



# **STEAMBOATS TO SEMIS:**

# **Rooted in Heritage, Driven for Development**

A Joint Comprehensive Plan for  
Jeff Davis County, Denton, and  
Hazlehurst, Georgia

October, 2021

# STEAMBOATS TO SEMIS

## Rooted in Heritage, Driven for Development

A Joint Comprehensive Plan for  
Jeff Davis County, Denton, and Hazlehurst, Georgia in accordance with  
the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures  
established by the Georgia Department of Community Affairs  
with an effective date of October 1, 2018

Prepared By:

The Jeff Davis County Joint Comprehensive Plan Coordination Committee  
The Jeff Davis County Local Governments  
Heart of Georgia Altamaha Regional Commission

# Contents

<b>Introduction &amp; Executive Summary</b>	<b>4</b>
<hr/>	
<b>Community Goals</b>	<b>18</b>
Community Vision	19
Denton Municipal Description	28
Hazlehurst Municipal Description	30
Community Goals	35
Long Term Community Policies	39
<hr/>	
<b>Needs &amp; Opportunities</b>	<b>43</b>
<hr/>	
<b>Broadband Services</b>	<b>50</b>
<hr/>	
<b>Economic Development</b>	<b>54</b>
<hr/>	
<b>Land Use</b>	<b>63</b>
<hr/>	
<b>Community Work Programs</b>	<b>78</b>
<b>Jeff Davis County</b>	
Report of Accomplishments	80
Community Work Program, 2022- 2026	83
<b>City of Denton</b>	
Report of Accomplishments	87
Community Work Program, 2022- 2026	89
<b>City of Hazlehurst</b>	
Report of Accomplishments	92
Community Work Program, 2022- 2026	94

# Contents

(continued)

---

## Maps

Jeff Davis County Existing Land Use	69
City of Denton Existing Land Use	70
City of Hazlehurst Existing Land Use	71
Jeff Davis County Future Land Use	75
City of Denton Future Land Use	76
City of Hazlehurst Future Land Use	77

---

## Appendix A

Community Involvement	98
Public Hearing Notice 1	99
News Release	100
Comprehenisve Plan Website	101
Community Vision Survey	105
Public Hearing Notice 2	106
Meeting Agendas	107
Stakeholders Invited to Participate	112
Active Participants	113



# Introduction & Executive Summary



*Steamboats to Semis: Rooted in Heritage, Driven for Development* -- The Jeff Davis County Joint Comprehensive Plan is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of October 1, 2018. It is a joint plan for Jeff Davis County and its municipalities – the City of Hazlehurst and the City of Denton.

Jeff Davis County is a small rural county in Southeast Georgia fortuitously located in the unparalleled beauty of the “three rivers” confluence of Georgia’s major blackwater rivers steeped in long history, economic influence, and natural importance. Despite being steeped in much early history and a long-standing significant economic



contribution from its fertile fields and abundant Southern pine forests, Jeff Davis County is one of Georgia's newest counties, and was only formally established in 1905 from parts of Appling and Coffee counties. The Ocmulgee and Altamaha rivers, unexpected natural beauty, wildlife/nature preserves, and the fields and forests of Jeff Davis County continue to play important roles in the economy and future growth of the community. Forestland continues to account for 75 percent of the county's land area, and the community now hosts the U.S.'s largest hardwood sawmill, and a major wood pellet producer. Jeff Davis County was relatively sparsely populated until the Macon and Brunswick Railroad's completion through the county in 1869, which was the impetus for the founding of Hazlehurst.



*Altamaha River*

The City of Hazlehurst is the county seat, and one of two current municipalities (along with the much smaller City of Denton) within Jeff Davis County. Hazlehurst is known as “The Industrial City” due to the vision and dedication of its leadership to seek diversification of its local economy beyond agriculture with industry during and after World War II. This dedicated local leadership and a strong entrepreneurial spirit has served the community well over its history, and continues to do so today. Such leadership and involvement have created a community with caring and civic-minded citizens who come together to overcome economic ebbs and flows, who balance new with the old, and who celebrate history and heritage and what led the community to where it is today.

Jeff Davis today is a close, caring, and involved community of 15,000 persons, including 4,100+ in Hazlehurst and 250 in Denton. The community remains home to a significant percentage of goods producing industry, including the U.S.'s largest hardwood sawmill and



a shoe factory relocated from China. Hazlehurst is conveniently located at the crossroads of two major U.S. highways, 221 and 341, is served by a Class I railroad, has a general aviation airport, is well positioned for timely travel into and through town with recently completed railroad overpass and river bridge, and is home to several major logistics companies. There are also up-to-date community facilities, including new schools, a campus of Coastal Pines Technical College, a modern hospital, quality recreational facilities, and a new library and city hall. The community’s heritage is preserved and celebrated. A local landmark, the Big House, is utilized for community events and home to the local Chamber of Commerce and Development Authority. The courthouse has been renovated and compatibly expanded for continuing official use. Celebration of heritage and local civic life are carried out in festivals, including those honoring cotton and agriculture, traditional Independence Day, barbeque, and the official state-designated steak cook-off. The community also nurtures its access and availability of breathtaking natural beauty and outdoor adventure to world-class resources and ecosystems. There are two wildlife management areas adjoining the principal blackwater rivers of Georgia, one of which, the Altamaha, has been designated as one of the 75 last great places on earth. A local natural area, Broxton Rocks, includes otherworldly rock outcrops and waterfalls seemingly much out-of-place for the surrounding flat coastal plain of the county. The community has also developed the Towns Bluff Heritage Center and Park, along the Altamaha River, which provides river access with some of the most well-developed, complementary amenities anywhere along the Altamaha. An envious rural, high quality of life results.



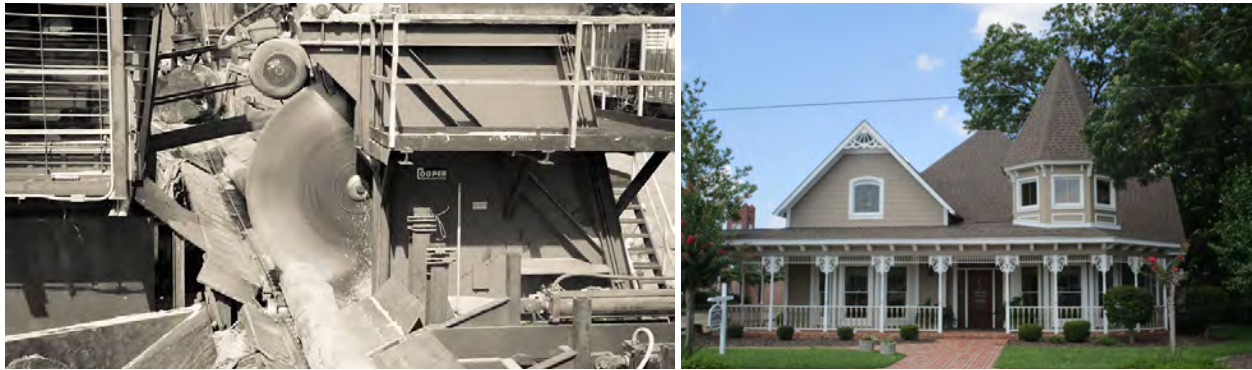
**U** Towns Bluff Park & Heritage Center    **R** Altamaha River Tourism

The community continues to move itself forward, nurture its many assets, and balance and celebrate the old with the new. Its industry and agribusiness is expanding, including the production of bio-energy wood pellets for world export. The community continues to invest in education, infrastructure, families, and its culture. It is increasing its participation in nature-based and heritage tourism outlets. Downtown Hazlehurst and its core group of entrepreneurs have pressed for improvements to the downtown area and have many investments and common vision for an exceptional experience for residents and visitors alike.





While there is much to celebrate and be optimistic about future growth and development within the community, there are indicators for review. Over fourteen (15) percent of Jeff Davis Countians are 65 or older, compared to about 13 percent in Georgia. Almost a fourth (22 percent) of the population lives in poverty, compared to 13.3 percent in Georgia. Incomes overall are low and while the State witnessed some income improvements (22 percent increase per capita 25.6% median HHI), Jeff Davis County remained virtually the same since 2015. Per capita money income in the county, as measured by the Census Bureau from 2015-2019, (\$17,833) is about 57 percent that of Georgia (\$31,067). The county median household income for the same period (\$36,669) is about 59 percent that of Georgia (\$61,980). Unemployment in the county was 5.1 percent, as an annual average in 2020, relatively low compared to the surrounding area, but still higher than Georgia's 5.9 percent. Such statistics have resulted in Georgia still ranking Jeff Davis County as a 2021 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Jeff Davis County, and thus a big incentive for business job creator entities and further economic improvement. The issues also somewhat hide the fact that Jeff Davis is better off than many of its surrounding counties in many respects.



**L** Lumber Mill **R** The Law Offices of Lamar Elder

The future Jeff Davis County will continue to take advantage of its assets and opportunities, and address its issues. It will continue to be at the forefront of rural family-centric living and a high quality of life with progressive leadership. The community will be a desired address for both business and residential growth, and an outstanding place to live, work, recreate, or visit. Growth will be well managed and guided to locate near the existing infrastructure and services of Hazlehurst, and will be respectful and protective of existing character, and the community's fields, forests, open spaces, and its unique and special natural and cultural resources. The community will truly be recognized as a special place and oasis of rural development and life known for its enviable and coveted quality of life, and its balance and celebration of old and new, and economy and nature. Many will "come linger longer" and enjoy living, working, playing, and doing business in Jeff Davis County.



This Jeff Davis County Joint Comprehensive Plan was developed with current local needs, perceived capital improvement needs, growth management and community interest were 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. As a result of the planning coordination meetings held over several months, the Jeff Davis County committee is able to comfortably assert the community wants to protect its heritage, rural character, and smalltown charm; enhance its economy; conserve its fields and forests and natural splendor; improve its infrastructure; support the university and other educational venues; attract new residents and retirees; locate businesses and compatible jobs; celebrate its heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a recognized as an exceptional rural smalltown widely known for its many attributes, its educational, cultural, and business opportunities; and its celebrated balance and overall quality-of-life.



**L** Downtown Hazlehurst **R** Hazlehurst City Hall

**Previous Plans.** This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, the second in 2005, and the third in 2016. The community also prepared a partial update, which was adopted in 2010 in accordance with state requirements. All of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan and the partial update do contain some local information which may not easily be found elsewhere and may remain of use. At least these last plans should remain, at least in hard copy, available from the Jeff Davis County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2016 update is available in digital format on the state ([www.georgiaplanning.com](http://www.georgiaplanning.com)) and region ([www.hogarc.org](http://www.hogarc.org)) websites.

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



The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

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



*Hazlehurst Municipal Airport*



**Population Projections.** As noted earlier, the official 2010 Census population of Jeff Davis County was 15,068, up by almost 19 (18.8) percent from 2000's 12,684. This growth was slightly more than that of Georgia's 18.3%, and nearly twice that of the national U.S. rate of 9.7%. This growth rate meant Jeff Davis was one of only three counties in the Heart of Georgia Altamaha Region, and the only one without significant prison population growth, to have exceeded the state growth rate. The U.S. Census Bureau estimate for 2019 Jeff Davis County population is 15,036, down by 32 persons from 2010 but up slightly from the 2015 estimate of 14,965. This suggests stability and while not a tremendous growth, it is not a loss as other rural counties have experienced. Jeff Davis County's location, its rich history, community spirit, abundant and outstanding natural resources, many pine forests, existing businesses and entrepreneurship, high quality of life, and easy access to larger metro areas and Georgia's ports are positive factors and influences for continued future growth and development.

### Population Projections, Jeff Davis County

	2010	2020	2021	2025	2030	2035	2040
OPB, 2020	15,068	15,084	15,036	14,995	14,811	14,506	14,282
HOGARC Regional Plan	15,068	15,916	-	16,700	17,522	-	19,289
Regional Commission	15,068	16,386	16,557	17,259	18,179	19,148	20,169

*Sources: State Office of Planning and Budget, 2021; Heart of Georgia Altamaha Regional Commission Regional Plan, 2019; Heart of Georgia Altamaha Regional Commission staff projection using Microsoft Excel GROWTH formula, 2021; Excel Forecast method using the AAA version of the Exponential Smoothing (ETS) algorithm at a 95% confidence interval.*

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Jeff Davis County from 2020 are 14,811 persons in 2030 and 14,282 persons 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 Jeff Davis County, as noted in the 2019 Regional Plan, show significantly higher projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account the most recent 2019 Census estimates, are higher than the current OPB and Regional Plan projections. These latest Regional Commission projections include 18,179 in 2030 and 20,169 in 2040.

**Coordination with Other Plans.** Jeff Davis 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 Jeff Davis 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 Jeff Davis 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 Jeff Davis County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.



**L** *Altamaha River Confluence*   **R** *Altamaha River in Mist*

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



Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Jeff Davis County, including Jeff Davis County, the City of Hazlehurst and the City of Denton, are in compliance with the Environmental Planning Criteria, having adopted implementing, consistent ordinances in 2000/2001. The local governments, with the assistance of the Heart of Georgia Altamaha Regional Commission, adopted the Region's model "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance.

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



**L** the "Big House" - the Chamber of Commerce/Tourism/JDA building **R** Public Meeting

**Community Involvement.** Throughout the planning process Jeff Davis County, and its municipalities, actively collected and incorporated input from community members. Creating civic engagement was an essential and central component to developing the comprehensive plan. Several opportunities, including stakeholder meetings, a community survey, and community drop-in sessions, were provided to the community in order to gain as much input as possible. The first step that was taken in the civic engagement process was to identify a list of stakeholders. Each stakeholder was invited to participate as a member of the Plan Coordination Committee. The committee met regularly over a period of several months and was responsible for guiding the development of the comprehensive plan.





In addition to holding regular stakeholder meetings, several other opportunities were also given to the community to participate in the planning process. An initial public hearing was held on April 20, 2021 and was advertised in the newspaper in order to make citizens aware of the plan update and the planning process. On May 11, 2021, a community input drop-in session was held at a popular community center in order to provide citizens with another opportunity to discuss their opinions on what changes they would like to see with the plan and with their community. Several residents attended and an open discussion occurred. In addition, a final public hearing was held on September 2, 2021, in order to provide the public with the opportunity to review the updated final comprehensive plan draft.



**L** Peaches to Beaches Yard Sale Annual Events **R** Towns Bluff Park

### 1. Interactive Website

In order to provide the community with a clear understanding of how the planning process would work and to keep residents updated throughout the process, an interactive website was developed. Through the website, citizens could access documents and notes from each stakeholder meeting and could submit responses to the survey questions at any time throughout the planning process. In addition, a planning timeline was made available on the website so that community members were always aware of when different meetings and planning sessions were occurring.

### 2. SWOT Analysis

An initial steering committee meeting was held on March 23rd, 2021. During this meeting, members of the steering committee participated in a SWOT analysis where they identified strengths, weaknesses, opportunities, and threats in Jeff Davis County. Figure 1 shows the results of the SWOT analysis. This activity provided a starting point in identifying the overall Needs and Opportunities of Jeff Davis County, which are addressed in "Needs and Opportunities".

The SWOT analysis showed that one of Jeff Davis County's greatest strengths includes its thriving downtown development in the City of Hazlehurst. The Mainstreet Program, the promotion of downtown, and the community support for the development of downtown all contribute to the



recent development that has been occurring. Another important strength in Jeff Davis County is the educational system and the high school sports teams. In addition to having a great athletic program, there is also a high school apprenticeship program which helps prepare students for life after graduation by connecting them with local employers. Jeff Davis County is also home to the Coastal Pines Technical College, and the Southern Pines Career Academy. The natural resources in Jeff Davis County also contribute to a major strength of the county. The Altamaha River, agricultural, and forestry resources are all assets to the county. Other strengths of Jeff Davis County that were identified include the sense of community pride, the library program, the close proximity to ports and location within the state, the community health programs, the hospital, railways, and the trucking industry.

During the SWOT analysis, several weaknesses of Jeff Davis County were discussed. A key concern for the county is the current housing stock. There is a lack of not only affordable housing, but also rental options, senior housing, and short-term housing options. Another major concern for the county is the lack of zoning and mixed-use development. The enforcement of codes and ordinances was also discussed as needing to be improved. Another major weakness of the County occurred recently when the 911 Center & EMS building was destroyed in a fire. Other weaknesses that were identified include the lack of public transit, Jeff Davis being a “Dry County”, the overall health of community members, the lack of cultural opportunities, and the need for more restaurants and amenities.



**L** Public Meeting **R** Downtown Hazlehurst

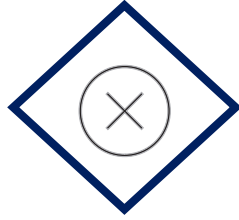
The next portion of the SWOT analysis pertained to identifying opportunities in Jeff Davis County. Utilizing the natural resources in Jeff Davis County would provide the opportunity for campgrounds, the expansion of Towns Bluff Park, Agri-tourism, and collaboration between local farmers. There is also the opportunity to develop a “rails to trails” program in Jeff Davis County and to develop multi-use trails that would connect downtown Hazlehurst with Towns Bluff Park. Other opportunities include developing a dog park, creating full hookups for trucking stops, downtown development grants, restoration of historic properties, and the development of assisted living facilities with green space.





