter road around Jesup.

Also notable in the plan are support for parks along the Altamaha River and McMillan Creek, downtown revitalization, a housing coalition, and addressing the homeless population.

Support for the Wayne County Substance Abuse Coalition's efforts to combat the opioid epidemic in the county has been added to the goals of the plan. The Coalition's recent \$1 million grant has also been noted as a positive for the county.

Investigation of "the possibility of shared and consolidated services where appropriate and feasible" is also mentioned in the land use section.

Detailed assessments of the needs and opportunities of the county are also included, with some 14 pages devoted to the subject.

The plan will be available for viewing online at <http://bit.ly/WayneCompPlan2020>. Scrolling down through the site will bring one to the plan timetable. The listing for the fifth meeting in the timetable should have the current version of the document, though final adjustments may be made before the plan is approved.

KELLEY

Continued from page 1A

program proposed by the coalition and the Southeast Health District.

than 10 years and served as district attorney for the Brunswick circuit for 13 years be-

the recidivism rate for offenders who complete the two-year program is only 17 percent, com-

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NOTICE OF HEARING

Notice is hereby given that a hearing will be held before Honorable Tammy K. Thornton on March 16, 2020 at 10:00 a.m., in the Probate Court of Wayne County located at 359 East Walnut Street, Jesup, Georgia 31546.

Parties are directed and required to be and appear before the Court at said date, time and location for said hearing.

This 28th day of February, 2020.

Hope S. Cunningham
Chief Clerk

Run dates: March 4, 7, 11, 14, 2020.

No. 648

Gpn07
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, WAYNE COUNTY

All persons holding claims against the estate of James Oris Davis, deceased, of Wayne County, Georgia are hereby notified to render in their demands of the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.

This 2nd day of March, 2020.

Monica Garcia
905 Jackson Avenue
Friona, Texas 79035

Samantha F. Jacobs
Attorney At Law

712 East Cherry

Street
Jesup, GA 31546
912-427-8786
Run dates: March 7, 14, 21, 28, 2020.
No. 651

Gpn09
STATE OF GEORGIA
COUNTY OF WAYNE
NOTICE IS HEREBY GIVEN THAT ALL ELECTION EQUIPMENT TO BE USED FOR VOTING IN THE MARCH 24, 2020, PRESIDENTIAL PREFERENCE ELECTION WILL BE TESTED BEGINNING MARCH 11, 2020 AT 9:00 AM EACH DAY AND ENDING AT 5:00 P.M. EACH DAY UNTIL ALL UNITS ARE TESTED.

THE TESTING OF THE ELECTION EQUIPMENT TO BE USED FOR THE POLLING PRECINCTS FOR THE PRESIDENTIAL PREFERENCE ELECTION WILL BE TESTED AT THE COUNTY BUILDING LOCATED AT 100 RAINBOW DRIVE, JESUP, GA 31545. IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE WAYNE COUNTY PROBATE COURT AT (912) 427-5940.

TAMMY K. THORNTON
SUPERINTENDENT OF ELECTIONS
Run date: MARCH 7, 2020
No. 652

GPN16
PUBLIC HEARING NOTICE

Wayne County Joint Comprehensive Plan

"The Future of All of Wayne County"

The local governments of Wayne County

and the municipalities of Jesup, Odum, and Screven 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 Wayne 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 Wayne County?

PUBLIC HEARING DATE AND TIME: Tuesday, March 17, 2020 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: Wayne County Commissioners Meeting Room, Jesup. 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 Wayne County Board of Commissioners, 341 E. Walnut Street, Jesup, Georgia, or call (912) 427-5900.

Run dates: March 7, 11, 2020.

No. 653

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320 P

GREAT

Daylight Savings
140 begins this v

coal ash
in 2020.

