



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Early County and the cities of Blakely, Jakin, and Damascus**

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

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

Cover Letter Date: **5/17/22**

Date Submittal Initially Received by RC: **5/24/22**

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.**

EARLY COUNTY

204 Court Square Blakely, GA 39826 PHONE 229.723.4304 FAX 229.723.8684

COMMISSIONER

CHARLIE SOL

JEFFERY HAYNES

TAYLOR BRIDGES

LADON DURHAM

COUNTY CHAIRMAN

HANK JESTER

COUNTY CLERK

TANDIE CLOUD

May 17, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The Early 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 Hank Jester, County Chairman, at 229.723.4304

Sincerely,



Hank Jester
County Chairman, Early County

Enclosures

City of Jakin

1071 North Pearl Street
P.O. Box 119
Jakin, Georgia 39861
Phone (229-793-4109)
Fax (229-793-4109)
cityofjakin1071@yahoo.com

COUNCIL

JEWELTINE GROOMES

DANNY WORRELL

STEVEN MCCLELLAN

KEVIN NARAMORE

KENNETH HOLT

May 24, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

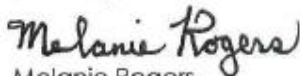
The City of Jakin has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southwest Georgia Regional Commission and the Department of Community Affairs.

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 Melanie Rogers, Mayor, at 229.941.2770.

Sincerely,



Melanie Rogers
Mayor, City of Jakin

MAYOR

MELANIE ROGERS

CITY CLERK

JUDITH A. YOUNG

CITY OF DAMASCUS

P O BOX 26 8120 Joe Bryan Street Damascus, GA 39841 PHONE 229.725.4970 FAX 229.725.3070

COUNCIL

SHANTAN LESTER

WILLIE WARE, SR.

ANGELA SALTER- HOLMES

LISA DENESE COX

MAYOR

MAYOR MORRIS HAYES, SR.

CITY CLERK

LATOYA SALTER

May 24, 2022

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

The City of Damascus 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.

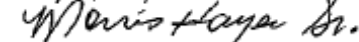
I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mayor Morris Hayes, Sr., Mayor, at 229.725.4970.

Sincerely,

Mayor Morris Hayes, Sr.

Mayor, City of Damascus



Enclosures

CITY of BLAKELY



COUNCIL

BRAD CLENNEY

RAY JARRETT

AL HUTCHINS

MARGARET DAVIS

May 17, 2022

MAYOR

TRAVIS WIMBUSH

CITY CLERK

MELINDA CROOK

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

RE: Comprehensive Plan Update Submittal

The City of Blakely 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 appropriated 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 Travis Wimbush, Mayor at 229.723.3677.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Wimbush".

Travis Wimbush
Mayor, City of Blakely

Enclosures

P.O. BOX 350 | BLAKELY, GEORGIA 39823
TELEPHONE: 229-723-3677 | FAX: 229-723-2520
www.cityofblakely.net

EARLY COUNTY AND THE CITIES OF BLAKELY, DAMASCUS, AND JAKIN

2022 Joint Comprehensive Plan Update



Prepared with assistance from the
Southwest Georgia Regional Commission





Contents

- Introduction 9
 - Role of the Southwest Georgia Regional Commission 9
 - Public Input 10
- STEERING COMMITTEE (EARLY COUNTY & CITIES) 10
- VISION 12
- GOALS AND POLICIES 12
 - Economic Prosperity 12
 - Resource Management 13
 - Efficient Land Use 14
 - Local Preparedness 14
 - Sense of Place 15
 - Regional Cooperation..... 16
 - Housing Options 17
 - Transportation Options 18
 - Educational Opportunities..... 18
 - Community Health 19
- EARLY COUNTY BROADBAND SERVICES ELEMENT 20
- ISSUES AND OPPORTUNITIES 27
 - SWOT Analysis..... 27
- COMMUNITY PROFILES 31
 - At a Glance 31
 - Demographics..... 35



ECONOMIC DEVELOPMENT48

FUTURE LAND USE51

FUTURE LAND USE MAP (PLEASE SEE APPENDIX FOR LARGER RENDERINGS OF THESE MAPS.)53

TRANSPORTATION55

REPORTS OF ACCOMPLISHMENT (ROA).....56

COMMUNITY WORK PROGRAMS.....62

Appendix.....67

 Resolutions.....67

 Public Hearing Advertisements.....72

 Attendance Sheets.....74

 Community Economic Development Strategy Committee Members77

 Future Land Use Map.....78



INTRODUCTION

The Early County Comprehensive Plan is a requirement of the 1989 Georgia Planning Act. The Comprehensive Plan describes community goals and aspirations and was written with participation from the cities of Blakely, Damascus and Jakin.

The plan also describes the community vision and how the communities would like to grow. Long-range planning helps communities prepare for and manage population and employment growth, as well as plan for and coordinate services.

The plan also includes issues and opportunities, strengths and weaknesses, economic development, and land-use elements. Local leaders state their community goals and implement them through the Community Work Program (CWP).

The Service Delivery Strategy (SDS) is also a part of this planning process. The SDS is a process that gives local governments and authorities the opportunity to agree on the delivery and provision of services in an effective and cost-efficient manner.

Transportation is not a required element but is included in this plan because of funding provided by the Georgia Department of Transportation.

Role of the Southwest Georgia Regional Commission

The Southwest Georgia Regional Commission's (SWGRC) Planning Department facilitated the 2022 Comprehensive Plan update for Early County. Through leading community input sessions and steering committee meetings, the SWGRC team gathered information and obtained feedback from the public and used this



information to assemble this update to the comprehensive plan. It also made recommendations that are reflective of the community's needs.

In addition, a draft of the plan was made available to the public on our website throughout the comprehensive planning process. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the comprehensive plan.

Public Input

The planning process began with initial public hearings at the county commission and city council meetings on July 13, 2021, and May 4, 2022. The plan requirements were discussed and an overview of the comprehensive planning process as well and various ways the public could participate. Also, a separate virtual meeting was conducted on May 13, 2022 to review the strengths, weaknesses, opportunities, and threats (SWOT). At the two advertised public hearings meetings, thirteen people participated and fifteen people attended the second meeting. Comments included are change in city council members, county commissioners, SWOT, and additional projects to the community work program. 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.

STEERING COMMITTEE (EARLY COUNTY & CITIES)

The steering committee was comprised of elected officials in Early County and the Cities of Blakely, Damascus, and Jakin. A list of members is included below:

Early County

- Clarence H. Jester
- Stephanie Chandler
- Charlie Sol
- Jeffery Haynes
- Taylor Bridges
- Landon Durham
- Tandie Cloud

City of Blakely

- Travis Wimbush
- Ray Jarrett
- Margret Davis
- Al Hutchins
- Brad Clenney
- Melinda Crook

City of Damascus

- Morris Hayes
- Willie Ware
- Shantan Lester
- Lisa Cox
- Angela Holmes

City of Jakin

- Melanie Rogers
- Jeweltine Hopson
- Danny Worrell
- Betty Sutton
- Kenneth Holt
- Kevin Naramore
- Stephen McClellen

The economic element for Early County and the cities of Blakely, Damascus, and Jakin utilized appropriate portions of the Comprehensive Economic Development Strategy (CEDS) that reflects the economic issues and other challenges these communities face. The CEDS is a strategy-driven plan for regional economic development that was developed by the Southwest Georgia Regional Commission and the Strategy Committee.



The committee included public officials, community leaders, representatives of workforce development boards, representatives of institutions of higher education, and private individuals. Input was obtained through community meetings, surveys, and face-to-face interviews. A detailed list of Strategy Committee members is included in the appendix.

VISION

The vision of Early County is to be accountable to its citizens by providing services in an innovative, economical, and professional manner in order to protect and improve the quality of life of the community.

GOALS AND POLICIES

The following goals and policies are reflective concerns of Early County and the cities of Blakely, Damascus, and Jakin. The goals and policies were developed at the public meeting on November 19, 2016. Community stakeholders were invited to attend.

Economic Prosperity

Our community will encourage development or expansion of businesses and industries that are suitable for the community. Local leaders should seek community-based initiatives that foster citizen engagement and support workforce development. Business retention and expansion, entrepreneurial development, tourism and retiree attraction should be encouraged to strengthen local economies.



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.
- Target reinvestment toward declining, existing neighborhoods or vacant or underutilized sites or buildings in preference to new economic development projects in undeveloped areas of our community.
- Consider access to housing and impacts on transportation when planning economic development projects.

Resource Management

Our community will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. Early County and its cities should revise, edit and adopt ordinances that preserve and protect environmentally sensitive areas.

Policies

We will:

- Protect and conserve community's resources when making decisions about future growth and development.
- Minimize inefficient land consumption and encourage development to preserve green space, open space and natural resource areas.



- Steer new development away from sensitive natural resource areas and connect to the infrastructure network.

Efficient Land Use

Our community will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. Early County and its cities should encourage and support smart infrastructure in land use planning and community design and in compact development which conserves open space in communities. Development should be directed toward the town center.

Policies

We will:

- Encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Local Preparedness

Our community will identify and put in place infrastructure to support and direct new growth and ordinances and regulations to manage growth as desired. Leadership and staff will be capable of responding to opportunities and managing new challenges and undertaking an all-hazards approach to disaster preparedness and response.



Community leaders are currently struggling with this issue due to a lack of resources and capacity. Local resource development and increases in the tax base will lessen dependence on diminishing state and federal funds. Leaders should direct development toward existing infrastructure and public facilities and develop and implement a Hazard Mitigation Plan and Service Delivery Strategy.

Policies

We will:

- Seek ways for new growth to pay for itself (in terms of public and private investment in infrastructure and services to support the development) to the maximum extent possible.
- Use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- Be prepared for catastrophic emergency occurrences and pandemics with well-trained staff and emergency management, law and health.

Sense of Place

Our community will protect and enhance the community's unique qualities. Early County and its cities all have a strong sense of place and this has been attained by the vibrant connections that exist among the people and the community they live in. Natural, cultural and historic resources should be protected through zoning and other regulations. Local ordinances should be reviewed and revised as needed.



Policies

We will:

- Encourage new development in suitable locations to protect natural resources, environmentally sensitive areas or valuable historic, archaeological or cultural resources from encroachment.
- Work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- Ensure safe and adequate supplies of water through protection of ground and surface water sources.

Regional Cooperation

Our community will cooperate with neighboring jurisdictions to address shared needs. Communities are isolated and lack the population density and infrastructure to support some projects. Leaders in small communities have the same demands as larger communities and often play multiple roles. Regional cooperation is needed to address the transportation, broadband and human capital issues.

Policies

We will:



- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial through intergovernmental government's agreement.
- Work jointly with neighboring jurisdictions to develop solutions for shared regional issues, such as growth management and watershed protection.
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

Housing Options

Our community will promote an adequate range of safe, affordable, inclusive and resource efficient housing in the community. Zoning ordinances should be reviewed or revised to allow for mixed-land uses and walkable communities.

Communities should direct growth toward existing infrastructure and toward the community's center and create neighborhoods that people young and old will not want to leave. Expand housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the cost of housing and transportation. Development incentives should be encouraged.

Policies

We will:

- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Stimulate infill housing development in existing neighborhoods.



Transportation Options

Our community will address the transportation needs, challenges and opportunities of all community residents. Communities will need to understand and build the physical infrastructure (roads, water, gas, electricity, and sewer) necessary to support economic growth. Infrastructure should be designed to accommodate all modes of transportation. Communities should also focus on providing high-speed internet to all residents and businesses within the city.

Policies

We will:

- Take into account access to housing and impacts on transportation when considering economic development projects.
- Make decisions that encourage walking, biking, car-pooling and other alternative transportation choices.
- Target transportation improvements to support desired development patterns for the community, recognizing that readily available transportation creates demand for land development in adjacent areas).

