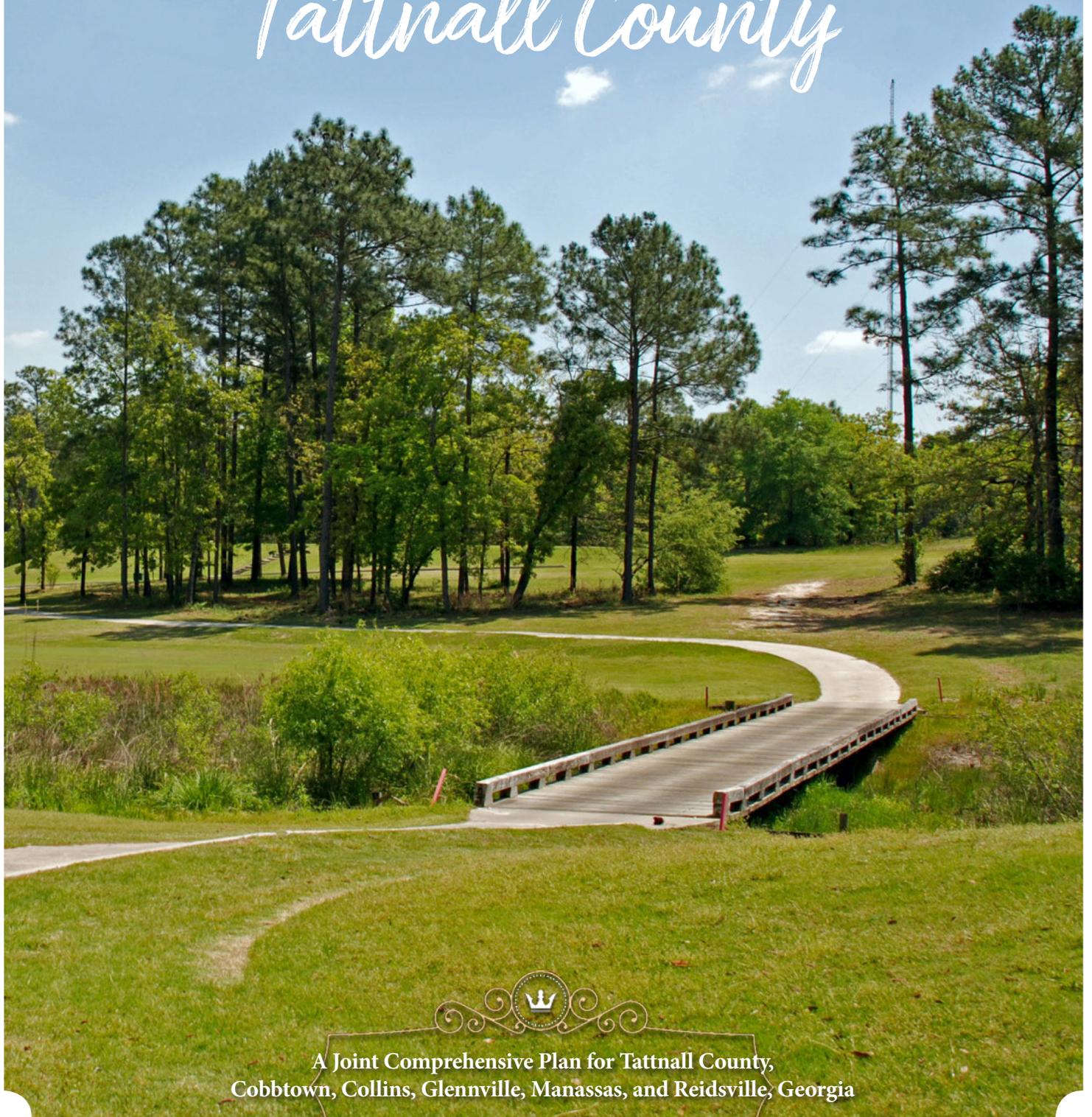


# Living Life in Tattnall County



A Joint Comprehensive Plan for Tattnall County,  
Cobbtown, Collins, Glennville, Manassas, and Reidsville, Georgia

August, 2023

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A Joint Comprehensive Plan for Tattnall County,  
Cobbtown, Collins, Glennville, Manassas, and Reidsville, Georgia in accordance with  
the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures  
established by the Georgia Department of Community Affairs  
with an effective date of October 1, 2018

Prepared By:

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

August, 2023

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# Introduction & Executive Summary



***Living Life in Tattall County*** -- The Tattall County Joint Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) with an effective date of October 10th, 2018. It is a joint plan for Tattall County and its municipalities – the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville.

Tattall County is a rural county in southeast Georgia with a 2020 Census population of 22,842 (ranking 80th in the state of Georgia). The county’s size of 480.84 square miles ranks 30th in Georgia (out of 159 counties) giving it a population density of only 47.5 people per square mile, much less than the Georgia total of 185.6/sq. mile, and even significantly less

than the U.S. total of 93.8/sq. mile. Tattnall County has recently experienced a net population loss of an estimated 4.8 percent from 2010 to 2020. The Georgia population had a 10.5 percent increase during this same time frame, and the U.S. average increased by 7.3 percent. Updated data has yet to capture the impact of the 2022 closure of the Georgia State Prison, which housed over 1,391 male prisoners. Future data reports will give Tattnall County a clearer picture of the population, poverty rate, and other areas of the census data that previously included the prison population.



**L** Optim Medical Center    **R** Watermelon Creek Winery, Tattnall County

Tattnall County is one of Georgia’s counties described as having persistent poverty, currently measured around 21.7 percent of its population, compared to 13.3 percent in Georgia overall. The unemployment rate in Tattnall County improved from 4.5 percent in 2018 to 3.0 percent in 2022. The unemployment rate is 3.2 percent for the state. Per capita income in Tattnall County ranks 116th worst in the state, and median household income ranks in the bottom half of the state. Such statistics have resulted in Georgia still ranking Tattnall County as a Job Tax Tier 1 county. While this ranking is for Georgia’s bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia’s largest tax breaks for job creation within Tattnall County, and thus a substantial incentive for business job creator entities and further economic improvement. Residents in Tattnall County will begin to see new job opportunities in the future as more industry continues to grow in the region. One significant development is Hyundai’s new Metaplant America in neighboring Bryan County. This plant is estimated to bring over 8,000 new jobs to the region. Tattnall County’s economic future does have many positive factors which hold much promise.

Tattnall County does have advantages and assets for future growth. The community slogan is a “Community of Pride and Promise” which is “embracing the past, planning the future, and enjoying the present.” The Tattnall community does have an outstanding agricultural/forestry heritage; much scenic natural beauty; a history of tourism, civic pride, and appreciation of the arts; and an

advantageous location which provides great opportunity. Tattnall County sees itself as a growing rural county offering a slow-paced small-town alternative to nearby faster-growing urban areas, with a pleasing quality of life and wide-open economic opportunity. The community offers many Southern treats beyond the palate, friendly hospitality, and a welcoming, advantageous business environment and location. The community, which was once Geor-



*Brazell's Creek Golf Course*

gia's tomato capital, is now Georgia's largest producer of Vidalia Sweet Onions and home to many other opportunities to pick your own fresh fruit and vegetables. It is also home to a muscadine vineyard, organic farms, and host to a widely admired local arts program and local museums. Tattnall County was ranked as the 5th highest county in Georgia for total Farm-gate value (\$371,350,254) in 2021. Of the over \$300 million value, \$87,264,194 was comprised of the total vegetable value. The county was ranked as the 5th highest valued county for vegetables in 2021. The community is traversed by two named scenic highway trails; a national adventure cycling route; stunning natural areas and access to Georgia's Amazon, the mighty Altamaha River; a community inspired state park with 18-hole golf course; and sandbars along the mirrored, slow-moving Ohoopsee River so white as to be confused for snow in pictures. The stunning environment and welcoming people and landscape of Tattnall County are assets only enhanced by its location near larger urban areas of Statesboro, Vidalia, Hinesville, Jesup, and Savannah. Additionally, its easy transportation and highway access to two interstates and other major highways. This plan seeks to capitalize on these assets and

improve weaknesses through a multi-faceted strategy to better the community as a place to live, work, play, or visit and to otherwise enhance quality future growth and development. The current DCA planning standards requirements seek to engender local plans to be more attentive to individual needs and generate more local pride, ownership, and use. This Tattnall County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. The title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. “Living Life in Tattnall County” captures the common belief in the community that Tattnall County has everything you need to raise a family, enjoy retirement, explore the unlimited natural resources surrounding the region, and take advantage of the quality of life this rural area offers. The Tattnall County community wants to protect its rural character, conserve its working fields and forests, improve its infrastructure, attract new residents and compatible jobs, utilize its natural resources and heritage, and grow tourism, among its guiding aims and principles outlined herein.



*Onion Farm, Tattnall County*

**Previous Plans.** This comprehensive plan is the fifth within Tattnall County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1995, while the second comprehensive plan was adopted in 2005. A partial update of the second plan was also adopted in 2010 in accordance with state requirements. Both plans were intensively data and state requirement driven, although local objectives can be discerned. The second plan contains much local information which may not easily be found elsewhere and may remain of use. The third plan, *Growing Progress*, was adopted in 2013 and set into motion new DCA Planning Standards which greatly reduced the data content required of a comprehensive plan. The document was designed to be more user friendly and inclusive of issues determined to be a challenge to the community. The fourth plan, *Place of Opportunity*, adopted in 2018, added additional sections such as the new Broadband Services element and individual municipal visions. The fifth plan, *Living Life in Tattnall County* and each of the previous plans should remain available from the Tattnall County local governments and the Heart of Georgia Altamaha Regional Commission. All plans are updated and posted to [www.dca.ga.gov](http://www.dca.ga.gov) and ([www.hogarc.org](http://www.hogarc.org)) websites.

**Data.** Today, the world wide web provides vast data repositories accessible through free search engines and allows anyone easy access to significant amounts of data, and profiles of any jurisdiction, including Tattnall County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The current DCA planning standards encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to- date data at the time of access. There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Tattnall County, its municipalities, or any other jurisdiction is quickly accessed at [quickfacts.census.gov](http://quickfacts.census.gov) which will provide a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, [www.statsamerica.org](http://www.statsamerica.org), which provides a compilation of primarily government data on many items for any county in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website where county level data for nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, and crime can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from The Georgia County Guide and the Farmgate Value Report prepared by UGA’s Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under “Community Planning Resources,” and will also prepare community data reports when requested under “Other Resources.” The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at [explorer.gdol.ga.gov](http://explorer.gdol.ga.gov). Additional state sponsored economic data is available at [www.georgia.org](http://www.georgia.org).

**Population Projections.** As noted earlier, the official 2020 Census population of Tattnall County was 22,842, down 4.8 percent from 2010’s 25,520. Future census reports will reflect the 2022 closure of the Georgia State Prison. The impact of the prison closure should reflect a decrease in population of an estimated 1,400. Tattnall County’s location, quality of life, and easy access to larger surrounding growth centers are positive factors and influences for future growth and development. While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor’s Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Tattnall County from 2022-2060 are listed below.

### Population Projections, Tattnall County

	2020	2030	2040	2050
OPB Long-Term Population Projections, 2021	25,365	26,085	26,154	26,244
HOGARC Regional Plan 2040	26,692	29,539	32,690	----
HOGARC Long-Term Population Projections, 2023	22,842	26,347	28,430	30,677

*Source: Governor’s Office of Planning and Budgeting, Series 2021 Long-Term Population Projections; Heart of Georgia Altamaha Regional Commission, Regional Plan 2040, Population Projections; Heart of Georgia Altamaha Regional Commission 2023 Long-Term Population Projections*

**Coordination with Other Plans.** Tattnall County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. The two most prominent hazards facing Tattnall County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county’s river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent, and offer implementation to, the hazard mitigation plan. The Tattnall County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission’s Comprehensive Economic Development Strategy. The Strategy’s goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Tattnall County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.



*The Glennville Sweet Onion Festival*

**Regional Water Plan and Environmental Planning Criteria Consideration.** Tattnall County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, Altamaha Regional Water Plan (2023), was considered by the Tattnall County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan’s objectives to maintain viable agriculture/forestry uses, protect/conservate natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The vision of the regional water plan, “to wisely manage, develop and protect the region’s water resources...to enhance quality of life..., protect natural systems..., and support the basin’s economy,” is inherent in this comprehensive plan’s community vision and goals. Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Tattnall County, including Tattnall County, the City of Cobbtown, the City of Collins, the City of Glennville, the City of Manassas, and the City of Reidsville, have long been in compliance with the Environmental Planning Criteria, having adopted implementing, consistent “Environmental Conservation, On-Site Sewage Management, and Permit” Ordinances in 2000 and 2001.

**Consistency with Quality Community Objectives.** In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health. The Tattnall County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Tattnall County, which is consistent with a quality community and the DCA Quality Community Objectives.



*Tattnall County Joint Comprehensive Plan Meeting*

**Community Involvement.** Throughout the planning process, Tattnall County, and its municipalities, actively collected and incorporated input from community members. Creating civic engagement was an essential and central component to developing the comprehensive plan. Several opportunities, including stakeholder meetings, an online community survey, and community drop-in sessions, were provided to the community to gain as much input as possible. The first step that was taken in the civic engagement process was to identify a list of stakeholders. Each stakeholder was invited to participate as a member of the Plan Coordination Committee. The committee met regularly over a period of several months and was responsible for guiding the development of the comprehensive plan. In addition to holding regular stakeholder meetings, several other opportunities were also given to the community to participate in the planning process. An initial public hearing was held on February 9, 2023, and was advertised in the newspaper to make citizens aware of the plan update and the planning process. On March 9, 2023, a community drop-in session was held at the Glennville Garden Club Center to provide citizens with another opportunity to discuss their opinions on what changes they would like to see with the plan and with their community. Twenty-six residents attended and an open discussion occurred. In addition, a final public hearing was held on August 29th, 2023, to provide the public with the opportunity to review the updated final comprehensive plan draft.

### **1. Interactive Website**

In order to provide the community with a clear understanding of how the planning process would work and to keep residents updated throughout the process, an interactive website was developed. Through the website, citizens could access documents and notes from each stakeholder meeting and could submit

responses to the survey questions at any time throughout the planning process. In addition, a planning timeline was made available on the website so that community members were always aware of when different meetings and planning sessions were occurring.

## **2. SWOT Analysis**

An initial steering committee meeting was held on February 16th, 2023. During this meeting, members of the steering committee participated in a SWOT analysis where they identified strengths, weaknesses, opportunities, and threats in Tattnall County. Figure 1 shows the results of the SWOT analysis. This activity provided a starting point in identifying the overall Needs and Opportunities of Tattnall County, which are addressed in "Needs and Opportunities". The SWOT analysis showed that one of Tattnall County's greatest strengths is its rural character that displays a quiet and peaceful atmosphere many seek for raising a family or enjoying retirement. The location of Tattnall County is centrally located around major employers. Fort Stewart Army Base, the newly established Hyundai Motor Group Plant in Bryan County, an hour commute to the Savannah Metroplex, and shipping ports are just a few opportunities for citizens of Tattnall County to take advantage of. Tattnall County takes pride in its excellent school system offerings two new elementary school, schoolwork/career programs, and educational programs such as Future Farmers of America. Other strengths that were identified included the county's abundant natural resources such as the Altamaha River, Ochopee River, Wiregrass Trail, Jack Hill State Park, its agricultural and forestry resources, the community health programs, the Optim Medical Center and the airport. During the SWOT analysis, several weaknesses of Tattnall County were discussed. One of the major concerns is preparing for growth in the future. The continuous industry wave through Georgia, such as the opening of the Hyundai Plant in 2025 will bring thousands of jobs to the region. As housing needs and costs continue to increase, the migration of the workforce and their families to rural areas will increase as well. The lack of land ready for development was identified as a significant weakness. Other weaknesses identified include the lack of infrastructure for industrial activities, and the lack of necessary road systems. The next portion of the SWOT analysis pertained to identifying opportunities in Tattnall County. The latest nationwide growing trend of remote jobs would encourage more people to reside in Tattnall County, enjoy the community's rural character and high quality of life while working remotely. The high school has a great opportunity to explore potential dual enrollment with Hyundai's new plant in Bryan County and other new industries coming to the area. Other opportunities include fast development influenced by the coastal region. The final portion of the SWOT analysis included the discussion of possible threats to Tattnall County. The threats identified were uncontrolled rapid development, the cost to build and maintain the rapid growth, the lack of housing and nursing homes, and the preparedness of rapid population growth in the area.

## **3. Community Survey**

A community survey was developed with the help of the Heart of Georgia Altamaha Regional Commission, Tattnall County, and its municipalities, to distribute to community members. The survey consisted of 20 questions and the goal of the survey was to gain additional public input on the needs and opportunities of the community. The survey was distributed to community members through email, paper copies, and a link was made available on the Tattnall County Joint Comprehensive Plan Update webpage. The results of the survey were discussed at a later stakeholder meeting where the needs and opportunities of the community were addressed. A copy of the survey can be found in Appendix A.

# S

## STRENGTHS

1. Rural character – quiet, peaceful place to live
2. Agricultural tourism
3. Educational system – New elementary schools
4. High school graduation rate
5. Boy/Girl Scout program
6. Extension office
7. Job training - School work/career program – Rotary Corporation/ grocery stores, work-based study ect. (SCCLA)
8. An established system to work continuously on maintaining road system
9. Our community provides the recognized value for young people
10. Good location - Focal point for transportation
11. One Georgia program that helps with the land issues
12. TSPLOST – SPLOST
13. County wide fire station – two fire departments – (ISA rating of 5)
14. County EMS SERVICE
15. Two prisons

# W

## WEAKNESSES

1. Lack of trails for tourist
2. Needs better branding on what we have - Capitalize on what we are
3. Need infrastructure to support industrial activities
4. Lack of a good communication system. There is a need for more transparent process for citizens to get answers to problems
5. Lack of well-functioning county chamber of commerce
6. Lack of land ready for development/industries
7. Inadequate road system which negatively impacts industries such as logging and agriculture
8. Lack of places to stay for workers working at the prisons
9. Lack of engagement for non-profit organizations – need to be more active in searching for funding

# O

## OPPORTUNITIES

1. Help high school explore potential career work training opportunities at the Hyundai plant in Bryan County.
2. One Georgia Program
3. CDBG – the city needs to apply more to improve roads
4. Georgia dreams gives out free downpayment.
5. Infill development – buildings available
6. Fast development coming from the coast
7. Work Airport
8. Non-profit organizations willing to providing funding

# T

## THREATS

1. Uncontrolled rapid development
2. Cost more to maintain than build new infrastructure
3. Not prepared for growth
4. Potentially hazardous weather conditions – climate change – may affect agricultural activities
5. Closing of the state prison -- Prison as evacuation center
6. Lack of senior housing/nursing home.
7. Historic hotels
8. Aging population
9. Inflation

Figure 1. SWOT Analysis Results

# Community Goals



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

## Community Vision

Our vision is a welcoming, vibrant community. We are a place of opportunity filled with spirit and pride in our heritage and excitement for our future. We aim to preserve our community traditions, resources, and small town feel while inviting new, innovative growth. We are committed to promoting our greatest assets, cultivating positive development, and improving areas of need. Our community will forge, maintain, and prioritize efforts in community outreach and intergovernmental relations. Achievements in continual community enhancement will be made through strategic actions taken in economic development, historic preservation, environmental protection, healthcare, education, community development, and public service. Tattnall County and the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville will offer a quality of life that will be valued by residents and visitors alike.

Tattnall County is a “Community of Pride and Promise,” filled with enthusiasm for all that makes it a unique and rewarding place to live, work and play. What made the county an attractive place for settlement over 200 years ago still holds true today. Economic stability and proximity to promising economic drivers, such as a deepened Savannah Port and Interstate 16, have brought a renewed feeling of excitement to all of Tattnall County. Today the diverse goods produced throughout Tattnall County are becoming more efficient with the aid of advancing technology, upon which the community stands ready to capitalize, with its excellent workforce and education levels.

Agriculture, particularly the emergence of the Vidalia Sweet Onion; Smith State Prison and Roger State Prison; the growth of Optim Medical Center-Tattnall as a regional health care provider; and growth of Rotary Corporation as the world’s largest supplier of aftermarket outdoor equipment parts have provided economic stability to allow the county to experience measured population growth. Recently, new industry in neighboring communities such as the Hyundai plant and many more, will bring thousands of jobs to the region in the near future. This stable economic base, the county’s abundant natural and cultural and resources, and its location close to larger growth centers such as Statesboro, Savannah, Hinesville and the Fort Stewart Military Reservation, and Vidalia offer much potential for future growth.

## **To fulfill our vision of the community we desire, we will consider the following goals when promoting our community:**

- 1. Promote a healthy, transparent citizen-government relationship**
- 2. Create a common brand that will enhance Tattnall County’s improvements and successfully market it as a place to live, work, and play**
- 3. Seek investment to capitalize on our agricultural economic base**
- 4. Remain vigilant of tourism trends and seek ways to innovate promotion of the community**
- 5. Remove blight and improve cost-burdened housing**
- 6. Preserve, enhance, and promote the area’s cultural and natural resources**
- 7. Maintain the sense of place and small-town character and feel of Tattnall County**
- 8. Ensure that future development is coordinated appropriately with infrastructure, including transportation, broadband services, water and sewer service areas**
- 9. Attract and promote investment in cultural amenities and economic opportunities for retention of young people after graduation**

Tattnall County is a growing rural county offering a slow-paced, small-town quality of life as a desirable alternative to nearby fast-growing urban areas. We believe the future Tattnall County will be one which is home to a growing population of residents attracted by the bustling and amenable small-town atmosphere, revitalized and viable downtowns, and overall quality of life. However, there will be available jobs and economic opportunities within the county to allow natives to return home and young people to work after post-secondary education. Opportunity for our youth will include modern amenities and serve as an attraction to our community. We will have well developed, healthy retail and service, and health care sectors, and will be more self-supporting for those who live and work here. There will be local grocery stores and entertainment options available to serve the growing population. This growth will be planned and managed, will enhance the quality of life, will be compatible with existing development, and will be protective of agriculture and the scenic and abundant natural and cultural resources of the county. The county will have the improved infrastructure and public facilities to attract and support the desired growth and development, including an improved airport, high speed broadband telecommunications, and a large well developed industrial park with improved transportation access to I-16. Local agribusiness opportunities, including processing of locally produced agricultural products, will increase. The citizenry will be better educated and more skilled to facilitate and accommodate the opportunities of a knowledge based economy. U.S. 280 and U.S. 301 will be multi-laned thoroughfares traversing the county and bringing more travelers and other economic opportunities to the county. Georgia 57, the Wiregrass Trail, scenic byway, and Georgia 121 will be nationally known again as the Woodpecker Trail, both bringing additional people and economic opportunities to the county. Tourism, including agritourism, bicyclist, heritage, and nature-based, will be an important component of a diversified economic development strategy. There will be ample lodging, restaurants, and other hospitality amenities available within the Tattnall County community to support increased tourists, as well as other visitors. Increased and improved bicycle/pedestrian amenities/infrastructure will also be important for local residents and visitors alike. Concentrated subdivision and residential growth will remain in or near the municipalities, particularly Glennville and Reidsville, while larger lot, rural single-family development will continue in other portions of the county, particularly near Manassas, the Battle Creek area, and between Reidsville and Collins. Intense commercial and industrial development will concentrate in or adjacent to Glennville, Reidsville, and the industrial park. However, most of the county will not change from the predominant agricultural and forestry uses.