## Strengths

- Recreation Department
- Towns Bluff Park
- Altamaha River
- 2 Wildlife Management Areas
- Agriculture and forestry resources
- First class airport
- Proximity to ports
- School system and sports teams
- Sense of community, pride, hometown feel
- Peaches to Beaches
- Georgia Great State Cookout
- Mainstreet program
- Christmas Parade
- Thriving downtown development
- 341 Hwy, Golden Isles
- Hospital
- State record for size of catfish
- Coastal Pines Technical College
- Southern Pines Career Academy
- High School Apprenticeship Program
- Library program
- Water Park
- Farmer's market
- 3 monument companies
- Location within the state
- Auction companies
- Hunting opportunities
- Senior citizen programs
- Fairgrounds
- 21<sup>st</sup> Century Program
- Tri County CASA
- Theatre
- The Vault, cross fit, escape room, virtual experience
- Promotion of downtown
- Community support
- Trucking industry
- Railways
- Community health programs



## Weaknesses

- Lack of public transit
- Lack of hotels
- Need for broadband
- Lacking affordable housing, rental options, and short-term housing
- Few options for restaurants and amenities
- Lack of cultural opportunities
- Lack of retail options
- Lacking job opportunities
- Need zoning and mixed-use
- Poor enforcement of codes and ordinances
- Dry County
- Lack of sidewalks
- Little room for expansion of Hazlehurst
- Lack senior housing options
- 911 Center & EMS Building loss
- Health of community
- Lack of communication between residents and government



## Opportunities

- House Bill 145
- Towns Bluff Park
- Campgrounds
- Full hookups for trucking stops
- Downtown Development grants
- Multi-use trails that connect downtown with Towns Bluff Park
- Railroad bridges
- Rails to trails
- Railroad near Denton
- Dog parks
- Restoration of historic properties
- Agri-tourism
- Collaboration with local farmers
- Golf course, school system program
- Assisted living facilities with green space
- Teachers as a profession program at high school



## Threats

- Flooding, weather, hurricanes, fire, etc.
- Road maintenance
- Closure of major industries
- Drug use
- Increase in poverty
- Closure of hospital
- COVID-19
- Younger populations leaving
- Lack of support from community

Figure 1. SWOT Analysis Results

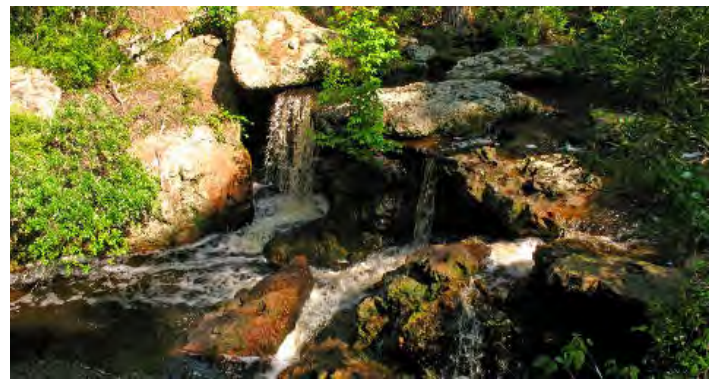




The final portion of the SWOT analysis included the discussion of possible threats to Jeff Davis County. An important threat that was identified is threat of younger populations leaving the county to reside and work elsewhere, which would take away from the local economy. Other threats that were identified include the closure of major industries, drug use, increase in poverty, and natural hazard events such as flooding and hurricanes.

### 3. Community Survey

With the help of the Heart of Georgia Altamaha Regional Commission, Jeff Davis County, and its municipalities, developed a survey to distribute to community members. The survey consisted of nine questions and the goal of the survey was to gain additional public input on the needs and opportunities of the community, which are addressed in "Needs and Opportunities". The survey was distributed to community members through email, through paper copies, and was made available on the Jeff Davis County Joint Comprehensive Plan Update webpage. Results of the survey were discussed at a later stakeholder meeting where the needs and opportunities community were being addressed. A copy of the survey can be found in Appendix A.



**TL** Historic Caboose **TR** Broxton Rocks Nature Preserve  
**BL** Jeff Davis High School **BR** Coastal Pines Technical College

The community has followed time tested methods for this plan development. The Plan Coordination Committee will use this document as the foundation for success in the future and to gain community support in future endeavors. It is realized that to take advantage of opportunities and to make a difference will take time and considered 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.



# 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 Jeff Davis 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

The Jeff Davis County and the Cities of Hazlehurst and Denton envision a bright future, where opportunity is embraced, development is nurtured, and citizens are empowered. Community commitment to the pursuit of progress and growth will transform aspiration into achievement. Jeff Davis County sees its future self as a unique growth center of Southern charm and diverse economic growth, founded upon outstanding systems of education, healthcare, public safety, infrastructure, recreation, commerce, and housing. Jeff Davis County seeks to cultivate county-wide prosperity with a balance of agriculture, natural resources, and industry, history, and culture. Celebrated existing features will be married with practical, creative, and technologically-advanced solutions to achieve efficient public service and quality public use. The Jeff Davis County community will be better recognized and will continue to grow with a thriving downtown, expanded business opportunities, and more well-paying jobs. Infrastructure and public facilities will be expanded and made state-of-the-art. The community's incredible natural resources and outdoor opportunities will be further enhanced and better utilized, but the special heritage, history, and rural character will continue to be celebrated and protected.



# Economic Development

There is a commitment to support business and industry through several avenues, including an active Hazlehurst-Jeff Davis Chamber of Commerce, the Hazlehurst Main Street Program Inc., the Jeff Davis County Board of Tourism, the Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton, Georgia, the Quad County Regional Development Authority (Jeff Davis, Appling, Pierce, and Bacon counties) and collaborative downtown development initiatives. Industry and entrepreneurship will be innovative, well-served, and supported. Jeff Davis County intends to capitalize on its equidistant location from Brunswick and Savannah Ports, its current railroad infrastructure, and its location along the major thoroughfares of Highway 221 and Hwy 341 for logistics strategy and ease of access. Development along Highway 341 and/or Highway 221 to support distribution and product shipment throughout the area will be pursued. Investment in various types of infrastructure will prepare industrial and commercial/retail areas for growth and occupancy in the County and Cities. Creative, collaborative methods will be implemented to attract diverse types of industry and commercial business. Options for high-quality lodging destinations will be available to those visiting and working in the area. Existing industries and businesses will continue to grow and expand with local promotion, public and private investment, and the introduction of new industries that complement commerce in Jeff Davis County. Negotiations with industries offering well-paying jobs with benefits will be pursued aggressively by local economic developers. High-speed broadband will be installed and supported throughout the County.



L EP American Footwear Factory R McPherson Manufacturing, Hazlehurst

Jeff Davis County will have a vibrant economy with a skilled workforce, which will attract businesses who value highly educated and technically oriented employees. Businesses, economic developers, local schools, civic organizations, and policy-makers will be dedicated to ensuring collaborative efforts and partnerships are established in the interest of creating and maintaining a vital local workforce. Workforce support programs in leadership, apprenticeship, career-development, and worker support will be established to train and empower



the current workforce and to recruit and encourage younger generations to become and remain members of the Jeff Davis County workforce. Local options for technical and vocational training and certification at the post-secondary level will be sought and made available. Jeff Davis County High School will prioritize and expand educational offerings in technical and vocational fields as well as in State-of-the-Practice Educational System (STEM, FRC). Area students will be strongly encouraged to obtain certifications at the high school level. Institutions within Jeff Davis County will continue to work with Coastal Pines Technical College to develop programs conducive to sustaining and fortifying the local economy. Coastal Pines Technical College will forge stronger cooperative relationships with members of the public and private sectors of Jeff Davis County.



**L** First Baptist Church, Hazlehurst **R** Downtown Hazlehurst

Hazlehurst will remain the principal center of commercial, governmental, social, educational, and civic life in the county. Additional retail, hospitality, entertainment, and other public and private services facilities and infrastructure will be supported, incentivized, and added to appropriately serve the population, tourist sector, and the resulting economic growth. This will further improve the levels of service and the overall quality of life. The City of Hazlehurst will promote of downtown events, offer incentives to downtown businesses and building owners, create policy to encourage façade improvement, historic preservation, discourage blight, seek funding to install and repair infrastructure, and nurture downtown activity and business development overall. The City of Hazlehurst, the Hazlehurst Main Street Program, and various civic and volunteer organizations will invest in the beautification of Mainstreet structures and promote, support, incentivize, and nurture downtown activity and business development.

New opportunities for tourism and local events will be created and existing opportunities will be bolstered through the expansion of regional/statewide advertising and outreach, provi-





ding infrastructure conducive to hosting events and providing hospitable accommodations for participants and tourists. The Jeff Davis County community aspires to expand and enhance facilities and grounds at Towns Bluff Park, establish a railway and river shuttle for tourists, invest in a portable amphitheater, establish an agricultural center at the fairground, institute a county fair, and continue to improve upon the Peaches to the Beaches regional event within the county.

Jeff Davis County will ensure agriculture/agribusiness and forestry will remain mainstays within the community. Through local support, cooperation, collaboration, and promotion of this industry to younger generations through educational institutions and community, this industry will continue to thrive and contribute heavily to the local economy. The robust natural environment in Jeff Davis County will be marketed, emphasizing ideal locations and accommodations for outdoor sports and recreation. Promotion and support of forestry and agriculture, both through viable agricultural, agribusiness, and forestry enterprises and active agritourism, as well as protection of the county's rural character and outdoor landscape will be fostered.



**L** Cotton Field, Jeff Davis County  
**R** Downtown Hazlehurst  
**B** Altamaha River

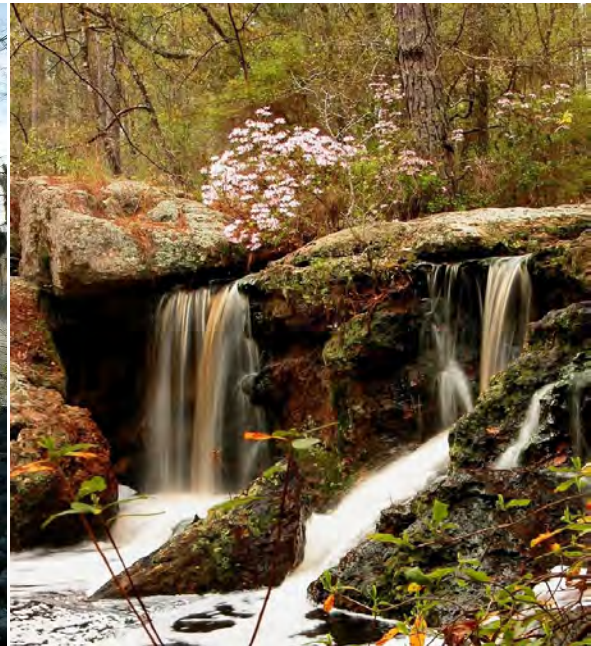




## Community/Recreation

Local community facilities will be first-rate, including outstanding schools, top-notch fire and law enforcement departments, and other services in the rural parts of the county, unique and accomplished recreational facilities, biking and hiking trails, public parks and green space, and other access to outdoor adventure and local natural resources. The community will have enhanced and more developed retail and entertainment sectors and facilities with greater variety. Improved aesthetics will be a focus and part of the community culture, resulting in the appearance of a well kempt and respected town with quaint, rehabilitated historic properties, gleaming new ones, and a litter-free environment. The unique history of the county will be told through well-preserved landmarks, revitalized downtowns, active tourism promotion, resident and retiree attraction, hospitality development, and interpreted sites.

The small towns of the county will be thriving, growing villages with expanded community facilities as necessary to attract further growth and support the populace. Representatives in the public and private sector will strive to decrease litter and provide a range of recreational infrastructure, outlets, public spaces, and activities for families. Diverse, community-wide events will be curated and promoted through the participation of public institutions, faith-based organizations, businesses, civic clubs, and educational organizations. The small towns will be further examples of preserved history in a modern, functional setting, adding additional dimension and character to the outstanding quality of life in Jeff Davis County.



**L** Towns Bluff Boat Landing   **R** Broxton Rocks Water Fall

Collaborative efforts will be introduced to catalyze civic and community engagement. A community outreach program will be in place to encourage community involvement, volunteerism, community ownership, and leadership. Evening classes and recreational programs will promote participation among citizens of all ages. Public safety programs and active neighborhood watch groups will be essential to ensuring community safety and cooperation. A range of events consisting of diverse music and entertainment options will be available to the public. Community parks furnished with playground equipment, greenspace, walking/hiking/and biking tracks will be spread throughout the county for public enjoyment. The Jeff Davis Community will capitalize on the abundant natural resources. Pathways for recreational development centered around the outdoors will be explored and projects to expand opportunities for new, exiting recreational activities and facilities.

## Housing

Options for affordable housing for low to medium income families and seniors will be plentiful. The development of townhouses, condos, subdivisions, apartment complexes, and senior housing, will be encouraged and incentivized. Housing development and revitalization in dilapidated areas, creation of residential dwellings in vacant structures (mixed-use areas), and energy-efficient construction will be stimulated using tax incentives and housing allotments. Historic preservation will be highly regarded. Emphasis will be placed on the revitalization, repair, and clean-up of blight and dilapidated housing to sustain attractive, safe communities and to preserve the character of the Jeff Davis County community.



**L** Residence, Jeff Davis County **R** Downtown Hazlehurst

## Public Service

Given both great strengths and challenges, Jeff Davis County fully comprehends that only with sufficient and high-quality public services as a solid foundation for supporting various community endeavors will the visions and goals stand an opportunity to be realized.





Jeff Davis County is committed to improve existing infrastructure with quality, sustainable materials that will not only help improve travel experience, upgrade community image but is also necessary to attract further growth and potential investment. Starting with developing maintenance schedule and standards to help change persistent litter habit, keep the roads and streets clean and stay at a good quality level, Jeff Davis County seeks to create a better-developed system in general to support a mix of travel modes including sidewalks, bike lanes, as well as more roadside trees and public green space for all age groups to enjoy. The abundant natural resources present in Jeff Davis County provide excellent opportunities for the making of high-quality public space; expansion of facilities and recreational structures in these areas will enhance the quality and use of these spaces. A cooperative and collaborative relationship will exist between Jeff Davis County and the Cities to ensure efficient, effective public service is provided to all the citizens in Jeff Davis County. Public webpages will be streamlined for public use. To further create a strong sense of active community, blighted properties, outdated building will be improved, historic buildings will be properly rehabilitated, landscaping elements in downtown will be added to make the community attractive to residents and businesses.



**L** Jeff Davis County Public Library **R** Downtown Halzehurst Street Landscaping Element

An exodus of people, ages 18 - 30, due to minimal job opportunities, and difficulties attracting quality people to work in the area is a major challenge facing the county currently. In addition to assistance with helping local entrepreneurship grow by supporting business development, matching grants, helping with advertisement, etc., the county is also willing to provide a diverse range of opportunities for citizens to influence decision making processes in government and economic development. Downtown Hazlehurst will be bustling with the addition of sidewalk improvements, signage and lighting additions, the installation of bike lanes, crosswalks, public green space, and handicap accessible areas. The county will encourage leadership development and community empowerment, enhance trust between

citizens and public employees/officials, thus, improving collaborative community efforts. Jeff Davis County shows a strong resolution in pursuing more effective actions to reduce and deter drug-use, addiction, gang activities, and other crimes in the community. The implementation and revision of ordinances and standards will guide downtown development, landscaping, and other beautification efforts in a manner that is advantageous for patrons and business owners within the community. The utilization of vacant, or under-utilized properties will be prioritized.

To guarantee good and efficient service to the public, the county and cities will refresh its technology in administrative, public safety departments and other communication and operation systems on a regular basis to keep up with modern technology programs and practices. Public involvement in decision making will be welcomed and encouraged. Better tactics will be applied for engaging, informing, communicating with, and involving the community in public policy and public decisions. Citizens and younger generations will influence decision-making through leadership programs and apprenticeship programs that invite community input and engagement. To appeal to local business and residential development, the Cities and County will invest and concentrate on improving road, broadband, water, and sewer infrastructure for the overall betterment of the community and public use. A schedule of repairs and capital improvements will be implemented and maintained.



*Downtown Halzehurst Businesses*

Jeff Davis County will be a unique example of a rural growth center utilizing its history, character, charm, and natural resources to support a 21st century economy of innovative industry and special educational opportunities with outstanding community facilities and an unparalleled quality of life. The community will be a nationally known center of aviation, avionics, and aerospace training, research, and manufacturing. In a return to its roots in some manner, Jeff Davis County will again be known for its commerce and industry, location, transportation resources, natural resources, and tourism. There will be new chapters of innovation, history, and uniqueness written to join and further highlight the fascinating and visible facets of unique past endeavors, and the vivid natural tapestry of the county's rural



landscape. The community will truly continue to take flight together and further enhance its reputation as an exceptional center of progress and quality of life, truly unsurpassed and unexpected in a beautiful rural setting. Jeff Davis County will maintain its uniqueness in level of services, economic development, education, and other facets of an outstanding quality of life. The community will be a thriving, growing, truly special rural place which will be very attractive for living, working, doing business, visiting, or recreating. The entire Jeff Davis County community will continue to take flight together to improve itself, to add to its already exceptional quality of life, to extend its reputation for unexpected uniqueness, and to bring about an improved, better, and more prosperous future.



**L** Tallahassee Street, Halzheurst **R** "All gave some, some gave all" Statue

## Healthcare

To better meet the needs of everyone in the community, Jeff Davis County will expand access to specialty healthcare and pay more efforts to address mental health issues that is very much needed in the community. The Jeff Davis County community seeks to expand access to family healthcare, telemed, urgent care, veterinary care, and other types of specialty healthcare for the health and safety of its citizens. Support will be provided by the community to maintain and expand the range of medical services offered by an innovative Jeff Davis hospital, known for quality and services far beyond a rural level. Healthcare transit will also be available for those within the community who require transit to important health-related locations.



# City of Denton

## Description

The City of Denton is a small town of about 250 persons located near the southern edge of Jeff Davis County along U.S. 221/Ga. Hwy. 135. The community is a quiet haven of Southern hospitality and neighborly caring. The City of Denton proudly boasts of its community park and its no tax structure. The city's population has been relatively stable since 2000 and is currently only about 16 percent above 1930's level of 215. The 2010 Census and current estimated population of 250 is more than 25 percent lower than the city's 1990 Census reported population of 335, which was its zenith.

