



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Calhoun County and the cities of Morgan, Leary, Arlington, and Edison**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: **Specify**

Cover Letter Date: **5/5/22**

Date Submittal Initially Received by RC: **5/5/22**

Explain Unusual Time-lags or Other Anomalies, when present:
█

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



Calhoun County
Board of Commissioners

ccboc@windstream.net

P.O. Box 226
28007 Main Street
Morgan, GA 39866
229-849-4835
229-849-2100

CALHOUN COUNTY

P O BOX 226 28007 Main Street Morgan, GA 39866 PHONE 229.849.4835 FAX 229-849.2100

COMMISSIONER

CHARLIE WILLIAMS

BRENDA WEATHERSBY

WILLIAM HAWKINS

TOMMY MANRY

L.C. WILLIAMS

LEONARD DAVIS

May 5, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Conner Collins, County Chairman, at 229.849.4835

Sincerely,


Conner Collins
County Chairman, Calhoun County

Enclosures

City of Edison

Reeves Lane
Mayor

19437 East Hartford
P.O. Box 337
Edison, Georgia 39846

Council Members:
Jack Johnson
Tamara Shedrick
Billy Timpson
Jane Ingram

Tami Fincher
City Clerk

CITY OF EDISON

P O BOX PO Box 337 19437 East Hartford Street Edison, GA 39846 PHONE 229.835.2279 FAX 229.835.2081

COUNCIL

TAMARA SHEDRICK

BILLY TIMPSON

JACK JOHNSON

JANE INGRAM

MAYOR

REEVES LANE

CITY CLERK

TAMMY FINCHER

May 5, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

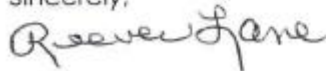
The City of Edison has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Reeves Lane, Mayor, at 229.835.2279.

Sincerely,



Reeves Lane
Mayor, City of Edison



Ph: 229-835-2279

Fax: 229-835-2081

Equal Opportunity Employer and Service Provider



Mayor
Richard Martin

City Clerk
Lisa Bozeman

P. O. Box 246
Morgan, Georgia 39866
Phone (229) 849-4045
Fax (229) 849-0045

Council Members
Peggy Aycock
Natasha Martin
Christopher Prater
Jesse Williams

CITY OF MORGAN

P O BOX 246 54 Court Street, Morgan Georgia 39866 PHONE 229-849-4045 FAX 229-849-0045

COUNCIL

PEGGY ACOCK

JESSE WILLIAMS

CHRISTOPHER PRATER

NATASHA MARTIN

May 5, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Richard Martin, Mayor, at 229-310-5124.

Sincerely,

Richard Martin
Mayor, City of Morgan

Enclosures

MAYOR

RICHARD MARTIN

CITY CLERK

SHARON LANIER (Acting)



Working Together for a Better Tomorrow

COUNCIL

TYRON GEORGE

HENRIETTA HILL

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LEONARD DAVIS

MAYOR

JEROME BRACKINS, SR

CITY CLERK

MARY KING

May 5, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Jerome Brackins, Mayor, at 229.886.3064.

Sincerely,

Jerome Brackins
Mayor, City of Arlington

Enclosures



CITY OF ARLINGTON
567 PIONEER ROAD | P.O. BOX 126, ARLINGTON, GA 39813 | OFFICE: 229.725.4276 | FAX: 229.725.3466 |

City of Leary

PO Box 148
4411 East Main St.
Leary, GA 39862
Phone: (229) 792-6121
Fax: (229) 792-6118
cityofleary@bellsouth.net

COUNCIL

ANNIE HAWKINS
DARRYL WARREN
STEVE ALLEN
ARRA T. JOHNSON

MAYOR

CALVIN COX
CITY CLERK
TAMIKA WILLIAMS

May 5, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal


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

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

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

If you have any questions concerning our submittal, please contact Calvin Cox, Mayor, at 229.792.6121.

Sincerely,



Calvin Cox
Mayor, City of Leary

Enclosures



2022 Plan Update

CALHOUN COUNTY JOINT COMPREHENSIVE PLAN 2017

Morgan
Arlington
Leary
Edison

Prepared with
assistance from:



Arlington

Edison



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

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INTRODUCTION

The Calhoun County Comprehensive Plan was mandated by the Georgia Planning Act 1989. The plan represents the Cities of Leary, Morgan, Arlington, Edison, and Calhoun County's participation. The plan guides city and county officials as they make decisions and manage and promote quality growth and development that is sustainable. Georgia's Comprehensive Planning process has been simplified and communities are required to include only the basic elements; however other elements may be included based on community needs and desires. The Comprehensive Plan includes a Community Work Program Element that outlines specific projects, timelines, responsible parties, sources of funds to execute listed projects over five years, and a report of the local government's accomplishments. The process also includes the Service Delivery Strategy (SDS), which allows local governments and authorities to agree on the delivery of services in an effective and cost-efficient manner to its citizens. The Planning Act intends to provide flexibility for local governments and minimize duplication or competition and resolve disputes regarding local service delivery.

The Calhoun County Comprehensive Plan was prepared using the process outlined in Georgia's Minimum Planning Standards and Procedures. The required planning elements include Community Goals, Needs and Opportunities, Community Work programs, Broadband, Economic Development, Land Use, and Transportation. The Calhoun County Plan includes a Broadband element that is a new requirement based on Georgia's Minimum Planning Standards and Procedures that became effective on October 1, 2018.

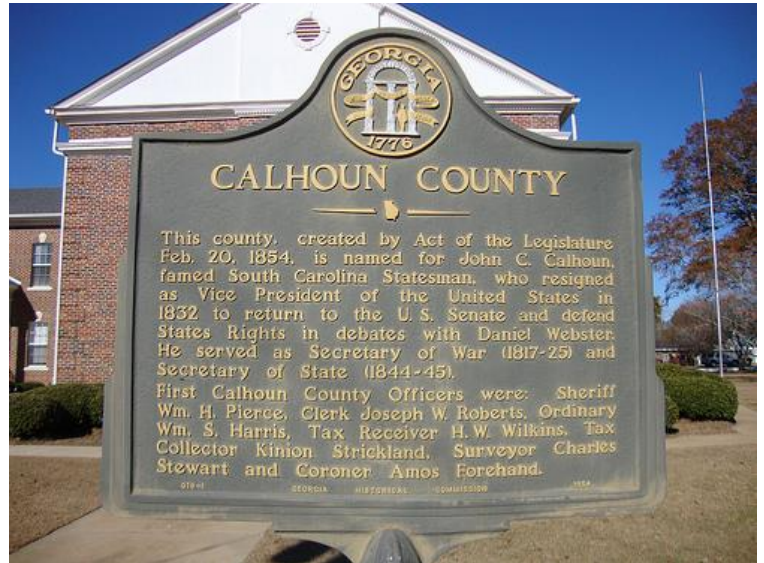
Calhoun County was created in 1854 from parts of Calhoun and Early counties. It was named for Senator John C. Calhoun of South Carolina, who had resigned as Vice President of the U.S. in 1832 so that he could return to the Senate to debate Daniel Webster on state rights.

According to the Census, Calhoun County has a total area of 285 square miles and contains four municipalities: Arlington, Edison, Leary, and Morgan. All are small quaint, small towns with small populations, but each one has a uniqueness that brings character to the community and pride to the residents who live there.

One site on the National Register of Historic Places is the Arlington Methodist Church, built-in 1908. It was designed by Columbus architect T. Firth Lockwood, Sr., using the Romanesque style of architecture. The City of Edison also has a designation as a historic district.

Calhoun County is home to several endangered plants and animal species including the Swamp Buckhorn, the Yellow Flytrap, the Hirst Panic Grass, and the Gopher Tortoise. A nature preserve and viewing area are located outside of the City of Leary.

Calhoun County hosts many special events including the May Day Festival in Arlington, held on the first Saturday in May and is one of the oldest festivals in Georgia. In Edison, a Better Hometown City, the King Cotton Horse Show is held in May on Mother's Day weekend. The City of Leary has an annual Christmas Parade. The City of Morgan is the County seat and the location for a great majority of the county and state offices. Morgan has a great sense of place, and this is partly because of the location of the beautiful courthouse that sits in the square that welcomes residents and visitors and reminds everyone that they have reached their destination.



Role of Southwest Georgia Regional Commission

The Southwest Georgia Regional Commission's (SWGRC) Planning Department facilitated the 2017 Comprehensive Plan and the 2022 five-year update for Calhoun County. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

The Steering Committee was comprised of the elected officials and other stakeholders in Calhoun County and the cities of Arlington, Edison, Leary, and Morgan.

PUBLIC INVOLVEMENT

The Calhoun County Plan meetings were facilitated by the Southwest Georgia Regional Commission. At the beginning of the planning process, RC staff notified the local governments within the county about the comprehensive plan five-year update. Thereafter, a timeline was created and distributed at the first advertised public hearing meeting (April 15, 2021). The communities were all represented but attendance was low. There are ten participants at the kickoff meeting, and at least one person from each city and county is represented in the meeting. Synoptic Comprehensive Plan flyers were designed for distribution to engage citizens' participation in the process. The RC staff gave detailed information about the five-year update and the expectations from the stakeholders, local government officials, citizens, and organizations. A new required broadband element was discussed and the reassessment of Strengths, Weaknesses, Opportunities, and Threats for the county and

Steering Committee

Calhoun County

Conner Collins – Commission Chair

Charlie Williams – Vice Chairman

Member: Brenda Weathersby, Tommy Manry, William Hawkins, Mandie Milner, City Clerk, Richard Martin, EMA Director, Mark Strickland, Tax Appraiser

Arlington

Jerome Brackins, Sr., Mayor

Members Tyron George, Leonard Davis, LC Williams, Henrietta Hill, Elguninta Moore, Lisa Aldridge, Mary King, City Clerk

Edison

Reeves Lane, Mayor

Members: Tamara Shedick, Billy Timpson, Jack Johnson, Jane Ingram, Tammy Fincher (City Clerk)

Leary

Calvin Cox, Mayor

Members: Annie Hawkins, Steve Allen, Darryl Warren, Arra T. Johnson, Tamika Williams (City Clerk)

Morgan

Richard Martin, Mayor

Members: Peggy Acock (Mayor Pro-Tem), Jesse Williams, Christopher Prater, Natasha Martin, Sharon Lanier (Acting City Clerk)

cities was briefly discussed. The expectations on responses to the report of accomplishments were well presented. The group chose not to have a vision statement at this time, however, the goals and policies, and the SWOT analysis (Strength, Weakness, Opportunity, and Threat) were reviewed and modified. Input and comments from the stakeholders, citizens, and local governments during the community meetings were incorporated into this plan. Some of the changes and comments are not limited to the correction of names of new council members, suggestions on how to increase citizens' participation, re-assessment of SWOT, etc. In addition, a collaboration with the University of Georgia's College of Public Health to assess the current connectivity of sidewalks, roads, and paths in Calhoun County was part of the public involvement and was included in the plan update. After receiving the public input, a draft plan was developed, and the hard copy was distributed to the local governments. Also, the soft copy was made available for public review and comments on the SWGRC's website and local government websites. All the comments received were incorporated into the plan update. In addition, the final draft plan was sent to contiguous counties and cities for comments and no comments were received.

Community Profiles

At a Glance:

Municipality	Total Population 2000 -2010		Caucasians	African Americans	Hispanics	Median Household Income	Housing Units
	2000	2010					
Calhoun	6,320	6,694	2326	4105	141	\$25,513	2,339
Arlington	1,161	1,479	321	1126	24	\$21,429	708
Edison	1,340	1,531	476	975	66	\$17,371	614
Leary	666	618	139	470	4	\$35,625	319
Morgan	1,464*	240	113	115	6	\$33,889	137

Source: U.S. Census 2010 Demographic Profile; 2010-2014 American Community Survey 5-Year Estimates

Municipality	Total Population (2020)	Caucasians	African Americans	Hispanics	Median Household Income	Housing Units
Calhoun	5,573	1783	3581	149	34,167	2406
Arlington	1209	214	969	18	33,025	549
Edison	1230	277	894	49	22,800	567
Leary	524	110	401	5	35,250	290
Morgan	1741	507	1,183	43	25,469	110

Source: U.S. Census 2020

Calhoun County was once part of Baker and Early counties back in the 1800s and Morgan, the county seat sits right in the middle of the county. Calhoun County has experienced a decrease in population while cities Arlington and Morgan experienced an increase in population (U. S Census 2020), in comparison with the 2010 U.S Census. Local festivals are held throughout the year and employers like



the local schools and Calhoun County State Prison contribute positively to the economy. There are a few small businesses throughout the cities and county and most people leave the areas to work; however local officials would like to change that.

The median incomes for the cities and county are well below the states at \$53,482. Local leaders are looking at this planning opportunity as a chance to make a change in the blueprint for Calhoun County and its cities. They are excited about the process and worked very closely with the Southwest Georgia Regional Commission and other agencies to turn the page on the past and take positive action steps to improve their overall social and economic outlook.

COMMUNITY PROFILES

This section examines the demographics of Calhoun County and the Cities of Arlington, Edison, Leary, and Morgan. The following is a more detailed profile of the County and each city. The information contained on the following pages was obtained from the U.S. Census (2010 and 2015 American Community Survey Estimates).

Calhoun County

All Topics 🔍	Calhoun County, Georgia
Population Estimates, July 1 2021, (V2021)	⚠️ NA
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	⚠️ NA
Population estimates base, April 1, 2020, (V2021)	⚠️ NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	⚠️ NA
Population, Census, April 1, 2020	5,573
Population, Census, April 1, 2010	6,694
Age and Sex	
Persons under 5 years, percent	⚠️ 4.0%
Persons under 18 years, percent	⚠️ 16.9%
Persons 65 years and over, percent	⚠️ 16.6%
Female persons, percent	⚠️ 39.5%
Race and Hispanic Origin	
White alone, percent	⚠️ 36.1%
Black or African American alone, percent (a)	⚠️ 60.8%
American Indian and Alaska Native alone, percent (a)	⚠️ 0.6%
Asian alone, percent (a)	⚠️ 0.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	⚠️ 0.3%
Two or More Races, percent	⚠️ 1.3%
Hispanic or Latino, percent (b)	⚠️ 5.1%
White alone, not Hispanic or Latino, percent	⚠️ 32.7%
Population Characteristics	
Veterans, 2015-2019	323
Foreign born persons, percent, 2015-2019	4.5%
Housing	
Housing units, July 1, 2019, (V2019)	2,406
Owner-occupied housing unit rate, 2015-2019	65.6%
Median value of owner-occupied housing units, 2015-2019	\$51,500
Median selected monthly owner costs -with a mortgage, 2015-2019	\$992
Median selected monthly owner costs -without a mortgage, 2015-2019	\$370
Median gross rent, 2015-2019	\$543
Building permits, 2020	5

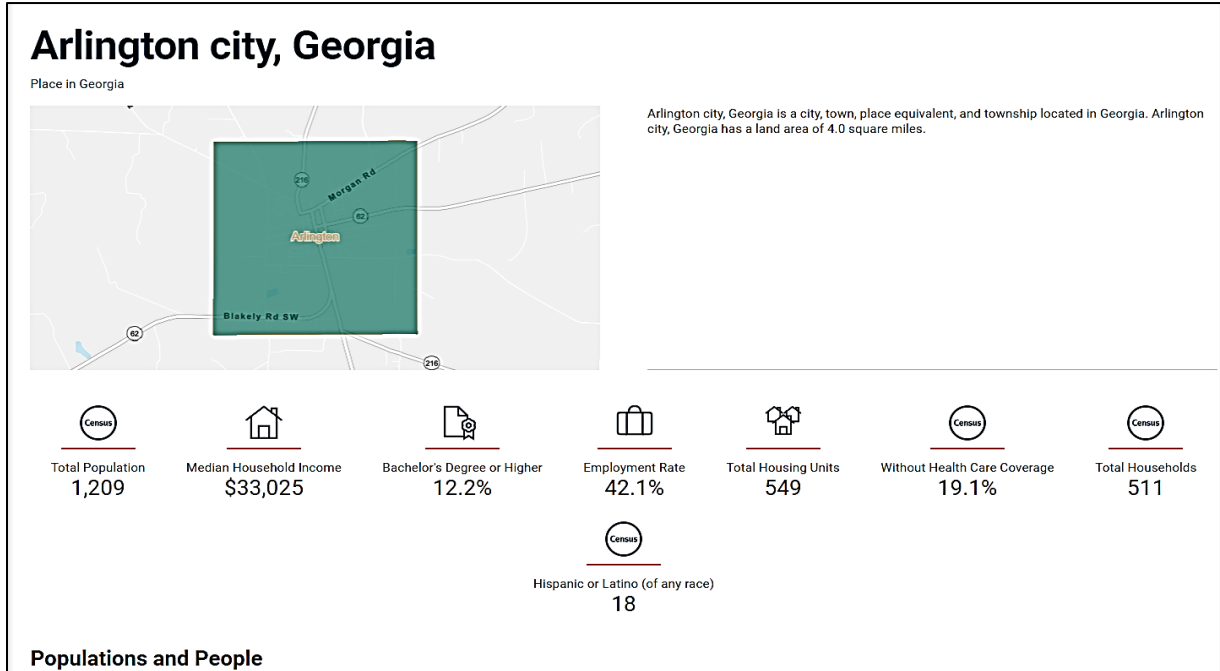
Source: U.S Census Bureau 2020

Calhoun County Demographics (Cont'd)

Families & Living Arrangements	
Households, 2015-2019	1,736
Persons per household, 2015-2019	2.56
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	80.2%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	7.7%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	72.5%
Households with a broadband Internet subscription, percent, 2015-2019	63.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	72.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	9.1%
Health	
With a disability, under age 65 years, percent, 2015-2019	10.6%
Persons without health insurance, under age 65 years, percent	18.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	35.6%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	51.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	817
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	16,950
Total manufacturers shipments, 2012 (\$1,000) (c)	0
Total retail sales, 2012 (\$1,000) (c)	19,587
Total retail sales per capita, 2012 (c)	\$3,012
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	23.4
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	\$34,167
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$14,005
Persons in poverty, percent	34.4%
BUSINESSES	
Businesses	
Total employer establishments, 2019	61
Total employment, 2019	605
Total annual payroll, 2019 (\$1,000)	23,836
Total employment, percent change, 2018-2019	-2.6%
Total nonemployer establishments, 2018	283
All firms, 2012	302
Men-owned firms, 2012	128
Women-owned firms, 2012	114
Minority-owned firms, 2012	159
Nonminority-owned firms, 2012	116
Veteran-owned firms, 2012	25
Nonveteran-owned firms, 2012	220
GEOGRAPHY	
Geography	
Population per square mile, 2010	23.9
Land area in square miles, 2010	280.37
FIPS Code	13037

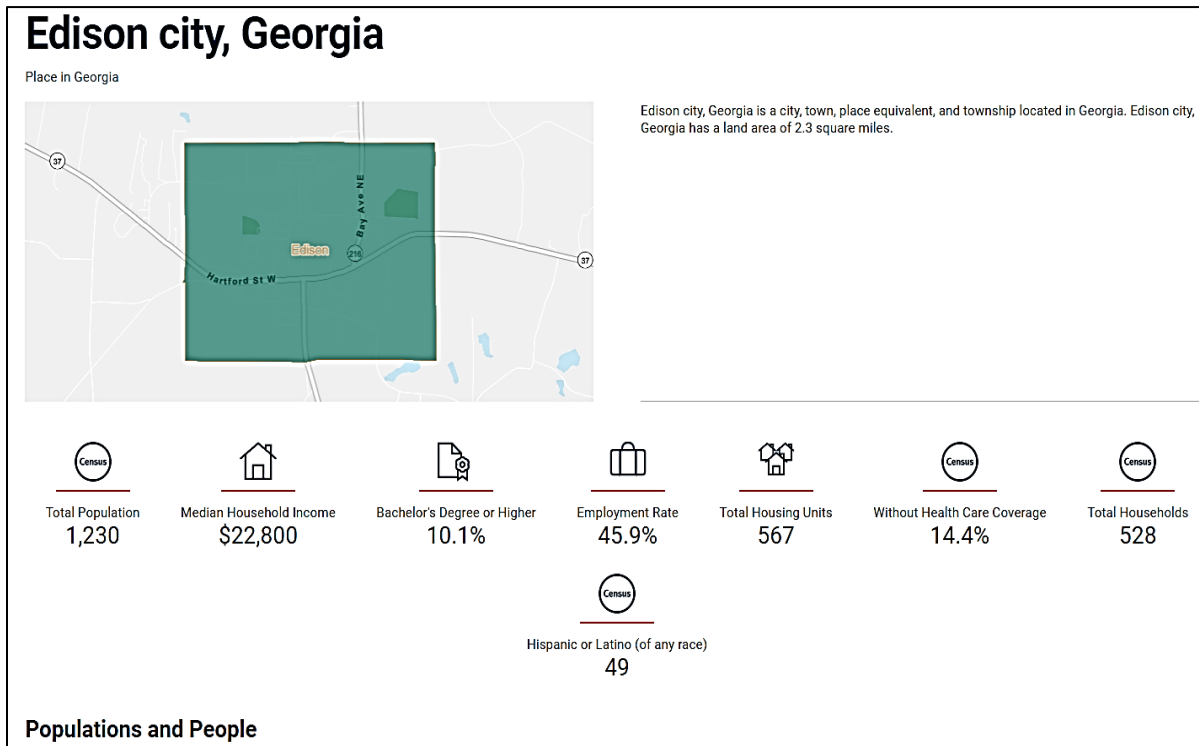
Source: U.S Census Bureau 2020

CITY OF ARLINGTON



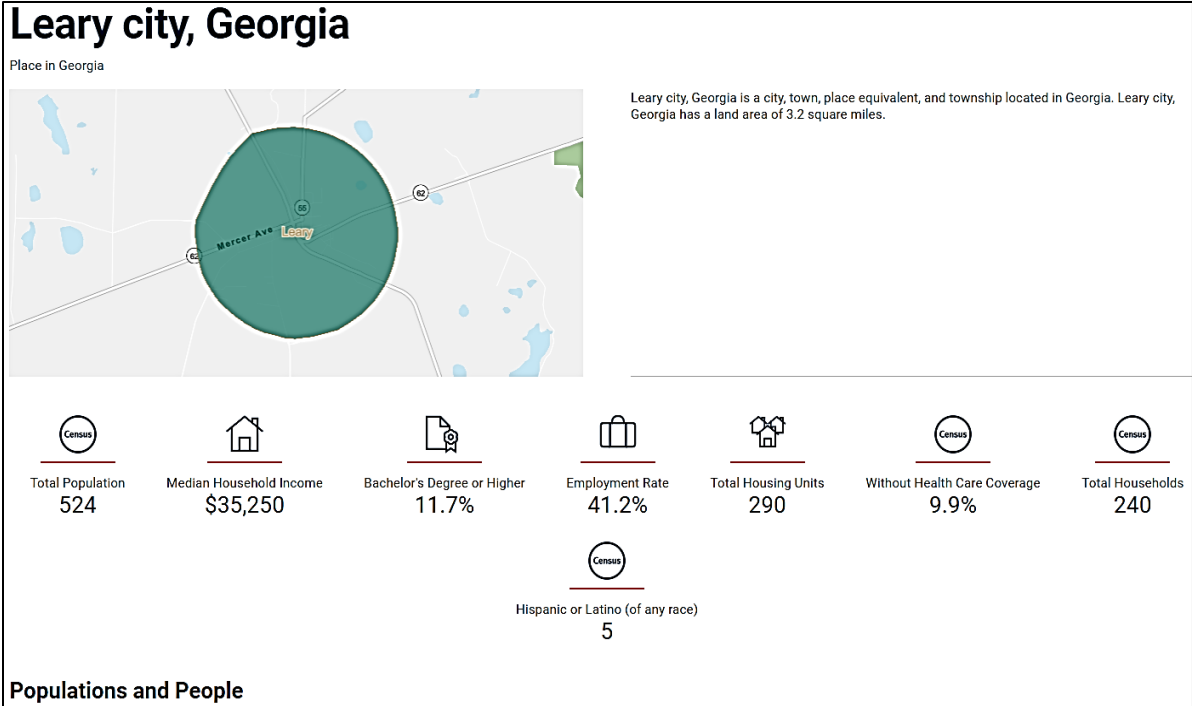
Source: U.S Census Bureau 2020

CITY OF EDISON



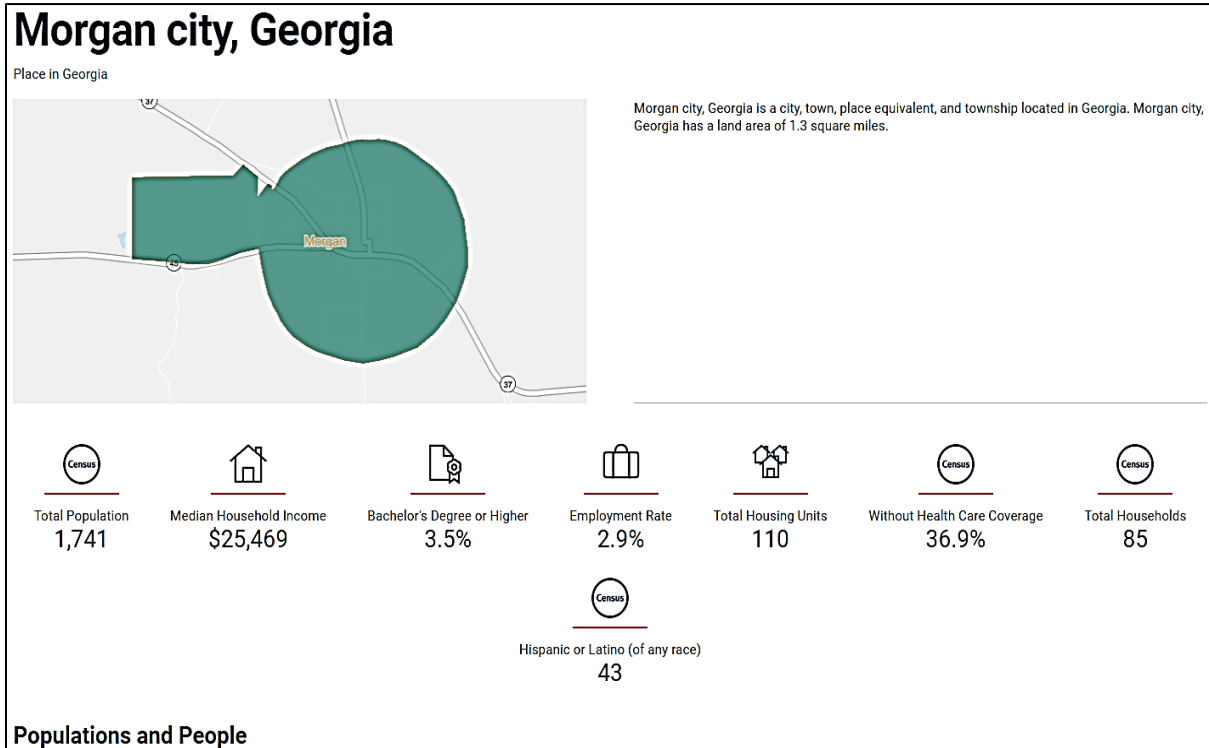
Source: U.S Census Bureau 2020

CITY OF LEARY



Source: U.S Census Bureau 2020

CITY OF MORGAN



Source: U.S Census Bureau 2020

ISSUES AND OPPORTUNITIES

COMMUNITY SWOT ANALYSIS

The following is an analysis of the community’s Strengths, Weaknesses, Opportunities, and Threats (SWOT) for the County and each City.

CALHOUN COUNTY COMMUNITY ASSESSMENT

STRENGTHS

- Still Pond Winery
- High Cotton Yard Sale
- Whitetail deer hunting
- Nothing Fancy Fish House
- Ethridge Farms
- Construction of two new schools (Calhoun County and Charter School)

WEAKNESSES

- Jobs
- Family structure & Family values Deteriorating
- Lack of communication between governments

- Relationship with God

OPPORTUNITIES

- Improve Education
 - Increase Adult Education Opportunities
- Become a GA Work Ready Community
- Be a Camera-Ready Community
- 37 Trail: GA Grown Recognition

THREATS

- Drugs/Crime
- Gangs
- Poverty



CITY OF ARLINGTON COMMUNITY ASSESSMENT

STRENGTHS

- May Day Festival: Longest running festival in GA
- Christmas Parade & Breakfast with Santa
- Across the Tracks
- The Arlington Depot
- Volunteer Fire Dept.
- Agriculture Industry
- Local Restaurants (Sweet GA Brown, El Leon Mexican etc.)
- Beauty Shop
- Early Trucking Company
- Veterans Park
- Head Start
- Still Pond Winery
- Quail Country
- Railroad
- Nantze Springs
- Behavioral Health Services (Aspire)
- CPS, DPC

WEAKNESSES

- Limited Rental Housing
- Lack of Affordable Housing
- Sewage System
- Recreation
- Being Proactive/Planning
- Intergovernmental Cooperation
- Jobs/Industry-empty buildings
- Rehoboth Ranch (Adult Rehabilitation)

OPPORTUNITIES

- Facilities and space available for businesses
- Workforce Ready for existing businesses
- Population-All Ages
- Volunteerism
- Solar Panels/Solar Farms
- Repurpose empty building

THREATS

- Drugs/Shot Houses
- Gangs
- Burglaries-Crime
- Losing Younger People



CITY OF EDISON COMMUNITY ASSESSMENT

STRENGTHS

- Education
- Horse Show
- Christmas Parade
- Library
- Riverside Building Location
- Businesses
 - Grocery Store
 - Drug Store
 - Nursing Home
 - Personal Care Home

WEAKNESSES

- Unskilled Workforce
- No Jobs for the Younger People
- Drought/Crop Loss

- Lack of Jobs
- Lack of Housing
- Shrinking Tax Base
- Inadequate Infrastructure

OPPORTUNITIES

- Albany Tech Facility –Educational
- Vacant Buildings /Opportunity for Economic Development
- Willingness of citizens to work together
- To provide more Recreation Facilities

THREATS

- Drugs/Crime

CITY OF LEARY COMMUNITY ASSESSMENT

STRENGTHS

- Farming
- Christmas Parade
- Fire Works
- Red's Restaurant

WEAKNESSES

- Lack of Jobs
- Substandard Housing

OPPORTUNITIES

- Expand existing Businesses
- To develop and rehabilitate housing

THREATS

- Drugs/Crime
- Lack of Jobs
- Lack of housing

CITY OF MORGAN COMMUNITY ASSESSMENT

STRENGTHS

- Halloween on the Square
- Calhoun State Prison
- Improved water and sewage system
- Calhoun County Emergency Management Services (EMS)

WEAKNESSES

- Jobs
- Lack of Housing
- No City Sewage
- Lack of Recreation

OPPORTUNITIES

- Education

THREATS

- Drugs
- Crime
- No Jobs for the Younger People



Community Goals

(THE COMMUNITIES ELECTED NOT TO HAVE A VISION STATEMENT)

Goal: Economic Prosperity

Our community will encourage the development or expansion of businesses and industries that are suitable for the skill of the workforce.

Policies - We will:

- Make decisions on new development that contribute to, not take away from, our community's character and sense of place.
- Support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

- Consider impacts on infrastructure and natural resources in our decision-making on economic development projects.
- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- Encourage the development of housing that enables residents to live close to their places of employment.

Goal: Resource Management

Our community will efficiently utilize and protect our natural resources and environmentally sensitive areas.

Policies – We will:

- Encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological, or cultural resources from encroachment.
- Ensure safe and adequate supplies of water through the protection of ground and surface water sources.
- Promote enhanced solid waste reduction and recycling initiatives.
- Make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

Goal: Public Infrastructure

Our community will identify and develop infrastructure to support or direct new growth through ordinances and regulations.

Policies – We will:

- Seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- Limit development within our community to areas that can be reasonably served by public infrastructure.

Goal: Regional Cooperation

Our community will actively participate in regional organizations and identify joint projects that will result in lower costs and greater efficiency

Policies – We will:

- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, and watershed protection)
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- Consult other public entities in our area when making decisions that are likely to impact them.

Goal: Sense of Place

Our community will make our downtown the focus point of our community; encourage compact; walkable development mixed-used while protecting and revitalizing historic/cultural areas.

Policies – We will:

- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Commit to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.

Goal: Transportation Options

Our community will maintain existing transportation options and seek opportunities to address identified gaps.

Policies – We will:

- Target transportation improvements that support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Design new and reconstructed roadways so that they accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation (Complete Street Design).

- We will promote and encourage mobility programs that assist senior citizens and people with disabilities to safely connect to outdoor events through collaboration with SWGRC AARP programs.

Goal: Educational Opportunities

Our community will work with local educational institutions to make education and training opportunities readily available to all residents.

Policies – We will:

- Support programs for retention, expansion, and creation of businesses that are a good fit for our community’s economy in terms of job skill requirements and linkages to existing businesses.
- Work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects

Goal: Community Health

Our community will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities.

Policies – We will:

- Make decisions that encourage walking, biking, carpooling, and other alternative transportation choices.
- Invest in parks and open spaces to enhance the quality of life for our citizens.
- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- Partner with organizations that provide information on healthy living and support urban agriculture such as a home garden or community garden that helps to support healthy foods and increase human longevity.
- Develop and improve connectivity facilities that encourage residents and visitors to engage in outdoor activities that promote healthy living.

Goal: Housing Options

Our community will encourage and promote a variety of housing types, sizes, costs, and densities in each neighborhood; through programs to provide housing for residents of all socioeconomic backgrounds and incomes.

Policies – We will:

- Eliminate substandard or dilapidated housing in our community.
- Create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

Goal: Broadband Options

Provide and expand high-speed internet service to the underserved and unserved areas for quick access to the World Wide Web.

Policies- We will:

- Apply for grants for the provision of high-speed internet connectivity and accessibility
- Amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- Develop a Broadband ordinance that will guild the installation and provision of internet services.

Broadband Services Element

Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. It connects people to the internet with high-speed transmission access from home, business, school, and other places that people visit for their daily activities. In 2018, the General Assembly passed SB402 also known as Achieving Connectivity Everywhere creating the Georgia Broadband Deployment Initiative (Georgia Department of Community Affairs 2021). A good internet speed is at or above 25 Mbps and 3 Mbps upload speeds (DCA Broadband Deployment Initiative, 2021). It can be delivered via fiber, wireless, satellite, digital subscriber line (DSL), or cable (Pew charitable Trusts 2021) However, some internet providers offer speeds lower than 25 Mbps as a cost-saving internet option. Even though broadband technology delivers high-speed internet, the technology is still underutilized. Studies show a positive, causal relationship between broadband infrastructure and gross domestic product in both economic development and education. (Purdue University 2018). Also, the lack of

broadband access for K-12 and higher education students affects their performance and can result in low grades based on the study.

The intrusion of COVID-19 has revealed the importance of internet connectivity, and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transition to a virtual world. It is a greater challenge to transition into the new virtual world in rural communities since most lack a reliable high-speed connection. According to the Pew Institute, nearly 21 million Americans, mostly in rural areas, still lack a reliable high-speed connection. This can present its own set of challenges with so many people working from home. Access is essential when we work, learn, and socialize from home.

63.2% of households are with a broadband internet subscription in Calhoun County, and Cities Morgan 56.5%, Arlington 58.3%, Leary 55.4%, and Edison 61.2% of any type of broadband subscription (American Community Survey 2019). However, according to Georgia Broadband Availability Map 2021, 69% of Calhoun County is unserved with two thousand one hundred and thirteen locations unserved and nine hundred and sixty served locations based on the DCA broadband deployment initiative, 2021. The Broadband map below shows the unserved locations in Calhoun County, Georgia.