Tattnall County embraces our long tradition of community service and the appeal of neighbors helping neighbors. While many cities within a single county may view their neighbor city as a rival, the municipalities within Tattnall County pride themselves on meeting once a quarter for the municipal association. Having each mayor from the five municipalities meet on a consistent basis creates a unified sense of community and has proved invaluable over time when dealing with countywide challenges. The spirit of one helping another carries over into the private sector of Tattnall County as well. Despite its small size, Glennville's Dairy Queen has led all of Georgia and received national recognition in raising funds for the Children's Miracle Network. Reidsville's Optim Medical Center-Tattnall is a private doctor managed health care facility regionally known for its quality, and widely praised for its caring services. In addition, it also has primary care clinics in Glennville, Reidsville, and Cobbtown. Civic responsibility and dedicated community spirit are also evident in the large number of active civic clubs in the county. These numbers include four separate Lions Clubs, a Kiwanis Club, and one Rotary club. The service activity and dedica-

tion of these civic clubs is evident through the fact that Glennville’s Rotary Club has distinction in that 100 percent of its members are Paul Harris Fellows. Tattnall Productions also has regional notoriety for local talent and acclaimed arts productions, while the annual art show at the courthouse is widely acclaimed. The community also celebrates its heritage through the efforts of many. In the 1980s, the community received national recognition from President Reagan for restoring the Alexander Hotel solely with private funds. Glennville is now restoring its Glennwanis Hotel in a similar fashion. The community also holds an annual Fort Wallace-Wood “Battles at Manassas” Civil War reenactment near Manassas involving many. An entrepreneurial spirit fills Tattnall County, leading to many innovative farming operations with the County becoming one of Georgia’s top producing agricultural counties with significant poultry, pecan, timber, wine, sweet carrots, and other production. The county is Georgia’s top producer of Vidalia Sweet Onions and has a history of vegetable production dating to the 1930s when Glennville was once known as the “Tomato Capital,” a title celebrated with a community festival. Today, we celebrate the Vidalia Sweet Onion with a popular festival in Glennville. The county is also home to small farms which pride themselves on the concept of farm to table and offer direct sales to the public. Red Earth Farm, operated by noted environmental author Janisse Ray, offering organic farm products and sustainable education



*The Glennville Sweet Onion Festival*

workshops, has accomplished much in advancing the organic, farm to table concept for all Southeast Georgia. Located near the unincorporated community of Tison, Watermelon Creek Vineyard and Winery produces award-winning muscadine wines, and related products, and offers tours and special events. Other diverse agriculture enterprises located in the County include premium beef cattle from Chatell Farms, Armstrong Cricket Farm, Woodpecker Trail Olive Farm, and exploratory ventures with FuYu persimmons. Tourism, especially along US 301, has played an important part in the development of the Tattnall County community from historic trails like the old River Road and Hencart Road, historic courthouses and hotels, railroads, and river commerce. Today the community enjoys many tourism benefits with much more potential. Festivals are celebrated in or near all the county’s municipalities. The cooperatively promoted Wiregrass and Woodpecker trails already run through the community, and US 301 has been designated as a Georgia Grown Trail complete with trail stops of direct to consumer farms offering their agriculture related products on site. Jack Hill State Park, the Big Hammock Natural and Wildlife Management Area with rare flora and fauna, and other outstanding outdoor experiences and opportunities exist

in the county. The state park is also prized within the Region for its 18-hole golf course. The Ohoopie River with glistening white sands and black, mirrored waters, along with the incredible Altamaha River and its biodiversity and beauty of global significance call Tattnall County home. Unparalleled opportunities for canoe paddling, float fishing, or amazing wildlife viewing exist. The community already enjoys a portion of the national Adventure Cycling Association's Atlantic Coast Bike Route traversing along its backroads and offers many additional opportunities for biking enthusiasts in a stimulating, verdant landscape. Patriotism is clearly evident and celebrated within Tattnall County. Many of the county's settlers were Revolutionary War veterans who received headright bounties through a land lottery. The county is located adjacent, with some of its lands included, to Fort Stewart, the US Army's largest base on the East Coast and home to the 3rd Infantry Division, which played a critical role in WWI, WWII, Korea, and



*Jack Hill State Park*

The Global War on Terrorism. The community has an acclaimed and immaculate Veteran's Park near its courthouse in Reidsville, and Georgia's second Veterans Memorial Cemetery was located near Glennville in 2007. All local schools also recognize and honor veterans with special Veterans Day programs and celebrations. Many veterans and others find the community attractive for residential location and retirement. Progress has always been a hallmark of the Tattnall community. Glennville's "Moonlight School" was recognized in the early 1900s as one of Georgia's first adult literacy programs. Educational legacy continues with adult education centers in Glennville and Reidsville supported by Southeastern Technical College, and a combined Tattnall County High School at Battle Creek between Glennville and Reidsville. The community has transformed a failing public hospital into a private, regional success story providing an outstanding state-of-the-art health care system. It has committed itself to a revitalized Chamber of Commerce and Development Authority. It has lovingly restored its courthouse's historic grandeur and continues to make other important investments in its infrastructure to make itself a better and more attractive place to live and work. Tattnall County is an ideal place to raise a family, seek employment, and enjoy life. Our heritage has afforded many resources to be proud of, and our opportunities for tomorrow are unlimited. The future is bright for our community, with many available avenues for success. Tattnall County truly is the place to live.

# City of Cobbtown

## Description

Cobbtown was the only named community in the northern part of present-day Tattnall County prior to construction of the Savannah and Montgomery Railroad through Tattnall County in 1890. Named for a member of the locally prominent Cobb family, or possibly Confederate statesman Thomas R.R. Cobb, the town was originally located about one mile north of its current site. In 1893, when the Wadley Southern Railroad was built through Tattnall County, it bypassed Cobbtown by about a mile. Development began to occur along the railroad following construction of the train depot, and a U.S. post office named Quince was established. Quince flourished, drawing people away from Cobbtown. Eventually, Quince's name was changed to Cobbtown, and the former settlement came to be known as old Cobbtown. Cobbtown continued to grow and thrive throughout the late 19th century. According to the 1898-1899 Georgia State Gazetteer, the town (still called Quince) was served by a number of businesses and professionals. There were two livery stables, one gristmill, two sawmills, one drugstore, one fertilizer dealer, four general merchandise stores, one grocery store, three hotels, two cotton gins, and three naval stores manufacturers. One physician, two preachers, two blacksmiths, three carpenters/builders, one music teacher, a justice of the peace, and a notary/ex-officio justice of the peace resided in the community. A local school, Cobbtown Academy, provided for the children's educational needs. Although Cobbtown appears to have been a typical turn of the century small railroad town, it had a reputation for rowdiness. Fighting was fairly common, and liquor was readily available at the town's four saloons, the only ones in all of Tattnall County about 1898 or 1899. It is said that most strangers avoided Cobbtown, and those who made the mistake of going there were frequently the butt of some dangerous prank. At least two men are known to have died as a result of these activities in Cobbtown. Despite the town's reputation, it progressed during the early 1900s, reaching a population of 254 by 1910, and was incorporated in 1919. By 1920, Cobbtown reached a population of 325 for a gain of 28 percent, but then lost 30 residents (over 9 percent) during the 1920s down to 295 in 1930. It even had a semi-pro baseball team called the Cobbtown Sports which played the minor league Macon Peaches and defeated them in a memorable game played in the 1930s. In the midst of the Great Depression on December 21, 1933, Cobbtown advertised in The Tattnall Journal seeking additional residents and development. It described itself as "Tattnall's Best City" and boasted of low taxes, no outstanding debts, and an "unusual" health record ("only two cases of tuberculosis...[and] fewer than 10 cases of typhoid fever in 10 years; other cases of illness low in proportion."). At the time, Cobbtown had 15 businesses, three churches, two physicians, and one "high ranking" junior high school. The community specifically desired municipal water and electricity, a tobacco warehouse, and an ice and cold storage plant.

# Vision

In the future, Cobbtown will be a THRIVING, PICTURESQUE SMALL TOWN with a REVITALIZED DOWNTOWN where historic buildings will be used for various businesses and services. A local branch bank will provide financial services for local businesses and residents, as well as visitors. There will be increased tourist traffic from travelers along the historic WOODPECKER TRAIL (GA 121) and the Georgia Scenic Byway designated WIREGRASS TRAIL, including those cycling along the Wiregrass Trail bicycle route on Georgia Highway 57. The nearby private Ohoopie Match Club development will attract to the Cobbtown area permanent residents in search of the RURAL, SMALL TOWN QUALITY OF LIFE in which to retire or raise a family.



**L** Historic Residence    **R** Downtown Cobbtown

Issues	Opportunities
Drainage improvements	Historic downtown and residences
New roof for City Hall	Dollar General store
Bank branch relocation	Christmas Cobbtown Style
Downtown revitalization	Wiregrass Trail (GA 57)
Bicycle route along Wiregrass Trail (GA 57)	Woodpecker Trail (GA 121)
	New fire department
	I-16 proximity
	Ohoopie Match Club private development
	Lower ISO rating
	Zoning ordinance

# City of Collins

## Description

Collins is a small friendly, family oriented community of about 518 residents (2022 U.S. Census estimate) located between Cobbtown and Reidsville along GA highways 57 (Wiregrass Trail) and 121 (Woodpecker Trail). It has a rich railroad history, beginning as a rail point stop along the Savannah and Montgomery Railroad about 1890. Businesses sprang up at the site, and within a few years, Collins had become a small rail center. In 1893, the Wadley Southern Railroad came south to Collins on its way to making connections with other lines through south and central Georgia. Later, the Georgia Coast and Piedmont, which originated in Darien and ran through Glennville and Reidsville, terminated at Collins from the south. As a result, Collins had a second connection with the main north and south routes, as well as a connection with the coast. It was incorporated as a town in 1894 and believed to be named after an early settler, Perry Collins. Some of Collins' early businesses were R.M. Stanley's clothing store, W.L. Morris' general store, Holland and Jarriel's general merchandise, Lavasser Williams' hardware, and George Gore's drugstore. The county's first branch bank, a branch of the Tattnall Bank, was located in Collins. By the late 1890s, the city had four general merchandise establishments, two grocers, one hotel, two sawmills, and two naval stores manufacturers.

The City of Collins was incorporated by the Georgia legislature on August 28, 1905, and J.J. Kennedy became the first mayor. In November, 1909, the City passed an ordinance allowing the Collins Mutual Telephone Company use of public streets to establish telephone service. There were 327 residents in 1910 U.S. Census. Lavasser Williams petitioned the City on January 1, 1913, to maintain and operate for the public good both a water and electric light system. The population grew by over 54 percent to 505 according to the 1920 U.S. Census. By 1930, Collins had 510 residents, an increase of only five people during the previous decade. Three years later, the city described itself as "a prosperous, growing, law-abiding little city of 600 citizens, located in the heart of the best farming section of Georgia." Twenty businesses were located in Collins by late 1933, including the Georgia Pine Turpentine Company, which produced 1,400 gallons of crude tar per day and employed 100 men with a monthly payroll of \$8,000 to \$10,000. In addition, Collins had one of three senior high schools in the county, two prosperous churches, and three medical doctors. The historic Collins Gym, dating from circa 1936/38, was restored in the 1990s for continued public use. Commercial tobacco cultivation began in the Collins area during the early 20th century when the industry was young in Georgia. It is recalled that at one time, there were five or six grocery stores, a café, a drugstore, and a movie theater in town. The population of Collins increased by more than 200 residents in the 1930s, reaching 712 in 1940, a gain of nearly 40 percent. After this point, the number of inhabitants fluctuated, decreasing to 638 in 1950 and 565 in 1960, before experiencing a gain of only nine persons from 1960 to 1970. A more substantial population increase occurred in the next decade, with the total reaching 639 in 1980. However, by 1990, Collins' population decrease to 528 persons. While the city's population grew 3.5 percent from 1930 to 1990, it declined 17.4 percent between 1980 and 1990. According to the 2000 U.S. Census, Collins' population remained stagnant at 528 before increasing 10.6 percent to 584 in 2010. The 2020 population was 540 with an estimated population of 524 in 2022, reflecting a gradual decrease once again. Today Collins is a quiet small town where residents are like family. The crime rate is extremely low, and whatever is not readily available locally can be reached within a short drive.

## Vision

In the future, Collins will continue to be a SAFE, CLOSE KNIT COMMUNITY perfect for a “laid back” family life style. The HISTORIC DOWNTOWN will be restored and offer businesses and services to both locals and visitors, as well as regular events, such as singing, movie night, or game night. The historic Collins Depot will be returned to its original location and rehabilitated for community use. The WOODPECKER and WIREGRASS TRAILS through Collins will be popular travel routes, with bike lanes along the latter, and Southern hospitality readily available. The historic Collins Gymnasium will continue to be maintained and used by the public. Excellent WATER, SEWER, BROADBAND INTERNET, and other infrastructure service will be provided. Collins will be known for its attractive, WELL-MAINTAINED COMMUNITY and its FRIENDLY PEOPLE.



**L** Mercantile Inn    **R** Olie Parker Community Park

Issues	Opportunities
Lighted walking track	Historic downtown and residences
Downtown revitalization	Historic Collins Gymnasium
Street/sidewalk improvements	Historic Collins Depot
Relocation/rehabilitation of historic Collins	Wiregrass Trail (GA 57) Woodpecker Trail (GA 121)
Historical Depot relate and rehabilitate for community use	Water/sewer system improvements T-SPLOST funding
Blighted property clean up	Lower ISO rating
Bicycle route along Wiregrass Trail	Solar farm
	Zoning ordinance

# City of Glennville

## Description

The largest city in Tattnall County with an estimated 2022 population of 3,879 Glennville is truly a small town which offers opportunities usually found only in larger cities. It is a close-knit community with great schools, a low crime rate, and a stable tax base. Glennville has been the home to Rotary, Inc.; Duramatics; Mascot Pecan; and Armstrong Cricket Farm for over 40 years. Its proximity to Fort Stewart and the opening of Smith State Prison in the early 1990s also contribute significantly to the local economy. Glennville will soon begin to benefit from its proximity to Coastal Georgia as new industry begins to expand in region. The new Hyundai EV plant in neighboring Bryan County, and many more industries coming to Coastal Georgia will bring thousands of new jobs to the area. The historic downtown commercial area continues to undergo revitalization, as does fundraising for the historic Glenwanis Hotel's rehabilitation. Glennville began as a rural crossroads formed by the Hencart Road, which led from Ways Station (present-day Richmond Hill) westward, and the old Reidsville/Johnson Station Road. Located in the southeastern portion of Tattnall County, the crossroads was near several farms and plantations dating from the early 19th century. By the 1850s, area cotton growers had a much better route to market due to completion of the Savannah, Albany, and Gulf Railroad 18 miles away in Liberty County. This improved transportation access also contributed to the growth of the crossroads, leading to the opening of a general store, its first business. On June 27, 1857, 14 area citizens organized a Baptist church, naming it "Philadelphia" for the Greek City in the New Testament. The church building was constructed about 200 yards south of the store, and the village became known as Philadelphia Crossroads in honor of the church. In 1860, a one-room schoolhouse was erected. Philadelphia Crossroads' growth was interrupted by the Civil War. Although no battles occurred in the area, Union Calvary detachments camped in the village. Since the community proper in 1864 consisted of only a church, store, school, and three farmhouses, the Union raiders left it intact after thoroughly ransacking it. Following the economic stagnation of Reconstruction, an era of slow, but steady prosperity began for the village. The Philadelphia Baptist Church began an academy or high school with a grammar school in 1884. A "handsome" five-room frame school was built later. Nineteen area men organized a Masonic lodge, Philadelphia Lodge No. 73, in 1887. They erected a two-story frame building for a meeting hall (second story) and public school (first story) use. Also in 1887, the Philadelphia Baptist Church built a new church with a tall steeple which could be seen from more than a mile away. The community's population grew steadily, with a number of new residents coming from western Liberty County. Given the community's growth, local leaders decided that a local post office was needed to serve the 45 or so inhabitants of the village and the more than 200 others in the immediate area. In 1889 the Glennville post office was established in honor of Reverend Glenn J. Thompson, who was headmaster of the local

school soon to be called Tattnall Institute. Glennville was incorporated as a town in 1894. At the time of its incorporation, Glennville consisted of at least four stores, a blacksmith shop, a livery stable, a cotton gin, two churches, and 10 or more dwellings. According to the 1898-1899 Georgia State Gazetteer, a wide range of professionals and businesses served Glennville. One notary/ex-officio Justice of the Peace, one Justice of the Peace, one druggist, two physicians, one attorney, two music teachers, and six preachers were among the town's professionals. Businesses included two hotels, four general stores, two blacksmith shops, two livery stables, three cotton gins, one lumber dealer, one gristmill, one sawmill, and one naval stores operation. Glennville's population reached 269 in 1900. Two years later, the Perkins Lumber Company extended a "tram" road from Register in Bulloch County to Glenn-



*Downtown Glennville*

ville, which later became known as the Register and Glennville Railroad. The first local telephone service became available in 1903, when a line was strung from Hagan to Glennville. Glennville continued to grow, and by 1904 the town had eight general stores and a clothing store in addition to numerous other businesses. Its first bank and newspaper started the next year. A devastating fire in 1906 destroyed most of the town's commercial area; however, many of the structures were rebuilt, this time of masonry. By 1910, Glennville had 640 residents, an increase of 140 percent in 10 years. Agriculture remained important to Glennville's economy, with at least two large cotton gins and several warehouses located there to support area farmers. A variety of crops were grown, including cotton, tobacco, strawberries, sugar cane, pears, pineapples, and oranges. Glennville became known as the "Tomato Capital" for the large volumes of tomatoes grown, sorted, packed, and canned locally. The community celebrated the crop annually with a Tomato Festival, parade, and beauty pageant similar to today's Sweet Onion Festival. In the early 20th century, Glennville adopted the slogan "The Trade Center of Four Counties" to reflect its location within a twenty mile radius of four towns. The city promoted itself as "Tattnall's Largest and Fastest Growing City" in an advertisement printed in the December 21, 1933 issue of The Tattnall Journal. According to the advertisement, Glennville had 60 businesses at the time,

including a motion picture house, one ice and cold storage plant, two sawmills, one stave mill, two gas and oil distributing stations, one bottling plant, two funeral homes, a bakery, C. & G. Railroad Main Office, and two telephone systems. The community also boasted one senior high school, four churches, five physicians, two dentists, and three lawyers. Glennville's population more than doubled between 1910 and 1930 to 1,503. It continued to grow slowly in the 1930s, reaching 1,674 in 1940. In 1950, the city had 2,327 residents. Tourist traffic along U.S. 301 became important to Glennville's economy, particularly in the 1950s and 1960s. This led to the construction of at least a dozen motels and numerous gas stations in and near the city to serve the traveling public. In completion of Interstate 95 in the 1970s



**L** Glennwanis Hotel    **R** Downtown Glennville

siphoned off much of the non-local traffic from U.S. 301, and many of the travel-related businesses eventually closed. In 1973, Georgia's Governor Jimmy Carter established a state film commission to market Georgia as a filming location for future projects. The 1974 film "The Longest Yard", was filmed at the Georgia State Prison in Reidsville. Since then, the state has been the location for many films. Most recently, in 2018, Glennville was the site for the science fiction action movie Gemini Man starring Will Smith. In preparation for filming, Glennville's downtown received new signage, fresh paint to store fronts, and a variety of other downtown beautifications. In 2005, The Georgia Entertainment Industry Investment Act (GEIIA) was adopted, giving a 20 percent tax incentive for film production in Georgia. This has resulted in the Peach State becoming a very popular destination for the film industry. Glennville among other communities in the state have benefited as a result of the (GEIIA). The population of Glennville continued to increase slowly throughout the 1950s and 1960s, reaching 2,791 in 1960 and 2,965 in 1970. After a decade of comparatively rapid growth to 4,144 in 1980, the population declined by more than 11 percent to 3,676 in 1990. From 1930 to 1990, the number of inhabitants in Glennville increased by more than 140 percent. The city's population continued to decrease by a small percentage (1 and 2 percent, respectively) during the next two decades, reaching 3,834 in 2010. The latest 2022 U.S. Census estimates Glennville's population at 3,879.

## Vision

The City of Glennville desires to continue offering a small town environment with a focus on SMART GROWTH, which provides both the necessities (OUTSTANDING INFRASTRUCTURE, INCLUDING STATE-OF-THE-ART BROADBAND TECHNOLOGY, SCHOOLS, FULL-TIME FIRE DEPARTMENT, and the like) and attractive recreation amenities and others to its residents. The GLENNVILLE INDUSTRIAL PARK will be full, creating additional local employment opportunities. The historic downtown will be a vibrant retail, service, and hospitality area teeming with increased foot traffic appreciative of the extended streetscape improvements. Special events, such as concerts and festivals, the historic landmark GLENNWANIS HOTEL, also located downtown, will be fully rehabilitated and used as a popular multi-purpose facility. There will be a seasonal farmers' market that attracts locals and visitors from nearby FORT STEWART and elsewhere, including those traveling the GEORGIA GROWN U.S. 301 TRAIL through Glennville. A bike route will be located along the Wiregrass Trail (GA 57), as well as a bicycle lane linking the recreation department with downtown. The GLENNVILLE-TATTNALL MUSEUM will be in a new, accessible location for visitors to enjoy. A chain hotel will provide quality lodging and hospitality to the city's many visitors to the long-running GLENNVILLE SWEET ONION FESTIVAL and other events. Glennville will, indeed, be "THE ACCOMMODATING CITY" it was called beginning in the 1970s.

### Issues:

Glennville Industrial Park development, Street improvements, Farmers' Market Sewer system upgrades, Glennwanis Hotel rehabilitation, New location for Tattnall Glennville Museum, Chain hotel, Full-time fire department, Bike lane to Recreation Department, Community Center development with youth activities, Bicycle route along Wiregrass Trail, Annexation of small areas served by water service, Blighted area cleanup.