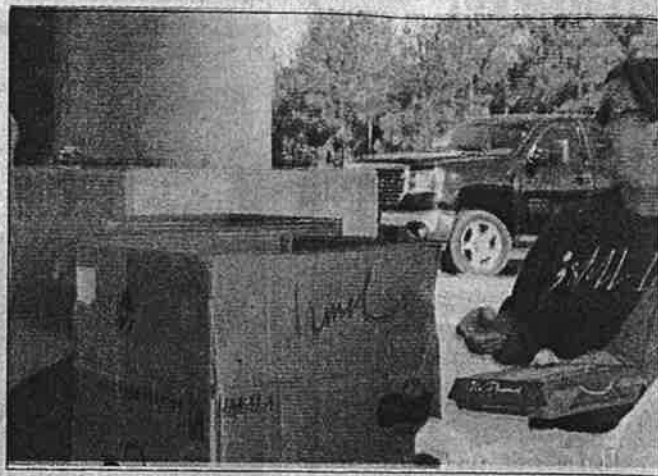
Vice President Drew Isenhour and Area President Shane Walker made the pledge in a March 16 letter to the Wayne County Board of Commissioners.

In releasing the letter, Board Chair Herschell Hires called the announcement "great news."

The letter marks the fifth year that the company has promised not to take in coal ash during the calendar year.

□ See **REPUBLIC**, Page 10A

do not permit on site eating and operate on a drive-through b
Elementary is giving out learning packets along with meals
said Smith Elementary principal Dr. Brian Simon. Above, Ch
Efaw help package meals for students at Jesup Elementary
left, and Melinda Chancey work in the drive-through at Wayn



Public hearing on Comprehensive Plan generates citizen comments

By John Eden
STAFF WRITER

The first public hearing on a revised Joint Comprehensive Plan for the county drew a small but interested group Tuesday.

Held to gather citizen input on a vision for the future of the Wayne County community and how that vision should be implemented, the hearing sparked discussion of a few continuing issues as well as discussion of how the issue of the moment, the coronavirus pandemic, is affecting the county.

One participant thanked the conveners and the county for proceeding with the hearing despite concerns about group meetings prompted by the potential for virus contact.

James Polk and Robin Nail of the Heart of Georgia Altamaha Region Commission (HOG-

ARC) conducted the hearing and provided an overview of the process for the gathering.

Polk and Nail said a community survey is being conducted to gather further citizen input. A website—<http://bit.ly/WayneCompPlan2020>—provides an opportunity to complete the survey, as well as for

□ See **PLAN**, Page 10A

Demands spike at businesses as

result of COVID-19

DAN SCOT

Local stores and businesses in and Wayne County are encountering higher-than-usual demands and longer lines as a result of customers' concerns about the coronavirus. At Rick's Meats in Jesup, customers have been lined up outside the store for a week. By 5 p.m. Tuesday the large store had subsided, but on Wednesday and Thursday lines were back out to the parking lot, owner Rick Warren said. At other businesses, long lines extend well outside the store as people stock up on food supplies in this scene from Tuesday.

THE HOME OF
"NO SURPRISES"
J.C. Lewis
 Hinesville 


ables the landfill to contribute to growth and prosperity

on issues of local importance. In face, each year since 2016, the

the interests of Wayne County and its bright future."

The Press-Sentinel

3/21/20

PLAN

Continued from page 1A

providing information on the process of updating the plan.

A copy of the 2015 plan, a timetable on the process, and files from the two meetings held by the steering committee so far are all available on the website. (Scrolling down through the site through a selection of Wayne County scenes reveals each of the various parts, with the link to the survey coming near the end.)

"We are here to get input on what citizens in Wayne County want to see their community become," Polk told the group.

In Tuesday's hearing, citizens raised questions about funding for local improvement projects, the selection of those on the steering committee, and what would be done with the plan once completed.

Polk told the group that projects on the work list generated by the plan could be funded by a wide variety of sources, including local funds, as well as public and private grants.

County Administrator Ed Jeffords emphasized the importance of the plan for the county.

"This plan is the key to grants," he said. "Any improvements that we want to undertake must be in the plan to get funding."