Educational Opportunities

Our community will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. Local leaders will work with school systems and local workforce development systems to mobilize the knowledge, skills and abilities of every segment of the community to build human infrastructure with strong connections and partnerships.



Policies

We will:

- Work with the local school boards to encourage school location decisions that support the community's overall growth and development plans.
- Work with workforce development, the labor department and chambers of commerce to consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Support and encourage college and universities to locate in our community to increase educational opportunities and overall growth.

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. Rural communities like Early and its cities have limited access to goods and services and job opportunities. Poverty and lower income levels have taken their toll on residents with chronic illnesses and other high-risk indicators. Leaders should encourage development that allows greater access to fresh and healthy foods and provides access to quality, affordable healthcare. Developers should provide open space, parks and recreational space in their design. Communities should continue to work together to make regional infrastructure improvements.



Policies

We will:

- Commit to provide quality, affordable and accessible healthcare and recreational opportunities that ensure the quality of life for all citizens.
- Commit to provide pleasant, accessible public gathering places and parks throughout the community.
- Invest in parks, open space and recreational facilities to enhance the quality of life for our citizens.

EARLY COUNTY BROADBAND SERVICES ELEMENT

Broadband technology infrastructure provides high-speed internet connectivity to access the World Wide Web. This technology is a vital resource that increases citizens' access to employment opportunities, education training, businesses, healthcare, homes and other uses for good quality of life and well-being. Low-to moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households.

In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps. With broadband access, internet users can participate in file downloading, video streaming, email and other critical features necessary for modern communications. The COVID-19 pandemic has highlighted the importance of internet connectivity and accessibility as schools, healthcare, businesses and individuals practice social distancing and transitioned to virtual schooling. In areas that are underserved or unserved, it is a great challenge



to transition into the new means of communication as they lack a reliable high-speed connection.

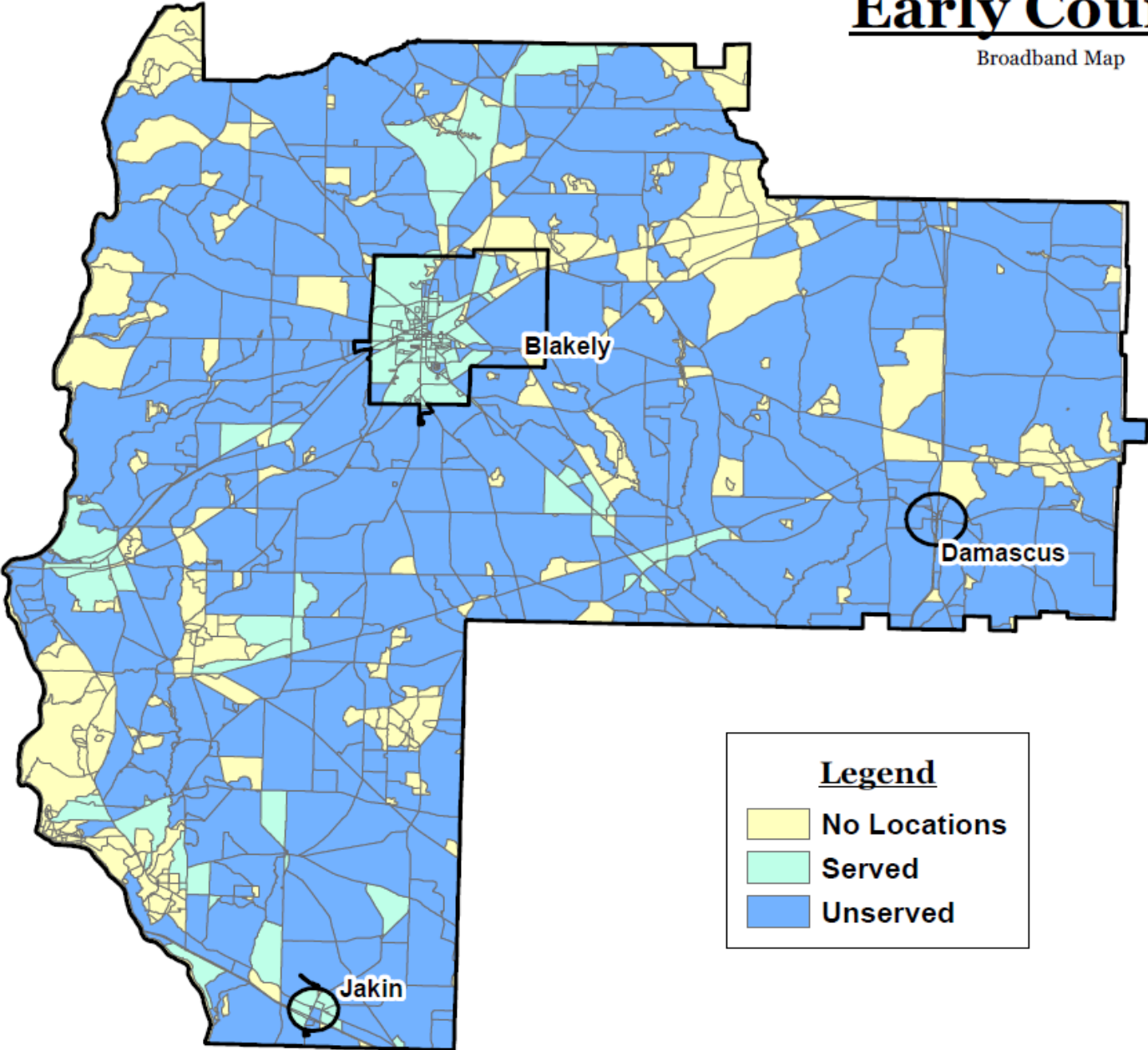
Recognizing the importance of broadband availability to all Georgians, in 2018 the General Assembly passed SB402 also known as Achieving Connectivity Everywhere (ACE) creating the Georgia Broadband Deployment Initiative. The initiative calls for the promotion and deployment of broadband services throughout the state to unserved areas with a minimum of 25 Mbps download and 3 Mbps upload speeds. The purpose of the Georgia Broadband Deployment Initiative is to coordinate and establish broadband programs to increase economic, education, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

The "Rules of the Georgia Department of Community Affairs Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning" became effective October 1, 2018, and require all local governments to include in its local comprehensive plan an action plan for the promotion of the deployment of broadband services into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access.




Residents in Blakely and Jakin enjoy broadband connectivity as shown in the map below, but much of the rural portions of the county are unserved. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps download and 3 Mbps upload speeds, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as "unserved." The map below depicts access to broadband, not subscription to broadband.