Denton is thought to have been named for Colonel Samuel Denton (1806-1846), who moved to Georgia from South Carolina around 1815. The community actually owes its birth to Colonel Denton's son, Colonel James M. Denton and the Georgia and Florida Railway organized in 1906-1910 by John Skelton Williams. James M. Denton was a farmer, naval stores producer, and sawmill proprietor with large acreage. He organized the Denton Land and Investment Company to develop the town. The community was formally incorporated as a town in August 1911. The railway was the impetus for much of the community's early 20th century growth. By the 1920s/30s, a large number of business establishments were located in Denton, including four stores; one drugstore; three hotels; one bank (the Denton Bank); a doctor's office; one blacksmith shop; one telephone office; two turpentine stills; two cotton gins; two grist mills, and even a hunting lodge. Many of the businesses were destroyed by fire in the 1930s. During the Great Depression, Denton had a Civilian Conservation Corps (CCC) camp. The CCC workers engaged in agriculture and timber related activities, such as ginning cotton, logging, and turpentine, as well as working on the railroad. Denton had its own school which later merged with another small school in Brooker to become the Brooker-Denton School. The community had one early resident, George M. Formby, who was issued a U.S. patent (#1,324,888) for a "flycatcher" in December 1919. The Town of Denton was issued a city charter by the Georgia legislature in 1929.

## Vision

The City of Denton wishes to be a quiet and peaceful small town known for its friendliness and caring neighborliness. It desires to improve its facilities and infrastructure as funds allow, and to attract small businesses/job creators. Citizens of Denton will stay informed and engaged with City representatives through a well-maintained website. The Denton City Park is a pleasant, well-maintained public space that will continue to be utilized and enjoyed by residents and visitors.





Needs	Opportunities
Water system improvements/backup well	Old sewing operation building
Community center	Existing city park
Park improvements	Renovated former fire station
City Cemetery and cemetery access improvements	New leadership
City Hall addition/improvements	
City website	
High Speed Broadband	
Business/industry jobs	



**UL** Play Ground at Denton Recreation Park **UR** Denton Recreation Park **BL** Denton City Hall **BR** Denton Fire Department



# City of Hazlehurst

## Description

The City of Hazlehurst is located in Southeast Georgia at the intersections of U.S. 23, 221, and 341, within about an hour's drive of three of Georgia's major interstates, I-16, I-75, and I-95. The City has a current population of approximately 4,200, and enjoys a central location between some of Georgia's important cities like Savannah, Valdosta, Macon, and Brunswick. The community had its beginnings as a railroad town, and continues to have an active Class I railroad, the Norfolk Southern. Hazlehurst has a strong and continuing agrarian heritage, but is known as "The Industrialized City," because of very early efforts for a rural community to diversify its economy. Naval stores, timber, and tobacco once ruled, and while timber/lumber and cotton still remain important, the community is currently home to a burgeoning wood pellet production industry, the U.S.'s largest hardwood sawmill, and a shoe factory relocated from China, among others. Today, the community is full of vibrancy and vitality, and is surrounded by unsurpassed natural and pastoral beauty, including the timeless and scenic Ocmulgee and Altamaha rivers, the other-worldly Broxton Rocks Nature Preserve, and the Towns Bluff Park and Heritage Center. Hazlehurst continues to maintain appealing old-fashioned values, historic and natural charm, and a high quality of life, while paying attention and homage to its past, present, and future.

The Hazlehurst area was originally known as Handtown, because of the large number of Hand family members in the vicinity. The 1820 U.S. Census lists William Hand as the first settler in present-day Jeff Davis County. The area was made more accessible following establishment of a stagecoach line between Savannah and Tallahassee in 1831. This early road originated along the Georgia coast, traveled through the eastern part of the state before crossing the Altamaha River at Mann's Ferry, and continued through present-day Hazlehurst to Florida. Today, Hazlehurst's Tallahassee Street follows the old stage route. The community was also the traversed location of the early Holmesville and Burkett's Ferry Road which connected Appling County with the Ocmulgee River's Burkett's Ferry Crossing. Then, as now, Hazlehurst and Jeff Davis County were the confluence of much economic activity.

Until completion of the Macon and Brunswick Railroad, the Hazlehurst area was mostly settled by Hand family members. These first settlers were farmers, railroad workers, timbermen, and riverhands. Completion of the Macon and Brunswick Railroad (now the Norfolk Southern Railway main line) through present-day Hazlehurst in 1870 laid the groundwork for the town's growth. Also called 8 1/2 due to its stop number along the railroad, the community was renamed Hazlehurst to honor Colonel George H. Hazlehurst, president and chief engineer of the Macon and Brunswick Railroad. Colonel Hazlehurst was a remarkable man and talented engineer whose experiences ranged from helping plan the defenses of Vicksburg during the Civil War to surveying in the wilds of Florida and for the Macon and Western Railroad. He also helped build the





Nashville and Chattanooga Railroad, located and constructed the New Orleans and Jackson Railroad, and engaged in building the Macon and Augusta Railroad while serving as its president. Hazlehurst, Mississippi was also named in Colonel Hazlehurst's honor.

By the late 1860s/early 1870s, a number of business enterprises were operating in the vicinity of present-day Hazlehurst. These included William Dent's sawmill, Wash Dyal's country store, and Taffee Hesters' water grist mill. Joseph Lishenstein, a Jewish peddler who settled in the area in 1870, is credited as being Hazlehurst's first official resident. The next year A.P. Surrency, a large landowner in then Appling County, laid out the community. His son Millard Surrency operated a store in Hazlehurst as did J.F. Hinson by 1873. In 1872 Dr. J.H. Latimer built his residence in town, which today is considered the oldest house in Hazlehurst. Two naval stores operators from North Carolina named Council and Grady started the first turpentine business in the area around 1873.



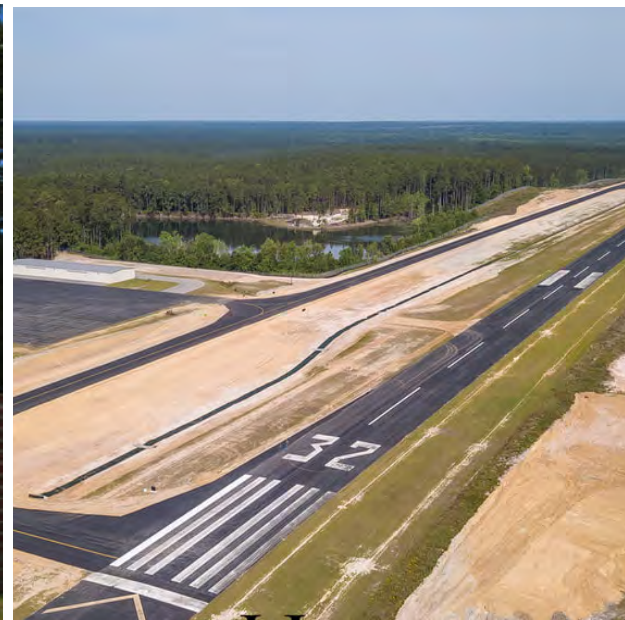
**L** Hazlehurst - Jeff Davis County Historical Museum **R** High School Mascot **B** Downtown Hazlehurst Mural





The town of Hazlehurst was initially incorporated in 1877 by the Appling County Superior Court. Its original boundaries extended one-half mile in each direction from a warehouse in the center of town. According to the 1879-80 Business Directory, Hazlehurst had a total of seven general stores, which included several commissaries run by naval stores and/or timber farmers.

During the last two decades of the nineteenth century, Hazlehurst experienced major growth, largely due to the wealth of timber resources in the area. Local men such as John W. Hinson, “Cap” Wilson, John F. Hall, Napoleon Weatherly, the Varn Brothers, Preston Grainger, John W. Cromartie, and the Pace Brothers were among those who established naval stores and timber related businesses. Business partners C.W. Pike and L. Johnson finished laying out Hazlehurst’s streets and town lots in the early 1880s. They also had a turpentine still and sawmill which they sold to Bewick [Lumber] and Company of New York in 1888. Bewick and Company went on to build one of the largest timber operations in the area. Hundreds of men from all over Georgia were employed at their large sawmill and shingle mill. Houses and even a hotel were constructed for the foremen and workers.



**L** Church, Hazlehurst   **R** Hazlehurst Municipal Airport

The Georgia General Assembly incorporated the town of Hazlehurst by legislative act on August 22, 1891, some 14 years after its previous incorporation by Appling County. Apparently, Hazlehurst’s government had ceased functioning sometime after 1880, thus making reincorporation necessary. The act extended the town limits one mile in all directions from the railroad depot.



By 1900, Hazlehurst's population had reached 793. The 1904-1905 Yearbook of the Commissioner of Agriculture listed an impressive number and variety of businesses in Hazlehurst, including six general stores, seven grocers, one hotel, one bank, one millinery, one jeweler, two drugstores, and two sawmills. In 1907, the charter was amended, and the town of Hazlehurst officially became a city in Jeff Davis County. The next year a second rail line, the Georgia and Florida Railroad, was built through Hazlehurst. This line ran from Augusta, Georgia to Madison, Florida, and thus brought new opportunities for business and industrial growth to the Jeff Davis community. In addition, Hazlehurst became one of Georgia's leading tobacco markets following construction of the city's first tobacco warehouse in 1920. Hazlehurst's population reached 1,378 in 1930.



**TL** Police Department, Hazlehurst **TR** Hazlehurst - Jeff Davis Youth Recreational Park **BL** Fountain, Hazlehurst **BR** Fire Department, Hazlehurst

After World War II, the community organized a Chamber of Commerce and a BAWI group (Balance Agriculture With Industry) to attract new industry. The efforts of local businessman Claude Cook and others helped bring a number of major industrial employers to the Jeff Davis community as early as the 1940s. Hazlehurst's population grew dramatically from 1,732 in 1940 to 4,298 in 1980, largely due to the creation of local manufacturing jobs. Although these manufacturing jobs have ebbed and flowed, the community and its leadership have continued to adapt and respond. Manufacturing, including FRAM pellets, Beasley Timber, Thompson Hardwoods, McPherson Manufacturing, Propex Hazlehurst Mills, Precision Products, and EP American Footwear, remains a major component of the local economy. City population has remained relatively stable at around 4,200 since 1990.



## Vision

The City of Hazlehurst desires to continue to develop its facilities, amenities, and businesses to support and nurture the community with a flourishing economy and high quality of life. Infrastructure and streetscapes will be upgraded, and improved, and public parks will be established with attractive landscaping and fixtures. Public safety agencies will be completely equipped and trained to protect and serve the people of Hazlehurst. The City will continue to be a proud hometown which celebrates, embraces, and honors its business, heritage, and people. Historic preservation will be made a priority to secure community character and heritage. The community will continue to move forward with committed leadership, and caring and concerned citizens which exhibit civic togetherness, and genuine desire to improve the community and its quality of life, while remaining true to its considerable heritage and scenic natural and cultural beauty. Communication and citizen engagement will be expanded and made efficient with the implementation of programs designed to inform and communicate with citizens. The City of Hazlehurst will continue to be the social, governmental, educational, and economic center for a thriving rural county with continuing improved, modernized infrastructure; expanded commercial and industrial opportunities and concerns; a teeming and thriving revitalized downtown; improved parks and other amenities; and upgraded technological and transportation facilities. The community will draw visitors, business, and residents alike to its coveted and admired uniqueness of atmosphere, advancement, and character.

Needs	Opportunities
Continue water/sewer/infrastructure improvements	Existing industry
New rail-served industrial park	Airport
Civic center	TIA (TSPLOST) Projects
More recreation/leisure parks and parks improvements	The Big House
Reuse of abandoned community facilities	Abandoned Georgia and Florida Railway
Information technology and broadband improvements	Leadership/intergovernmental cooperation
Continuing downtown revitalization and development	Old jail/First Avenue School
New connected truck route/transportation improvements	Coastal Pines Technical College
	City-owned Twisted Pines Golf Course
	Location
	Transportation Resources





# Community Goals

## Economic Development



1. Address continuing education/job skills improvements
2. Maintain/upgrade water/sewer/drainage infrastructure
3. Continue to maintain/develop existing industrial park through technological, infrastructure, and other enhancements
4. Develop new industrial park with rail access
5. Acquire/develop small business/industrial site in Denton
6. Improve transportation access/quality
7. Seek broadband/fiber availability upgrades
8. Nurture existing businesses/industries
9. Attract new businesses/industry/jobs
10. Maintain/increase local retail trade/service sectors and their market share
11. Maintain viability/support/enhance agricultural/forestry uses
12. Support continued downtown revitalization of Hazlehurst
13. Enhance/grow tourism
14. Seek compatible development supportive of community's rural character and vision

*Beasley Forest Products, Jeff Davis County*







**U** Altamaha River  
**B** Towns Bluff



## Natural & Cultural Resources

1. Protect significant natural resources of Jeff Davis County
2. Conserve/protect Altamaha and Ocmulgee rivers
3. Seek compatible development/utilization
4. Address growth management/natural and cultural resources protection
5. Maintain open spaces/agricultural/forestry uses
6. Support existing/encourage development of new nature-based, heritage, recreation, and agri-tourism opportunities
7. Seek continued enhancement of Towns Bluff Landing and Heritage Center, and promote its usage
8. Conserve/protect Bullard Creek Wildlife Management Area and Broxton Rocks
9. Utilize/preserve/adaptively use historic resources/heritage of Jeff Davis County
10. Continue downtown revitalization of Hazlehurst
11. Support recognition of Town of Ebenezer site, African-American Masonic Lodge, and St. Matthews Church as significant cultural resources/tourist attractions
12. Acquire/rehabilitate historic school on First Avenue in Hazlehurst as civic/community center







## Housing



1. Encourage diverse housing mix
2. Improve housing quality/appearance
3. Utilize state/federal programs
4. Continue revitalization of Northwest Hazlehurst Redevelopment Area and others, as needed
5. Encourage further development of low/moderate income housing facilities, such as Cloverset Place
6. Seek to attract retirees
7. Establish countywide building/development permits
8. Implement countywide code enforcement

## Land Use



1. Preserve rural character/quality of life
2. Promote compatible development/utilization
3. Implement/enforce need for land use planning/subdivision/manufactured housing regulations/growth management and code enforcement
4. Seek/promote development compatible with existing infrastructure location
5. Utilize existing and new infrastructure to guide desired growth/development
6. Establish countywide building/development permits
7. Implement countywide code enforcement







## Community Facilities and Services



1. Provide/maintain adequate governmental facilities/services
2. Maintain/upgrade/expand water/sewer facilities and service, as needed
3. Improve broadband technology/internet access availability
4. Develop new industrial park with rail access
5. Acquire/develop small business/industrial site in Denton
6. Enhance local solid waste/recycling facilities/programs/initiatives in conjunction with improving community appearance
7. Continue to upgrade public safety/fire/emergency medical facilities/services
8. Maintain Jeff Davis Hospital as state-of-the-art facility
9. Continue support for and enhance cultural facilities/programs/events
10. Acquire/rehabilitate old school on First Avenue in Hazlehurst as civic/community center
11. Maintain/upgrade quality educational facilities/services
12. Maintain/improve/develop parks/recreation facilities/activities
13. Improve/promote transportation access/quality
14. Develop new Hazlehurst perimeter road/truck route

## Intergovernmental Coordination



1. Maintain/enhance local, regional, state cooperation
2. Seek sharing/cooperation/consolidation in service delivery
3. Coordinate/upgrade land use/growth management planning/regulation/code enforcement/development permitting



# Long Term Community Policies



## Economic Development

1. The community will continue to support and encourage the retention, expansion, and enhancement of existing businesses and industries
2. The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as value-added agribusiness, agritourism, exporting, and nature-based tourism
3. The community will utilize the *Downtown Hazlehurst Master Plan* as a recruiting tool to attract businesses to downtown, and for capital investments, downtown infill development
4. The community will continue to support and promote existing industries that capitalize on the resources and natural environments of the county, such as Beasley Forest Products/Thompson Hardwoods
5. The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce
6. The community will continue to maintain its industrial park through technological improvements, infrastructure maintenance/improvements, and/or additional enhancements as needed to facilitate and accommodate desired commercial and industrial growth
7. The community will develop a new industrial park to attract and accommodate additional commercial and industrial growth
8. The community will acquire and develop a site for small business/industrial development in Denton
9. The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts
10. The community will work together to maintain a modern airport through necessary infrastructure/equipment upgrades and maintenance
11. The community will support the development of a perimeter developmental road to reduce the congestion of semi-truck traffic by routing through trucks from the downtown areas
12. The community will pursue capacity improvements to Internet access/service and facilities supportive of state-of-the-art fiber-optics, and broadband technology
13. The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life
14. The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers
15. The community will continue the revitalization of Downtown Hazlehurst as a vibrant, functioning commercial, governmental, and social center
16. The community will work with the Jeff Davis County Chamber of Commerce and Development Authority to maintain and increase the local retail trade and service sectors and their market share
17. The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities,



agritourism, and nature-based tourism

18. The community will continue to support and grow the annual Golden Isles Parkway Peaches to Beaches yard sale along U.S. 341
19. The community will work cooperatively to increase promotion and marketing of Towns Bluff Landing, Bullard Creek WMA, “Town of Ebenezer/St. Matthews Church,” and Broxton Rocks as local tourist attractions, and otherwise grow tourism as an important component of the local economy
20. The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community
21. The community will work with the Jeff Davis County Chamber of Commerce and Development Authority to continue to support and promote the community’s vision