Polk explained that the committee comprises those who responded to invitations sent out to a large list of suggested stakeholders. The list was

provided by the four government entities in the county.

He suggested that citizen involvement in the work of the local governments is the best way to make sure that the ideas in the plan are followed up on.

In a discussion of the ideas for the future and lists of strengths and weaknesses that had been generated by the first two steering committee meetings, three main issues surfaced.

A main concern expressed was for emphasis on the mental health and addiction issues facing the community.

The need for workforce development to address the issue of poverty in the county was a second major concern expressed. According to information presented on a fact sheet in the hearing, the county has 22 percent of its population living below the poverty level.

Also expressed as an issue for the community is the lack of affordable, flexible public transportation. Several citizens voiced support and appreciation for the Wayne County Transit service but noted that it was not enough to meet the needs of the community.

In the discussion of transportation, several citizens mentioned that the current need for emergency distribution of food offered during the school coro-

navirus closings points out the lack of transportation options for many in the community.

The comprehensive plan lays out the direction and conditions for future development in the community and addresses issues of zoning, economic development, land use and other public activities.

According to the Wayne County plan's website, the plan ensures that:

- 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.

The 2020 plan must be approved by state and local agencies and on file with the Georgia Department of Community Affairs by Oct. 31.

Polk said that the committee expects to have the plan approved sometime in August to meet the deadline.

He said that about three more committee meetings would be held and a final public hearing scheduled after the committee completes its work.

PUBLIC HEARING NOTICE

Wayne County Joint Comprehensive Plan

The Wayne County Board of Commissioners and municipalities of Jesup, Odum, and Screven 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 Wayne County and the municipalities of Jesup, Odum, and Screven, 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: Thursday, October 29, 2020 at 5:30 p.m.

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

<https://zoom.us/j/99820891496?pwd=cjAyRjl5SjN1VUFOSm5oMk54cU0zZz09>

For telephone participants dial (408) 638-0968 and enter the information below. Please use Password 0392803251 after entering Meeting ID. (Carrier charges may occur – Phone line is not toll free)

Meeting ID: 998 2089 1496

Passcode: HOG3673648

Telephone numeric password: 0392803251

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.

of the Party
economic impact of the coronavirus pandemic.

along with fewer rebound." first-time unemployment The Labor Department other re-employment needs.

The Press-Sentinel, 10/21/2020, p. 10A

Oct. 29 public hearing set for county comprehensive plan

STAFF REPORT

A public hearing on Wayne County's joint comprehensive plan is set for Oct. 29 at 5:30 p.m. The hearing will be held virtually on Zoom and by phone.

A final meeting of participants in the process to complete the draft document for submission to the Georgia Department of Community Affairs, which is required of the county by state law, is scheduled for Oct. 28.

The comprehensive plan is an agreement among Wayne County and the municipalities of Jesup, Odum and Screven on plans for future development within the various jurisdictions.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan and give notice of its pending submittal.

The hearing gives citizens an opportunity to comment on the document before the final draft is sent to the state.

To join the Zoom Video Conference by computer, tablet or smartphone, visit the link below: <https://zoom.us/j/99820891496?pwd=cjAyRjl5SjN1VUFOSm5oMk54cU0zZz09>.

For telephone participants, dial (408) 638-0968 and enter the following information. (Carrier charges may occur, as the phone line is not toll-free.)

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If you would like more information or have difficulty accessing the virtual meeting, contact James Pope at the Heart of Georgia Altamaha Regional Commission, (912) 367-3648 or pope@hogarc.org.

Air purifiers sought for schools

Wayne County Partners in Education is asking local businesses and individuals to donate for air purifiers for the school system.

In a press release, Partners in Education says, "Both the CDC and the World Health Organization state that poor ventilation (as is the case in many of our classrooms without windows) increases the risk of transmitting the COVID-19 virus. As fall,

offer an additional layer of protection for our students, faculty and staff. When they are protected, everyone in the community is safer."