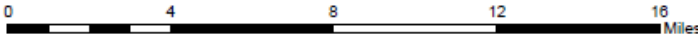
Early County

Broadband Map



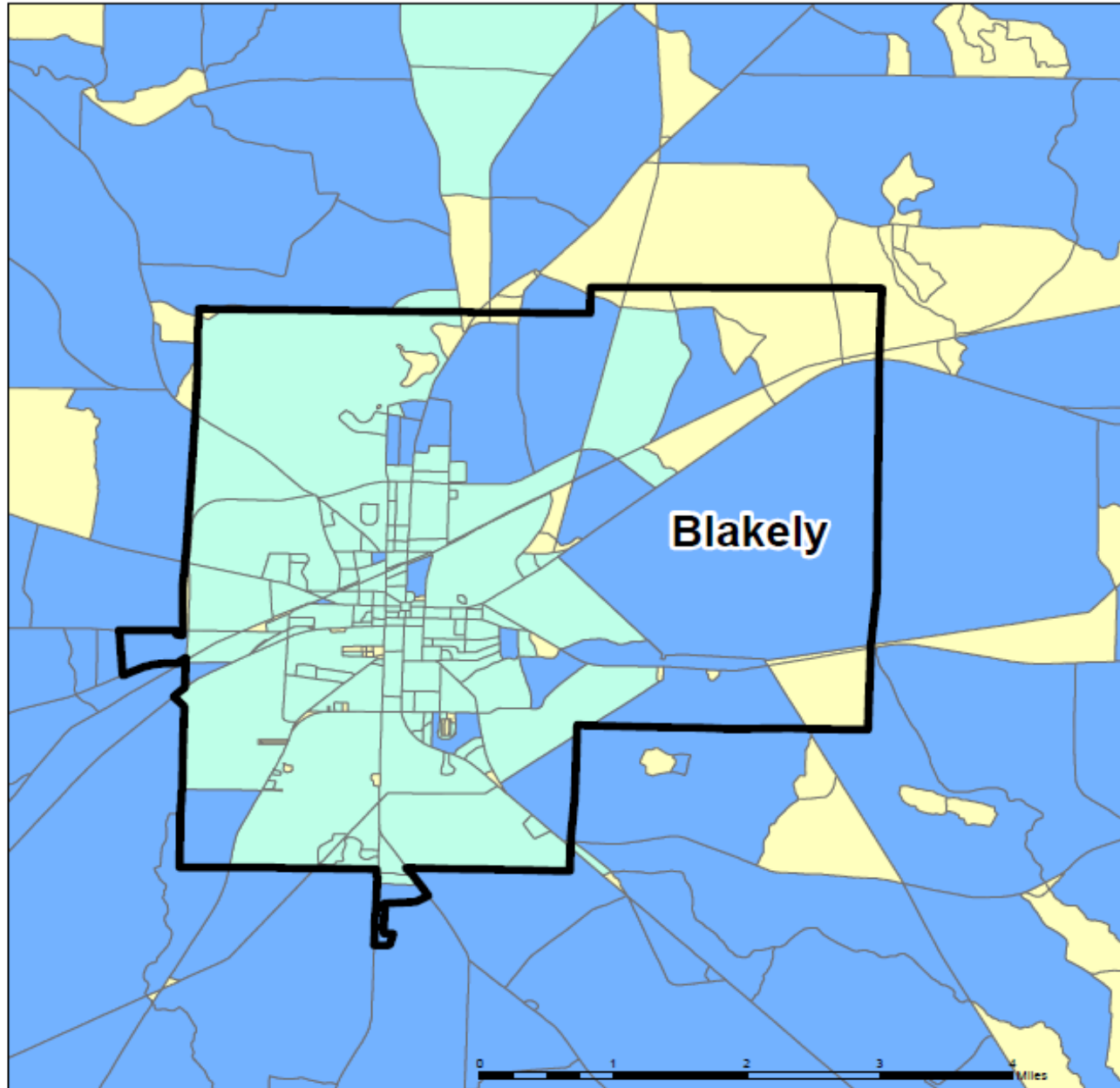
Legend

-  No Locations
-  Served
-  Unserved






Blakely

Broadband Map



Legend

-  No Locations
-  Served
-  Unserved

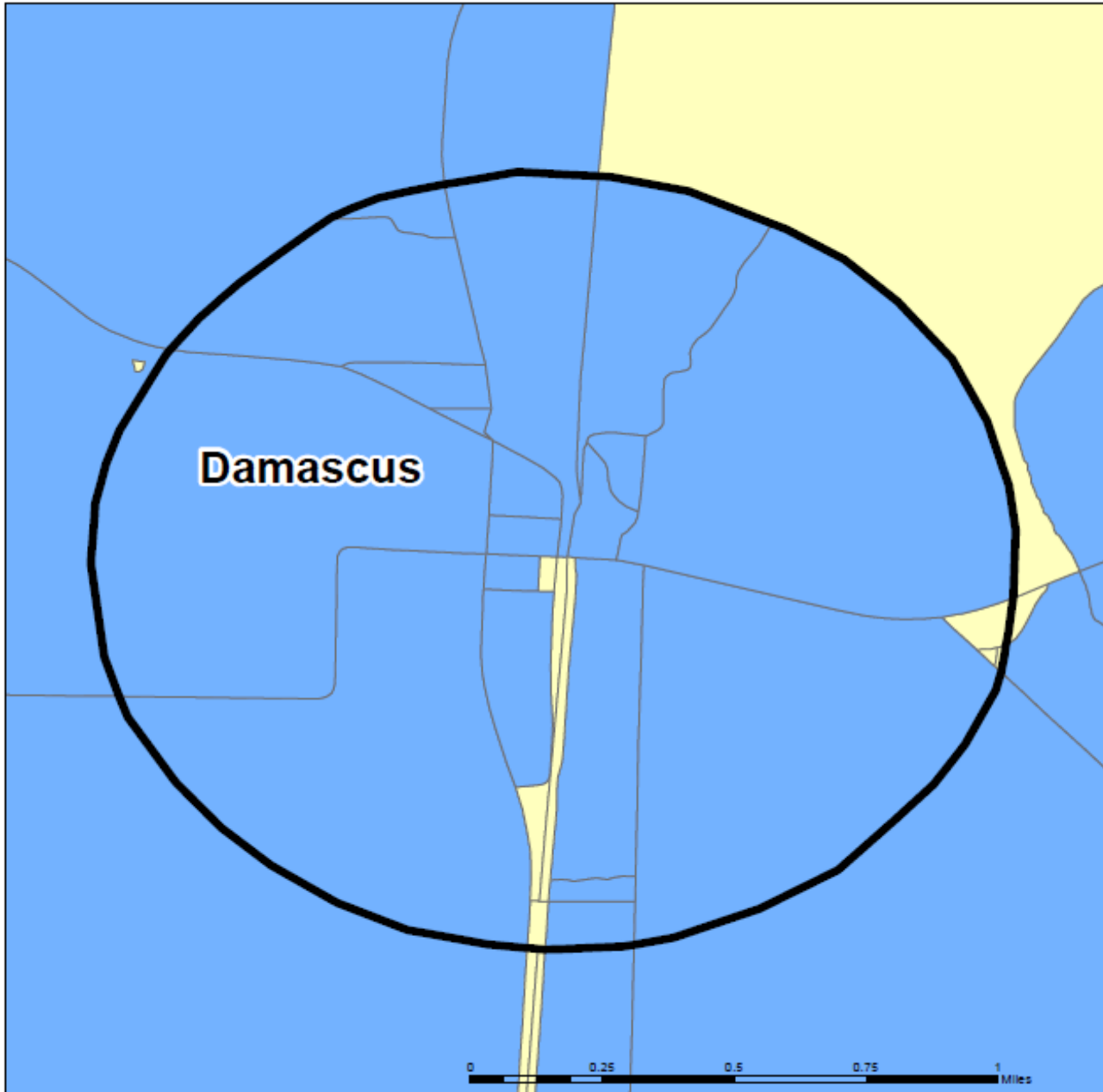
Produced: May, 2022

SWGRC
Southwest Georgia
Regional Commission






Damascus

Broadband Map



Damascus

Legend

-  No Locations
-  Served
-  Unserved

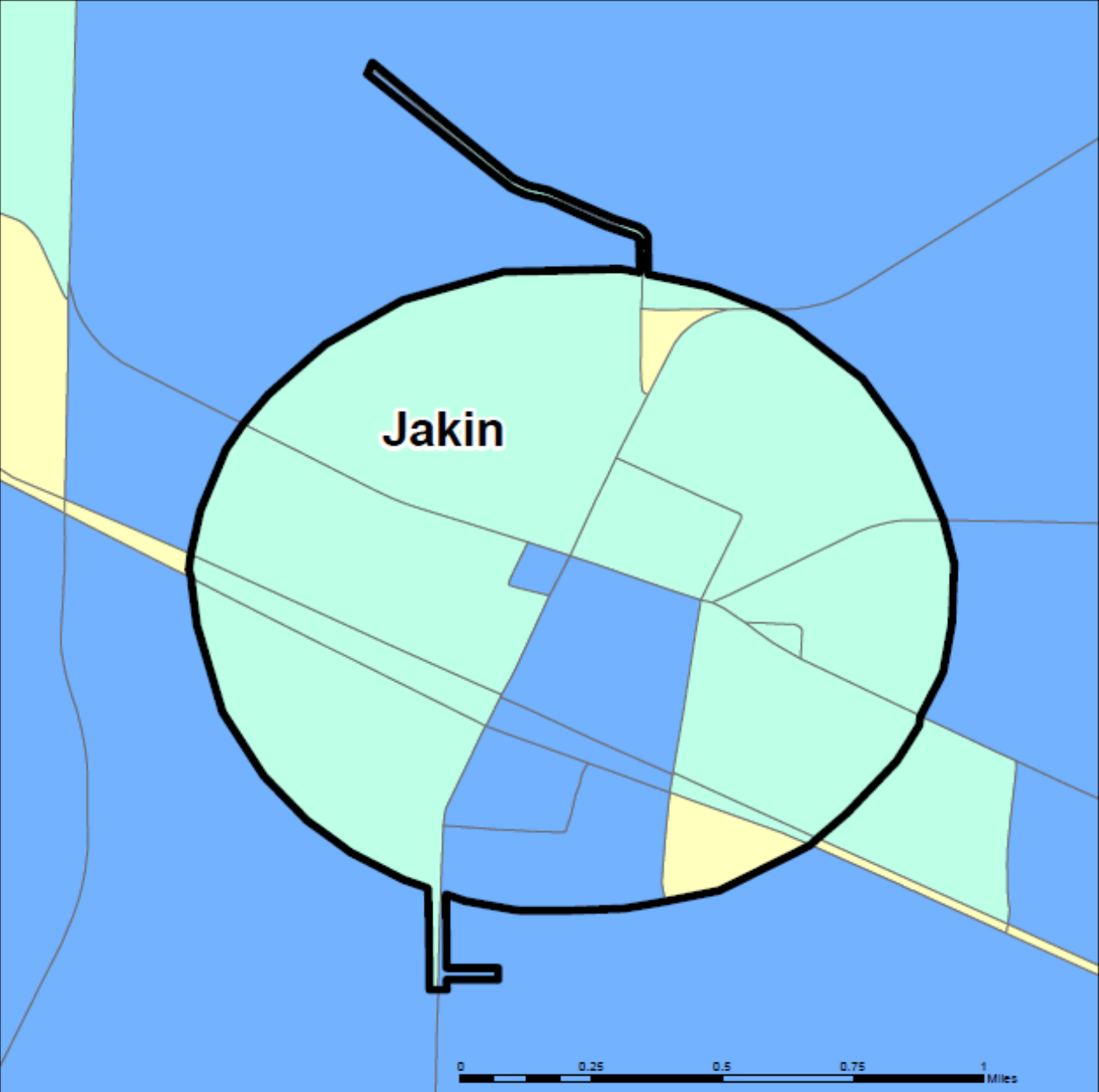
Produced: May, 2022

SWGRC
Southwest Georgia
Regional Commission



Jakin

Broadband Map

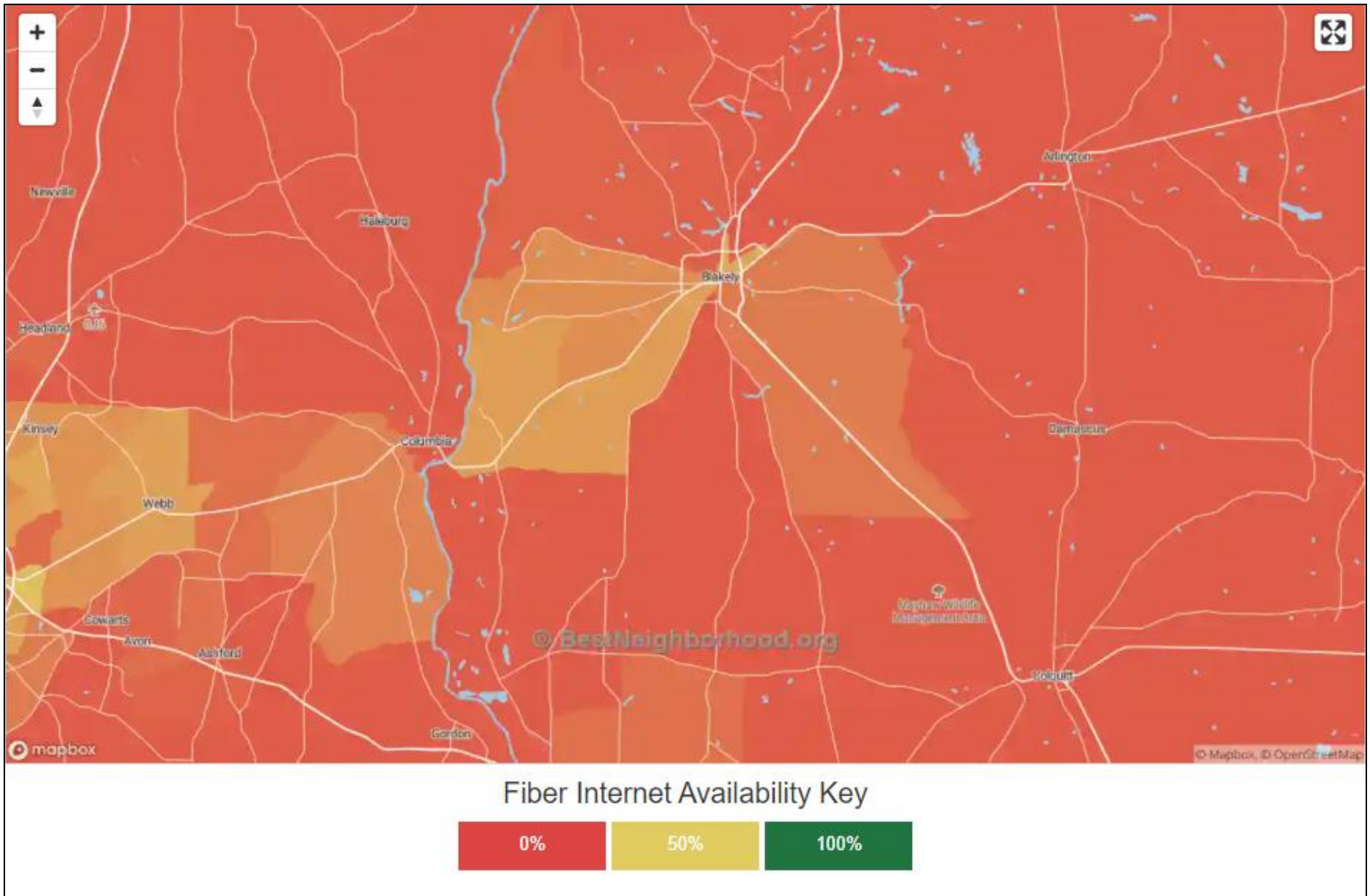


Legend

- No Locations
- Served
- Unserved

Produced: May, 2022





SOURCE: bestneighborhood.org



Fiber is available in 31.04% of area code 39823. The most widely available provider is Kinetic by Windstream.

Cable internet is generally unavailable in all Early County, but DSL (AT&T and Kinetic by Windstream) and satellite (HughesNet, DIRECTV, Kuduz, and dish) coverage is available for the underserved areas southeast and southwest of Blakely.