Source: <https://www.freeimages.com/photo/antenna-1241510>

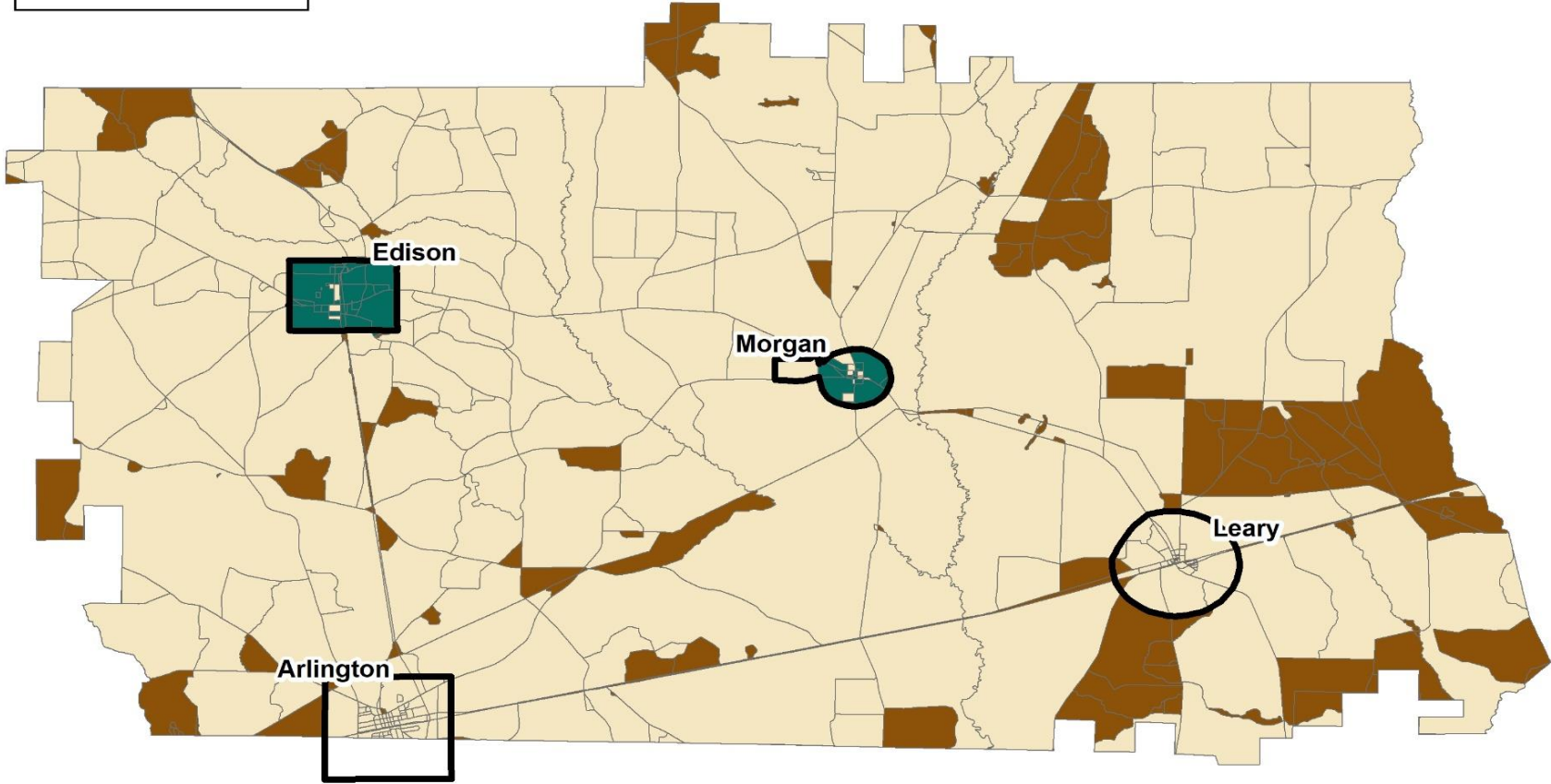
CALHOUN COUNTY AND THE CITY'S BROADBAND MAPS

Calhoun County

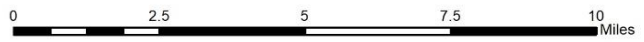
Broadband Map

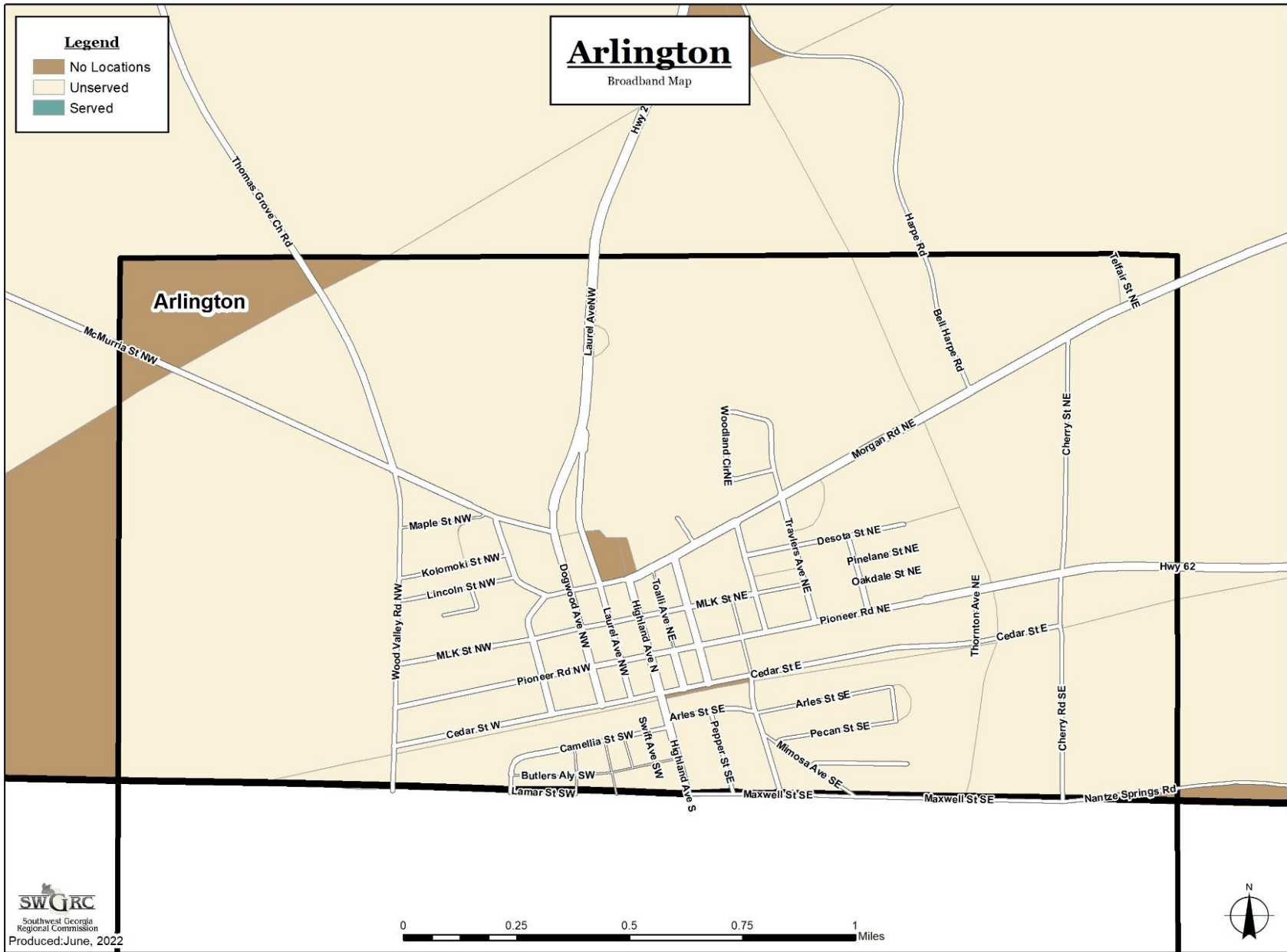
Legend

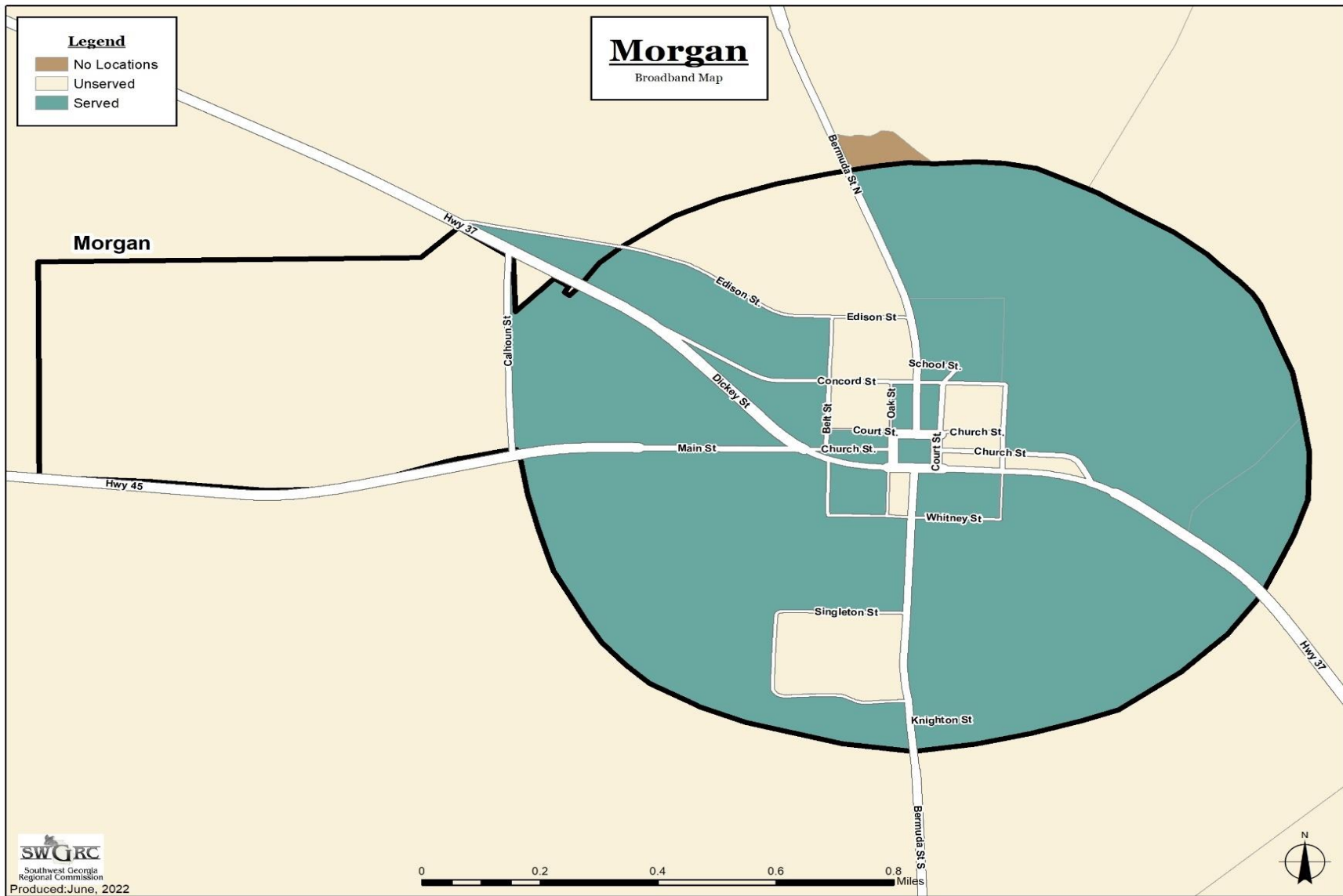
- No Locations
- Unserved
- Served

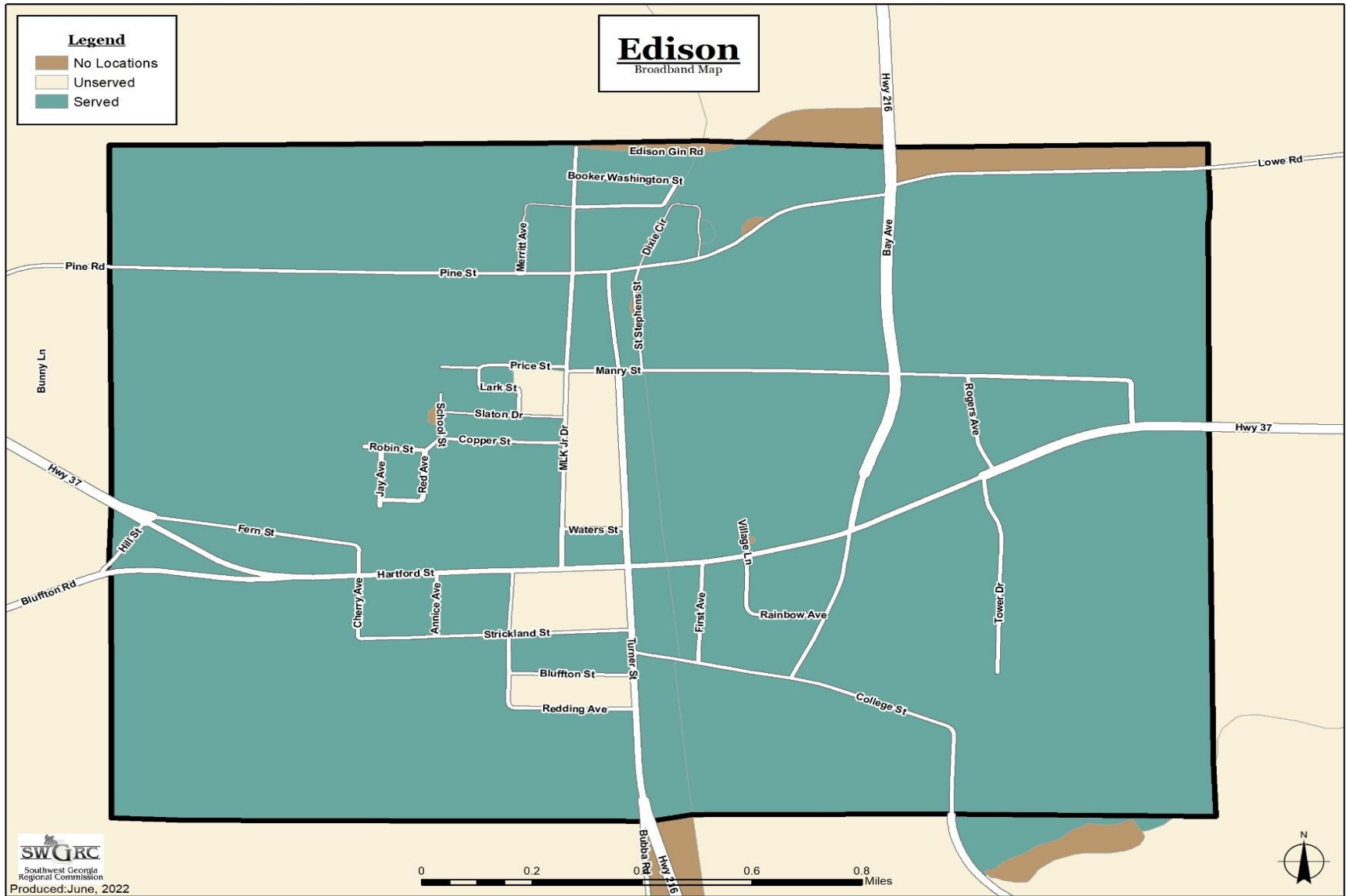


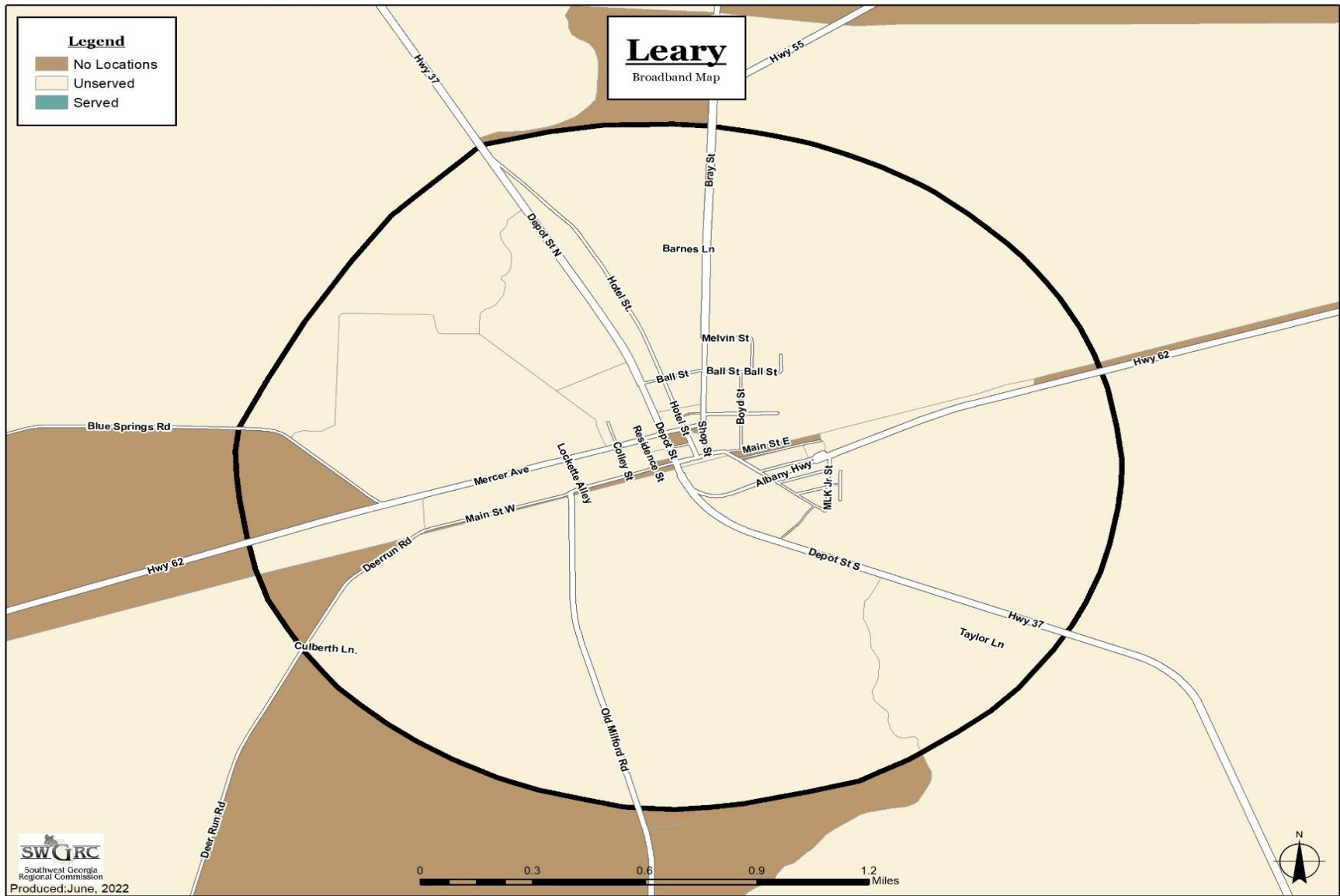
SWGRC
Southwest Georgia
Regional Commission
Produced: June, 2022











Economic Development

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Calhoun County and the Cities of Arlington, Edison, Leary and Morgan.

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

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

Calhoun County is a rural county that is home to four incorporated cities: Arlington, Edison, Leary, and Morgan. The City of Arlington is unique in that it straddles two counties (Calhoun & Early). The City elected to conduct its planning activities with Calhoun County. Arlington has been growing with the addition of Aspire Behavioral Center and other medical facilities located right downtown. Arlington is also home to the May Day Festival which was started in 1932. The City of Edison has an excellent hometown atmosphere, situated above Georgia's most productive groundwater supply, the Florida aquifer, and home to the King Cotton Horse Show since 1935. Leary, Georgia has long been an agricultural supply center for neighboring plantations and farms. Still Pond Vineyard is located near Leary, and it is one of the largest commercial wineries in the state of Georgia. The City of Morgan is home to all of the Calhoun County government offices. The courthouse is located on "courthouse square" located in the center of Morgan and state highways 37, 45, 234, and 41 all come into the courthouse square. Calhoun County State Prison and the local school system are the largest employers in the county. There are also several large-scale farming operations, in recent years, the economy of Southwest Georgia has faced formidable challenges from powerful storms and the COVID-19 pandemic. In 2017, Southwest Georgia was hit by Hurricane Irma, but the next year another hurricane would prove far more devastating to the region. On October 10, 2018, Hurricane Michael ripped through Southwest Georgia, destroying crops, and flooding homes and businesses. The storm, which was the first category three hurricane to impact Southwest

Georgia in over a century, had devastating effects on the region's agricultural industry. Crops such as cotton, vegetables, pecans, and timber each suffered from estimated losses of hundreds of millions of dollars. Because of the lengthy time, it takes the new plant to grow and mature, Southwest Georgia's economy will be affected due to the loss in the agricultural sector.

Calhoun County has a significant amount of recreational land and facilities, it is important to note that most of these facilities are private and somewhat exclusive. Citizens in the county have limited choices in terms of retail shopping and it results in a diminished tax base. One of the successful efforts that have benefitted Calhoun County is the annual "High Cotton Yard Sale" that runs 65 miles along Highway 37. This yard sale crosses three counties and attracts thousands annually.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Calhoun County and the Cities of Arlington, Edison, Leary, and Morgan:

Goals

Our community will improve and upgrade the educational attainment levels of the labor workforce skills within the region

Objectives

We will develop and support community-based efforts to address improved education levels and labor force skills.

We will support the continued improvement of the education system in addressing education issues and education skill improvements for the region.

Goals

Our community will expand existing industries

Objective

We will increase the potential that existing industries will expand into the region.

Future Land Use

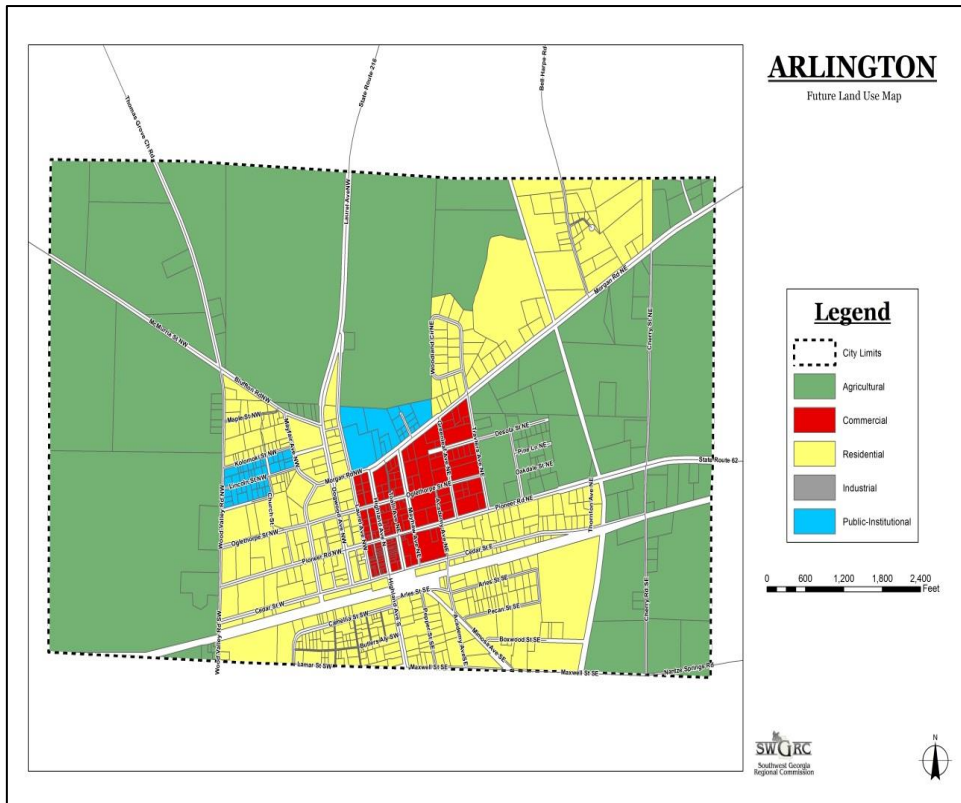
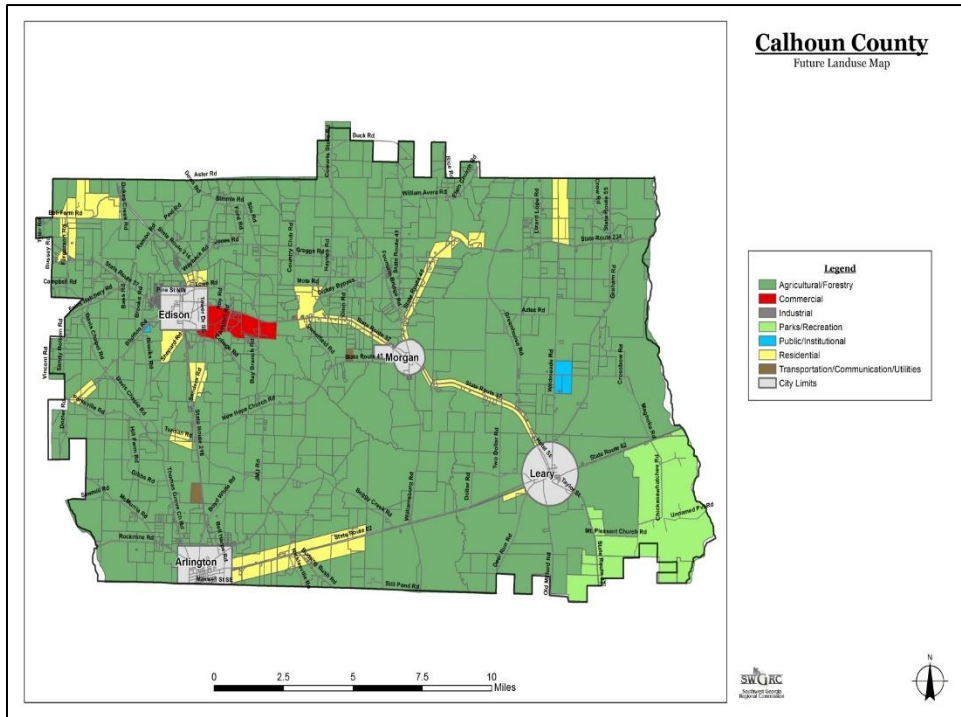
Land use for small communities must maintain rural characters and strong economic potential. Rural Communities need to identify strategies that they can implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that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

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

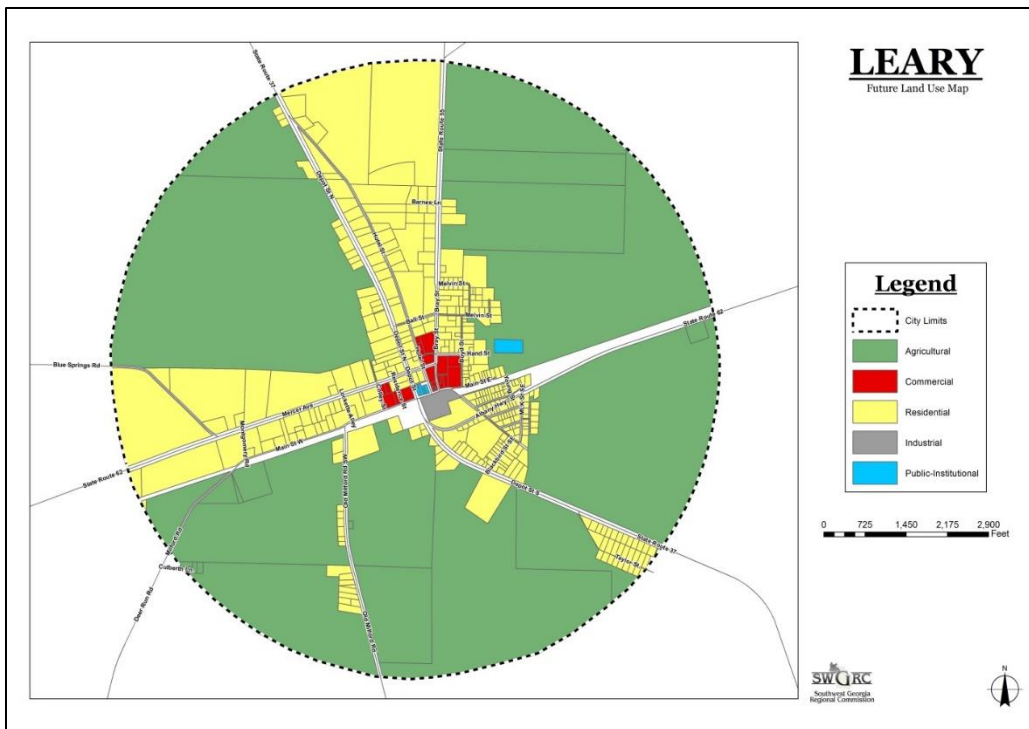
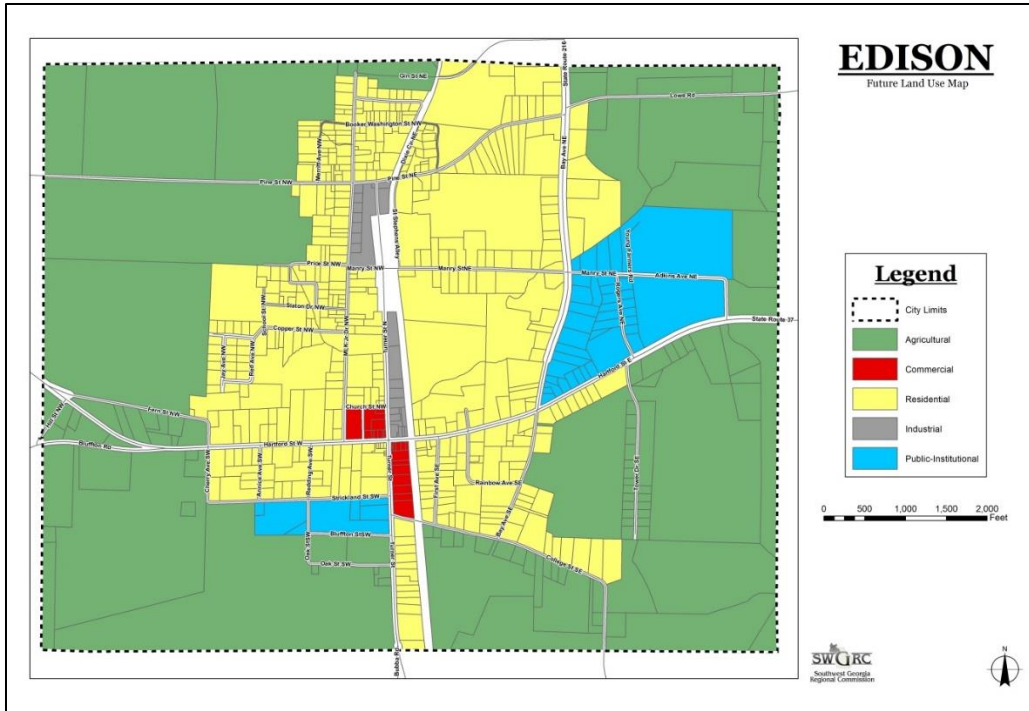
Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are organized in one building or grouped in a shopping center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

Future Land Use Maps

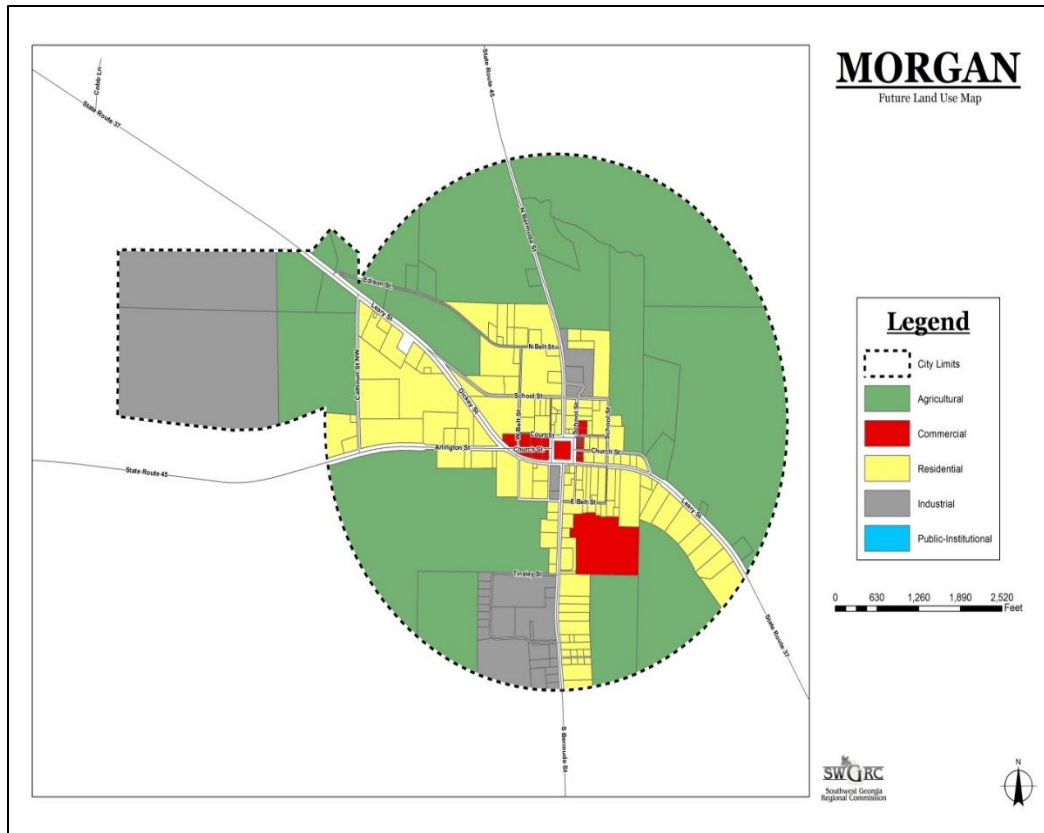
(Please see Appendix for larger renderings of the future land use maps.)



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



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



TRANSPORTATION

Transportation is not required to be included in the Calhoun County plan. The transportation element and survey results were made possible due to funding received from the Georgia Department of Transportation.

Calhoun County and the City of Arlington, Edison, Leary, and Morgan have a population of 6,694. The RC staff conducted a comprehensive plan meeting on September 19th, in which discussions on Rural Transportation and Transit were conducted. The county has a more than sufficient roadway network for the types of functions it now serves. This system provides for the existing land use activities and at the current rate of growth will be ample for the years to

come. Calhoun County and the Cities of Arlington, Edison, Leary, and Morgan are served by Resource Management Service, Inc. (RMS, Inc.). Residents have expressed concern due to the lack of availability during the times needed. Some residents stated that they are not able to receive healthcare services due to the lack of transportation. A total of 4,961 trips were provided for FY15.

The City of Arlington has a street department that maintains the streets. This department is capable of repairing potholes and line painting. They are also able to excavate portions of roads to correct water, sewer, and drainage problems. The City of Arlington Street network is operating well under capacity. The Georgia Highway #62 corridor is the principal arterial that runs through the city. This east to west route links most of Calhoun County and all parts east including the Albany metro area and the City of Blakely.

The City of Edison is much like that of Arlington, Hartford Street, the principal arterial, has the potential to become a bottleneck. However, this should not be of great concern if the city's growth rate remains constant for the next twenty years. However, as in the case of many small cities and towns, growth is slowly increasing in the unincorporated areas surrounding the cities. This may present a problem for city infrastructure in the distant future.

The City of Leary must maintain the flow of traffic from Arlington and Blakely to and from the Albany metropolitan area. This is the only route through the city that shows a level of traffic to warrant concern. This link requires the city to expend resources that would otherwise go toward its citizens. This route, however, lends some increase in commerce to the city. However, there is not sufficient data to substantiate the cost compared to the benefits.

The City of Morgan has increased substantially due to the construction of the Calhoun County State Prison. The traffic increase comes from the employees who travel to Calhoun County and the City of Morgan. There seem to not to be any problems with the traffic in Morgan.

Since the population is decreasing the demand for transportation will decrease. There will still be those individuals in need of transportation; however, it will be more costly to provide it. During the Comprehensive Planning process, transportation was viewed as a priority for Calhoun County and its cities. All municipalities see transportation as a vital part of their progress and one of the keys to economic development opportunities.

Most residents who own vehicles can afford to look for work outside of the city or county. This makes the choices that remain for the rest of the population slim to none. All communities want to attract businesses so that residents can work where they live, decreasing costs to families, but without transportation, this makes it very difficult. The prison was a welcome

addition and has provided numerous jobs to residents. A true public transportation system is sorely needed.

Recently, a collaboration project between the University of Georgia (Cooperative Extension, College of Public Health, and College of Environment + Design) and Calhoun County and the cities to increase the connectivity in the areas. The proposed projects were designed by the students at the University of Georgia's College of Environment + Design and with the assistance of the instructor (Donnie Longenecker). The goal of the project is to increase connectivity, redesign the streets, redesign the existing public facilities, and create a safe welcoming environment. Calhoun County and the cities of Morgan, Arlington, Leary, and Edison were meticulously examined and assessed using aerial photographs (Google Map), interview responses from the residents, and a base map. The instructor divided the students into groups and assigned each group to the local government. The proposed street designs came out excellently and were presented to the public and the local governments. A copy of the proposed projects is included in the appendix.

REPORTS OF ACCOMPLISHMENT (ROA)

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

- Completed
- Currently Underway (Include a projected completion date)
- Postponed (Include an explanation of the reason)
- Not Accomplished and will no longer be undertaken or pursued by the local government (Include an explanation for the reason)

Any projects that are not completed and active are moved to the new community work program (2023-20270).