### Opportunities:

Historic downtown, Lowered ISO rating, Glennwanis Hotel, Movie filming location, Wiregrass Trail, TSPLOST funding, City website, Glennville Recreation Department, Duramatics, Glennville Sweet Onion Festival, Smith State Prison, Tattnall Glennville Museum, Armstrong Cricket Farm, Zoning ordinance, Glennville Industrial Development Authority, Hotel/motel tax, Downtown streetscape project, Georgia Veterans Memorial Cemetery, GRAD certified Glennville Industrial Park, Georgia Grown U.S. 301 Trail, Optim Primary Care clinic, Historic Glennville Auditorium, Rotary Corporation, Glennville Garden Club facility, Onshore Call Center, Fort Stewart/Compatible Use Buffer, Mascot Pecan, Glennville Public Library, Glennville Chamber of Commerce, Radio road water meters, Sewer and paving improvements, Glennville Downtown Development Authority.

# City of Manassas

## Description

Manassas is a small town located between Collins and Bellville, Hagan, and Claxton (Evans County) along GA Highway 292. It is Tattnall County's smallest incorporated municipality. The 2020 U.S Census reported Manassas' population at 59 persons. Manassas dates from the late 1800s. It was named for Washington Manassas Foy, a major landowner, farmer, merchant, and naval stores operator who built his home in the area about 1889. Foy is said to have laid out the community, after successfully negotiating with the Central Railway Company to come through Manassas. By 1890, the Seaboard Air Line had leased the line and was making regular stops in Manassas. In 1895, Foy's turpentine business employed nearly 125 workers, who produced 2,000 barrels of turpentine and 8,000 barrels of resin and operated 525,000 boxes. Foy brought Lumbee Indians from Robeson County, North Carolina (believed by some to be descendants of the Croatan Indians of Lost Colony fame) to Georgia to assist with naval stores operations. Foy also heavily invested in Sea Island cotton and had at least three gins.

The town of Manassas had grown to more than 250 people in 1895. By 1898/1899, Manassas had at least four general merchandise stores, one drugstore, one grocery store, one sawmill, and two naval stores manufacturing operations. At least eight houses existed in the immediate area around 1900, and two physicians lived in the community. One contemporary source gave its 1900 population as 186. Manassas had developed a reputation by the early 1900s of being "a hustling little city." Even several major fires in the commercial area did not deter the merchants for long. Most rebuilt their stores, restocked, and continued business as usual. Local farmers and merchants formed their first, albeit short-lived, cooperative, a pickling plant, in 1902. In a more successful venture, Manassas was chosen over Hagan, Collins, Claxton, and Reidsville about 1908 as the site for a cotton warehouse. The Tattnall Journal publicly acknowledged that the Manassas area contained some of the "most influential business men and best farmers in the county" following the city's coup of obtaining the cotton warehouse. By 1915, Manassas contained at least four general stores, two groceries, two gristmills, a sawmill, two turpentine stills, a fertilizer plant, and the afore-mentioned pickling plant. Four years later, several more stores had been added. J.H. Rogers provided the first electricity in the city using a 32-volt Delco battery in 1917. The City of Manassas was chartered by the Georgia legislature in 1920. Its original city limits were drawn in a circle one-half mile in all directions from the center of town. J.H. Rogers was elected as the first mayor. Manassas' leaders publicly expressed their optimism about the community's future in The Tattnall Journal shortly after incorporation. They stated: ...The boom is on, businesses are coming in, buildings are going up, and a large development project started...We find that all that is needed in a movement like this is cooperation, and this Manassas is noted for. Some of the things that is [sic] under construction now is [sic] a larger refinery, novelty works, feed

and flour mill,... Yes, it will pay you to keep your eye on Manassas, Georgia. Despite local optimism, Manassas lost population from 1930 (197) to 1940 (165) to 1950 (128). This may have been due, in part, to loss of business to Claxton and Collins beginning in the mid 1930s. These cities had transportation advantages over Manassas, including two or more railroads and highways linking them with larger markets. Manassas gained 26 residents from 1950 to 1960, thus raising the population to 154. However, the town's population dropped to 144 in 1970 and 116 in 1980. Six percent growth occurred between 1980 and 1990, bringing the total number of residents to 123. From 1930 to 1990, Manassas lost nearly 38 percent of its population. Losses have continued since that time with nearly a 19 percent decline from 1990 to 2000, resulting in 100 inhabitants. The U.S. Census 2020 population was 103. Manassas remains a small historic community with a rich past evidenced by its surviving depot, residences, and other structures. Since 2000, there has been an annual reenactment of the Civil War Battle at Manassas at nearby Fort Wallace-Wood, which is a popular event for spectators and history buffs.

## Vision

The City of Manassas will continue to be a small, CLOSE KNIT COMMUNITY noted for its significant preserved HISTORIC STRUCTURES, including its depot and private residences. It will offer an excellent quality of life for those seeking a quiet rural town located within EASY DRIVING DISTANCE of larger communities providing additional amenities. There will be state of the art BROADBAND, HIGH SPEED CONNECTIVITY available locally as well as PASSIVE RECREATION and water line extensions to areas where needed. The COMMUNITY CENTER will be a popular, much used location for various local events and activities. The annual BATTLE AT MANASSAS CIVIL WAR REENACTMENT will continue to grow in popularity, attracting increasing numbers of visitors who appreciate the community's rich history.

### Issues:

Sidewalk/streetscape improvements, High speed broadband service, Recreation area development

### Opportunities:

New water tank, Historic depot, residences, and other buildings, Extensive research compiled on Manassas' history for possible National Register Historic District nomination, Battle at Manassas Civil War Reenactment, Lowered ISO rating, Manassas Community Center

# City of Reidsville

## Description

The county seat of Tattall County, Reidsville is located at the junction of U.S. 280 and GA highways 23, 30, 56, 57 (Wiregrass Trail), 121 (Woodpecker Trail), and 147. It is known as “Friendship City USA” and promotes itself as a great place to live. “Small town values, guided growth, preservation of historical, cultural, and natural heritage” are a few of the community’s core principles. Reidsville further prides itself as a “small town with big city convenience,” while “maintaining a wholesome lifestyle...and a progressive approach to local business.” The city is home to the Jack Hill State Park and its popular Brazell’s Creek Golf Course, as well as Roger State Prison, which provide stable employment opportunities to area residents. Reidsville’s historic Alexander Hotel was nationally recognized in 1988 as the recipient of one of 10 President’s Historic Preservation Awards. In more recent years, the physician-owned Optim Medical – Tattall located in the remodeled former local community hospital. Today it serves as a general medical and surgical hospital specializing in orthopedics, which attracts patients from throughout the region. Even though Tattall County was established in 1801, Reidsville did not become the county seat until about 1830 in response to the desire for a more centrally located seat of county government than the previous Drake’s Ferry and Ohoopie Mills along the Ohoopie River. There are differing accounts as to the origin of the name of Reidsville. According to some sources, the town was named to honor Superior Court Judge Robert Reid of Augusta, who presided over courts in Tattall County for several years before moving to Florida where he became the territorial governor. Other sources credit William Reid, the first person to practice law in Tattall County, as the man for whom Reidsville was named. In terms of access, the City of Reidsville was well located at the junction of two main roads through Tattall County. One road ran from Vernon [Mt. Vernon] in Montgomery County on the west to Savannah on the east. The other began in Emanuel County on the north and ran south to Darien on the coast. The new county seat was laid out in a circle radiating one-half mile in all directions from the courthouse, which was built in 1831. Although described as a “crude, cheap” structure, it remained in use until 1837. The county’s first post office was established in Reidsville in 1832. Despite increased settlement and creation of a proper county seat at Reidsville, Tattall County remained a “backwoods” area, especially in the minds of residents of older, more established areas of Georgia. The following description appeared in the October 18, 1831 issue of The Augusta Constitution: The inhabitants of our city are scarcely aware that there exists within one hundred miles of them a people peculiar in habits, pursuits and manners, and among whom the absence of refinement and luxury is compensated by a republican simplicity...native vigor of intellect...and kindness of heart... We allude particularly to the counties of Emanuel and Tattall, where although wealth and polish do not abound...the inhabitants are perhaps as happy and comfortable as those who breathe the air of our towns and reside in more populous and flourishing regions. Trained to labor

from their youth, they shrink from no toil or hardship.... The country is wild, sparsely settled, full of game, and if we except one or two highways leading to Savannah, almost without roads, the paths dignified by the name of roads being almost overgrown by grass.... Tattnall County erected a new, more substantial courthouse on the site of its predecessor in the center of Reidsville from 1837 to 1839. George Merriman, a Connecticut native, constructed the frame Greek Revival style building, which his son later enlarged by 20 feet shortly after the Civil War. The structure remained in courthouse use until the present courthouse was built in the early 1900s.



**L** Alexander Hotel   **R** Residence

The City of Reidsville was incorporated in 1838 during construction of the county’s new courthouse. Lots still remained for sale ten years after the town was laid out, and the population was only about 50 in 1849. Reidsville continued to grow slowly through the 1850s. During the Civil War, there were only three or four families living in town. The streets and courthouse square were covered with deep sand, and numerous large live oaks were located throughout the community. In addition to the courthouse and several dwellings, there were two or three stores, a post office, a two-story Masonic hall, and an 8-room hotel known as the Williams Hotel. While Sherman’s main army did not pass through Tattnall County during its infamous “March to the Sea,” a party of his soldiers was sent as far west as Reidsville. It is said that the county seat was so small at the time that Sherman’s men rode through town without realizing it. In 1865, Union soldiers made the courthouse their headquarters for administering the amnesty oath to Tattnall County citizens. Reidsville’s official population reached 106 by 1880. Period accounts state that there were three physicians, three lawyers, two dentists, a liquor dealer, four Methodist ministers, a blacksmith, four general stores, two hotels, two steam gristmills and sawmills, and a number of county government employees. The town boasted an academy and a public school around 1883. In addition to at least five general merchandise stores, Reidsville had more specialized businesses and laborers in the late 1880s, such as drugstores, a fertilizer dealer, a painter, and naval stores manufacturers. By 1900, Reidsville’s population had increased to 257 persons. The current courthouse, designed by noted architect J.W. Golucke, was built in 1902 in the Second Empire architec-

tural style. It was remodeled through the years, most significantly when in the 1960s both the mansard roof and corner clock tower were removed. While these character defining architectural features were not replicated, the courthouse underwent extensive renovations in recent years which have returned the structure to much of its original glory. Reidsville experienced tremendous growth during the early 20th century at a rate of nearly 77 percent, reaching 454 residents in 1910. The city’s population continued to grow rapidly, and by 1930, it had 631 inhabitants. The community promoted itself in 1933 as “a growing city of refinement, culture, and progress.” It was proud of its accredited senior high school, two “progressive” churches, and excellent transportation facilities, including U.S. 280 and the Collins and



**L** *Downtown Reidsville*    **R** *Grocery Store*

Glennville Railroad, which connected at Collins with the Seaboard Air Line. According to an article in *The Tattnall Journal* dated December 21, 1933, Reidsville’s “enterprising and efficient” merchants operated a number of businesses, including three cafes, three hotels, two automobile dealerships, and several service stations. Among the city’s professionals, there were seven lawyers, three dentists, one physician, and “a corps of courteous and efficient county officials.” In the midst of the Great Depression, the community ambitiously sought the addition of an apartment building, more hotels, “progressive merchants, manufacturing plants, motion picture theater, ice and cold storage plant, meat curing plant, feed mill, and any other legitimate business...” Reidsville and Tattnall County also benefited from the 1930s location of the Georgia State Prison Farm seven miles west of the county seat on the Ohooppee River. The site was selected over 95 other potential sites across Georgia. The facility was completed circa 1936, at a cost of approximately \$1.5 million for buildings and equipment. The population of Reidsville grew by almost 28 percent in the 1930s, reaching 805 in 1940. It continued to increase at an even greater percentage (57 percent) during the next decade to 1,266 persons in 1950. After a slight decline in the 1950s, the number of residents increased by double digit percentages through 1980 for a population of 2,296. Reidsville’s population rose nearly 300 percent between 1930 and 1990 to 2,469 before declining in the 1990s by 9.5 percent to 2,235 in 2000. Reidsville’s official 2010 Census population was 2,594, reflecting a gain of 359 persons, with a slight increase the 2020 Census of 2,676.

## Vision

Reidsville will continue to be a FRIENDLY and DESIRABLE COMMUNITY in which to live and work that retains its small town character while providing MODERN CONVENIENCES. It will have excellent infrastructure, including available state-of-the-art BROADBAND TECHNOLOGY. The REIDSVILLE AIRPORT will offer top notch facilities to its many users. Blighted properties will be cleaned up, and Reidsville will be viewed as a CLEAN, WELL-MAINTAINED COMMUNITY. Historic downtown Reidsville will be revitalized with rehabilitated historic structures used for a variety of businesses and services, as well as inviting and ATTRACTIVE STREETSCAPE improvements. Visitors will flock to Reidsville traveling the WOODPECKER and WIREGRASS TRIALS to see local attractions, such as JACK HILL STATE PARK, BRAZELL'S CREEK GOLF COURSE, the historic ALEXANDER HOTEL, and VETERANS MEMORIAL PARK adjacent to the historic Tattnall County Courthouse. The annual WIREGRASS FESTIVAL will be among the special events which also continue to attract people. The Tattnall County Archives will have expanded hours for researchers in its larger facility. There will be additional lodging and hospitality venues to serve increased tourists and visiting patients/families utilizing the local OPTIM MEDICAL CENTER – TATTNALL, as well as physicians and other medical personnel from out of town. The Reidsville Recreation Department will have expanded facilities and programs for all age groups, including a LIGHTED WALKING TRACK. The ROGERS STATE PRISON will continue to provide employment opportunities, and prison workers will have AFFORDABLE HOUSING options available locally.

### Issues:

Downtown revitalization Lodging/hospitality venues, Possible hotel/motel tax Street/sidewalk improvements, Public safety equipment, Completion of Reidsville Airport upgrades, Alexander Hotel renovations/Georgia Department of Corrections Museum, Recreation Department facilities upgrades/expansion, Blighted property clean up, Annexation of areas served by water/sewer, Bicycle route along Wiregrass Trail

### Opportunities:

Tattnall County Courthouse, Historic downtown Reidsville, Reidsville Municipal Airport with flight school, Jack Hill State Park with Brazell's Creek Golf Course, Historic Alexander Hotel, Wiregrass/Woodpecker trails, Tattnall County Archives, Wiregrass Festival, Optim Medical Center – Tattnall/Primary Care clinic East Georgia Healthcare Center, Rogers State Prison, Reidsville Development Authority, Tattnall Library, City website, Veterans Memorial Park, T-SPLOST funding, West Reidsville sewer/paving/drainage improvements, Lowered ISO rating, Tattnall Learning center, U.S. 280, Updated zoning ordinance

# Community Goals

## Economic Development



1. Improve education levels
2. Address continuing education/job skills improvements Enhance local leadership programs
3. Nurture existing businesses/entrepreneurs
4. Support continued viability of Fort Stewart and state prisons Support continued development/expansion of Optim Medical Center-Tattnall and local healthcare sector
5. Address/improve infrastructure needs, including broadband/high speed connectivity
6. Develop/improve local industrial/commercial sites/parks Attract new businesses/jobs
7. Revitalize downtowns
8. Address growth management/rural character preservation Develop/enhance tourism
9. Utilize/promote outdoor amenities/natural resources Assure viability/support/enhance agricultural/forestry uses Improve transportation access/quality
10. Promote quality of life/civic and community pride/location Enhance intergovernmental cooperation





*Jack Hill State Park*



## Natural & Cultural Resources

1. Address conservation/utilization of rivers/natural areas
2. Protect significant natural resources of Tattnall County
3. Maintain open spaces/agricultural/forestry uses
4. Seek compatible development/utilization
5. Utilize/preserve/adaptively use historic resources/heritage of Tattnall County
6. Support continued enhancement of Jack Hill State Park
7. Promote agri-tourism, heritage tourism, recreation and bicycling tourism opportunities
8. Seek protection/maintain agricultural/forestry uses in Fort Stewart Compatible Use Buffer
9. Maintain existing public access points to Altamaha and Ochoopee rivers





## Housing



1. Remove blight/improve quality of all housing
2. Address manufactured home quality/appearances
3. Guide/plan residential development
4. Improve subdivision/manufactured housing/land use regulation/code enforcement
5. Address growth management/community aesthetics
6. Seek retirees/new residents

1. Address growth management/community aesthetics  
Improve subdivision/manufactured housing/land use regulation/code enforcement
2. Guide/plan development
3. Maintain open spaces/agricultural/forestry uses  
Protect significant natural resources of Tattnall County  
Encourage infill development
4. Develop/improve recreational/leisure/river use facilities and programs
5. Seek compatible development/utilization



## Land Use



## Community Facilities and Services



1. Address/improve infrastructure needs, including broadband/high speed connectivity
2. Improve/promote transportation access/quality
3. Utilize infrastructure expansion/upgrades to guide growth Maintain quality educational facilities/services
4. Maintain appropriate governmental facilities/services Continue to upgrade public safety/fire service facilities/services
5. Continue to maintain/upgrade Optim Medical Center-Tattnall and other health care access/facilities/services within the community
6. Maintain appropriate solid waste management/recycling facilities/programs/initiatives
7. Develop/improve recreational/leisure/river use facilities and programs Encourage utilization/enhancement/promotion of cultural facilities/activities

## Intergovernmental Coordination



1. Maintain/enhance local, regional, state cooperation
2. Seek sharing/cooperation/consolidation in service delivery

# Long Term Community Policies



## Economic Development

1. The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers
2. The community will continue to develop new leadership and enhance community involvement through an active “Leadership Tattnall” group
3. The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation
4. The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce
5. The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community, including agribusinesses
6. The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism, and development of new crops like olive trees or others
7. The community will pursue industries and businesses which add value to existing agricultural/forestry uses or otherwise develop new products or alternative technologies which utilize the natural resources/climate of the county
8. The community will support and promote programs, such as the community’s Certified Work Ready designation and the Workforce Innovation and Opportunities Act (WIOA), for the retention of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents to help reduce unemployment
9. The community will work together to maintain a modern airport through continued necessary infrastructure/ equipment upgrades and maintenance
10. The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Tattnall County
11. The community will work to enhance marketing efforts of local agriculture through a local cooperative, utilization of the Georgia Grown Program, collaboration with the Extension Service and the UGA Vidalia Onion Research Center, and other means
12. The community will support and target countywide downtown revitalization and investment efforts in all municipalities to maintain them as important, functioning economic, social, and governmental centers
13. The community will continue to support and seek the enhancement of educational opportunities provided to the community by Southeastern Technical College
14. The community will work together to maintain and upgrade Optim Medical Center-Tattnall and other health care facilities and services conducive to economic development and a high quality of life

15. The community will work to enhance economic development marketing efforts through the Greater Tattnall and Glennville chambers of commerce, an active Tattnall County Industrial Development Authority, development authorities in Glennville and Reidsville, and other regional and state agencies, as well as increased funding for economic development activities
16. The community will work to develop and market the Glennville Industrial Park as a joint county wide industrial park
17. The community will work cooperatively to increase awareness of tourism attractions located on the Wiregrass/Woodpecker trails, U.S. 280, and Georgia Grown U.S. 301 Trail, and promote the latter as an interstate alternative
18. The community will continue to seek transportation improvements (highway, roads/streets, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts
19. The community will work to develop the necessary infrastructure, including high speed connectivity/broadband telecommunications, and industrial park improvements to facilitate and accommodate desired commercial and industrial growth
20. The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, agri-tourism, nature based tourism, heritage tourism, and bicycling, including promotion of the Atlantic Coast Route (Venture Cycling) through Tattnall County
21. The community will continue to support, utilize, and promote Gordonia-Alatamaha State Park, and will encourage the development of additional venues to further support/cultivate tourism
22. The community will proactively manage and guide its future growth and development through community investment and appropriate regulation
23. The community will cooperate with Fort Stewart and the Joint Land Use Study Committee to encourage low density uses in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts
24. The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structure



## Natural and Cultural Resources

1. The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Tattnall County
2. The community will seek to conserve and protect the Altamaha and Ochoopee rivers, the county's significant groundwater recharge areas, wetlands, floodplains, Big Hammock WMA, other important natural resources, and the open spaces and landscapes of the county
3. The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

4. The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation
5. The community will work to improve its appearance and aesthetics through code enforcement and other means
6. The community will seek to conserve and protect the Jack Hill State Park and Big Hammock WMA and will work to improve and promote its outdoor recreation or nature venues
7. The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources
8. The community will seek Scenic Byway designation for the Wiregrass Trail and to increase awareness of and promote the Wiregrass, Woodpecker, and Georgia Grown
9. U.S. 301 trails
10. The community will seek to encourage continued agricultural/forestry uses within, and otherwise promote conservation of, the Fort Stewart Compatible Use Buffer



## Housing

1. affordable/quality housing, and to encourage homeownership
2. The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated and comprehensive land use/manufactured housing/subdivision regulations, and code enforcement
3. The community will cooperate to implement and enforce the need for coordinated and comprehensive land use planning, manufactured housing/subdivision regulations, and code enforcement
4. The community will promote the ample availability of land for quality new development
5. The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
6. The community will work toward both improving the quality of existing housing and promoting quality new development
7. The community will seek development compatible with its quality of life, attraction of new residents and retirees, and bedroom community development
8. The community will provide guidance for location of compatible housing development through planning, infrastructure location, and regulation
9. The community will work toward organizing a volunteer/nonprofit local Christmas in April/Habitat for Humanity or similar program to assist with private rehabilitation or other housing needs, particularly for the low income/elderly



## Land Use

1. The community will cooperate to implement and enforce the need for coordinated and comprehensive land use planning, manufactured housing/subdivision regulations, and code enforcement, particularly in the unincorporated areas
2. The community will continue to maintain and improve its appearance and aesthetics through ongoing landscaping/beautification efforts and code enforcement
3. The community will encourage growth that preserves and maintains agriculture and forestry as viable, functioning land uses
4. The community will seek and support transportation improvements and promote/enhance the Wiregrass/Woodpecker Trails, U.S. 280, and U.S. 301 for tourism and other economic development purposes
5. The community will seek and promote development that is compatible with existing infrastructure location to guide future growth
6. The community will enhance existing industrial facilities and develop new facilities/uses, which will complement/promote economic development and the community's character
7. The community will cooperate with Fort Stewart and the Joint Land Use Study Committee to encourage continued agriculture/forestry/conservation uses and otherwise encourage low density uses in the identified Compatible Use Buffer to help protect the mission of Fort Stewart and minimize land use conflicts
8. The community will continue to encourage downtown revitalization and streetscape improvements which preserve and protect its rural, small town character and quality of life
9. The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation
10. The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character



## Community Facilities and Services

1. The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed
2. The community will pursue, develop, and promote transportation improvements of all types (highway, roads/streets, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life
3. The community will seek and support the promotion of the Wiregrass/Woodpecker Trails, U.S. 280, and the Georgia Grown U.S. 301 Trail for tourism and other economic development purposes

4. The community will seek to enhance/further develop the county's solid waste/recycling facilities, programs, and initiatives, in conjunction with other efforts to improve community appearance
5. The community will continue to improve public safety and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters
6. The community will work to improve fire service county-wide, including development of planned substations, adequate training of personnel, and additional funding as necessary
7. The community will work together to maintain and upgrade Optim Medical Center-Tattnall and other health care facilities and services conducive to economic development and a high quality of life
8. The community will enhance and promote existing parks/river landings and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism
9. The community will provide and maintain adequate government facilities/services and strive to promote healthy/transparent citizen/governmental relations
10. The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs
11. The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities
12. The community will work to support the prisons and their expansions, as needed, through infrastructure upgrades and other means
13. The community will seek to conserve and protect Jack Hill State Park and Big Hammock WMA and will work to pursue additional public and private outdoor recreation or nature venues
14. The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth
15. The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract desired, compatible growth and development
16. The community will seek and support availability of appropriate high speed connectivity/broadband telecommunications service



## Intergovernmental Coordination

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

# Needs & Opportunities



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

The Needs and Opportunities Element generally answers the planning question, “**Where are we currently?**” The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Tattall County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate.