ISSUES AND OPPORTUNITIES

SWOT Analysis

STRENGTHS

- Good infrastructure-well maintained county roads
- Strong schools (four) and technical colleges
- SPLOST-TSPLOST
- Local hospital
- CHIP Grant for Housing
- Diverse faith-based community support
- Variety of restaurants
- Good businesses
- Gateway project completion
- Economic Development Programs-Active
- Hiring of Economic Developer



- Volunteer workforce
- Volunteer Fire Department ISO rating good
- Blakely civic center
- Support of the local school system
- Local support for festivals, parades
- Community Strength and cohesiveness
- Peanut products
- Safe Community (Blakely top 50 state of Georgia Safe Community)
- Cooperation/Coordination (Cities and Counties)
- Administrative building
- Effective leadership
- Natural resources (access to water)
- HWY 27 (four lanes)
- HWY 84 (Jakin)
- Rail system (two different railroads)
- Natural gas (pipeline through county)
- High speed internet
- Airport
- Historic structures/historic District
- City full-service utility provider
- One stop shop for customers
- Ability to negotiate



WEAKNESSES

- Trained/educated workforce
- Additional lodging facilities needed
- Lack of sufficient tax base (diversity needed)
 - Increase in tax base
- Job opportunities
 - Youth leaving after graduation
 - Residents commuting out of town-Dothan, AL
- Hwy 62 (two lanes)
- Need to attract tourism from Highway 27
- Marketing the community “Tell Your Story”
- High unemployment
- Lack of well-maintained roads/bridges in some areas
- More recreational opportunities for seniors

OPPORTUNITIES

- Reopened senior center with community involvement and partnered with local food bank by C hope Ministries
- Bessie Scott Gym (Reuse/Rehabilitate)
- Reactivation of Joint Development Authority
- Promotion of Industrial Park
- Expansion of Kudzu



- Business expansion & recruitment through economic development department
- Work with colleges to train for local jobs
- Airport improvement and expansion and impact on economic development
- Increased tourism opportunities with Highway 27 expansion
- Vacant building downtown available for development
- Greater utilization of theatre (small shows, etc.)
- Lottery
- Historic gas station in Jakin needs to be stabilized quickly

THREATS

- Strife
- Apathy
- Lack of trained workforce
- Politics/political will
- Loss of industry-downward economy
- Lack of diversity in industry
- Unfunded mandates
- Decrease in funding for higher education
- Drugs & alcohol abuse among young people
- High high-school dropout rate
- Lack of programs to rehabilitate felons
- High crime rate
- Loss of ability to impact legislation/low political clout



- Businesses not hiring locally
- Environmental pressure requirements, and changes in federal regulation impacting agriculture
- Lack of funding
- Population is decreasing
- Legalized Gambling

COMMUNITY PROFILES

At a Glance

Municipality	Total Population	African Americans	Caucasians	% Individuals below poverty level	% High School Graduate or higher	Median Household Income	Housing Units
Early	11,008	5,462	5,324	28.0%	79.1%	\$31,680	4,930
Blakely	5,068	3,152	1,588	33.3%	78.2%	\$26,726	1,996
Jakin	155	49	101	29.8%	72.6%	\$35,833	95
Damascus	254	162	82	31.9%	79.1%	\$20,179	130

SOURCE: US Census 2010, 2011-2015 American Community Survey 5-Year Estimates



Early County

Early County had a population of 10,854, according to the 2020 Census, a 1.4% reduction in population since the last Census count. Early County was taken from land first inhabited by the Creek and Appalachian Indians. The counties of Calhoun, Clay, Decatur, Dougherty, Grady, Miller, Mitchell and Seminole were all created from territory originally belonging to Early County.

Georgia's 41st county was named for Peter Early, Governor of Georgia from 1813 to 1815, a Superior Court judge, and a member of Congress. Early County is home to the Kolomoki Mounds State Park, located in the north central part of the county and contains a row of mounds of Native American origin dating to around the year 800.

The southernmost covered bridge in the United States, Coheelee Creek Covered Bridge, is located in the western part of Early County. Built for \$490 in 1891, the bridge stretches 96 feet along the Coheelee Creek. The bridge was placed on the National Register of Historic Places in 1976 and completely restored in 1984. The area around the bridge is now operated as a historic park, offering creekside trails with picnic facilities.

As with many counties in Southwest Georgia, peanut farming is a vital component of Early County's economy. Early County is the largest peanut quota holding county in the nation. In recognition of the crop's importance, a statue of a peanut was erected on the square in Blakely.





Blakely

The Town of Blakely was incorporated in 1871. In 1890, an amendment to the city charter formally changed the name from the Town of Blakely to the City of Blakely. The City of Blakely is the county seat of Early County, Georgia, and is nicknamed "The Peanut Capital of the World." The community was named after Captain Johnson Blakely, who was lost at sea in the War of 1812. As of the 2010 Census, Blakely had a population of 5,068. The Blakely Courthouse Square is the site for the community's biggest event of the year, the Peanut Proud Festival.



For the past eight years the festival has brought thousands of people and vendors together to celebrate the peanut industry, a huge economic catalyst for Blakely and Early County. Local leaders are taking a progressive move to upgrade and add infrastructure as they see this as a step in driving economic development. The city sees this as a bold step in driving economic development. The city is working hard to improve and upgrade infrastructure to prepare for future growth and provide efficient and improved services to its residents.

Jakin

Jakin is a small community located in the southernmost part of Early County and was incorporated in 1895. The Chattahoochee River lies west of the community with Seminole County bordering on the south, Miller County on the east and Cedar Springs to the North. A former major in the Confederate Army, J. Morris Bivings, gave the name of Jakin to the town. Although it was spelled differently, the name was derived from the biblical word "Jachin."



This small community is typical of most communities of this size, where everyone knows everyone and even though they are small, the community pride is strong. This is something they embrace but often works against them when they apply for grants on the state or federal level.

They are a small community with the same issues other communities have. Jakin is a bedroom community and most residents travel to neighboring counties in Georgia and Alabama to work. The per-capita income for the city is \$12,787, and the State of Georgia's is \$25,329, according to the 2010 Census. This makes it challenging for community leaders to maintain infrastructure and provide services efficiently.

Damascus

Damascus was previously known as Kestler and was a prosperous settlement in Early County, being founded prior to the Civil War. In 1880, the town included several large fashionable stores, a millinery shop, a two-story school building, a Methodist Church, one hotel and two doctors. A railroad was completed through town in 1897 and about this time, a large sawmill operation moved into the settlement, which spurred an increase in the town's size and population.

Damascus continued to grow during the 1900s. Today Damascus is a community with a small population and very few businesses to encourage economic development. Community leaders have struggled in years past, but new leadership has revitalized the community and community pride is being restored. Damascus had its first community day this year to kick off this new beginning.

They are working to increase revenues through water services. The addition of water meters and other upgrades should bring much needed revenue. Leaders know they have much to do but things are off to a good start.



Arlington

The City of Arlington is a rural community located in Calhoun County, but portions of Arlington are in Early County. The city is participating in Calhoun County's Comprehensive Plan, but because portions of the city are also located in Early County, it is also included in Early County's Service Delivery Strategy (SDS).

Demographics



Early County

All Topics	Early County, Georgia
Population Estimates, July 1 2021, (V2021)	10,619
PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	10,619
Population estimates base, April 1, 2020, (V2021)	10,854
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-2.2%
Population, Census, April 1, 2020	10,854
Population, Census, April 1, 2010	11,008
Age and Sex	
Persons under 5 years, percent	6.6%
Persons under 18 years, percent	24.9%
Persons 65 years and over, percent	19.3%
Female persons, percent	53.4%
Race and Hispanic Origin	
White alone, percent	46.0%
Black or African American alone, percent (a)	51.7%
American Indian and Alaska Native alone, percent (a)	0.6%
Asian alone, percent (a)	0.7%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	1.0%
Hispanic or Latino, percent (b)	2.3%
White alone, not Hispanic or Latino, percent	44.2%
Population Characteristics	
Veterans, 2016-2020	616
Foreign born persons, percent, 2016-2020	1.9%
Housing	
Housing units, July 1, 2019, (V2019)	4,981
Owner-occupied housing unit rate, 2016-2020	67.5%
Median value of owner-occupied housing units, 2016-2020	\$120,700
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,089
Median selected monthly owner costs -without a mortgage, 2016-2020	\$435
Median gross rent, 2016-2020	\$689
Building permits, 2021	7
Families & Living Arrangements	
Households, 2016-2020	4,196
Persons per household, 2016-2020	2.40
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	92.6%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	1.3%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	66.4%
Households with a broadband Internet subscription, percent, 2016-2020	52.0%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	81.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	13.7%



Early County Demographics (Cont'd)

All Topics ▼	Early County, Georgia
Population Estimates, July 1 2021, (V2021)	10,619
Health	
With a disability, under age 65 years, percent, 2016-2020	11.6%
Persons without health insurance, under age 65 years, percent	15.5%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	50.0%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	45.6%
Total accommodation and food services sales, 2012 (\$1,000) (c)	7,551
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	32,116
Total manufacturers shipments, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	86,082
Total retail sales per capita, 2012 (c)	58,126
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	22.4
Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	\$34,811
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$21,992
Persons in poverty, percent	24.0%
BUSINESSES	
Businesses	
Total employer establishments, 2020	203
Total employment, 2020	3,328
Total annual payroll, 2020 (\$1,000)	147,592
Total employment, percent change, 2019-2020	12.1%
Total nonemployer establishments, 2018	636
All firms, 2012	849
Men-owned firms, 2012	433
Women-owned firms, 2012	324
Minority-owned firms, 2012	310
Nonminority-owned firms, 2012	511
Veteran-owned firms, 2012	83
Nonveteran-owned firms, 2012	719
GEOGRAPHY	
Geography	
Population per square mile, 2010	21.5
Land area in square miles, 2010	512.59
FIPS Code	13099

Source: U.S Census Bureau 2020



Early County Demographics (Cont'd)

POPULATION (Early)		GENDER %	
Total Population	11,008	Male (5,191)	47.2%
Populations Estimates		Female (5,817)	52.8%
2011	11,110	RACE AND ETHNICITY	
2012	10,928	White (5,324)	48.4%
2013	10,787	Black or African American (5,462)	49.6%
2014	10,662	Hispanic or Latino (171)	1.6%
2015	10,579	Two or More Races (68)	0.8%
AGE		HOUSING - 2010	
Persons under 5 years, 2010	717 06.5%	Occupied housing units	4,077 (85.0%)
Persons under 18 2010	2,901 2.6%	Owner-Occupied Housing Units	2,705 (68.6%)
Persons 18 years to 64 years, 2010	6,316 5.7%	Renter-Occupied Housing Units	1,372 (31.4%)
Persons 65 years and Older, 2010	1,791 1.6%	Median Value of owner-occupied units	\$75,000
		Median gross rent	\$542



Early County's population has decreased, based on Census estimates. The number of residents living in the county did not drop significantly and can be attributed to individuals leaving the County to live elsewhere. The increase in persons less than 18 increased slightly. Additional day-care services and the need for additional schools and related services will need to be assessed.

However, those 65 and older may require additional amenities such as healthcare and social services to meet the ongoing need. The total housing units increased, but based on projected numbers, this increase appears to be in the number of vacant housing units. Code enforcement compliance is encouraged to preserve the current housing stock.