City of Arlington Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Remove old gym and old school complex	X	X	X	X	X	\$500,000	City	RDF GRANT, Grants	Completed
Implement a year-round recreation program	X	X	X	X	X	\$20,000	City	Grants	Postponed Due COVID-19. 2025
Pave remaining dirt roads based on prioritized need					X	\$375,000	City	SPLOST/DOT	Currently Underway 2026
Apply for state and local grants to assist with the cost of public facilities, housing	X	X	X	X	X	\$500,000	City	CDBG, CHIP	Currently Underway 2026
Provide funds to repair and replace existing sewer lines throughout City as necessary	X	X	X	X	X	\$500,000-\$1,000,000	City	WF & USDA	Currently Underway 2026
Provide funds to renovate the old train depot	X	X	X	X	X	\$500,000	City	DOT Grants SPLOST	Complete
Provide funding or in-kind assistance to the Arlington Economic Downtown Development Authority on collaborative projects.	X	X	X	X	X	n/a	City	General fund	Currently Underway 2026
Implement a major street landscaping program		X	X	X		\$20,000	City	General fund	Currently Underway 2021
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture									

Calhoun County Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Provide funding to operate and maintain waste transfer station						\$85,000.00	County	General Funds	Currently Underway 2027
Provide funding to maintain county roads as funding permits						\$500,000.00	County	General Funds, SPLOST, DOT	Currently Underway 2027
Utilize funding to pave county roads approved by DOT						\$500,000.00	County	General Fund, USDA Community Facility Grants	Currently Underway 2027
Seek funding for the construction of new jail						\$150,000	County	General Funds	Currently Underway 2024
Expand Sheriff's office						\$80,000	County	General Funds	Postponed, lack of funds 2024
Work with the SW GA RC to Update Community Work Program				X	X	None	County	DCA & RC	Completed
Review and have meetings to discuss the adoption of zoning regulations	X	X	X	X	X	20,000	County	General Funds	Postponed due to lack of coordination 2023
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture									

City of Morgan Report of Accomplishments

Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Add bathrooms to the new city park facility	X	X	X	X	X	\$10,000.00	City	General Fund	Postponed (lack of Funds) 2023
Provide funding to make improvements to existing recreation facilities as needed		X	X	X		\$25,000.00	City	General Funds/ Grant	Completed
Provide funding to improve City playground	X	X	X	X	X	\$25,000.00	City	General Fund/ Grants	Completed
Provide funding to remove and replace sidewalks downtown as necessary	X	X	X			\$300,000	City	General Funds/ Grants	Completed
Provide funding to work on drainage issues on city streets	X	X	X	X	X	\$	City	General Funds/ Grants	Postponed (Lack of Funds) 2023
Provide funding to update the Zoning Ordinance and maps as needed	X	X	X			N/A	City	General Funds/ Grants	Completed
Work with the SWGARC to update Service Delivery Strategy as needed/required	X	X	X	X	X	N/A	City	General Funds	Currently Underway 2023
Provide funding to make needed improvements to the City Water System	X	X	X	X	X	\$50,000	City	General Fund/ Grants	Completed
Provide funding to make improvements to the City Sewage System)	X	X	X	X	X	\$100,000	City	Grants, General Fund	Completed
Work on traffic control throughout the city	X	X	X	X	X	\$25,000	City	General Fund	Completed
Create Landscape around the downtown area with flowers, shrubby		X	X	X	X	\$20,000	City	General Fund	Completed
Provide information to residents on housing rehabilitation programs	X	X	X	X	X	N/A	City	General Fund	Completed
Discuss the pros and cons of the adoption of subdivision regulations						N/A	City	General Fund	Completed
Work with the Southwest Regional Commission to update the Comprehensive Plan (Community Work Program (CWP)						N/A	City	General Fund	Currently Underway 2022

ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture

City of Leary Report of Accomplishments

Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Provide funding to make drainage improvements throughout the city			X			\$500,000.00	City	CDBG, General Funds	Completed
Provide funding to make improvements to the sewer treatment plant		X				\$200,000.00	City	CDBG, General Funds,	Ongoing 2027
Extend water mains and hydrants to unserved areas				X		\$200,000.00	City	CDBG, General Fund	Ongoing 2027
Provide 24-hour emergency services for the city	X					N/A	City	General Funds	Ongoing 2027
Provide education to encourage compliance or Code enforcement with an emphasis on downtown	X	X	X	X	X		City	General Funds	Ongoing 2027
Provide funding to make needed improvements to the fire station building			X			\$60,000	City	Grants	Ongoing 2027
Purchase new fire truck pumper		X				\$140,000	City	Grants	Ongoing 2027
Update zoning ordinances		X				N/A	City	General Fund	Ongoing 2027
Update Community Work Program					X	N/A	City	General Fund	Ongoing 2027
Develop a plan for downtown revitalization with emphasis on code enforcement	X	X	X	X	X	N/A	City	General Fund	Ongoing 2027

ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture

City of Edison Report of Accomplishments

Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Develop and implement a downtown revitalization program	X	X	X	X	X	\$5,000.00	City	General Funds	Not Accomplished due to lack of funding
Provide funding to make needed sidewalk improvements throughout the city		X	X	X	X	\$30,000.00	City	General Funds, TE Grant	Completed
Provide funding to make needed improvements to City recreation areas and facilities	X	X	X	X	X	\$60,000.00	City	General Fund, USDA Community Facility Grants	Not Accomplished due to lack of funding
Provide upgrades to water and sewer services in newly developed subdivision			X	X	X	\$200,000	City	General Funds, Grants	Underway CDBG 2023
Purchase a new fire truck			X	X	X		City	General Funds, Grants	Not accomplished due to lack of funding and will no longer be undertaken
Provide funding or in-kind support to the Edison Development Authority on economic development projects	X	X	X	X	X	\$3,000	City	General Fund	Not Accomplished due to lack of funding
Provide limited funding (\$1,500) to support the Cotton King Horse Show	X	X	X	X	X	\$1,500	City	General Funds	Postponed due to COVID-19. 2024
Educate City officials on housing programs that support the development of low to moderate-income housing	X	X	X	X	X	None	City	DCA/RC	Not Accomplished due to lack of funding
Apply for a substandard housing rehabilitation program (CHIP/CDBG)	X	X	X	X	X	\$300,000	City	DCA, Grants, General Fund	Not Accomplished due to lack of funding
Update Zoning Ordinance	X	X	X			\$5,000	City	General Funds	Completed
Educate City officials on the pros and cons of adopting subdivision regulations for possible adoption.		X	X			None	City	RC	Not Accomplished due to lack of understanding
Update Community Work Program as required by GA DCA				X	X	None	City	RC/DCA	Ongoing 2022
Identify historic structures and make historic preservation nominations to the Historic Preservation Division (HPD)		X	X	X		\$1,000	City	General Funds	Not Accomplished due to lack of understanding

ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture

COMMUNITY WORK PROGRAM 2023-2027

Colhoun County								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Provide funding to operate and maintain waste transfer station	X	X	X	X	X	\$85,000.00	County	General Funds
Provide funding to maintain county roads as funding permits	X	X	X	X	X	\$500,000.00	County	General Funds, SPLOST, DOT
Apply for grants to assist with the cost implementation and rehabilitation of infrastructure	X	X	X	X	X	\$750,000	City	Grants
Utilize funding to pave county roads approved by DOT	X	X	X	X	X	\$500,000.00	County	General Fund, USDA Community Facility Grants
Seek funding for the construction of new jail	X	X	X	X	X	\$150,000	County	General Funds/ Grants
Expand Sheriff's office	X	X	X	X	X	\$80,000	County	General Funds/Grants
Review and have meetings to discuss the adoption of zoning regulations	X	X	X	X	X	20,000	County	General Funds
Rehabilitate Substandard housing through Community Housing Improvements Programs	X	X	X	X	X	\$300,000	County	Grants
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff Time	County	Grants/General Fund
Review land-use policy to accommodate the broadband installation	X	X	X	X	X	\$1500	County	General Fund
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$ 4.5M	County	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGRC Staff and County	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

City of Arlington								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Implement a year-round recreation program	X	X	X	X	X	\$20,000	City	Grants
Pave remaining dirt roads based on prioritized need					X	\$375,000	City	SPLOST/DOT
Apply for state and local grants to assist with the cost of public facilities, housing	X	X	X	X	X	\$500,000	City	CDBG, CHIP
Provide funds to repair and replace existing sewer lines throughout City as necessary	X	X	X	X	X	\$500,000-\$1,000,000	City	CDBG, USDA, Grants
Provide funding or in-kind assistance to the Arlington Economic Downtown Development Authority on collaborative projects.	X	X	X	X	X	n/a	City	General fund
Implement a major street landscaping program		X	X	X		\$20,000	City	General fund
Rehabilitate Substandard housing through Community Housing Improvements Programs	X	X	X	X	X	\$300,000	City	Grants
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff-time	City/ County	Grants
Review land-use policy to accommodate the broadband installation	X	X	X	X	X	\$1500	City	General Fund
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$3.5M	City	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGARC Region 10 and City	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

City of Morgan								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Add bathrooms to the new city park facility	X	X	X	X	X	\$10,000.00	City	General Funds
Rehabilitate Substandard housing through Community Housing Improvements Programs	X	X	X	X	X	\$750,000	City	Sewer fund and Grants
Provide funding to work on drainage issues on city streets	X	X	X	X	X	\$50,000	City	General Funds/ Grants
Work with the SWGARC to update Service Delivery Strategy as needed/required	X	X	X	X	X	\$5,000	City	General Funds
Work with the SW GA RC to update the Comprehensive Plan (Community Work Program (CWP)			X	X	X	\$5,000	City	General Funds
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff Time	County/ City	Grants/ General Funds
Provide backup generators for the city hall, well 3, city shop, Fire station, and Sewer Plant	X	X	X	X	X	\$500,000	City	General Fund and Grants
Provide safe Tornado and Severe weather shelters to protect residents from natural hazards.	X	X	X	X	X	\$250,000	City	General funds and grants
Review land-use policy to accommodate the broadband installation	X	X	X	X	X	\$1500	County	General Funds
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$ 3M	City	Grants
Upgrade the two-way radio system to digital for effective communication with the public safety and contiguous counties.	X	X	X	X	X	\$8,000	City	General Funds
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGRC Staff and City	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

City of Edison								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Develop and implement a downtown revitalization program	X	X	X	X	X	\$5,000.00	City	General Funds
Provide funding to make needed improvements to City recreation areas and facilities	X	X	X	X	X	\$60,000.00	City	General Fund, USDA Community Facility Grants
Provide upgrades to water and sewer services in newly developed subdivision			X	X	X	\$200,000	City	General Funds, Grants
Provide funding or in-kind support to the Edison Development Authority on economic development projects	X	X	X	X	X	\$3,000	City	General Fund
Provide limited funding (\$1,500) to support the Cotton King Horse Show	X	X	X	X	X	\$1,500	City	General Funds
Educate City officials on housing programs that support the development of low to moderate-income housing	X	X	X	X	X	None	City	DCA/RC
Apply for a substandard housing rehabilitation program (CHIP/CDBG)	X	X	X	X	X	\$300,000	City	DCA, Grants, and General Fund
Educate City officials on the pros and cons of adopting subdivision regulations for possible adoption.		X	X			None	City	RC
Update Community Work Program as required by GA DCA				X	X	None	City	RC/DCA
Identify historic structures and make historic preservation nominations to the Historic Preservation Division (HPD)		X	X	X		\$1,000	City	General Funds
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff Time	City and County	Grants/General Fund
Review land-use policy to accommodate the broadband installation	X	X	X	X	X	\$1500	County	General Fund
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$ 2M	City	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGRC Staff and City	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

City of Leary								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Provide funding to make improvements to the sewer treatment plant		X				\$200,000.00	City	CDBG, General Funds,
Rehabilitate Substandard housing through Community Housing Improvements Programs	X	X	X	X	X	\$300,000	City	Grants
Extend water mains and hydrants to unserved areas				X		\$200,000.00	City	CDBG, General Fund
Provide 24-hour emergency services for the city	X					N/A	City	General Funds
Provide education to encourage compliance or Code enforcement with an emphasis on downtown	X	X	X	X	X	Staff-Time	City	General Funds
Provide funding to make needed improvements to the fire station building			X			\$60,000	City	Grants
Purchase new fire truck pumper		X				\$140,000	City	Grants
Update zoning ordinances		X				N/A	City	General Fund
Update Community Work Program					X	N/A	City	General Fund
Develop a plan for downtown revitalization with emphasis on code enforcement	X	X	X	X	X	N/A	City	General Fund
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff Time	City and County	Grants/General Fund
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$ 2M	City	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGRC Staff and City	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

City of Edison								
Work Items/Projects	2023	2024	2025	2026	2027	Estimated Cost	Responsible Party	Possible Funding Sources
Develop and implement a downtown revitalization program	X	X	X	X	X	\$5,000.00	City	General Funds
Provide funding to make needed improvements to City recreation areas and facilities	X	X	X	X	X	\$60,000.00	City	General Fund, USDA Community Facility Grants
Provide upgrades to water and sewer services in newly developed subdivision			X	X	X	\$200,000	City	General Funds, Grants
Provide funding or in-kind support to the Edison Development Authority on economic development projects	X	X	X	X	X	\$3,000	City	General Fund
Provide limited funding (\$1,500) to support the Cotton King Horse Show	X	X	X	X	X	\$1,500	City	General Funds
Educate City officials on housing programs that support the development of low to moderate-income housing	X	X	X	X	X	None	City	DCA/RC
Apply for a substandard housing rehabilitation program (CHIP/CDBG)	X	X	X	X	X	\$300,000	City	DCA, Grants, and General Fund
Educate City officials on the pros and cons of adopting subdivision regulations for possible adoption.		X	X			None	City	RC
Update Community Work Program as required by GA DCA				X	X	None	City	RC/DCA
Identify historic structures and make historic preservation nominations to the Historic Preservation Division (HPD)		X	X	X		\$1,000	City	General Funds
Participate in Hazard Mitigation Plan development, update, and grant application.	X	X	X	X	X	Staff Time	City and County	Grants/General Fund
Review land-use policy to accommodate the broadband installation	X	X	X	X	X	\$1500	County	General Fund
Work with broadband service providers to expand services to unserved and underserved areas.	X	X	X	X	X	\$ 2M	City	Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	X	X	X	X	X	Staff Time	SWGRC Staff and City	Grants
ACRONYM LEGEND: CDBG- Community Development Block Grant; CHIP-Community Home Investment Program; DOT- Georgia Department of Transportation; RC- Southwest Georgia Regional Commission; RDF-Redevelopment Fund Grant; SPLOST- Special Purpose Local Option Sales Tax; TE- Transportation Enhancement Grant; USDA- United States Department of Agriculture								

Appendix

Resolutions

Public Hearing Advertisements

Sign-in Sheet

Flyer For the Calhoun County and Cities Joint Comprehensive Plan

Future Land-use Maps

Calhoun County: Healthier Together, Design and Planning

References

Resolutions

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

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

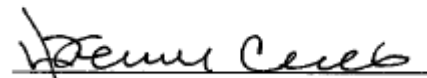
WHEREAS, the County Commission held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

THEREFORE, BE IT RESOLVED by the CALHOUN COUNTY Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 24th day of June 2022.

Commission Chair



Conner Collins

Witness



Mandie Milner, County Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

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

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

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

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

Adopted on the 6th day of June 2022.

Mayor


Richard Martin

Witness


Sharon Lanier, City Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

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


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

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

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

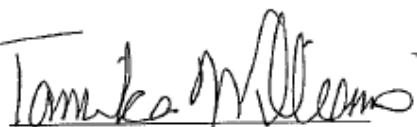
Adopted on the 27th day of JUNE 2022.

Mayor



Calvin Cox

Witness



Tamika Williams, City Clerk



A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

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

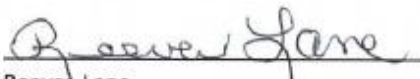
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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


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

Adopted on the 28th day of June 2022.

Mayor


Reeves Lane

Witness


Tammy Fincher, City Clerk

A RESOLUTION TO ADOPT THE CALHOUN COUNTY COMPREHENSIVE PLAN

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

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

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

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

Adopted on the 20th day of June 2022.

Mayor


Jerome Brackins

Witness


Mary Jane King, City Clerk

Public Hearing Advertisements

Public Hearing Notice

Calhoun County and the Cities of Arlington, Edison, Leary, and Morgan are conducting a Public Hearing to update the Calhoun County Joint Comprehensive Plan on **April 15, 2021 at 9:30 am at the Calhoun County Board of Commissioners Office at 28007 Main Street in Morgan, Georgia.** The current plan will expire on June 30, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

The purpose of this hearing is to brief the community on the process to be used to update the comprehensive plan and offer opportunities for public participation in the development of the plan and obtain input on the proposed planning process.

Copies of the current Comprehensive Plan are available for viewing and downloading at http://www.swgrcplanning.org/uploads/6/1/8/4/61849693/calhoun_county_comprehensive_plan_2017_final.pdf Or at the following local governments:

Calhoun County

28007 Main Street
P O Box 226
Morgan, GA 39866
229.849.4835
Monday-Friday 8:00am-5:00pm

City of Arlington

567 Pioneer Road
P O Box 126
Arlington, GA 39813
229.725.4276
Monday-Thursday 7:30am-4:00pm

City of Edison

19347 East Harford Street
P O Box 337
Edison, GA 39846
229.835.2279
Monday-Friday 7:30am-4:00pm

City of Leary

4411 East Main Street
P.O. Box 148
Leary, GA 39862
229.792.6121
Monday-Friday 8:00am-5:00pm

City of Morgan

54 Court Street
P.O. Box 246
Morgan, GA 39866
229.849.4045
Monday-Friday 8:00am-5:00pm

Questions should be directed to the Cities of Arlington, Edison, Leary, Morgan, or the Calhoun County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

**THE ALBANY HERALD
PUBLISHING COMPANY INC.**

Affidavit of Publication

Georgia, Dougherty County

Personally, appeared before the undersigned, an officer, authorized to administer oaths, Phil Cody, who being sworn, says that she is an Employee of The Albany Herald Publishing Inc. a corporation with principle offices at Albany, Dougherty County, Georgia, and having general circulation within the area of Dougherty, Early, Clay Calhoun, Mitchell, Decatur, Baker, Worth, Lee, Terrell, Miller, Randolph, Turner, Sumter and Seminole counties, and that the ad for

PUBLIC HEARING NOTICE

SERVICE BY PUBLICATION, a True Copy of which is affixed hereto, was published in the Albany Herald in all its editions for

~~04/09/2021~~

Phil Cody

Phil Cody

Sworn to and subscribed before me at Albany, Georgia this

12th day of April, 2021

[Signature]
Notary Public



**THE ALBANY HERALD
PUBLISHING COMPANY INC.**

Affidavit of Publication

Georgia, Dougherty County

Personally, appeared before the undersigned, an officer, authorized to administer oaths, Phil Cody, who being sworn, says that he is an Employee of The Albany Herald Publishing Inc. a corporation with principle offices at Albany, Dougherty County, Georgia, and having general circulation within the area of Dougherty, Early, Clay Calhoun, Mitchell, Decatur, Baker, Worth, Lee, Terrell, Miller, Randolph, Turner, Sumter and Seminole counties, and that the ad for

PUBLIC HEARING

SERVICE BY PUBLICATION, a True Copy of which is affixed hereto, was published in the Albany Herald in all its editions for

04/14/2022

Phil Cody



Sworn to and subscribed before me at Albany, Georgia this

14th day of April, 2022

Notary Public



Ad text : Public Hearing Notice

Calhoun County and the Cities of Arlington, Edison, Leary, and Morgan are conducting a Public Hearing to present a draft of the Calhoun County Joint Comprehensive Plan on April 25, 2022 at 10:00 a.m. at the Calhoun County Commissioners Office 28007 Main Street, Morgan, Georgia. The current plan will expire on June 30, 2022. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before the start of the planning process.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan is submitted to the Georgia Department of Community Affairs for review.

Copies of the current Comprehensive Plan are available for viewing and downloading at

https://www.swgreplanning.org/uploads/6/1/8/4/61849693/calhoun_county_and_cities_comprehensive_plan_update_2022_completed_draft.pdf Or at the following local governments:

Calhoun County
28007 Main Street
P.O. Box 226
Morgan, GA 39866
229-849-4835
Monday-Friday 8:00 AM to 5:00 PM

City of Arlington
567 Pioneer Road
P.O. Box 126
Arlington, GA 39813
229-725-4276
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19347 East Harford Street
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Edison, GA 39846
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4411 East Main Street
P.O. Box 148
Leary, GA 39862
229-792-6121
Monday-Friday 8:00 am to 5:00 pm

City of Morgan
54 Court Street
P.O. Box 246
Morgan, GA 39866
229-849-4045
Monday-Friday 8:00 am to 5:00 pm

Questions should be directed to the Cities of Arlington, Edison, Leary, Morgan, or the Calhoun County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Sign-in Sheet

Calhoun County Joint Comprehensive Plan
Public Hearing
April 15, 2021
9:30 a.m.

SIGN IN SHEET

Please print your name and list entity you represent.

- 1.) Richard Martin - City of Morgan
- 2.) Billy Timpson - City of Edison
- 3.) Shanda Ashley - Calhoun County Extension
- 4.) Raymond Williams - City of Arlington
- 5.) Lisa Aldridge - City of Arlington
- 6.) Tamara Sheppard - City of Edison
- 7.) William Hawkins - City of Perry
- 8.) Conner Collins - Calhoun Co. Comm.
- 9.) M. M. Q.
- 10.) Olukayode (Kay) Olukwale RC.
- 11.) _____
- 12.) _____
- 13.) _____
- 14.) _____
- 15.) _____
- 16.) _____
- 17.) _____
- 18.) _____
- 19.) _____

Calhoun County Board of Commissioners
Public Hearing / Joint Comprehensive Plan
April 25, 2022
10:00 a.m.

SIGN IN SHEET

PLEASE PRINT!!!

- 1.) Billy Timpson Edison GA.
- 2.) Rochel Menden Morgan
- 3.) Tyler George Arlington GA
- 4.) William Hawkins Leary GA
- 5.) Brenda Weathersby Tal. Son, GA. / County Comm
- 6.) M. M. O. Calhoun County
- 7.) Cornier Collins Calhoun County
- 8.) Mary King Arlington
- 9.) Yeman Jessie Leary, GA
- 10.) Zina Jackson Albany GA
- 11.) Olukayode (Kay) Shisowale SUGARC
- 12.) _____
- 13.) _____
- 14.) _____
- 15.) _____
- 16.) _____
- 17.) _____
- 18.) _____
- 19.) _____

Olukayode Olubowale

From: Olukayode Olubowale
Sent: Monday, February 21, 2022 9:15 PM
To: Calhoun County; City of Leary; Tami Fincher; arlingtongeorgia@gmail.com; City of Morgan
Subject: Calhoun County Zoom Meeting - Friday, February 25, 2022 @ 10:00 AM

Hello Everyone,

Here is the zoom link for the Friday meeting. I encourage the local governments to share this on their website or social media.

Thank you,

Kay Olubowale
SWGRC

Topic: Calhoun County 5 Year Update Meeting
Time: Feb 25, 2022 10:00 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/82424481675?pwd=UWVXamF3dXFtSGFSVDRrcUJtbCtIZz09>

Meeting ID: 824 2448 1675
Passcode: 639250

One tap mobile

(929) 436 2866



**Calhoun County and the Cities Joint Comprehensive Plan Five-Year Update
(SWOT Re-Assessment Virtual Meeting)**

Friday, February 25, 2022 @ 10:00 AM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Lisa Bozeman	229-849-4045	lmgantfd@windstream.net	City of Milledgeville
Tamika Williams	229-792-6121	cityofleary@bellsouth.net	City of Leary
Jammy Fincher	229-835-2219	Edison.cityclerk@mauldin.com	City of Edison
Jessie Brackins	229-886-3564	arlingtonmajor675@gmail.com	City of Arlington
Mary Jane King	229-725-4276	Aringtonkingj@ gmail.com	City of Arlington
Mandie Milner	229-849-4835	ccbooc@windstream.net	Calhoun County
Okayside Okonwile	229-522-3552	SWGRC	SWGRC

CALHOUN COUNTY AND CITIES COMPREHENSIVE PLAN UPDATE

A local Comprehensive Plan is a legal document that addresses the needs, community issues, land-use, economy, infrastructure, and tracks implementation of community-based policies, that guide future growth and development. This plan is updated every five years to monitor, evaluate and measure the short-term goals listed in the Community Work Program (CWP). Thereafter, a Report of Accomplishments (ROA) is created to give an account of the community's project whether completed or not.

This strategic approach helps the local governments achieve their goals, and address community needs to improve the quality of life for all residents. The full Comprehensive Plan update is due every ten years. **Calhoun County plan update is due by June 30, 2022.** We invite the community to participate!

WHO SHOULD BE INVOLVED IN THE PLAN-MAKING OR UPDATES?

- Elected local government officials; Community Residents; Business owners Stakeholders; Organizations; Contiguous counties or cities

HOW CAN I PARTICIPATE?

- Attending Public Hearing and other Meetings
- Visit County or City website, Social Media Page, Email, Letter, Phone call, etc. to send comments about the needs and opportunities that can make your community better.

HOW COMMUNITIES BENEFIT FROM THE PLANNING PROCESS

- Quality of life is improved
- A shared vision for your community
- Economic development is encouraged and supported

WHERE CAN I OBTAIN A COPY OF THE COMPREHENSIVE PLAN FOR MY COUNTY OR CITY?

- Georgia Department of Community Affairs (DCA).
<https://www.dca.ga.gov/node/1962/documents/2088>
- County or City's Website
- Southwest Georgia Regional Commission Website:
<http://www.swgrcplanning.org/comprehensive-plans.html>

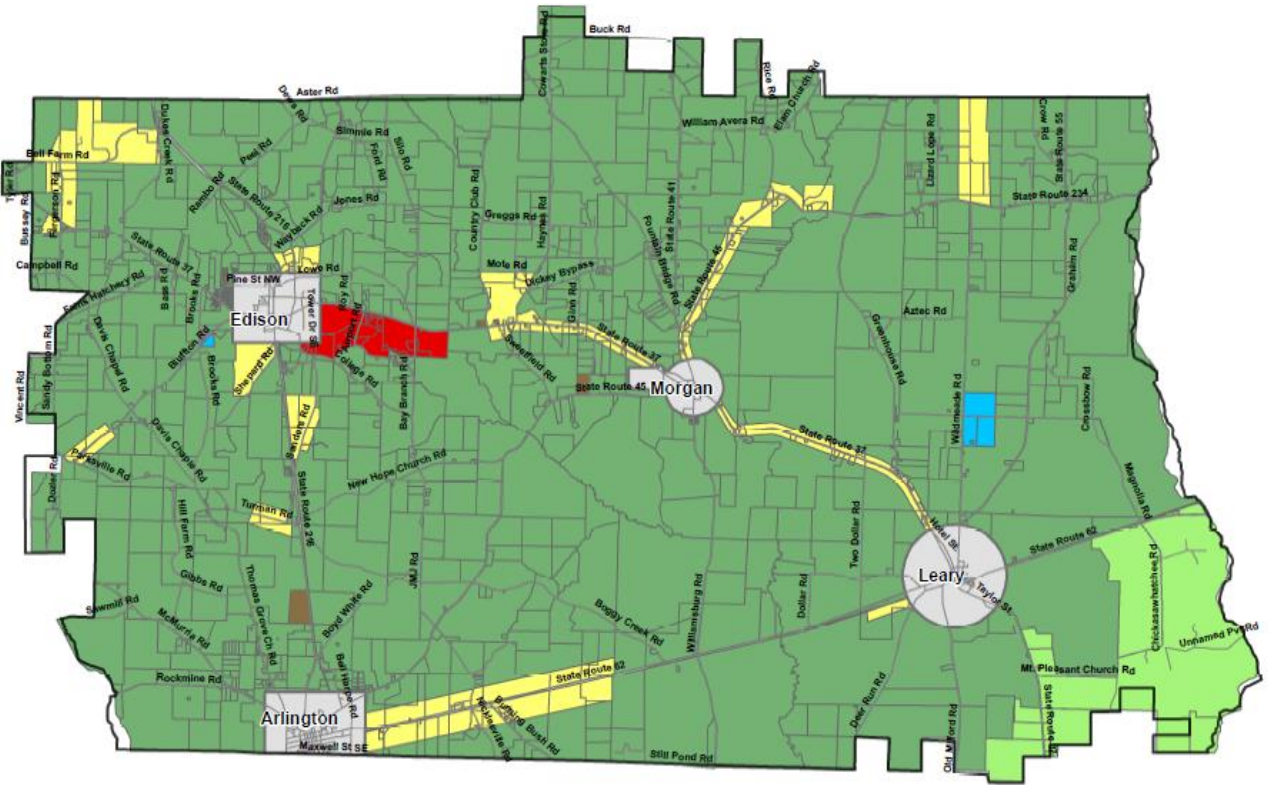


Let us know what you want in your new Comprehensive Plan! Share your ideas!
Contact Olukayode (Kay) Olubowale at 229-522-3552 or oolubowale@swgrc.org

Future Land-use Maps

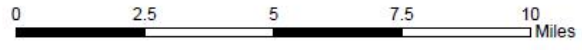
Calhoun County

Future Landuse Map



Legend

- Agricultural/Forestry
- Commercial
- Industrial
- Parks/Recreation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- City Limits

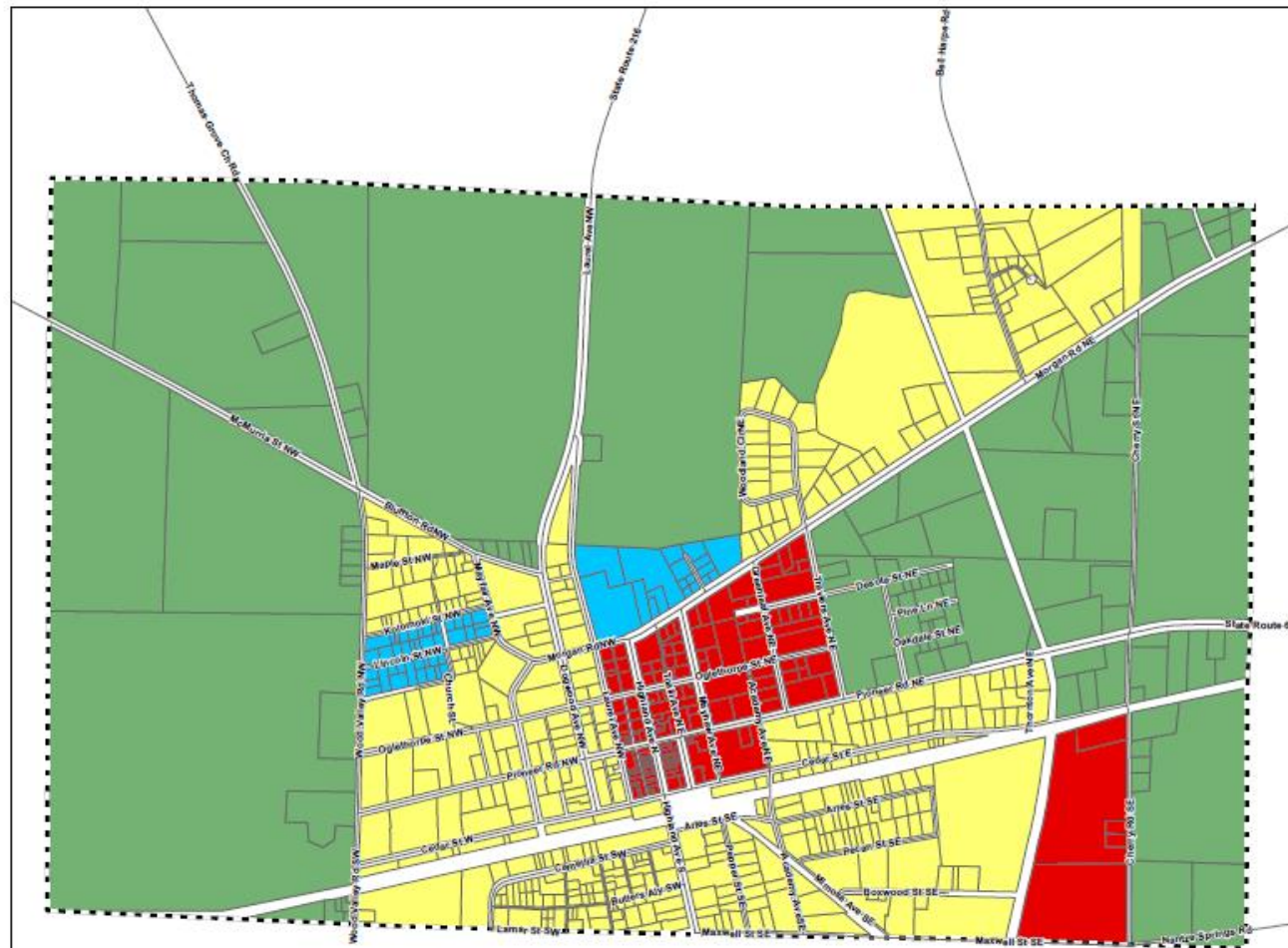


Produced: June, 2022



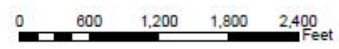
ARLINGTON

Future Land Use Map



Legend

- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional

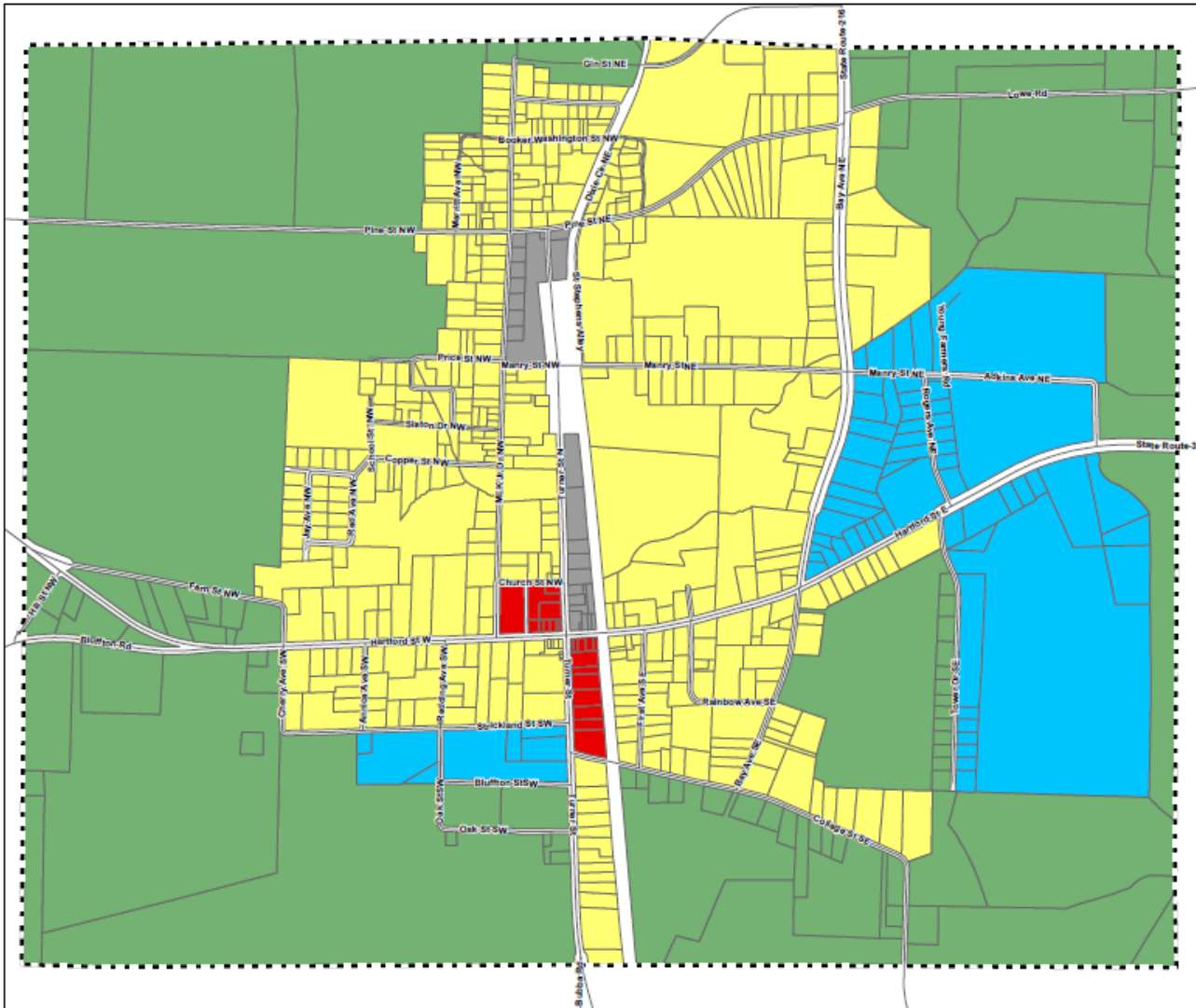


Produced: June, 2022



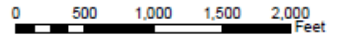
EDISON

Future Land Use Map



Legend

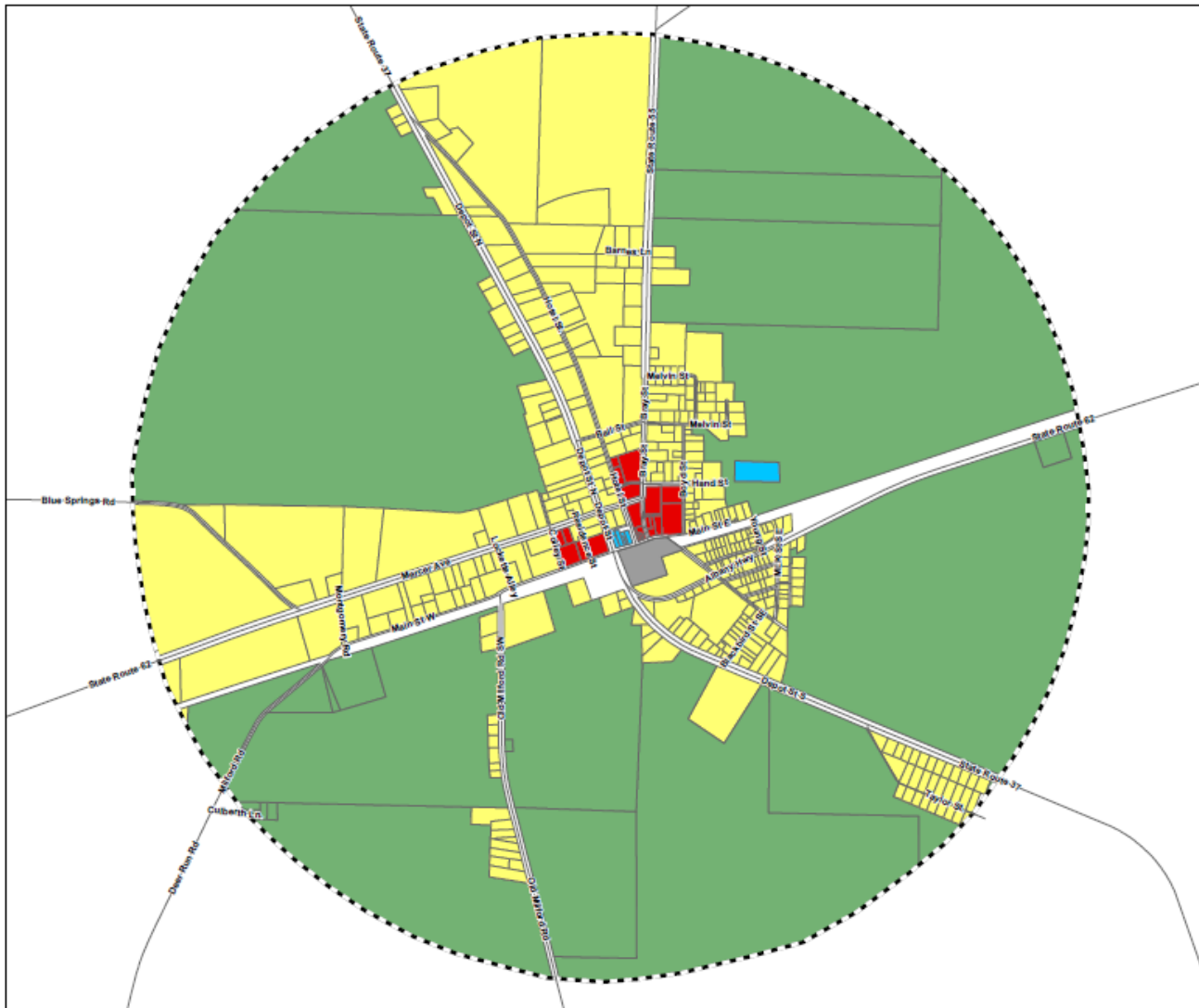
- City Limits
- Agricultural
- Commercial
- Residential
- Industrial
- Public-Institutional









Produced: June, 2022

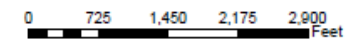
LEARY

Future Land Use Map



Legend

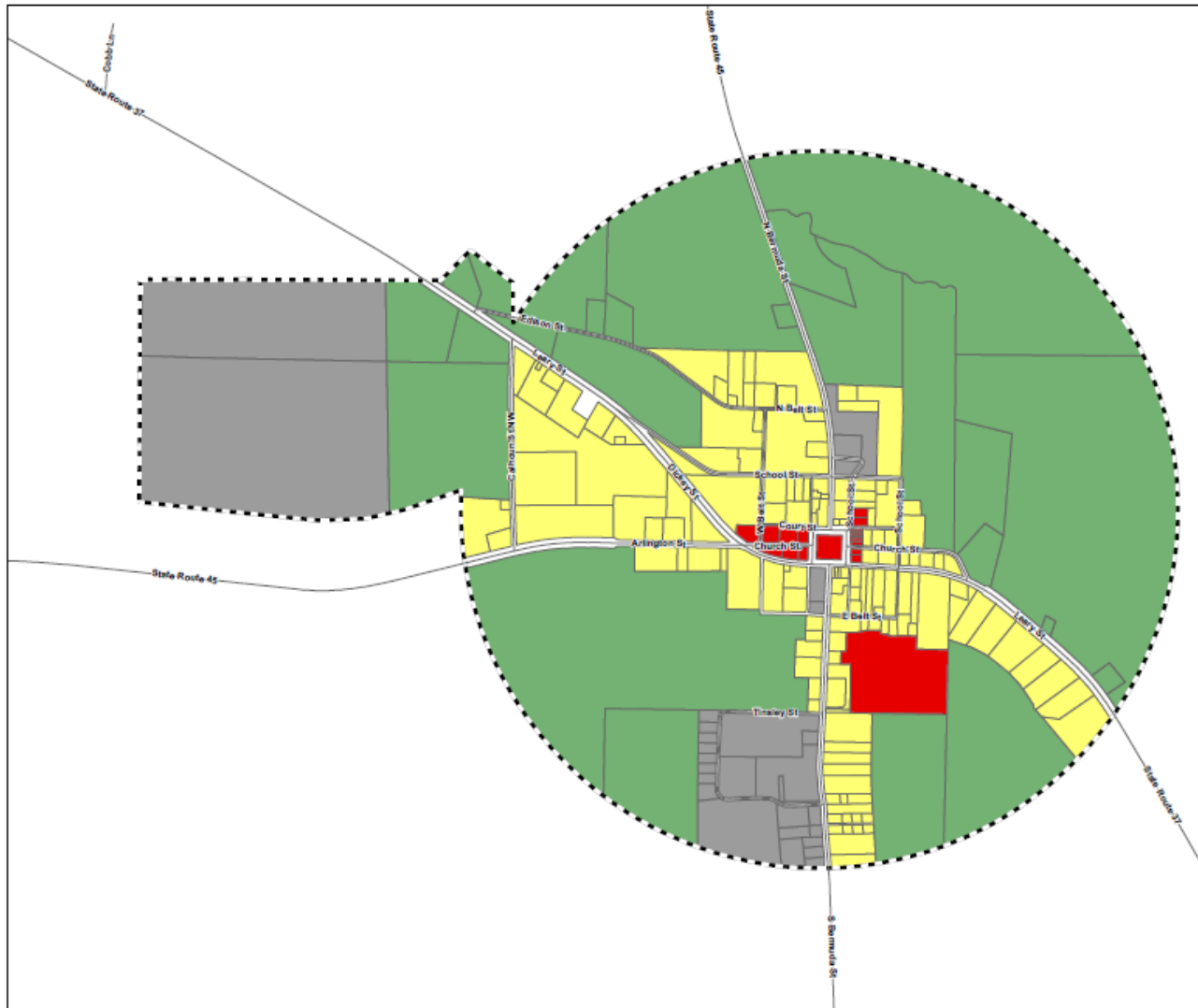
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





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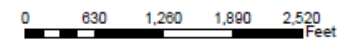
MORGAN

Future Land Use Map



Legend

-  City Limits
-  Agricultural
-  Commercial
-  Residential
-  Industrial
-  Public-Institutional



Produced: June, 2022

CALHOUN COUNTY AND THE CITIES OF ARLINGTON, MORGAN, EDISON, AND LEARY

STREET DESIGN AND PLANNING

A collaboration project between the University of Georgia (Cooperative Extension, College of Public Health, and College of Environment + Design) and Calhoun County and the cities to increase the connectivity in the areas was established in the year 2021. This study was funded by the Centers for Disease Control and Prevention (CDC). The proposed projects were designed by the students at the University of Georgia's College of Environment + Design and with the assistance of the instructor (Donnie Longenecker).