## Economic Development

### Opportunities:

1. Existing businesses/industries, such as Rotary Corporation and its expansion in Reidsville, Duramatics, Bland Farms, Onshore Call Center, and others Optim Medical Center – Tattnall with five new operating rooms and primary care clinics in Glennville and Reidsville
2. East Georgia Healthcare Center in Reidsville
3. Local employment at two Georgia Department of Corrections State prisons in Tattnall County
4. Low unemployment/strong local workforce
5. Available industrial space
6. Transportation improvements, including TIA funded resurfacing and paving projects
7. Proximity to Fort Stewart, Savannah port, I-16, U.S. 301, and U.S. 280
8. Active local economic development groups, including Greater Tattnall and Glennville chambers of commerce, reorganized Tattnall County Industrial Development Authority, and Glennville and Reidsville development authorities
9. Tattnall County Canning Plant
10. Solar farms near Collins and Georgia State Prison
11. GRAD-certified Glennville Industrial Park site
12. Available industrial space
13. Gymnasium, Glennwanis Hotel, Manassas Depot, historic downtowns, and opportunities for increased heritage tourism
14. Movie filmed in Glennville in 2018 and potential for others

### Needs:

1. Lack of Industry offering high-paying jobs
2. Lacking broadband quality
3. More grocery options
4. More entertainment options
5. More restaurants
6. Lodging
7. Additional local lodging/hospitality venues to support Optim Medical Center – Tattnall, Rotary Corporation, and others as well as increased tourism, including a chain hotel in Glennville
8. Feasibility study for possible hotel/motel tax in Reidsville
9. Coordination/enhancement of economic development marketing through Greater Tattnall and Glennville chambers, active Tattnall County Industrial Development Authority, Glennville and Reidsville development authorities, regional/state agencies, and increased funding
10. Funding to maintain Tattnall County's online marketing (website, social media, etc.)
11. Development/marketing of Glennville Industrial Park as a joint county-wide industrial park
12. Cooperative promotion of tourism attractions along Wiregrass/Woodpecker trails, U.S. 280, and Georgia Grown U.S. 301 Trail
13. Promotion of U.S. 301 as interstate alternative
14. Maintenance/extension/development of infrastructure necessary for desired growth/quality of life, including transportation, water/sewer, natural gas, broadband high-speed connectivity, and industrial park improvements

***(Economic Development "Needs" Continued)***

15. Local/regional tourism enhancement/growth through events, such as Glennville Sweet Onion and Wiregrass festivals; recreation/leisure activities, including Atlantic Coast Route (Venture Cycling); museum development/enhancement; heritage tourism involving Woodpecker and Wiregrass trails, Battle at Manassas Civil War reenactment, and other resources; agri-tourism, such as Watermelon Creek Vineyard, Janisse Ray's Red Earth Farm, and Georgia Grown U.S. 301 Trail; nature based tourism including Jack Hill State Park, Ochoopee Dunes, Big Hammock WMA, and other natural resources; and other means Georgia Scenic Byway designation for Wiregrass Trail (GA 57) through Tattnall County
16. Support continuing operation of prisons in Tattnall County, including any future expansions, infrastructure upgrades, and other means
17. Further development of Cobbtown, Collins, Glennville, Manassas, and Reidsville to maintain them as vibrant/growing small towns



## Housing

**Opportunities:**

1. Lower property values/lower property taxes
2. Utilization of state/federal programs
3. Public Housing

**Needs:**

1. Condition of Downtown Properties
2. Diverse mix of quality housing (affordable, rental, middle income, compatible workforce)
3. State/federal housing programs utilization CDBG/CHIP grants and others to rehabilitate substandard housing
4. Updated, coordinated countywide land use planning/subdivision/manufactured housing regulations/increased code enforcement/nuisance ordinances/growth management implementation and enforcement to improve appearance/quality of housing developments
5. Promotion of available land for economic development/residential attraction
6. Substandard housing/concentrations of blight elimination, including rundown manufactured housing developments
7. Existing and new housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation
8. Development of housing to attract new residents, such as returning natives, commuters, and retirees, and bedroom community development
9. Utilization of existing and new infrastructure location/planning/regulation to guide desired/compatible residential growth/development supportive of community's vision/rural character

*(Housing "Needs" Continued)*

10. Development compatible with existing infrastructure location to guide future growth Enhancement of existing industrial facilities/development of new facilities/uses appropriate for community's character and economic development needs
11. Local cultural/historic resources, such as Tattnall County Courthouse, Alexander Hotel, Collins
12. Gymnasium, Glennwanis Hotel, Manassas Depot, historic downtowns, and opportunities for increased heritage tourism



## Natural & Cultural Resources

### Opportunities:

1. Significant natural resources, including Altamaha and Ochoopee rivers and their corridors, Ochoopee Dunes, and others
2. Ample undeveloped land

### Needs:

3. Promotion of Wiregrass, Woodpecker, and Georgia Grown U.S. 301 trails
4. Continued support/promotion of Jack Hill State Park in Reidsville, Ochoopee Dunes, and Big Hammock WMA and development of additional outdoor recreation/nature venues
5. Proactive growth management of future compatible development through community investment/appropriate regulation
6. Continued cooperation with Fort Stewart and the Joint Land Use Study Committee to encourage continued low density land uses (agriculture/forestry) in Compatible Use Buffer and its conservation
7. Historic resources preservation/reuse/promotion, such as Alexander and Glennwanis

- hotels for community events/museum space, and rehabilitation of downtown commercial structures
8. Compatible development supportive of community's unique landscapes; natural and cultural resources; open spaces; and rural character/quality of life
9. Conservation/protection of Altamaha and Ochoopee rivers, significant natural resources, Big Hammock WMA, Ochoopee Dunes, and open spaces/landscapes of Tattnall County
10. Enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors
11. Heritage preservation/promotion/utilization and encouragement of adaptive use of historic buildings, districts, and landmark structures Continuing protection of Tattnall County's significant natural and cultural resources through community investment and appropriate regulation
12. Appearance/aesthetics improvements through landscaping, beautification efforts, codes enforcement, and other means

*(Natural & Cultural Resources "Needs" Continued)*

13. Blighted property cleaned up in Collins, Glennville, and Reidsville
14. Promotion/development of greater compatible economic use/tourism of parks, rivers, open spaces, other natural/cultural resources
15. Continued active participation in regional Altamaha River Partnership
16. Development of materials/website to promote Tattnall County's significant natural and historic resources
17. Prison/state's criminal justice system
18. Historic Alexander Hotel in Reidsville
19. Funding to complete rehabilitation of historic Glennwanis Hotel in Glennville for multi-purpose community use
- 20.
21. Continued support/promotion/maintenance/enhancement of existing cultural facilities/programs/events
22. Cooperative implementation and enforcement of updated/coordinated/comprehensive land use planning, manufactured housing/land use regulations, and code enforcement county-wide
23. Community's rural character/small town quality of life



## Land Use

### Opportunities:

1. Bicycle tourism/Atlantic Coast Route (Venture Cycling) through Tattnall County
2. Existing agricultural/forestry uses, such as Mascot Pecan, Bland Farms, Watermelon Creek Vineyard,
3. Armstrong Cricket Farm, and Woodpecker Trail Olive Farm
4. Tattnall County Canning Plant
5. Solar farms near Collins
6. GRAD-certified Glennville Industrial Park site
7. Existing agricultural/forestry uses, such as Mascot Pecan, Bland Farms, Watermelon Creek Vineyard
8. Historic downtowns in Cobbtown, Collins, Glennville, and Reidsville with rehabilitation opportunities Downtown Glennville Streetscape project
9. Significant natural resources, including Altamaha and Ochoopee rivers and their corridors, Ochoopee Dunes, and others
10. Altamaha/Oconee River eco-tourism/Altamaha River Water Trail/Altamaha River Partnership
11. Ample undeveloped land

### Needs:

1. More Recreational Trails
2. Encouragement of appropriate infill and intense development/land uses through planning, infrastructure location, and regulation
3. Planned/managed future growth/development compatible with existing character
4. Annexation into Glennville of small area served by municipal water
5. Annexation into Reidsville of areas served by municipal water/sewer extensions Main-

### *(Land Use "Needs" Continued)*

- tain/upgrade/expand water/sewer service provision as needed
6. Drainage improvements along Main Street in Cobbtown, including street widening and new curb and gutter
7. Maintenance/upgrades to county's solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts
8. County-wide composting/mulching program development
9. Continued improvements to local public safety/fire/emergency medical services, equipment, facilities, and coordination as needed
10. Parks/river landings/recreation facilities/activities maintenance/improvements/promotion/new development
11. Lighted walking track in Collins and Reidsville
12. Glennville Community Center development
13. Recreation area development in Manassas



## Intergovernmental Coordination

### **Opportunities:**

1. Continued fostering of local cooperation/collaboration among Tattall County governments, school system, civic/faith-based organizations, private entrepreneurs, and other
2. Existing local, regional, and state partnerships, including Heart of Georgia Altamaha Regional Commission, others

### **Needs:**

1. Lack of transparency/accountability from local governments
2. Lack of unity within local governments and with other local governments
3. Downtown revitalization/streetscape improvements consistent with rural, small-town character/quality of life
4. Expansion of Downtown Glennville Streetscape project area to include blocks along

Gross and North Caswell streets.

5. Plan development and funding to rehabilitate buildings Glennville DDA purchased Support for enhanced local post-secondary education resources through Southeastern Technical College, including increased local technical college presence.
6. Maintenance/enhancement of Optim Medical Center – Tattall and other local health care facilities/services
7. Additional local lodging/hospitality venues to support Optim Medical Center – Tattall, Rotary
8. Continued improvements/promotion of all kinds of transportation access/quality, including highway, roads/streets, airport, rail, transit, pedestrian, bicycle, and multi-modal/complete streets
9. CDBG to make road improvements
10. One Georgia Program
11. CDBG to make road improvements



## Community Facilities and Services

### Opportunities:

1. Three electric charging stations: hospital, EMC, Peter's store
2. Facility for post-secondary education access locally at Southeastern Technical College's Tattnall Learning
3. Excellent local schools, including new facilities construction planned and underway, technology, and dual enrollment opportunities E-SPLOST funding.
4. Increasing local high school graduation rate
5. Proximity to Fort Stewart, Savannah port, I-16, U.S. 301, and U.S. 280
6. Reidsville Municipal Airport with new security fencing and flight school
7. CDBG to make road improvements
8. Tattnall County Archives
9. Presence on Wiregrass, Woodpecker, and Georgia Grown U.S. 301 trails
10. Veteran's Memorial Park (Reidsville) and Georgia Veterans Memorial Cemetery (Glennville)

### Needs:

11. Road drainage/flooding issues
12. Unpaved roads/potholes/roads in poor condition
13. Sidewalk Improvements
14. Lack of permitting and enforcement at city level
15. Lack of water/sewer services within city boundaries
16. Poor water condition
17. Historic preservation in public buildings (and private buildings: Alexander Hotel Renovations)
18. Lacking broadband quality
19. Downtown revitalization/streetscape improvements consistent with rural, small-town character/quality of life
20. Expansion of Downtown Glennville Streetscape project area to include block along Gross and North Caswell streets.
21. Investigation concerning feasibility of acquiring/returning historic Collins Depot to original site and rehabilitation for community use.
22. Organization of volunteer/nonprofit/ Christmas in

- April/Habitat for Humanity or other groups to assist with private rehabilitation/other housing needs, especially low income/elderly
23. Encouragement of growth which preserves/maintains viable, functioning agriculture/forestry land use
24. Plan development and funding to rehabilitate buildings Glennville DDA purchased
25. Support for enhanced local post-secondary education resources through Southeastern Technical College, including increased local technical college presence
26. Maintenance/enhancement of Optim Medical Center – Tattnall and other local health care facilities/services)
27. Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding
28. Continued stewardship and local government use of historic Tattnall County Courthouse
29. Support for Tattnall County Archives
30. New sewer lines for half of Collins and lift station renovations
31. Completion of Phase 2 upgrades to Glennville sewer system
32. Maintenance/upgrades to county's solid waste/recycling facilities and programs in conjunction with community appearance improvement efforts
33. County-wide composting/mulching program development
34. Continued improvements to local public safety/fire/emergency medical services, equipment, facilities, and coordination as needed
35. Automatic defibrillators (AEDs) at strategic locations countywide
36. Full-time Glennville City Fire Department
37. Youth-oriented activities at community center in Glennville, such as Boys and Girls Club programs
38. Reidsville Recreation Department expansion (fields, offices, gyms, etc.)
39. Continued maintenance and provision of adequate local governmental facilities/services, including healthy/transparent citizen/governmental relations and improved communication
40. Seating, landscaping, and lighted walkway between Courthouse and County's new administrative building
41. New roof for Cobbtown City Hall

# Broadband Services



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

Over the last couple of decades, the internet has evolved into an essential part of our everyday life. Research, social media, banking, business operations, communication, and many other enabling tasks provided by the internet, have elevated this resource into one of the most important infrastructures in the world today. During the COVID-19 Pandemic, the need for faster and more reliable internet services became a critical asset to everyday life around the world. The pandemic resulted in much of the population remaining at home and con-

ducting business remotely. Schools, work, communications, religion services, and many others all relied heavily on the internet to function. As a result, the need for broadband services was recognized as a priority for the country. Tattall County recognizes the importance of broadband and will continue to seek ways to improve its current position. Tattall County has recently adopted an ordinance for a broadband ready community. This together with an updated comprehensive plan, containing the broadband element, will enable the County to apply for the Broadband Ready Status awarded by DCA.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted that the broadband definition has changed twice since its inception in 1996 due to technological advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. Nationally, 99.4 percent of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps. This percentage drops to 97.0% in rural areas. In the FCC's 2021 Broadband Deployment Report, it was estimated that 77.9 percent of the population in Tattall County have access to fixed broadband technology.



**L** Kiwanis Kids of Tattall County    **R** Brazell's Creek Golf Course

Broadband technology access in the county is provided by a DSL service provider in and around Glenville, Reidsville, Collins, Cobbtown, and Manassas. The areas served by DSL service in the unincorporated areas are scattered with a majority along state highway rights-of-way and areas surrounding the City of Cobbtown. Fiber Optic service lines are also present in Tattall County in the City of Cobbtown and the surrounding area. Although areas of Tattall County are serviced by a variety of broadband technologies, the services provided do not all meet the FCC's definition of Broadband Service (25Mbps download, 3Mbps upload speeds)

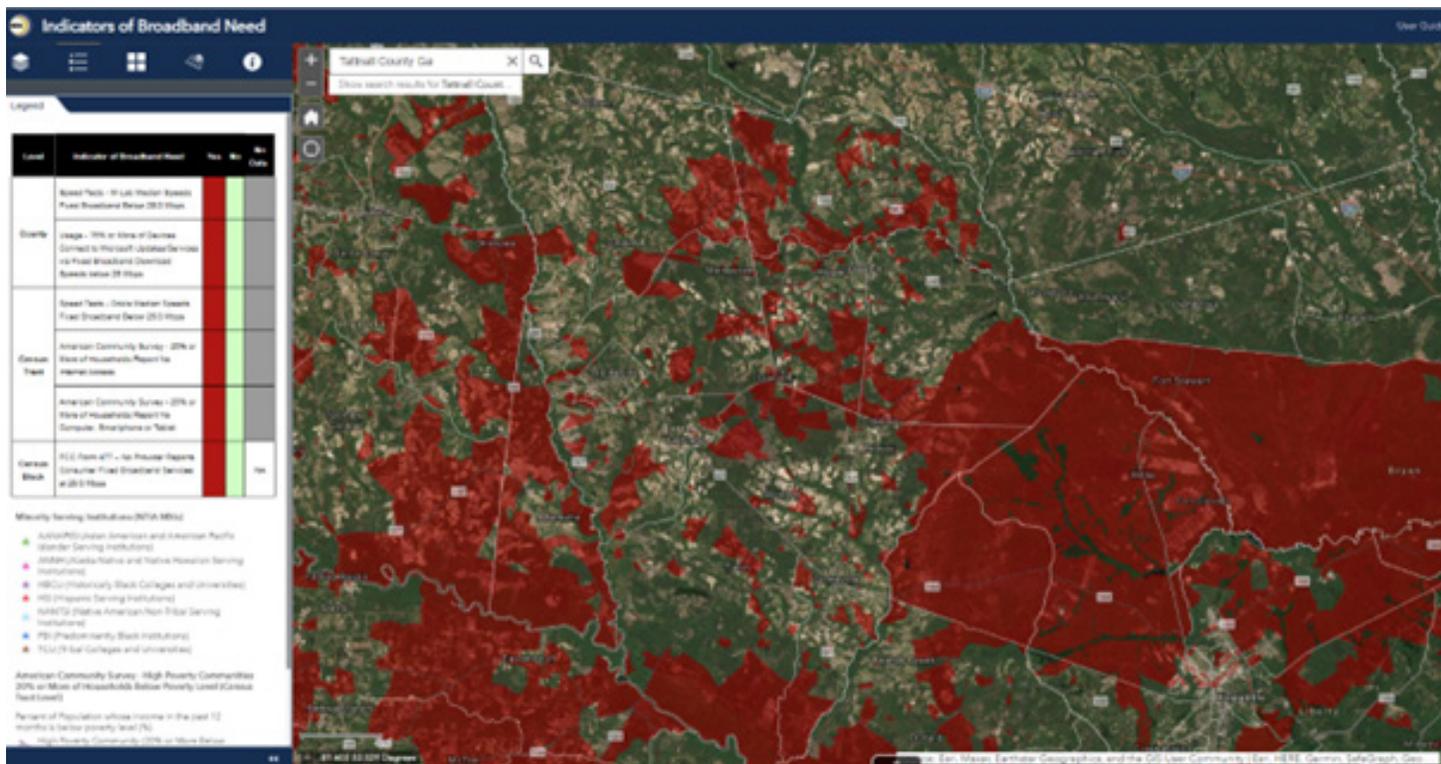
Other avenues of broadband service technologies available in the community are either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available

throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Tattall County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber. 5G LTE is now available with some carriers in certain areas of the county. The 5G LTE allows faster download and uploads for mobile users.

Certainly, an industry desiring an improved communications network will seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is in portions of Tattall County, but fixed broadband technology does not provide adequate speed to term service in the county “Broadband.” Wireless 4G LTE in the county meets minimum speeds of wireless broadband; however, it is inadequate for industry seeking to locate in the county.

Some of the carriers that provide broadband services to Tattall County include the following: DSL Services include Windstream, Xfinity, EarthLink and HughesNet; Satellite Services include Dish and Direct TV; EarthLink is currently the fiber provider for portions of the county.

The need for broadband service in Tattall County is critical as it is determined to be moderately underserved by fixed broadband technology. To cover gaps in broadband access across the nation, including areas where there is no service or slow service, the federal government announced in 2023, it will distribute \$40 billion

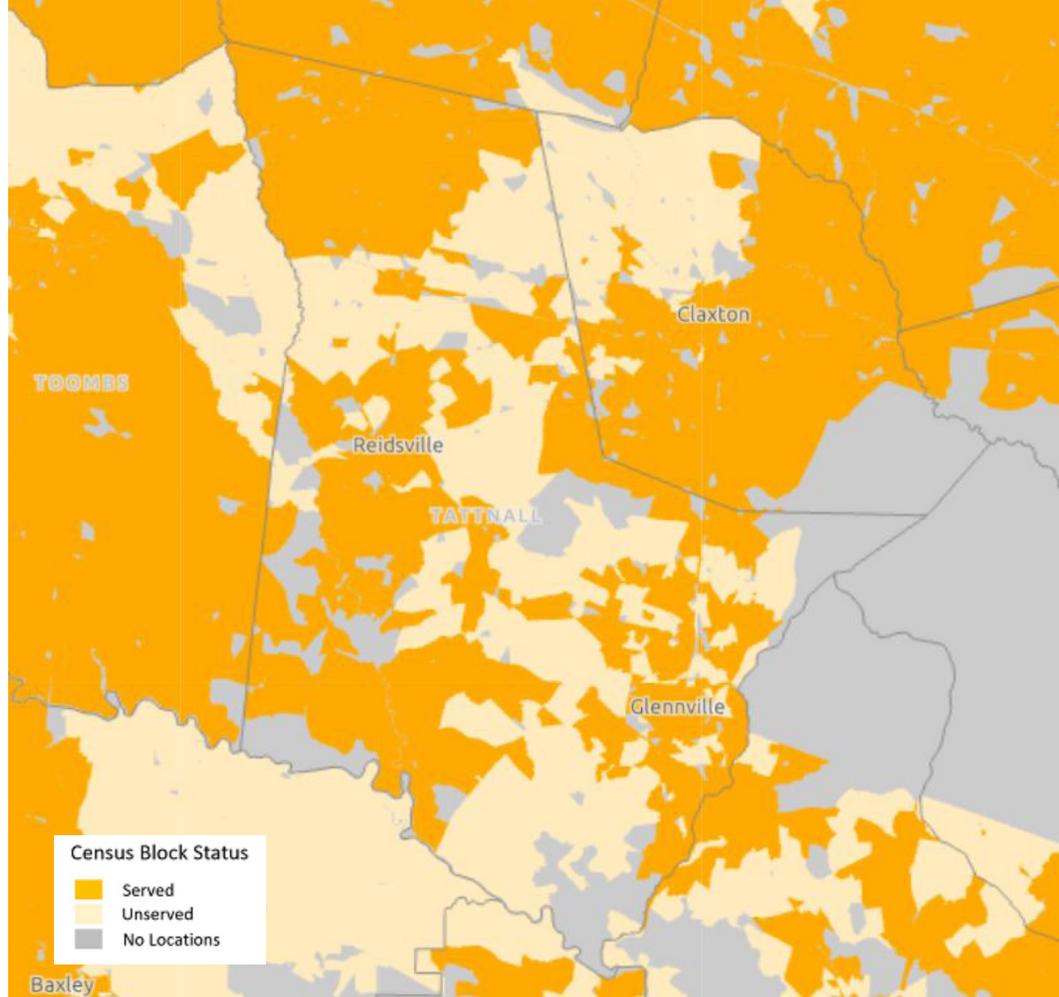


Indicators of Broadband Need Tattall County Source: National Telecommunications and Information Administration, BroadbandUSA; <https://broadbandusa.ntia.gov/resources/data-and-mapping>

across the country. Georgia will be allocated \$1.3 billion of these funds to help rural areas like Tattnall County get closer to their goal of becoming Broadband Ready. Tattnall County, and the cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”

*Broadband Availability within Tattnall County*  
 Source: Georgia Broadband Deployment Initiative 2022;

<https://broadband.georgia.gov/maps/gbdi-unserved-county>



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

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

# Economic Development



Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Tattnall County. Tattnall County's heyday came from entrepreneurship and railroad establishment, resulting also in a population boom in the late 1800s. Leadership, attracting prisons and other job diversity, and keeping agriculture relevant and vital, along with highways and location, have stabilized growth in the county. Despite suffering major setbacks resulting from the decline of U.S. 301 tourism to interstate travel, and the disappearance of the apparel industrial along the way.