Blakely

All Topics	Blakely city, 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	5,371
Population, Census, April 1, 2010	5,088
Age and Sex	
Persons under 5 years, percent	9.7%
Persons under 18 years, percent	33.3%
Persons 65 years and over, percent	12.2%
Female persons, percent	59.9%
Race and Hispanic Origin	
White alone, percent	25.8%
Black or African American alone, percent (a)	70.9%
American Indian and Alaska Native alone, percent (a)	0.1%
Asian alone, percent (a)	1.1%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	2.1%
Hispanic or Latino, percent (b)	0.1%
White alone, not Hispanic or Latino, percent	25.8%
Population Characteristics	
Veterans, 2016-2020	120
Foreign born persons, percent, 2016-2020	1.2%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2016-2020	52.0%
Median value of owner-occupied housing units, 2016-2020	\$123,000
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,018
Median selected monthly owner costs -without a mortgage, 2016-2020	\$455
Median gross rent, 2016-2020	\$756
Building permits, 2021	X
Families & Living Arrangements	
Households, 2016-2020	1,635
Persons per household, 2016-2020	2.73
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	91.7%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	0.2%
Computer and Internet Use	
Households with a computer, percent, 2016-2020	61.0%
Households with a broadband Internet subscription, percent, 2016-2020	51.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2016-2020	76.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	10.9%



City of Blakely Demographics (Cont'd)

All Topics	Blakely city, Georgia
Population Estimates, July 1 2021, (V2021)	NA
Health	
With a disability, under age 65 years, percent, 2016-2020	6.6%
Persons without health insurance, under age 65 years, percent	21.2%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2016-2020	52.2%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	48.4%
Total accommodation and food services sales, 2012 (\$1,000) (c)	D
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	32,116
Total manufacturers shipments, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	75,822
Total retail sales per capita, 2012 (c)	\$15,682
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	19.3
Income & Poverty	
Median household income (in 2020 dollars), 2016-2020	\$24,051
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$14,297
Persons in poverty, percent	45.3%
BUSINESSES	
Businesses	
Total employer establishments, 2020	X
Total employment, 2020	X
Total annual payroll, 2020 (\$1,000)	X
Total employment, percent change, 2019-2020	X
Total nonemployer establishments, 2018	X
All firms, 2012	557
Men-owned firms, 2012	289
Women-owned firms, 2012	224
Minority-owned firms, 2012	222
Nonminority-owned firms, 2012	312
Veteran-owned firms, 2012	76
Nonveteran-owned firms, 2012	458
GEOGRAPHY	
Geography	
Population per square mile, 2010	288.8
Land area in square miles, 2010	17.55
FIPS Code	1308536

Source: U.S Census Bureau 2020



City of Blakely Demographics (Cont'd)

POPULATION (Blakely)		GENDER	%
Total Population 2010	5,068	Male (2,277)	44.9%
Population Estimates		Female (2,791)	55.1%
2011	5,121	RACE AND ETHNICITY	
2012	5,012	White (1,704)	33.6%
2013	4,950	Black or African American (3,252)	64.7%
2014	4,882	Hispanic or Latino (102)	2.0%
2015	4,854	Two or More Races (44)	0.9%
AGE		HOUSING	
Persons under 5 years, 2010	385 7.6%	Occupied housing units	1,839 (89.5%)
Persons under 18 2010	1,474 29.1%	Owner-Occupied Housing Units	988 (53.7%)
Persons 18 years to 64 years, 2010	2,822 55.7%	Median Value of owner-occupied units	\$71,700
Persons 65 years and Older, 2010	772 15.2%	Renter-Occupied Housing Units	851 (46.3%)
		Median gross rent	\$559



The City of Blakely is the largest municipality in Early County. According to Census estimates the population has increased and decreased over past years. Some of this flux may be attributed to the Early County 2055 Revitalization Project. The project began in 2006 and ended in 2012. There were decreases in persons of childbearing age, thus decreasing births and those less than five years of age.

This same group (18-64) is the working age group as well and will have an impact on poverty and unemployment. Retiree attraction continues to dominate Blakely as well as the county and smaller cities. The demand for public services will need to meet the needs of the young and old and accommodate housing needs of families and those aging in place.

The need for specific types of housing will need to be determined while continuing to maintain current housing stock through aggressive code enforcement and compliance.



Damascus

Damascus city, Georgia

Total Population

212

Source: 2020 Decennial Census

Median Household Income

\$ 36,250

Source: 2020 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher

12.7 %

Source: 2020 American Community Survey 5-Year Estimates

Employment Rate

38.1 %

Source: 2020 American Community Survey 5-Year Estimates

Total Housing Units

115

Source: 2020 Decennial Census

Without Health Care Coverage

18.7 %

Source: 2020 American Community Survey 5-Year Estimates

Total Households

128

Source: 2020 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)

6

Source: 2020 Decennial Census

Source: U.S Census Bureau 2020



City of Damascus Demographics (Cont'd)

POPULATION (Damascus)		GENDER %	
Total Population	254	Male	48.8%
PROJECTIONS		Female	51.2%
2011	247	RACE AND ETHNICITY	
2012	243	White (82)	32.3%
2013	239	Black or African American (162)	63.8%
2014	237	Hispanic or Latino (1)	0.4%
2015	238	Two or More Races (3)	1.2%
AGE		HOUSING	
Persons under 5 years, 2010	12 4.7%	Occupied housing units	99 (83.9%)
Persons under 18 2010	67 26.4%	Owner-Occupied Housing Units	71 (71.7%)
Persons 18 years to 64 years, 2010	147 57.9%	Median Value of owner- occupied units	\$42,500
Persons 65 years and Older, 2010	40 15.7%	Renter-Occupied Housing Units	28 (28.3%)
		Median gross rent	\$456



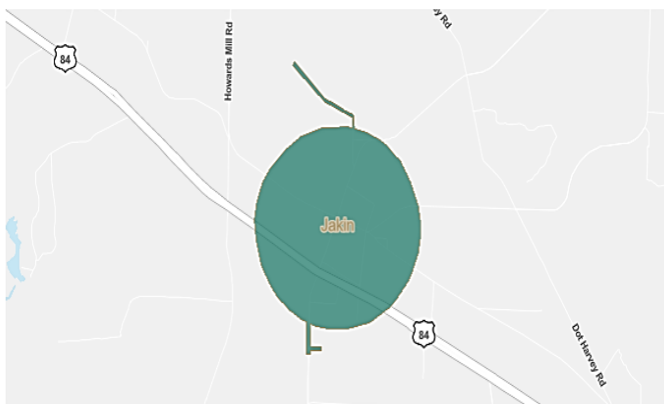
The population of Damascus will continue to decrease over the next years unless economic development takes place. The population that is considered working age makes up over half of the city's population.

The percentage of children and young adults represents the 2nd largest percentage of residents. This can work in the city's favor if these children and young adults remain in the area, thus increasing the population and positively impacting the economy.

Jakin

Jakin city, Georgia

Place in Georgia



Jakin city, Georgia is a city, town, place equivalent, and township located in Georgia.



Total Population
131



Median Household Income
\$43,417



Bachelor's Degree or Higher
24.3%



Employment Rate
53.3%



Total Housing Units
71



Without Health Care Coverage
17.3%



Total Households
107



Hispanic or Latino (of any race)
2



Source: U.S Census Bureau 2020

City of Jakin Demographics (Cont'd)

POPULATION (Jakin)		GENDER %	
Total Population	155	Male	46.5%
PROJECTIONS		Female	53.5%
2011	152	RACE AND ETHNICITY	
2012	151	White (101)	65.2%
2013	150	Black or African American (49)	31.6%
2014	149	Hispanic or Latino (2)	1.3%
2015	150	Two or More Races (1)	0.6%
AGE		HOUSING	
Persons under 5 years, 2010	10 (6.5%)	Occupied housing units	64 (78.0%)
Persons under 18 2010	33 (21.3%)	Owner-Occupied Housing Units	41 (64.1%)
Persons 18 years to 64 years, 2010	103 (66.5%)	Median Value of owner-occupied units	\$65,000
Persons 65 years and Older, 2010	19 (12.3%)	Renter-Occupied Housing Units	23 (35.9%)
		Median gross rent	\$568

Jakin is the smallest of the municipalities in Early County and the largest percentage of the population are those 18-64 years of age. Most individuals that live in Jakin work in other counties, since there are no jobs, industry or schools in the area. Local leaders should focus on strengthening the local tax base in order to create a sustainable revenue stream.



ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) was developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, and portions are hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Early County and the Cities of Blakely, Damascus and Jakin.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) for 2017-2022 was designed to bring together the public and private sectors together to create an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzes the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation.

This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region, briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and



Objectives, a Plan of Action to ensure success and Performance Measures used to evaluate the successful development and implementation of the CEDS.

Included below are excerpts from the plan in addition to goals and objectives from the CEDS which are aligned with the current economic development goals of Early County and the Cities of Blakely, Damascus, and Jakin.

Early County has experienced tough times in past years and teamed up with economic development professionals to market the area. As with many counties in Southwest Georgia, peanut farming is a vital component of Early County's economy.

Early County is the largest peanut quota holding county in the nation and the City of Blakely is nicknamed the "Peanut Capital of the World". Damascus is a small town with a population of 254 and is the site of the first Briar patch Music Festival since 2010. Jakin lies at the southernmost end of early county and depends on farming and turpentine production to benefit the economic growth.

Early County and its cities have been able to recruit Verizon to the area and obtained a \$40,000 grant for workforce development. Georgia-Pacific LLC is one of the largest employers in the county, and other large employers include LifeBright Community Hospital, Early County School system, Food Lion Supermarket, Damascus Peanut Company and Birdsong Peanuts.

Early County is an agricultural community with 90% of its land devoted to farming or timber. With 33% of its jobs in manufacturing, however, the county qualifies as a manufacturing community. This diversity offers many opportunities for employment. Early County is located near the source of many raw materials and abundant land and water resources. The county is the largest producer of peanuts in the nation.



Although more acres of cotton are planted than peanuts, peanuts are the number one cash crop. Opportunities exist for further processing of these raw materials locally prior to their leaving the county.

A solid infrastructure exists for expanding economic opportunities with a 200-acre industrial park, low ad valorem tax rate, and city owned utilities. Early County has a local airport with a 5,000-foot runway, and barge access on the Chattahoochee River.

Goal

Our community will attract retirees to the region.

Objective

We will support communities in the region and increase the tax base by attracting retirees.

Goal

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

Objective

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 propose an education skill improvement plan for the region.



Goal

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 characteristics and strengthen economic potential. Rural communities must identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that encourage sustainable rural development, while respecting the rights of rural communities and residents.

The future land-use categories are not zoning classifications. Instead, they act to inform leads on decisions regarding rezoning and development. The future land-use categories are defined below:

Land Use Classifications	
Residential	The predominant use of land is residential, single-family and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in one building or grouped together in a shopping center or office building.