The goal of the project is to increase connectivity, redesign the streets, increase other modes of transportation, redesign the existing public facilities, and create a safe welcoming environment. Also, to increase the interactions between communities, improve the economy, increase longevity, provide access to healthy foods and living, and good quality of life.

The project pioneers (Cooperative Extension, College of Public Health, and College of Environment + Design) met with the stakeholders, business owners, citizens, and the local governments to describe the scope of the proposed projects and the strategic planning design. More than one meeting was conducted virtually, and representatives from each local government attended the meeting. Also, citizens' participation turns out good during these meetings.

The proposed street design and planning were fully created by the students at the University of Georgia, College of Environment + Design. Calhoun County and the cities of Morgan, Arlington, Leary, and Edison were meticulously examined and assessed using aerial photographs (Google Map), interview responses from the residents, and a base map to create the street design and planning. Five planning strategies were used to justify the creation of street design and planning. These are:

- Composite Analysis
- Overall Circulation and Destination Masterplan
- Proposed Interventions
- Tactical Urbanism Implementation
- Focus Area Masterplans and Renderings

The instructor divided the students into groups and assigned each group to the local government. The proposed street designs came out excellently and were presented to the public and the local governments. Below are the street designs and planning for the cities within Calhoun County.



Arlington - Calhoun County, Ga Healthier Together
Design and Planning
LAND 4060

Rob Cleland, Alex Penel, Sam Bowers, Savannah Clark, and Emma Rhodes

Presentation Overview

1

Composite Analysis

- Combined group site analysis for Arlington's circulation and destinations

1

2

Overall Circulation and Destination Masterplan

- Includes designation of focus areas for redesign and roads for intervention recommendation

2

3

Proposed Interventions

- Includes examples of each intervention potentially being used in Arlington

3 - 12

4

Tactical Urbanism Implementation

- Shows each intervention as a pop-up/temporary display in order to collect data and demonstrate future plans for Arlington

13 - 17

5














Focus Area Masterplans and Renderings

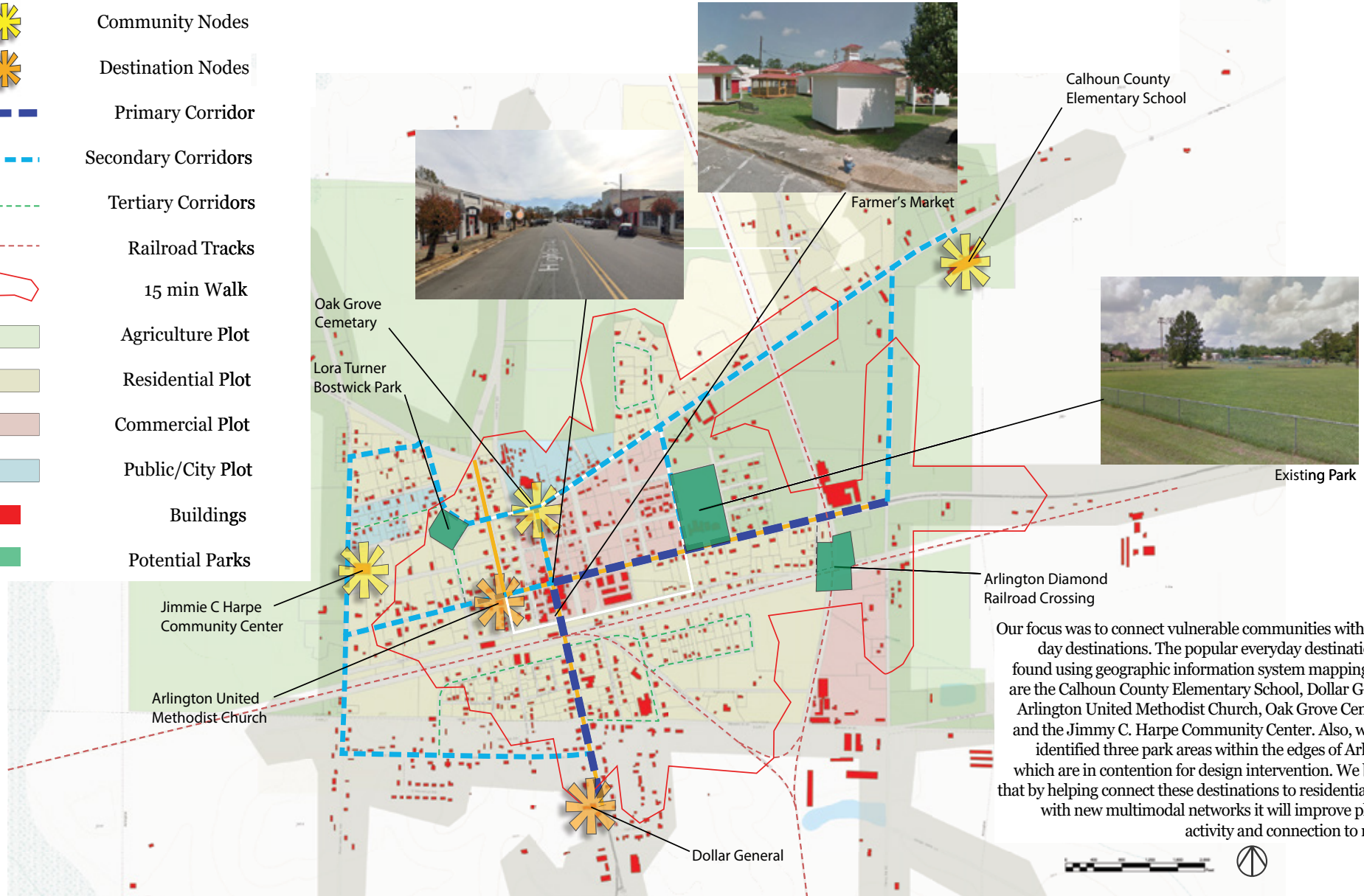
- Includes detailed 3D modeling and precedent/example imagery

18 - 31

Composite Site Analysis

Legend

-  Community Nodes
-  Destination Nodes
-  Primary Corridor
-  Secondary Corridors
-  Tertiary Corridors
-  Railroad Tracks
-  15 min Walk
-  Agriculture Plot
-  Residential Plot
-  Commercial Plot
-  Public/City Plot
-  Buildings
-  Potential Parks

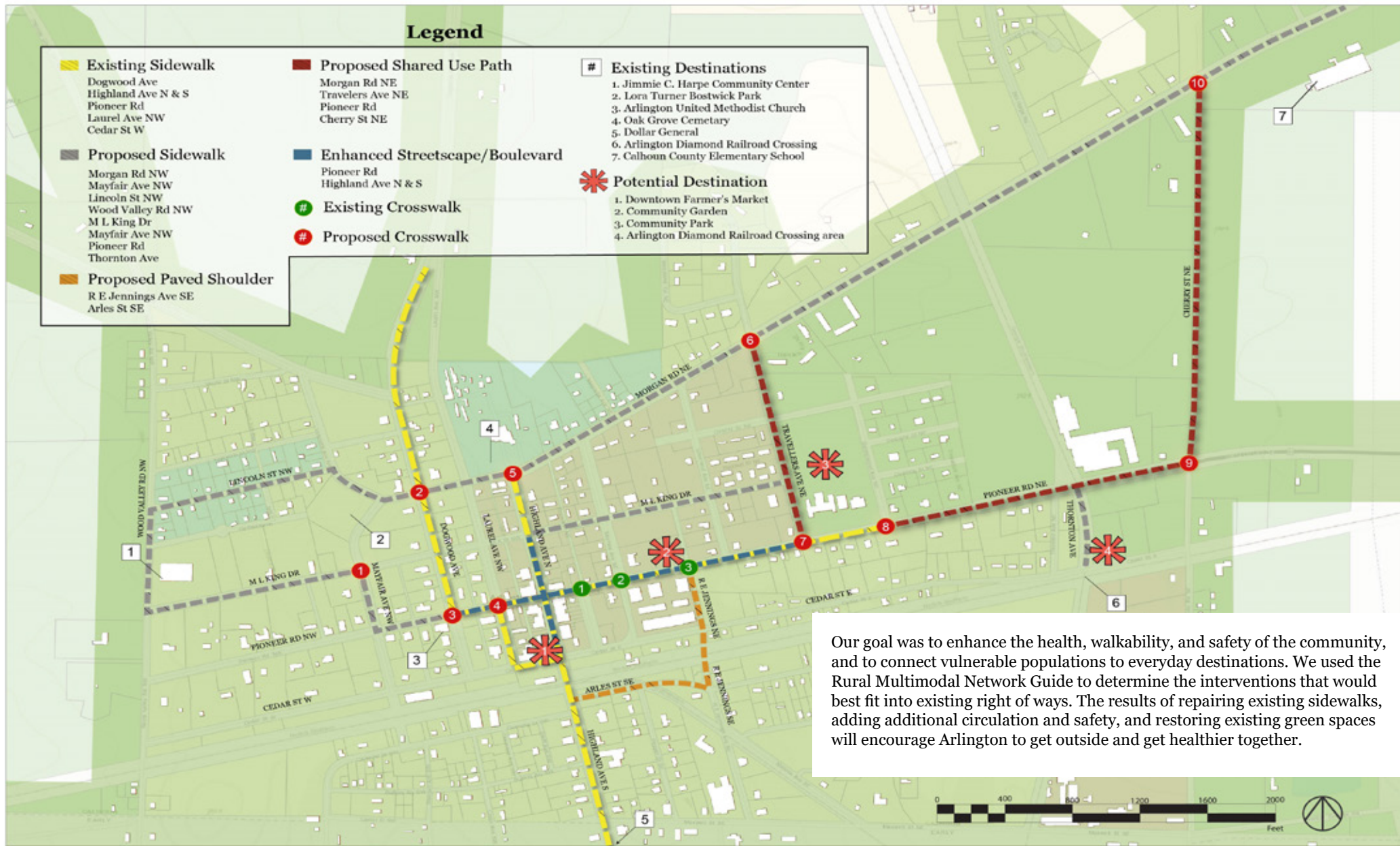


Our focus was to connect vulnerable communities with everyday destinations. The popular everyday destinations we found using geographic information system mapping (GIS) are the Calhoun County Elementary School, Dollar General, Arlington United Methodist Church, Oak Grove Cemetary, and the Jimmy C. Harpe Community Center. Also, we have identified three park areas within the edges of Arlington which are in contention for design intervention. We believe that by helping connect these destinations to residential areas with new multimodal networks it will improve physical activity and connection to nature.

Arlington Layout: Composite Site Analysis
Calhoun County: Healthier Together



Arlington Masterplan



Our goal was to enhance the health, walkability, and safety of the community, and to connect vulnerable populations to everyday destinations. We used the Rural Multimodal Network Guide to determine the interventions that would best fit into existing right of ways. The results of repairing existing sidewalks, adding additional circulation and safety, and restoring existing green spaces will encourage Arlington to get outside and get healthier together.



Legend:

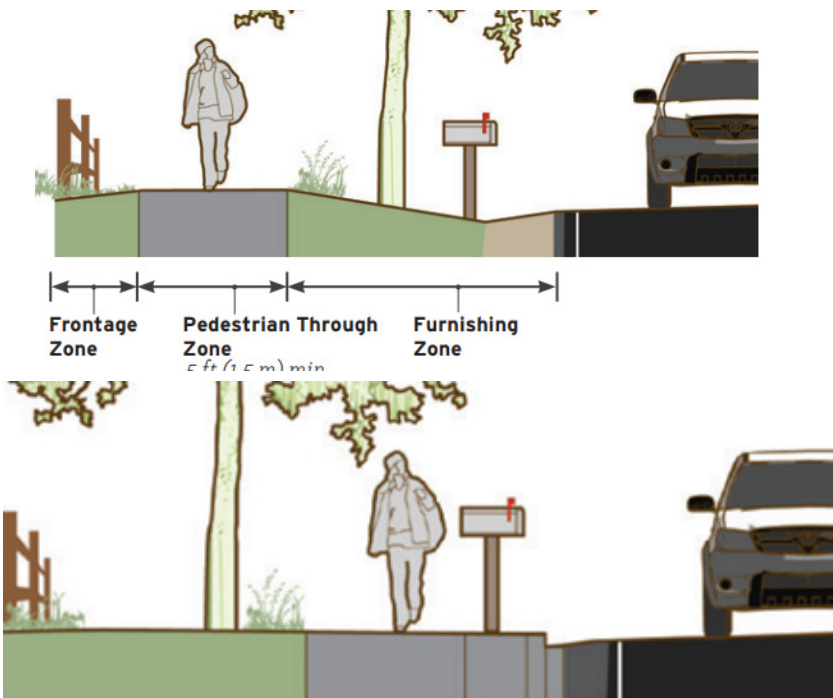
- Proposed Intervention
- Other Interventions



College of Environment + Design
UNIVERSITY OF GEORGIA

Arlington Sidewalk Map
Calhoun County Better Together

Sidewalk Intervention



BENEFITS

- Provides a dedicated place within the public right-of-way for pedestrians to safely travel and reduces pedestrian collisions in rural areas.
- Reduces "walking along roadway" crashes.
- May notably increase levels of walking in areas with high traffic speeds and/or volumes.⁽¹⁾

CONSIDERATIONS

- Sidewalks may not support a rural visual character when configured with curb and gutter and no landscaped separation.
- Requires a moderate-width roadside environment to provide for separation and sidewalk area outside of the adjacent roadway.

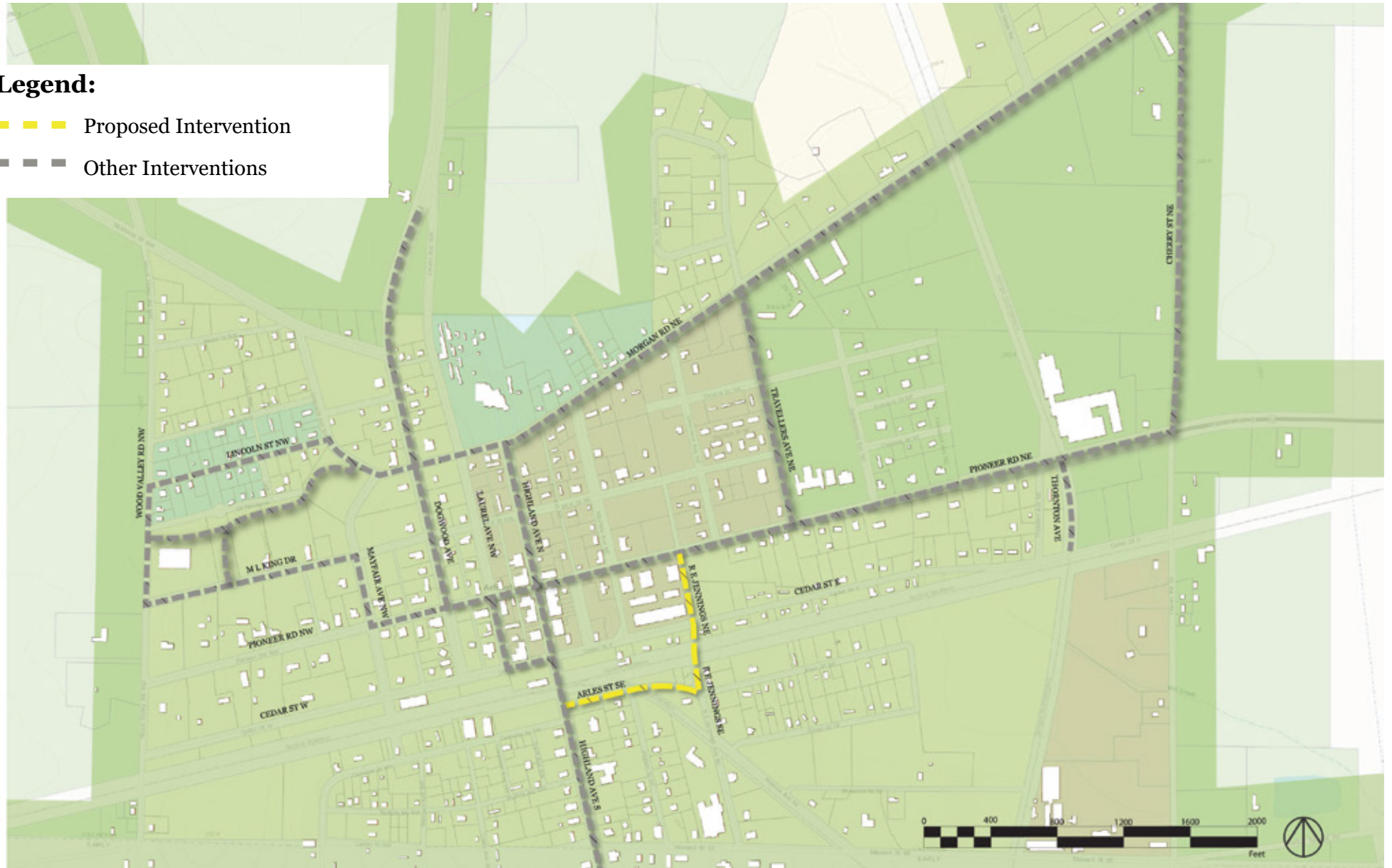


Arlington Sidewalk Intervention
Calhoun County Better Together

Paved Shoulder Intervention

Legend:

- Proposed Intervention
- Other Interventions



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Arlington Paved Shoulder Map
Calhoun County Better Together

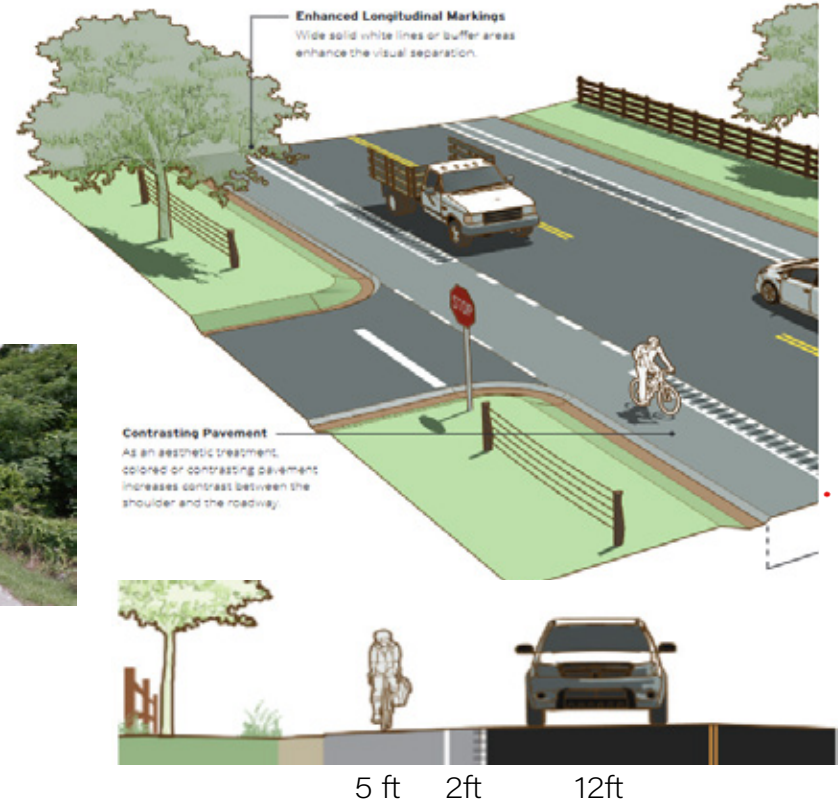
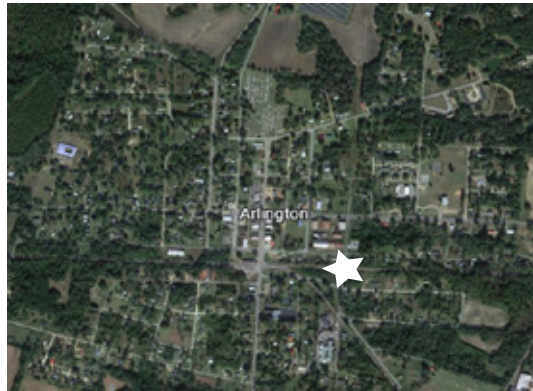
Paved Shoulder on R E Jennings SE and Arles St SE



AFTER



BEFORE




BENEFITS

- Provides stable surface for bicyclists and pedestrians when sidewalks are nonexistent
- Reduces crashes with both pedestrians and bicyclists
- Provides more space for all roadway users



Crosswalk Intervention

Legend:

-  Proposed Intervention
-  Other Interventions



Arlington Crosswalk Map
Calhoun County Better Together

Pop-Up Tactical Urbanism: Crosswalk Intervention at the intersection of Pioneer Rd and Dogwood Ave NW

This intersection is a great crossing between a heavier residential area and the commercial downtown area. It also neighbors a historic popular methodist church shown in the perspective images. Along with painted strips for crossings, we are proposing a few signs to be placed at the corners of these intersections for vehicles traveling along these roads.

Perspective with Pop-Up Intervention



18ft

Existing Conditions



- Legend
- 1: Stop Lines
 - 2: Crosswalk
 - 3: Centerline



Shared Use Path Intervention

Legend:

- Proposed Intervention
- Other Interventions



Arlington Shared Use Path Map
Calhoun County Better Together

Shared Use Path Intervention

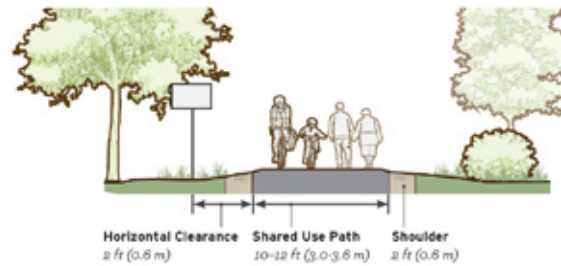
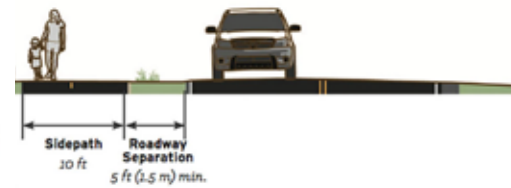
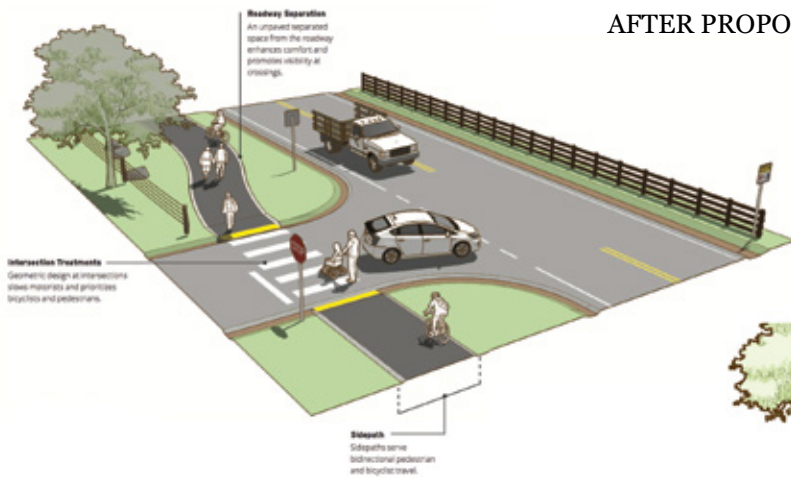
BEFORE INTERVENTION



INTERVENTION LOCATION



AFTER PROPOSED SIDE PATH: MORGAN ROAD TO ARLINGTON ELEMENTARY SCHOOL



BENEFITS FOR ARLINGTON:

- provides separation between pedestrians and vehicles
- allows for children to get to elementary school safely on foot
- fence around abandoned lot covers eyeshield and enhances feeling of safety
- aesthetic improvements in planting, ecological restoration, and bioretention gardens
- the ten foot wide pathway will create a pleasant walking experience that connects the elementary school to neighborhoods, parks, and the downtown area.
- this pathway will function as the greenway for Arlington that can grow and evolve over time in phases

ARLINGTON PROPOSED SIDE PATH/SHARED USE PATH
Calhoun County: Healthier Together



Street Enhancement and Boulevard

Legend:

- Proposed Intervention
- Other Interventions



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Arlington Street Enhancement and Boulevard Map
Calhoun County Better Together

Street Enhancement and Boulevard



Benefits for Arlington

- Improves aesthetics of downtown
- more comfortable and safer for pedestrian traffic
- slows traffic
- More frontage for downtown stores



Arlington Enhanced Streetscape
Calhoun County: Healthier Together

Pop-Up Tactical Urbanism: Sidewalk Intervention at the intersection of Pioneer Rd and Dogwood Ave NW

As a temporary solution and information gathering method this pop-up system uses black matting to represent a proposed sidewalk. The location of this intervention was chosen, because it is located near a denser residential area. This system will provide the city with data from Arlington's citizens via a information gathering service (survey).



- Legend
- 1. Signage
 - 2. Black Matting
 - 3. Vertical Delineators
 - 4. Pioneer Rd

Arlington Sidewalk Intervention
Calhoun County Better Together

Pop-Up Tactical Urbanism: Paved Shoulder on R E Jennings SE and Arles St SE

Legend

- 1: Cones
- 2: Gravel
- 3: Roadway

Perspective with Pop-Up Intervention



Existing Conditions



Google Earth



These streetways are the perfect areas to implement a paved shoulder. However, to experiment with the location, creating a “temporary” paved shoulder is essential. Using a bit of gravel and many traffic cones, this makeshift paved shoulder will help aid in the safety of all road users.



Pop-Up Tactical Urbanism: Crosswalk Intervention at the intersection of Pioneer Rd and Dogwood Ave NW

This intersection is a great crossing between a heavier residential area and the commercial downtown area. It also neighbors a historic popular methodist church shown in the perspective images. Along with painted strips for crossings, we are proposing a few signs to be placed at the corners of these intersections for vehicles traveling along these roads.

Perspective with Pop-Up Intervention



18ft

Existing Conditions



Legend

- 1: Stop Lines
- 2: Crosswalk
- 3: Centerline



Pop-up Tactical Urbanism: Crusher-run Path Along Morgan Road



Existing Conditions



Proposed intervention location

There are minimal tools needed for this low cost, short term gravel pathway, with a large improvement in pedestrian circulation in the downtown area. The goal would be to add on segments of the pathway all the way to the elementary school. As a temporary measure, we are proposing to start with one segment as a way to gauge public reaction and usage. Eventually the gravel pathway can be paved over in the future if it is being used in high volume.

Calhoun County: Healthier Together



Tactical Urbanism for Street Enhancement



Pop Up Tactical Urbanism Intervention
Before implementing the enhanced streetscape an intervention will be implaced to gauge public interest in the project. Cones will be set up to see if people are comfortable parallel parking downtown and how much space people prefer. An outdoor seating space will be set up to gauge how many people will be interested in the space.



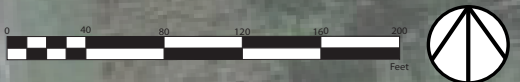
Arlington Enhanced Streetscape
Calhoun County: Healthier Together

Focus Area 1: Community Center and Garden

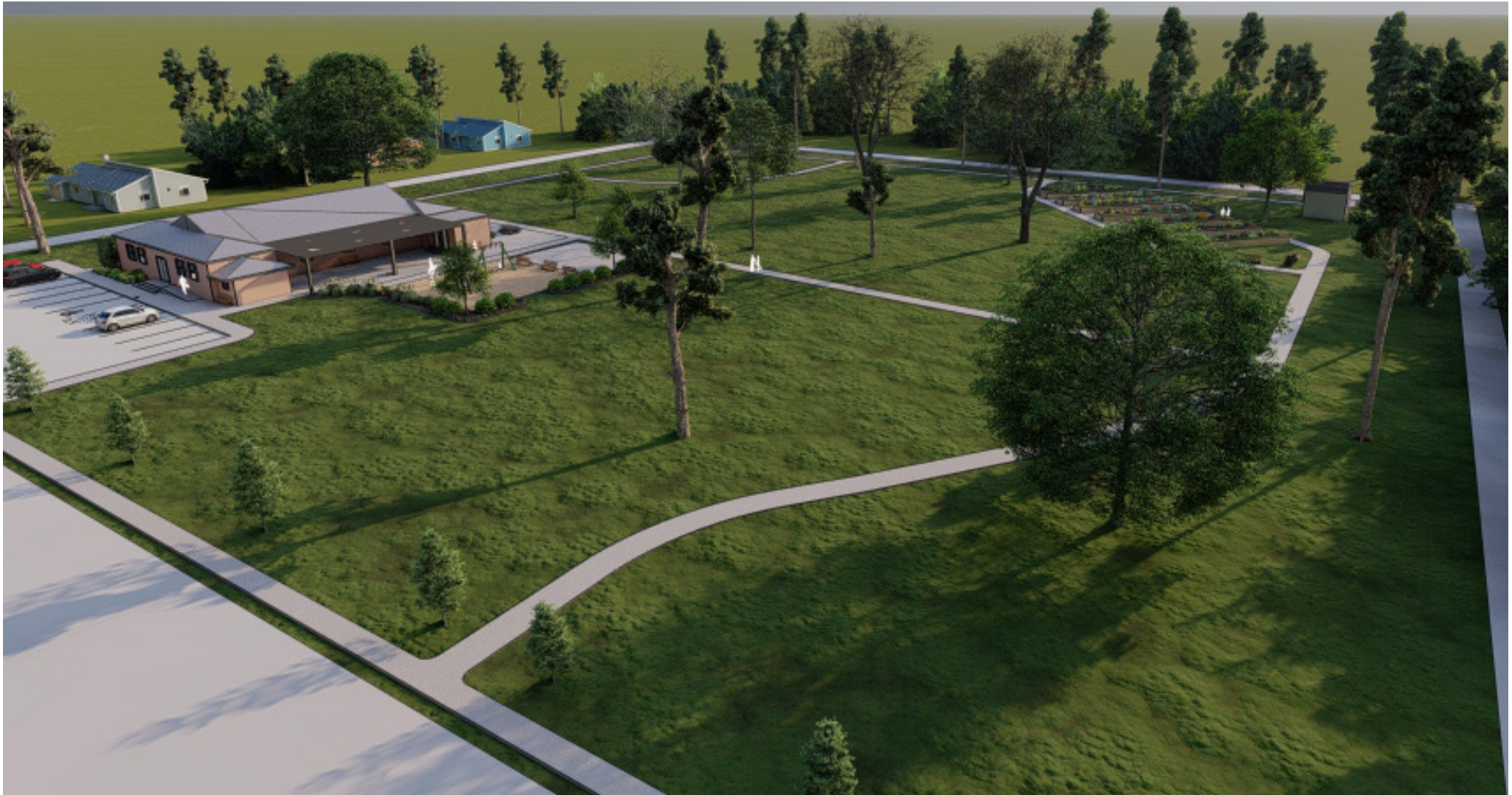
- Legend**
- 1. Parking Lot
 - 2. Patio Covering
 - 3. Playground
 - 4. Community Garden
 - 5. Walking Trails



The community center currently offers limited attraction to Arlington with its small seating area and garden beds. This new design expands the seating around the sides and back of the existing building and designates play areas for children. Additionally, more planting beds are added to the community garden. Finally, we included a system of walking trails that connect to the sidewalks on Pioneer Road (existing) and M L King Drive (proposed) which reach the park and downtown areas.



Focus Area 1: Community Center and Garden



Birds-Eye View from the South East of the site.



Community Center and Garden Renderings
Calhoun County Better Together

Focus Area 1: Community Center and Garden

Aerial perspective from the parking lot looking to the back where the playground, trails, and garden beds are located.



Eye level view looking southwest from the top of site towards the raised garden beds (front), and the Community center (rear).



Community Center and Garden Renderings
Calhoun County Better Together

Focus Area 1: Community Center and Garden

Eye level view looking at the parking lot, community center and plant beds located on the west side of the building.



Eye level view looking northeast from the trail entrance on Pioneer road (rear).

Community Center and Garden Renderings Calhoun County Better Together

Focus Area 1: Community Center and Garden

Eye level view from underneath the covered seating area on the east side of the building. Seen in front is the playground and existing concrete pad which is being used for basketball.



Eye level view looking eastward towards the back of the community center where the grills and extra seating is located.

Focus Area 2: Downtown Farmers Market

LEGEND

- 1 Existing Structures
- 2 Picnic Tables
- 3 Crosswalk
- 4 Street Parking
- 5 Bench Seating
- 6 Fountain
- 7 Pop-up Tents



LAND 4060 | Arlington Farmers Market Idea
 Calhoun County: Healthier Together

Focus Area 3: Community Park

Character Images



⑧ Refurbished Basketball Court



⑨ Refurbished Tennis/Pickle Ball Court



④ Plaza with Center Planting



⑥ Pavilion and Stage



③ Fountain with Seating



⑤ Splash Pad Playground



② Parking Lot with Shade Trees



① Bioretention Garden



Existing Site Plan

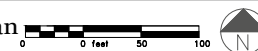
LEGEND

- ① Bioretention Garden
- ② Parking Lot with Shade Trees
- ③ Fountain with Seating
- ④ Plaza with Center Planting
- ⑤ Splash Pad Playground
- ⑥ Pavilion and Stage
- ⑦ Restrooms
- ⑧ Refurbished Basketball Court
- ⑨ Refurbished Tennis/Pickle Ball Court
- ⑩ Refurbished Baseball/Softball Fields
- ⑪ Existing Playground
- ⑫ Existing Water Treatment Plant
- ⑬ Existing Recreation Building

Calhoun County: Healthier Together



Arlington Park Proposed Masterplan



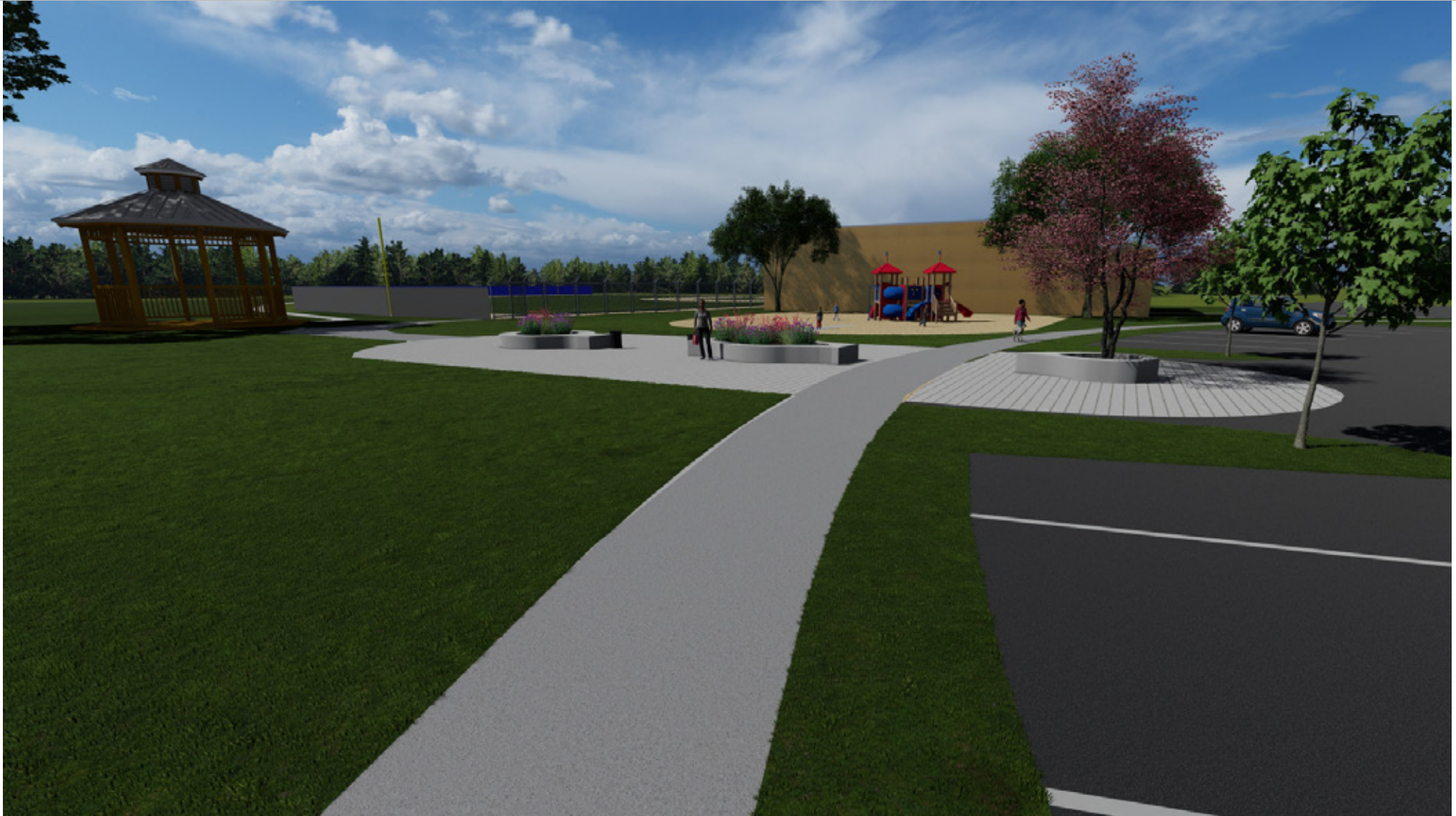
SAVANNAH CLARK | LAND 4060 | LONGENECKER | SPRING 2022

Focus Area 3: Community Park



Pictured: Aerial view over main parking lot.