## Natural and Cultural Resources

1. The community will seek to conserve the Altamaha and Ocmulgee 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
2. 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
3. The community will seek development compatible with, and which capitalizes on, its existing rural character/landscape and quality of life
4. The community will capitalize on its agricultural lands/forestry economic opportunities, and will seek to promote, develop, and cultivate additional compatible uses of these resources
5. The community will continue to seek to enhance Towns Bluff Landing and Heritage Center, through access road improvements, amphitheater construction/development of a community play, floating dock addition, trail extension, and other amenities/improvements
6. The community will seek to conserve and protect the Bullard Creek and Flat Tub wildlife management areas and Broxton Rocks and will work to pursue additional public and private outdoor recreation or nature venues, including possible rails to trails development of the abandoned Georgia and Florida Railway bed.
7. The community will maintain, utilize, promote, and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic building, historic districts, and landmark structures, and pursue listing on the National Register of Historic Places, as appropriate
8. The community will support the recognition of the “Town of Ebenezer,” the African American Masonic Lodge, and St. Matthews Church as significant African-American cultural resources and tourist attractions
9. The community will seek to acquire and rehabilitate the old school on First Avenue in Hazlehurst as a civic/community center







## Housing

1. The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly, starter homes, and compatible workforce housing
2. The community will encourage the use of state and federal programs to improve availability of affordable/quality housing, and to encourage homeownership
3. The community will continue to work collaboratively on revitalization measures and programs for the Northwest Hazlehurst Redevelopment Area and other areas as appropriate
4. The community will encourage further development of low/moderate income housing facilities, such as Cloverset Place
5. The community will seek to attract retirees through promotion of its excellent quality of life and amenities, and development of attractive housing options, including 55+ senior apartments and assisted living facilities



## Land Use

1. The community will encourage growth which preserves and protects its rural character and quality of life
2. The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character
3. The community will cooperate to implement and enforce the need for land use planning, subdivision/manufactured housing regulations, growth management and code enforcement
4. The community will seek and promote development that is compatible with existing infrastructure location to guide growth
5. The community will utilize infrastructure to guide growth and development and encourage desired patterns of development



## Community Facilities and Services

1. The community will provide and maintain adequate government facilities, including city and county administrative facilities
2. The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed



3. The community will develop a new industrial park to attract and accommodate additional commercial and industrial growth
4. The community will acquire and develop a site for small business/industrial development in Denton
5. The community will enhance the county's solid waste/recycling facilities, programs, and initiatives, in conjunction with other efforts to improve community appearance
6. The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, fire service, Emergency Medical Services, and Emergency Management Agency, to support an expanding population and to improve quality of service
7. The community will continue to work together and support its local hospital and medical services
8. The community will continue to support its cultural facilities, programs, and events and provide enhanced facilities, service, and programs as feasible
9. The community will seek to acquire and rehabilitate the old school on First Avenue in Hazlehurst as a civic/community center
10. The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and Programs
11. The community will pursue development/upgrades to broadband technology facilities and services countywide
12. 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
13. The community will support development of a perimeter developmental road to reduce the congestion of semi-truck traffic by routing through trucks from the downtown area
14. The community will work with the City of Hazlehurst to maintain existing sidewalks and the development of new sidewalks or other pedestrian facilities, especially those connecting to downtown/commercial areas, as needed
15. The community will pursue funding assistance to pave the road to access the Denton Cemetery



## **Intergovernmental Coordination**

1. The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Jeff Davis County
2. The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible
3. The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development



# Needs & Opportunities



---

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path.

The Needs and Opportunities Element generally answers the planning question, **“Where are we currently?”** The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Jeff Davis 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.







## Economic Development

### Opportunities:

1. First Class Airport
2. Strong local banks
3. *Downtown Hazlehurst Master Plan*
4. Propex
5. Class I railroad
6. Beasley/Thompson (forest products promotion)
7. McPherson
8. Jeff Davis Hospital
9. Local partnerships
10. Industrial Park
11. Excellent local schools/ Sports Teams
12. Community vision and support
13. Local churches
14. Strong local governments/leadership
15. Location/proximity to ports/adjacent to 7 counties/halfway between Brunswick and Macon
16. River and Towns Bluff Park
17. Wildlife Management Areas-2
18. Transportation improvements, including U.S. 341 four-laned
19. Proximity to Ports
20. Sense of Community, Pride, Hometown Feel/ Close knit community/ Rural character/Quality of Life preservation
21. Peaches to the Beaches
22. Georgia Great State Cookout
23. Strong Support of Downtown
24. Christmas Event-Parade
25. Thriving Downtown Development
26. 341 Hwy, Golden Isles
27. Coastal Pines Technical College
28. Southern Pines Career Academy
29. High School Apprenticeship Program-Career Prep
30. 3 Monument Companies
31. Location within the State-Proximity
32. Auction Companies
33. Fairgrounds
34. The Vault, CrossFit, Escape Room, Virtual Experience
35. Community Support for Downtown Development
36. Trucking Industry
37. House Bill 145
38. Railroad Bridges
39. Rails to trails opportunities
40. Towns Bluff Park
41. Downtown Development Grants, Grants for Sidewalks
42. Agriculture and Forestry Resources
43. Golf Course, School System Program
44. Teachers as a profession program at high school

### Needs:

1. Lack of local job diversification/lack of job opportunities
2. Promotion of Downtown/ niche market development/ Downtown Hazlehurst revitalization/vacancies/restore Hazlehurst DDA
3. Road maintenance/ Infrastructure improvements needed
4. More support for major industries
5. More support for hospital





## Economic Development

*("Needs" Continued)*

6. Drug Use, increase in poverty, low incomes
7. COVID
8. Younger Populations Leaving
9. Need more participation and of support from community/ Buy local campaign
10. Lack of public transit
11. Lack of hotels
12. Housing stock, affordable housing, lack of rental properties, short term housing options
13. Lack of restaurants/amenities/entertainment/retail/cultural opportunities
14. Lack of Countywide code enforcement and zoning ordinance/need for mixed use
15. Dry County
16. Lack of sidewalks in areas
17. Lack of land in Hazlehurst
18. Senior housing/ Assisted living facilities with greenspace
19. 911 Center, EMS improvement
20. Better Community Health programs
21. Lack of Communication to public and between Cities and County
22. Need for Business/industry retention/expansion
23. Aging infrastructure
24. Elimination of blight /need to utilize/renovate existing vacant buildings
25. Limited industrial water supply/capacity
26. Airport upgrades
27. More diverse industrial community
28. Small business/entrepreneurial development needed
29. Tourism development/promotion
30. Attraction of new economic development
31. Education level/job skill improvements needed
32. Need to update proposal for perimeter developmental road/truck route
33. General complacency
34. Expansion of Hazlehurst/Annexation Potential
35. Consolidation between City and County governments
36. Bike, walking, multi-use trails -Connection between downtown and Towns Bluff Park
37. Campground additions
38. Full hookups for trucking stops
39. Dog Parks
40. Restoration of Historic Properties (1890s Homestead)/Big House
41. Support Agri-tourism/ Promotion of agriculture uses/ need more collaboration with local farmers
42. Lack of broadband technology, except at schools
43. Increasing traffic
44. Drainage/stormwater runoff improvements needed
45. Better promotion/utilization of golf course property/ golf course revitalization





## Natural & Cultural Resources

### Opportunities:

1. Altamaha River water level protection
2. Natural resources conservation/protection
3. Altamaha and Ocmulgee River Corridors
4. Rural agricultural character preservation
5. Outdoor recreation opportunities/ Hunting Opportunities
6. Wildlife management areas/outdoor recreation development
7. Historic resources preservation/utilization
8. Towns Bluff/ Campgrounds/Towns Bluff Landing expansion/promotion
9. Town of Ebenezer site/African-American Masonic Lodge/St. Matthews Church
10. Three major rivers-Ocmulgee, Oconee, Altamaha
11. Broxton Rocks
12. Farmers Market
13. State Record for Size of Catfish
14. Library Program
15. Fairgrounds
16. Agriculture and Forestry Resources
17. Recreation Department
18. Peaches to the Beaches
19. Georgia Great Steak Cookout
20. Champions of Downtown
21. Christmas Event-Parade
22. Golf Course, School System Program
23. Railroad Bridges
24. Rails to trails opportunities
25. Senior Citizen Program

26. Coastal Pines Technical College
27. Southern Pines Career Academy
28. High School Apprenticeship Program-Career Prep
29. 21st Century Program/Family Connection

### Needs:

1. Better promotion/utilization of golf course property/ golf course revitalization Need Community Play/Amphitheatre at Towns Bluff
2. Need for compatible, supportive development
3. Restoration of Historic Properties (1890s Homestead)/Big House
4. Support Agri-tourism/ Promotion of agriculture uses/ need more collaboration with local farmers
5. Need for more public parks/greenspace/dog parks
6. More promotion and expansion at Towns Bluff Park
7. Bike, walking, multi-use trails. Connection between downtown and Towns Bluff Park
8. COVID
9. Need more Assisted living facilities with greenspace
10. Need more events/venues/entertainment options geared for families and younger generations
11. Improving River Access







## Housing

### Opportunities:

1. Attraction of retirees/quality of life
2. Loft Apartment/Residential Development in Downtown
3. Annexation potential
4. Excellent local schools/ Sports Teams
5. Sense of Community, Pride, Hometown Feel/ Close knit community/ Rural character/Quality of Life preservation
6. Tiny House subdivision development in Hazlehurst

### Needs:

1. Need for additional affordable housing
2. Diversity of housing mix
3. Improvement of housing quality
4. Cloverset Place type developments needed
5. Need countywide building/development permits
6. Lack of countywide code enforcement
7. Zoning, need for mixed use/ Need for compatible, supportive development
8. Younger Populations Leaving
9. Lack of broadband technology
10. Housing stock, affordable housing, lack of rental properties, short term housing options
11. Drainage/stormwater runoff improvements needed
12. Senior housing/ Assisted living facilities with greenspace
13. Elimination of blight /need to utilize/renovate existing vacant buildings



## Land Use

### Opportunities:

1. Rural character/Quality of Life preservation
2. Agricultural/natural resources
3. Downtown Development and Revitalization
4. Annexation potential

### Needs:

1. Need countywide building/development permits
2. Lack of countywide code enforcement
3. Zoning, need for mixed use/ Need for compatible, supportive development/ need for planning/growth management/regulation
4. Utilize infrastructure to guide growth





## Community Facilities and Services

### Opportunities:

1. First Class Airport
2. Jeff Davis Hospital
3. 21st Century Program/Family Connection
4. Tri County CASA
5. Library Program
6. Water Park
7. Farmers Market
8. Railroad Bridges
9. Downtown Development Grants, Grants for Sidewalks
10. Rails to trails opportunities
11. Education facilities/services improvements
12. Detention center
13. Recreation Department, including park/recreational facilities
14. Local churches/Civic Clubs
15. Fairgrounds
16. Towns Bluff/ Campgrounds/Towns Bluff Landing expansion/promotion
17. Chamber of Commerce/Tourism/JDA
18. Railways
19. Teachers as a profession program at high school/ Apprenticeship Program-Career Prep
20. Coastal Pines Technical College
21. Southern Pines Career Academy
22. Wildlife Management Areas-2
23. The Vault, CrossFit, Escape Room, Virtual Experience
24. Community Support for Downtown Development
25. Peaches to the Beaches
26. Georgia Great Steak Cookout
27. Strong Supporters of Downtown
28. Christmas Event-Parade

### Needs:

1. Restoration of Historic Properties (1890s Homestead)/Big House
2. Elimination of blight /need to utilize/renovate existing vacant buildings
3. Need for more public parks/greenspace/dog parks
4. More promotion and expansion at Towns Bluff Park
5. Bike, walking, multi-use trails. Connection between downtown and Towns Bluff Park
6. COVID
7. Need more Assisted living facilities with greenspace
8. Need more events/venues/entertainment options geared for families and younger generations
9. Provision of adequate government facilities, including city administrative facilities (have new Hazlehurst City Hall)
10. Aging infrastructure
11. Provision of adequate water/sewer through capital improvements program
12. Drainage/stormwater runoff improvements needed
13. Limited industrial water supply/capacity
14. New well needed in Hazlehurst
15. Solid waste disposal improvements
16. Greenbox locations/improvements/trash overflow
17. More space needed at Denton cemetery
18. Strong public safety/organizations/enhancements
19. Renovation of Denton Fire Station
20. Inadequate number of volunteer Fire Fighters
21. Adequate emergency medical services



*(Facilities and Services "Needs" Continued)*

22. Have telemedicine in local schools
23. Cultural facilities improvements/funding
24. Have new library, but need funds for operating expenses/extended hours
25. Lack of youth programs
26. Lack of public transit
27. Lack of hotels
28. Need for more public parks/greenspace/dog parks
29. More promotion and expansion at Towns Bluff Park
30. Bike, walking, multi-use trails. Connection between downtown and Towns Bluff Park
31. COVID
32. Need more Assisted living facilities with greenspace
33. Need more events/venues/entertainment options geared for families and younger generations
34. Road maintenance/ Infrastructure improvements needed
35. Lack of broadband technology, except at schools
36. Sidewalk condition/connectivity (extended using T-Splost from hospital to housing project and Burkett's Ferry to high school)
37. Downtown Development/Restore Hazlehurst DDA
38. Animal control
39. Need immigrant resources



## Intergovernmental Coordination

### Opportunities:

1. Local, regional, and state cooperation
2. Local churches/Civic Clubs
3. Local industry/business owners
4. Recreation Department, including park/recreational facilities
5. Coastal Pines Technical College
6. Southern Pines Career Academy
7. School System
8. Jeff Davis Hospital
9. 21st Century Program/Family Connection
10. Tri County CASA
11. Champions of Downtown Hazlehurst
12. Library Program
13. Public Safety organizations
14. Annexation potential

### Needs:

1. Local, regional, and state cooperation
2. Local partnerships (including animal control, but countywide ordinance needed)
3. Services sharing/cooperation/consolidation - better communication/collaboration/cooperation between Cities and County
4. Coordinated planning/growth management
5. Need for technological upgrades across public service departments
6. Need to incorporate more efficient and effective ways to engage the public
7. More collaboration with local farmers for Agri-tourism opportunities and support
8. Elimination of blight /need to utilize/renovate existing vacant buildings
9. Lack of community involvement (volunteers)
10. Unresponsive/passive landlords of vacant buildings





# 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 Jeff Davis 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. The definition is likely to change in the future and will be welcomed as it is



much desired by the community to achieve broadband capabilities reaching speeds of 1 gigabit per second (1,000 Mbps) across the entire county. 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 Jeff Davis 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, 99.1 % 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 94.9% in rural areas. Rural areas in the State of Georgia are 80.3% served with broadband capability as compared to 97.9% in the urban communities. Also in the FCC's 2020 Broadband Deployment Report, it is reported 69.3% of the population in Jeff Davis County have access to fixed broadband technology served by DSL, and cable networks.



**L** Jeff Davis Golf Course **R** Towns Bluff Camp Ground

DSL service is available with a speed up to 25 Mbps in an area within and around the City of Hazlehurst. Various blocks in the unincorporated county have access to DSL technology with download speeds up to 6 Mbps. Cable line access with speeds reaching 100 mbps is available within Hazlehurst and various locations of unincorporated Jeff Davis County. Currently no census block is within Jeff Davis County is served with fiber optic infrastructure.

Data reported by the State of Georgia Broadband Deployment Initiative's (GBDI) 2020 Broadband Report and accompanying map indicates a lower percentage of locations being served with broadband than the FCC data. This data varies due to the methodology of calculating the locations unserved. The FCC data considers an entire census block and population within as served if one location is served within the block. The data presented by the GBDI reports





consider a census block served if 80 percent of locations are served with broadband capable speeds. Areas of Jeff Davis County without broadband capable technology are located generally within Hazlehurst with exception of few blocks within the unincorporated area. The areas unserved blankets the entire area primarily considered rural. Within this unserved area, 4,146 locations or 51 percent of Jeff Davis County are considered unserved by the State of Georgia. Agricultural interests within the County may benefit from improved internet capabilities; the farming operations to see the greatest benefit are located in the unserved areas.

Across the State of Georgia many Rural Electric Membership Corporations have committed to providing broadband service as an additional service to their customers. Jeff Davis County is entirely located within the Satilla EMC. Beginning in 2022, Satilla EMC will begin broadband service for customers with expectations to completely serve its nine counties with a fiber-to-the-home (FTTH) network capable of gigabit-speeds within five years. The Jeff Davis community supports the Satilla EMC effort to build a broadband network and will encourage additional projects to insure adequate competition and service comparable to urban areas.

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. Jeff Davis 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. The community considers the minimum speeds to be inadequate for the future development needs of Dodge County and will strive to complete a broadband network capable of reaching 1 Gigabit throughout the entire county. 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 Jeff Davis County; however, the fixed broadband technology fails to reach 30 percent of the population and 49 percent of locations within the county (see Figure 1). Increased competition among providers may also decrease the cost charged to the consumer. According to FCC data, four fixed network providers operate within Jeff Davis County; the providers include Windstream (DSL), AT&T (DSL), Xfinity (Cable), and Mediacom (Cable). 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 Jeff Davis County is critical as it is determined to be underserved by both fixed broadband technology and wireless broadband technology. Jeff Davis County and City of Hazlehurst desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered "Broadband Service."