Partners in Education is taking the lead in purchasing air filtration machines capable of removing up to 99.97 percent of all airborne particles, many of which contain bacteria, allergens and viruses.

Because Wayne County High School both

purifiers there first and to equip other schools as funds become available.

Through a special discount rate available to the school system, air purifiers are available for \$159.99 each.

Anyone interested in buying at least air purifier can make a check payable to "Wayne County Partners in Education" and note that it is for the Clean Air Project. Checks may be sent to or dropped off at 710

FORMATION

s for the Georgia Gordon/Marjorie
lon Hamrick Scholarship.
Established in 2009, the scholarship
awarded to qualified applicants pur-
g a masters degree or higher at an
edited college or university.
r information and applications,
l an email to ghschol.altadar@gmail.com.

Chamber plans three ribbon-cutting events

The Wayne County Chamber of Commerce has announced three ribbon-cutting events for the next week.
Liette on Main, located at 130 S. St. in Jesup, will celebrate its opening Thursday at 1 p.m.
Hometown Store, located at S. First St., will celebrate new ownership Friday at 11 a.m.
Home Senior Living of Jesup in p, located at 150 Hinson Mosley l, will celebrate its opening Tuesday at 5 p.m.
As a result of the COVID-19 pandemic, only a limited number of people be allowed inside at one time during Chamber networking events. In addition, masks are encouraged.

Laycock awarded

Campbell Scholarship

Laycock is the recipient of the Rural Campbell Family Scholarship. The scholarship committee has announced.

Laycock is the daughter of Ruby Layson and Carl Laycock and a 2020 graduate of Wayne County High in Odum. She plans to major in nursing at Coastal College of Georgia in Brunswick.

The Campbell Family Scholarship was established to honor the memory of John Moore and Lillian Davis Campbell of Hortense. Any direct descendant of the Campbells is eligible to apply for the scholarship.

**WAYNE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Cracker Williams Recreation Center, Jesup, GA**

January 29, 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

**WAYNE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Cracker Williams Community Center, Jesup, GA
February 26, 2020
AGENDA**

Introduction

Draft Community Vision Review

Plan Title

Draft Issues and Opportunities

Next Meeting – Wednesday, March 25, 2020, 10:00 a.m.

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Community Input Drop-In Session on Thursday, March 5, 2020, 4-6 p.m., Jesup
City Hall**

***Public Hearing on Tuesday, March 17, 2020, 5:30 p.m., Wayne County
Commissioners Meeting Room, Jesup**

**WAYNE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Cracker Williams Community Center, Jesup, GA**

March 25, 2020

AGENDA

Revised Draft Community Vision Review

Plan Title

Revised Draft Issues and Opportunities

Goals/Policies Input

***Community Input Drop-In Session on Thursday, March 5, 2020, 4-6 p.m.,
Jesup City Hall – canceled due to dangerous weather; has not been
rescheduled because of COVID-19 pandemic**

***Public Hearing on Tuesday, March 17, 2020, 5:30 p.m., Wayne County
Commissioners Meeting Room, Jesup - held**

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

June 1, 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.

**WAYNE COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
VIRTUAL MEETING
October 28, 2020**

AGENDA

Draft Plan Review

Altamaha Regional Water Plan

Plan Title Discussion

Submittal Discussion

Virtual Public Hearing – Thursday, October 29, 2020, 5:30 p.m.