Focus Area 3: Community Park



Pictured: View from walkway to plaza and playground.

Focus Area 3: Community Park



Pictured: View of plaza entrance at parking lot.

Focus Area 4: Diamond Railroad Park



Rendered Masterplan
Alex Penel

Calhoun County: Healthier Together



Focus Area 4: Diamond Railroad Park



Perspective 1

Alex Penel

Calhoun County: Healthier Together



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EXTENSION



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College of Public Health

Focus Area 4: Diamond Railroad Park



Perspective 2

Alex Penel

Calhoun County: Healthier Together



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EXTENSION

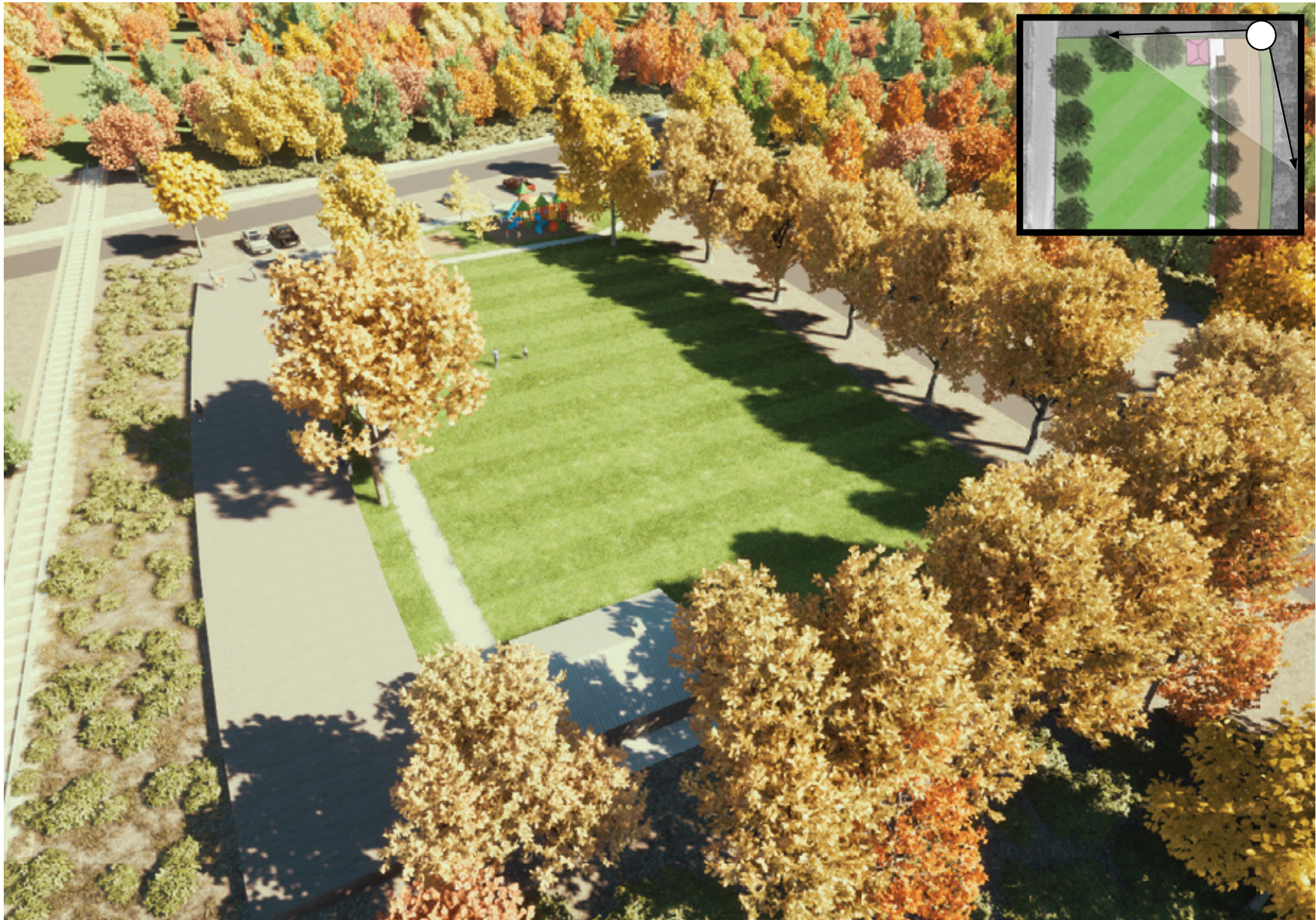


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GEORGIA
College of Public Health

Focus Area 4: Diamond Railroad Park



Birds Eye View

Alex Penel

Calhoun County: Healthier Together

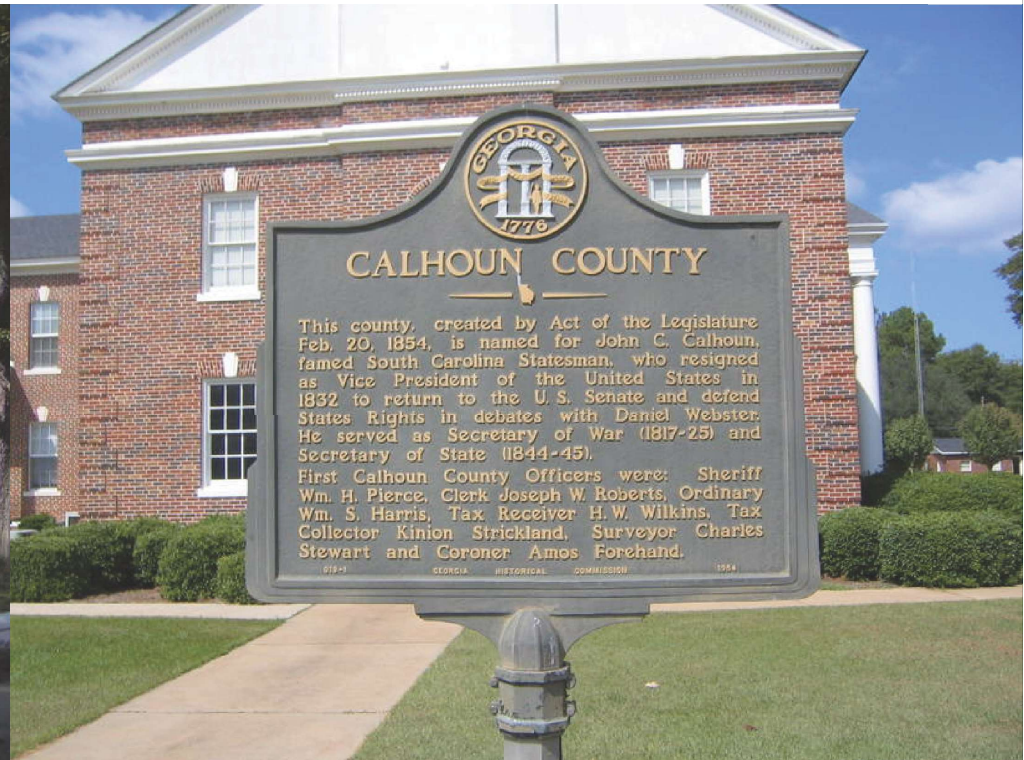




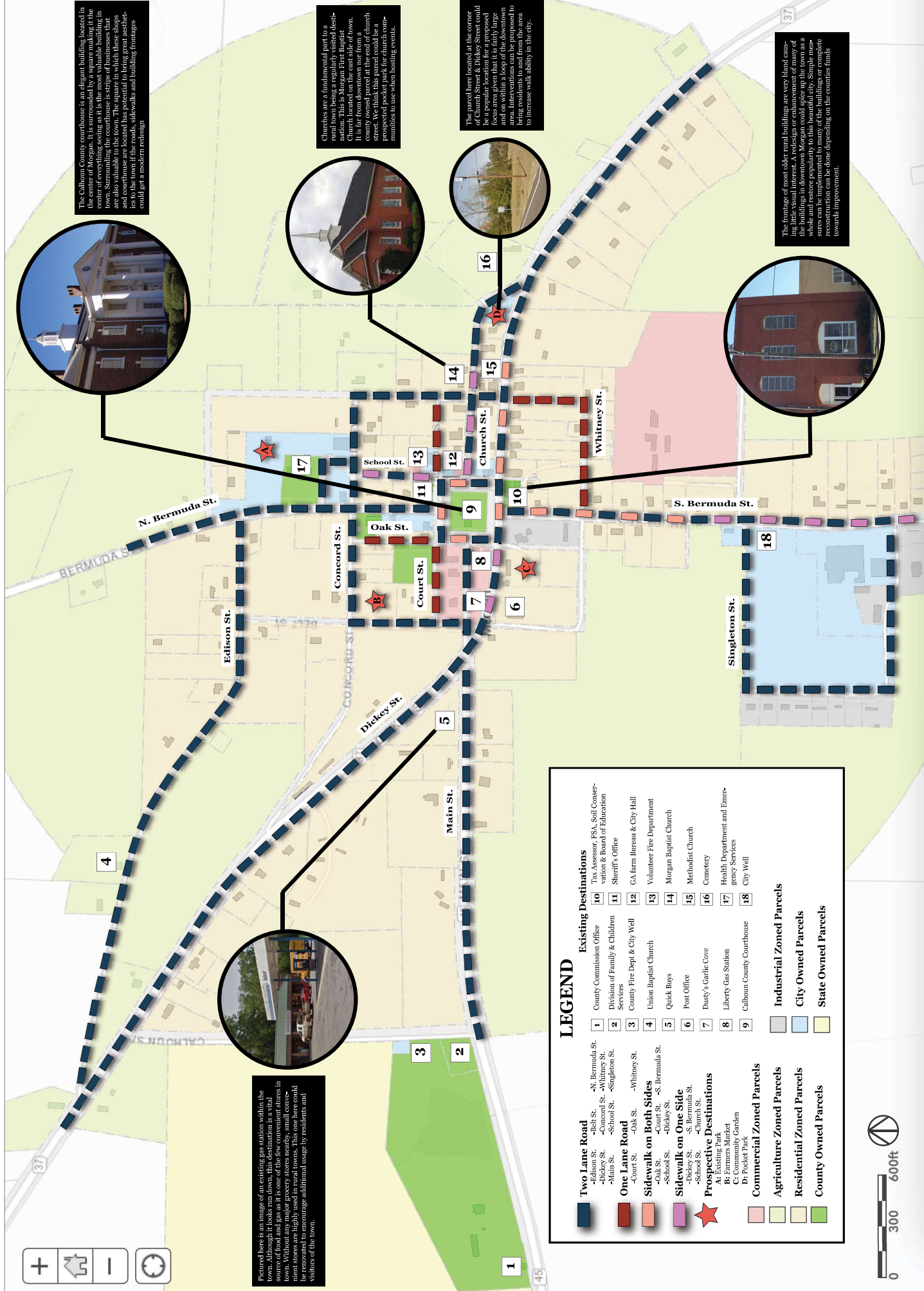
The City of Morgan, GA

**Alec Dull
Drew Oliver
Thomas Petty
Hadden Powell**

★ Designed by TownMapsUSA.com



Calhoun County: Healthier Together



The Calhoun County courthouse is an elegant building located in the center of Morgan. It is surrounded by a square making it the center of everything going on. It is the most valuable building in the town. The courthouse is a landmark building and the square around it is also valuable to the town. The square in which these shops and courthouse are located has potential to bring great aesthetics to the town if the roads, sidewalks, and building frontages could get a modern redesign.

Churches are a focal point of a town. They are a symbol of community and faith. This is Morgan First Baptist Church, located on the east side of town. It is far from downtown near from a county owned parcel at the end of church square. The square is a great area to be developed, packed with church communities to use when hosting events.

This parcel is located at the corner of Church Street & Dickey Street. It would be a popular location for a proposed focus area given that it is fairly large and on within a loop of the downtown area. Interventions can be proposed to bring residential uses to the area to increase walkability in the city.

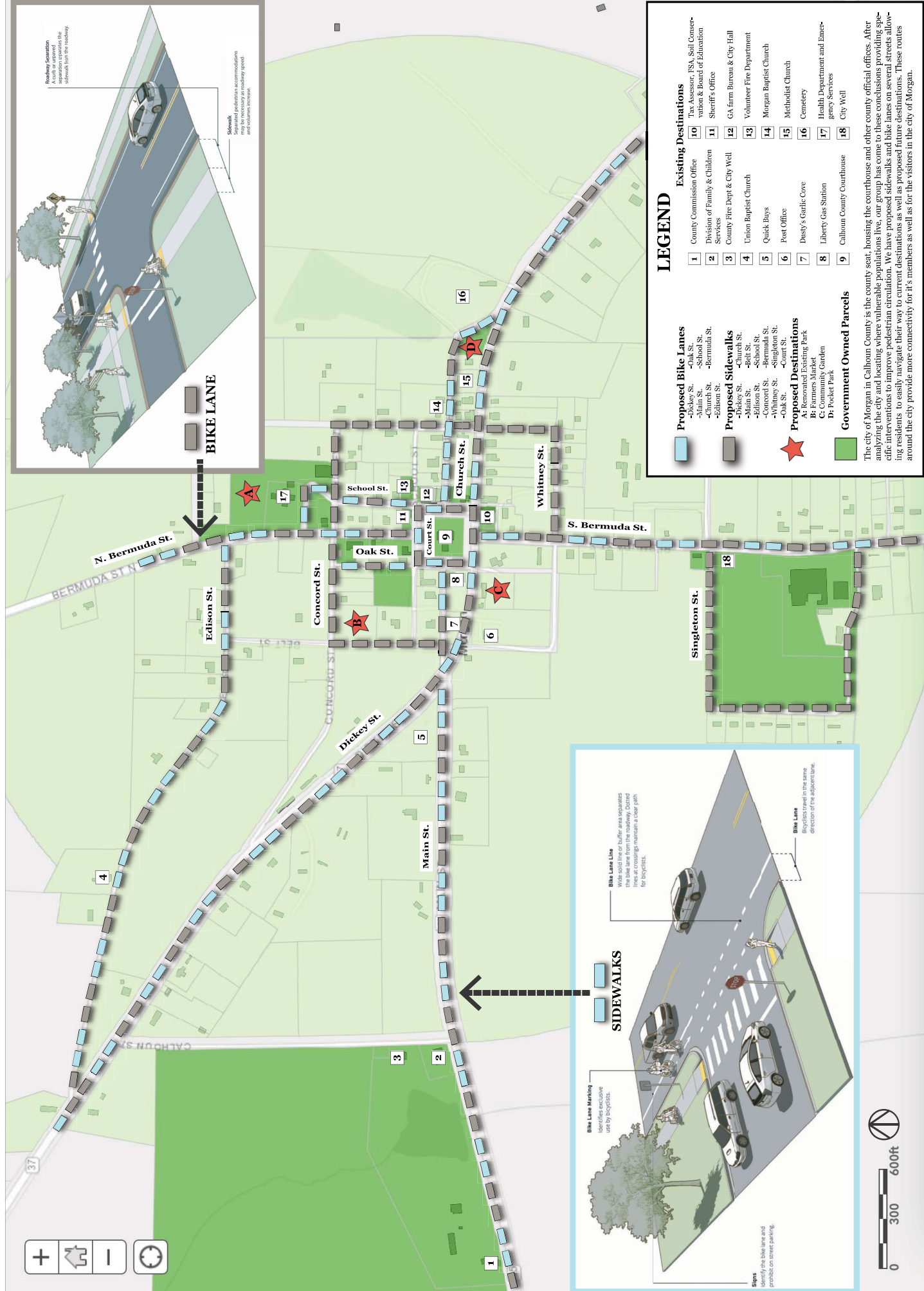
The frontage of most older rural buildings are very bland causing little visual interest. A redesign or enhancement of some of the buildings in downtown Morgan could spice up the town as a whole and restore popularity to this beautiful city. Simple measures can be implemented to many of the buildings or complete towards improvement.

Pictured here is an image of an existing gas station within the town. Although it looks run down, this destination is a vital source of food and gas as it is one of the few convenient stores in town. Without any major grocery stores nearby, small convenient stores are highly used in rural towns. This one here could undergo additional usage by residents and visitors of the town.

LEGEND

	Two Lane Road -Edison St. -Dickey St. -Whitney St. -School St.	Existing Destinations 10 Tax Assessor, PSA, Soil Conservation & Board of Education 11 Sheriff's Office 12 GA Farm Bureau & City Hall 13 Volunteer Fire Department 14 Morgan Baptist Church 15 Methodist Church 16 Cemetery 17 Health Department and Emergency Services 18 City Well
	One Lane Road -Court St. -Whitney St.	Commercial Zoned Parcels County Commission Office Division of Family & Children Services County Fire Dept & City Well Quick Bays Post Office Dusty's Garlic Cove Liberty Gas Station Calhoun County Courthouse
	Sidewalk on Both Sides -Oak St. -Dickey St.	Industrial Zoned Parcels
	Sidewalk on One Side -Dickey St. -School St.	City Owned Parcels
	Prospective Destinations A: Existing Park B: Farmers Market C: Pocket Park	State Owned Parcels
	Commercial Zoned Parcels	
	Agriculture Zoned Parcels	
	Residential Zoned Parcels	
	County Owned Parcels	





Calhoun County: Healthier Together

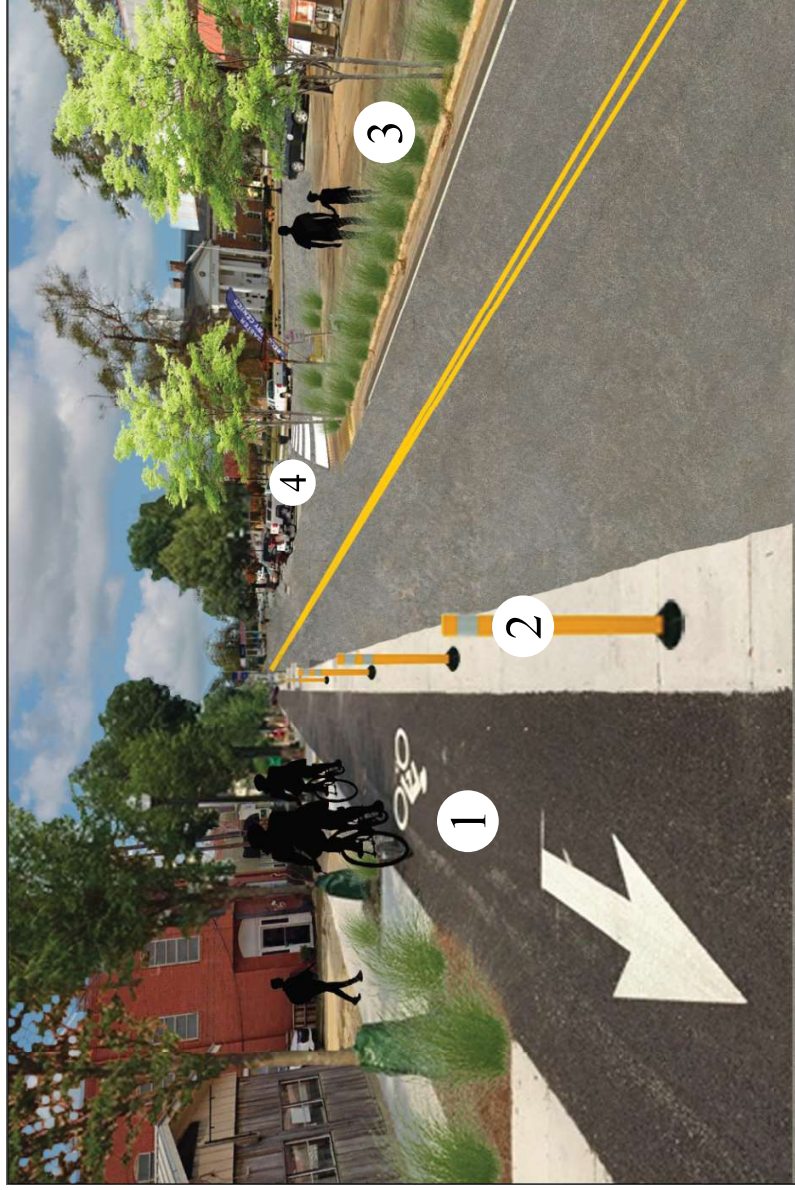


Interventions: Bike lanes and Sidewalks

The city of Morgan in Calhoun County is the county seat, hosting the courthouse and other county official offices. The city of Morgan lacks interventions that allow for other transportation besides automobiles. We have proposed interventions, such as bike lanes and sidewalks within multiple routes that make a loop system around the city connecting many of the current destinations as well as some of our future proposed destinations. These routes around the city provide more connectivity for members of the community as well as visitors to the city of Morgan to enjoy.

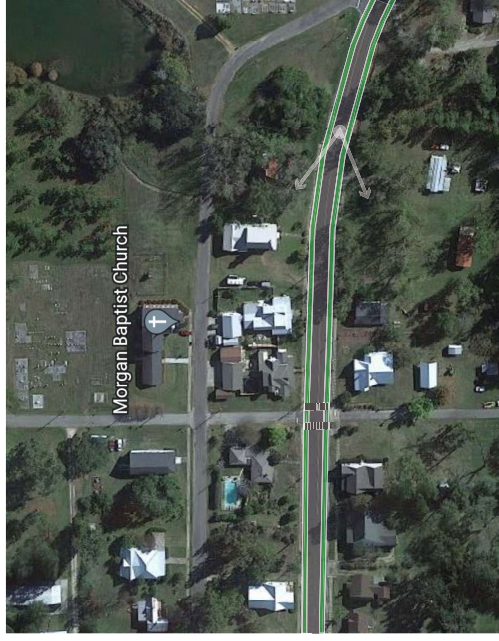
Legend:

- 1.) Proposed Bike Lane
- 2.) Vertical Delineator
- 3.) Sidewalk
- 4.) Crosswalk



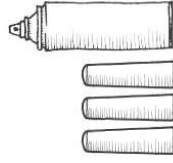
POP-UP TACTICAL URBANISM: BIKE LANES AND CROSSWALKS

The city of Morgan in Calhoun County is the county seat, hosting the courthouse and other county official offices. An issue we've found within the city is the lack of interventions allowing other transportation besides auto-mo-biles. We have proposed interventions ,such as bike lanes within multiple routes that make a loop system around the city connecting many of the current destinations as well as some of our future proposed destinations. These routes around the city provide more connectivity for members of the community as well as visitors to the city of Morgan to enjoy. To demonstrate these proposed interventions we have created a pop up demonstration of the bike lane. This pop up demonstration is simple and cost effective using spray paint and a stencil to allocate the needed space for a temporary bike lane.



LEGEND:

- 1) Proposed Bike Lane





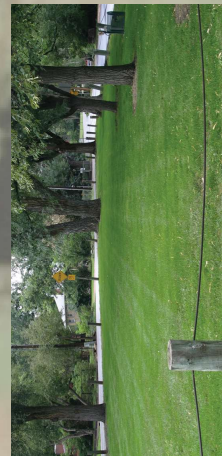
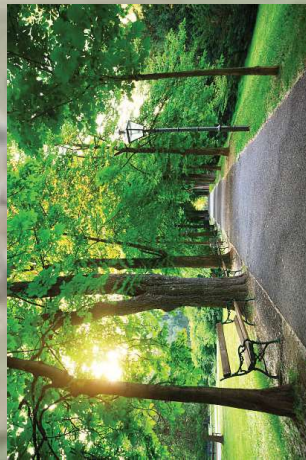
Morgan Baptist Church



Morgan Bike Lane Tactical Urbanism
Calhoun County: Healthier Together

LEGEND

- ① Proposed Trail Addition
- ② Proposed Shade Trees
- ③ Existing Pavilion
- ④ Existing Storage Building
- ⑤ Proposed Location of Exercise Equipment
- ⑥ Existing Structure
- ⑦ Existing Building





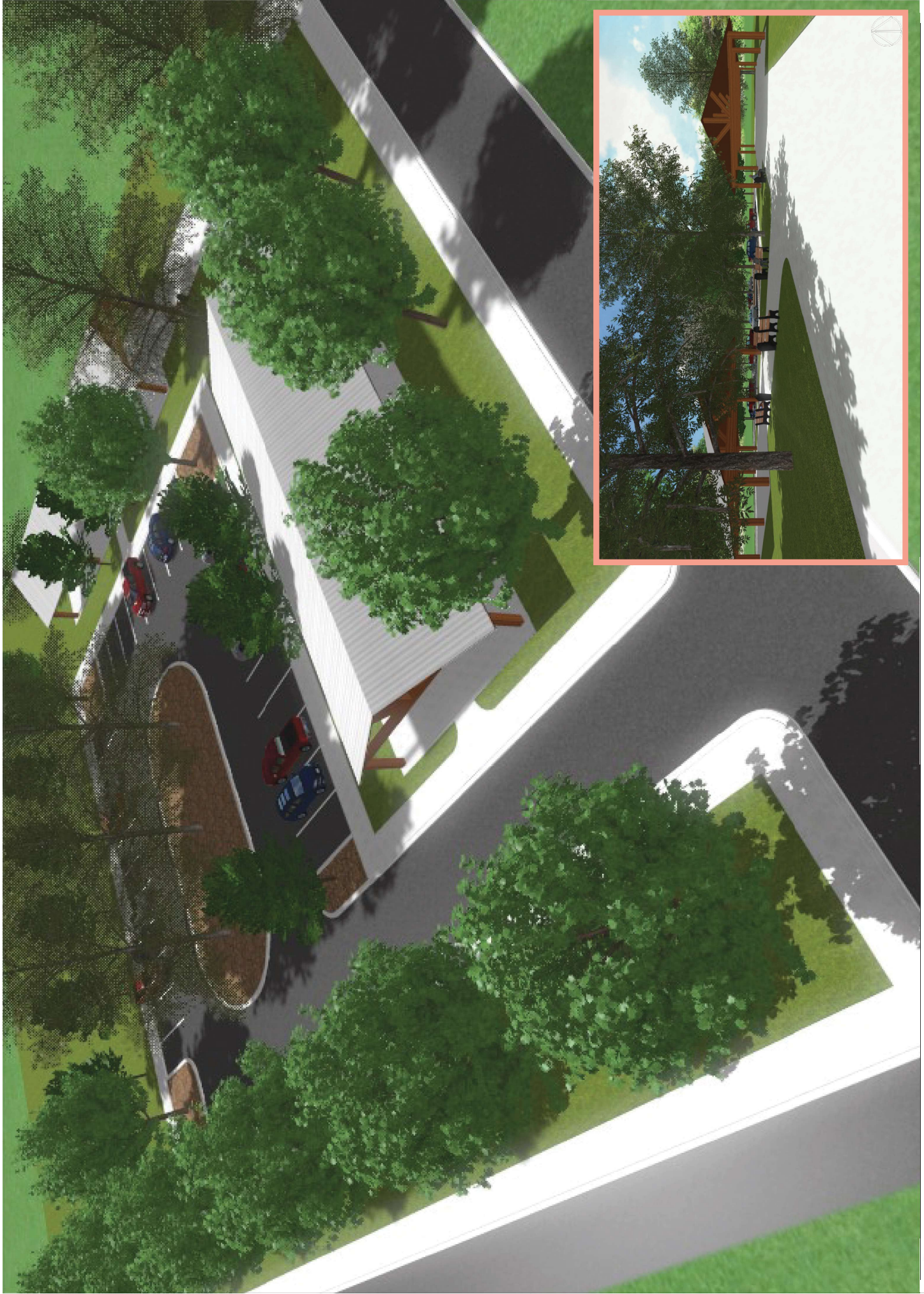
Morgan Existing Park Renovation

Calhoun County: Healthier Together

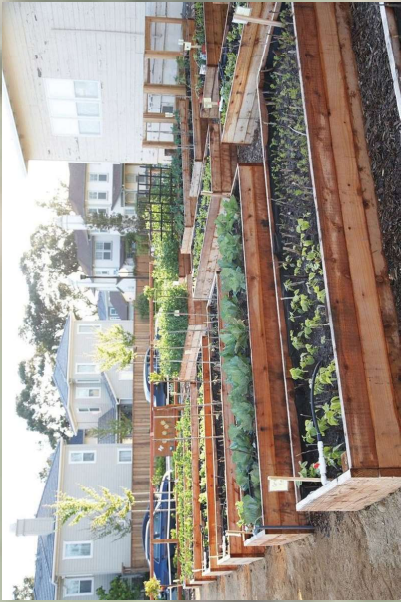
LEGEND

- ① Crosswalks
- ② Farmers Market Pavilion
- ③ Small Plaza
- ④ Parking lot



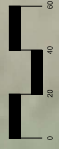
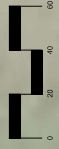
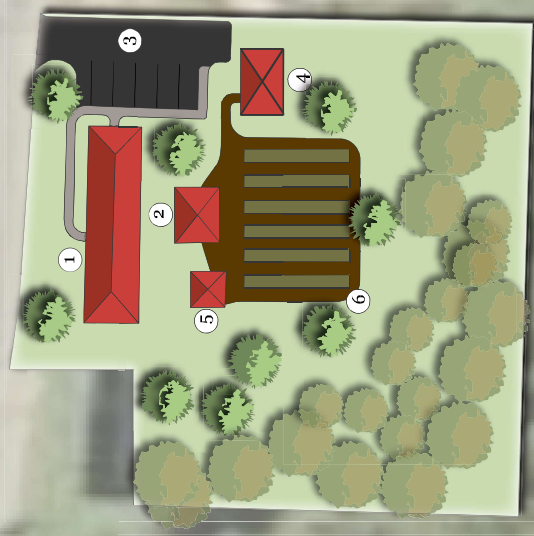


Morgan Farmers Market
Calhoun County: Healthier Together



LEGEND

- ① Existing County Extension Office
- ② Existing Pavilion
- ③ Proposed Parking Lot
- ④ Existing Storage Building
- ⑤ Existing Greenhouse
- ⑥ Proposed Raised Garden Beds



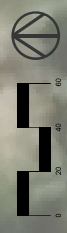
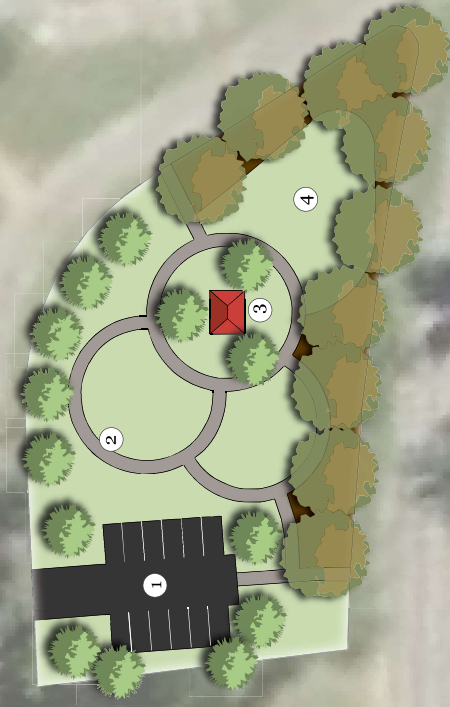


Morgan Community Garden
Calhoun County: Healthier Together



LEGEND

- ① Proposed Parking Lot
- ② Proposed Paved Walkways
- ③ Proposed Pavilion
- ④ Proposed Lawn/ Recreational Space















Morgan Pocket Park
 Calhoun County: Healthier Together

Edison Composite Analysis

Legend

-  Proposed Crosswalk
-  Government
-  Wants
-  Needs
-  Social
-  Road with Sidewalk
-  Road
-  Vulnerable Area
-  Buildings
-  Focus Area

Parcel owned by the city of Edison that runs alongside the railroad.

Land on school grounds that could be renovated

*Young Children and Adolescents also represent Vulnerable populations. Interventions will be necessary to allow safe access to destinations and to education.

Unused Horse Park that can be renovated into a park for the Calhoun County Nursing home. Horse Track is present.

The Calhoun County Nursing home represents a substantial portion of the vulnerable population in Edison. We want to safely connect them to their destinations.

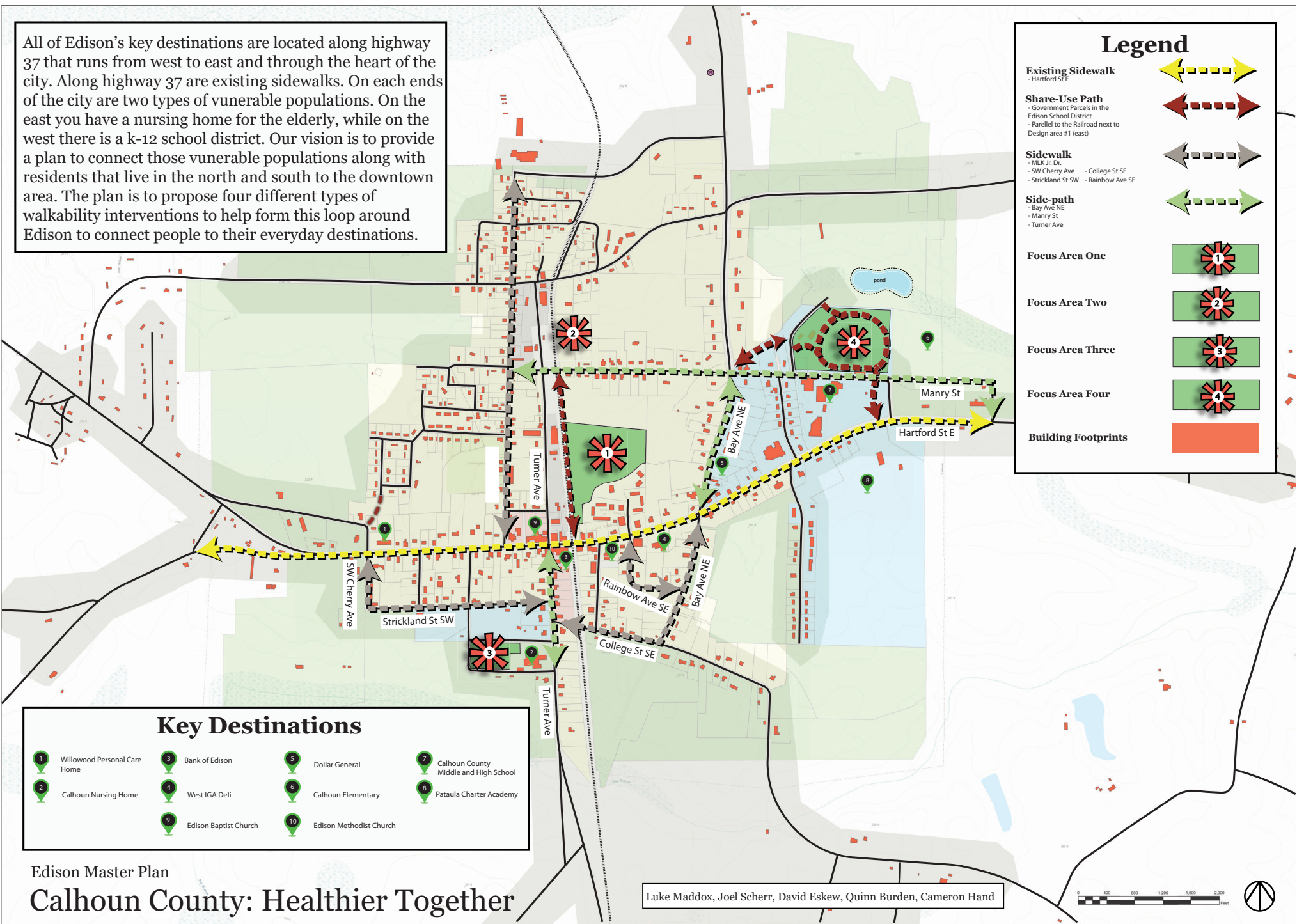
Calhoun County: Healthier Together



All of Edison's key destinations are located along highway 37 that runs from west to east and through the heart of the city. Along highway 37 are existing sidewalks. On each end of the city are two types of vulnerable populations. On the east you have a nursing home for the elderly, while on the west there is a k-12 school district. Our vision is to provide a plan to connect those vulnerable populations along with residents that live in the north and south to the downtown area. The plan is to propose four different types of walkability interventions to help form this loop around Edison to connect people to their everyday destinations.