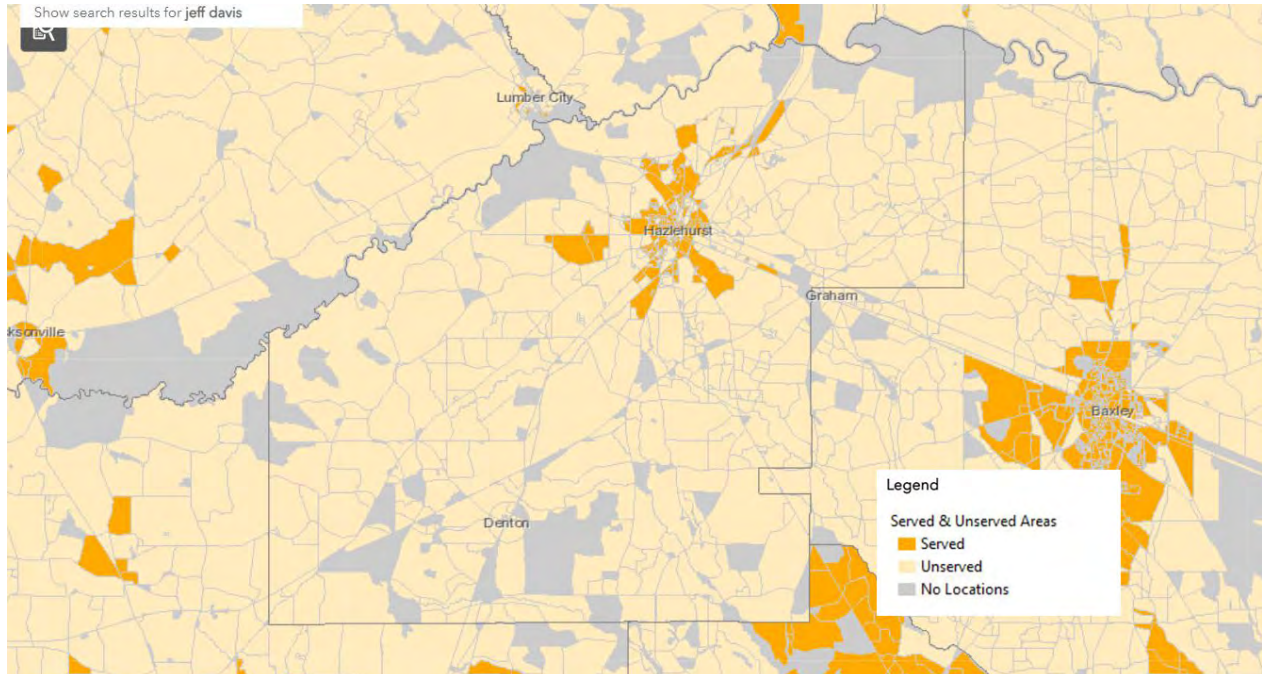


Figure 1: Broadband Availability within Jeff Davis County

Source: Georgia Broadband Deployment Initiative 2021; <https://broadband.georgia.gov/maps/gbdi-unserved-county>

The Jeff Davis 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.

1. Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
2. 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.
3. Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
4. Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
5. Identify broadband deployment projects eligible for OneGeorgia Authority funding and/or other state and federal grant or loan opportunities.



# Economic Development



Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Jeff Davis County and has been throughout its history. The Altamaha and Ocmulgee rivers and the forested lands of Jeff Davis provided avenues of exploration and access to life sustaining wild-life populations both to Native Americans and European explorers long before the county's formal establishment. The county's settlement in the early 1800s related to Indian treaties and land lotteries for persons seeking new lives and fortunes. The first county development related to river commerce, ferries, and the opening of stagecoach routes and early public roads. The completion of the Macon and Brunswick Railroad in the mid-1800s led to the establishment and growth of Hazlehurst. The railroad also opened up markets and fierce



competition over the county's abundant yellow pine forests and lumber resources. Significant economic influence ensued for Hazlehurst and Jeff Davis County. The turpentine still and sawmill operations of Bewick and Company of New York became one of the area's largest timber operations. The second spurt of county growth and development coincided with the opening of the Georgia and Florida Railroad in the early 1900s. This led both to formal county establishment and the creation of Denton. The resulting economic influence and prosperity led to more market availability and allowed Hazlehurst to become a major tobacco market. Local entrepreneurship and leadership, and the foresight to diversify beyond agriculture and to bring in industry after World War II, led to Hazlehurst becoming "the Industrialized City." These attributes continue to impact the Jeff Davis County community's future. The highways of U.S. 221 and U.S. 341 crossing in Hazlehurst facilitated this economic transition. Location, transportation resources, now more impactful through the crossing of a number of important state and federal highways; existing industry; local entrepreneurship and leadership; the still abundant and outstanding natural and cultural resources and the many opportunities they afford for outdoor fun and adventure; the balance of old and new; and the overall family-friendly quality of life within the county remain key factors and attractors in future growth and development.



*Beasley Forest Products, Jeff Davis County*

Jeff Davis County today is a growing, progressive rural community of about 15,000 persons, centered on the crossroads of important federal highways U.S. 341 and U.S. 221, as well as U.S. 23. The community is located near the mid-point between Macon and the Georgia Coast, and between Savannah and Jacksonville. The county enjoys a beautiful pastoral location at the confluence of Georgia's major and fabled blackwater rivers, the Ocmulgee and Oconee rivers which then form the unequaled Altamaha River. The Altamaha has a long and glorious association with Native American history, U.S. European colonization, the early settlement and economy of Georgia, and even today, is a world-class natural ecosystem. The early history and economy of Jeff Davis County is tied to these rivers and the surrounding fields and forests. Even today, agriculture and transportation are greater parts of the local economy than the average U.S. or Georgia county, and the community is home to the U.S.'s largest





operating hardwood sawmill and other forest-related industries, including a newly constructed wood pellet mill. Despite this continuing major agrarian presence and influence, the community was a pioneer in diversifying its economy with a post-war campaign to “Balance Agriculture with Industry” and the nurturing of local entrepreneurship. With this providential, supportive, and continuing attention to diversification, the community enjoyed much success, and allowed Hazlehurst to rightly earn the moniker, “The Industrialized City.” This attention and leadership continues today with goods producing industries still accounting for more than 35 percent of local employment. The community was even successful in relocating a shoe manufacturing facility from China to Hazlehurst. The historic downtown city center is primed for regrowth and will become the focus of the community and surrounding communities once again. Agrarian interests and other natural heritage are not neglected either. The community has an 1890s farmstead, local museum, a community center located in a landmark residence, a cotton festival, the official Georgia steak cook-off, and a still developing heritage center and natural park located on the Altamaha River.



*South Georgia Cotton Gin, Jeff Davis County*

For all of Jeff Davis County’s economic successes it remains Georgia Job Tax Credit Tier 1, meaning it remains in the bottom 40 percent of counties on factors including unemployment rate, per capita income, and percentage of residents below the poverty level. This is primarily a function of being a rural county in Southeast Georgia, and such status does allow a business creating new jobs to claim Georgia’s highest job creation tax credit (~\$4,000/job). It also conceals the fact that Jeff Davis County is statistically better off than many of its surrounding neighbor counties.

There are certainly continuing needs for Jeff Davis County’s economic development. The per capita money income in Jeff Davis County as reported by the Census Bureau for 2015-2019 is \$17,833, about 57% that of Georgia as a whole (\$31,007) while the state experienced an increase, the County remained virtually the same, and regressed when accounting for inflation



of the US dollar. Median household income is \$36,669, about 62% that of Georgia (\$58,700). About one-fifth of Jeff Davis County citizens are in poverty (22%), compared to only 15.1% in Georgia as a whole. This high poverty has persisted for a number of decades. There are needs for more high paying jobs. Unemployment in the county has improved since 2015 and is now lower than the state and Jeff Davis area average of 6.5 % and 5.9% respectively. The unemployment percentage for 2020 was 5.1%. A redeeming statistic is that almost two-thirds of county workers do work inside Jeff Davis County, although wages are relatively low. Job skills of local residents are also a concern; about 22% of local residents are without a high school diploma compared to 13% statewide. Transfer payments represent about 30% of total personal income compared to about 17% statewide. On the positive side, there is more home ownership in the county (65.1%) than Georgia (63.3%), and housing costs are cheaper as well. A concerning statistic is while owner occupied units remain higher than the state average, the county percentage decrease of 10.3% from 75.4% in 2015. The median value of owner-occupied housing units, 2015-2019, was \$79,800 in Jeff Davis County as compared to \$176,00 in Georgia, and median gross rents, 2015-2019, were \$584 in the County as compared to \$1,006 in Georgia.



**L** Altamaha River **R** Forestry Products, Jeff Davis County

There are opportunities and cause for optimism for future economic development in Jeff Davis County as well. Employment within the county does remain concentrated within the manufacturing, government, agriculture, and transportation sectors, and there is relative employment stability as a result. There have been several recent expansions of agricultural related enterprises within Jeff Davis County, as well as the successful location of the wood pellet and shoe manufacturing concerns, among others. There remain many unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. The cost of living in Jeff Davis 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. Continuing population growth is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location are contributing to attraction success.

The Jeff Davis 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 Jeff Davis County.

### **Address Educational Levels/Improve Jobs Skills**

Jeff Davis County has a long history of educational leadership, and will continue to support its school system, its Coastal Pines Technical College campus and programs, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, and continuing intergovernmental cooperation.

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

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The support of existing agricultural forestry operations such as Beasley Forest Products, Thompson Hardwoods, and Pallet One, and the location of the Fram Fuel wood pellet plant are positive steps and tremendous assets and opportunities. Successes witnessed in various Georgia cities with innovative agriculture through business incubator setting may be replicated in downtown Hazlehurst, particularly with the already large presence of agriculture industry in the county.



*forestry operations*

### **Address/Improve Infrastructure/Broadband Needs**

The Jeff Davis County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer, drainage and other needs, particularly for fire protection. The lack of appropriate broadband telecommunications access will also be addressed through State designations such as the “Broadband Ready Community” and local public private partnerships where applicable.



### **Nurture Existing Businesses/Entrepreneurs/Industries**

This has been a local hallmark critical to past successes, and will continue with passion. The Jeff Davis County community will work through its Development Authorities and Chamber of Commerce, and in cooperation with Coastal Pines Technical College and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests.

### **Attract New Businesses/Jobs**

The Jeff Davis County community, through its Development Authorities, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will cooperate in providing appropriate funds in making full-time economic development efforts more efficient and effective. State tax credits and local tax incentives for job creation will be marketed. A new incentives package and plan will be investigated in the downtown Hazlehurst zone. Enhancing existing industrial sites and developing a new industrial park will assist. Also, efforts for GRAD ready locations will continue to be a priority for attracting development. The crossroads location of several major highways, and the rail and airport facilities are major assets and calling cards. The family-friendly atmosphere, many natural and cultural amenities, and overall high quality of life will attract more than people.



*Downtown Hazlehurst Old Gas Station Concept Design*

### **Develop/Enhance Tourism**

Jeff Davis County's extraordinary outdoor amenities and splendor; including the Altamaha and Ocmulgee rivers, the Bullard Creek and Flat Tub WMAs, Broxton Rocks, and the Towns Bluff Heritage Center and RV Park; many historic structures; remarkable and unique existing and potential festivals; its location along U.S. 341 (the Golden Isles Parkway) and U.S. 221; the Peaches to Beaches Yard Sale; as well as its farms and scenic countryside offer much more potential to increase visitors.



### Improve Transportation Access/Quality

The Regional T-SPLOST has provided many needed local resurfacing and other road improvements, including a new Uvalda Bridge (U.S. 221) over the Altamaha, which enhances the community as a place to live and work. It likely has opened other opportunities for job creation, as well. These and other improvements will enhance local travel and make business markets more accessible. It would also make it easier to live in Jeff Davis, but work in nearby urban growth centers. The community will support reauthorizing the regional T-SPLOST upon the expiration of the current initiative in 2022. Promotion of trails including a possible Rails to Trails on the old Georgia and Florida rail bed, and bicycling and other tourism would also help quality of life and economic development. The expansion of Georgia’s ports will make the Norfolk Southern Railroad even more important. The local airport and its continued improvement is also important.

### Revitalize Downtown

The historic fabric and available buildings in Hazlehurst, as well as more limited ones in Denton, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment. The one-way pairing through Downtown Hazlehurst has only expanded the area and possibilities. Additional planning efforts in 2021 yielded a detailed Downtown Hazlehurst Master Plan for investment recruitment and market analysis. This plan along with the Downtown Hazlehurst Master Plan should steer community interest for years to come.



**L** Old City Hall, Downtown Hazlehurst **R** Downtown Hazlehurst

### Develop/Improve Local Industrial Parks/Sites

The community has a number of available sites and buildings to market. The existing industrial park needs further improvement, and there is a need to develop a new rail-served industrial park to continue and build on past and recent successful efforts in industrial expansion and location.



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

Jeff Davis County has additional opportunities to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the Towns Bluff Park; Broxton Rocks; the WMAs; the exciting local festivals; local museums, and other cultural outlets; the many, active civic clubs; the general outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and easy access to larger urban areas further contribute and facilitate promotion of the county as an excellent place to live, visit, or do business.

**Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. This will build on, and take advantage of, the strong tradition of local cooperation and adaptive leadership. An active chamber of commerce 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 offers much potential and benefit. The reestablishment of a Downtown Development Authority should be considered and may help focus attention to the downtown area. Incentives such as a revolving loan fund are needed to support private business startups, this partnership could serve as the home lending authority.



**UL** Norfolk Southern Railroad, Hazlehurst  
**BL** 1890s Farmstead, Jeff Davis County Fairgrounds  
**UR** Aquatic Center  
**UR** Youth Recreational Park





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

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed limited individual land use regulations to address specific issues and nuisances, but more 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.

### **Enhance Economic Development Marketing**

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



*Towns Bluff Heritage Center*



### **Support Existing Industries/Entrepreneurs**

Existing industries and local entrepreneurs have been principal contributors to past success and a stabilized local economic base. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant. The relocation of EP American FootWear and the location of the Fram Fuels wood pellet facility are recent examples of how this strategy can pay off. The outstanding natural resource outlets within the county offer similar potential for support and marketing.

### **Maintain/Increase Retail Trade/Service Sectors**

These local sectors are underrepresented and lacking diversity given the relative high numbers of goods producing industries locally. These are also sectors which would require expansion to help grow tourism. While the attraction of more families and retirees would facilitate and make easier this effort, so would additional promotion and marketing. Downtown revitalization, new job creation, and the overall marketing of the community to make more people aware of the rural oasis the community is and the opportunities that exist will also help.



# Land Use



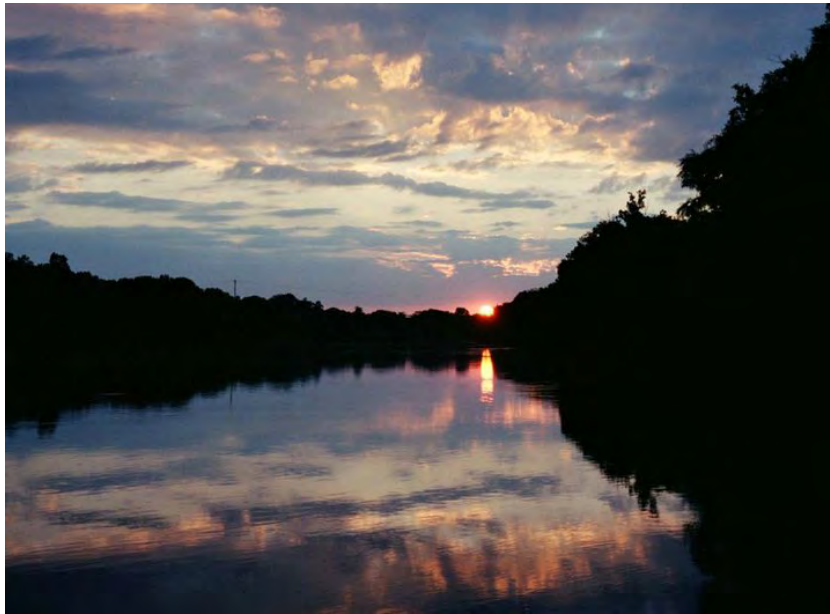
The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our 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.



**L** Altamaha River **R** Recreational Park, Denton

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.





Jeff Davis County, Hazlehurst, and Denton are united in their vision and desires for growth. It is a rural county with abundant natural and cultural resources, great natural beauty, envious location, excellent transportation access, and many assets for growth. The community has a long history of balancing agriculture and industry, preserving and celebrating past heritage while advancing the new, utilizing and conserving natural and cultural resources, and exhibiting entrepreneurial and community leadership. As a result, the community has enjoyed and continues to enjoy slow, but steady, growth somewhat unusual in its consistency for a rural area. The community's vision for its future growth and development is one that maintains this growth and balance, and one that protects and utilizes its natural and cultural resources and landscape to continue growth and development conducive and compatible with such beauty, family fun, outdoor adventure, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural charac-



**L** Jeff Davis Hospital **R** Hazlehurst - Jeff Davis Youth Recreational Park

ter would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The outstanding natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the quality of life.



While technically only the City of Hazlehurst is required, because of its zoning ordinance, 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.