Tattnall County is an early frontier county of Georgia settled in the early 1800s in a secondary wave of Georgia's development. Its longleaf pine forests were at first considered less than desirable lands but were still the source of commerce -- questionable and deceptive land speculation.

The abundant natural resources were soon realized to be another opportunity, and a profitable lumber and naval stores industry resulted. Transportation and access to markets were always important, first through the Altamaha River and later the advent of railroads. Farming interests developed as the forests were cut down. The local economy received further boosts from transportation with the coming of major highways, most notably U.S. 301 and Georgia 121 (The Woodpecker Trail). A major transformation of the local economy began in the 1930s with the opening of Georgia’s flagship prison, Georgia State Prison, on the banks of the Ochoopee River seven miles south of Reidsville. Agriculture remained important to the county as Glennville was an important tomato market in the 1950s, and Claxton Poultry opened in nearby Claxton. In the 1970s and 1980s the explosive growth of the sweet onion became very important to local agriculture, and today the county is the largest producer of the world-famous Vidalia Sweet Onion. Additional notoriety came to Tattall County when Georgia State Prison was chosen as a filming location in the 1974 movie “The Longest Yard,” starring Burt Reynolds. Two additional state prisons located in the county in the 1980s and 1990s, further solidifying government employment as an economic mainstay. The county’s manufacturing sector suffered in the 1990s with the loss of its apparel manufacturing, but this was offset by the growth of Rotary Corporation and other small, locally owned operations. Recent expansions to the Rotary Corporation offer expanded benefits to the local economy.



**L** *Gordonia-Altamaha Picnic tables*    **R** *Jack Hill State Park*

While there has been other important economic diversity, particularly in services, the county’s principal economic foundation remains agriculture and government employment. A few notable farming and timber operations that greatly enhance the Tattall County economy are Fries Farms, Mascot Pecans, Bland Farms, Cricket Farm, G&R Farms, and Driggers Farms. Watermelon Creek Winery was established in 2012, on the 150-year-old Padgett family property. Watermelon Creek operates as a destination venue and full service winery, complete with a tasting room and vineyard store, all nestled along the banks of Watermelon Creek. In 2022, Botanical Sciences, “Georgia’s first physician-owned medical cannabis provider,” constructed a new facility in Glennville Georgia with the mission of manufacturing, processing, distributing, and dispensing medical cannabis.

The closure of the county's public hospital in 2000, and its reinvention through private physician led ownership of Optim Healthcare to primarily specialized orthopedic and surgical care has contributed immensely to services growth in Tattall County. Optim Medical Center-Tattall is a regional leader in health care services. Satellite primary care facilities in Glennville and Reidsville provided through Optim and recent renovations and expansions to Optim Medical Center-Tattall also improve community facilities and contribute greatly to quality of life in the county. There are many other local economic strengths and opportunities available today for exploitation and development.

In 2022, the Georgia Department of Corrections announced the closing of Georgia State Prison in a 600-million-dollar state-wide effort to replace outdated correctional facilities with new prison facilities that are safer and more cost effective. Although Georgia State Prison has closed, employees were reassigned to other positions. The State of Georgia has no plan for demolition of the facility at this time. However, because Georgia State Prison is a historic facility and resource, opportunities to utilize the existing structure are being considered for purposes of tourism. Such possibilities may include marketing the facility as a filming location and/or historic museum.

There are continuing needs for Tattall County's economic development. Incomes in Tattall County remain relatively low. The per capita income in Tattall County is \$21,485, with a median household income is \$44,053. Approximately 21.7 percent of Tattall County citizens are in poverty, compared to only 14 percent in Georgia as a whole. This high rate of poverty has persisted in Tattall County for a number of decades. Employment opportunities, especially those offering higher wages and benefits, are also limited. About 47.7 percent of Tattall County residents work outside of the county and spend an average of 27 minutes traveling to work. Unemployment in the county improved from 4.4 percent in 2018 to 3.0 percent in 2022. Job skills of residents are also a concern; about 22 percent of local residents are without a high school diploma compared to 12 percent statewide. Transfer payments represent about 36 percent of total personal income compared to about 22 percent statewide. In this comprehensive plan's survey, Community members conveyed a desire for more amenities including grocery store options, entertainment options, and the need for downtown revitalization.

Economic development opportunities remain promising, as several business sectors and economic development indicators remain strong. The community has access to Level 1 Reidsville Municipal Airport, which offers a 5,000 ft. runway, a paved taxiway, and updated aviation lighting, located on a 297.83-acre site. Plans are underway to add a new hangar, to add a fixed-wing aircraft to the fleet of the GSP aircraft, to extend the runway and improve refueling infrastructure. Tattall County has good transportation access, including two U.S. highways (U.S. 280 and U.S. 301), a number of important state routes, and several connections to I-16. All the county's municipalities, except Manassas, are located on the Wiregrass Trail (Georgia 57), a short-cut connector between I-16 and I-95. Georgia 121, once known, and again being promoted, as the Woodpecker Trail, also transects the county. U.S. 280 is an important east-west route in Georgia, traversing from I-16 near Savannah to Columbus and beyond. Glennville is located on U.S. 301, once a major north-south arterial for the East Coast of the U.S. and with potential for revitalization with further upgrading.

Some growth pressures, as spillover comes from the rapid expansion the Georgia Ports and nearby growth centers, are now beginning to be felt. Hyundai Motor Group announced plans to establish its

first dedicated EV plant and battery manufacturing facility in nearby Bryan County, Georgia—about 30 miles east of Tattnall County. Once plans are finalized, these 3,000 acres, 5.5-billion-dollar investment is projected to create over 8,000 jobs in the southeast Georgia region. Tattnall County and the municipalities within intend to prepare for the massive impact that such growth will have on local economies, education systems, workforce needs, housing, infrastructure, land use, and public service requirements within the next decade. Economic development support is provided through the Tattnall County Development Authority, the Glennville Industrial Development Authority and the Reidsville Industrial Development Authority, the Tattnall County Chamber of Commerce, the Glennville Downtown Development Authority, and the Reidsville Downtown Development Authority.



*Woodpecker Trail Olive Farm*

Community-wide, civic clubs, youth leadership programs, organizations, facilities, and events support community development. Tattnall County is home to the Rotary Club and Jr. Rotary Club, the Lions Club and Leo Club (youth Lions Club program), the Kiwanis club, the Reidsville Garden Club, Tattnall County Family Connection, the Glennville Garden Club, the Community for Social Change, the NAACP, the Shriner's Club, and the Emancipation Proclamation program. The Wiregrass Festival brings arts and crafts, music, food, and fun together in Reidsville each fall. Each spring, Glennville is host to its largest annual event, the Glennville Sweet Onion Festival. Featuring a parade, a State Farmer's Market event, arts and crafts, and a variety of food and entertainment.

There are 255 service producing firms as well as 84 goods producing firms located in the county, many of them home-grown, continuing the tradition of entrepreneurship, including the world headquarters of Rotary Corporation. Employment within the county remains concentrated within educational, health care and social assistance workers 13.1 percent,

government 25.8 percent, and agricultural, forestry, fishing 13.4 percent sectors. This reflects the stability and importance of agriculture and the state prisons within the county, as well as the growth of Optim Healthcare and local schools.

There remain unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county. Impressive and abundant natural and historic resources abound in the county, one of Georgia's early established counties. These resources include the Altamaha and Ochoopee rivers, the Ochoopee Dunes, the Big Hammock Wildlife Management Area, Jack Hill State Park (formerly known as Jack Hill State Park) the Tattnall Archives, and Ochoopee Match Club, a private, luxury golf club. Tattnall County is also located along the Altamaha River Water Trail--a 138-mile waterway trail along the Altamaha River that offers a picturesque experience of the region's natural assets. Big Hammock Natural Area and Wildlife Management Area, which contains more than 6,000 acres of hardwood forest along the Altamaha River and offers wildlife watching and hunting; and Beaver Creek Plantation in Cobbtown, which includes 4,500 acres for wild fowl hunting. Gordonia-Alatamaha State Park was renamed to Jack Hill State Park in 2020 by the Georgia General Assembly in honor of long-time State Senator Jack Hill. The Park offers facilities for fishing, boating, and camping, as well as an eighteen-hole golf course. Located in the Old Jail in downtown Reidsville, the Tattnall County Archives is a nonprofit



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organization that partners with the Tattnall County Commissioners with the mission of collecting, maintaining, and preserving historical artifacts and documents. This organization proves to be a unique and exceptional asset for historians, genealogists, and other researchers in the community and across the state.

The cost of living in Tattnall County is relatively very low, and the crime rate is low, making it even more attractive as a place to live for families and new residents and retirees, especially in the context of attractive open spaces, available fresh fruit and vegetables, and a verdant landscape punctuated by outstanding natural resources and outdoor recreation opportunities.

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

Tattnall County will continue to support its school system, Tattnall County Family Connection, its two local adult literacy centers and other Southeastern Technical College programs, and regional Workforce Investment and Opportunity Act programs. It will develop public/private partnerships through its chambers of commerce, civic groups, and continuing intergovernmental cooperation. The Great Promise Partnership will be promoted. Tattnall County will strive to revive the Leadership Tattnall program for local leadership development.

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

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The revitalization of a local farm cooperative, the re-establishment of a regularly held farmers market, and the marketing and development of agritourism are other means. Intergovernmental and civic collaboration with local farms, parks, and the Watermelon Creek Winery will result in additional opportunities for agritourism and revive appreciation for natural resources.

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

The Tattnall County community will jointly work to solve any infrastructure deficiencies, including highway improvements, and otherwise address water/sewer and other needs. The City of Cobbtown will seek to establish a public sewerage system. The lack of appropriate broadband telecommunications access will also be addressed. The GRAD-certified industrial park at Glennville will be fully served with infrastructure to further prepare for growth and development.

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

The Tattnall County community will work through its development authorities and in cooperation with Southeastern Technical College and state agencies to meet local needs and encourage expansions and new local business development.

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

The Tattnall County community, through its development authorities, chambers of commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The On-Shore Outsourcing Center in Glennville, new retail/restaurants in Reidsville, and Rotary Corporation expansion in Reidsville, are symbols of continuing successes.

### **Develop/Enhance Tourism**

Tattnall County, and Glennville in particular, was once a leader in Georgia tourism because of U.S. 301 and the Woodpecker Trail before the interstates. Its rivers and outdoor amenities; Jack Hill State Park; many historic structures; existing and potential festivals; its location along the Wiregrass Trail (Georgia 57), the Woodpecker Trail (Georgia 121), and the Altamaha River Trail; the Georgia Veterans Cemetery and Fort Stewart; Watermelon Creek Winery; the Tattnall Archives; and the Adventure Cycling Association's Atlantic Coast Route; as well as its farms and scenic countryside, offer much more potential to increase visitors. Investment and development in lodging and overnight stay businesses will be promoted and encouraged.

### Improve Transportation Access/Quality

Local T-SPLIST (TIA2) improvements are planned which will result in much needed improvements to include local road resurfacing and other road improvements, storm drainage, pedestrian infrastructure, which will enhance the community as a place to live and work. It may open other opportunities for job creation, as well. The completion of widening of U.S. 280 under Georgia's GRIP program would bring more usage and travelers to the county, as well as would upgrades to U.S. 301. As funding becomes available, Tattall County will seek the installment of EV charging stations and promote the development of truck stops to incentivize local spending and accommodate travelers. Options for public transit will be explored to support community and business needs. These and other improvements could enhance local travel and make business markets more accessible. It would also make it easier to live in Tattall but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development.



*Woodpecker Trail Olive Farm*



### Revitalize Downtown

The historic fabric and available buildings in all of Tattall's municipalities, except for Manassas, allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects, such as the Alexander Hotel in Reidsville, Glennwanis Hotel in Glennville, and community center development in Manassas and Collins in historic structures create civic pride and community cooperation. They also can stimulate private investment, such as the Nelson Hotel in Reidsville and the Mercantile Inn in Collins. Downtown Development Authorities and appropriate economic development authorities in the County will encourage and incentivize downtown investment, small business establishment, and business support. Pedestrian access to downtown areas will be addressed with parking assessments and designing with complete streets standards.

### Develop/Improve Local Industrial Parks/Sites

The community has several available sites and buildings to market. The GRAD-certified Glennville Industrial Park lacks complete infrastructure; however, improvements are planned.

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

Tattnall County has an opportunity to promote its small town and rural character and quality of life through its chambers and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the local arts programs; the availability of fresh fruit and vegetables; the Jack Hill State Park; the Veterans Cemetery; Fort Stewart; the many, active civic clubs; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

### **Enhance Intergovernmental Cooperation**

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. The Tattnall Municipal Association's continued mission of intergovernmental cooperation will enhance local decisions and allow local governments, including the County, to respond to difficult challenges. The active chambers of commerce and many civic groups and organizations can only make public/private partnerships easier to achieve and more successful.

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

A well-planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed individual land use regulations to address specific issues and nuisances, but stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist. The nearly complete Army Compatible Use Buffer of Fort Stewart preserves key lands adjacent to the military installation. This buffer zone will limit development to compatible uses near Fort Stewart so training missions can remain flexible as future requirements change.

### **Enhance Local Leadership Programs**

Tattnall County has been noted in the past for its local leadership and community cooperation through such avenues as the rehabilitation of the Alexander and Glennwanis hotels, Farm Fresh Tattnall, its Dairy Queen Children's Miracle Network fundraising, and the Reidsville Easter Egg Hunt. Various youth leadership programs will also be encouraged, promoted, and supported to prepare the community's future leaders. One venture, Adam and Aadam Recycling, exemplifies community leadership and sets a tremendous example for others to follow at a local, state, and national level. A re-established Leadership Tattnall group supported by the local chambers and many local civic groups can accomplish much to help the community cooperate and advance in economic development.

### **Support State Prisons/Fort Stewart/Optim Healthcare**

The two state prisons, the proximity of Fort Stewart, and the emergence of Optim Medical Center-Tattnall as a regional healthcare leader have all been central contributors to a stabilized local economic base with greater diversity. The community needs to be vigilant to support and ensure these pillars and foundations for other growth remain strong and vibrant.

# Land Use



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

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

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

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



**L** Jack Hill State Park    **R** Altamaha River

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and

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

Tattnall County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant natural resources, great natural beauty, and many assets for growth. The county's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure

and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. They would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses and would maintain the high quality of life and rural character while providing additional jobs and economic opportunity.

While technically only the municipalities, with the exception of Manassas, are required, because of their zoning ordinances, to have a Land Use element in their comprehensive plan under the new DCA planning standards, all local governments in the county have chosen to participate and include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide an official display of community desires and goals for compatible future growth and development.



**L** Tattnall County High School    **R** Gordonia-Alatamaha Shelter

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

## Land Use Categories and Descriptions

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

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

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

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

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

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

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

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

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

## Existing Land Uses

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

**Existing Land Use Distribution, Tattnall County, 2023 (Acres)**

Land Use Category	Acreage	Percent of Total
Agriculture	109,462	35.05%
Commercial	796	0.25%
Forestry	181,144	58.00%
Industrial	818	0.05%
Park/Recreation/Conservation	670	0.21%
Public/Institutional	902	0.29%
Residential	11,767	3.77%
Transportation/Communications/Utilities	6,758	2.16%
<b>Total</b>	<b>312,317</b>	<b>100.00%</b>

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2023.

## Land Use Goals

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

### Address Growth Management/Guide Compatible Development

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

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

As noted above, Tattnall County has rudimentary land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. All of the county's municipalities, except Manassas, have zoning ordinances, but only Glennville and Reidsville have building code enforcement. Code enforcement in the county is related to solid waste. These ordinances need updating, coordination, and joint collaboration/code enforcement to initiate a more comprehensive approach.

### **Guide/Plan Development**

This management of growth and development can be accomplished through controlled, planned location of infrastructure and other public improvements; conserving natural/historic resources; and maintaining viable agricultural/forestry uses, as well as through regulation enhancement.

### **Maintain Open Spaces/Agricultural/Forestry Uses**

Development of new markets, supporting creation of alternative crops and uses, revitalizing the pick-your-own fresh vegetable cooperative, reopening a farmers market, celebrating the heritage of these uses, providing professional support such as Georgia Tourism and utilization of the 301 Georgia Grown Trail Stops and attracting compatible agribusiness or other industry all can help achieve this. The local vineyard and organic farms also offer new venues and chances to increase tourism and support agriculture. The Army Compatible Use Buffer program is used as a tool to protect Fort Stewart's accessibility, availability, and capability for training, testing, and operations by preserving natural habitat, open spaces, and agriculture. Land included in this program will either remain in their current compatible uses or develop into a compatible land use acceptable to the Army.

### **Protect Significant Natural Resources**

The Altamaha and Ochopee rivers, the Big Hammock Natural Area and Wildlife Management Area, and the Jack Hill State Park all have much history for recreation and tourism within the county. Increased recreational and outdoor usage through continued park development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of Tattall County's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources.

### **Encourage Infill Development**

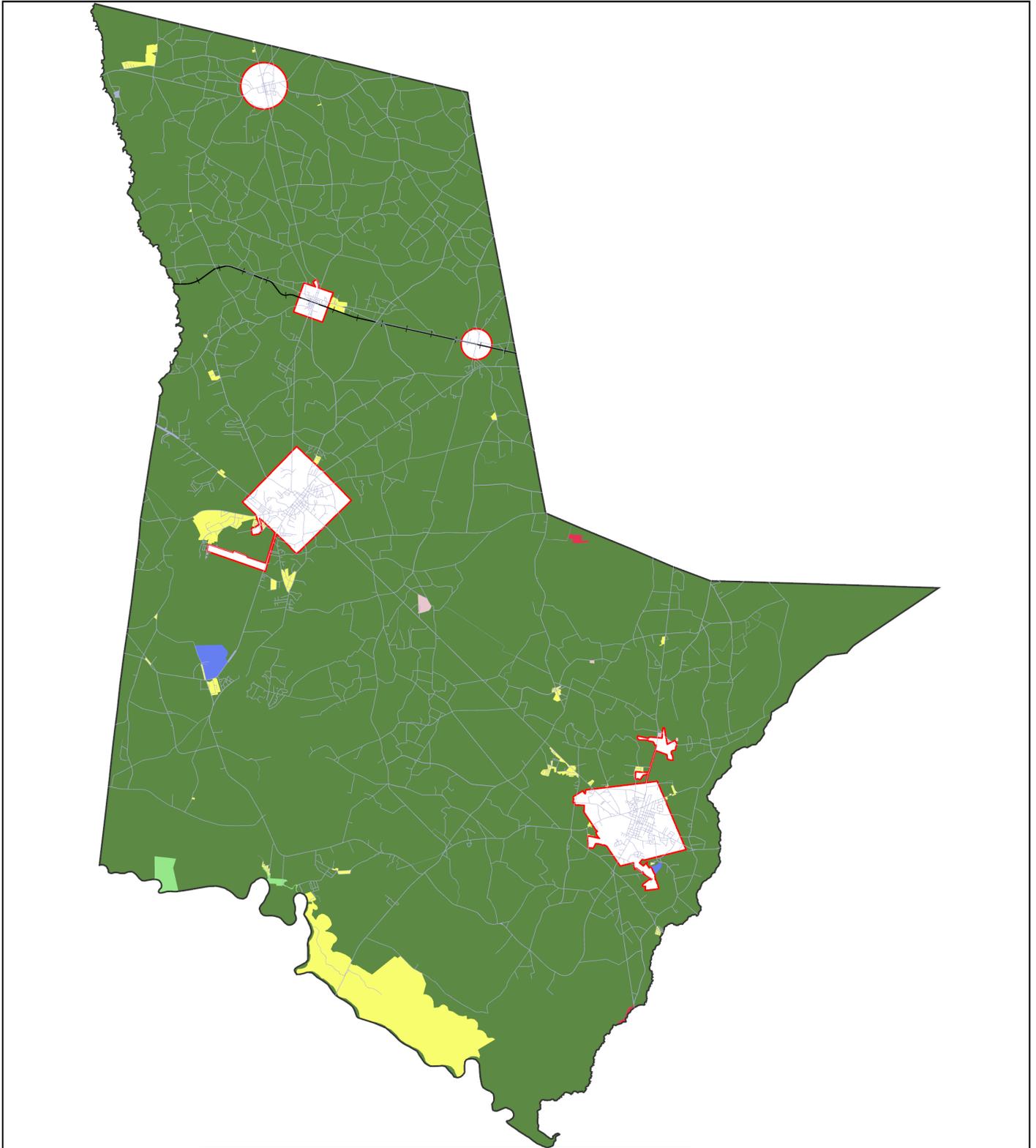
It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure. The recent location of a filter plant by the Rotary Corporation in Reidsville is an excellent example.

### **Develop/Improve Recreational/Leisure Facilities**

As noted above, appropriate continued and enhanced development of facilities, parks, museums, festival sites, and other venues can benefit the community economically, support protection of natural and cultural resources, and attract new residents and visitors. The community's rivers, Altamaha and the Ochopee; existing and potential museums; and alternative bicycling tourism, among others, provide such opportunities.