Legend

- Existing Sidewalk** - Hartford St E
- Share-Use Path** - Government Parcels in the Edison School District - Parallel to the Railroad next to Design area #1 (east)
- Sidewalk** - MLK Jr. Dr. - SW Cherry Ave - College St SE - Strickland St SW - Rainbow Ave SE
- Side-path** - Bay Ave NE - Manry St - Turner Ave
- Focus Area One**
- Focus Area Two**
- Focus Area Three**
- Focus Area Four**
- Building Footprints**



Key Destinations

Willowood Personal Care Home	Bank of Edison	Dollar General	Calhoun County Middle and High School
Calhoun Nursing Home	West IGA Deli	Calhoun Elementary	Pataula Charter Academy
Edison Baptist Church	Edison Methodist Church		

Edison Master Plan

Calhoun County: Healthier Together

Luke Maddox, Joel Scherr, David Eskew, Quinn Burden, Cameron Hand



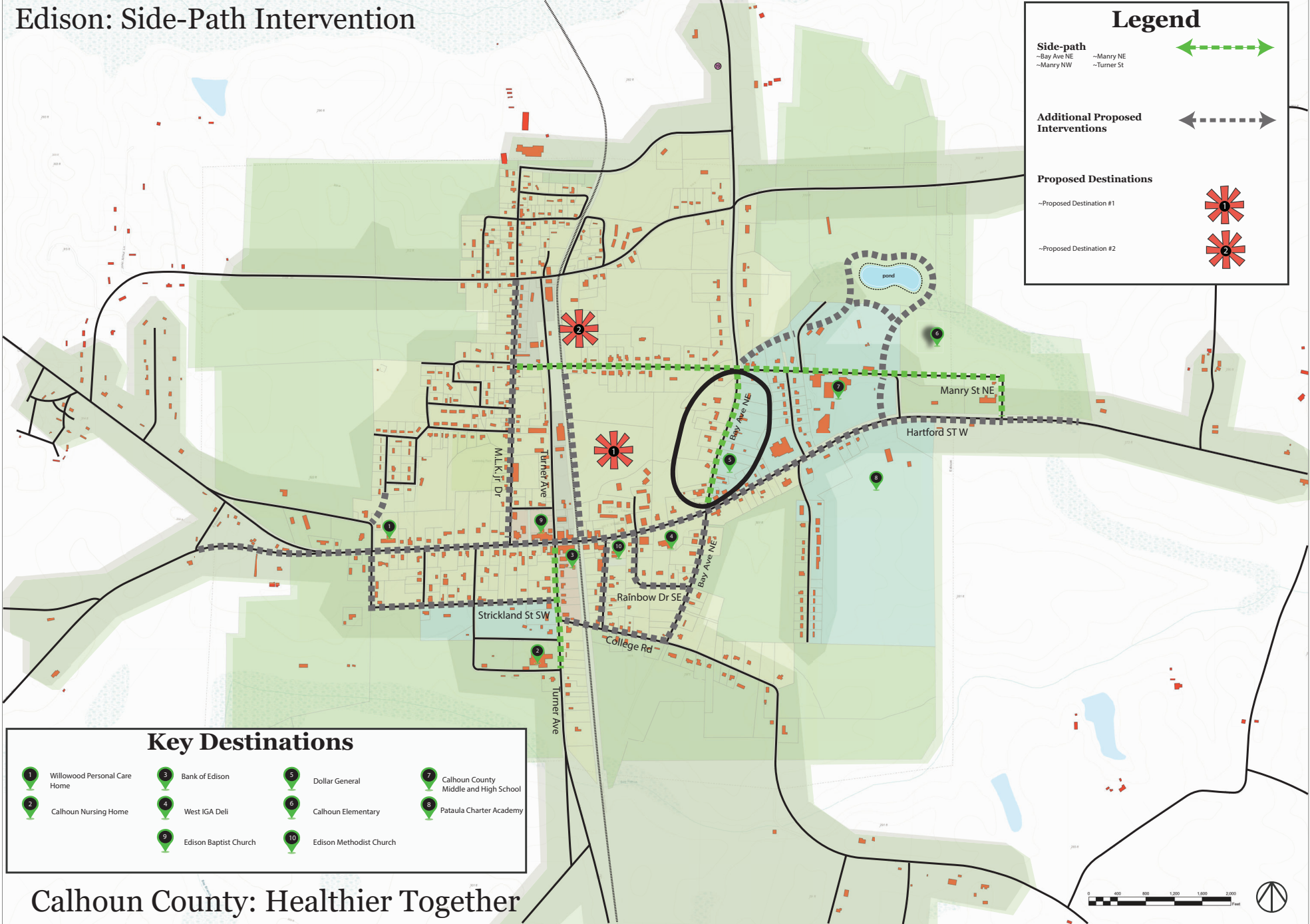
Edison: Side-Path Intervention

Legend

Side-path
 ~Bay Ave NE ~Manry NE
 ~Manry NW ~Turner St

Additional Proposed Interventions

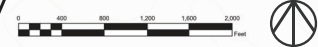
Proposed Destinations
 ~Proposed Destination #1
 ~Proposed Destination #2



Key Destinations

Willowood Personal Care Home	Bank of Edison	Dollar General	Calhoun County Middle and High School
Calhoun Nursing Home	West IGA Deli	Calhoun Elementary	Pataula Charter Academy
Edison Baptist Church	Edison Methodist Church		

Calhoun County: Healthier Together



Edison Side-Path

~ A sidepath is a bidirectional shared use path located immediately adjacent and parallel to a roadway. Sidepaths can offer a high-quality experience for all ages and abilities as compared to on-roadway facilities in heavy traffic environments, allow for reduced roadway crossing distances, and maintain rural and small town community character.

Before



Location



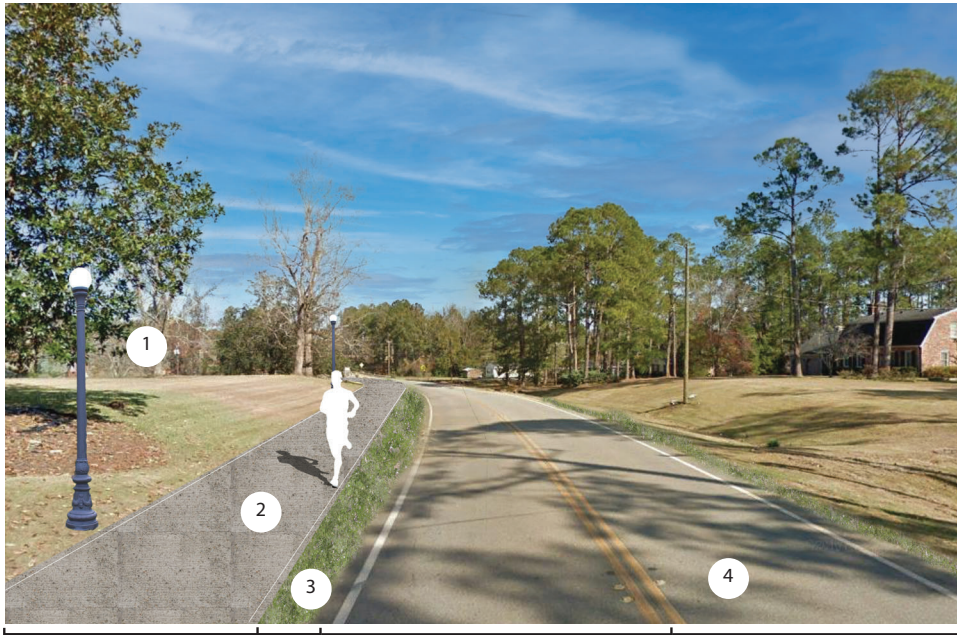
BENEFITS

- Completes networks where high-speed roads provide the only corridors available.
- Fills gaps in networks of low-stress local routes such as shared use paths and bicycle boulevards
- Provides a more appropriate facility for users of all ages and abilities than shoulders or mixed traffic facilities on roads with moderate or high traffic intensity⁽¹⁾
- Encourages bicycling and walking in areas where high-volume and high-speed motor vehicle traffic would otherwise discourage it.⁽¹⁾
- Maintains rural character through reduced paved roadway width compared to a visually separated facility.⁽¹⁾⁽²⁾
- Very supportive of rural character when combined with vegetation to visually and physically separate the sidepath from the roadway.

CONSIDERATIONS

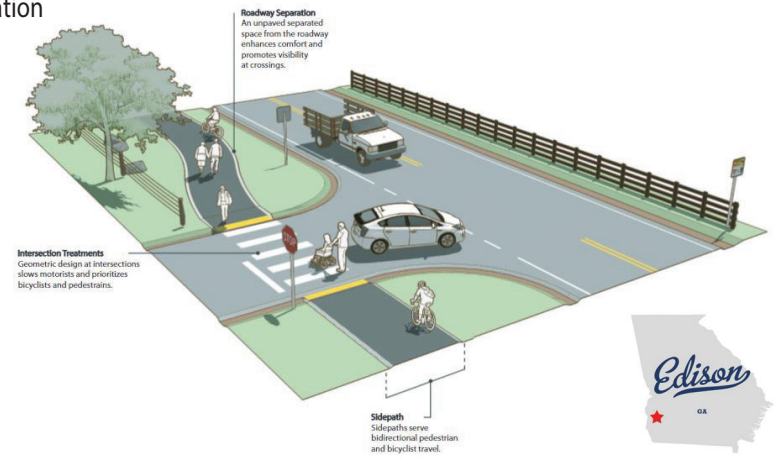
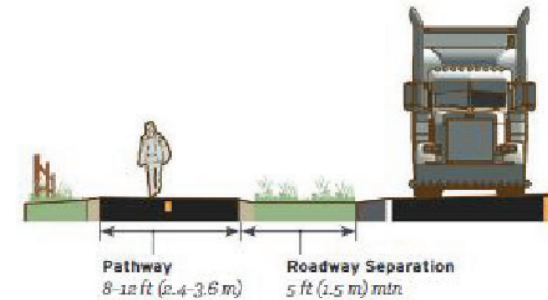
- Requires a wide roadside environment to provide for separation and pathway area outside of the adjacent roadway.

After



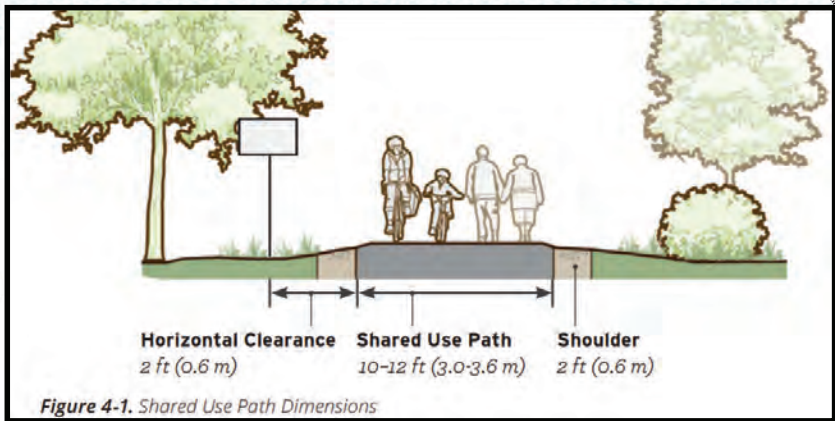
Legend

- ① Lighting
- ② Side-Path
- ③ Roadway Separation
- ④ Bay Ave NE



Calhoun County: Healthier Together





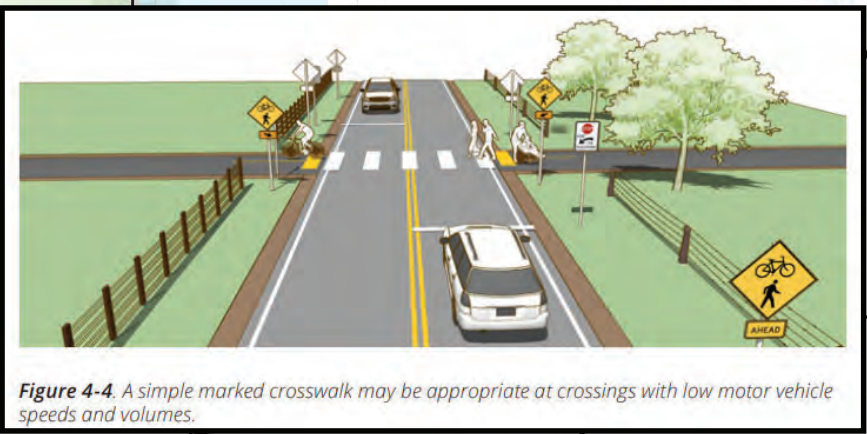
Legend

- Existing Sidewalk** - Hartford St E (Yellow dashed arrow)
- Share-Use Path** - Government Parcels in the Edison School District - Parallel to the Railroad next to Design area #1 (east) (Red dashed arrow)
- Sidewalk** - MLK Jr. Dr. - SW Cherry Ave - Strickland St SW - College St SE - Rainbow Ave SE (Grey dashed arrow)
- Side-path** - Bay Ave NE - Manry St - Turner Ave (Green dashed arrow)
- Focus Area One** (Green box with red star 1)
- Focus Area Two** (Green box with red star 2)
- Focus Area Three** (Green box with red star 3)
- Focus Area Four** (Green box with red star 4)
- Building Footprints** (Red rectangle)

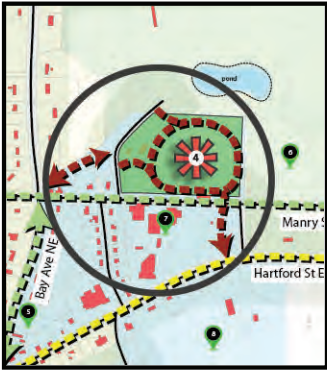


Key Destinations

1 Willowood Personal Care Home	3 Bank of Edison	5 Dollar General	7 Calhoun County Middle and High School
2 Calhoun Nursing Home	4 West IGA Deli	6 Calhoun Elementary	8 Pataula Charter Academy
9 Edison Baptist Church	10 Edison Methodist Church		



Calhoun County: Healthier Together



Location of Perspective from Plan



Perspective from Street View as of Now



Perspective of Shared Use Path from Street View

Edison Walkability Visualization

Calhoun County: Healthier Together

APPLICATION

Speed and Volume

Paths operating in independent corridors are fully separated from traffic. Facility provision is based on opportunity and connectivity rather than roadway context. In some cases, an independent corridor may offer similar connectivity and access to destinations as a nearby roadway.

Network

Serves connections independently of the street network. May function as a network alternative road and highway connections.



Land Use

Generally appropriate outside of built-up areas, and also as a corridor connection within built-up areas.



Shared Use Path Before and After

Joel Scherr

Legend

Existing Sidewalk
~Hartford St E



Share-Use Path
~Government Parcels in the Edison School District
~Parallel to the Railroad next to Design area #1 (east)



Sidewalk
~MLK Jr. Dr. ~1st Ave SE
~SW Cherry Ave ~College St SE
~Strickland St W ~Rainbow Ave SE



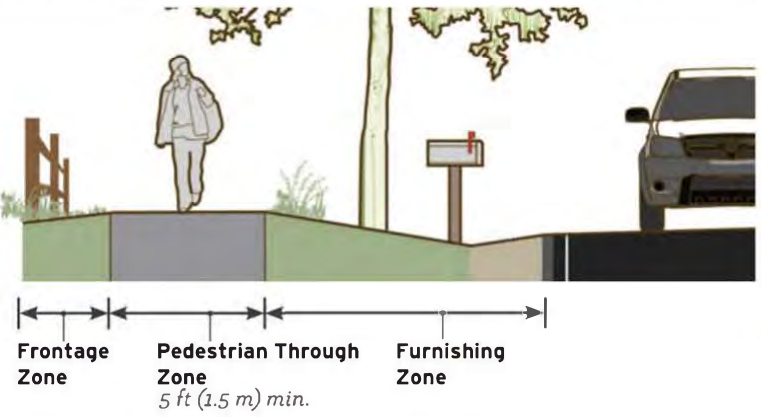
Side-path
~Bay Ave NE ~Manry NE
~Manry NW ~Turner St



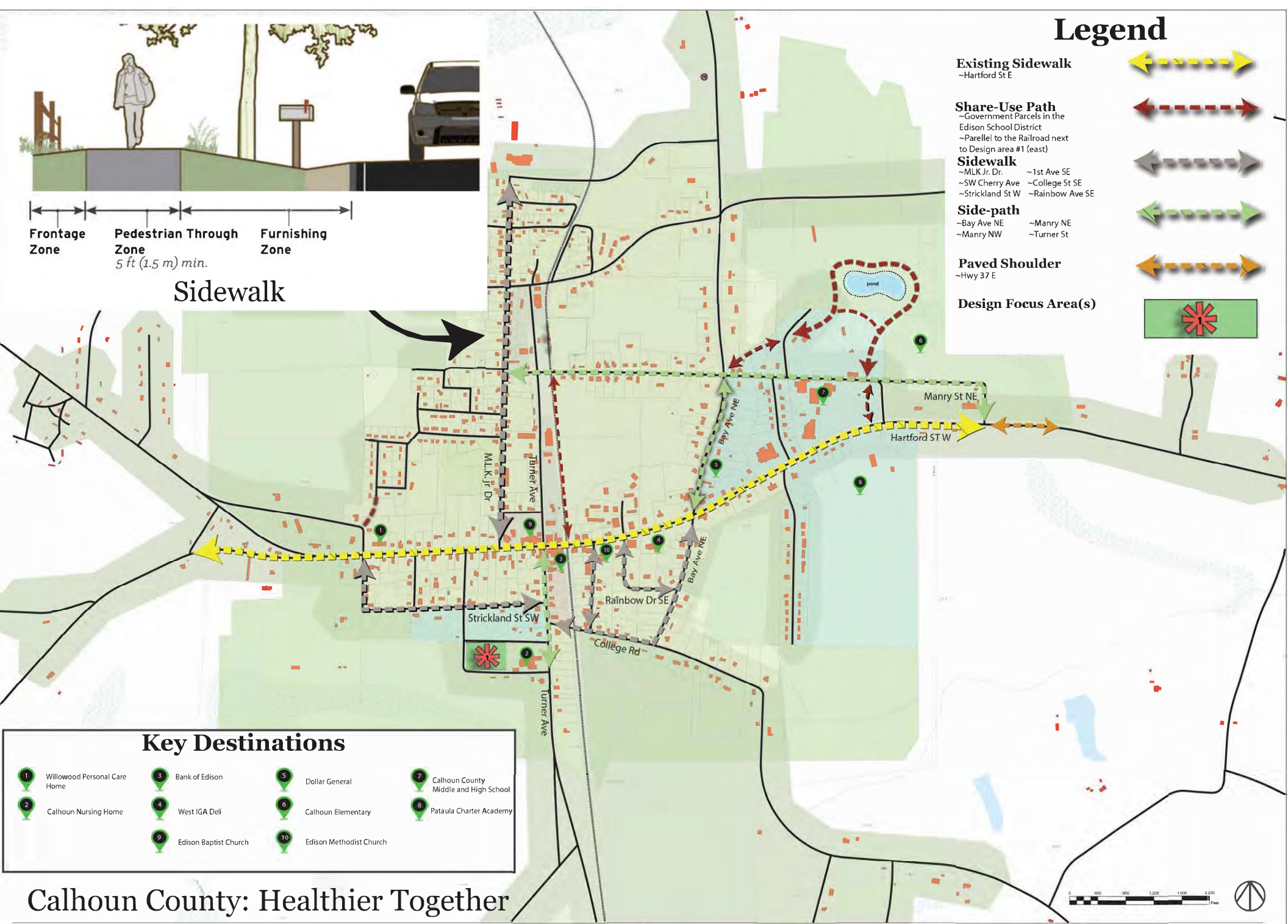
Paved Shoulder
~Hwy 37 E



Design Focus Area(s)



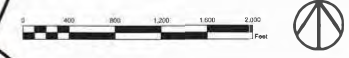
Sidewalk



Key Destinations

- | | | | |
|--------------------------------|----------------------------|----------------------|---|
| 1 Willowood Personal Care Home | 3 Bank of Edison | 5 Dollar General | 7 Calhoun County Middle and High School |
| 2 Calhoun Nursing Home | 4 West IGA Deli | 6 Calhoun Elementary | 8 Pataula Charter Academy |
| 9 Edison Baptist Church | 10 Edison Methodist Church | | |

Calhoun County: Healthier Together



SIDEWALKS WITHIN EDISON

DAVID ESKEW

Sidewalk

Sidewalks provide dedicated space intended for use by pedestrians that is safe, comfortable, and accessible to all. Sidewalks are physically separated from the roadway by a curb or unpaved buffer space.

BEFORE;

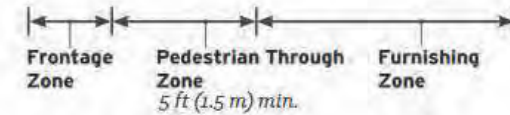


BENEFITS

- Provides a dedicated place within the public right-of-way for pedestrians to safely travel and reduces pedestrian collisions in rural areas.
- Reduces "walking along roadway" crashes.
- May notably increase levels of walking in areas with high traffic speeds and/or volumes.¹⁷

CONSIDERATIONS

- Sidewalks may not support a rural visual character when configured with curb and gutter and no landscaped separation.
- Requires a moderate-width roadside environment to provide for separation and sidewalk area outside of the adjacent roadway.



AFTER;



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Edison Side-Path Tactical Urbanism

~ A sidepath is a bidirectional shared use path located immediately adjacent and parallel to a roadway. Sidepaths can offer a high-quality experience for all ages and abilities as compared to on-roadway facilities in heavy traffic environments, allow for reduced roadway crossing distances, and maintain rural and small town community character.



Before



Location



Signage

Black Matting



After



Legend

- ① Signage
- ② Black Matting
- ③ Vertical Delineators
- ④ Bay Ave NE

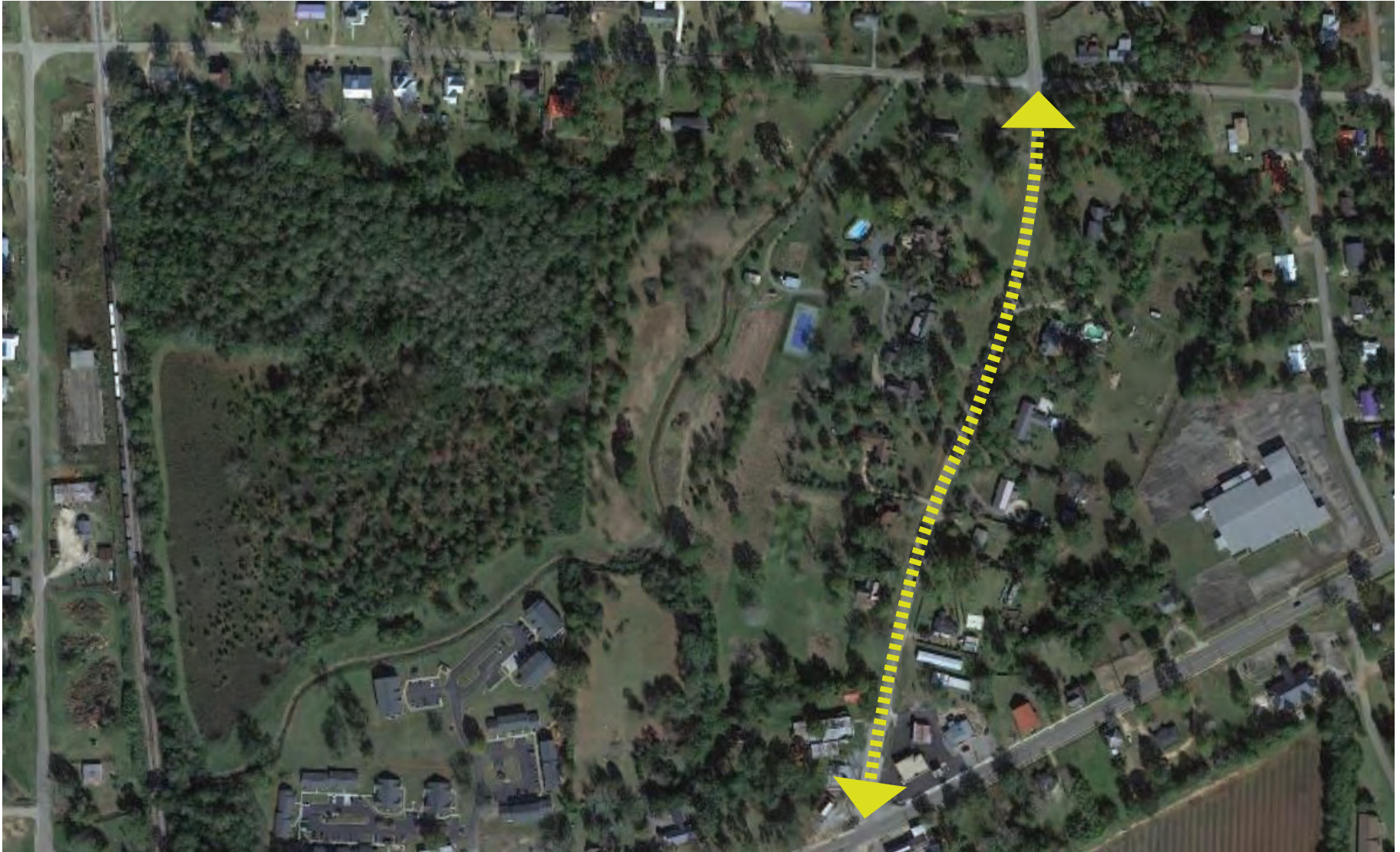


Vertical Delineators

For the temporary installation of the side-path, black matting will be placed in the direction that the proposed intervention will be located. Along the black matting will be vertical delineators that serve as a buffer from the matting to the road. Signage will also be utilized to dictate the side-path being proposed.

Calhoun County: Healthier Together





Calhoun County: Healthier Together

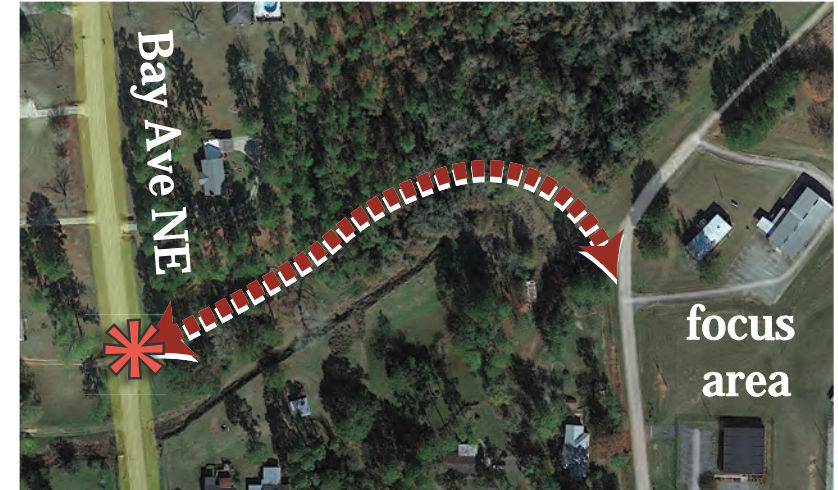


Pop-Up Tactical Urbanism: Shared Use Path from Bay Ave NE to Calhoun County Middle/High School Fields

The area from Bay Ave Ne to Calhoun County Middle/High School provides an excellent opportunity to create a shared path loop that the community can enjoy on a daily basis. To test this theory, we have proposed a pop-up demonstration that will simulate what the beginning of the path will look like if we move forward in eventually creating a permanent shared use path. We believe that the benefits of this shared use path will be evident very quickly and will encourage the community to spend more time outdoors.

Our tactical urbanism pop-up demonstration will be comprised of painted stripes that deliarte two-way traffic, traffic cones that mark the edges of the shared-use path, and paint that delineates direction to travel and a crosswalk. The materiality to create this demonstration is extremely cheap, and much of it is reusable (ex cones).

We look forward to testing out this design.



LEGEND

- ① proposed shared use path
- ② cones
- ③ planter boxes
- ④ entrance sign
- ⑤ painted stripes
- ⑥ crosswalk painted with temporary paint

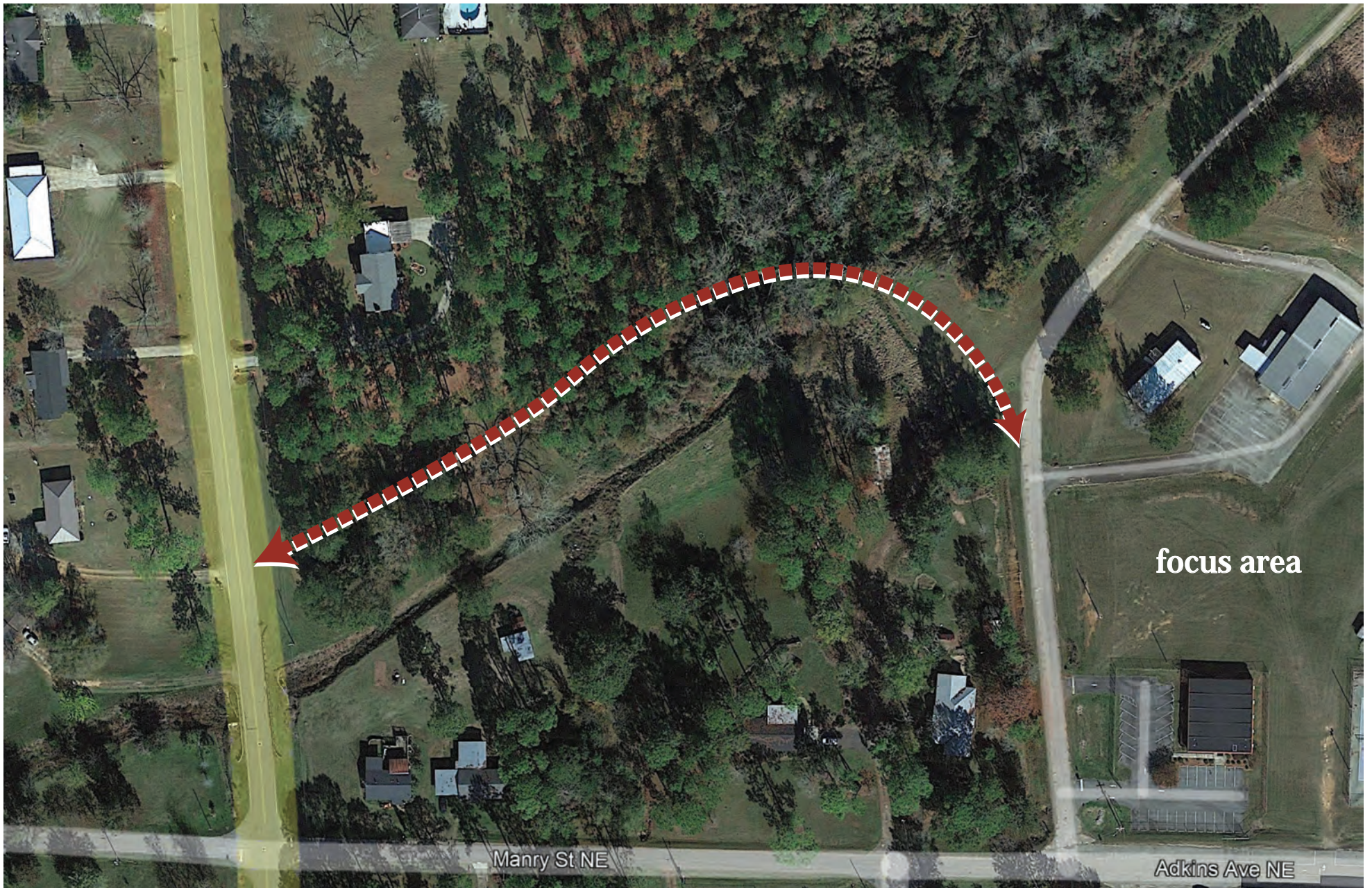
Edison Tactical Urbanism

Calhoun County: Healthier Together



Shared Use Path Pop Up Demonstration

Joel Scherr



Edison Tactical Urbanism

Calhoun County: Healthier Together



Shared Use Path Pop Up Demonstration

Joel Scherr

TATICAL URBANISM: SIDEWALK, SEATING, ADDITIONAL VEGETATION ALONG M.L.K. JR DR

With M.L.K.'s proximity to Hartford Street, residential, and commercial areas it makes a great contender to add sidewalks to further connect existing sidewalks and promote pedestrian foot traffic. The sidewalk will be 8' wide and composed of planters for vegetation, benches for its users, and lights for safety reasons.

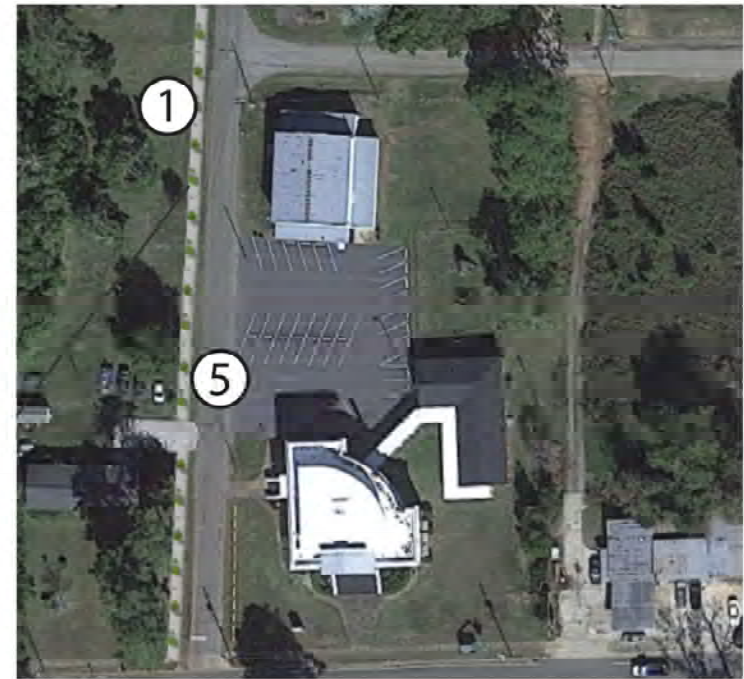


VERTICAL DELINEATORS

DIRECTIONAL SIGNAGE



TEMPORARY BLACK MATTING



FINISHED INTERVENTION:

- ① - SIDEWALK
- ② - SEATING
- ③ - PLANTERS
- ④ - LIGHTS
- ⑤ - M.L.K. JR DR

Calhoun County: Healthier Together



TATICAL URBANISM DAVID ESKEW



College of Environment + Design
UNIVERSITY OF GEORGIA



UNIVERSITY OF GEORGIA
EXTENSION



UNIVERSITY OF
GEORGIA
College of Public Health

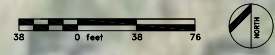
David Eskew



Legend

1 Share-use Path	5 Half Court Basketball
2 Community Garden	6 Pavillion Seating
3 Public Restrooms	7 Parking Lot
4 Playground	8 Park Signage

Working closely with the HOP Grant, our goal was to draw up a design that provides walkability for the city of Edison. A share use path is proposed to connect the residents in the North to the downtown area of Edison. The path would run parallel to the railroad and would serve also as way to connect the proposed park design to a future park design that is located just south near the downtown area. Additionally, this park provides a community garden for residents in this area of Edison to gravitate towards to grow their own greens and fruits. Recreational opportunities like basketball and a playground are proposed for kids in this area to stay active. Ammenties such as a public restrooms is prosed along with a pavillion patio area for some shade in between basketball games.