**L** Towns Bluff Park **R** Jeff Davis County Court House

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 Jeff Davis County and its municipalities are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

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

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

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

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

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

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

**Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, 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.





**Existing Land Use Distribution, Jeff Davis County, 2021**  
(Acres)

Land Use Category	Acreage	Percent of Total
Agriculture	91,189	42.49
Commercial	694	0.32
Forestry	94,541	44.05
Industrial	725	0.34
Park/Recreation/Conservation	5,753	2.68
Public/Institutional	241	0.11
Residential	15,737	7.33
Transportation/Communications/Utilities	5,749	2.68
Total	214,629	100.00

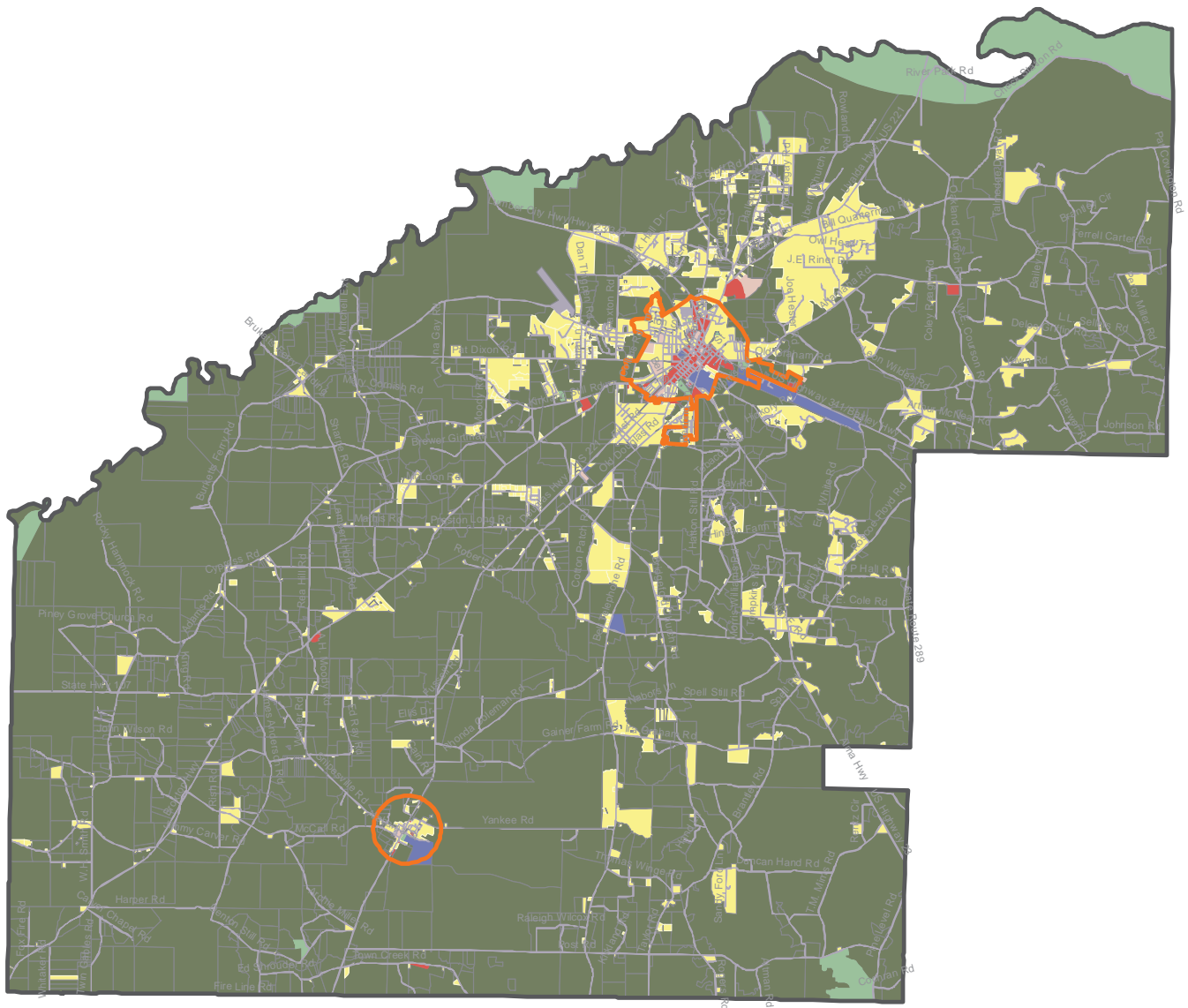
Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2021.

Jeff Davis County is a small, rural county in Southeast Georgia, and although created as one of Georgia’s youngest counties in the early 20th century (1905), it has a long history of growth and development because of its fertile fields, abundant Southern pine forests, compelling landscape, and outstanding natural resources. The county is located at the confluence of Georgia’s major blackwater rivers, the legendary Oconee and Ocmulgee rivers, and at the emergence of the fabled Altamaha River, now recognized as one of the “last great places on earth.” Jeff Davis County is a unique blend of agriculture, industry, and environment nestled upon unparalleled and tranquil natural and cultural beauty.

Since the 1930s much of the force behind the county’s development can be attributed to its location on U.S. 341, an important east-west commercial route. Additional growth also resulted from the north-south route U.S. 221. The old Macon and Brunswick railroad remains an active Class I railroad operated by the Norfolk Southern system, and an additional economic stimulus. Other critical factors have been committed leadership, a cooperative entrepreneurial spirit, and the adaptive use of its natural assets. The community coordinated an early campaign after World War II to “Balance Agriculture with Industry,” which was not only trailblazing, but successful, leading to Hazlehurst’s current moniker, “The Industrialized City.”

These same assets and adaptive traits have allowed Jeff Davis County to continue with remarkable slow, but steady growth despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural communities. The community still has many assets for growth, including location, transportation facilities, cooperative leadership, unwavering entrepreneurial spirit, and outstanding and abundant natural and cultural resources. The community continues to invest in its infrastructure, public facilities, and other amenities to encourage, support, and attract





	Agriculture/Forestry
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities Roads
	City Limits

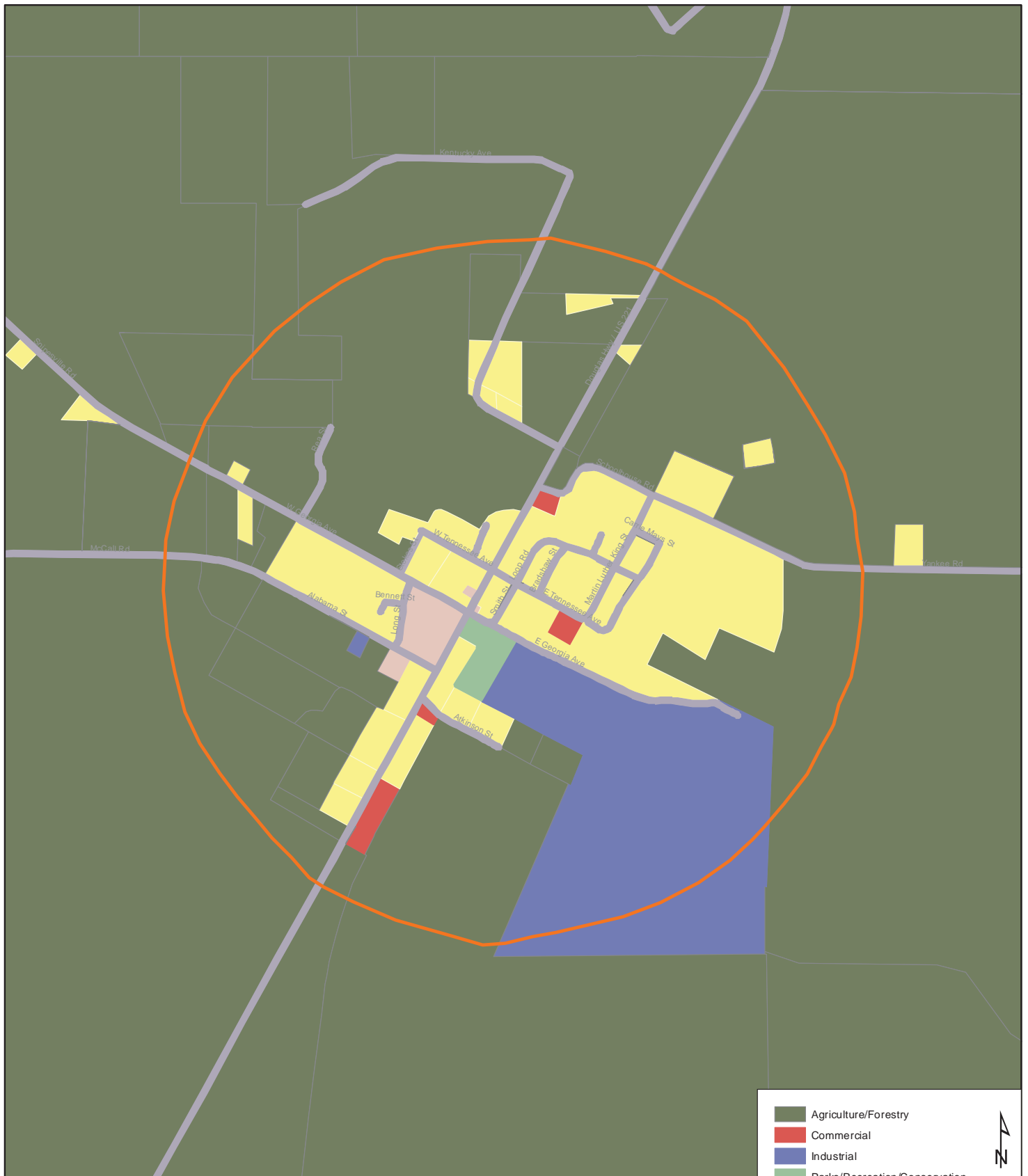
0 3,006,000 12,000 Feet

# Jeff Davis County Existing Land Use



Source: Heart of Georgia, Yamaha RC, 2021



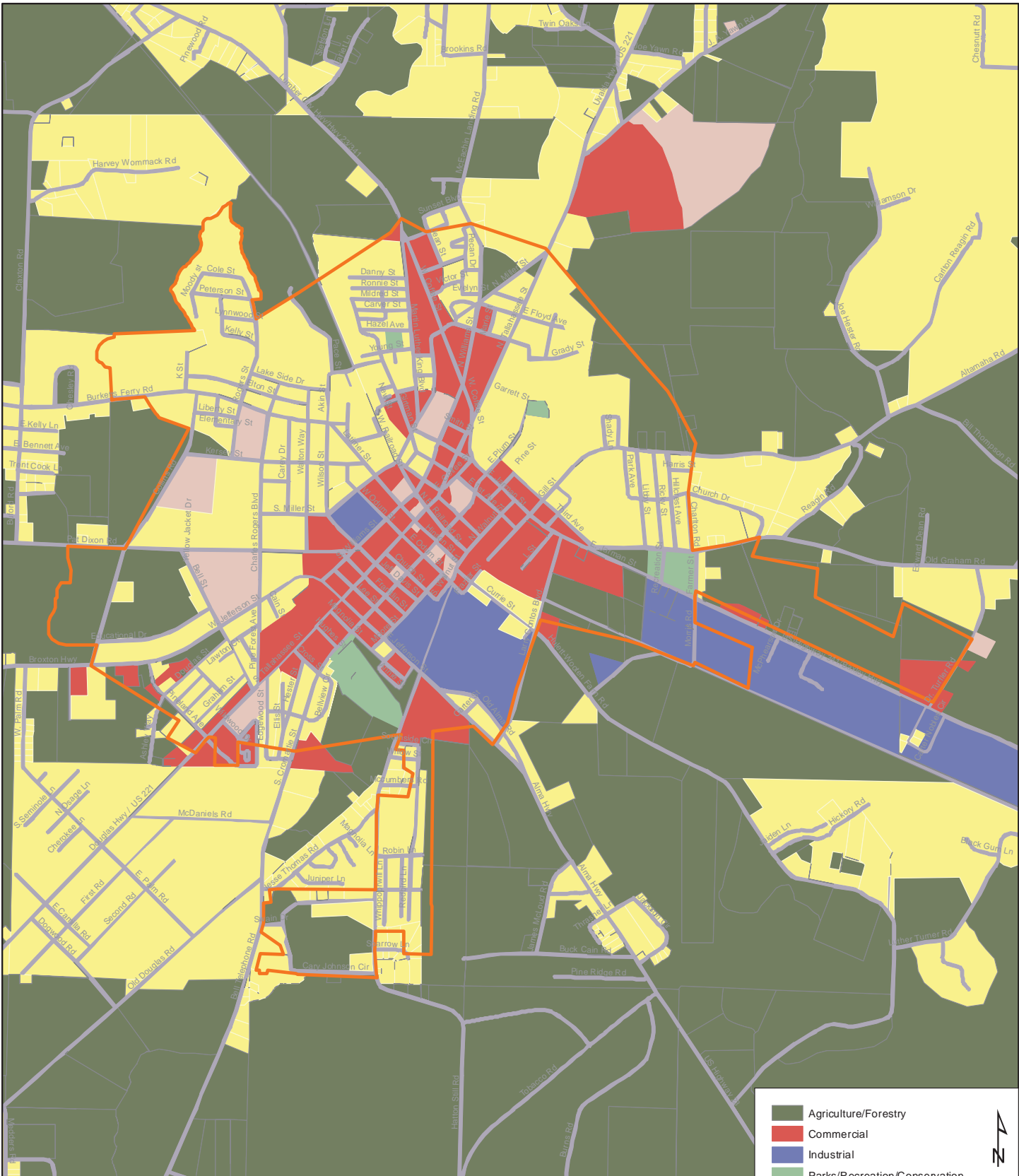


# City of Denton Existing Land Use



Source: Heart of Georgia Atlanta RC, 2021





# City of Hazlehurst Existing Land Use



Source: Heart of Georgia, Atlanta, GA, 2021



compatible future growth and development. Success continues to follow. The community is the home of the U.S.'s largest hardwood sawmill, major logistics firms, a cutting-edge wood pellet mill, and a shoe manufacturing plant recently relocated from China.

Similar growth and development trends are expected to continue as a result. There continues to be much potential for additional residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating community resources, impressive heritage, abundant natural resources, and great natural beauty. Mixed use development in downtown Hazlehurst will be an attraction as the city invests and recruits business to the downtown and new Hinson and Latimer streets.

Most current growth is concentrated in or near Hazlehurst, including residential, commercial, and industrial. Commercial development has concentrated along U.S. 341 and south along U.S. 221. The industrial park area south along U.S. 341 in/near eastern Hazlehurst has been, and will likely be, the home of most industrial development. There will also be reuse of existing industrial buildings in Hazlehurst, and there are potential industrial sites west of Hazlehurst along U.S. 341 North and adjacent to the Norfolk Southern Railroad. However, Denton could also see some limited commercial or light industrial growth as it has available land/sites. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered single-family housing, predominantly manufactured housing, within existing agricultural/forest uses, but again more generally near Hazlehurst along



**L** Jeff Davis County Public Library **R** Hazlehurst Municipal Golf Course and Civic Center

Claxton, Bell Telephone, and Burketts Ferry roads. There has also been some concentration in the Altamaha School Road, Lake Owl Head, and Snipesville Community areas. There has been only limited growth in Denton, although it has land available for development.

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

Future land use maps for Jeff Davis County, Denton, and Hazlehurst are included following this description.



## Land Use Goals

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

### **Address Growth Management/Guide Compatible Development**

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

### **Improve Subdivision/Manufactured Housing/Land Use Regulation/Code Enforcement/Permitting**

As noted above, Jeff Davis County has only limited, rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Only Hazlehurst has a zoning ordinance and even it only has limited building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement/countywide development permitting to initiate a more comprehensive and coordinated approach for land use management. Closer review of the downtown Hazlehurst building facades is warranted to create a cohesive appearance and expectation in the zone.

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

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The location and construction of the new Fram Fuels wood pellet plant is an excellent example of needed support, and a compatible venture. Facilitating the continued growth of Beasley Forest Products will also help. Developing and supporting outdoor events/facilities/festivals, making the Ocmulgee and Altamaha rivers more accessible, improving Towns Bluff, and encouraging tourism will also help.

### **Develop/Improve Recreation/Leisure Use Facilities and Encourage Utilization/Access/Tourism for Natural/Cultural Resources**

The Altamaha River, Ocmulgee River, Towns Bluff RV and Heritage Park, Bullard Creek WMA,





Broxton Rocks Natural Area, Flat Tub WMA, and the Big House all have much history and much more potential for recreation and tourism within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the county's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Further promotion of U.S. 341, the Golden Isles Parkway, also holds additional promise. The successful Peaches to the Beaches Annual Yard Sale, initiated through local efforts along U.S. 341, continues to grow in economic impact. Improvement of local recreational facilities, museums and other cultural events, enhancement of events or festivals, and development of a rails to trails trail along the old Georgia and Florida Railway bed could also reap benefits. Despite significant past success, there is even more unrealized major potential.

### **Encourage Infill Development**

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. Available historic buildings located in downtown Hazlehurst or elsewhere are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Attractive and relatively low-cost historic homes are a potential attraction for retirees and families alike.