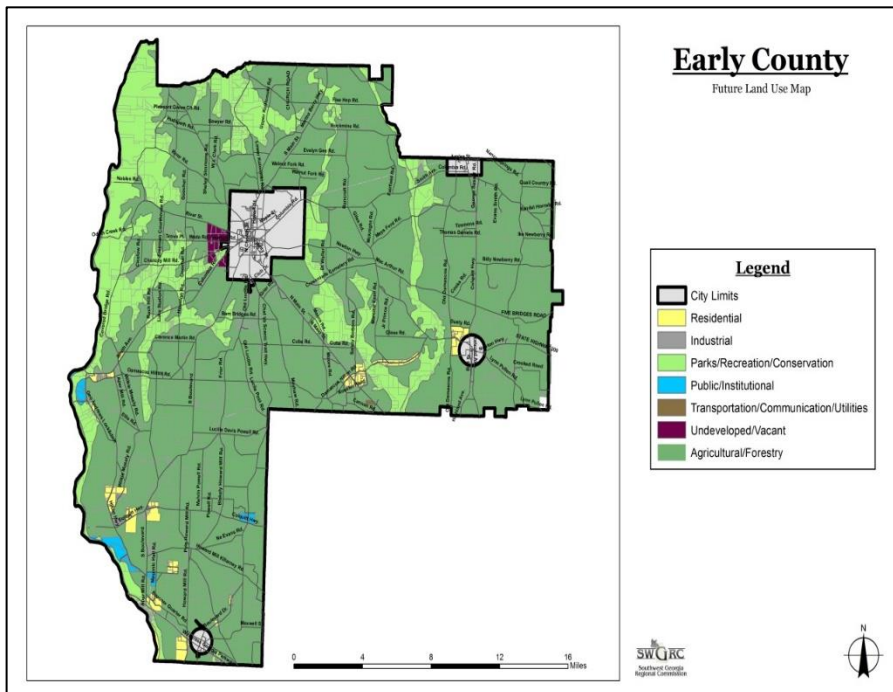
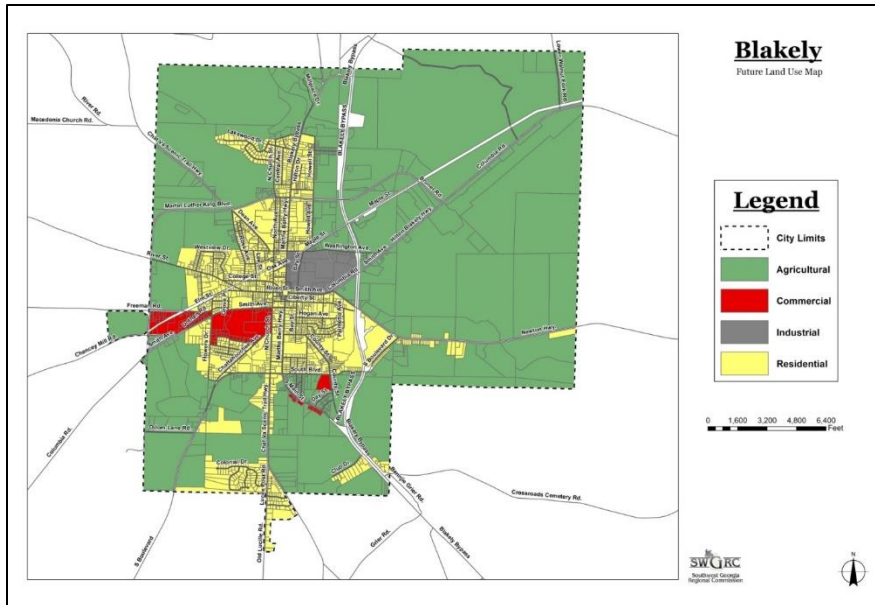


<p>Industrial</p>	<p>Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.</p>
<p>Public/Institutional</p>	<p>Includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.</p>
<p>Transportation/Communication/Utilities</p>	<p>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.</p>
<p>Parks/Recreation/Conservation</p>	<p>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.</p>
<p>Agriculture/Forestry</p>	<p>Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.</p>
<p>Undeveloped/Vacant</p>	<p>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.</p>



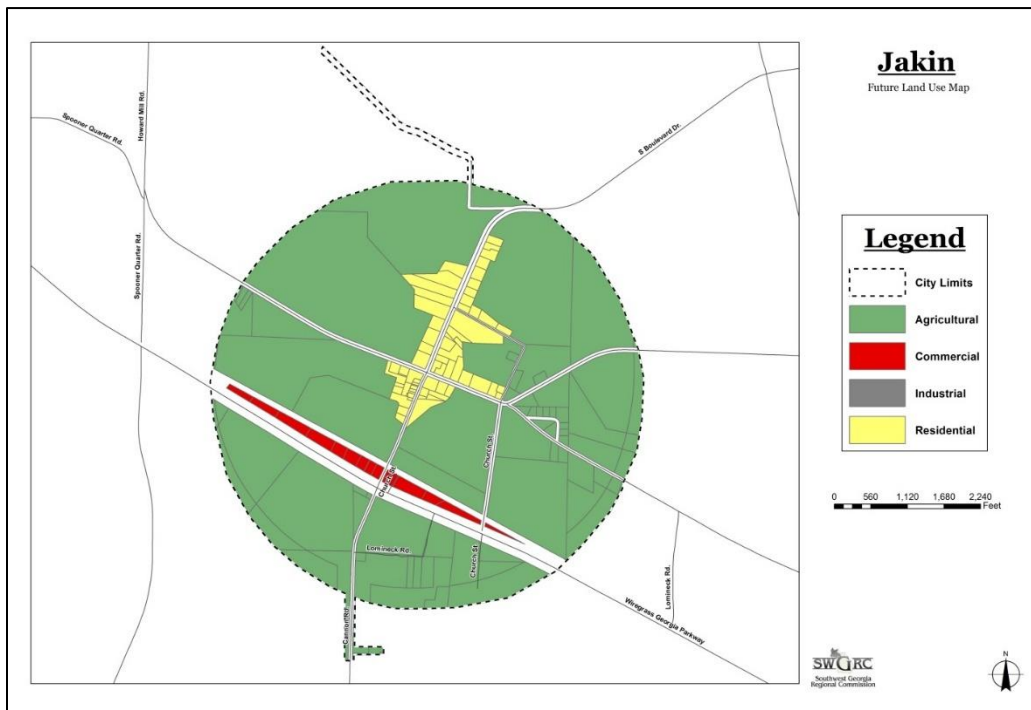
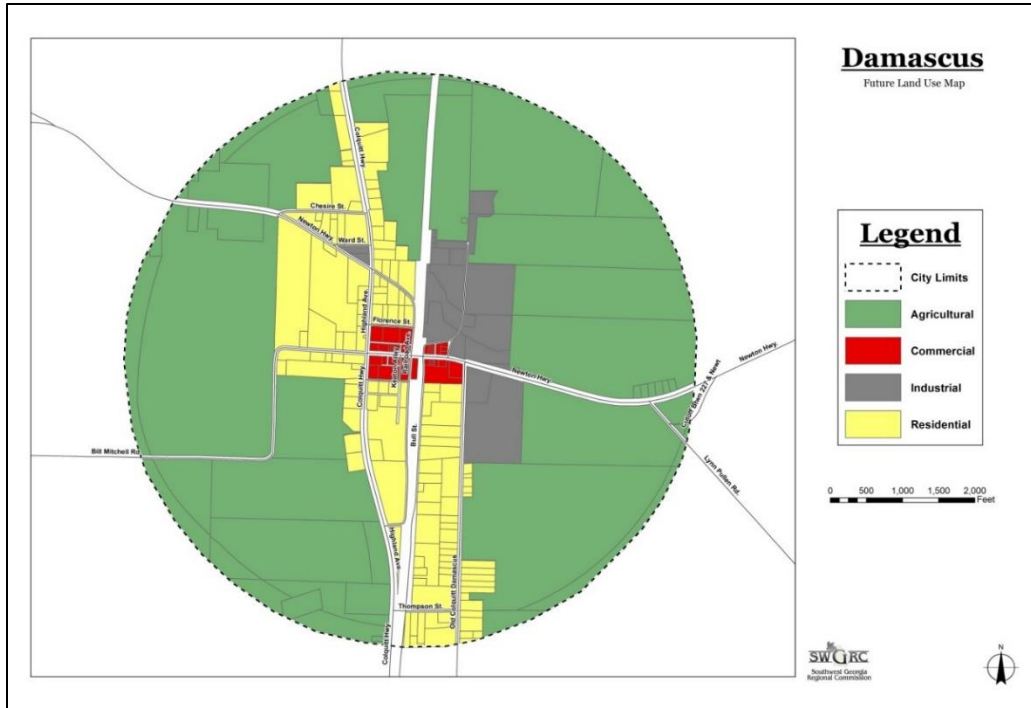
FUTURE LAND USE MAP

(PLEASE SEE APPENDIX FOR LARGER RENDERINGS OF THESE MAPS.)





PLEASE SEE APPENDIX FOR LARGER RENDERINGS OF THESE MAPS





TRANSPORTATION

Early County and the Cities of Blakely, Damascus and Jakin have a combined population of 11,008. The county and the cities met to discuss transportation challenges. The County has a four-lane Highway (Hwy 27) that runs north-south and runs from the Florida line to Columbus, Georgia.

The City of Blakely roads are paved, but there are some roads that still need paving. The square in Blakely is a two-lane, one-way counterclockwise route with angle parking on both sides. Traffic must yield on all routes before entering the square. Traffic control around the courthouse square in Blakely is necessary to maintain a viable downtown Central Business District and to minimize congestion and traffic hazards. State Route 39 north of Blakely carries a high percentage of trucks.

The route is twenty feet wide with relatively small amounts of development along it. State Route 39 south of Blakely and State Route 200 generate little traffic in the downtown area and carry little truck traffic. U.S. 27 is the major north-south route through Blakely; it is also the most heavily traveled route in the area. The average daily traffic in Blakely is light to moderate on the majority of the routes.

The City of Damascus has no outstanding traffic problems or problems associated with roads and street needs beyond paving and resurfacing. It does need to address continual problems with potholes. The City of Damascus is served by Georgia Route 45, which runs in a north-south manner through town. The Georgia Department of Transportation (DOT) recently approved SR 45 for resurfacing. In addition, SR 200 cuts through town in an east/west direction and County Road 197 moves west from the center of the city.

The City of Jakin serves SR 38, cutting east-west through the southern portion of the city. The north-south route in the city is SR 39. Traffic is light through the city. Residential streets and roads are adequate to meet current traffic demands and



should be monitored and assessed through the planning period. Jakin is a small rural town with a population of 155, according to the latest Census.

The population of Early County and its cities is expected to decrease, according to Census estimates; however, we will not know if these numbers are reality until the next count (2030). If the population decreases, the cost for transporting fewer persons to the same destinations should rise slightly. In addition, businesses wanting to locate in Early County and its cities are looking for a trained workforce; transportation will ultimately impact economic development opportunities.

REPORTS OF ACCOMPLISHMENT (ROA)

In this section, the projects listed within the ROA are evaluated by the municipalities and assessed. The status for 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 is not completed and active is move to the new community work program (2023-20270).



Early County Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding	Status
Develop Labor Market Information (LMI) Analysis		X				\$1,000	County	Grants/General Fund	Postponed until new Economic Developer starts in 2022
Survey the Local Workforce (composition, satisfaction, commuting patterns, etc.)	X		X		X	\$1,000	County	Grants/General Fund	Postponed until new Economic Developer starts in 2022
Survey the Local Business/Industry		X		X		\$1,000	Chamber of Commerce	Grants/General Fund	Postponed until new Economic Developer starts in 2022
Develop/Update County Ordinance	X				X	\$2,500	County	Grants/General Fund	Complete
Develop a plan for potential Trails and Greenways		X				\$2,500	County	Grants/General Fund	Postponed due to budget constraints
Annual review of Service Delivery Strategy to look for areas of coordination and improve efficiency	X					None	County	n/a	Currently Underway, with reviews occurring annually. 2027
Review of Community Work Program				X	X	None	County	DCA & RC	Currently Underway, with reviews occurring annually. 2027



Blakely Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Develop a Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses					x	\$6,000	City	Grants, General Fund	Currently Underway, enter agreement to hire a new Economic Developer. 2027
Develop cost/benefit methodology for new economic development projects					x	None	City	n/a	Currently Underway, enter agreement to hire a new Economic Developer. 2027
Develop a corridor redevelopment plan					X	\$5,000	City	Grants, General Fund	Currently Underway, completed in 2025.
Inventory/map environmentally sensitive areas					X	25,000	City	Grants, General Fund	Currently Underway. Completed by 2027.
Update Infrastructure plan for phased expansion					X	\$2,500	City	Grants, General Fund	Currently Underway. Completed by 2027.
Evaluate financing options for new infrastructure					X	None	City	n/a	Currently Underway, completed by 2027.
Conduct a Housing assessment	x	x	x	x	x	\$5,000	City/County	Grants, General Fund	Currently Underway, working on new developments and rehabilitation of dilapidated properties.
Revise zoning/subdivision regulations for connectivity of street patterns						None	City	n/a	Postponed due to lack of funds.
Review Community Work Program				X	X	None	City	DCA & RC	Ongoing.