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

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, and current agricultural/forestry uses is desired. The solar energy farms located on rural sites near Reidsville and Collins are good examples.



# Tattnall County Land Use Map

Existing

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

2023



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Roads





# Cobbtown Land Use Map Existing

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2023



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



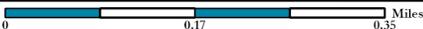


# Collins Land Use Map

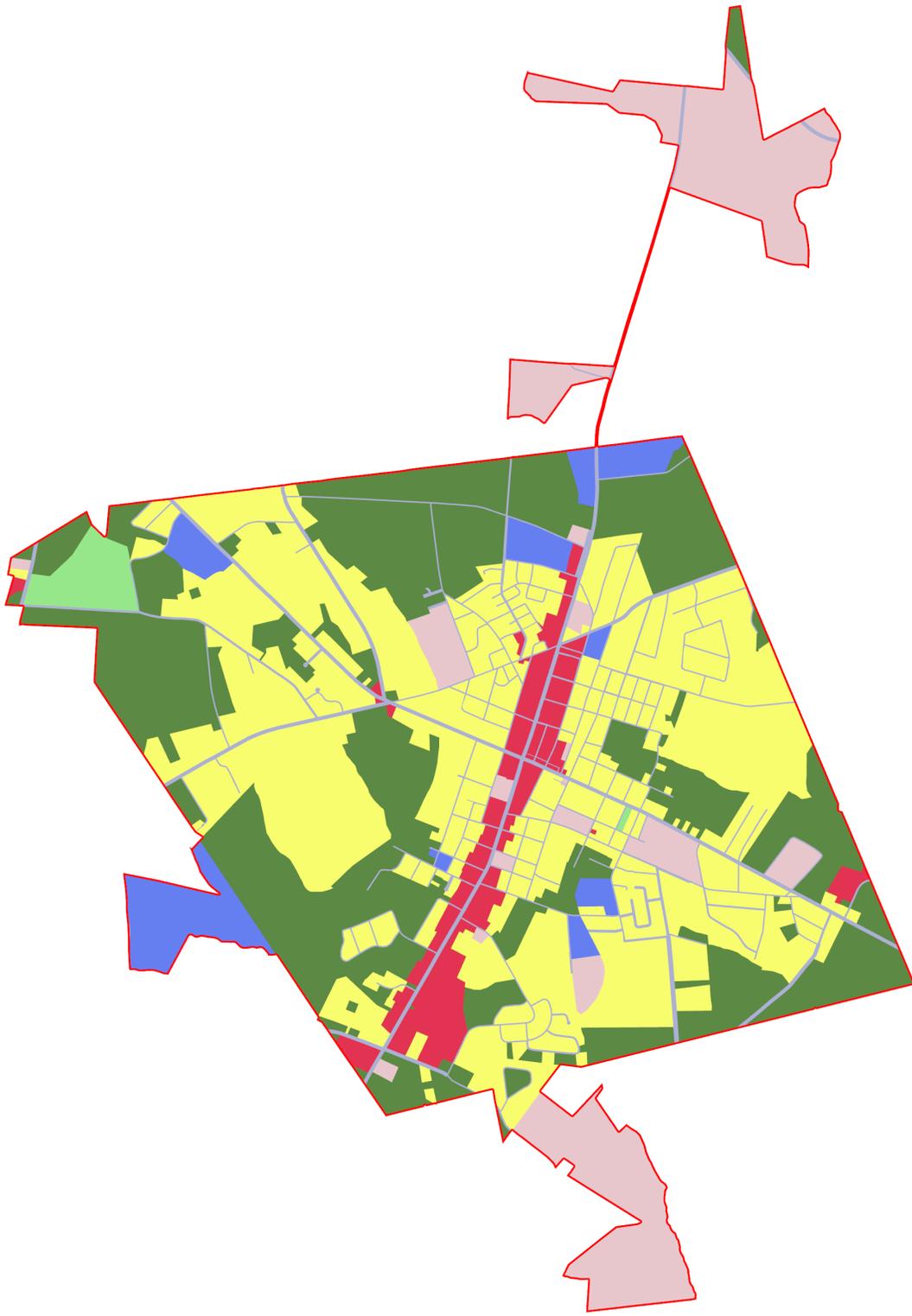
Existing

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2023



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Roads



# Glennville Land Use Map

Existing

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2023



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





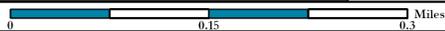
# Manassas Land Use Map Existing

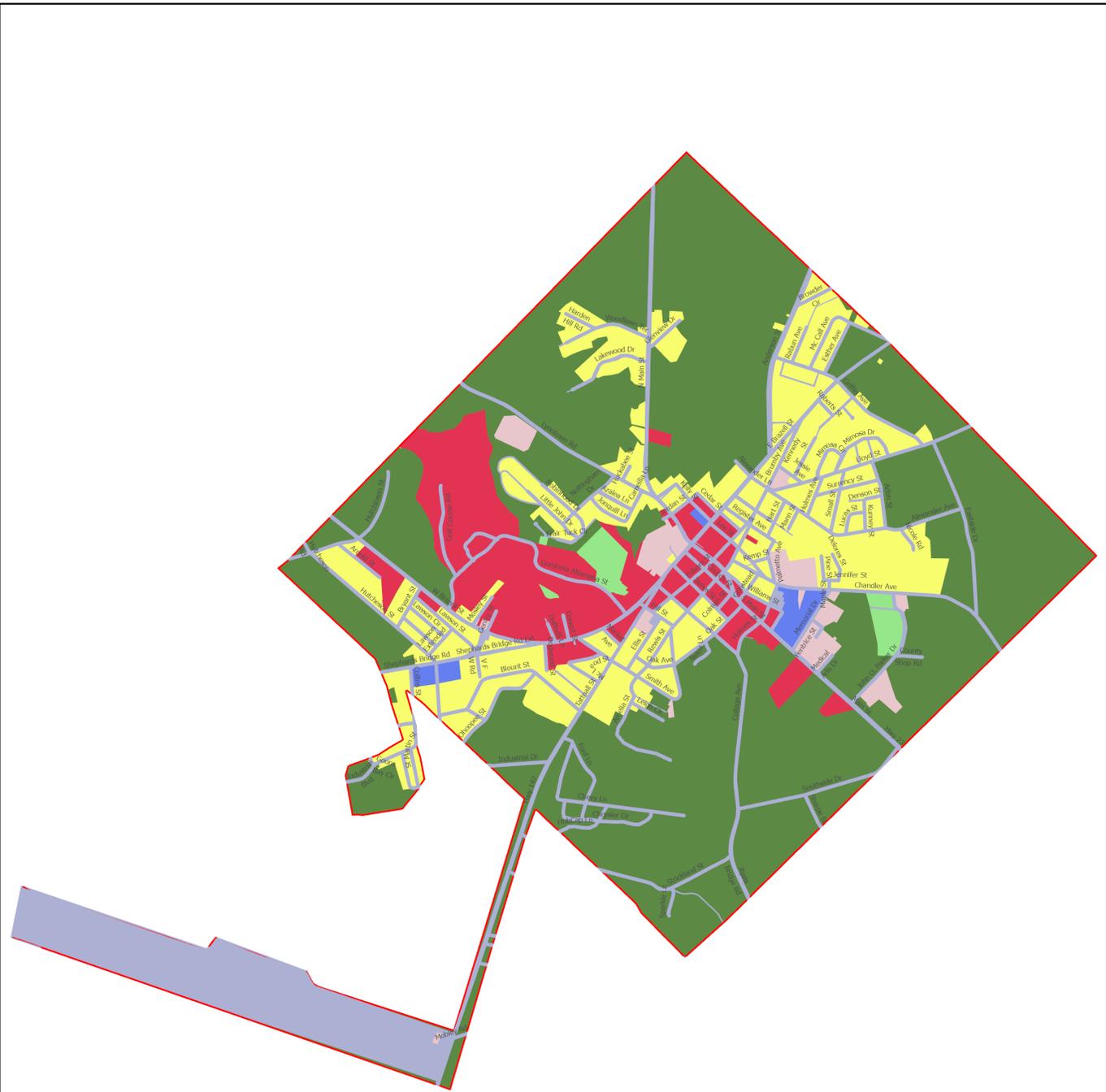
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2023



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





# Reidsville Land Use Map Existing

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2023



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



## Future Land Uses

Tattnall County's history of development traces to its fields, forests, transportation, and leadership. The county was a frontier county established in 1801, with initial settlement and development centered on the Altamaha River and the county's longleaf pine forests. The county's heyday of growth from the late 1800s to 1900 was related to railroad development, which was the impetus for development of all the county's current municipalities, other than Reidsville, the county seat.



**L** Pond    **R** Downtown Glennville

The location of U.S. highways 280 and 301 through the county, and local leadership which helped bring Georgia's first prison, the flagship Georgia State Prison, in the 1930s and Jack Hill State Park in the 1950s, have helped create economic stability. Local leadership created one of Georgia's first adult literacy programs, the "Moonlight" school in the 1880s. The county has also been successful in locating two other state prisons, concluding with Smith State Prison in 1993, to the county. Meanwhile agriculture has continued to remain key to the county's economy. Vegetable production, first with the tomato in the 1950s (Glennville was Georgia's tomato capital), now with the Vidalia Sweet Onion (Tattnall County is Georgia's leading producer) and poultry production (because of Claxton Poultry) have maintained Tattnall County as one of Georgia's top agricultural producers (in top 10 in Farmgate value). These continuing factors; highway location along U.S. 280 and U.S. 301; the marketing of the Wiregrass Trail (Ga. 57 which runs through all county municipalities, except Manassas) and the Woodpecker Trail (GA 121); location near growth centers like Statesboro, Fort Stewart, Vidalia, and Jesup; and the scenic landscapes of the county continue to be assets which portend well for future growth and development within Tattnall County.

Most of the county's more recent growth has been near Glennville and Reidsville, both residential and more intense commercial and industrial. Commercial developments have primarily occurred within these two cities along primary arterials. This is generally U.S. 280 West and Georgia 23 South (East) in Reidsville and U.S. 301, mostly U.S. 301 North, in Glennville. The new industrial park near Glennville's southwest

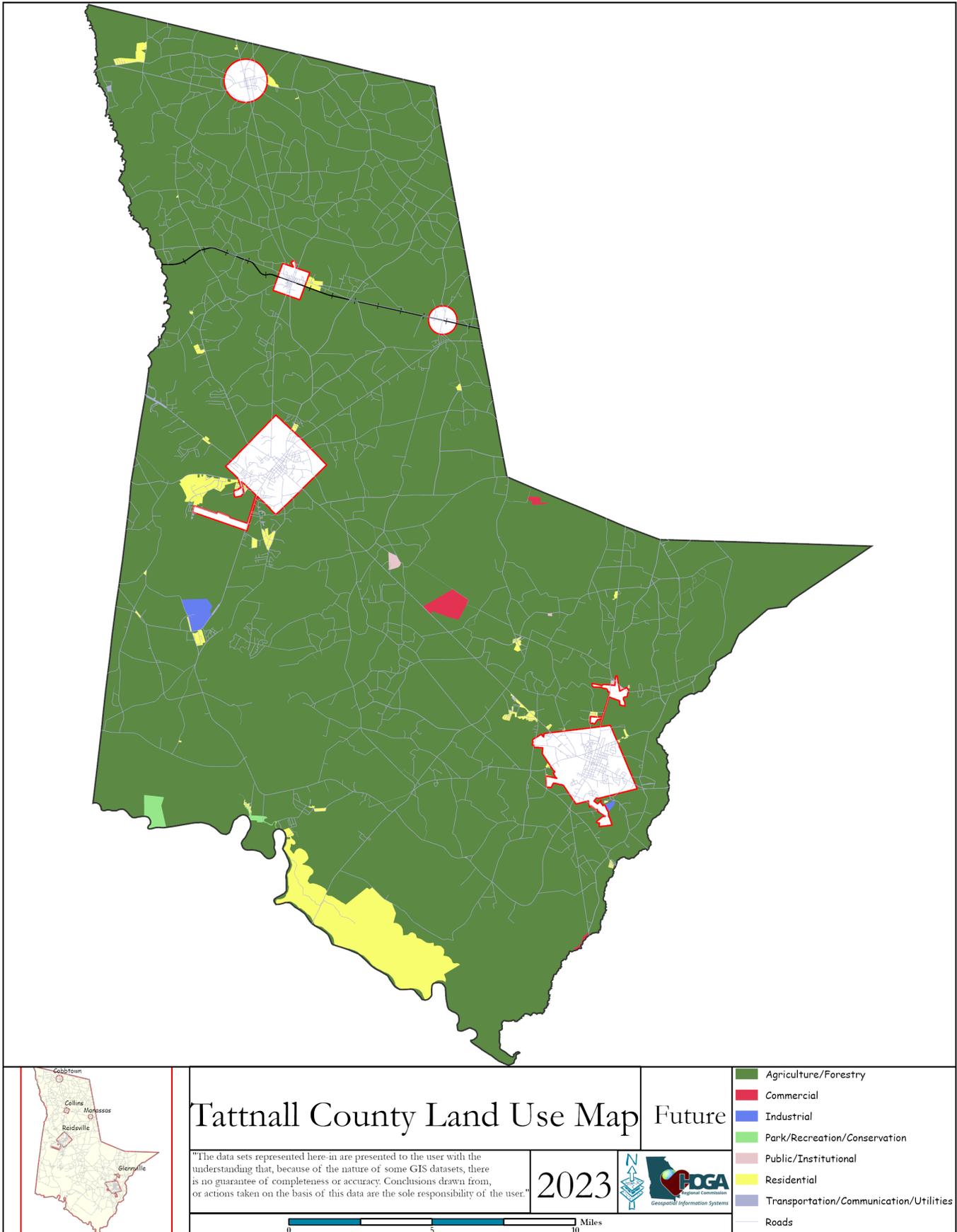
edge along Cyril Burkhalter Road will likely be the home of most industrial development once infrastructure is in place, although there could be continued infill industrial development at existing sites such as the Rotary filter plant expansion in Reidsville. New solar energy farms are expected to be located in the county, most recently south of Reidsville and Collins. These solar energy farms are generally compatible with the existing rural uses.



**L** *Downtown Glennville*    **R** *Historic Residence*

Recent residential growth has also primarily occurred in or near Glennville and Reidsville, particularly west of Glennville toward Reidsville and along or near U.S. 301. The most recent planned development in Glennville is Auburn Estates, southeast of town off Georgia 144. Residential growth in Reidsville has been more piecemeal, but primarily concentrated north of Reidsville along U.S. 280 East and south along Georgia 147 near the Reidsville Airport. There has also been some growth out of Reidsville along Raven Avenue and Lynntown Road. There are no recognizable growth patterns in the smaller communities, but some individual growth has occurred north of Cobbtown along GA 121, including a new retail store in 2018; south of Collins along Georgia 57; and east of Manassas along U.S. 280. The newest County accepted subdivisions have experienced only limited actual residential development, with a majority of development remaining small tracts with site built homes or manufactured homes. A large tract of land was recently sold and subsequently developed as the Ohoopie Match Club, a private golf club with development relative to entertaining small groups of visitors. Trends and growth patterns of small tract developments with an occasional larger tract subdividing or changing uses are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the existing rural character.

Future land use maps for Tattall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville are included following this description.



# Tattnall County Land Use Map Future

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2023



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Roads



# Cobbtown Land Use Map Future

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2023



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





# Collins Land Use Map

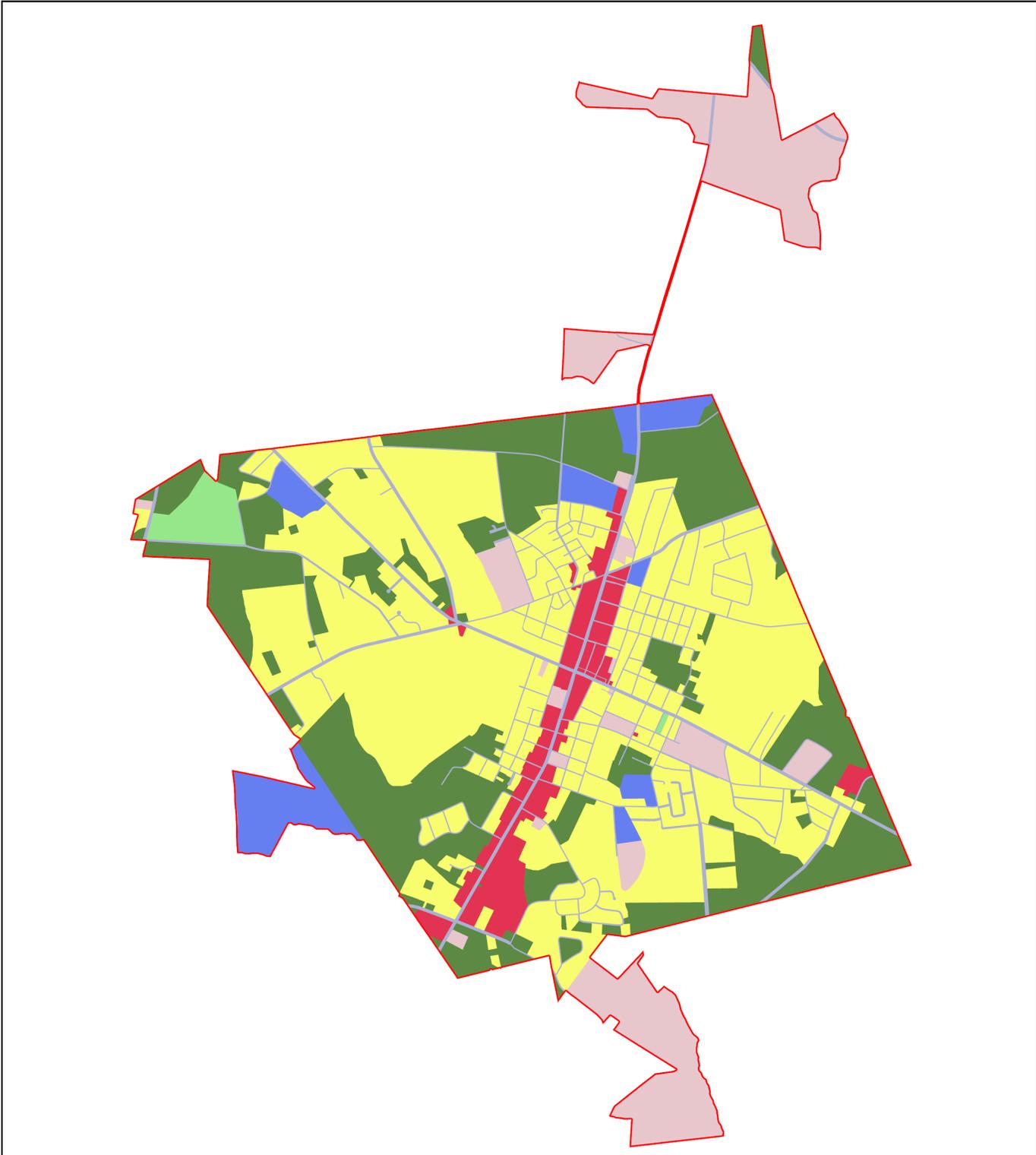
Future

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2023



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Roads



# Glennville Land Use Map

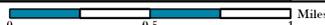
Future

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2023



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





# Manassas Land Use Map

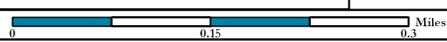
Future

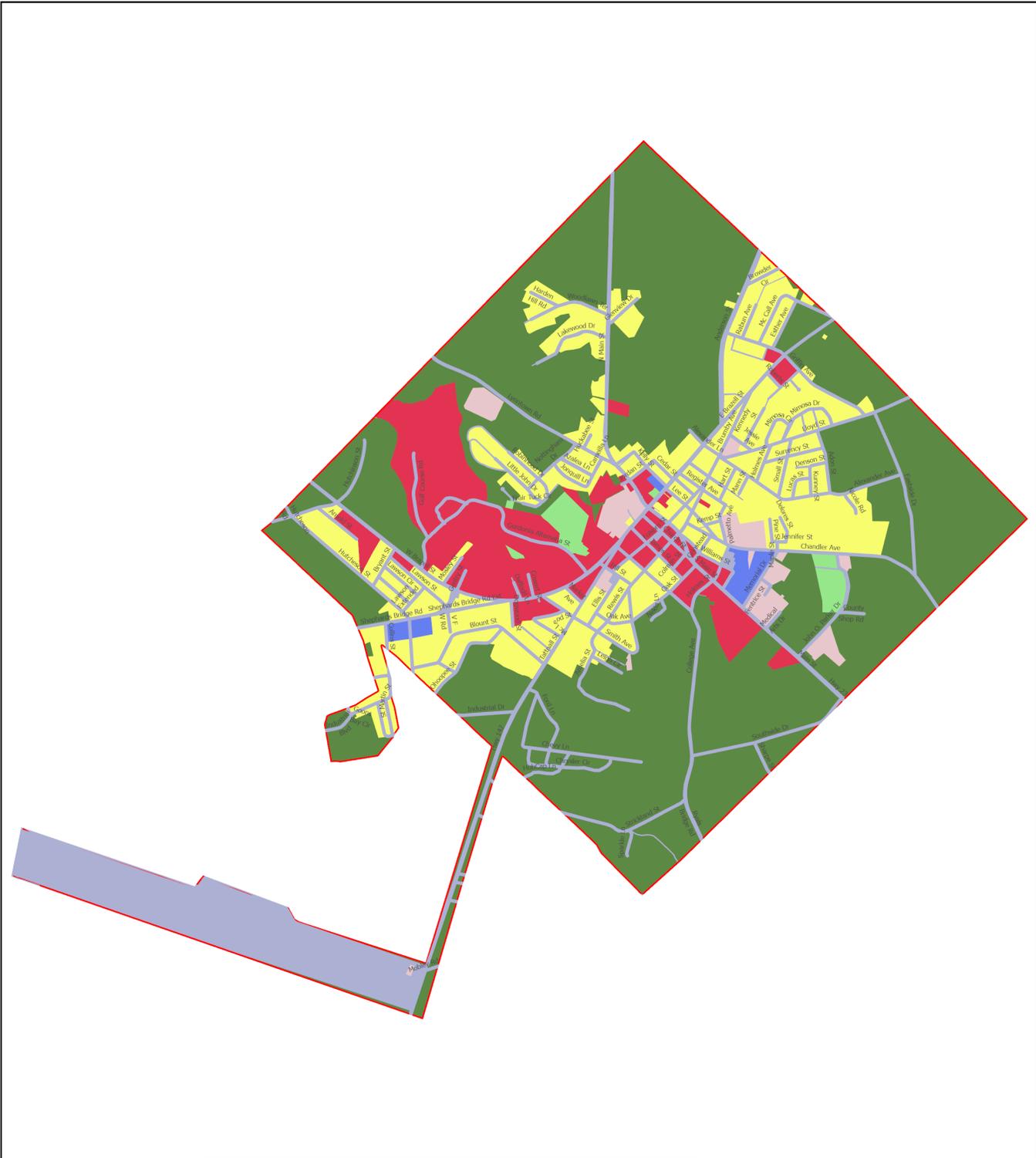
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2023



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

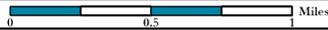




# Reidsville Land Use Map Future

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2023



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

# Community Work Programs



The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision.