### **Improve Community Appearance**

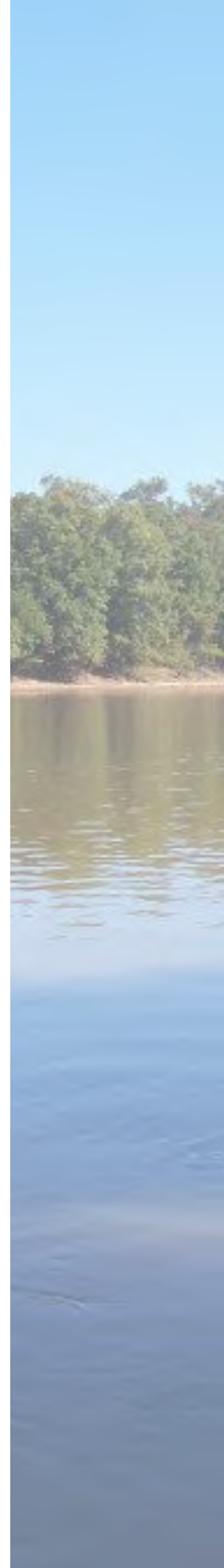
Jeff Davis County and its municipalities have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to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

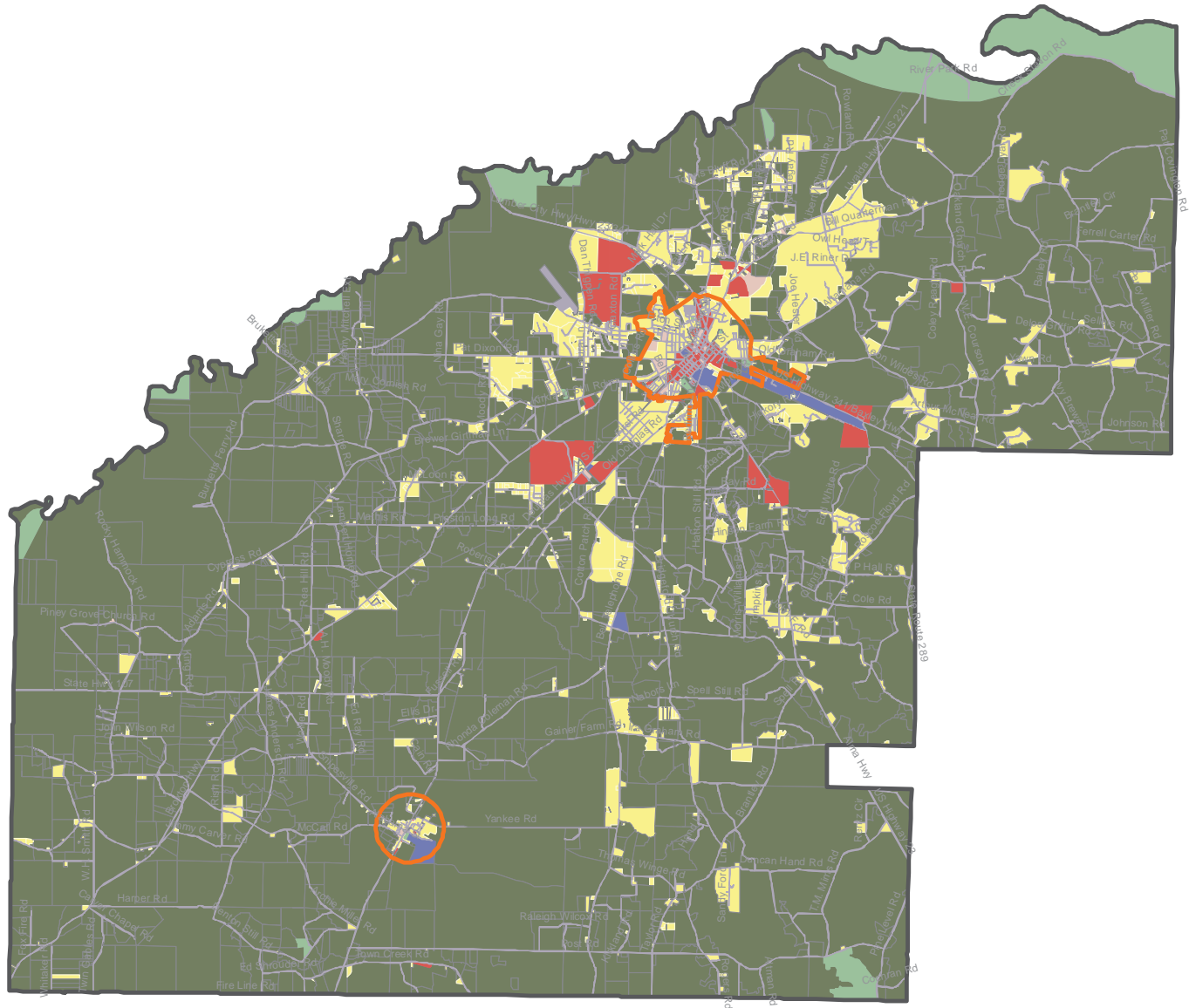
### **Seek Compatible Development/Utilization**

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

### **Protect Flood Zones/Local Rivers**

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





# Jeff Davis County Future Land Use



Source: Heart of Georgia-Altamaha RC, 2021



	Agriculture/Forestry
	Commercial
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Residential
	Transportation/Communication/Utilities Roads
	City Limits

0 250 500 1,000 Feet

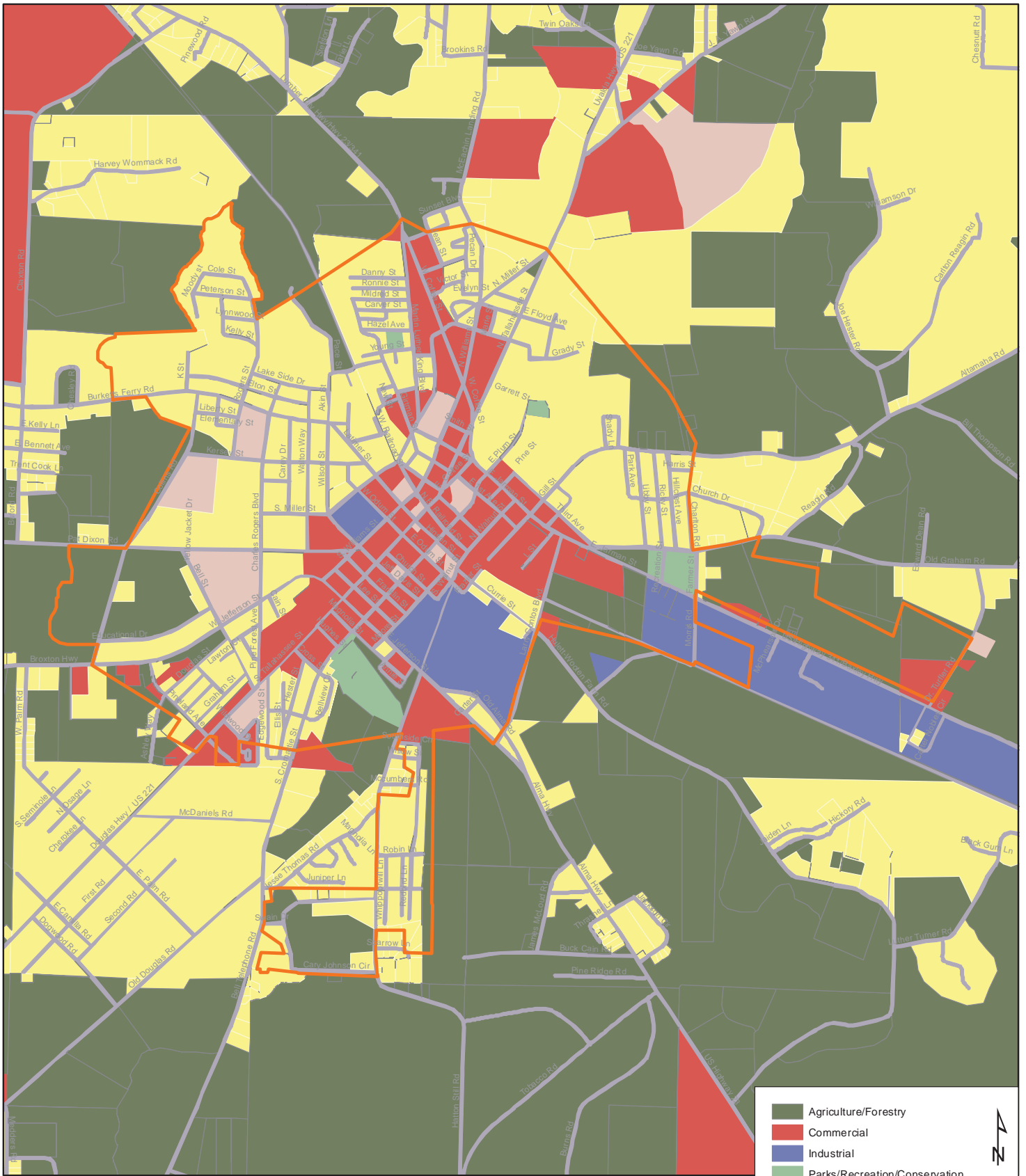
# City of Denton Future Land Use



Source: Heart of Georgia Altamaha RC, 2021







# City of Hazlehurst Future Land Use



Source: Heart of Georgia, Atamaha RC, 2021



# 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 Jeff Davis 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.



# Jeff Davis County

## Community Work Programs





Jeff Davis 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	Establish a new livestock barn or expand the existing livestock barn at the fairgrounds							Y	Action item was dropped due to lack of funding. The County is interested in having this property deeded to the Jeff Davis School System. A response from the school system is pending.
2017	Make renovations to the Courthouse and County public buildings near the Courthouse	Y	2019						Renovations to the Courthouse and County public buildings near the Courthouse were completed in 2019.
2019	Upgrade the roof of the Big House	Y	2019						The roof of the Big House was upgraded in 2019.
2017	Renovate the Youth Center, located in the historical gym.	Y	2018						Renovations to the Youth Center were completed in 2018
2017	2010 TIA Band 2 Local Projects (Pat Dixon Rd., W.H. Smith Rd./CR 38 and 297, Bridgeford Church Rd.)	Y	2019						2010 TIA Band 2 Local Projects (Pat Dixon Rd., W.H. Smith Rd./CR 38 and 297, Bridgeford Church Rd.) were completed in 2019
2020	2010 TIA Band 3 Local Projects (Elizabeth Church Rd., Philadelphia Church Rd., and Satilla Church Rd.)			Y	2022				2010 TIA Band 3 Local Projects (Elizabeth Church Rd., Philadelphia Church Rd., and Satilla Church Rd.) are underway; anticipate completion in 2022
2017	Complete the roadway construction to the FRAM Fuels pellet plant site			Y	2022				Roadway construction to the FRAM Fuels pellet plant site is underway. Remaining construction includes the widening of the entrance and curve on Pellet Mill Road—currently at bid and TIA discussions are underway.



Jeff Davis 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	
2019	Construct new joint county-wide jail facility			Y	2022				Action item in progress; funding provided through SPLOST and private donations. Jail and Sheriff's Office in Administration Building complete. Inmate housing is estimated to be completed in 2022.
2017	Complete the construction of the new taxi-way and new lighting for the taxi-way	Y	2018						Action was completed in 2018.
2019	Develop the amphitheater at Towns Bluff					Y	2023		Action item postponed due to lack of funds. This item remains a priority for the County and the County will continue to seek applicable grant funding and community donations for this project.
2020	Renovate public safety buildings			Y	2023				The County replaced all windows at the Sheriff's Office and completed roof renovation; partial renovations have been completed to the fire station. A major fire destroyed the Jeff Davis EMS building in January 2021; the EMS building is being reconstructed. Further renovations are anticipated to be completed in 2023. Project will be completed with private donations, SPLOST funds, and insurance pay-outs (EMS building). A separate action item has been added in the community work program to reflect EMS building construction.



**Jeff Davis 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	
2017	Complete CHIP housing improvement program	Y	2017						The CHIP housing improvement program/2011 CHIP grant was closed out and completed in 2017.
2017	Construct three fire stations (Blackburn, Altamaha, and Snipesville districts)	Y	2018						Three fire stations (Blackburn, Altamaha, and Snipesville districts) were constructed and completed in 2018.
2017	Purchase three fire engines, fully equipped to be stationed at new fire stations.	Y	2018						Three fire engines were purchased and stationed at new fire stations in 2018.
2017	Construct new fire training center/site	Y	2021						Action item was completed.
2017	Construct elevated ramps (7 total) at garbage drop off locations					Y	2023		Action item postponed due to lack of funds. Anticipated completion by 2023.
2017	Purchase road department equipment (motor grader, dump truck)	Y	2019						Motor grader and dump truck purchased in 2019. As motor graders and dump trucks need to be replaced periodically, this action item has been added back to the community work program as a new item.





**Jeff Davis County Comprehensive Plan Community Work Program**  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
2010 TIA Band 3 Local Projects (Elizabeth Church Rd., Philadelphia Church Rd., and Satilla Church Rd.)	X							X		GDOT TIA	\$1,205,175	X	X	X	
Complete the roadway construction to the FRAM Fuels pellet plant site	X							X		GDOT TIA	\$100,000 (remaining work)	X			
Construct new joint county-wide jail facility	X							X		SPLOST	4,000,000 (total)	X			X
Develop the amphitheater at Towns Bluff		X						X		GA DNR/ Private Donations	\$35,000	X	X		X
Renovate public safety buildings		X								SPLOST	\$100,000	X			X
Construct elevated ramps (7 total) at garbage drop off locations		X						X		SPLOST	\$175,000	X			
Purchase road department equipment (motor grader, dump truck)	X			X			X	X		SPLOST/ GEMA/ FEMA	\$250,000 (each purchase year)	X	X	X	
Restoration of Big House			X					X	X	SPLOST/ USDA/ Private	\$1,000,000	X	X	X	X
Expansion and renovation of Youth Center			X					X	X	CDBG	\$2,000,000	X	X	X	X



**Jeff Davis County Comprehensive Plan Community Work Program**  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Construct a new EMS building			X					X		ACCG Insurance	\$1,000,000	X			X
Restore historic 1890s homestead at fair grounds	X	X						X		USDA/ Private/ DCA (HPD)	\$750,000	X	X	X	X
Seek funding to construct and install pavilion, fish cleaning station, and river dock at Towns Bluff Park		X						X		GA DNR/ Private Donations	\$100,000	X	X		X
Pave Yankee Road from the City limits of Denton to the City cemetery.		X						X	X	TIA	\$1,000,000	X	X		
Prepare and renovate building for new EMA location	X							X		Georgia Power/ GEMA/ FEMA	\$300,000	X	X	X	X
Pave Burketts Ferry Landing Road				X				X		TIA	\$4,500,000	X	X		
Expand and repair trails at Towns Bluff Park		X	X					X		GA DNR/ Friends of Towns Bluff (Private)	\$250,000	X	X		X
Establish a hiking/biking trail and corresponding campsites along the Altamaha River ("Rocky Hammock Area;" Flat Tub WMA to Towns Bluff Park)					X			X		GA DNR/ Private Donations	\$2,000,000	X	X		X
Refurbish Courthouse clock and clock mechanisms and access					X					SPLOST	\$75,000	X			



Jeff Davis County Comprehensive Plan Community Work Program  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Upgrade/re-cable County Court-house phones and internet	X									CARES/ American Rescue Act	\$96,000	X		X	
Renovate and modernize Snipesville Community Center, Hazlehurst Youth Center, and Altamaha Community Center	X	X	X							SPLOST	\$150,000	X			
Pave Stetson Land and Lariat Lane				X	X					CDBG/TIA	\$3,000,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X		DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X		DCA, Regional Commission	N/A	X	X		





# City of Denton

## Community Work Programs



City of Denton 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	
2017	Develop a City website as a medium to receive feedback from citizens on community events and local government					Y	2022		Action step postponed due to lack of funds.
2017	Develop specific new ordinances to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plan and vision, and encourage quality growth							Y	No new ordinances have been adopted by the City. The City will continue to review the need for new ordinances and adopt as it is politically feasible. Action was removed from work program since it aligns with the long term policy plan section.
2017	Develop measures that accomplish the removal and prevention of abandoned mobile homes and other eyesores within the City.					Y	2022		This action was postponed due to lack of political feasibility. The City will continue to review measures to complete this item and implement measures as it becomes politically feasible.
2018	Acquire adequate land and construct a new community house that will be sufficient to accommodate the needs of the community					Y	2024		Action step postponed due to lack of funds.
2018	Construct a record room, addition to City Hall to serve as a secure location for the storage of official City documents					Y	2024		Action step postponed due to lack of funds. Records are currently stored at city hall and the fire station.



**City of Denton 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	
2019	Construct public restrooms at the City's park.							Y	Action item dropped as arrangements have been made to provide portable restrooms and make restroom facilities at the fire station available during public events.
2018	Seek funding to establish an alternate water well, in case of emergencies					Y	2023		Action item was postponed due to lack of funds.
2018	Pave Yankee Road from US Hwy. 221 to Denton Cemetery					Y	2024		Action item was postponed due to lack of funds and political feasibility. The County and City will work together to achieve this item in coming years.
2019	Resurface walking track at city park			Y	2023				This action item is underway as City but is still in the planning stages; City is in currently in contact with a contractor in pursuit of this action item





City of Denton Comprehensive Plan Community Work Program  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Develop a City website as a medium to receive feedback from citizens on community events and local government	X								X		\$5,000	X			
Develop measures that accomplish the removal and prevention of abandoned mobile homes and other eyesores within the City.	X								X		N/A	X			
Acquire adequate land and construct a new community house that will be sufficient to accommodate the needs of the community			X						X	USDA/SPLOST	\$250,000	X			
Construct a record room, addition to City Hall to serve as a secure location for the storage of official City documents			X						X		\$10,000	X			
Seek funding to establish an alternate water well, in case of emergencies		X							X	DCA/CDBG	\$100,000	X			
Pave Yankee Road from US Hwy. 221 to Denton Cemetery			X					X	X	TIA	1,000,000	X	X		
Resurface walking track at city park		X							X		\$25,000	X			



City of Denton Comprehensive Plan Community Work Program  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Renovate and repair City Hall building				X					X	SPLOST	\$50,000	X			
Seek funding to purchase a back-up generator for water stations		X							X	GEMA/ FEMA	\$30,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



# City of Hazlehurst

## Community Work Programs



**City of Hazlehurst 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	
2017	Complete the construction of the new taxi-way and new lighting for the taxi-way	Y	2018						The construction of the new taxi-way with new taxi-way lighting was completed in 2018.
2018	Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum					Y	2025		Action item was postponed due to lack of funds. Verbiage modified to include a park installment around old jail as reflected in the new community work program.
2017	Seek the development of detailed maps, utilizing GPS, of the water system and its components			Y	2025				GPS equipment secured; in process of locating valves.
2017	Seek funding to replace remaining sewer lines dating from the 1940s					Y	2025		Action item was postponed due to lack of funds.
2017	Acquire the Old Coleman Station and replace it with a water park							Y	Hazlehurst never acquired this land; the proposed water park was established on another location, on other donated land.
2019	Advocate to remove overhead power lines in the downtown area					Y	2026		Action item was postponed due to lack of funds.
2017	Seek funding to replace worn out BA and turnout gear for fire department					Y	2022		Action item was postponed due to lack of funding.





**City of Hazlehurst 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	
2017	2010 TIA Band 2 Local Projects (Hester St., Girtman St., Williams St., Martin Luther King Jr. Dr., South Tallahassee St. sidewalk, Burketts Ferry sidewalk, Collins St. sidewalk)	Y	2019						City completed project in 2019.
2020	2010 TIA Band 3 Local Projects (Kersey St., Sycamore St., East Plum St., Collins St., Wilson St.)	Y	2020						City completed project in 2020.
2017	Acquire and renovate old school for civic center							Y	City is no longer pursuing this project as Hazlehurst First Baptist Church acquired this property.
2018	Purchase an aerial ladder truck for the fire department	Y	2018						Purchase of aerial ladder truck was completed in 2018 with SPLOST funding.
2018	Replace sprinkler system at City owned golf course					Y	2026		Some work for this item has been completed; the remaining portions needed to complete this project have been postponed due to lack of funds.
2019	Convert water source of golf course irrigation system to use water from the City's land application system (LAS)					Y	2026		Action item was postponed due to lack of funding.