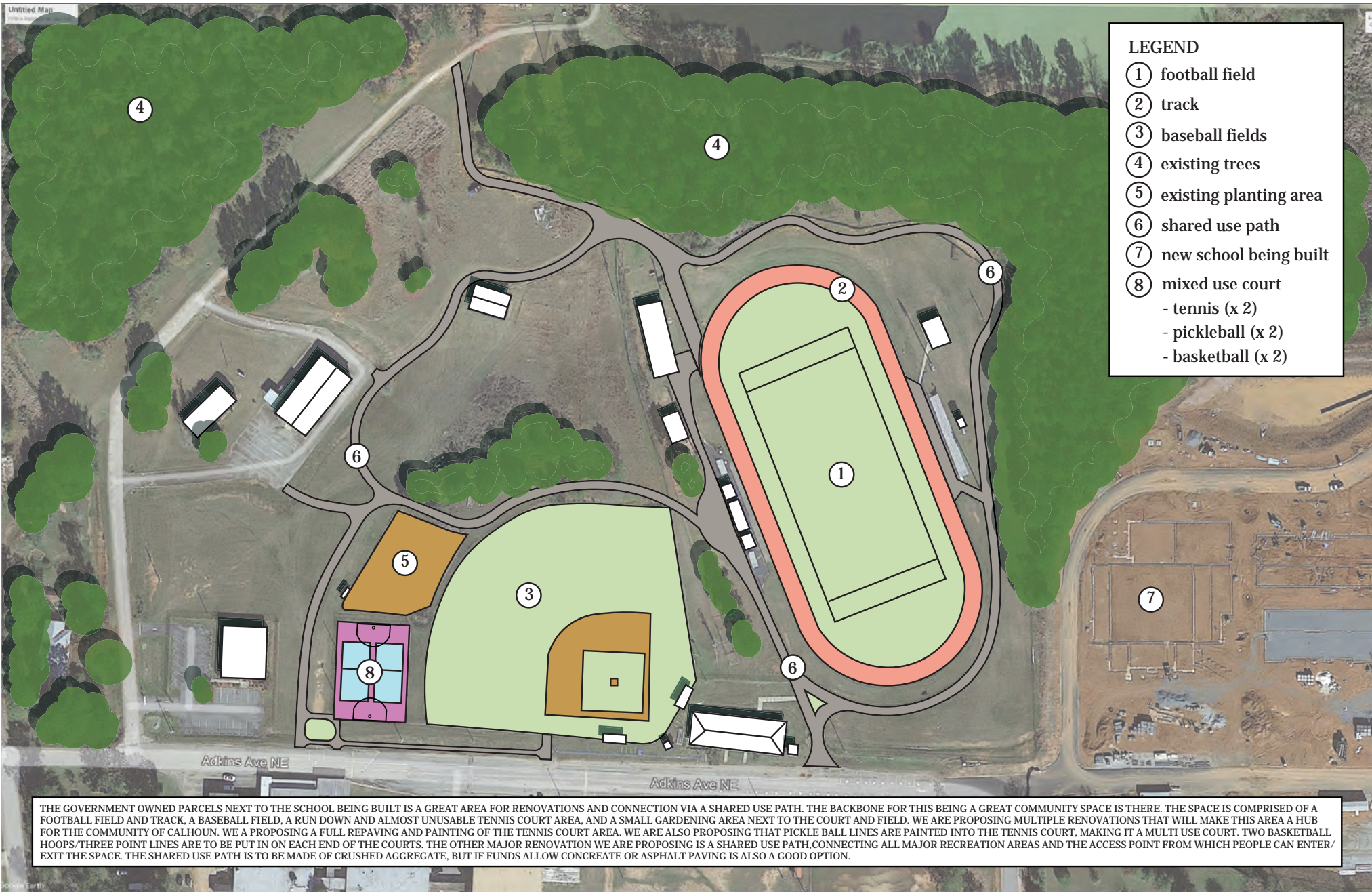


Calhoun County: Healthier Together





Calhoun County: Healthier Together



Edison Master Plan

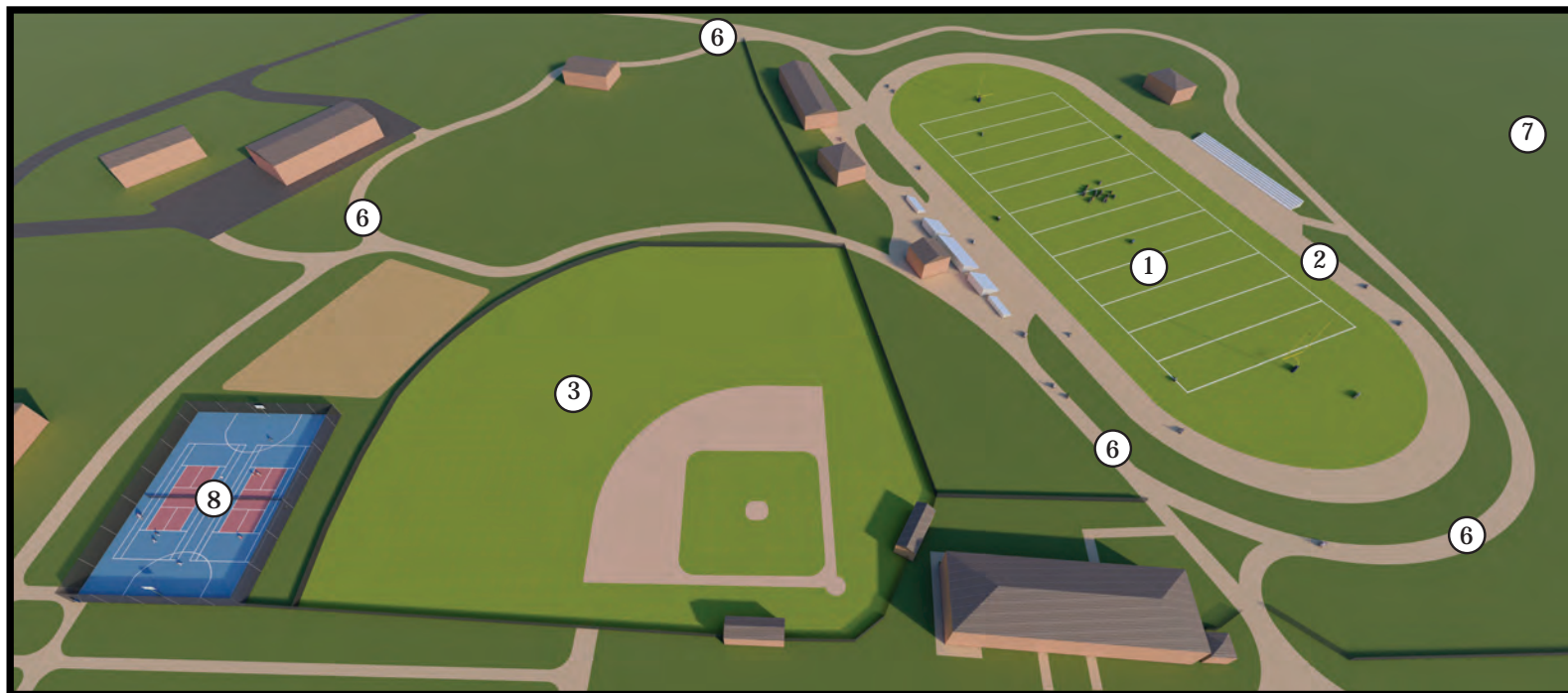
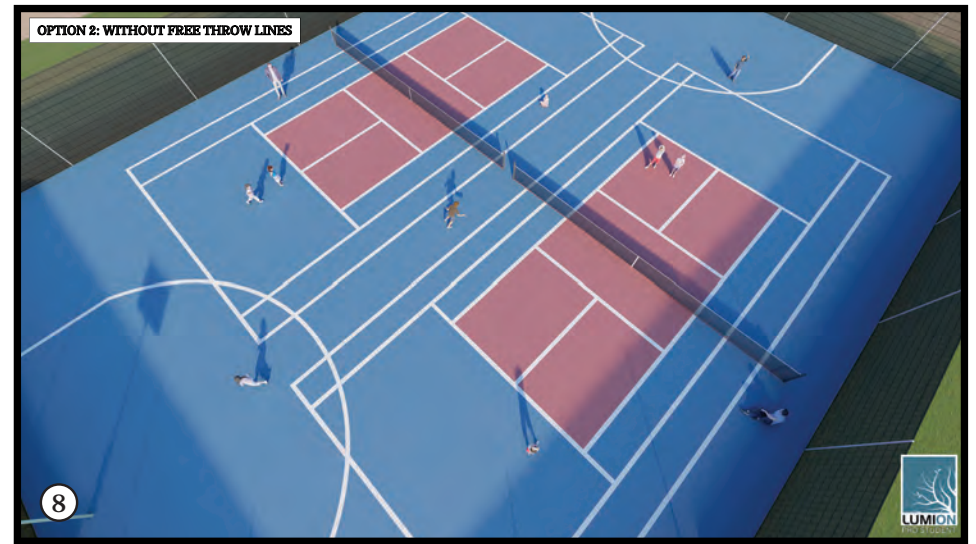
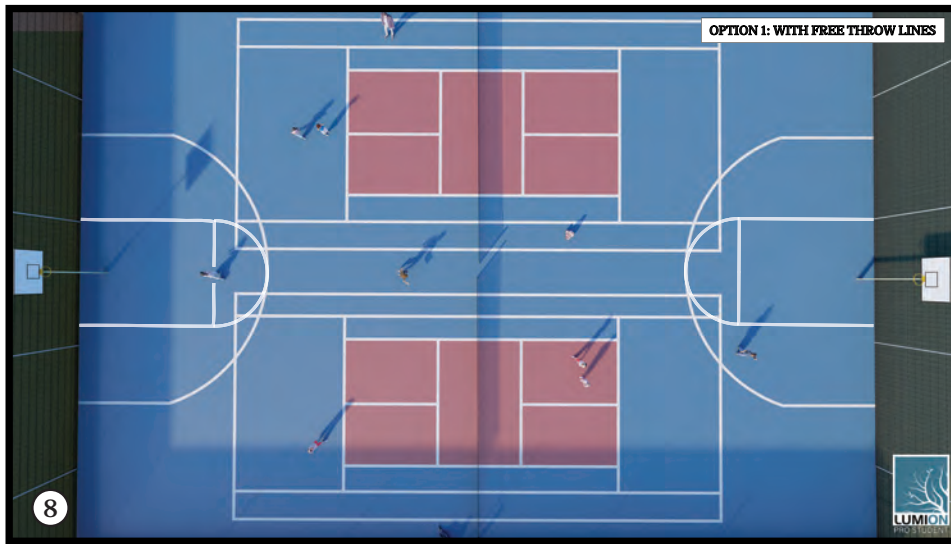
Calhoun County: Healthier Together

1" = 40' 



School Parcel Focus Area

Joel Scherr



LEGEND

- ① football field
- ② track
- ③ baseball fields
- ④ existing trees
- ⑤ existing planting area
- ⑥ shared use path
- ⑦ new school being built
- ⑧ mixed use court
 - tennis (x 2) ■
 - pickleball (x 2) ■
 - basketball (x 2)

Edison Master Plan

Calhoun County: Healthier Together

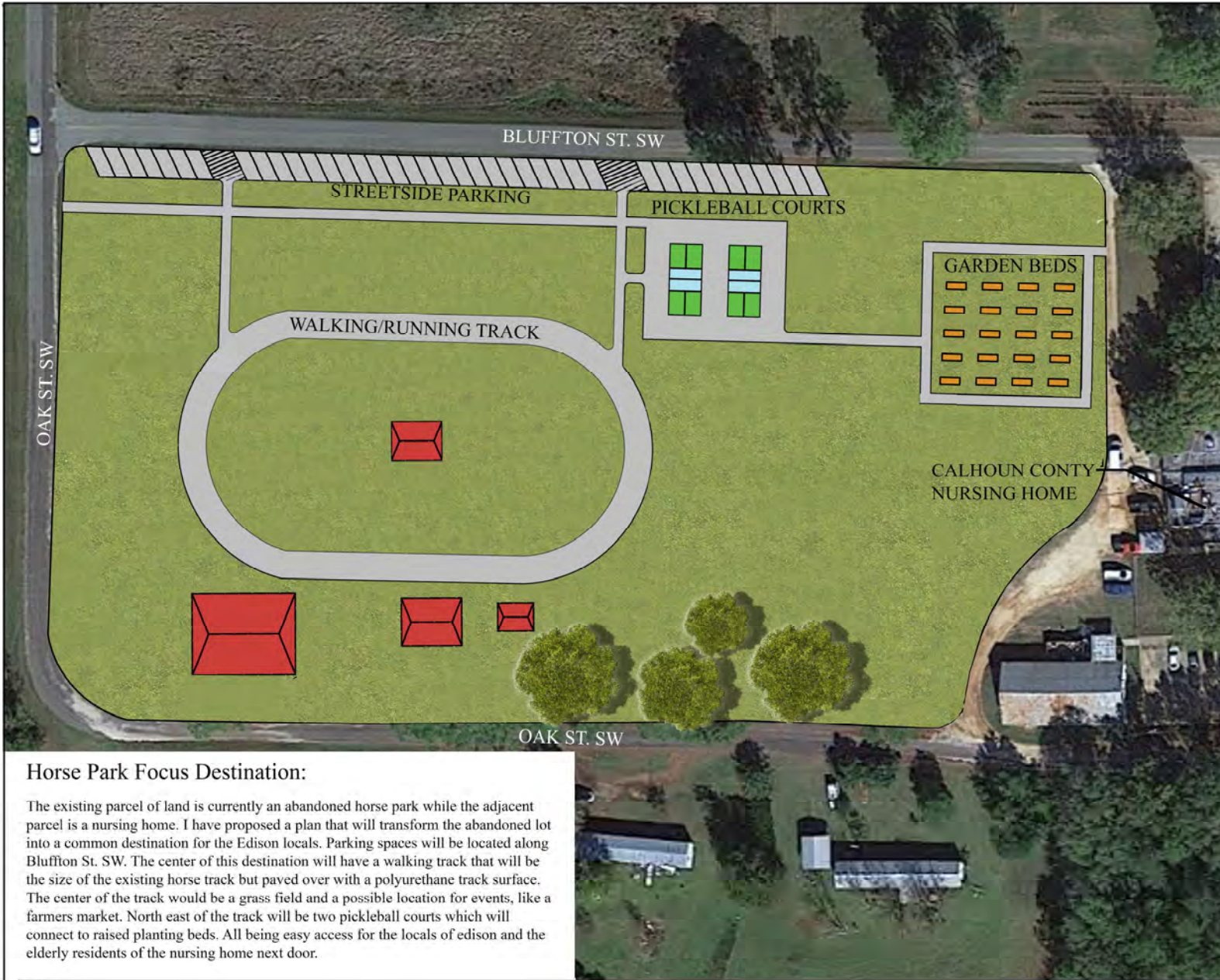


School Parcel Focus Area Perspectives

Joel Scherr

EDISON LIONS CLUB

170 Oak St. SW 3.82 Acres

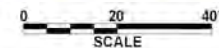


Horse Park Focus Destination:

The existing parcel of land is currently an abandoned horse park while the adjacent parcel is a nursing home. I have proposed a plan that will transform the abandoned lot into a common destination for the Edison locals. Parking spaces will be located along Bluffton St. SW. The center of this destination will have a walking track that will be the size of the existing horse track but paved over with a polyurethane track surface. The center of the track would be a grass field and a possible location for events, like a farmers market. North east of the track will be two pickleball courts which will connect to raised planting beds. All being easy access for the locals of Edison and the elderly residents of the nursing home next door.



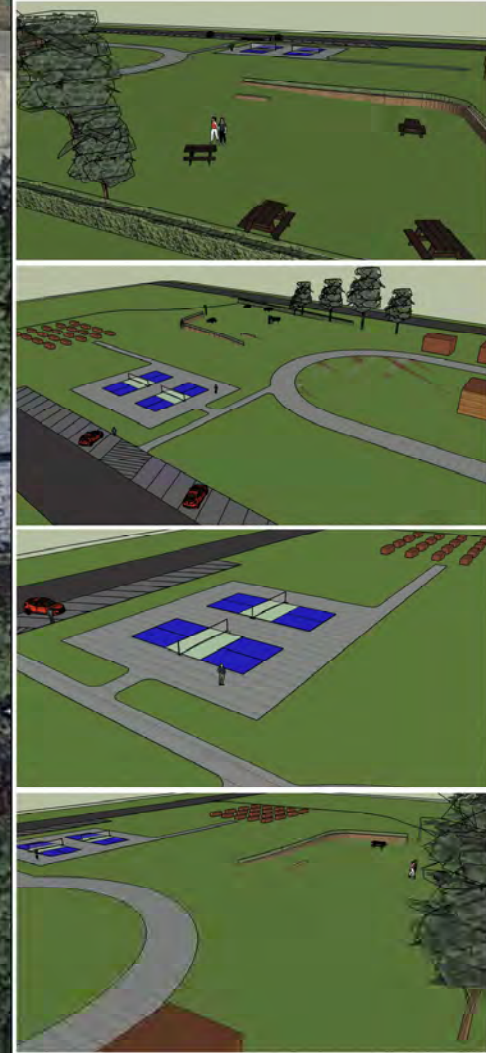
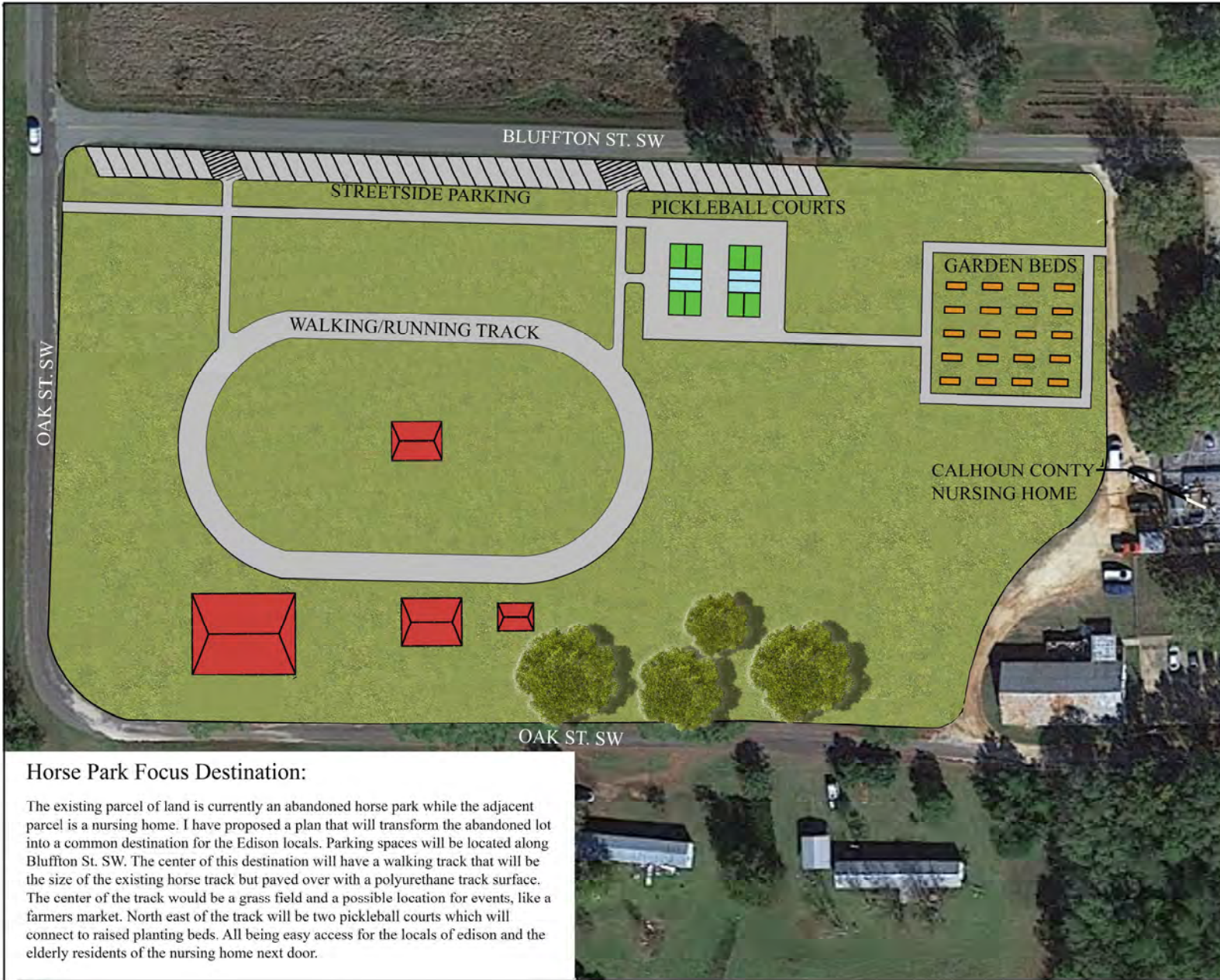
EDISON
CALHOUN COUNTY: HEALTHIER TOGETHER



DAVID ESKEW

EDISON LIONS CLUB

170 Oak St. SW 3.82 Acres

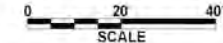


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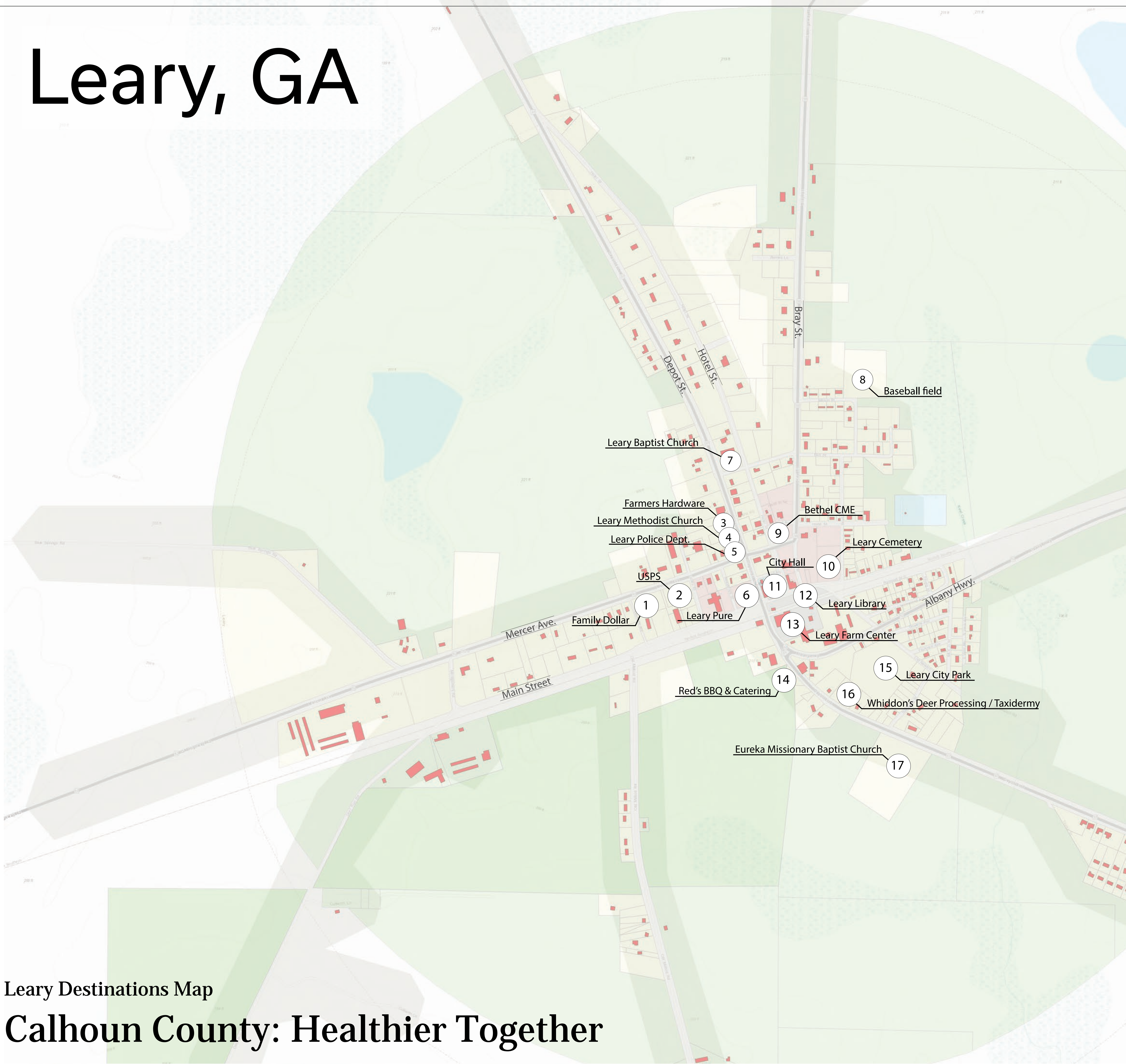
EDISON
CALHOUN COUNTY: HEALTHIER TOGETHER



DAVID ESKEW

Leary, GA

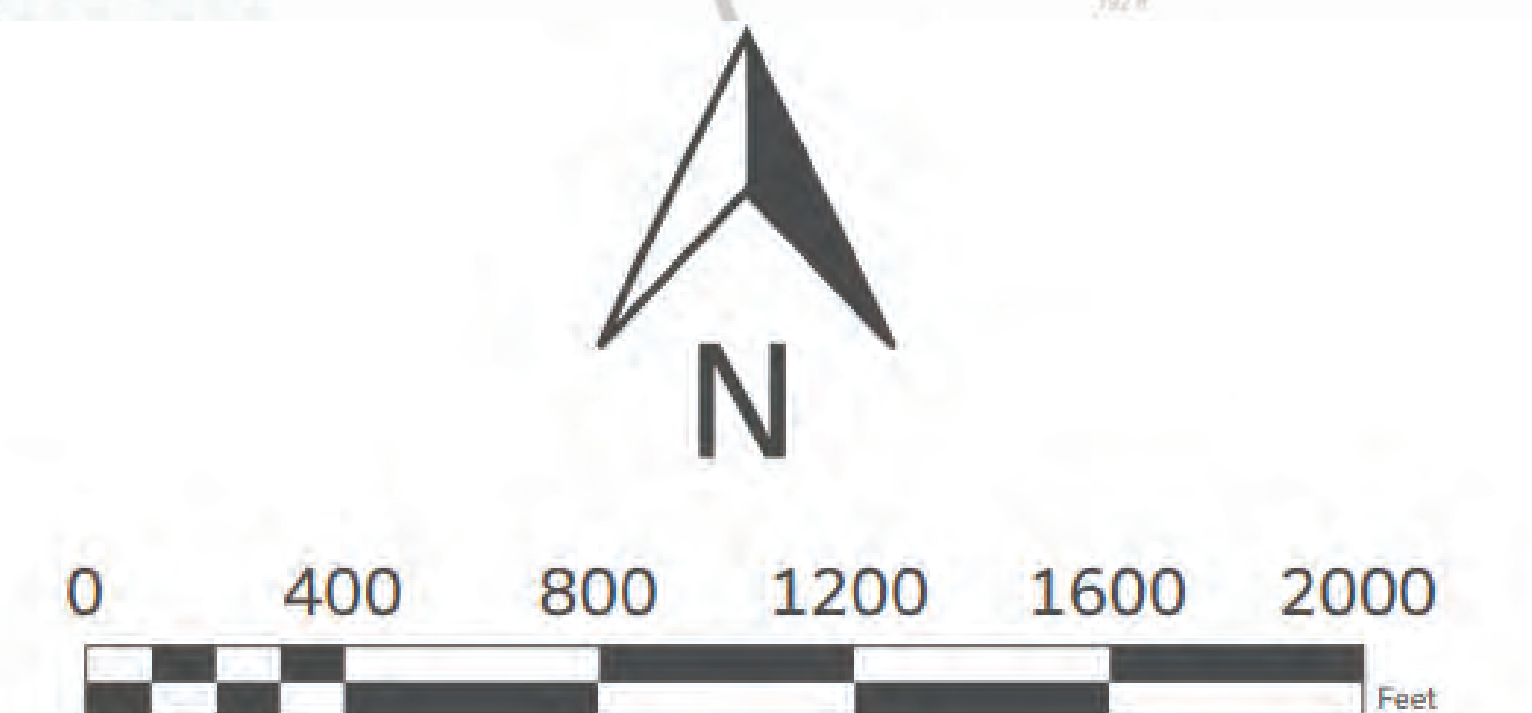
destinations



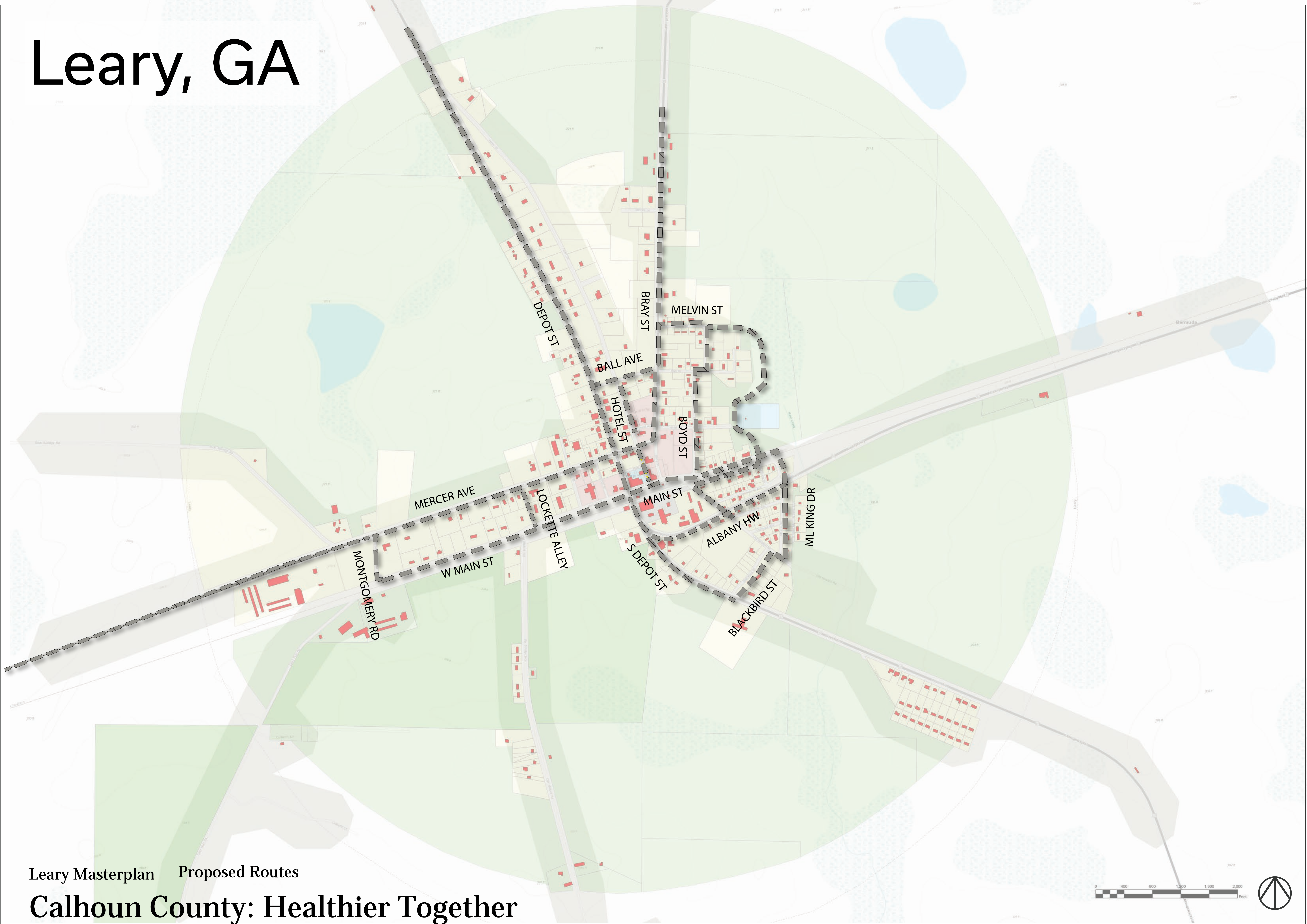
1. Family Dollar
2. United States Postal Service
3. Farmers Hardware
4. Leary Methodist Church
5. Leary Police Department
6. Leary Pure
7. Leary Baptist Church
8. Baseball field
9. Bethel CME
10. Leary City Hall
11. Leary Library
12. Leary Cemetery
13. Leary Farm Center
14. Red's BBQ & Catering
15. Leary City Park
16. Whiddon's Deer Processing/Taxidermy
17. Eureka Missionary Baptist Church

Leary Destinations Map

Calhoun County: Healthier Together



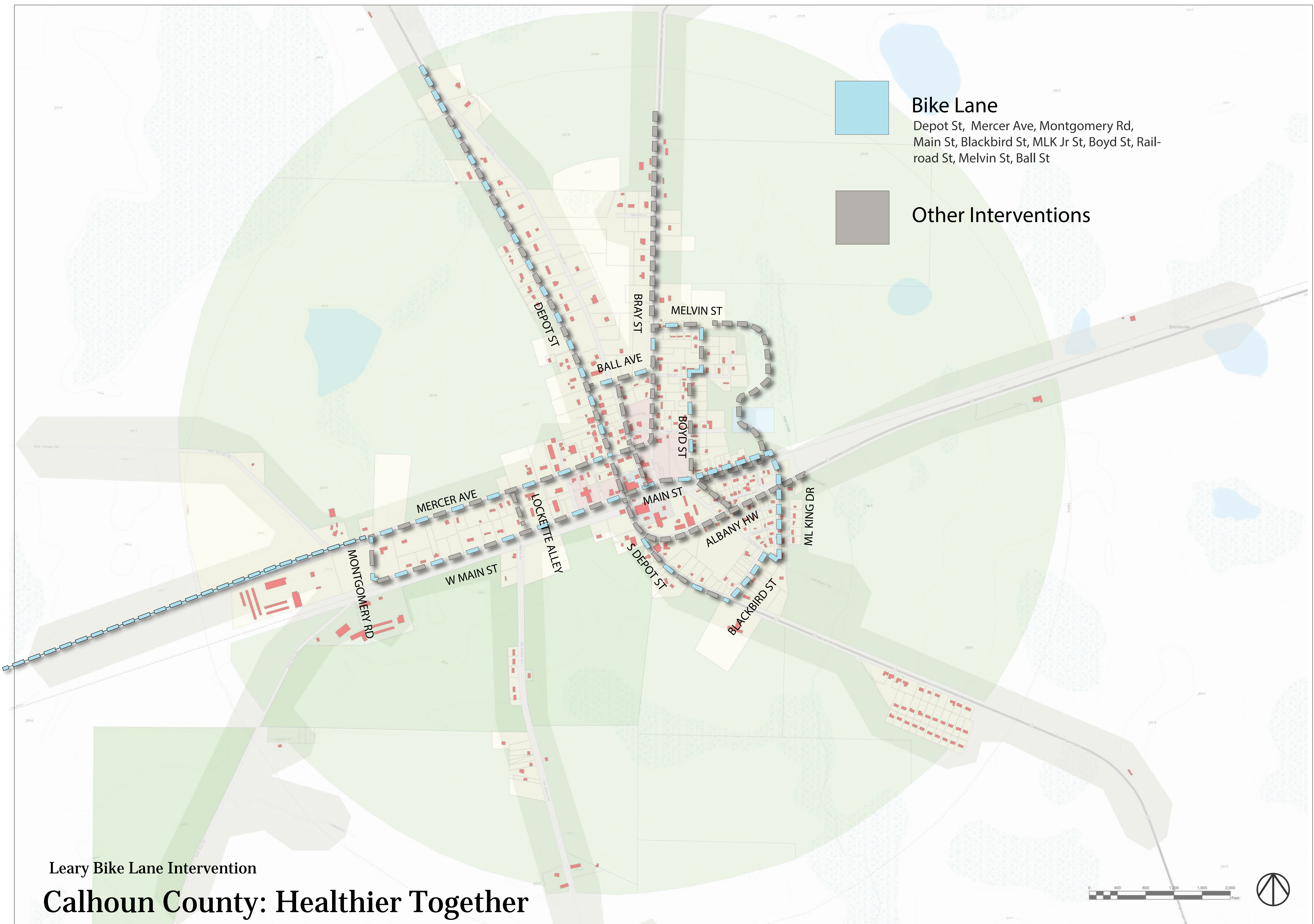
Leary, GA



Leary Masterplan Proposed Routes

Calhoun County: Healthier Together





Bike Lane
 Depot St, Mercer Ave, Montgomery Rd,
 Main St, Blackbird St, MLK Jr St, Boyd St, Rail-
 road St, Melvin St, Ball St

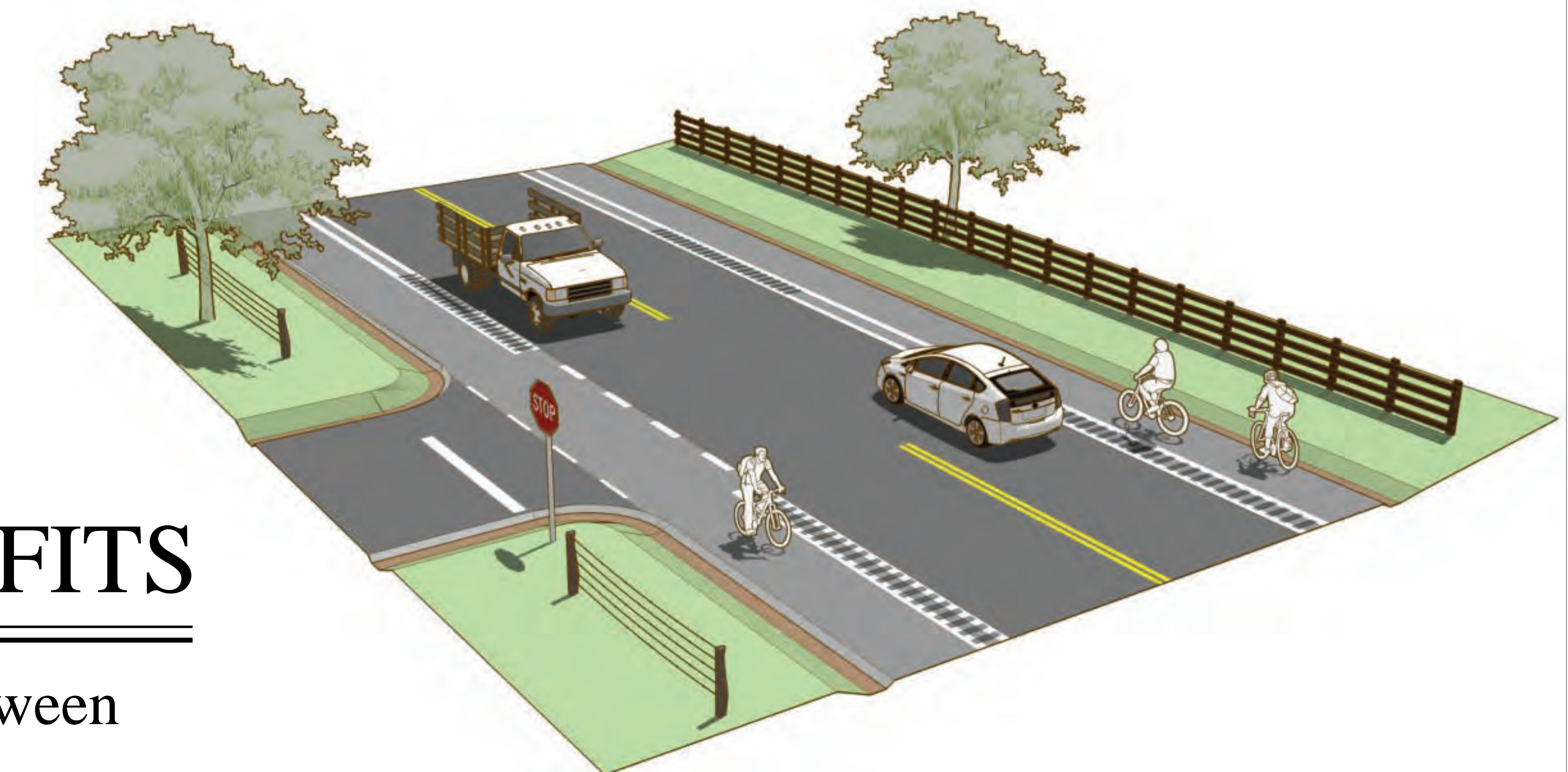
Other Interventions

Leary Bike Lane Intervention
Calhoun County: Healthier Together



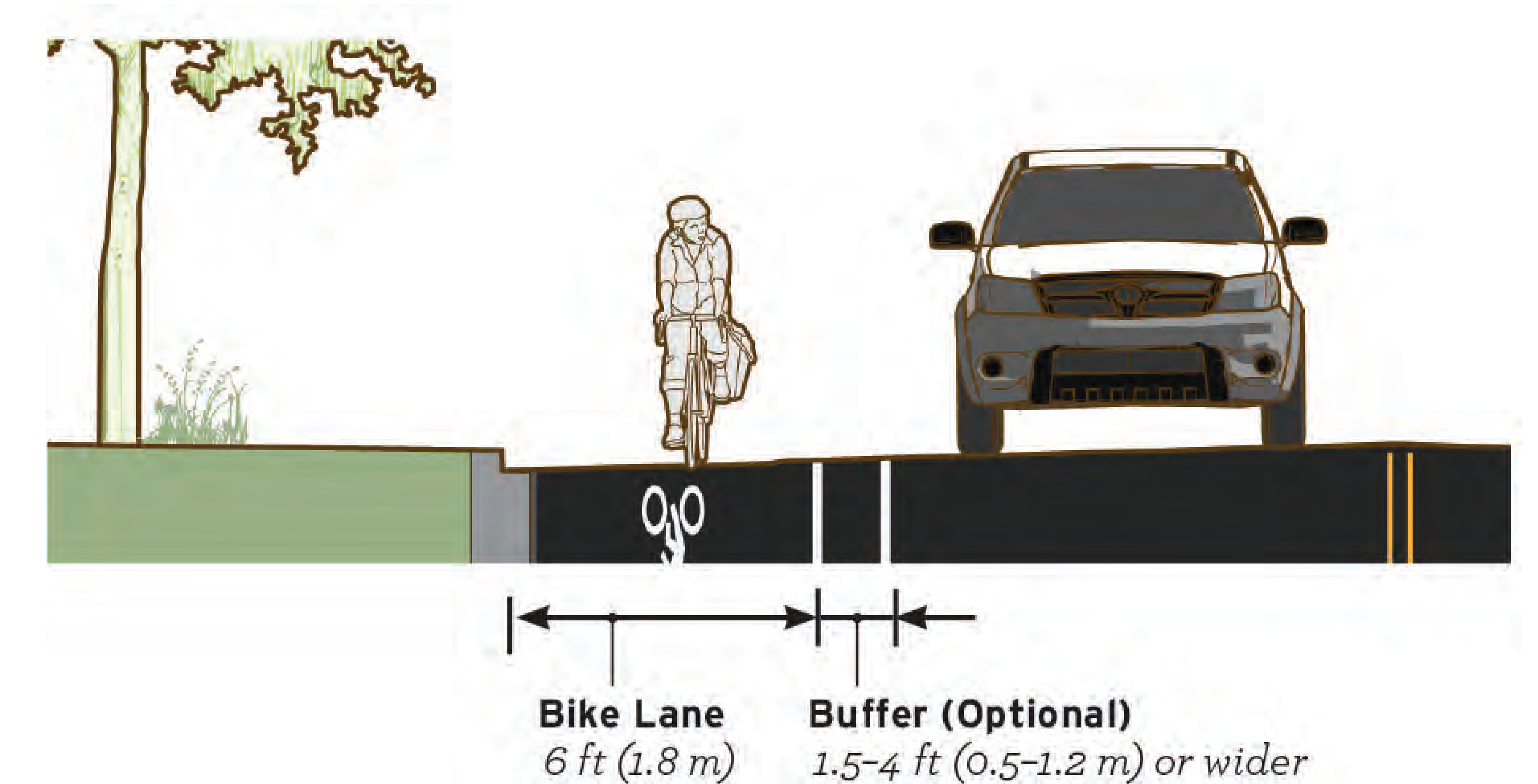
LEGEND

- ① Proposed bike lane
- ② Bike lane signage
- ③ Depot St.
- ④ Proposed sidewalk improvement