This plan element answers the questions, **“How are we, as a community, going to get where we desire, given where we are?”** The Tattnall County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

# TATTNALL COUNTY

## Community Work Programs

## Tattall County Comprehensive Plan Community Work Program **Report of Accomplishments**

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park	Y	2021						Action item was completed in 2021.
2020	Continue to seek funding to update on-line country marketing (website, social media, etc.)			Y	2028				Action item is underway. Efforts to expand the County's online marketing platform will be a continuous task through 2028.
2021	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattall County	Y	2021						Action item was completed in 2021.
2020	Seek to develop materials promoting the County's natural and cultural resources (Big Mammock WMA, Ohoopie Dunes, Ohoopie River Canoe Trips)			Y	2025				Action item is underway. The estimated completion date is 2025. Tattall County and its municipalities are currently planning a course of action that will effectively promote the natural and cultural resources of the region.
2020	Pursue funding to provide automatic defibrillators (AEDs) at strategic locations throughout the county			Y	2024				Action item is underway. Efforts by the local government are being made to acquire the funding for the defibrillators. The estimated outfitting date is 2024.
2020	Develop a countywide composting/mulching program			Y	2025				Action item is underway. The county and municipalities are working together to develop a plan to effectively manage the composting and mulching program.
2022	Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)			Y	2024				Action item is underway. Phase 1 of this project is underway, with an estimated completion of phase 2 in 2024.
2020	Seek funding to develop a Georgia Department of Corrections museum in Tattall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system							Y	Action item is no longer a priority due to the closure of the prison. The state and county government are currently discussing the future usage of the facility.
2019	Install seating, landscaping and lighted walkway between the courthouse and new administrative building	Y	2021						Action item was completed in 2021.
2019	Expand passive park facilities throughout the county			Y	2024				Action item is underway. The county and municipalities are continuing efforts to improve parks in the country.
2020	Complete TIA1 Band 3 Projects (Hillview Rd., Airport Rd.)			Y	2024				Action item is underway. Hillview Rd. is complete. Airport Rd. is estimated to be completed in 2024.
2018	Apply to the DCA for certification as a "Broadband Ready Community"			Y	2024				The county is currently in the process of adopting a Broadband Ordinance and applying for the Broadband Ready Community Certification.

**Tattnall County Comprehensive Plan Community Work Program**  
**Community Work Program 2024 - 2028**

Activity	Years						Responsibility				Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Continue to seek funding to update online country marketing (website, social media, etc.)					X			X		Chamber, Dev. Auth.	\$10,000 (total)	X			X
Seek to develop materials promoting the County's natural and cultural resources (Big Hammock WMA, Ohoopsee Dunes, Ohoopsee River Canoe Trips)		X						X		Commission	\$10,000	X	X	X	
Develop a countywide composting/mulching program		X	X					X		DNR, GEFA	\$50,000	X	X		
Pursue funding to provide automatic defibrillators (AEDs) at strategic locations throughout the county	X							X		FEMA, GEMA, AARPA	\$40,000	X	X	X	
Pave Cyril Burkhalter Road and Mile Field Road (part) (begin)	X							X		GDOT, TIA	\$909,040	X	X		
Expand passive park facilities throughout the county	X							X		GA DNR	\$50,000	X	X		X
Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass Trail)	X	X							Cobbtown, Collins, Glennville, Reidsville	GDOT, RC	\$5,000 (Feasibility Study)	X	X		
New terminal for the Swinton Smith Field Reidsville Municipal Airport	X							X		Reidsville Tattnall Dev. Auth., Reidsville Airport Auth.	\$2 Million		X	X	
Expand the Swinton Smith Field runway by 500 ft.		X						X		Reidsville Tattnall Dev. Auth., Reidsville Airport Auth.	\$2 Million		X	X	
Apply to the DCA for certification as a "Broadband Ready Community"	X							X			N/A	X			
Complete TIA1 Band 3 Projects (Hillview Rd., Airport Rd.)	X							X		GDOT, TIA	\$1,742,500	X	X		

**Tattnall County Comprehensive Plan Community Work Program**  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Construct a new EMA Facility		X								SPLOST	\$2 million	X			
Renovate the former EMA facility for a new 911 facility		X								SPLOST	\$1.5 million	X			
New construction of a county morgue at the 911 facility		X	X					X		SPLOST	\$1.5 million	X			
Renovate the USDA office farm service building	X	X						X		ARPA	\$600,000	X		X	
Construction project to adds restrooms and stage at Veterans Park	X	X						X		ARPA	\$200,000	X		X	
Renovate the Judicial Annex	X	X						X		ARPA	\$400,000	X		X	
Renovate Health Department in Reidville and Glennville. Renovate old extension for health department	X	X						X		ARPA	\$500,000	X	X	X	
Compile mapping with GIS database; consolidate and improve GIS database to make accessible and streamlined across departments	X	X						X		Tax Assessor, Engineer, EMA	\$300,000	X			
Complete TIA2 Band 1 Project: Resurface Baxter Durrence Rd.	X	X								GDOT TIA	\$1,257,100	X	X		
Complete TIA2 Band 1 Project: Resurface Harmony Church Rd.	X	X								GDOT TIA	\$568,000	X	X		
Complete TIA2 Band 1 Project: Resurface Loves Chapel Rd.	X	X								GDOT TIA	\$542,000	X	X		
Complete TIA2 Band 2 Project: GDB&P Rushing Boone Rd.			X	X	X					GDOT TIA	\$1,802,800	X	X		

# CITY OF COBBTOWN

## Community Work Programs

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	Y	2021						Action item completed in 2021.
2023	Seek to upgrade playground equipment at the community center	Y	2023						Action item completed in 2023.
2023	Pursue the relocation of a new bank branch in Cobbtown					Y	2025		Action item has been postponed due to the lack of interest from regional banks. Marketing campaigns by the city will continue in order to gain the interest in local branches to establish a new bank in Cobbtown.
2021	Seek drainage improvements along Main Street, including street widening and installation of new curb and gutter			Y	2024				Action item is underway. The funding for this project has been approved. Initiation of the project's construction is expected to start in 2023 and completed in 2024.
2019	Seek funding to replace roof on city pavilion					Y	2025		Action item has been postponed. The City of Cobbtown is working to find the most efficient resources and funding available to replace the roof.
2019	Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass Trail)			Y	2024				Action item is underway. This is a joint interest for the City of Cobbtown and its neighboring municipalities. Planning is underway to frame out the project for a bicycle route along GA Hwy 57. The route is expected to be established in 2024.

City of Cobbtown Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Pursue the relocation of a new bank branch in Cobbtown		X							X		\$5,000 (local facilities, no estimate available on private construction)	X			X
Seek drainage improvements along Main Street, including street widening and installation of new curb and gutter	X							X	X	GDOT (LMIG), SPLOST, TSPLOST	\$100,000 (total)	X	X	X	
Seek funding to replace roof on city pavilion		X							X		\$20,000	X			X
Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass Trail)	X							X	Cobbtown, Collins, Glennville, Reidsville	GDIT, RC	\$10,000	X	X		
Improve citizen safety and pedestrian walking along Main St. Current sidewalks that are eroding away are not only an eye sore but a hazard to bicyclists and young walkers. Sidewalks improve community interaction and public health.		X						X	X	TIA2 Band 1	\$130,000	X	X		
Improve citizen safety and pedestrian walking along Main St. Current drainage issue is a hazard to bicyclists and young walkers. Sidewalks improve community interaction and public health.		X						X	X	TIA2 Band 1	\$26,722	X	X		

# CITY OF COLLINS

## Community Work Programs

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	Y	2022						Action Item was completed in 2022.
2023	Investigate feasibility of re-turning historic Collins Depot (currently privately owned) to its original site and rehabilitating for community use					Y	2025		Project was postponed due to lack of funding. The City of Collins will acquire additional avenues to raise the funds needed to complete this project. A plan of action is expected to be completed in 2025.
2023	Seek funding for the addition of a sewer jet for the City of Collins sewer system							Y	Action item has been dropped. The city has chosen to contract an outside agency for this project.
2022	Seek funding for the addition of a lighted walking track in Collins			y	2025				Project is underway. The city has purchased a former school and land in efforts to establish a lighted walking track in 2025.
2022	Partner with Cobbtown, Collins, Reidsville, and Glennville to establish bicycle route along GA HWY 57 (Wiregrass)					Y	2025		Action item is underway. This is a joint interest for the City of Collins and its neighboring municipalities. Planning is underway to frame out the project for a bicycle route along GA Hwy 57. The route is expected to be established in 2024.
2021	Complete TIA 1 Band 3 Project (Williams St.)	Y	2023						TIA Band 3 Project (Williams St.) was completed this year.

City of Collins Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Investigate feasibility of returning the historic Collins Depot (currently privately owned) to its original site and rehabilitating it for community use		X							X	DNR (GA Heritage), DOT (TE), RC&D	\$150,000 (total)	X	X	X	X
Seek funding for the addition of a lighted walking track in Collins		X							X		\$25,000 (total)	X			
Partner with Cobbtown, Collins, Reidsville, and Glennville to establish bicycle route along GA HWY 57 (Wiregrass Trail)		X						X	Cobbtown, Collins, Reidsville, Glennville	GDOT, RC	\$5,000 (Feasibility Study)	X	X		
TIA 2, Band 1 Project. Improve the drainage on SR 292 as well as make safety improvements for pedestrian traffic. The ditch is dangerously deep and will need modification	X	X							X	TIA	\$264,000		X		

# CITY OF GLENNVILLE

## Community Work Programs

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	Y	2021						Action Item was completed in 2021.
2021	Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park			Y	2028				Action item is ongoing. The efforts to develop and market the new industrial park will continue each year until the goal is accomplished.
2023	Continue to seek funding as needed to complete the renovation of the Glennwanis Hotel in Glennville for multi-purpose community use (museum, office, retail, and apartment space)			Y	2028				Action item is underway. The city will continue to seek funding for renovations. The hotel renovations are expected to continue through 2028.
2019	Complete upgrades to the sewer system			Y	2024				Action item is underway. Planning for this project has started. The estimated completion date is 2024.
2019	Resurface Lakeview Drive	Y	2019						Action Item was completed in 2019.
2018	Seek funding to develop a Georgia Department of Corrections museum in Tattnall County to interpret the history of the State Prison at Reidsville and Georgia's criminal justice system							Y	Action item is no longer a priority due to the closure of the prison. The state and county government are currently discussing the future usage of the facility.
2019	Develop bike lanes from the City to the Recreation Department (Hwy 144 and 23)			Y	2028				Action item is underway. This project is currently in the planning stage. The estimated completion date is 2028.
2019	Seek funding to develop park and pavilion in area of downtown that burned in 2016	Y	2020						Action Item was completed in 2020.
2019	Expand Downtown Streetscape project area (one block along Gross and N Caswell Streets)					Y	2028		Action item has been postponed. Planning and funding for this project is expected to be complete in the near future. The estimated completion date is 2028.
2019	Develop plan and seek funding to restore buildings purchased by the Downtown Development Authority			Y	2028				Action item is underway. This project is currently in the planning stage. The estimated completion date is 2028

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Pursue funding for the development of a community center			Y	2028				Action Item is underway. Efforts to accomplish this goal will continue each year until it is achieved.
2019	Offer youth-oriented activities at local community center (i.e., Boys & Girls Club Programming)			Y	2028				Action Item is underway. The community efforts to establish and maintain these programs will continue annually.
2020	Complete TIA Band 3 Projects (Continental Dr., Sharon Rd., Taylor Ln., Queen Dr., Baker St., Kicklighter St., Cedar St., China St., Banks St., Loves Chapel Rd.)	Y	2022						TIA Band 3 Projects were completed in 2022.

**City of Glennville Comprehensive Plan Community Work Program**  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Seek to develop (including infrastructure) and market the new Glennville Industrial Park as a joint countywide industrial park						X		X	X	Dev. Authority	\$500,000	X	X		
Continue to seek funding as needed to complete the rehabilitation of the Glennwanis Hotel in Glennville for multi-purpose community use (museum, office, retail, and apartment space)						X			X	Friends of Glennville, DDA	\$2 million	X	X		X
Complete upgrades to the sewer system	X								X	GA DCA	\$600,000	X	X		
Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass)							X	X	X	GDOT, RC	\$5,000	X	X		
Develop bike lanes from the City to the Recreation Department (Hwy 144 and 23)					X				X	GDOT	\$6.1 million	X		X	
Expand Downtown Streetscape project area (one block along Gross and N Caswell Streets)					X				X	GDOT	\$500,000	X	X		
Develop plan and seek funding to restore buildings purchased by the Downtown Development Authority					X				X	DDA	\$3 million	X	X		X

City of Glennville Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Pursue funding for the development of a community center						X			X		\$1 million	X	X		X
Offer youth-oriented activities at local community center (i.e., Boys & Girls Club Programming)						X			X	DCA, (CDBG)	\$1 million	X	X		X
Complete TIA 2 Band 1 Project: Resurface Hencart Road (West)	X	X								GDOT TIA	\$105,270	X	X		
Complete TIA 2 Band 1 Project: Resurface Seckinger Street	X	X								GDOT TIA	\$11,220	X	X		
Complete TIA 2 Band 1 Project: Resurface Gross Road	X	X								GDOT TIA	\$33,660	X	X		
Complete TIA 2 Band 1 Project: Resurface Rushing Street	X	X								GDOT TIA	\$109,670	X	X		
Complete TIA 2 Band 1 Project: Resurface Georgia Ave	X	X								GDOT TIA	\$12,430	X	X		
Complete TIA 2 Band 1 Project: Resurface Virginia Ave	X	X								GDOT TIA	\$12,430	X	X		
Complete TIA 2 Band 1 Project: Resurface Boyd Street	X	X								GDOT TIA	\$13,090	X	X		
Complete TIA 2 Band 1 Project: Resurface Bolton Street	X	X								GDOT TIA	\$28,160	X	X		
Complete TIA 2 Band 1 Project: Resurface Dogwood Street	X	X								GDOT TIA	\$26,950	X	X		
Complete TIA 2 Band 1 Project: Resurface Butler Street	X	X								GDOT TIA	\$31,790	X	X		
Complete TIA 2 Band 1 Project: Resurface Abbie Lane	X	X								GDOT TIA	\$70,840	X	X		
Complete TIA 2 Band 1 Project: Resurface Jay Street	X	X								GDOT TIA	\$59,290	X	X		

**City of Glennville** Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Complete TIA 2 Band 2 Project: Pave Water Street			X	X	X					GDOT TIA	\$37,550	X	X		
Complete TIA 2 Band 2 Project: Resurface Church Drive			X	X	X					GDOT TIA	\$15,070	X	X		
Complete TIA 2 Band 2 Project: Resurface Henry Street			X	X	X					GDOT TIA	\$119,130	X	X		
Complete TIA 2 Band 2 Project: Resurface Holly Street			X	X	X					GDOT TIA	\$16,720	X	X		
Complete TIA 2 Band 2 Project: Resurface Liberty Street			X	X	X					GDOT TIA	\$34,760	X	X		
Complete TIA 2 Band 2 Project: Pave Bradley Street			X	X	X					GDOT TIA	\$93,270	X	X		
Complete TIA 2 Band 2 Project: Resurface Howard Street			X	X	X					GDOT TIA	\$202,840	X	X		
Complete TIA 2 Band 2 Project: Resurface Marietta Street			X	X	X					GDOT TIA	\$61,270	X	X		
Complete TIA 2 Band 2 Project: Resurface Joe C Dasher Road			X	X	X					GDOT TIA	\$27,500	X	X		

# CITY OF MANASSAS

## Community Work Programs

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2021	Seek funding for sidewalk/streetscape improvements in areas of need			Y	2025				Action item is in progress. The Sidewalk portion was completed in 2019. The Henry St. streetscape phase of construction will be complete in 2025.
2020	Pursue funding to extend water lines in area of need	Y	2021						Action item was completed in 2021.
2022	Seek funding to develop recreation area							Y	Action Item has been dropped. The city has chosen to allocate funding towards the community center which is also located in the recreational area.
2019	Replace the roof on City Hall	Y	2019						Action item was completed in 2019.
2019	Purchase a new lawnmower and weedeater							Y	Action item was dropped. The city decided to contract an outside lawn service. Equipment is no longer needed for the city.

City of Manassas Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Seek funding for sidewalk/ streetscape improvements in areas of need		X							X	SPLOST, GDOT (LMIG)	\$100,000	X	X		
Renovations to the Community Center	X								X	(REC) SPLOST	\$15,000	X	X		
Expansion of city storage area				X					X	SPLOST	\$20,000	X	X		
Removal of the old city hall building			X						X	LOCAL FUNDING	\$30,000	X			
Purchase Equipment for the Water Department (Excavation Equipment)				X					X	LOCAL FUNDING	\$20,000	X			
TIA2 Band 1, Resurface 1/4 mile beginning at Hwy 292 south to Henry Street	X	X							X	GDOT TIA	\$38,533	X	X		
TIA2 Band 1, Alleviate dangerous flooding conditions on GA Hwy 292 and Henry St. during periods of heavy rainfall	X	X							X	GDOT TIA	\$64,600	X	X		

# CITY OF REIDSVILLE

## Community Work Programs

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

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2023	Investigate the feasibility of developing a hotel/motel tax			Y	2025				Action Item is underway. Over the next two years the city will look at how the hotel/motel tax will impact the community. This investigation will be complete in 2025.
2021	Seek Georgia Scenic Byway status for the Wiregrass Trail (GA 57) through Tattnall County	Y	2021						Action item was completed in 2021.
2023	Seek funding for the addition of lighted walking track			Y	2024				Action Item is underway. The city has purchased an older school to which is set to be the location of the lighted walking track. Completion is expected to be in 2024.
2019	Seek to pave remaining dirt roads			Y	2027				Action Item is underway. The city will continue to pave these roads as funding and resources become available.
2021	Pursue the annexation of areas outside the municipal limits served by city water and sewer extensions			Y	2024				Action Item is underway. The city will continue efforts to annex these served locations. The annexation is expected to be complete in 2024.
2019	Pursue sidewalk improvements along Memorial drive	Y	2021						Action item was completed in 2021.
2019	Pursue sidewalk improvements on Hwy 57 through town			Y	2024				Action Item is underway and expected to be complete once the funding and resources are available.
2019	Develop bike and pedestrian friendly park area in front of City Hall	Y	2023						Action Items was completed in 2023.
2019	Repair parking lot in front of City Hall	Y	2023						Action Items was completed in 2023.
2019	Acquire new breathing apparatuses for the City Fire Department	Y	2023						Action Items was completed in 2023.
2019	Clean up blighted property within the city limits	Y	Each Year						Action item is ongoing. The city will continue this effort for the safety, surrounding property values, and the integrity of the community.
2019	Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass Trail)			Y	2024				Action item is underway. This is a joint interest for the City of Reidsville and its neighboring municipalities. Planning is underway to frame out the project for a bicycle route along GA Hwy 57. The route is expected to be established in 2024.
2020	Complete TIA Band 3 Projects (Blount St., Anderson St., Chandler Ave., Church St., Glenview Dr.)	Y	2022						TIA1 Band 3 Projects were completed in 2022.

**City of Reidsville** Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Investigate the feasibility of developing a hotel/motel tax		X							X		\$15,000	X			
Seek funding for the addition of lighted walking track	X								X	ARDA, DNR, (Rec Trails) Tattnall County	\$100,000	X	X		X
Seek to pave remaining dirt roads				X				X	X	GDOT (LMIG)	\$75,000 (total)	X	X		
Pursue the annexation of areas outside the municipal limits served by city water and sewer extensions	X								X		\$1,000	X			
Pursue sidewalk improvements on Hwy 57 through town	X								X	T-SPLOST	\$10,000	X			
Clean up blighted property within the city limits						X			X	Beautification Committee	\$10,000 (Annual)	X			
Partner with Cobbtown, Collins, Reidsville and Glennville to establish a bicycle route along GA Hwy 57 (Wiregrass Trail)	X	X						X	Cobbtown, Collins, Reidsville, Glennville	GDOT, RC	\$5,000 (Feasibility Study)	X	X		

City of Reidsville Comprehensive Plan Community Work Program  
**Community Work Program 2024 - 2028**

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2024	2025	2026	2027	2028	Each Year	Beyond 2028	County	City	Other		Local	State	Federal	Private
Create mixed use ordinances for housing development, and for downtown	X								X	Rural Development Institute	\$5,000	X			
Expand code enforcement ordinances in downtown; update zoning ordinances		X							X		\$20,000	X			
Construct restrooms at Surrency Atkins Playground's basketball court "Neighborhood Playground Program"		X							X	DNR, ARPA	\$60,000	X	X	X	X
Complete TIA2 Band 1. Resurface Alliance St.	X	X								GDOT TIA	\$90,525	X	X		
Complete TIA2 Band 1. Resurface Willis Ln.	X	X								GDOT TIA	\$83,622	X	X		
Complete TIA2 Band 1. Resurface Chandler Ave.	X	X								GDOT TIA	\$114,989	X	X		
Complete TIA2 Band 1. Resurface Roberta St.	X	X								GDOT TIA	\$140,161	X	X		

# APPENDIX

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

**PUBLIC HEARING NOTICE**  
**Tattnall County Joint Comprehensive Plan**  
**“The Place of Opportunity”**

*What principles should guide future development in Tattnall County and the municipalities within Tattnall County? What can be done to generate local pride and enthusiasm about the future of all Tattnall County?*

The local governments of Tattnall County and the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law.

The comprehensive plan outlines a community vision, identifies needs and opportunities, defines long term policies, and includes a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. It is desired that this plan not only meet state requirements, but also truly express the community’s wishes for future growth and development.

An initial public hearing is scheduled to provide an opportunity for citizens to express their thoughts regarding vision for the Community’s future, to receive input on the issues and opportunities facing the Community, and to identify solutions, strategies, and actionable efforts that could be employed to make Tattnall County and the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville better places to live and work.