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

Wayne County Board of Commissioners

City of Jesup

City of Odum

City of Screven

Wayne County Industrial Development Authority

Wayne County Board of Education

Coastal Pines Technical College

Wayne County Chamber of Commerce

Wayne County Board of Tourism

Jesup Downtown Development Authority

Wayne County Cooperative Extension

Georgia Power

Satilla EMC

Jesup Police Department

Jesup Fire Department

Screven Police Department

Local Industries/Business Owners

Wayne County Board of Tax Assessors

Local Churches

Local Civic Clubs

The Press-Sentinel

WIFO-WLOP Radio

Wayne County Family Connection

Wayne County Safe Kids

Wayne County Historical Society

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

Wayne County Board of Commissioners

Kevin McCrary, County Commissioner

James Thomas, County Commissioner

Ed Jeffords, County Administrator

Amanda Hannah, County Clerk

Bill Shuman, County Engineer

Chris J. Griffis, County Building Inspector

Wayne County Emergency Services

Richard Johnson, Director

City of Jesup

David Earl Keith, Mayor

Nick Harris, City Commissioner

Shirlene Armstrong, City Commissioner

Mike Deal, Manager

Rose Marcus, City Clerk/Treasurer

Bill Shuman, City Engineer

Don Herrin, City Building Inspector

City of Odum

Greg Rozier, Mayor

Robbin Manners, City Clerk

City of Screven

Jason Weaver, Mayor

Barbara Daniels, City Clerk

Wayne County Industrial Development Authority

Candee Harris, Economic Development Coordinator

Wayne County Chamber of Commerce

Deena Bennett, Executive Director

Jesup Downtown Development Authority

Molly Hall, Downtown Director

Wayne County Safe Kids

Carol Irvin, Coordinator

Coastal Pines Technical College

Karla Eubanks, VP for Student Affairs

WIFO Radio

Bob Morgan, News Director

Jesup Police Department

Mike Lane, Chief of Police

Screven Police Department

Mike Hargrove, Chief of Police

Jesup Fire Department

Josh Huffman, Assistant Chief

Georgia Power

Alan Volskay, Local Manager

The Press-Sentinel

John Eden, Staff Reporter

Wayne County Emergency Services

Richard Johnson, Director

Wayne County Board of Education

Amy Denty, Asst. Superintendent

Wayne County High School

Brett McDaniel, Principal

Wayne County Service Center

John A. Benner, Director

Rayonier Advanced Materials

Kelly Shanklin, Office Manager

Web Electronics/Signatronics

Susan DeLegal, CEO

Wayne County Tax Assessor Office

Byron Johns, Chief Tax Appraiser

Kim H. Wilson, Deputy Chief Tax Appraiser

Monica O'Quinn, Board Chairman

Wayne County Family Connection

Susan DeLegal, Co-Chair

John Benner, Chief Financial Officer

Local Churches

Leroy Jackson, Jr., Pastor, Good Hope

Dale E. Moore, Pastor, Resurrection Church

Michael Swint, Pastor, St. John Holiness

Local Citizens

Bill Hutchinson

Joan Johnson

Frank Ross

Cora Wujceak

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

RESOLUTION

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

WHEREAS, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective 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, Wayne County, Georgia has participated with the municipalities of Jesup, Odum, and Screven 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 Wayne 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, *Where It All Comes Together*, for Wayne 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 Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, 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

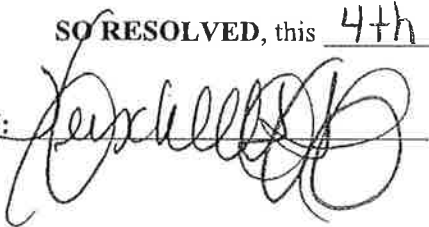
WHEREAS, Wayne County is now desirous of adopting *Where It All Comes Together* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Wayne County Board of Commissioners hereby approves and adopts the Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, as Wayne 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 Wayne 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 4th day of January, 2020.

BY:



ATTEST:



STATE OF GEORGIA }}
COUNTY OF WAYNE }}
CITY OF JESUP }}

2021, JANUARY RESOLUTION OF THE CITY OF JESUP, GEORGIA

WHEREAS, the *Georgia Planning Act* of 1989 (the “*Act*”) requires all local governments in the State of Georgia to prepare a comprehensive plan (as such plan is defined and contemplated by the *Act*); and