**City of Hazlehurst Comprehensive Plan Community Work Program**  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum to include a park installment around old jail.				X					X	Private Funding	\$35,000	X			X
Seek the development of detailed maps, utilizing GPS, of the water system and its components				X					X		\$250,000	X			
Seek funding to replace remaining sewer lines dating from the 1940s				X					X	DCA, CDBG	\$12,000,000 (total)	X	X	X	
Advocate to remove overhead power lines in the downtown area					X				X	Georgia Power	\$1,000,000	X			X
Seek funding to replace worn out BA and turnout gear for fire department	X								X	AFG	\$200,000	X		X	
Replace sprinkler system at City owned golf course					X				X		\$25,000 (SPLOST)	X			
Convert water source of golf course irrigation system to use water from the City's land application system (LAS)					X				X	GA EPD	\$250,000	X	X		
Pursue construction of City Annex to include Police Department				X					X		\$300,000 (SPLOST)	X			
Replace roof on Public Works building.				X					X		\$100,000 (SPLOST)	X			



**City of Hazlehurst Comprehensive Plan Community Work Program**  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Implement technology program and consulting system for City records.				X					X		\$25,000 (SPLOST)	X			
Widen Jarman Street to Hollingsworth Boulevard	X								X	LMIG/GDOT	\$12,000,000	X	X		
Install two traffic lights at North Hill Street and Jarman Street	X								X	GDOT	\$350,000	X	X		
Construct mobile amphitheater			X						X	Private (In-Kind labor and materials)	\$50,000	X			X
Activate Hazlehurst DDA program and bring into compliance	X								X	GMA	\$2,000	X			
Construct DDS Driver Services facility on Pellet Mill Road.	X								X	DDS	\$1,500,000	X	X		
Complete Hazlehurst CDBG 2021 project for sewer/water and sidewalk infrastructure along Southside Circle and Hatton Still Road.	X								X	CDBG	\$850,000	X	X	X	
Construct corporate hangers at City airport.					X				X	GDOT (aviation)	\$2,000,000	X	X		
Construct new terminal at City airport.							X		X	GDOT (aviation)	\$2,000,000	X	X		
Purchase of new breathing air system for EMA.	X							X	X	GEMA/FEMA	\$47,500 (SPLOST)	X	X	X	



**City of Hazlehurst Comprehensive Plan Community Work Program**  
**Community Work Program 2022 - 2026**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Replace fire engine at Hazlehurst City Fire Department.				X				X	X	GEMA/ FEMA/ AFG	\$510,000 (SPLOST)	X	X	X	
Develop a wayfinding strategy for downtown	X								X	DDA	\$5,000	X			
Install wayfinding signage in and/or near downtown		X							X	DDA	\$20,000	X			X
Develop a "merchant trail (downtown walking trail)", pursue streetscape improvements in downtown		X							X	SPLOST	\$200,000	X			
Ensure downtown sidewalks are ADA compliant; Repair and replace downtown sidewalks when necessary			X						X	GDOT/ TSPLOST	\$350,000	X	X		
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		







# Appendix A

- **Community Involvement**
- **Public Hearing Notice 1**
- **News Release**
- **Comprehenisve Plan Website**
- **Community Vision Survey**
- **Public Hearing Notice 2**
- **Meeting Agendas**
- **Stakeholders Invited to Participate**
- **Active Participants**



## COMMUNITY INVOLVEMENT

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

The local governments coordinated establishment of a steering committee which they called the “Local Plan Coordination Committee” approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation meeting held in January, 2021. The Regional Commission offered plan preparation assistance in a letter, and as much in direct communication and follow-up for plan development organization. DCA’s Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan’s development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, 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 are also included.



## **PUBLIC HEARING NOTICE**

### **Jeff Davis County Joint Comprehensive Plan “The Future of All of Jeff Davis County”**

The local governments of Jeff Davis County and the municipalities of Denton and Hazlehurst 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 Jeff Davis 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 Jeff Davis County?

**PUBLIC HEARING DATE AND TIME: Tuesday, April 20, 2021 at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING: Hazlehurst Municipal Golf Course and Civic Center, 274 Uvalda Highway, Hazlehurst**

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 Jeff Davis County Board of Commissioners, 14 Jeff Davis Street, Hazlehurst, Georgia, or call 912-375-6611.



# 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:** Tuesday, May 11, 2021 4:00 – 6:00 PM

**LOCATION:** Happy Land Community Center  
4 Carver Street

Are you concerned about the future of Jeff Davis County, Denton, and Hazlehurst? 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 Jeff Davis County, the Jeff Davis County Board of Commissioners, and the municipalities of Denton and Hazlehurst, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2016, and is the principal guide to the long-term growth and development of Jeff Davis County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Happy Land Community Center at 4 Carver Street from 4:00 p.m. to 6:00 p.m. on Tuesday, May 11, 2021. 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 Jeff Davis County an even better place to live, work, and play.







# JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN 2021

Jeff Davis County, Denton, and Hazlehurst

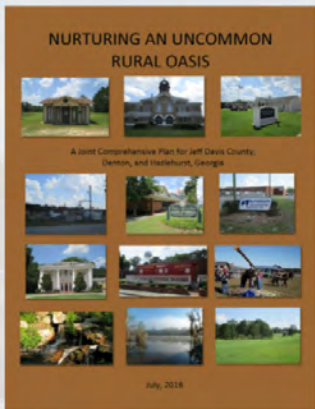


## Welcome!

Welcome to the home of the Jeff Davis County Joint Comprehensive Plan Update. The County and the cities of Denton and Hazlehurst 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.







[Download a Copy of the 2016 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.





## JEFF DAVIS COUNTY 2021 JOINT COMPREHENSIVE PLAN TIMETABLE

- Tuesday, 3/23/2021, 10:30 a.m. - Initial Meeting/Strengths/Weaknesses (SWOT)
- Tuesday, 4/20/2021, 10:30 a.m. - Community Vision/Needs and Opportunities/Strategies for Improvement
- Tuesday, 4/20/2021, 5:00 p.m. - Initial Public Hearing (Location TBD)
- Tuesday, 5/11/2021, 4:00-6:00 p.m. - Community Input Drop-In (Location TBD)
- Thursday, 5/27/2021, 10:30 a.m. - Needs and Opportunities/Goals/Policies/Economic Development
- Thursday, 6/17/2021, 10:30 a.m. - Goals/Policies/Economic Development/Broadband/Land Use
- Thursday, 6/24/2021, 5:00 p.m. - Draft Plan
- Thursday, 9/2/2021, 5:00 p.m. - Final Public Hearing
- August/September, 2021 - Local Government Submittal

[Click to View Files From First Planning Meeting 3/23/2021](#)

[Click to View Files From Second Planning Meeting 4/20/2021](#)

[Click to View Files From Third Planning Meeting 5/27/2021](#)

[Click to View Files From Fourth Planning Meeting 6/17/2021](#)

[Click to View Files From Fifth Planning Meeting 9/2/2021](#)



## OUR VISION

Jeff Davis County and the cities of Hazlehurst and Denton envision a bright future, where opportunity is embraced, development is nurtured, and citizens are empowered. Community commitment to the pursuit of progress and growth will transform aspiration into achievement. Jeff Davis County sees its future self as a unique growth center of Southern charm and diverse economic growth, founded upon outstanding systems of education, healthcare, public safety, infrastructure, recreation, commerce, and housing. Jeff Davis County seeks to cultivate county wide prosperity with a balance of agriculture, natural resources, and industry, history, and culture. Celebrated existing features will be married with practical, creative, and technologically-advanced solutions to achieve efficient public service and quality public use. The Jeff Davis County community will be better recognized and will continue to grow with a thriving downtown, expanded business opportunities, and more well-paying jobs. Infrastructure and public facilities will be expanded and made state-of-the-art. The community's incredible natural resources and outdoor opportunities will be further enhanced and better utilized, but the special heritage, history, and rural character will continue to be celebrated and





WHAT WOULD YOU LIKE TO SEE?



FOR MORE INFORMATION REGARDING THE 2021 JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLANNING PROCESS, CONTACT US:

221 West Parker Street - Suwanee, GA 30088

912.567.5648

[doman@hogarc.org](mailto:doman@hogarc.org)





## COMMUNITY SURVEY

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



## **FINAL PUBLIC HEARING NOTICE**

### **Jeff Davis County Joint Comprehensive Plan**

The local governments of Jeff Davis County and the Cities of Hazlehurst and Denton are in the final stages of a process to develop 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 Jeff Davis County and the Cities of Hazlehurst and Denton, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

**PUBLIC HEARING DATE AND TIME: Thursday, September 2, 2021, at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING: City of Hazlehurst Council Meeting Room, 86 South Cromartie Street, Hazlehurst, Georgia**

All persons with a disability or otherwise needing assistance should contact Jeff Davis County Board of Commissioners, 14 Jeff Davis Street, Hazlehurst, Georgia, or call 912-375-6611.

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, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [pope@hogarc.org](mailto:pope@hogarc.org).



**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
HAZLEHURST MUNICIPAL GOLF COURSE AND CIVIC CENTER, HAZLEHURST, GA  
March 23, 2021  
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**

**Needs and Opportunities Input**

**Strategies for Improvement**



**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
HAZLEHURST MUNICIPAL GOLF COURSE AND CIVIC CENTER, HAZLEHURST, GA**

**April 20, 2021**

**AGENDA**

**Introduction**

**Community Vision Input/Group Breakout**

**Plan Title**

**Draft Issues and Opportunities**

**Goals/Policies**

**Next Meeting – Thursday, May 27, 2021, 10:30 a.m.**

**Revised Draft Community Vision Review**

**Revised Draft Issues and Opportunities Review**

**Goals/Policies Input**

**\*Public Hearing – Tuesday, April 20, 2021, 5:00 p.m., Hazlehurst Municipal Golf Course and Civic Center, Hazlehurst**

**\*Community Input Drop-In Session on Tuesday, May 11, 2021, 4-6 p.m., location needs to be determined**





**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
HAZLEHURST MUNICIPAL GOLF COURSE AND CIVIC CENTER,  
HAZLEHURST, GA**

**May 27, 2021**

**AGENDA**

**Draft Community Vision/Outline**

**Plan Title**

**Revised Draft Issues and Opportunities Review**

**Goals/Policies**

**Broadband**

**\*Community Input Drop-In Session held on Tuesday, May 11, 2021, 4-6 p.m.,  
Happy Land Community Center, 4 Carver Street, Hazlehurst, GA**

**\*Next Meeting - Thursday, June 17, 2021, 10:30 a.m., Hazlehurst Municipal  
Golf Course and Civic Center, Hazlehurst, GA**



**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
HAZLEHURST MUNICIPAL GOLF COURSE AND CIVIC CENTER,  
HAZLEHURST, GA**

**June 17, 2021**

**AGENDA**

**Introduction**

**Plan Title**

**Draft Community Vision Review**

**Draft Broadband Element**

**Economic Development Element**

**Plan Coordination**

**Land Use Element**

**Next Meeting – Date to be determined to review draft plan, including Community Work Program.**



**JEFF DAVIS COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
CITY OF HAZLEHURST COUNCIL MEETING ROOM,  
HAZLEHURST, GA**

**SEPTEMBER 2, 2021  
AGENDA**

**Draft Plan Review**

**Submittal Discussion**

**Submittal Letter**

**Public Hearing – Thursday, September 2, 2021, 5:00 p.m.**



## Stakeholders Invited to Participate in Jeff Davis County Joint Comprehensive Plan Preparation Process

### Jeff Davis County Board of Commissioners

City of Denton

City of Hazlehurst

Hazlehurst Downtown Business Owners

Jeff Davis County Board of Education

Coastal Pines Technical College

Joint Development Authority of Jeff Davis

Hazlehurst-Jeff Davis County Chamber of Commerce

Hazlehurst-Jeff Davis Board of Tourism

Jeff Davis County Farm Bureau

Jeff Davis County Cooperative Extension

Georgia Power

Satilla EMC

Georgia Forestry Commission

Jeff Davis County Fire/Emergency Management  
Agency

Local Fire Departments

Hazlehurst Police Department

Beasley Forest Products

McPherson Manufacturing

Towns Bluff Park

Hazlehurst Zoning/Code Enforcement Department

Jeff Davis County Sheriff's Department

Sheriff

Tax Commissioner

Probate Judge

Clerk of Court

Hazlehurst Public Works

Jeff Davis County Public Works

Jeff Davis County Health Department

Jeff Davis County Hospital

Community League of Hazlehurst

Friends of Towns Bluff

Jeff Davis-Hazlehurst Historical Society

Kiwanis Club

Rotary Club

*Jeff Davis Ledger*

### Jeff Davis County Board of Assessors

Jeff Davis Concerned Taxpayers

Jeff Davis Library Board

Jeff Davis DFACS

Local Banks

Local Churches





**Active Participants in Jeff Davis County  
Local Plan Coordination Committee Meetings and Plan Preparation**

<b>Jeff Davis County Board of Commissioners</b>
Brad Crews, Commissioner Oakley Perry, County Administrator Heather Scott, County Clerk Hannah Day, Human Resources Director
<b>Jeff Davis County Board of Assessors</b>
Claud Cobb, Board Member
<b>Jeff Davis County Board of Tourism</b>
Jim Sewell, Executive Director
<b>City of Denton</b>
Matt McCall, Mayor Hugh Don Smith, Council Member James Thompson Jr., Council Member Ann Bookhardt, City Clerk
<b>City of Hazlehurst</b>
Ken N. Smith, City Attorney Vernice Thompson, City Clerk Dywane Johnson, Council Member R. Bayne Stone, Mayor Charles Harrell, Code Enforcement Officer John A. Ramay, Council Member Steve Faught, Golf Course Supervisor Charles Wasdin, Fire Chief James Mull, Police Captain Chris McFadin, Water Department Supervisor Conrad Swain, Public Works Supervisor Sumer Daniels, Water/Sewer Department Diane Leggett, Council Member Cody White, Airport Manager
<b>Jeff Davis County Chamber of Commerce</b>
Sonya Miller, Chamber President
<b>Jeff Davis County Emergency Management Agency</b>
Edwin Williams, EMA Assistant Director
<b>Jeff Davis County Road Department</b>
Tiffany Strickland, Road Administrative Specialist
<b>Jeff Davis County Road Department</b>
Ramona Stone, Employee/Manager
<b>Jeff Davis County Schools</b>
Greer Smith, JDHS Principal Matthew Glass, JDHS Student Roger D. Ogilvie, School Board Chairman
<b>Jeff Davis County UGA Extension Office/ 4-H</b>
Sheila Marchant, County Extension Coordinator Zoie Marchant, 4-H Member
<b>Jeff Davis Hospital</b>
Esmeralda Torres, Administrative Assistant Barry Bloom, CEO

<b>Jeff Davis Ledger</b>
Tommy Purser, Editor
<b>Community League, Inc. of Hazlehurst</b>
Glenn Harris Sr., Vice President Calvin Kornegay, Member Lorene Adams, Treasurer
<b>Coastal Pines Technical College</b>
Stephanie Roberts, Director of Institutional Advancement
<b>Hazlehurst Main Street Program, Inc.</b>
Rory Chaney, Registered Agent
<b>Jeff Davis County Farm Bureau</b>
Valerie Mason, Agency Manager
<b>Mocha on Main</b>
Matthew Rentz, Business Owner
<b>Renasant Bank</b>
Dana Roberson, Retail Operations Coordinator Jennifer White, Banker
<b>Altamaha Bank and Trust</b>
Monty Craft, Vice President
<b>Bank of Hazlehurst</b>
Tracey McClendon, Vice President
<b>The Flower Gallery</b>
Landon Chavis, Business Owner
<b>The Beasley Group</b>
Kurt Davis, Vice President and COO
<b>Macedonia Church of God</b>
Van McCall, Pastor
<b>Local Citizens</b>
Rhonda Walsh Jonathan Rainey Bettye C. Brown Karen Edge Henry E. Josey Larry Yarbrough Reginald W. Kornegay Lashonna Phillips Manson Phillip

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**, Jeff Davis County, Georgia has participated with the municipalities of Hazlehurst and Denton 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 Jeff Davis 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, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, for Jeff Davis 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 Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, 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**, Jeff Davis County is now desirous of adopting *Steamboats to Semis: Rooted in Heritage, Driven for Development* 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 Jeff Davis County Board of Commissioners hereby approves and adopts the Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, as Jeff Davis County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

**BE IT FURTHER RESOLVED** that the Jeff Davis 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 26 day of October, 2021.

**BY:** 

**ATTEST:** 

## RESOLUTION

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective 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 Denton, Georgia has participated with Jeff Davis County and the City of Hazlehurst 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 Jeff Davis 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, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, for Jeff Davis County and its municipalities; including the City of Denton; 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 Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, 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 Denton is now desirous of adopting *Steamboats to Semis: Rooted in Heritage, Driven for Development* 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 Denton hereby approve and adopt the Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, as the City of Denton's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Denton 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 25<sup>th</sup> day of October, 2021.

BY: 

ATTEST: 



**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Standards and Procedures for Local Comprehensive Planning," effective 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 Hazlehurst, Georgia has participated with Jeff Davis County and the City of Denton 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 Jeff Davis 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, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, for Jeff Davis County and its municipalities; including the City of Hazlehurst; 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 Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, 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 Hazlehurst is now desirous of adopting *Steamboats to Semis: Rooted in Heritage, Driven for Development* 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 Hazlehurst hereby approve and adopt the Jeff Davis County Joint Comprehensive Plan, *Steamboats to Semis: Rooted in Heritage, Driven for Development*, as the City of Hazlehurst's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Hazlehurst 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 21<sup>st</sup> day of October, 2021.

BY: R. Wayne Stone

ATTEST: Keene C. Thompson





# Jeff Davis County

Joint Comprehensive Plan