Damascus Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Develop Labor Market Information (LMI) Analysis		X	X			\$1,000	City/County	Grants, General Fund	Underway. 2027
Survey the local business/industry			X		X	\$1,000	City/County	Grants, General Fund	Underway. 2026
Develop a Comprehensive Economic Development Strategy (CEDS)		X		X		\$5,000	City	Grants, General Fund	Underway. 2026
Develop cost/benefit methodology for new economic development projects	X					None	City	n/a	Underway. 2026
Investigate feasibility of a transfer of development rights program for agriculture preservation			X			None	City	n/a	No longer being considered. (Determined to be unnecessary)
Revise ordinances to promote environmentally sensitive site design	x		X		X	\$2,500	City	Grants, General Fund	Currently Underway (ongoing as necessary) 2027
Revise or develop an Infrastructure plan for phased expansion		X		X		\$2,500	City	Grants, General Fund	Not Accomplished and will no longer be undertaken



Damascus Report of Accomplishments (Cont'd)

Evaluate financing options for new infrastructure	X					None	City	n/a	Underway. 2025
Analyze impacts of development and determine desired types			X		X	\$1,000	City	Grants, General Fund	Underway. 2026
Adopt inclusive land use regulations		X				None	City	n/a	Not Accomplished and will no longer be undertaken
Develop design standards and guidelines for development			X			\$1,000	City	General Fund	Underway. 2025
Adopt overlay districts and regulations where necessary	X			X		\$2,000	City	General Fund	Not Accomplished and will no longer be undertaken



Jakin Report of Accomplishments									
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Develop Labor Market Information (LMI) Analysis		X				\$1,000	City	Grants, General Fund	Not Accomplished and will no longer be undertaken. Lack of funding/interest.
Survey the Local Business/Industry		X				None	City	n/a	Not Accomplished and will no longer be undertaken. Lack of funding/interest.
Identify and assess the contaminated properties in Jakin and develop a plan for cleanup			X			None	City	n/a	Complete.
Implement a Fix It First Policy for infrastructure	X	X	X	X	X	None	City	n/a	Underway. 2025
Evaluate financing methods for creating new infrastructure		X				None	City	n/a	Underway. 2027
Establish a Neighborhood cleanup program		X		X		\$1,000	City	Grants, General	Underway. 2027
Implement ongoing right-of-way beautification in neighborhoods	X		X		X	\$3,000	City	Grants, General Fund	Underway. 2027



COMMUNITY WORK PROGRAMS

Early Community Work Program 2023-2027				
Work items/Projects	Year of Completion 2023-2027	Estimated Cost	Responsible Party	Possible Funding Sources
Develop Labor Market Information (LMI) Analysis	2024	\$1,000	County	Grants/General Fund
Survey the Local Workforce (composition, satisfaction, commuting patterns, etc.)	2023, 2025, 2027	\$1,000	County	Grants/General Fund
Survey the Local Business/Industry	2024, 2026	\$1,000	Chamber of Commerce	Grants/General Fund
Develop a plan for potential Trails and Greenways	2026	\$2,500	County	Grants/General Fund
Annual review of Service Delivery Strategy to look for areas of coordination and improve efficiency	2023-2027	None	County	DCA & RC
Review of Community Work Program	2024, 2026	None	County	DCA & RC
Review and amend land-use policies to accommodate a broadband installation.	2023-2027	Staff-Time	City	General Fund/Grants
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved	2023-2027	Staff-Time	City	General Fund/Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly	2023-2027	RC Staff-Time	SWGRC/ County	Grants
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	Staff-Time	City	General Fund/Grants
Participate in the development and updating the Joint Comprehensive Plan	2023-2027	Staff-Time	City	General Fund/ State Funding



Inspection of all bridges within the county every two years	2023, 2025, 2027	Staff-Time	GDOT/ County	General Fund/Grants
Rehabilitate and pave of county roads	2023-2027	\$ 1 Million	County	TSPLOST, Grants



Blakely Community Work Program 2023-2027				
Work Items/Projects	Year of Completion 2023-2027	Estimated Cost	Responsible Party	Possible Funding Sources
Develop a Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses	2025	\$45,000	City	Grants, General Fund
Develop cost/benefit methodology for new economic development projects	2025	Combined with CEDS	City	Grants, General Fund
Develop a corridor redevelopment plan	2027	\$15,000	City	Grants, General Fund
Update Infrastructure plan for phased expansion	2027	\$15,000	City	Grants, General Fund
Evaluate financing options for new infrastructure	2027	Unknown currently	City	Grants, General Fund
Conduct a Housing assessment	2023-2027	\$30,000	City/County	Grants, General Fund
Update zoning/subdivision regulations	2027	\$12,000	City	General Fund
Review Community Work Program	2024	None	City	DCA & RC
Review and amend land-use policies to accommodate a broadband installation.	2023-2027	Staff-Time	City	General Fund/Grants
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved areas	2023-2027	Staff-Time	City	General Fund/Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	SWGRC/ County	Grants
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	Staff-Time	City	General Fund/Grants
Participate in the development and updating the Joint Comprehensive Plan	2023-2027	Staff-Time	City	General Fund/State Funding



Damascus Community Work Program 2023-2027				
Work Items/Projects	Year of Completion 2023-2027	Estimated Cost	Responsible Party	Possible Funding Sources
Develop Labor Market Information (LMI) Analysis	2025	\$1,000	City/County	Grants, General Fund
Survey the local business/industry	2025-2027	\$1,000	City/County	Grants, General Fund
Develop a Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses	2024-2026	\$5,000	City	Grants, General Fund
Develop cost/benefit methodology for new economic development projects	2023	None	City	Grants, General Fund
Revise ordinances to promote environmentally sensitive site design	2023, 2025, 2027	\$2,500	City	Grants, General Fund
Evaluate financing options for new infrastructure	2023	None	City	General Fund
Analyze impacts of development and determine desired types	2025-2027	\$1,000	City	Grants, General Fund
Adopt inclusive land use regulations	2026	\$5,000	City	General Fund
Review and amend land-use policies to accommodate a broadband installation.	2023-2027	Staff-Time	City	General Fund/Grants
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved areas	2023-2027	Staff-Time	City	General Fund/Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	SWGRC/ County	Grants
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	Staff-Time	City	General Fund/Grants



Participate in the development and updating the Joint Comprehensive Plan	2023-2027	Staff-Time	City	General Fund/ State Funding
--	-----------	------------	------	-----------------------------

Jakin Community Work Program 2023-2027

Work Items/Projects	Year of Completion 2023-2027	Estimated Cost	Responsible Party	Possible Funding Sources
Survey the Local Business/Industry	2024	\$2,000	City	General Fund
Implement a Fix It First Policy for infrastructure	2023-2027	\$2,000	City	General Fund
Evaluate financing methods for creating new infrastructure	2025	\$5,000	City	General Fund
Establish neighborhood cleanup program	2023-2027	\$1,000	City	Grants, General
Conduct Ongoing right-of-way beautification in neighborhoods	2023-2025-2027	\$3,000	City	Grants, General
Review and amend land-use policies to accommodate a broadband installation.	2023-2027			
Collaborate with broadband service providers for the provision of high-speed internet services to unserved and underserved areas	2023-2027	Staff-Time	City	General Fund/Grants
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	RC Staff-Time	Southwest Regional Commission/ County	Grants
Participate in the development and updating Pre-Hazard Mitigation Plan.	2023-2027	Staff-Time	City	General Fund/Grants
Participate in the development and updating the Joint Comprehensive Plan	2023-2027	Staff-Time	City	General Fund/State Funding



APPENDIX

Resolutions



A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

WHEREAS, EARLY 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, EARLY 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;

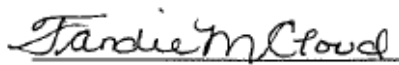
THEREFORE, BE IT RESOLVED by the EARLY COUNTY Commission that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 23rd day of June 2022.

Commission Chair


Hank Jester

Witness


Tandie Cloud, County Clerk



Resolution 22-_____

A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Blakely, 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 Blakely 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 Blakely, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 22nd day of June 2022.

Travis Wimbush, Mayor

Witness

Melinda Cook, City Clerk



RESOLUTION 06-22-21(a)
THE EARLY COUNTY COMPREHENSIVE PLAN

WHEREAS, the City Council of Damascus, 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;

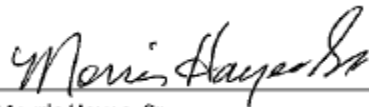
WHEREAS, in the development of the comprehensive plan, The City of Damascus examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A. 12-2-8, and;

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

Adopted on the 21st day of June 2022.



Mayor


Morris Hayes, Sr.

Witness


Latoya Salter, City Clerk



A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

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

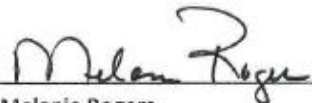
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

WHEREAS, in the development of the comprehensive plan, The City of Jakin 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 Jakin, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

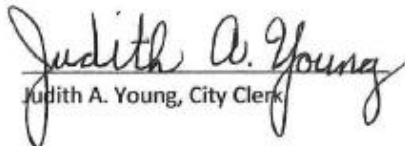
Adopted on the 27th day of June 2022.

Mayor



Melanie Rogers

Witness



Judith A. Young, City Clerk



Public Hearing Advertisements

Robbins - Continued from Page 5

What I may lack in youth, shooting ability, speed, defensive effort, ballhandling, rebounding skills, and physical prowess, I make up for with loads and loads of court savvy. My specialty is taking charges and diving recklessly for loose balls.

Simply put, I will be a fan favorite.

With that LeBron James guy eliminated from the playoffs, I am prepared to take the reins as the NBA's mar-

que player in terms of stellar, crowd-pleasing play, marketing opportunities, goofy antics and trick shots.

Best of all, I won't take any pay for being your newest NBA superstar. I will play for free, only asking that all my expenses are paid for, a defibrillator be on hand at all times, and the adulation of millions.

I promise you this: You'll certainly get what you pay for with me.

Harper - Continued from Page 8

As a seventh-generation farmer and small businessman, Tyler Harper has a deep, personal appreciation for Georgia's agricultural industry – and the millions of local growers it supports. Since 2013, he has worked to defend Georgia's largest sector as a State Senator – where he currently serves in leadership on the Natural Resources, Public Safety, and Agriculture Committees. Additionally, Tyler currently serves as the Agriculture & Rural Development Vice-Chair of the Southern Legislative Conference.

In addition to his work to protect agribusiness, Tyler Harper has also been a champion for conservative values. He supports President Trump's America First policies. He worked tirelessly

with Secretary Sonny Perdue to deliver results for Georgia. Tyler strongly supports secure borders, fully funding our law enforcement, strengthening election integrity, the sanctity of life, and our God-given 2nd Amendment rights. For his efforts, Tyler has earned an "A+" rating from the NRA, has been rated 100% pro-business by NFIB, and was deemed a "Defender of Liberty" by the American Conservative Union.

Tyler Harper lives in Ocilla and is a lifelong resident of South Georgia. He graduated from the University of Georgia with a bachelor's degree in Agricultural Engineering and holds an associate degree from Abraham Baldwin Agricultural College.

JOB OPPORTUNITY

EARLY COUNTY SCHOOL SYSTEM

The Early County School System is accepting applications from all qualified individuals for the following positions for the 2021-2022 school year:

High School English/Language Arts Teacher

Applicants must possess a minimum of a bachelor's degree and hold or be eligible to hold a Georgia teaching certificate in the appropriate area.