**PUBLIC HEARING DATE AND TIME:**

**Thursday, February 9, 2023, at 5:00 p.m.**

**LOCATION OF PUBLIC HEARING:**

**Tattnall County Commission Boardroom**

**108 West Brazell Street, 2<sup>nd</sup> Floor, Reidsville, Georgia**

Please plan to attend, voice your opinions, and be involved. Help your community thrive, grow, and prepare a better future. If you would like more information, please contact Mandy Britt at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or [mbritt@hogarc.org](mailto:mbritt@hogarc.org). All persons with a disability or otherwise needing assistance should contact Tattnall County Commissioner’s Office, 108 West Brazell Street, Reidsville, Georgia, or call 912-557-4335.

# HEART OF GEORGIA ALTAMAHA

## Regional Commission

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

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



## NEWS RELEASE

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

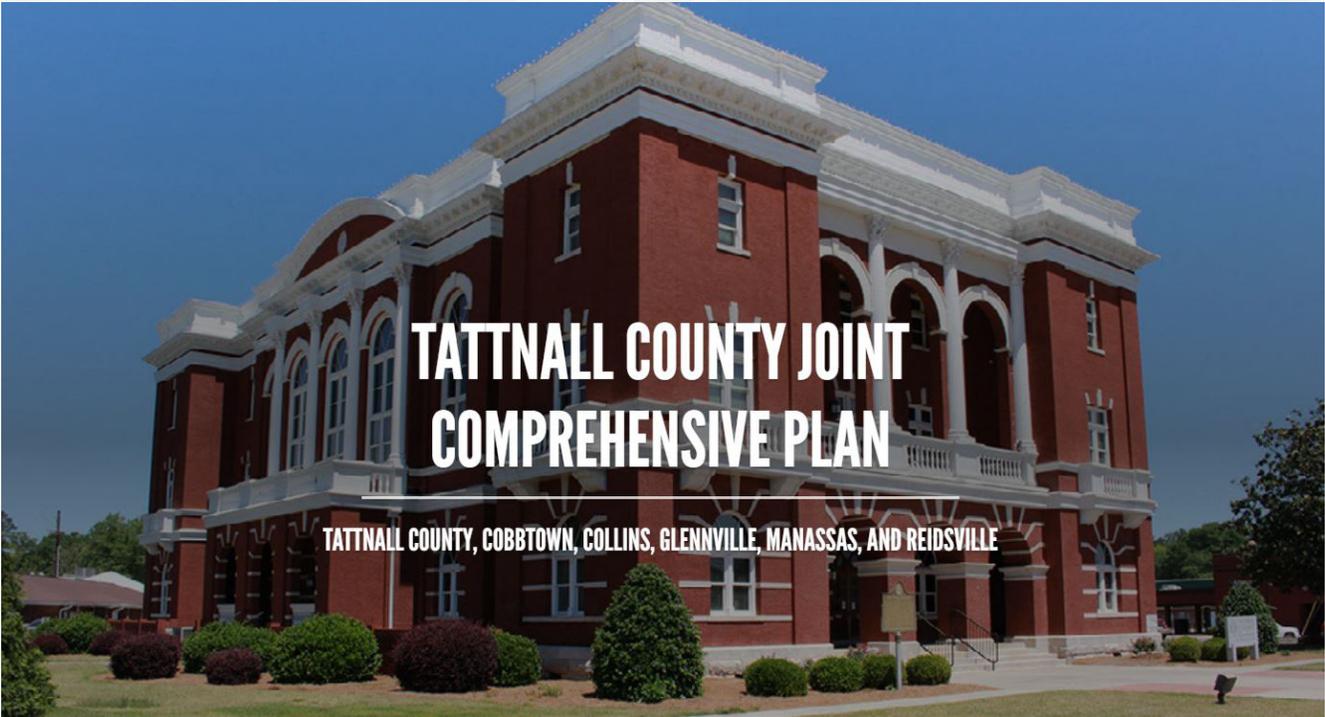
**DATE:** Thursday, March 9, 2023  
**TIME:** 6:00 PM  
**LOCATION:** Glennville Garden Club Center  
121 North Caswell St. Glennville, GA

Are you concerned about the future of Tattall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Tattall County, the Tattall County Board of Commissioners, and the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2018 and is the principal guide to the long-term growth and development of Tattall County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at the Glennville Garden Club Center, 121 North Caswell St., Glennville, at 6:00 p.m. on Tuesday, March 9, 2023. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

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



# TATTNALL COUNTY JOINT COMPREHENSIVE PLAN

TATTNALL COUNTY, COBBTOWN, COLLINS, GLENNVILLE, MANASSAS, AND REIDSVILLE



## WELCOME !

Welcome to the home of the Tattall County Joint Comprehensive Plan Update. The County and the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns.

In a series of meetings, to be held January-July, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.



## WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

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

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

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

DCA - Local Government Assistance



Previous Comprehensive Plan

**The Place of Opportunity**

**TATTALL COUNTY**  
Cobbtown · Collins · Glennville · Manassas · Reidsville

A Joint Comprehensive Plan for Tattall County, Cobbtown, Collins, Glennville, Manassas, and Reidsville, Georgia  
August 2018

Download a Copy of the 2018 Plan Here!



## TATTNALL COUNTY 2023 JOINT COMPREHENSIVE PLAN TIMETABLE

- **Thursday, 1/19/23, 10:00 AM:** *Introduction and Vision Making/SWOT*
- **Thursday, 2/09/23, 5:00 PM:** *Initial Public Hearing*
- **Thursday, 2/16/23, 10:00 AM:** *Review/Needs and Opportunities/Goals*
- **Thursday, 3/09/23, 5:00 PM:** *Community Drop-In Session*
- **Thursday, 3/16/23, 10:00 AM:** *Review Goals; Policies/Economic Development*
- **Thursday, 4/20/23, 10:00 AM:** *Broadband & Land-use*
- **TBD:** *Community Work Program Updates with Individual Jurisdictions*
- **April -- July:** *Draft Plan*
- **TBD:** *Final Committee Meeting*
- **TBD:** *Final Public Hearing*

[Download a Copy of the Kickoff Meeting Packet Here!](#)



## OUR VISION

Our vision is a welcoming, vibrant community. We are a place of opportunity filled with spirit and pride for our heritage and excitement for our future. We aim to preserve our community traditions, resources, and small town feel while inviting new, innovative growth. We are committed to promoting our greatest assets, cultivating positive development, and improving areas of need. Our community will forge, maintain, and prioritize efforts in community outreach and intergovernmental relations. Achievements in continual community enhancement will be made through strategic actions taken in economic development, historic preservation, environmental protection, healthcare, education, community development, and public service. Tattnall County and the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville will offer “quality of life” that will be valued by residents and visitors alike.



# WHAT WOULD YOU LIKE TO SEE?



## The Joint Tattnall County Comprehensive Plan Survey

Please answer the following survey questions which will be used to help develop your community's updated comprehensive plan.

### My association with Tattnall County (Select all that Apply)\*

- I grew up in and currently reside in Tattnall County
- I moved my residence to Tattnall County
- I work in Tattnall County or my work involves working with/for organizations in Tattnall County
- I own property in Tattnall County
- Other

If you moved to Tattnall County from somewhere else, please indicate which of the reasons explain your move:

(Select all that apply)

- Employment opportunity
- Family connections
- I grew up here
- Affordability
- Rural character
- Quality of local amenities
- To be closer to someplace else
- Quality of educational system
- Other

My age range: \*

- 16-22
- 23-29
- 30-39
- 40-49
- 50-59
- 60-65
- 65+

**Occupation Type/Status**

Please choose or identify the most appropriate description of your occupational status or type from the following

- Financial Sector
- Agricultural Industry
- Public Services/Government
- Industrial/Manufacturing/Fabrication
- Healthcare
- Education
- Construction/Skilled Trades
- Commercial Sales/Retail/Customer Service
- Hospitality/Lodging
- Non-Profit/Faith-Based Sector
- Retired
- Disabled
- Homemaker
- Unemployed

**How would you rate the overall quality of life in Tattnell County? \***

- Excellent
- Good
- No Opinion
- Fair
- Poor

**What are the greatest strengths or assets of your community?**

**Our top 2 priorities in regard to revitalization efforts should be:\***

- Downtown locations
- Industrial locations
- Recreational locations
- Residential locations

**What are your community's greatest needs?**

**What type of businesses would you like to see more of in Tattnall County? \***

**(Select all that apply)**

- Retail stores
- Grocery stores
- Personal services (salon, barber shop, etc.)
- Restaurants
- Boutiques
- Bars and lounges
- Coffee shops
- Hotels
- Entertainment options
- Professional offices
- Medical facilities
- Industry (manufacturing/ warehouses)

**How well do you rate your local government in regard to openness and communicating with the public?\***

- Excellent (they are open to requests and responsive to needs)
- Above average
- Average
- Below average
- Poor (they do not interact well with the public and I feel they don't listen)

**Please select your top 3 ways that you would prefer to receive information regarding community events, community meetings, or community issues.\***

- Listen to an advertisement on the local radio station

- View a social media post (Facebook)
- Receive an email newsletter
- Read an article in the local newspaper
- Receive an insert in your utility bill
- View a post on the County/City website

**There are opportunities for the public to engage in community decision making efforts:\***

- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

**What is the quality of your internet (broadband) service? \***

- Excellent
- Good
- Fair
- Poor
- No access/service

**What outdoor recreational activities are important to you?\***

- Biking
- Hiking
- Fishing
- Boating
- Hunting
- Kayaking
- Outdoor sports
- Running
- Other \_\_\_\_\_

**Infrastructure Rating**

Please rate the quality of infrastructure in Tattall County on a scale of one to five with 1 star being “Poor” and 5 stars being “Excellent”

**Road Quality\***

(Potholes, pavement issues, washes, etc.)

1-5 Rating: \_\_\_\_\_

Comments: \_\_\_\_\_

**Road Drainage\***

(Do you notice water drainage issues?)

1-5 Rating: \_\_\_\_\_

Comments: \_\_\_\_\_

**Quality of Public Service Buildings\***

(Courthouses, Senior Centers, Health Departments, etc.)

1-5 Rating: \_\_\_\_\_

Comments: \_\_\_\_\_

**Quality of Water/Sewer Systems\***

1-5 Rating: \_\_\_\_\_

Comments: \_\_\_\_\_

**What type of housing would you like to see more of in the future?\***

(Select all that apply)

- Single-family homes
- Apartments
- Townhomes
- Senior housing
- Affordable/ workforce housing
- Student housing
- Loft apartments
- None

**Our top 3 priorities with regard to housing should be:**

- Developing more high-end housing (>\$300,000)
- Working to address dilapidated/vacant properties
- Developing more single-family housing (<\$180,000)
- Developing more options for seniors
- Fostering more mixed use development
- Developing more rental options
- Developing more apartments

**Our top 3 priorities with regard to cultural amenities should be:**

- Need for new/improvement of parks and recreation areas
- Need for more/new entertainment options
- Preservation of historic sites and resources
- Need for more/new recreational trails
- Need for more/new social events in our community
- Need for new/improvement of athletic facilities
- Other \_\_\_\_\_

**What are your 3 favorite things about Tattnall County?**

**What are your 3 least favorite things about Tattnall County?**

**Do you have any other comments that you would like to share about your community?**

## **FINAL PUBLIC HEARING NOTICE**

### **Tattnall County Joint Comprehensive Plan**

The local governments of Tattnall County including the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville are in the final stages of a process to develop a new joint comprehensive plan in accordance with state law.

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

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan; to address the issues and opportunities facing Tattnall County and the Cities of Cobbtown, Collins, Glennville, Manassas, and Reidsville; obtain any final citizen input; and notify the community of the pending submittal of the comprehensive plan for state and regional review.

**PUBLIC HEARING DATE AND TIME:** Tuesday, August 29, 2023, at 5:00 p.m.

**LOCATION OF PUBLIC HEARING:** Tattnall County Commission Boardroom,  
108 W Brazell Street, 2nd Floor, Reidsville, GA

All persons with a disability or otherwise needing assistance should contact Tattnall County Commissioner's Office: 108 W. Brazell Street, Reidsville, Georgia or call 912-557-4335.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, please contact Mandy Britt at the Heart of Georgia Altamaha Regional Commission, 912-292-4789 or [mbritt@hogarc.org](mailto:mbritt@hogarc.org).

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
COUNTY COMMISSION MEETING ROOM  
108 WEST BRAZELL STREET, REIDSVILLE**

**THURSDAY, JANUARY 19, 2023, 10:00AM**

**AGENDA**

- 1. Introductions**
- 2. Agreements Needed**
- 3. Background/Committee's Purpose**
- 4. Proposed Timetable for Plan Development**
- 5. Community Vision Input**
- 6. SWOT analysis (Strengths/Weaknesses/Opportunities/Threats)**

**Adjourn**

**Next Meeting:**

- Review draft of community vision/SWOT**
- Plan Title Discussion**
- Goals/Policies Discussion/Introduction**

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING  
COUNTY COMMISSION MEETING ROOM  
108 WEST BRAZELL STREET, REIDSVILLE**

**THURSDAY, FEBRUARY 16, 2023, 10:00AM**

**AGENDA**

- 1. Introductions**
- 2. Regional Commission Service Agreement -**
- 3. Brief Review of previous Meeting**
- 4. Community Vision Outline Review**
- 5. Complete SWOT Analysis**
- 6. Needs and Opportunities**
- 7. Goals/Policies Discussion/Introduction**
- 8. Plan Title Discussion**

**Adjourn**

**Upcoming Events:**

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
 LOCAL PLAN COORDINATION COMMITTEE MEETING #3  
 COUNTY COMMISSION MEETING ROOM  
 108 WEST BRAZELL STREET, REIDSVILLE**

**THURSDAY, MARCH 16, 2023, 10:00AM**

**AGENDA**

- 1. Introductions**
- 2. Brief Review of previous Meeting/Community Drop-In/Survey**
- 3. Goals and Long Term Policies Review**
- 4. Economic Development Update**
- 5. Plan Title Discussion**

**Adjourn**

**Upcoming Events:**

Thursday <b>04/20/23</b> , 10:00 AM	Broadband & Land-use	Commission Board Room, 108 West Brazell Street, 2 <sup>nd</sup> Floor Reidsville
TBD	Community Work Program Updates with Individual Jurisdictions	(Local jurisdictions will be contact- ed for meetings)
April-July	Draft Plan	
TBD	Final Committee Meeting	
TBD	Final Public Hearing	

**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN  
LOCAL PLAN COORDINATION COMMITTEE MEETING #3  
COUNTY COMMISSION MEETING ROOM  
108 WEST BRAZELL STREET, REIDSVILLE**

**THURSDAY, APRIL 20, 2023, 10:00AM**

**AGENDA**

- 1. Introductions/Review**
- 2. Plan Title**
- 3. Survey Update**
- 4. Revised Draft Economic Development Element**
- 5. Environmental Planning Criteria/Altamaha Regional Water Plan**
- 6. Broadband Element**
- 7. Land Use Element**

**Upcoming Events:**

TBD	Community Work Program Updates with Individual Jurisdictions	(Local jurisdictions will be contacted for meetings)
April-July	Draft Plan	
TBD	Final Committee Meeting	
TBD	Final Public Hearing	

**Adjourn**

## **Stakeholders Invited to Participate in Tattall County Joint Comprehensive Plan Preparation Process**

- Tattall County Board of Commissioners City of Cobbtown
- City of Collins City of Glennville City of Manassas City of Reidsville
- Tattall County Board of Education Greater Tattall Chamber of Commerce Glennville Chamber of Commerce
- Glennville Downtown Development Authority Tattall County Farm Bureau
- Reidsville Development Authority Tattall County Concerted Services Tattall County Cooperative Extension Georgia Forestry Commission Canoochee EMC
- Glennville Housing Authority Reidsville Housing Authority Optim Medical Center - Tattall The Journal Sentinel
- Tattall Evans Baptist Association
- Committee for Social Change
- Glennville Recreation Department
- Woodpecker Trail Olive Farm
- Reidsville Georgia Community Floods
- NAACP
- Kicklighter Realty
- Rotary Corporation
- Smith State Prison Rogers State Prison

## **Active Participants in Tattnall County Local Plan Coordination Committee Meeting and Plan Preparation**

### ***Tattnall County Board of Commissioners***

Bobby Kennedy, Commissioner  
Bill Kicklighter, Commissioner  
Frank Murphy, County Manager  
Sheila Mills, County Clerk

### ***City of Cobbtown***

Buddy Collins, Mayor  
Francine Jarriel, City Clerk  
City of Collins  
Sandra Spikes, Mayor Pro Tem

### ***City of Glennville***

Bernie Weaver, Mayor  
Stan Dansby, City Manager  
Marcus Nobles, City Council  
Billy Conley, Building Inspector

### ***City of Reidsville***

Verdie Williams, City Council  
Carolyn Crume-Blackshear, City Council  
Nivea Jackson, City Clerk

### ***City of Manassas***

Tonya Edwards, Mayor

### ***Greater Tattnall Chamber of Commerce***

Glenda Cowart

### ***Glennville Downtown Development Authority***

#### ***Tattnall County Road Department***

Lynn Cribbs

### ***Tattnall County Industrial Development Authority***

Wayne Dasher, Chairman

### ***Reidsville Downtown Development Authority***

Vickie Fountain Nail  
Kim Poulos

### ***The Journal Sentinel***

Ronnie McCall  
Pam Waters

### ***Committee for Social Change***

Reba King Feliciano

### ***Kicklighter Realty***

Robbiette Kicklighter

### ***Glennville Recreation Department***

Logan McCullough, Director

### ***NAACP***

Joanne Anderson

### ***Woodpecker Trail Olive Farm***

Tracy Poling

### ***Optim Medical Center***

Hunter McCall, Facilities Director

### ***Rotary Corporation***

Chris Roessler, VP of Marketing and Advertising

### ***Reidsville Georgia Community Floods***

Jacqueline Jones

### ***Private Citizens***

Joseph Moore  
Shanna Bradford  
Dorothy Berry  
Nakisha Purdiman  
Caroline Porter

*Living Life in*  
*Tattnall County*

# **TATTNALL COUNTY**

Joint Comprehensive Plan

August, 2023

**RESOLUTION**

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

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

**WHEREAS**, Tattall County, Georgia has participated with the municipalities of Cobbtown, Collins, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattall County*, for Tattall County and its municipalities; and

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

**WHEREAS**, the Tattall County Joint Comprehensive Plan, *Living Life in Tattall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Tattall County is now desirous of adopting *Living Life in Tattall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Tattall County Board of Commissioners hereby approves and adopts the Tattall County Joint Comprehensive Plan, *Living Life in Tattall County*, as Tattall County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

**SO RESOLVED**, this 2<sup>nd</sup> day of October, 2023.

**BY:** Jackie C. Trim  
Jackie C. Trim, Chairman

**ATTEST:** Sheila R. Mills  
Sheila R. Mills, Certified County Clerk



**RESOLUTION**

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

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

**WHEREAS**, the City of Cobbtown, Georgia has participated with Tattnall County and the municipalities of Collins, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattnall County*, for Tattnall County and its municipalities; including the City of Cobbtown; and

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

**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

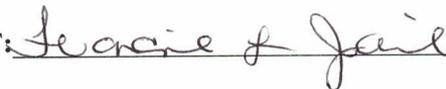
**WHEREAS**, the City of Cobbtown is now desirous of adopting *Living Life in Tattnall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Cobbtown hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, as the City of Cobbtown's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

**SO RESOLVED**, this 2<sup>nd</sup> day of October, 2023.

**BY:** 

**ATTEST:** 

## RESOLUTION

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

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

**WHEREAS**, the City of Collins, Georgia has participated with Tattnall County and the municipalities of Cobbtown, Glennville, Manassas, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattnall County*, for Tattnall County and its municipalities; including the City of Collins; and

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

**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Collins is now desirous of adopting *Living Life in Tattnall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Collins hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, as the City of Collins's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

**SO RESOLVED**, this 12<sup>th</sup> day of October, 2023.

BY: Sandra C. Sparks

ATTEST: Deborah J. Stubb

**RESOLUTION #24-12**  
**TATTNALL COUNTY JOINT COMPREHENSIVE PLAN**

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

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

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattnall County*, for Tattnall County and its municipalities; including the City of Glennville; and

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

**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Glennville is now desirous of adopting *Living Life in Tattnall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as general policy guide to its future growth and development;

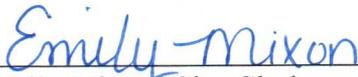
**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and City Council of the City of Glennville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, as the City of Glennville’s official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

**SO RESOLVED**, this 3<sup>rd</sup> day of October, 2023



\_\_\_\_\_  
Bernie Weaver, Mayor



\_\_\_\_\_  
Emily Nixon, City Clerk

**RECORD OF ACTION TAKEN:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>OTHER</b>
Councilmember King	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Nobles	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember Waters	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Councilmember McLeod	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>

**CERTIFICATE OF RESOLUTION**

The undersigned hereby certifies that I am the Clerk of Glennville, Georgia (the "City"); that the attached hereto is a true copy of the Resolution duly adopted by the governing body of the City at a meeting duly held on the 3<sup>rd</sup> day of October 2023 at the Glennville City Hall which a quorum was present and acting throughout, and that it has not been rescinded or modified and is now of full force and effect.

GIVEN under the seal of the City, this 3<sup>rd</sup> day of October 2023.

(SEAL)



Emily-Mixon  
Emily-Mixon, City Clerk

**RESOLUTION**

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

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

**WHEREAS**, the City of Manassas, Georgia has participated with Tattnall County and the municipalities of Cobbtown, Collins, Glennville, and Reidsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattnall County*, for Tattnall County and its municipalities; including the City of Manassas; and

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

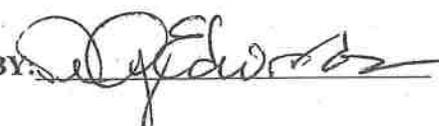
**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

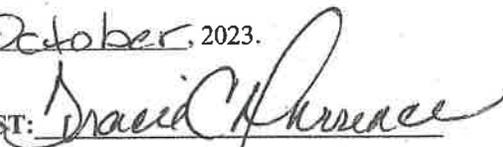
**WHEREAS**, the City of Manassas is now desirous of adopting *Living Life in Tattnall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Manassas hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, as the City of Manassas's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

**SO RESOLVED**, this 9<sup>th</sup> day of October, 2023.

BY: 

ATTEST: 

## RESOLUTION

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

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

**WHEREAS**, the City of Reidsville, Georgia has participated with Tattnall County and the municipalities of Cobbtown, Collins, Glennville, and Manassas in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Tattnall County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Living Life in Tattnall County*, for Tattnall County and its municipalities; including the City of Reidsville; and

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

**WHEREAS**, the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Reidsville is now desirous of adopting *Living Life in Tattnall County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Reidsville hereby approve and adopt the Tattnall County Joint Comprehensive Plan, *Living Life in Tattnall County*, as the City of Reidsville's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2018.

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

SO RESOLVED, this 10 day of oct., 2023.

BY: Curtis Colwell

ATTEST: Livia C Jackson