BIKE LANE BENEFITS

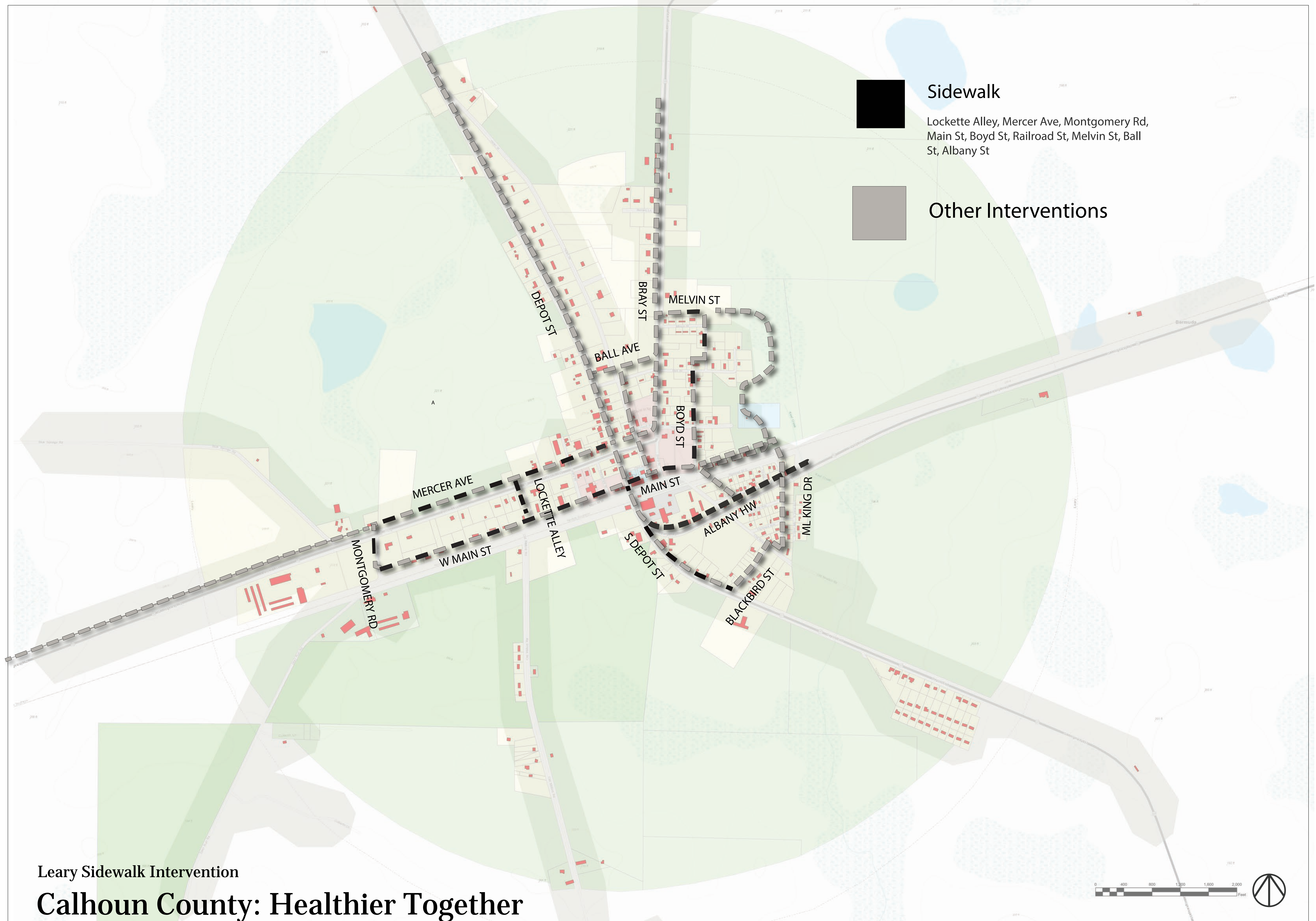
- Provides additional buffer between pedestrians and vehicles
- Connects complete bikeway networks
- Supports school access
- Provides additional visual cues for drivers to promote cyclist safety
- Particularly useful when transitioning from a built-up area from a highway



SHEET/PAGE TITLE

Stewart County: Healthier Together





Leary Sidewalk Intervention
Calhoun County: Healthier Together



PROPOSED ADDITIONAL SIDEWALKS & CROSSWALKS

Leary has a lot of existing sidewalk infrastructure, but many of the residential roads lack sidewalk accessibility. We proposed to increase the number of sidewalks and improve the existing ones. We also want to add more crosswalk striping to make sure pedestrians can safely cross the street. We will also be adding more native street trees.



Ball St. & Hotel St.

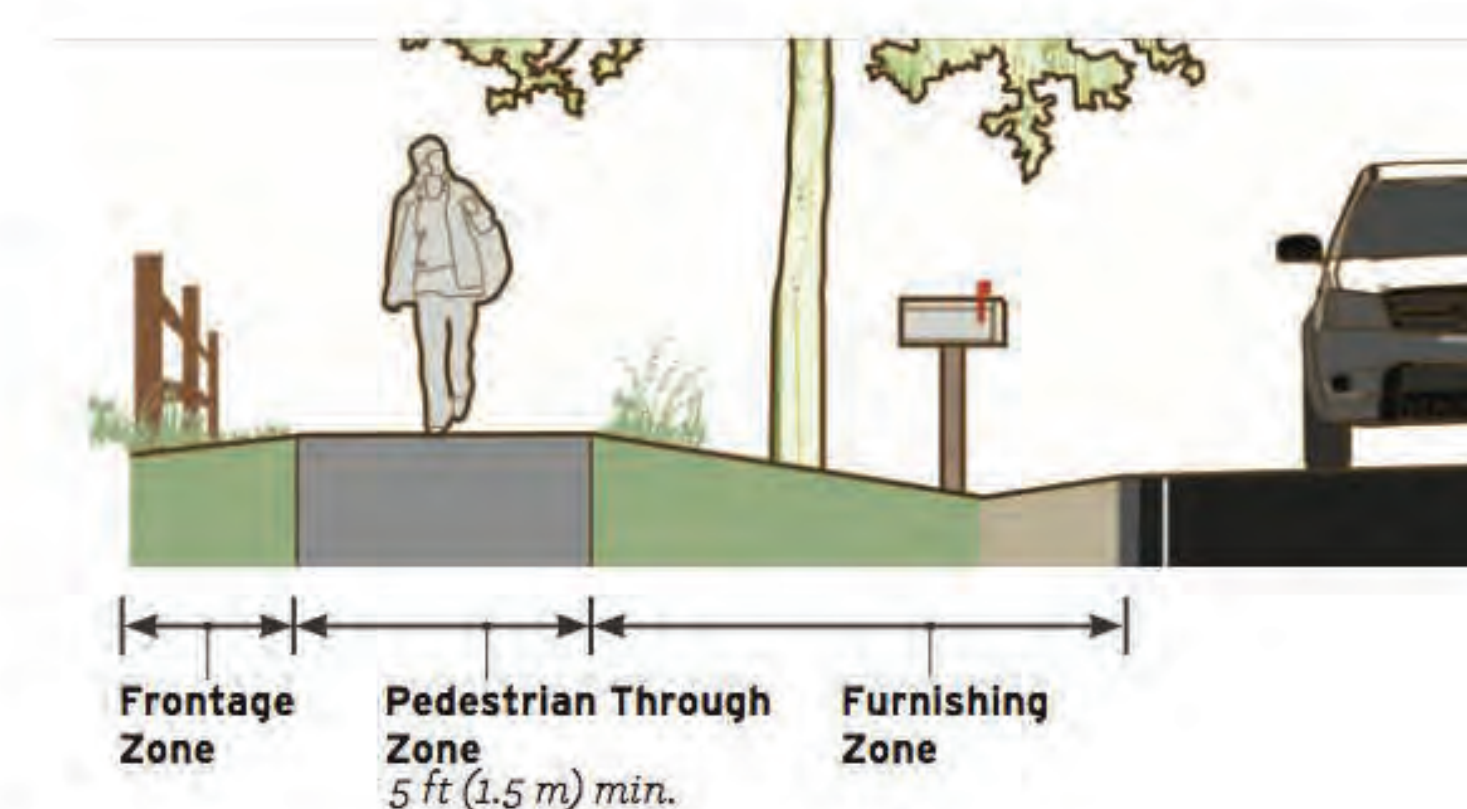


LEGEND

- ① Street Crosswalk Striping
- ② Paved Sidewalk
- ③ ADA Accessible Cutout
- ④ Proposed Street Trees

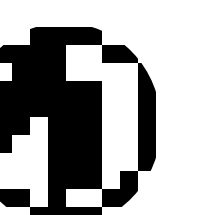


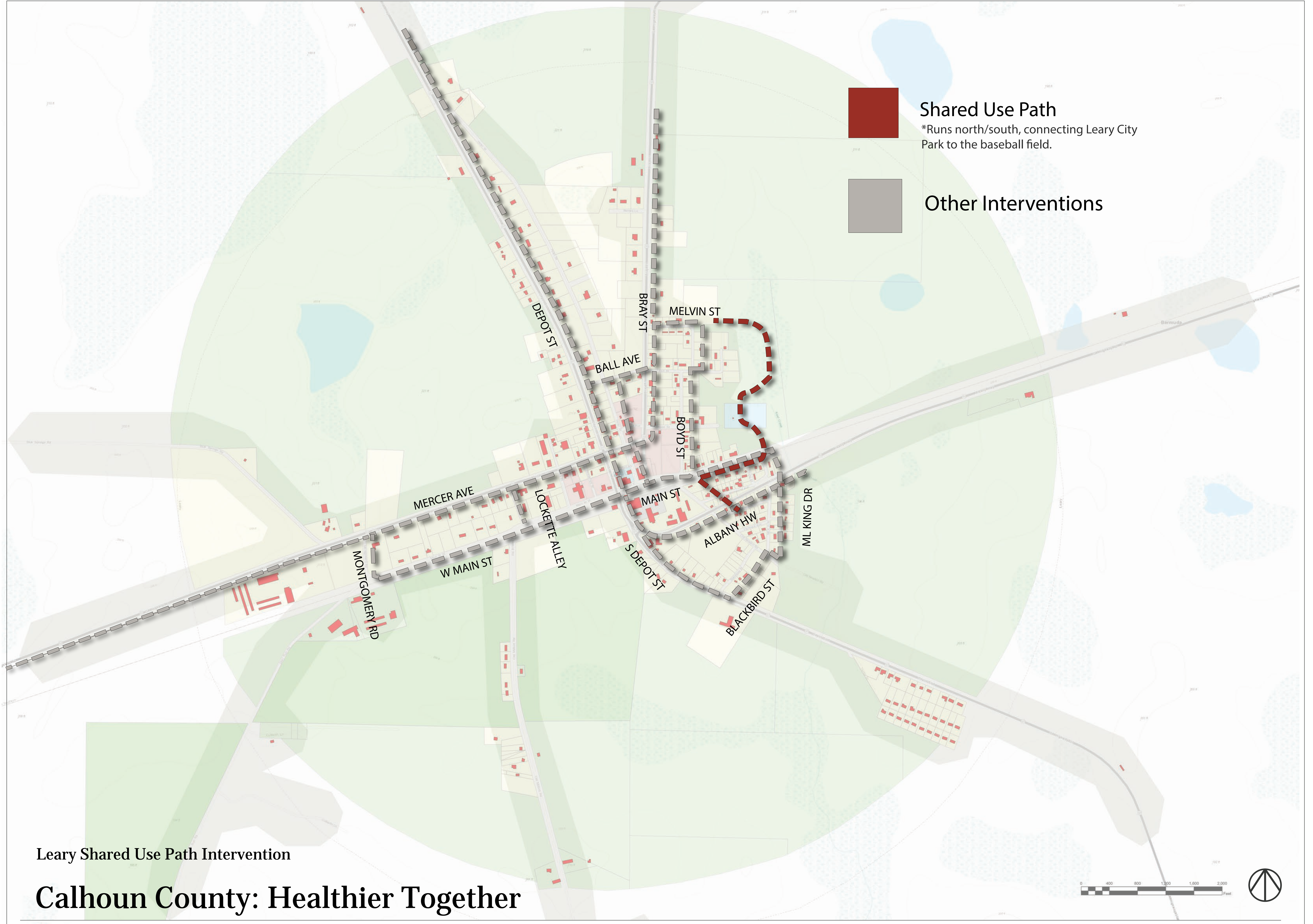
Original Photo



Leary Sidewalk Intervention

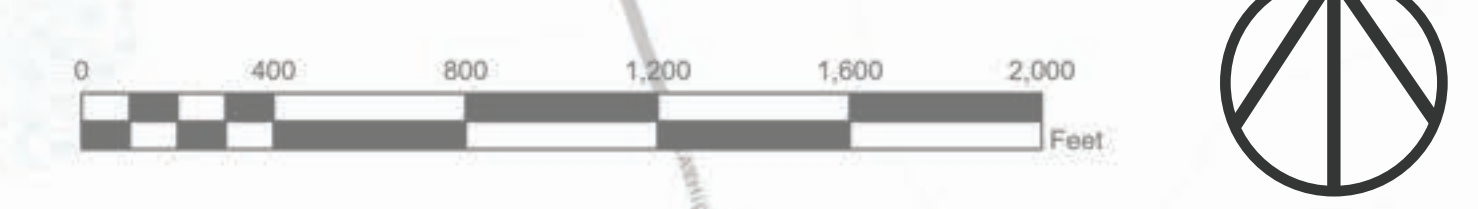
Calhoun County: Healthier Together

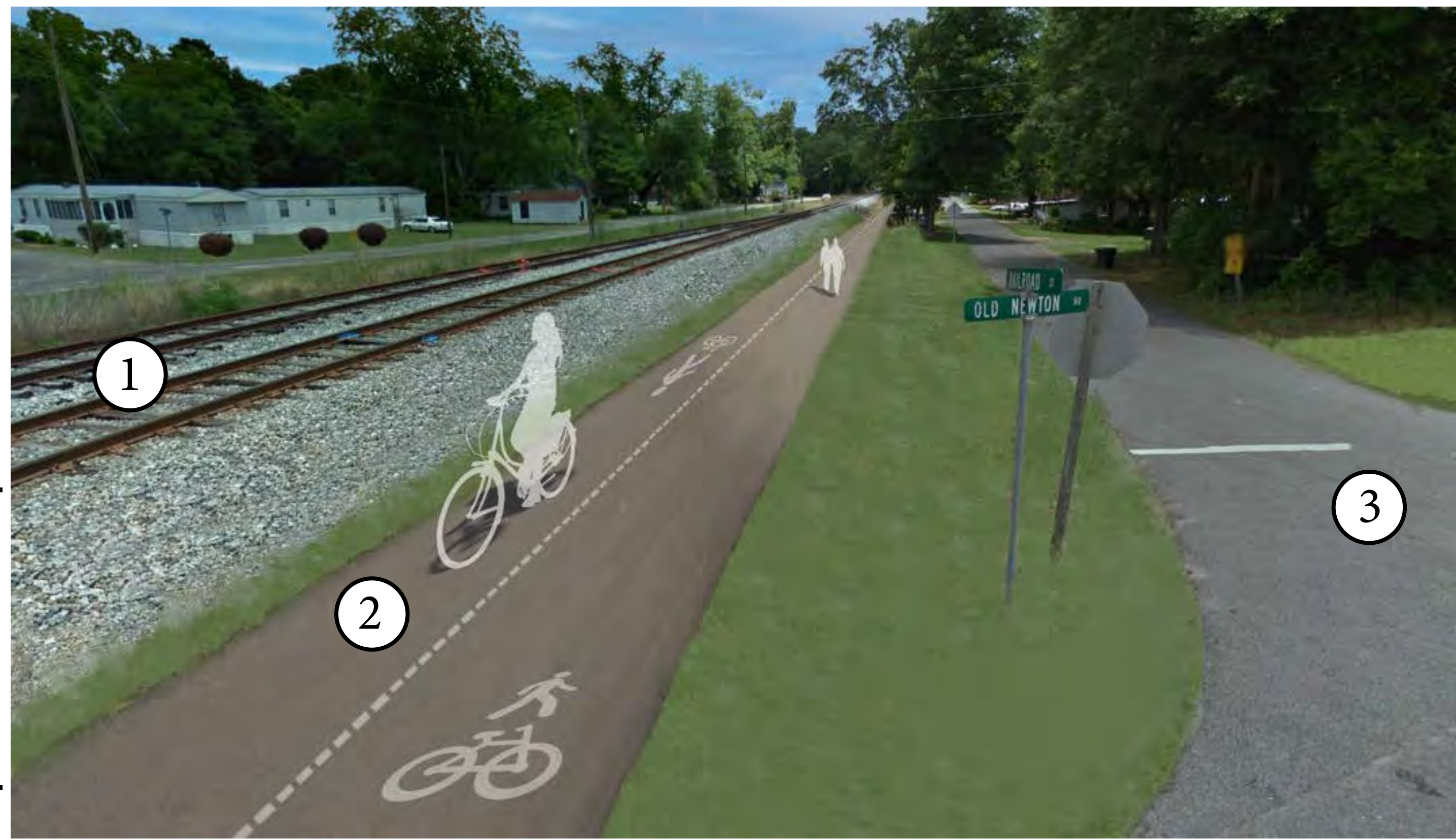




Leary Shared Use Path Intervention

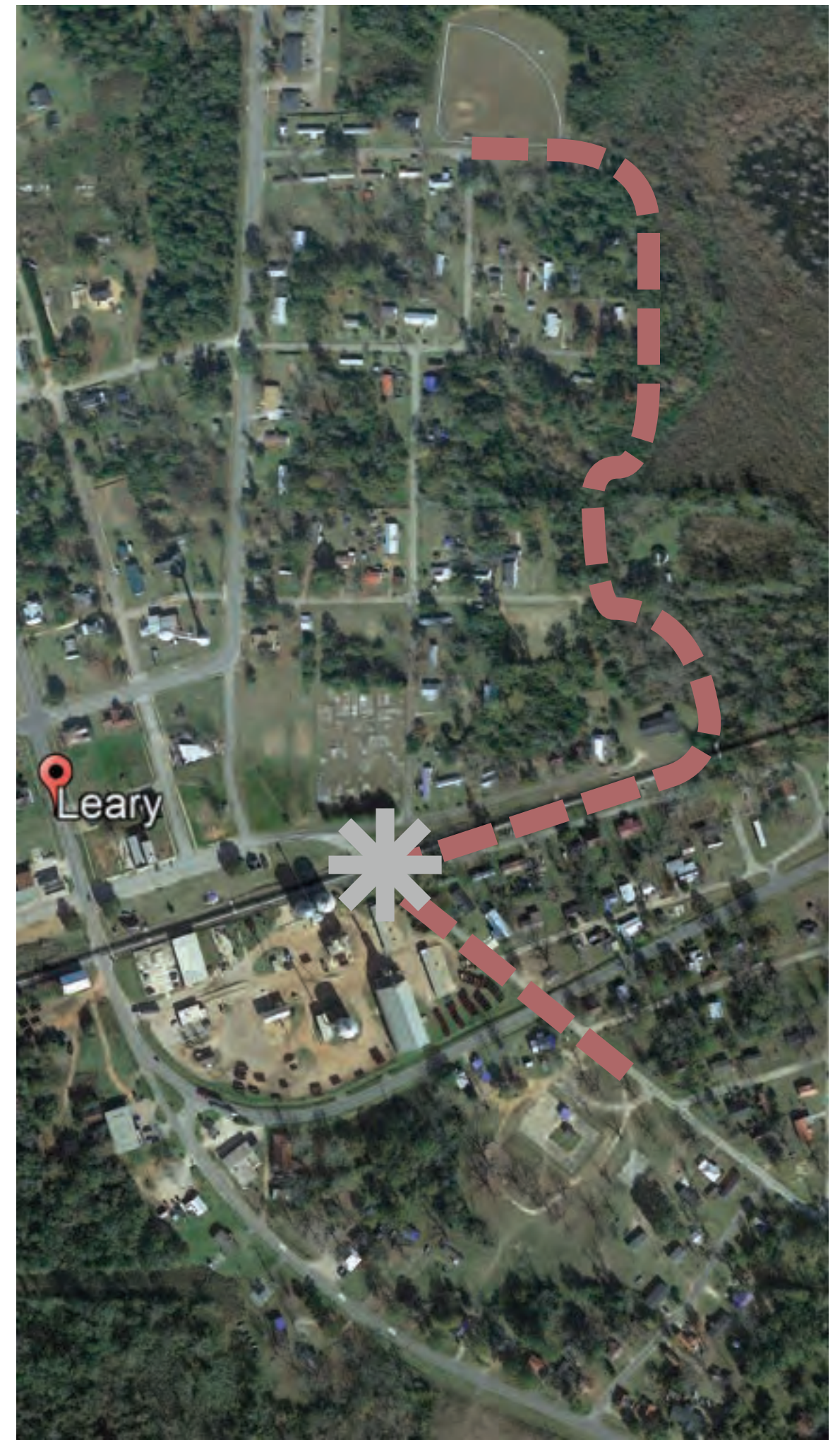
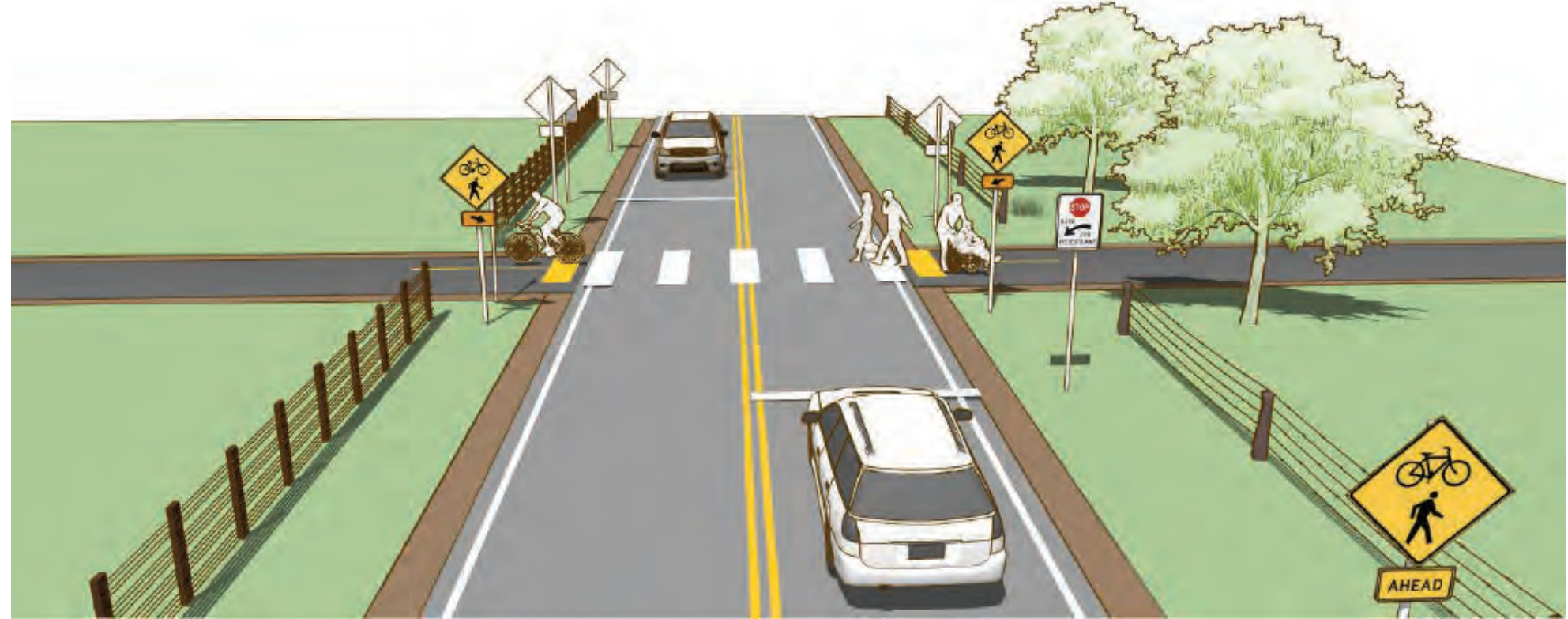
Calhoun County: Healthier Together





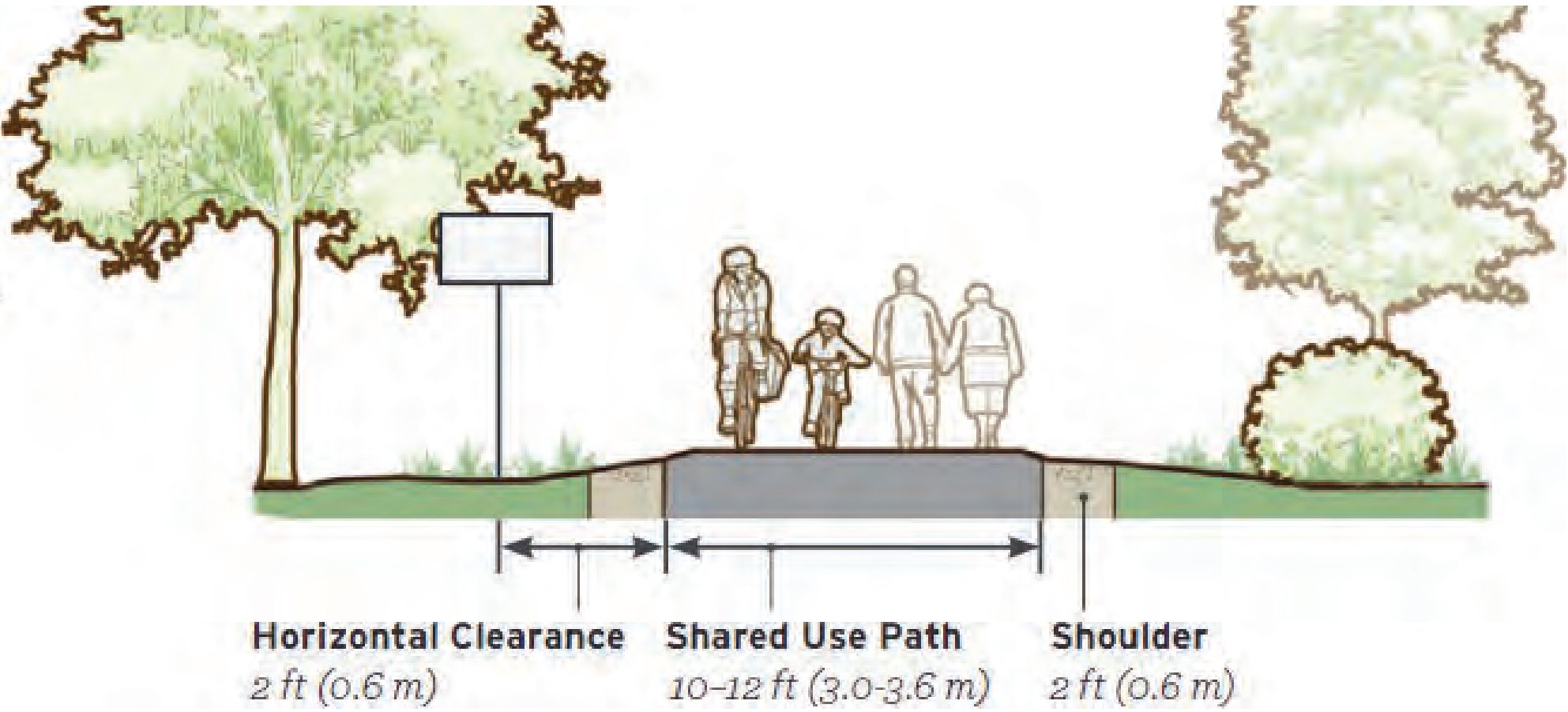
PROPOSED SHARED USE PATH ALONG THE RAILROAD

Since there are two major green spaces in Leary, we wanted to connect the two spaces. We proposed a shared use path that starts and ends on the north and south side of the city, and eventually follows along the railroad for some portion of the path.



LEGEND

- ① RAILROAD
- ② PROPOSED SHARED USE PATH
- ③ S RAILROAD ST



SHARED USE PATH INTERVENTION
LEARY, GA

Calhoun County : Healthier Together



POP-UP TACTICAL URBANISM: BIKE LANE

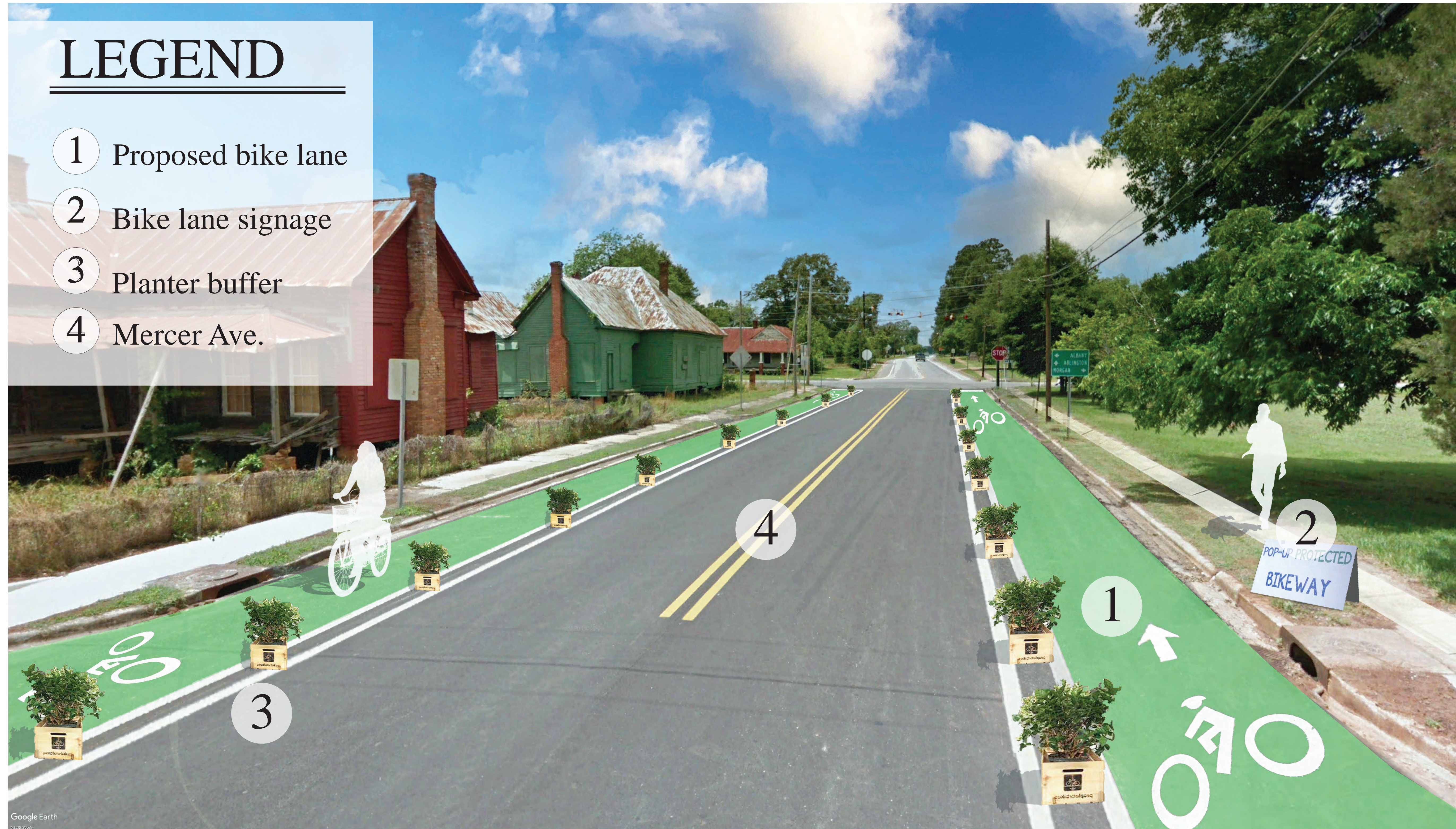
Mercer Ave. serves as an ideal location for this pop-up tactical urbanism demonstration for a proposed bike lane. Bike lanes provide safe and easy non-vehicular transportation, opportunity for recreation, and generally serve as an asset to the surrounding community. With a few inexpensive supplies, residents will be able to test out the addition of a bike lane for a trial basis in order to decide if this is something they would like for their community. Temporary paint is used to delineate the bike lane, wooden crates serve as a buffer zone between the vehicles and cyclists, and simple homemade signage directs new users.



LOCATION

LEGEND

- 1 Proposed bike lane
- 2 Bike lane signage
- 3 Planter buffer
- 4 Mercer Ave.



WOODEN CRATE



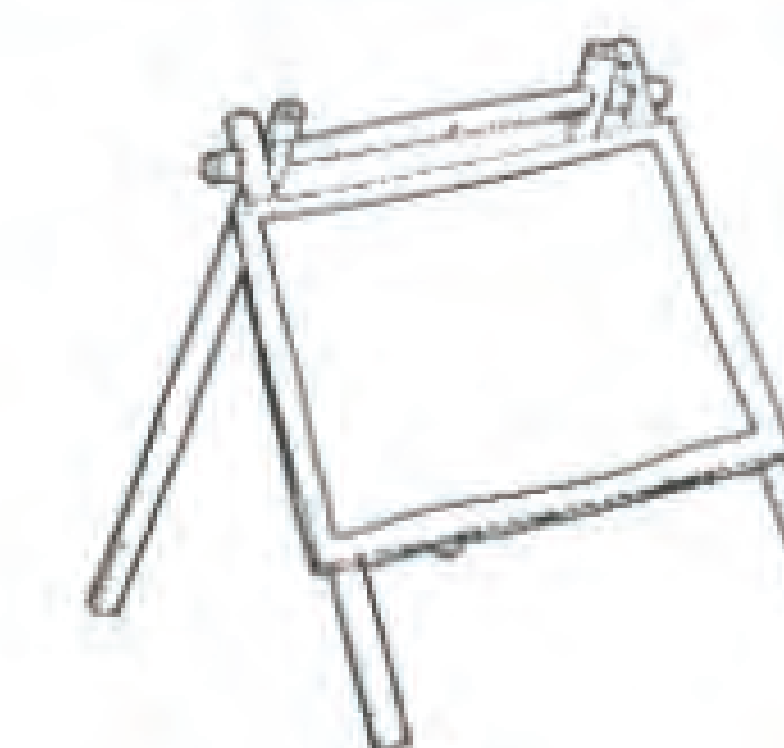
Typical Dimensions: 21" long x 14.5" wide x 9" high.
Estimated Cost: \$9 - 15 / unit.
Overview: Lightweight, stackable wooden crate of various sizes which can be used as a planter.

SPRAY CHALK / SPRAY PAINT



Typical Dimensions: 15 oz. can may cover up to 600 - 800 linear ft. using a striper, or up to 25 square feet of space.
Estimated Cost: \$5 - \$15 per 15 oz. can
Overview: Temporary spray marking chalk that comes in a wide variety of colors.

HOMEMADE SIGNS



Typical Dimensions: Varies
Estimated Cost: \$10 - \$100 for supplies, depending on quantity desired
Overview: Use materials on hand to create homemade signs.

TACTICAL URBANISM: BIKE LANE

Stewart County: Healthier Together

Margot McLaughlin