Applications must be submitted online: <http://early.tedk12.com/hire/index.aspx>

For questions or additional information:

Early County High School
Attn: Mrs. Tammy Kilgore
12020 Columbia Street
Blakely, Ga. 39823
229-723-3006

tkilgore@early.k12.ga.us

Application Deadline: July 9, 2021

EMPLOYMENT OPPORTUNITY

Come join the growing team at



We are now accepting applications for the following positions:

HOSPITAL:

- Respiratory Therapist – Full-Time
- RN – Emergency Room - Full-Time
- LPN – Full-Time
- Ultrasound Tech – Part-Time
- Clinic Coordinator (Physician Office Manager) - Full-Time
- Maintenance Tech – Full-Time
- Radiology Tech – Full-Time – Night Shift
- Cook - Full-Time/Part-Time
- Dietary Aide - Full-Time/Part-Time

NURSING HOME:

- Nursing Home Administrator – Full-Time
- Quality Assurance RN – Full-Time
- RN – Full-Time
- LPN – Full-Time
- C.N.A. – Full-Time

Increased Pay Rates for Nursing Home LPN and C.N.A. Positions
Competitive Salary/Excellent Benefits
All RN/LPN/Paramedic Positions require current licensure from the State of Georgia

Applications can be obtained at www.lifebriteearly.com.

Please send completed applications to: kbusby@lifebriteearly.com
Or fax to: 229-724-7335

Applicants may apply in person at LifeBrite Community Hospital of Early
11740 Columbia Street
Blakely, GA 39823

LifeBrite Community Hospital of Early is an Equal Opportunity Employer and is a Drug-Free Workplace.

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Date of Notice: 07-07-2021

Application has been made for ZONING CHANGE

Property Location: North Main St.
Parcel Number: B016022001
Legal Description: LL 156-28th LD

Current Zone: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT
Proposed Change: MH - MANUFACTURED HOME PARKS
Proposed Property Use: Manufactured Home Rental Community

Public Hearing before the Blakely Planning Commission is scheduled:

Date: July 26, 2021
Time: 6:00 PM

Location: Council Room City Hall

Official Public Hearing before the Blakely City Council is scheduled:
Date: August 3, 2021 Time: 6:00 PM
Location: Council Room City Hall

SOCIAL DISTANCING RULES WILL APPLY

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

Early County and the cities of Blakely, Damascus, and Jakin are conducting a Public Hearing to present the Early County and the cities of Blakely, Damascus, and Jakin Joint Comprehensive Plan on July 13, 2021 at 5:30 p.m. at the Early County Theatre, 202 Court Square, Blakely, GA 39823. The current plan will expire on June 30, 2021.

In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA.) The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgrcplanning.org.

Questions should be directed to Kimberly Brooks, Planner II with the Southwest Georgia Regional Commission at 229-522-3552 ext. 1618.



Public Hearing Notice

Early County and the Cities of Blakely, Damascus, and Jakin are conducting a Public Hearing to present a draft of the Early County Joint Comprehensive Plan on the **4th of May, 2022, 6 pm at 202 Court Square, Blakely, GA 39823.** 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 once an update of the plan is drafted and made available for public review, but before transmittal to the Regional Commission for review.

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 draft Comprehensive Plan are available for viewing and downloading at <https://www.swgrcplanning.org/comprehensive-plans.html>

Questions should be directed to Shane Kelsey or Babara Reddick, Southwest Georgia Regional Commission,

Early County and Cities SWOT Review Zoom Meeting



Olukayode Olubowale
To Stephanie Chandler

 You forwarded this message on 5/13/2022 12:35 PM.

Here you go!

Topic: Early County AND CITIES SWOT REVIEW MEETING
Time: May 13, 2022, 03:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/85774373056?pwd=37JlIk-fQlhQQMxtH98jxuyzcQBXj.1>

Meeting ID: 857 7437 3056
Passcode: 022814
One tap mobile
+19294362866



Attendance Sheets



Early County and the Cities of Arlington, Blakely, Damascus and Jakin Comprehensive Plan

Public Hearing
 Tuesday, July 13, 2021
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Kimberly Brooks	229.522.3552	kbrooks@swgirc.org	SWGRC
Raymond Williams	229-725-4276 229-307-2111	williams825082@bellsouth.net	Arlington
Morris Hayes Sr	229-285-4970	City of Damascus @att.net	Damascus Ga
melinda Crook	229-723-3677	melinda.crook@cityofblakely.org	Blakely
Tandie Cloud	229 723-4304	tandie.cloud@earlycounty.org	Commissions Early
Taylor Bridges	229-308-0801	tbridges@south.com	District 4 Comm
Jeffery Haynes	229-366-1276	jefferyhayneslightyears@icloud.com	Early County BOC
HANK JESTER	229-442-0249	hjester@cornerins.com	County Commissioner Ch...
Charlie Sol	229 723-1097	doctorcc78@gmail.com	County Commisser District 3
Ladon Durham	229-308-9641	ladondurham@consultant.com	County Commissioner District 1
Craig Hughes	205-913-8502	cray.hughes@earlycounty.org	Early County Admin
Michele McSmith	404-942-8737	mmsmith@accg.org	ACCs
Kahiteta Warren	229-723-4304	kiki.warren@earlycounty.org	EC Bd of Comm



Early County and the Cities of Arlington, Blakely, Damascus and Jakin Comprehensive Plan

Public Hearing
 Wednesday, May 4, 2022
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Melinda Crook	229-723-3677	melinda.crook@cityofblakely.org	City of Blakely
Maria Bayash	229-254-2449		City of Damascus
Jim Wardin	229-308-1979		
Phillip Law	229-723-5163	ecce@earlycounty.org	Early County
TANDIE M Cloud	229 723 4304	tandie.cloud@earlycounty.org	Early County
Taylor Bridges	229-308-0801	tbridges@sonsouth.com	Early County
Stephanie Chandler	229-796-5188	stephanie.chandler@earlycounty.org	Early County
HANK JESTER	229-442-0249	hvester@cornerins.com	EARLY COUNTY
Charlie Sol	229 723-1097	doctorcc78@gmail.com	Early County
Laden Durham	229 308 9641	ladendurham@consultant.com	Early County
John W. Hunter Jr.	229-793-2114	N/A	Planning Comm - Early
Pamela Harris	229 254 3093	pamdorris@yahoo.com	Planning Comm - Early
Mandy Chapman	229-308-0093	mandychapman75@gmail.com	Planning Comm - Early
Judith Young	229-793-4109	cityofjakin@yahoo.com	City Clerk - Jakin
Tavis Winkler	229-228-2823	Tavis.Winkler@cityofblakely.org	City of Blakely



Community Economic Development Strategy Committee Members

Dwight Hickman ~ Lee County

Matt Bryan ~ Baker County

Tommie Postell ~ Dougherty County

Jeanie Crittenden ~ Thomas County

Rick Muggridge ~ Lee County

Chad Griffin ~ Lee County

Carlos Williams ~ City of Colquitt

Anthony Jones ~ Dougherty County

Courtney Brinson—Dougherty county

Paul Nagy ~ Colquitt County

Nathaniel Keaton ~ Mitchell County

Karen Rackley ~ Worth County

Tracie Beard ~ Seminole County

Terry Scott ~ Thomas County

Revonn Miller ~ Decatur County

Keith Moyer ~ Grady County

Ernest Johnson ~ Terrell County

Al Hutchins ~ Early County

Brenda Peterson ~ Seminole County

Jim Sellers ~ Grady County

Mitchell Banks ~ Seminole County

June Merritt ~ Early County

Ed Wade ~ Terrell County

Eric Savage Wilson ~ Dougherty County

Chris Moore ~ Baker County

Bobby Coleman ~ City of Albany

Freddie Grimsley ~ City of Smithville

Chuck Cowart ~ City of Arlington

Dennis Roland ~ Lee County

Carlos Tobar, Grady County

Caitlin Hatcher, Pelham Chamber of Commerce

Southern Regional Technical College

Albany State University

Darton College

Bainbridge State College

Moultrie Technical College

Southwest Georgia Technical College

Abraham Baldwin Agricultural College

Barbara Reddick ~ Southwest Georgia Regional
Commission

Rebecca Shiver ~ Southwest Georgia Regional
Commission

Regional Chambers of Commerce

Regional Development Authorities

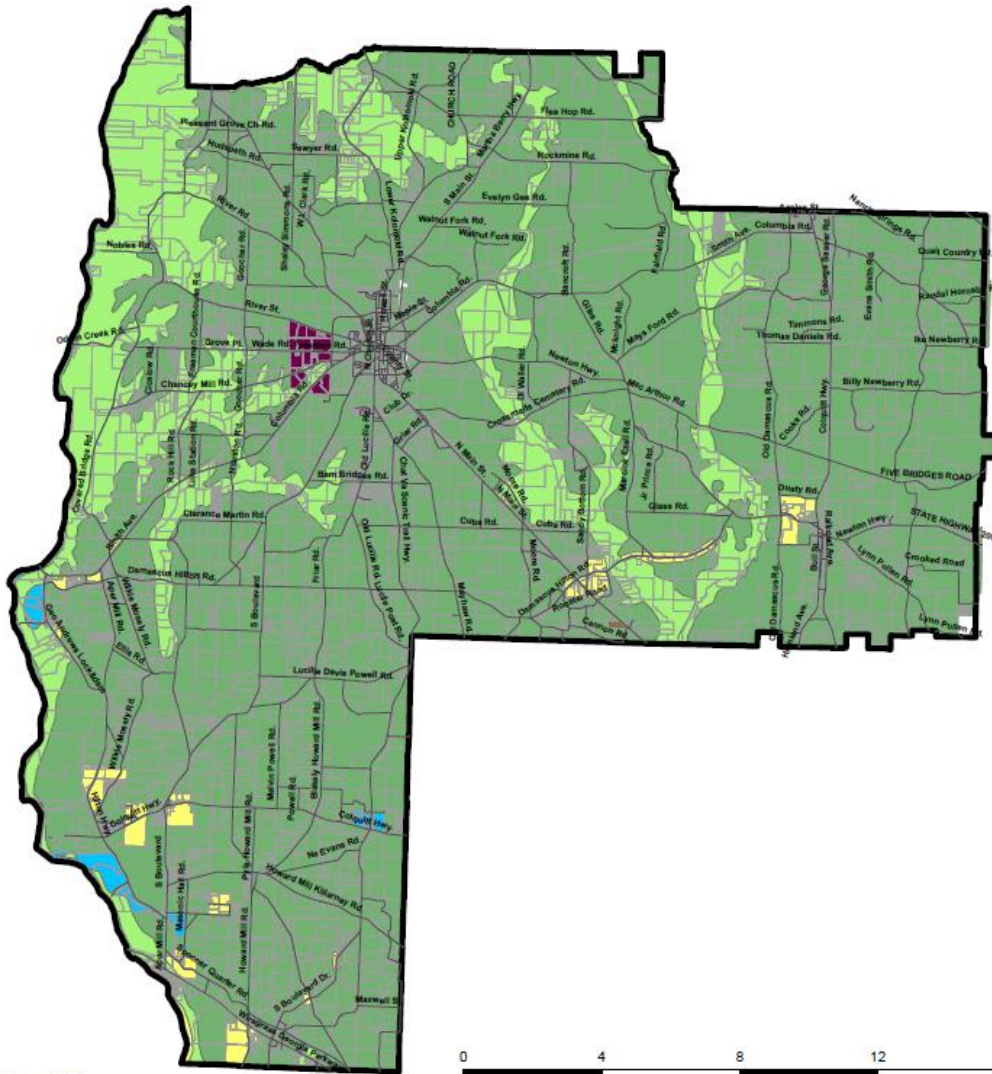


Future Land Use Map



Early County

Future Land Use Map



Produced: June, 2022