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

WHEREAS, the City of Jesup, Georgia has participated with Wayne County, Georgia and the municipalities of Odum and Screven, Georgia in a coordinated and comprehensive planning process under the *Georgia Planning Act* of 1989 (again, also the “*Act*”), and the Minimum Standards for Local Comprehensive Planning through the Wayne 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, the coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan called *Where It All*

Comes Together, for Wayne County and its municipalities, including the City of Jesup; 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 Wayne County Joint Comprehensive Plan, *Where it All Comes Together*, 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 (again, also the “Act”); and

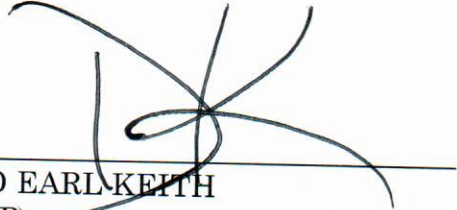
WHEREAS, the City of Jesup is now desirous of adopting *Where it All Comes Together* as its official comprehensive plan under the *Georgia Planning Act* of 1989 (again, also the “Act”), and as a general policy guide to its future growth and development; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Commissioners of the City of Jesup, Georgia hereby approve and adopt the Wayne County Joint Comprehensive Plan, *Where it All Comes Together*, as the City of Jesup’s official local comprehensive plan under the *Georgia Planning Act* of 1989, as amended, (again, also the “Act”), and thus replacing the City’s previous comprehensive plan adopted in 2015; and

BE IT FURTHER RESOLVED that the Mayor and City Commissioners of the City of Jesup, Georgia 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.

**PASSED, ADOPTED AND RESOLVED THIS 19TH DAY OF JANUARY,
2021.**

A handwritten signature in black ink, consisting of a stylized 'D' and 'K' with a horizontal line extending to the right.

DAVID EARL KEITH
MAYOR


STATE OF GEORGIA }}
COUNTY OF WAYNE }}
CITY OF JESUP }}

CITY CLERK'S CERTIFICATION:

As the official City Clerk of the City of Jesup, Georgia, the undersigned, **Rose M. Jackson**, hereby certifies and affirms the following:

The matters at issue in the foregoing **Resolution** were brought before the Board of Commissioners of the City of Jesup, Georgia on January 19, **2021** during a regularly-scheduled meeting.


The foregoing **Resolution** was thereafter passed by the Board of Commissioners of the City of Jesup, Georgia at and during said meeting.


ROSE M. JACKSON
CITY CLERK

STATE OF GEORGIA }}
COUNTY OF WAYNE }}
CITY OF JESUP }}

CITY ATTORNEY
APPROVAL OF FORM

This **Resolution** is approved as to form:


DAVID MICHAEL CONNER
CITY ATTORNEY

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 Odum, Georgia has participated with Wayne County and the municipalities of Jesup and Screven 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 Wayne 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, *Where It All Comes Together*, for Wayne County and its municipalities, including the City of Odum; 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 Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, 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

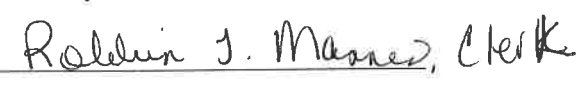
WHEREAS, the City of Odum is now desirous of adopting *Where It All Comes Together* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Odum hereby approve and adopt the Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, as the City of Odum'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 Odum 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 19th day of January, 2021.

BY: 
Greg Rozier, Mayor

ATTEST: , 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 Screven, Georgia has participated with Wayne County and the municipalities of Jesup and Odum 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 Wayne 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, *Where It All Comes Together*, for Wayne County and its municipalities, including the City of Screven; 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 Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, 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 Screven is now desirous of adopting *Where It All Comes Together* 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 Screven hereby approve and adopt the Wayne County Joint Comprehensive Plan, *Where It All Comes Together*, as the City of Screven'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 Screven hereby instruct and direct that formal notification of said adoption be forwarded to the Heart of Georgia Altamaha Regional Commission, the Georgia Department of Community Affairs, and to other agencies, as appropriate.

SO RESOLVED this 4th day of February, 2021.

BY:



ATTEST:

