



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS COMMUNITY PLANNING DOCUMENTS

Worth County and the Cities of Sylvester, Warwick, Poulan, and Sumner

RC: **SWGRC**

Submittal Type: **Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **9/21/23**

Date Submittal Initially Received by RC: **9/29/23**

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

Worth County and the Cities' Joint Comprehensive Plan Five-Year Update. The Plan has been adopted and the resolutions are included

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

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

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Board of Commissioners

Worth County

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CARL ROWLAND, County Administrator
RALPH POWELL, County Attorney
ANGELA HARRAH, County Clerk
ROLAND MCCARTHY, Finance Director
KIM STRIPLING, Human Resource Director

September 21, 2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Fred Dent, Chairman of the Board of Commissioners of Worth County, at 229-776-8200

Sincerely,



Fred Dent
Chairman

Enclosures



City of Warwick
132 Washington Street P. O. Box 59
Warwick, Georgia 31796
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warwickcityhall@gmail.com

Mayor: Juanita Kinchen
City Clerk: Judy S. Martin
Attorney: Tommy Coleman
Police Chief: Thomas Stewart

City Council
Mayor Pro-Tem Christopher Wheeler
Walter Vincent
Jacqueline Hill
Edward Barstow

September 22, 2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Juanita Kinchen, Mayor, at 229.535.6256.

Sincerely,

Juanita Kinchen
Mayor, City of Warwick

CITY OF POULAN

PO Box 69 204 N Hunton Street Poulan, GA 31781 229.776.4097 office 229.776-2998 fax

COUNCIL

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CITY CLERK

JENNIFER SHELER

Date: 9/26/2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Robert Greer, Mayor, at 229.776.4097.

Sincerely,



Robert Greer
Mayor, City of Poulan

Enclosures



Harold Proctor, Jr., Mayor

Walter Dupree, III, Councilman Ward 1
Isaac Jackson, Councilman Ward 2

Mark Giddens, Councilman Ward 3
Earnest Carter, Jr., Councilman Ward 4

September 21, 2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please give me a call at 229.776.8505.

Sincerely,

A handwritten signature in black ink that reads "Harold Proctor, Jr." in a cursive style.

Harold Proctor, Jr.
Mayor
City of Sylvester

Enclosures

Home to the "Peanut Capital of the World"

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□ Todd Spence Mayor Pro-Tem □ Donald Whittington P-2 □ Travis Pritchard P-3
□ Joey Thompson P-4 □ Jimmy C. Nelms, Superintendent □ Madison Singletary, City Clerk
□ Jay Crowe, Attorney

Date: 9/29/2023

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Todd Spence, Mayor Pro Tem, at 229.776.7384.

Sincerely,

Todd Spence

Todd Spence
Mayor Pro Tem, Town of Sumner

Enclosures



WORTH COUNTY AND THE CITIES' JOINT COMPREHENSIVE PLAN FIVE-YEAR UPDATE 2023

The purpose of a comprehensive plan is to guide local government officials and other community leaders to make everyday decisions that support the community's stated goals for its future.



Prepared by Worth County
and the cities of Poulan,
Sumner, Sylvester, and
Warwick with the assistance
of the Southwest Georgia
Regional Commission



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Introduction

A comprehensive plan is a legal document that guides the decision-makers and community leaders in making everyday decisions and helps in long-term (15-20 years) planning for cities and counties. It allows the process and the documentation for creating a broad, long-term vision for future land uses and communities' built environment.

The Worth County Comprehensive Plan is required by the Georgia Planning Act 1989 for local governments to maintain Qualified Local Government (QLG) status. The Plan represents participation by Worth County and the Cities of Poulan, Sumner, Sylvester, and Warwick. The Plan guides city and county officials as they make decisions and manage and promote sustainable quality growth and development. The Worth County Comprehensive Plan was prepared using the process outlined in Georgia's Minimum Planning Standards and Procedures. The required planning elements include Community Goals, Needs and Opportunities, Community Work Program, Economic Development, Land Use, Broadband and Transportation.

The Community Work Program outlines specific strategies communities will strive to meet in the following five years along with a report of the local government's accomplishments covering the previous planning period. The Plan also includes a Service Delivery Strategy (SDS), which outlines how local governments and authorities will deliver services in an effective and cost-efficient manner to its citizens. The Georgia Planning Act intends to provide flexibility for local governments and minimize duplication or competition and resolve disputes for local service delivery.

Planning Process For Worth County And The Cities Comprehensive Plan Five-Year Update

The Southwest Georgia Regional Commission's Planning Department facilitated the 2023 Comprehensive Plan five-year update for Worth County. Leading community input sessions and Steering Committee meetings, the Southwest Georgia Regional Commission (SWGRC) team gathered feedback and guidance from the public. Community stakeholders and the public were invited to participate in the process through newspaper advertisements, social media platforms, and local information notice boards. Information from the community and each local government was used to update the Comprehensive Plan and make recommendations that reflect the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

In early 2022 before the initial kick-off meeting, Southwest Georgia Regional (RC) notified Worth County and the cities of Sylvester, Poulan, Sumner, and Warwick about the Comprehensive Plan

five-year update due by October 31, 2023. Given this, the RC staff assigned to assist the local governments developed a timeline for the planning process. The RC staff created well-designed flyers and worked with the local government clerks, city managers, and county administrator to facilitate the process. Public awareness through newspaper advertisements, social media platforms, and local information notice boards at the local governments was used to notify the public about the planning process. Also, stakeholders were invited to participate in the process.

Public Involvement

Worth County and the Cities of Sylvester, Warwick, Sumner, and Poulan invited the public, organizations, business owners, stakeholders, and departmental heads to participate in the plan update. The planning process began with an initial public hearing at the Worth County Board of Commissioners' building, Sylvester, Georgia, on January 19, 2022, at 7:00 pm. At the kick-off meeting, the Regional Commission (RC) staff explained the planning process, the reason for the five-year plan update, the required elements, timeline, and ways the public could participate in the planning process. Thirty-one people participated in this first public hearing. Flyers were provided that described the planning process and how to submit comments or contributions. Information was also shared with participants on where the current plan document can be obtained.

A timeline for the activities to effectively complete the five-year update was discussed at the initial meeting, and The SWGRC planning website (www.swgrcplanning.org) hosted information about the planning process and requirements and provided an outlet for residents to be notified of meetings and send questions and comments.

Swot Review Meetings

Worth County and the cities of Sylvester, Warwick, Poulan, and Sumner held individual workshops and meetings to review the current strengths, weaknesses, opportunities, and threats (SWOT). Other elements that were reviewed include Goals and Policies, Community Work Programs, Landuse maps, Transportation, Demographic Data, etc.



Over fifty participants representing the local governments, business owners, stakeholders, organizations, and citizens participated (Worth County 31, Sylvester 4, Warwick 6, Poulan 8, and Sumner 6). These meetings were interactive, and the citizens, organizations, and elected officials participated. The SWOT input was updated to reflect the current state of each local government.

Each local government updated land use maps to mark areas that have experienced changes or developments. Updates were provided through workshops or through input from local government staff. The existing community work programs were evaluated based on the activities listed. Responses such as completed, currently underway, postponed, and not completed were used to create a report of accomplishments (ROA). Project activities considered by the elected official's committee members as needs and priorities were used to create the new community work program (2023-2027). For example, the City of Warwick, showed interest in collaboration in the Rural Partner network to provide technical assistance and support for economic growth and sustainability. Some other local governments were interested in grants to execute projects like street and drainage systems, economic development, and other infrastructure projects.

Comments and questions on grants available to implement projects that lack funds were asked. The overall number of people participated in the SWOT meeting were twenty-four (Sylvester, Warwick, Sumner, and Poulan), and twenty-seven for Worth County. All the local governments were represented, and the citizens. The comments received during the SWOT meeting are in the appendix.

Worth County and the Cities Joint Second Public Hearing

The second advertised public hearing was held on Thursday, September 21, 2023, at 6.45pm, at the Worth County Historic Courthouse, Sylvester, Georgia. All the local governments participating in Worth County Joint Comprehensive Plan attended the meeting. Eighteen People participated at the second public hearing, and all the cities were present.

The plan draft was presented for final input and questions such as how citizens' inputs are incorporated into the Comprehensive Plan. Another question was, what is the next step, and whether all the due processes were fulfilled? The Regional Commission Staff (Olukayode Olubowale) responded to the questions and briefed the Worth County Board members and participants about the remaining steps before the plan adoption. The County Attorney also gave a brief discussion and commendation about the quality information received from the stakeholders and the citizens. A few corrections to the new council member's name and community work program (Worth County) were made, and all changes were incorporated into the plan update. In addition, the final plan draft was sent to contiguous counties and cities for comments, and no comments were received.

Due to recent amendment updates, the existing steering committee members are still active and reflect representatives from various department heads, business owners, residents, and at least

one elected official, as required by the DCA's rules for comprehensive planning. A few names were corrected or replaced in the list of the steering committee.

The Worth County Plan had strong community support. All meetings were well attended, and the Cities and County identified stakeholders that were present and engaged. The elected officials from all municipalities also participated and were actively involved and served on the steering committee. The Steering Committee included both public and private citizens. It was evident that Worth County and the cities of Poulan, Sumner, Sylvester, and Warwick residents wanted to be involved by the number of individuals that participated.

Table 1: Stakeholders Committee’s Name

Susan Brantley	Anne Jackson- Zoning Administrator	Angela Harrah – County Clerk	Jennifer Sheler City Clerk- City of Poulan
Kemp Willis – County Commissioner	E. Dice Roberts – County Commissioner	Joe Gaines – County Commissioner	Fred Dent – County Commissioner Chairman
Ken Hall – County Commissioner	Jane Long	Karen Rackley – Economic Developer Director	Juanita Kinchen – Mayor of Warwick
Judy Martin – Clerk of Warwick	Sammy S.	Earl Thomas – Sylvester Planning Commission	Glenice Stephens – Community Development Director
Webbie Hill – Citizen	Melissa Curry – City of Sylvester	Paul Worley	Dr. Saudia Powell – Worth County Schools
Vince Marshall – Sylvester Planning Commission	Melvin Jefferson – Sylvester Planning Commission	Autron Hayes – Sylvester City Manager	Willie Mae Martin - Citizen
Markesha Bivens-City Clerk, City of Sylvester	Madison Sigertary- City Clerk, Town of Sumner	Carl Rowland- County Administrator, Worth County	

Worth County

Vision Statement

Worth County and the cities of Poulan, Sumner, Sylvester, and Warwick will provide an excellent quality of life, maintaining the rural character of Worth County while expanding opportunities for residents, businesses, and visitors.

Worth County, spanning 570 square miles, was created from Dooly and Irwin counties by an act of the state legislature on December 20, 1853. Located in southwest Georgia just east of Albany, the County was named for Major General William J. Worth of New York, who gained fame in the Mexican War (1846-48) and was a son-in-law of General Zachary Taylor. Major William Harris, a leader in forming the new County, suggested Worth's name because Harris had served under him.

Worth County includes four cities (Sylvester, Poulan, Sumner, and Warwick), and the County seat is the City of Sylvester. The estimated total number of people in the county is 20,824 based on the United States Census Bureau (ACS 2021 5 years). The County's economy has traditionally been driven by agriculture, with cotton, peanuts, corn, and pecans as the major crops. The county has industries related to agriculture and agribusiness, contributing to its economic stability. Other sectors, such as manufacturing, retail, and services, support the local economy beyond agriculture.

Worth County Community Profile

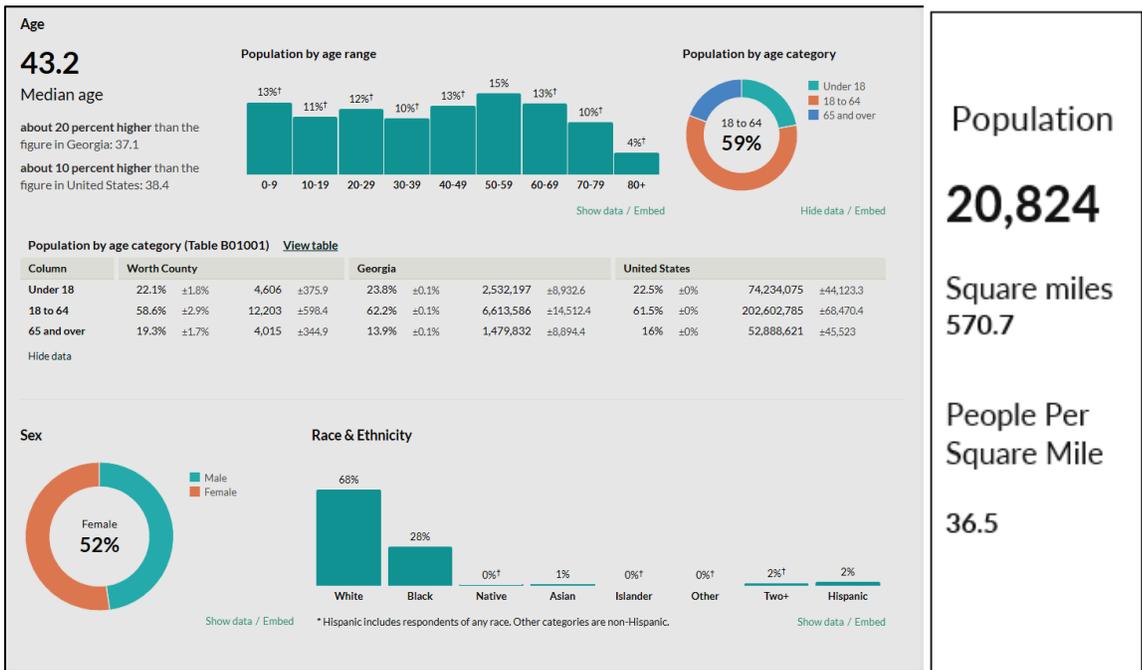


Figure 1: Worth County Demographics Data

Source: Census Reporter (2023)

Worth County Swot Analysis

Strengths

- Sense of Community and Quality of Life
 - Strong civic engagement, established and active faith-based communities
 - Numerous community festivals, parades, and events throughout the year
 - The Village Community Garden – Provides fresh, local produce; promotes agricultural education; involves community partners including Fort Valley State University
 - Diverse recreational opportunities and facilities (splash park, new county/city recreational facility, etc.)
 - Proximity to Lake Blackshear
- Education and Economic Development
 - Long-time small local businesses
 - Georgia Ready for Accelerated Development (GRAD) certified site
 - Excellent school system with a high graduation rate; well-trained graduates for labor force selection; all new school facilities
 - Certified College and Career Academy
 - Pending expansion of fiber optic internet service
 - Three industrial parks and existing rail in the county
 - County airport
- Community Facilities and Public Safety
 - Low Crime Rate
 - Low Insurance Services Office (ISO) fire rating
 - Worth County Health Department to control and enforce compliance with health-related environmental issues.
 - Local hospital with emergency care and EMS, medical and dental services
- Governance
 - Good intergovernmental coordination between the county and municipalities
 - Low milage rate

Weakness

- Limited growth
- Challenges with retaining talent issue particularly younger residents and recent graduates
- Regional poverty rate across southwest Georgia
- Lack of good-paying jobs
- Limited choices for lodging, housing
- Lack of revenue due to low tax base, freeport exemption

Threats

- Weather-based impacts to agriculture
- Aging population
- Transportation funding formula does not provide adequate revenue for road maintenance; increased truck weights now allowed by the state will worsen conditions

Opportunities

- Presence of Hunting Plantation with lodging and rooms facility
- Local festivals can strengthen and grow, attracting more residents and visitors
- Farmers Market
- Involvement of young citizens in leadership
- Regional transit service
- Five highways cross the county; US 82 and SR 33 have high traffic counts
- Close proximity to I-75

Needs and Opportunities

Reviewing the strengths, weaknesses, opportunities, and threats helps the stakeholders, citizens, elected officials, business owners, organizations, etc., to reevaluate what has changed in the last five years. The assessment allows decision-makers to prioritize projects based on the needs and opportunities to grow.

The pending expansion of broadband services across Worth County will present new and expansive opportunities for current residents, as well as increase the attractiveness of Worth County for home-based businesses and remote workers. Worth County can promote a high quality of life, rural character, and natural spaces along with access to a vibrant downtown as Sylvester continues to grow and prosper. Collaboration between the county and municipalities regarding growth management, infrastructure, and annexation policies should be a priority. Through this collaborative effort, the county can increase its tax base and economic vitality while also preserving its rural character.

The areas around Lake Blackshear and the Flint River, combined with other natural resources, provide opportunities to grow recreational tourism while also providing additional amenities for residents. Although many of the properties adjacent to the lake are developed as single-family residential homes, the county should proactively seek out opportunities to increase public access to the lake and the river. This could be achieved through a public-private partnership and the development of additional amenities, such as a boat landing, marina, etc. In addition, the Wiregrass Trail crosses through Worth County via State Route 32, reinforcing the recreational opportunities in the northern end of the county.

As an agriculturally rich community, Worth County can support the continued vitality of farming through various strategies. The Village Community Garden in Sylvester is already working to attract young people to farming, working in partnership with Fort Valley State University. These

and similar programs can evolve into agri-tourism initiatives, such as those associated with the Georgia Grown campaign. Abraham Baldwin Agricultural College (ABAC), located in nearby Tift County, can also be a partner in fostering continued agricultural viability and vitality.



Image source: [Georgia Agritourism Association - Home Page \(georgia-agritourism.org\)](http://georgia-agritourism.org)

The US Highway 82 corridor presents an opportunity for growth and development for Worth County. Not only is this the heaviest traveled roadway in the county, it also connects to Tifton and I-75 to the east and Albany to the west. Three of four of Worth County's municipalities are also located along this corridor, making this a logical area for fostering new growth and development.

Needs:

- More diverse housing choices (Senior living communities, diversity in size and price points, quality housing, starter homes, etc.)
- Educational and economic opportunities, particularly for those living below the poverty line

Opportunities:

- Collaboration between local governments
- Continue to invest and support local business
- Expansion of county-wide broadband presents opportunities to attract new residents and Businesses

Economic Prosperity:

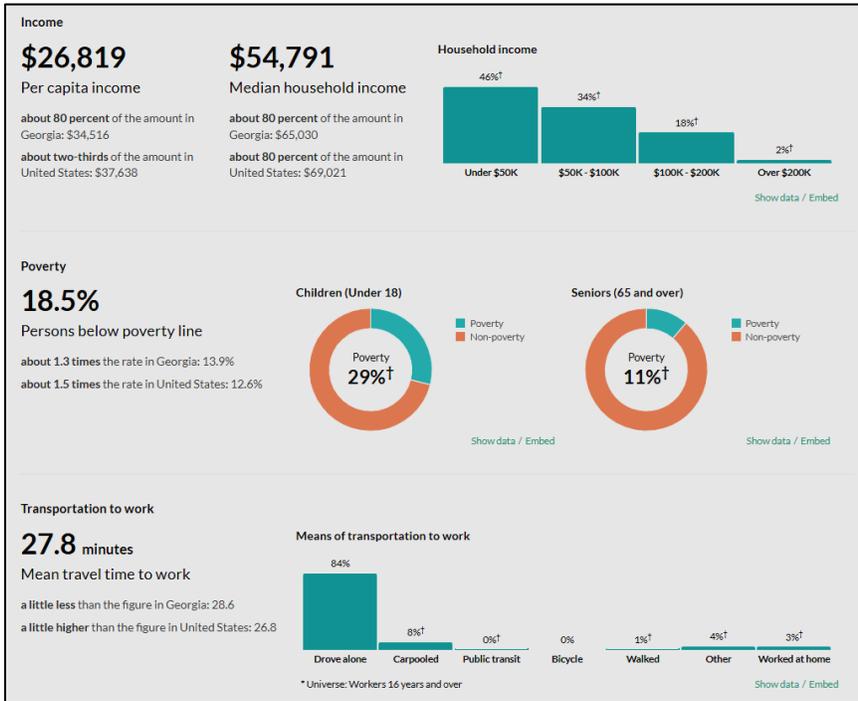


Figure 2: Worth County’s Economics Data
Source: Census Reporter (2023)

Worth County is primarily driven by agriculture and small businesses. The county is in an agricultural region, and many residents are involved in farming, mainly cultivating crops such as cotton, peanuts, and corn. Regarding economic development, the county promotes local entrepreneurship and supports small businesses. Efforts are made to foster a conducive environment for startups and provide resources and guidance to aspiring entrepreneurs. The county also encourages collaborations and partnerships with neighboring communities to stimulate economic growth and attract investment opportunities. Worth's economic development initiatives aim to diversify the local economy, create job opportunities, and enhance its residents’ overall quality of life. The county recognizes the importance of maintaining a balanced economy that supports both traditional agricultural sectors and emerging industries, fostering sustainable growth for the future.

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick in developing or expanding businesses and industries suitable for the community. Factors to consider when determining the suitability would “include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.”

POLICIES

- We will support programs for retaining, expanding, and creating businesses that are a good fit for our community's economy regarding job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in our community's Greenfield (previously undeveloped) areas.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.

Resource Management:

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

POLICIES

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.

Efficient Land Use:

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or

redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning an expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

POLICIES

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our community will support new land uses that protect the environment and preserve meaningful open space.

Local Preparedness:

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to identify and place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.

POLICIES

- Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive Plan) suitable for such development.
- Our community will efficiently use existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

Regional and Local Cooperation:

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as the protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

POLICIES

- We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management and watershed protection)
- We will pursue joint collaborative planning and decision-making processes with neighboring jurisdictions.

Housing Options:

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

POLICIES

- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.
- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We support new land uses that protect the environment and preserve meaningful open space.

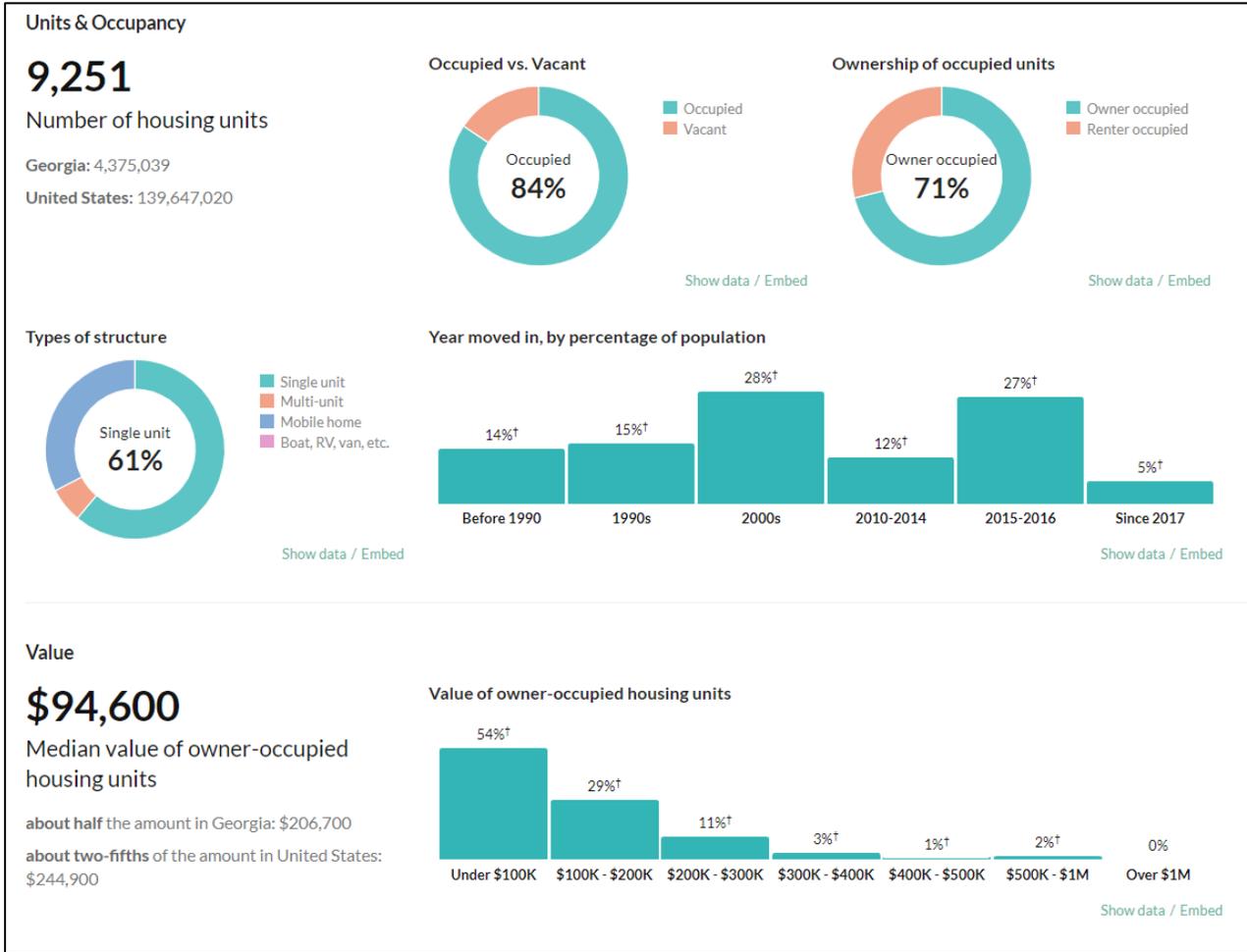


Figure 3: Worth County Housing Data
Source: Census Reporter (2023)

Transportation Options:

Worth County will work with the cities of Sumner, Sylvester, and Warwick to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land-use decision-making within the community.

POLICIES

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.

- We will consider access to affordable housing and impacts on transportation when considering economic development projects.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
- We will apply for grants to facilitate projects that provide safety (Safe Routes to School) and reduce crashes.

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Because Poulan is a small town with fewer than one thousand population, there are fewer transportation issues in traffic volumes and congestion. While the automobile is the dominant mode of transportation, the County wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

Worth County does not provide public transportation services; however, Southwest Georgia Regional Commission provides rural transit services. The rural transportation system provides demand-responsive services to 14 counties in Southwest Georgia. This system serves human service agencies and the public in the City of Sylvester from 6 am to 8 pm Monday through Friday. Getting a seat on one of the buses is sometimes limited. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered. These services are provided through the Department of Human Services (DHS).

Road Network

Worth County and the Cities of Poulan, Sumner, Sylvester, and Warwick have sufficient roadway networks to support the current population and anticipated growth. Major highways include:

- US Highway 82, four-lane highway, connects Sylvester, Tifton, Albany and I-75;
- State Route 33, connects Sylvester to Moultrie and Cordele;
- State Route 112, connects Sylvester to Camilla and Ashburn;
- State Route 256 and State Route 313, connectivity to Sylvester,
- State Route 300, a four-lane highway, connects Warwick to I-75 and Albany and;
- State Route 133, four-lane highway, connects Worth County to Valdosta and I-75.

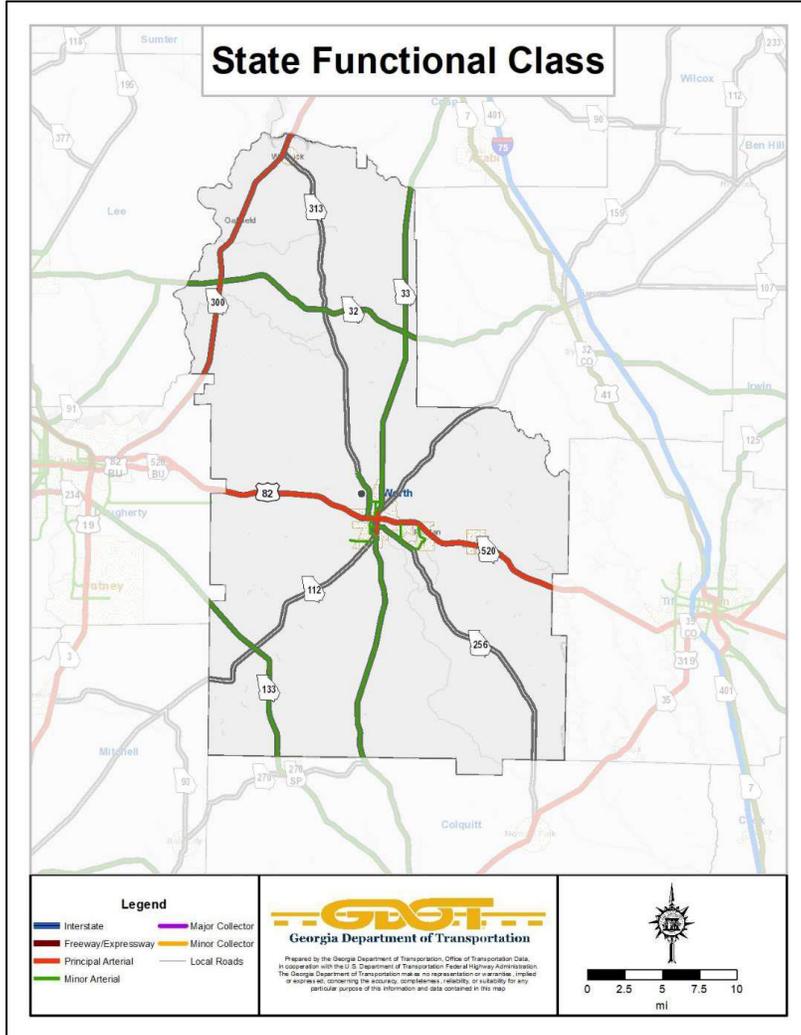


Figure 4: Worth County State Functional Class Map
Source: GDOT

Each of the corridors listed above are the gateway corridors for Worth County. Numerous scenic stretches could make Highway 33 a good candidate for the scenic byway’s designation under the Georgia Department of Transportation’s Scenic Byway Program. The designation of this highway as a scenic byway will aid in signage control and the preservation of its unique character. These highways serve as major thoroughfares and entrances to the local communities.

Annual Average Daily Traffic (AADT) counting machines are installed systematically in city, county, or highway areas to count the total volume of vehicle traffic on a section of a road or highway over a year. This counting method helps urban and regional planners, engineers, decision-makers, etc., to be informed on the current or future measures for all road users while considering the cost, safety, and environmental impacts.

Overall, the highest traffic counts are in Sylvester, with AADT on US Highway 82 ranging from 12,500 to 19,200 and on SR 112 in Sylvester, near US Highway 82, ranging from 5,200 to 6,780

(Figure 5). The only other location in the county with an AADT over 10,000 is US Highway 300 near Lake Blackshear, with an AADT of 12,000 (2022). Interestingly, the AADT drops off by approximately one-third south of this station, indicating much of this traffic is likely associated with local trips around Lake Blackshear (Figure 6).

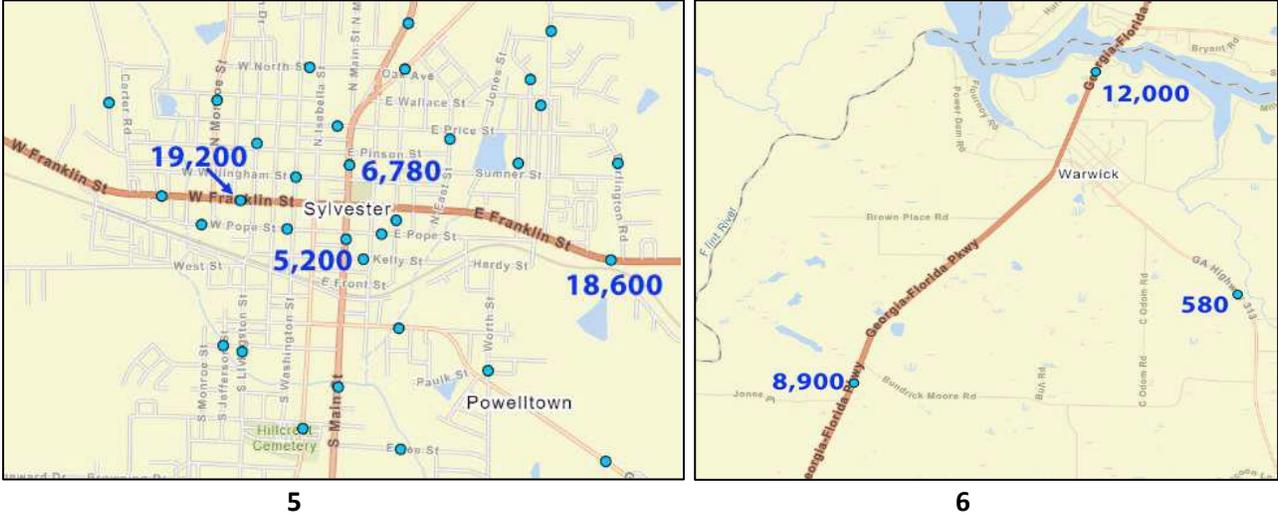


Figure 5 & Figure 6: Selected AADT Data (2022)
Source: GDOT

Figure 7 below shows all crashes in Worth County, Georgia, from January 1, 2013, through December 31, 2022. The multicolor dots (KABCO) represent the intensity and severeness of the crashes and possible causes or who is involved in the crash. The Georgia Department of Transportation recorded five thousand and twenty-eight crashes in Worth County, Georgia, over ten years.

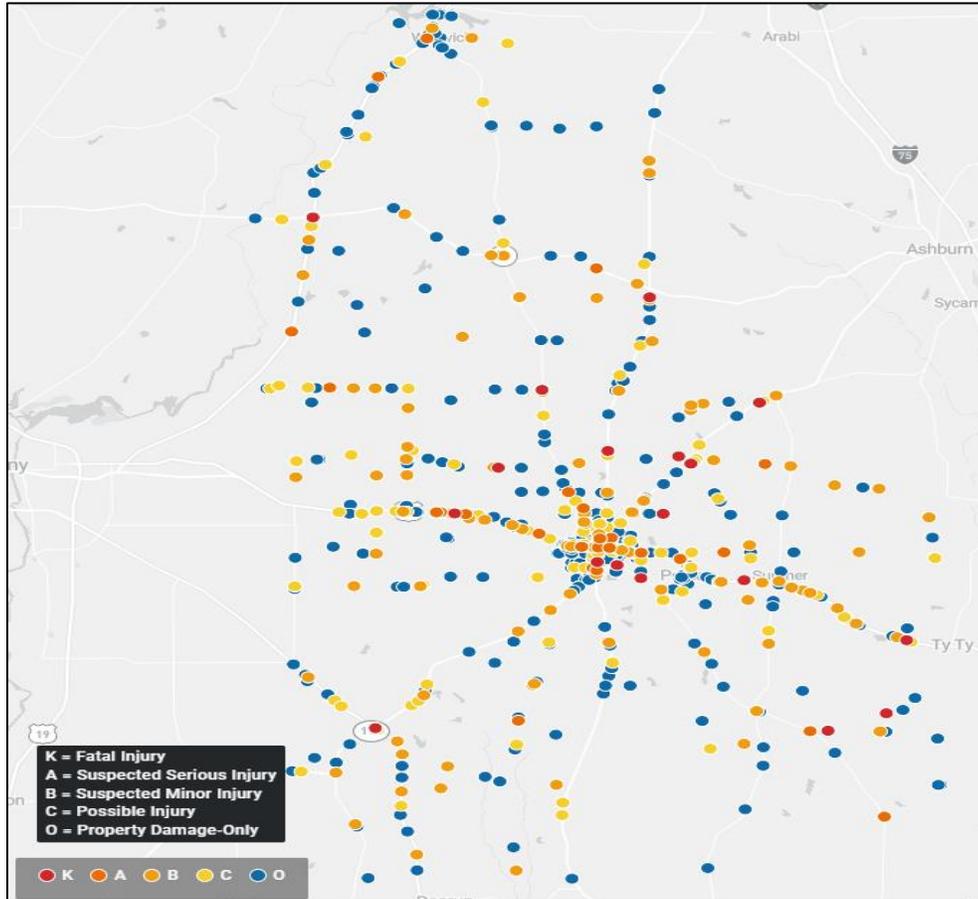


Figure 7: Worth County Crash Data (2013-2022)

Source: GDOT and SWGRG (2023)

Table 2: Worth County, Georgia Total Crash Data From January 2013 to December 2022

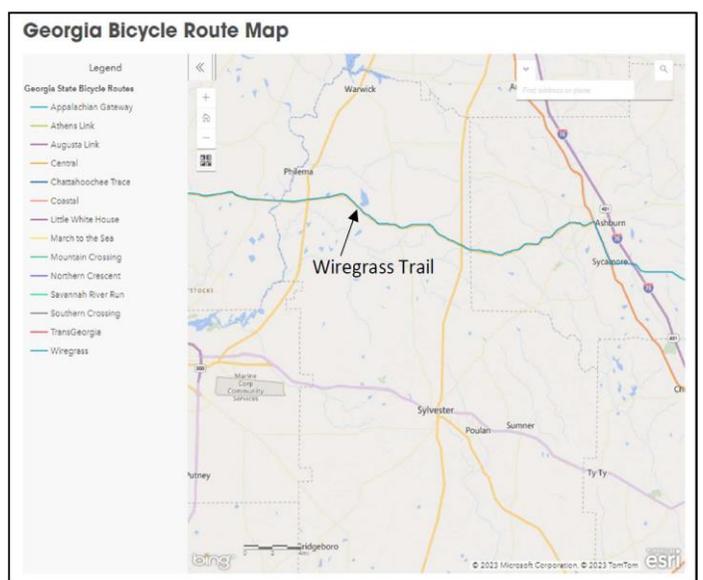
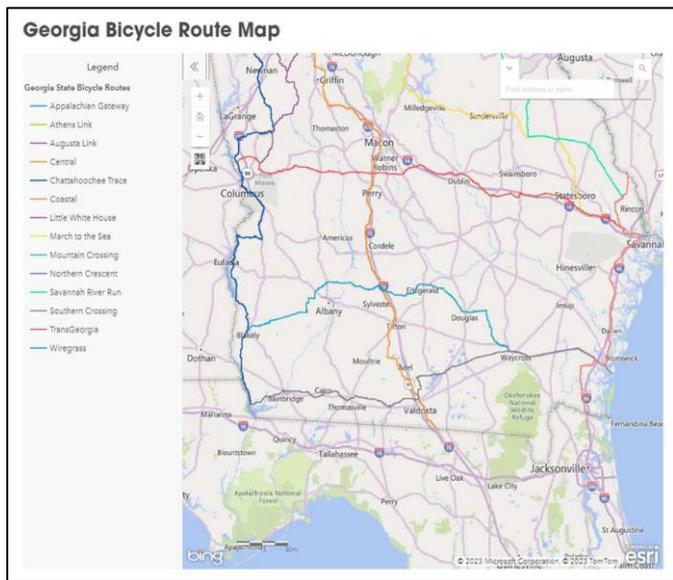
Crash Types	Number of Crash	Crash Percentage
Total Crashes From January 1, 2013-December 31, 2022.	5,028	100%
Intersection Related	4,138	82.30%
Single Motor Vehicle Involved	2,626	52.23%
Distracted Driver (Suspected)	1,340	26.65%
Large Truck Related	469	9.33%
Impaired Driving (Confirmed)	214	4.26%
Distracted Driver (Confirmed)	122	2.43%
Motorcycle Related	62	1.23%
Pedestrian Related	40	0.80%
Impaired (Suspected)	21	0.42%
Bicycle Related	7	0.14%

Source: GDOT (Numetric) and SWGRG (2023)

Table 2 above shows the total number of accidents in Worth County from 2013 to 2022. Intersection-related accidents are the most among other crash types. Intersection-related accidents accounted for 82.30%, Single Motor Vehicle Involved 52.23%, Distracted Driver (Suspected) 26.65%, Large Truck Related 9.33%, Impaired Driving (Confirmed) 4.26%, Distracted Driver (Confirmed) 2.43%, Motorcycle Related 1.23%, Pedestrian Related 0.80%, Impaired Suspected 0.42%, and Bicycle Related 0.14% between January 2013 to December 2022 in Worth County, Georgia, based on the data obtained from the GDOT database.

Georgia State Bicycle Route

The Georgia Department of Transportation of Transportation (GDOT) has designated a series of corridors across Georgia as state bicycle routes. Worth County is fortunate to have one of these routes, the Wiregrass Trail, which crosses from east to west via State Route 32. The maps to the right show the proximity of this regional trail at the county level and in relation to other state bicycle routes. The county can work with the Georgia DOT to implement signage and improvements along this route to increase awareness, safety, and economic development opportunities related to recreational tourism.



Images source: Georgia Department of Transportation
<https://www.dot.ga.gov/GDOT/pages/BikePed.asp>

Educational Opportunities:

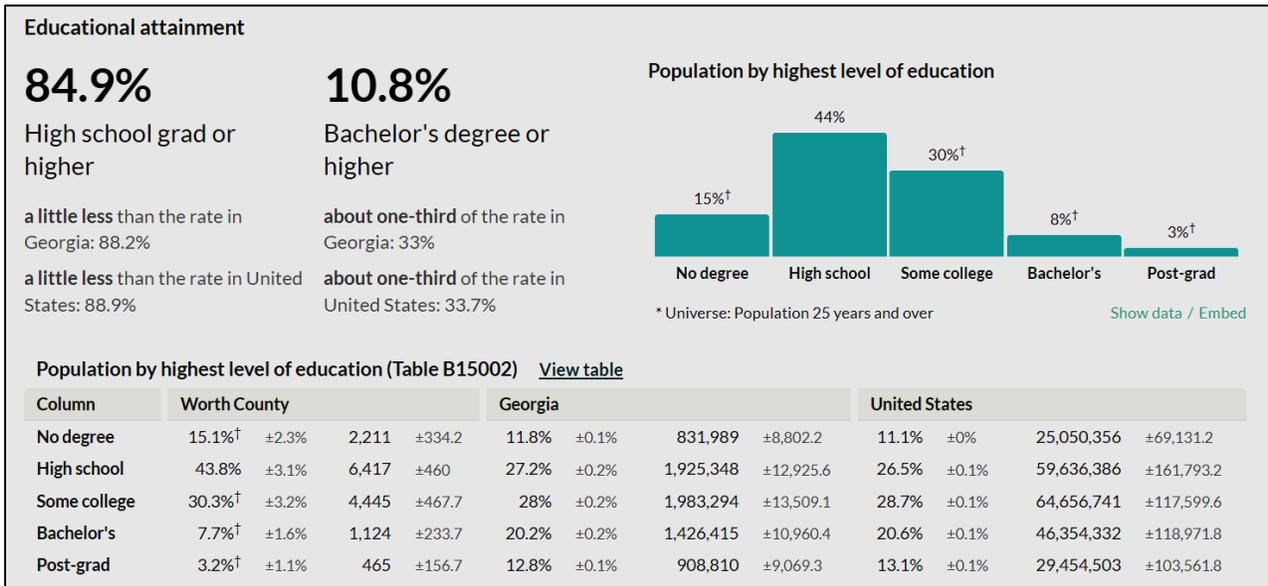


Figure 8: Worth County Education Attainment Data

Source: Census Reporter (2023)

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

When comparing Worth County with the other counties in the Southwest Georgia Regional Commission, the percentage of the population with some college is about average. Worth County has a higher percentage of the population with a high school degree than most of the rural counties in the region. (Note: Dougherty County is considered an urban county and therefore not included in this analysis). It should be noted that, as a region, educational attainment improved from 2007 – 2021. The percentage of the population with a high school degree or higher continues to increase, while the percentage of those with less than a high school degree is decreasing.

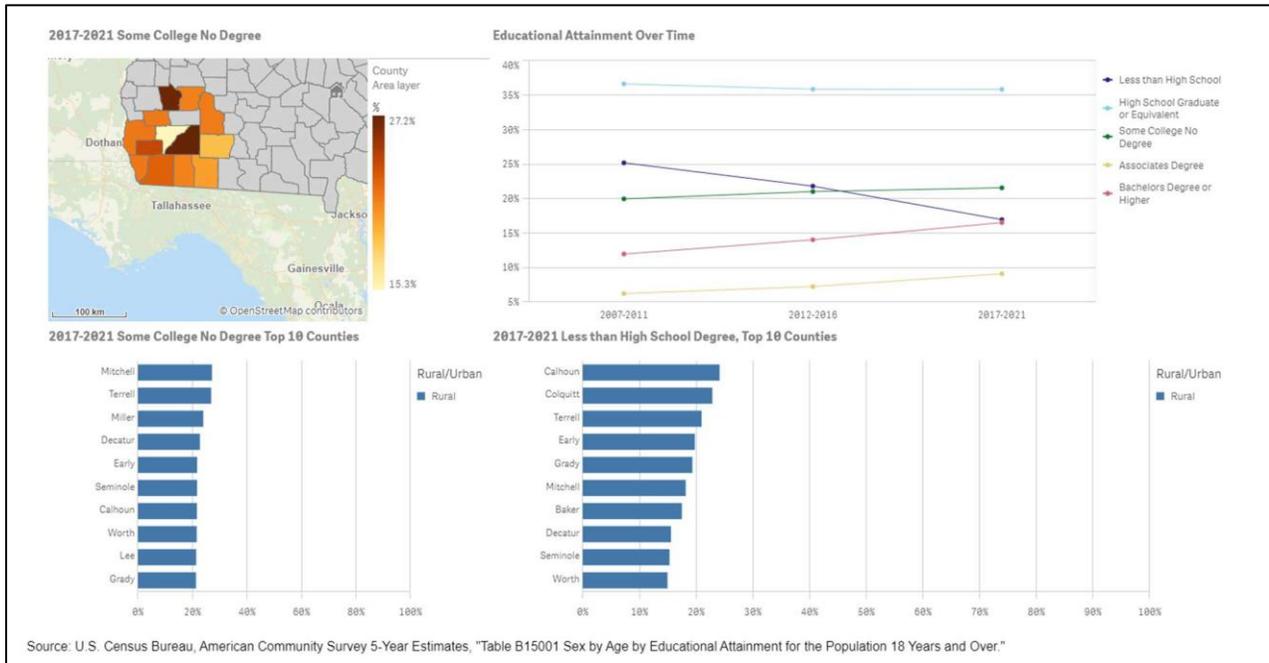


Figure 9: Worth County Education Attainment Data

Source: Geogiadata.org (2023)

POLICIES

- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- We will consider our existing population's employment needs and skill levels to decide on proposed economic development projects.
- We will encourage the use of online training through a resource center.

Community Health:

The City of Poulan will work with the County and the cities of Sumner, Sylvester, and Warwick to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

POLICIES

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

- We will continue to support EMS service and countywide communications for public safety and first responders.
- We will work with the medical community to explore new ways to increase access to medical services.

Broadband

Worth County will work with the cities of Sumner, Sylvester, Poulan, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Expansion of broadband services is currently underway. Countywide broadband, funded through various state grants, is anticipated for completion by 2026.

POLICIES

- We will work or partner with internet technology companies to promote the availability of services throughout the communities to improve and promote the economy under Sylvester, Warwick, Sumner, Poulan, and Worth County's land-use policies.

Land-Use

When planning for growth and making development decisions, communities have historically consulted the future land use map, which identifies desired uses in the community. Likewise, conventional zoning also focuses on land use with little regard to the scale and character of a development. While considering the use of property is an important consideration for development decisions, other elements of a development, such as building size, scale in relation to nearby developments, and overall character are also important. For example, a large, big box retail supermarket will have a very different impact on a community than a small corner store. While both are considered retail, commercial establishments, the character of each will likely be very different and so will the potential impacts on the surrounding area.

The utilization of character areas allows a community to define its vision for growth and development in a way that is consistent with the sense of identity that best reflects the community's character. The character areas defined below are intended to provide guidance for the county while maintaining opportunities for appropriate growth and development. While each of these areas are identified on the following map, the boundaries for each area should be considered as general guidance, rather than dictated by existing parcel lines.

The Defining Narrative for each Character Area is provided below, including the description, photos, land uses, and specific implementation strategies.

Character Areas

Lake Blackshear/Flint River Area

With the presence of Lake Blackshear and surrounding natural areas, including the Flint River, there is an opportunity to promote the growth of recreational activities for area residents as well as visitors. Ecotourism and recreation, such as fishing, hiking, biking, kayaking, etc., provides an opportunity for the county to diversify its tax base while reinforcing the community’s love and appreciation of the natural landscape. Development in this area may consist of lodging, additional residential development, and small-scale commercial development. The county should seek opportunities to increase public access to the lake, river, and other natural assets.

The use of innovative technologies for septic systems should be explored to promote activity centers and more compact development nodes, promoting the conservation of natural areas in keeping with the recreational character. Commercial growth should be encouraged in and near Warwick as an activity center. The pictures below show the environment of lake Blackshear, land-use and possible zoning classification that could be implemented.



Land uses: Residential, recreation, small-scale commercial, agriculture, silviculture

Strategies: Promotion of outdoor recreation opportunities, land development regulation updates

Crossroad Communities

Rural communities, such as Scooterville and Anderson City, typically evolve organically over time.

Historically located where two major roadways intersect, these areas often host corner stores, small restaurants, churches, or other community-oriented uses. Due to their location at the intersection of two major roadways, they provide access to daily needs for the surrounding areas.

These crossroad communities are natural activity centers that may be appropriate for fostering additional growth. Repurposing existing structures, even if used previously for residential purposes, can be an effective way to increase commercial development while maintaining the county's rural character.



Land uses: Residential, small-scale commercial, civic uses, agriculture, silviculture

Strategies: Update of land development regulations

Sylvester/Sumner/Poulan Growth Areas

In addition to serving as the county seat, the City of Sylvester is located midway between larger cities in neighboring counties – Albany to the west and Tifton to the east. It is also centrally located within Worth County. This area includes the hospital, county/city recreation facilities, and an industrial park. Growth should be encouraged in this area to reinforce the importance of Sylvester as the county seat and provide a vibrant activity center which can balance with continuing vitality of agricultural uses. Growth around the municipalities of Sumner and Poulan should be sensitive to the small-town character of these communities.



The US Highway 82 corridor will continue to support commercial activity. Access management strategies, such as shared driveways, frontage roads, inner-parcel connectivity etc., should be used to enhance safety and maintain traffic flow along the corridor. Residential neighborhoods will continue to develop in the surrounding areas.

Land uses: Residential, commercial, civic uses, agriculture, silviculture

Strategies: Update of land development regulations, collaboration with municipalities regarding annexation

Industrial Development

Industrial areas should, to the extent practical, be separated from residential areas to protect the quality of life for residents while encouraging economic growth in the county. Buffers and other strategies should be implemented when appropriate to minimize potential impacts of industrial activities. There is an opportunity for industrial development near Bridgeboro due to the presence of the existing railroad.



Land uses: Industrial, commercial, agriculture, silviculture

Strategies: Update of land development regulations

Farmland Conservation

The southeastern area of Worth County consists largely of prime farmland and is therefore identified as farmland conservation to maintain the rural character of the community and protect valuable farmland. Growth in this area should reflect the rural character historically associated with Worth County.



Land uses: Agriculture, silviculture, residential, small-scale commercial
Strategies: Update of land development regulations, conservation easements

Resource Conservation

The northwestern area of Worth County consists largely of silvicultural properties, which are well-suited for outdoor recreational activities. Growth in these areas should be balanced with maintaining opportunities for economic activities based in natural resource conservation, such as hunting, fishing, and boating, as well as continued agricultural and silvicultural uses.



Land uses: Agriculture, silviculture, residential, small-scale commercial
Strategies: Update of land development regulations, conservation easements

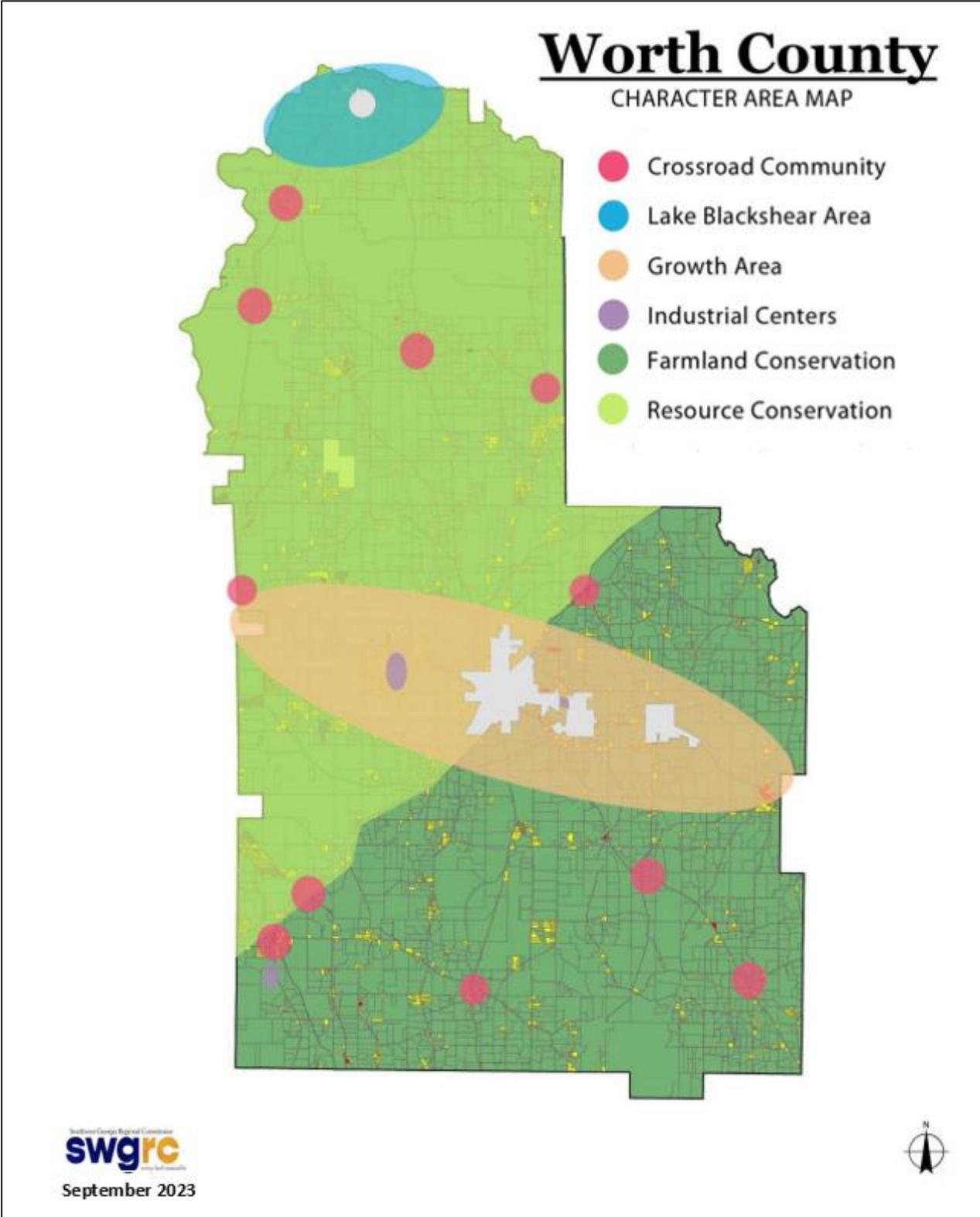


Figure 10: Worth County Character Area Map
Source: Worth County

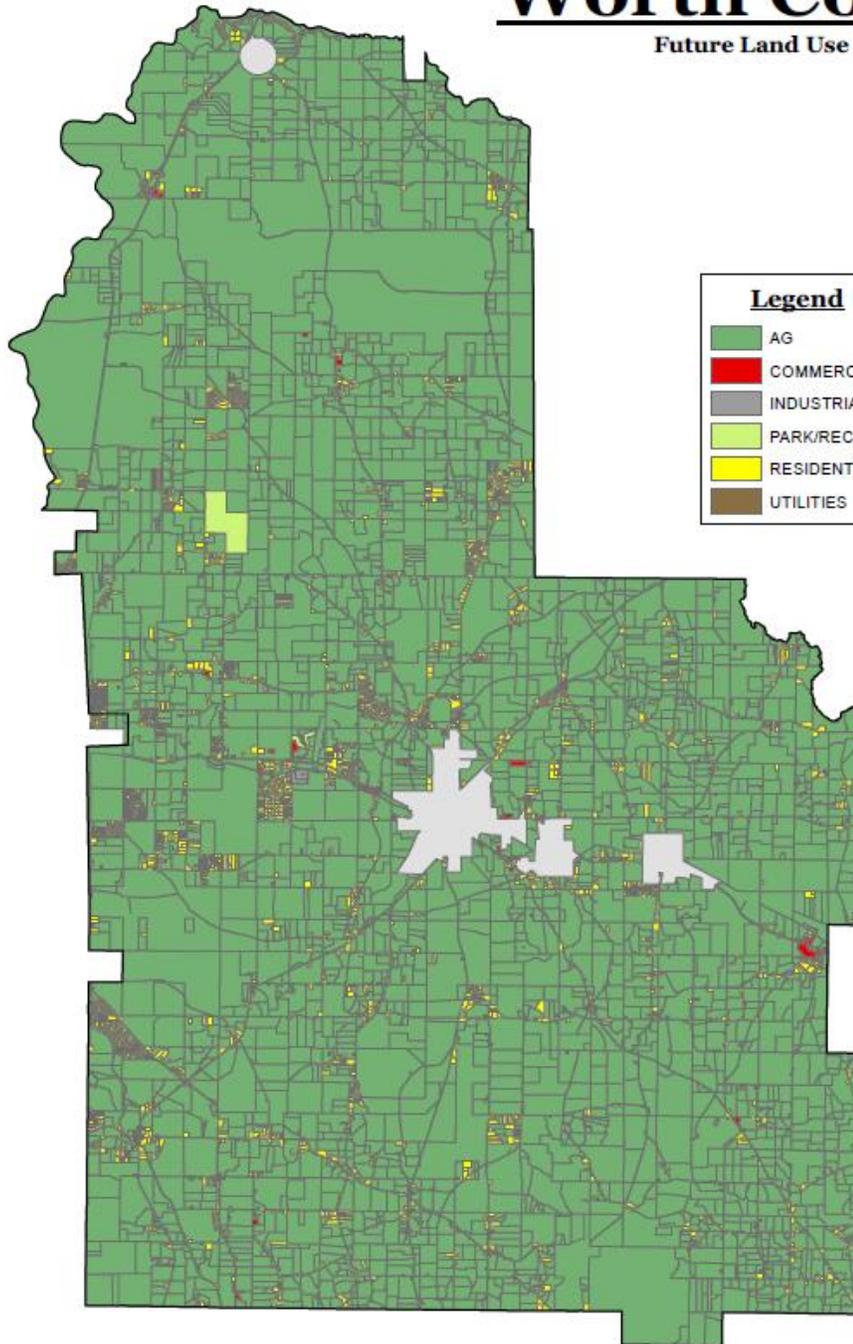
The future land use categories are not zoning classifications. Instead, they act to inform leaders on decisions regarding rezoning and development. They will identify the specific use that is proposed for a parcel. The future land use categories are defined below:

Land Use Classifications	
Agriculture	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Transportation/ Communication/Utilities	Includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.

Worth County Future Land Use Map

Worth County

Future Land Use Map



Worth County Report of Accomplishments 2018-2022

Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Base The report of accomplishment (ROA) was created based on the responses status of each project was assessed and classified. Four classification responses were used to determine the project’s status. These classifications are:

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

Any incomplete and active projects are moved to the new community work program (2023-2027).

WORTH COUNTY COMMUNITY WORK PROGRAM 2018-2022					
Work Program Activity	2018-2022	Responsible Party	Cost Estimate	Possible Funding Source	Status
General Planning					
Continuing the completion of road and intersection improvements according to Transportation Improvement Program and local road Improvement	2018-2022	County	\$2,400,000 yearly	SPLOST General funds LMIG	Completed
Develop an Industrial/Commerce Park	2018	County	\$250,000	General Fund, EDA	Completed
Recreation Complex to construct softball, baseball, soccer fields, walking track, and fishing pond for handicapped.	2018-2022	County	\$210,000 Over five (5) Year period	County	Completed
Maintaining and providing the county’s own 9-hole golf course	2018-2022	County	\$250,000	General Fund	Completed
Review county fire rating and construct facilities as necessary in accordance with ISO rating	2018-2022	County	N/A	General Fund	Underway The anticipated project completion date is December 2030

Renovate Government Building to accommodate office space	2018-2022	County	\$500,000	SPLOST General Fund	Postponed due to lack of funding
Construct public works office and garage facility	2018-2022	County	\$500,000	SPLOST	Postponed due to change of renovation design.
Develop and implement a plan for prison housing	2018-2019	County	\$2,000	Grants General Funds Jail Funds	Completed
Economic Development					
Providing technical assistance to promote economic development and existing businesses within Worth County	2018-2022	County	N/A	General Funds	Completed
Natural and Historic Resources					
Providing technical assistance to the Conservation Commission	2018-2022	NRCS, County	N/A	FSLA	Completed
Continue to nominate rural and historic sites for district nominations.	2018-2022	County	N/A	General Fund	Not accomplished and will no longer be undertaken or pursued by the local government due to lack of resources.
Updating Part 5 Environmental Ordinances, i.e., Wetlands Ordinance, Groundwater Recharge Ordinance, etc..., as necessary	2018-2022	County	\$2,000	General Fund	Completed
Develop a plan for preserving Eco-Tourism.	2018-2022	County/Economic Development Authority	\$2,000	General Funds EDA	Not accomplished and will no longer be undertaken or pursued by the local government due to lack of funding.
Identify and improve sites for boating/kayaking.	2018-2022	County Department of Natural Resources	\$5,000	DNR	Not accomplished and will no longer be undertaken or pursued by the local government due to lack of funding.
Housing					

Investigate county housing issues via a housing survey.	2018-2022	County	\$300,000- \$500,000	CDBG/CHIP	Not accomplished and will no longer be undertaken or pursued by the local government due to lack of funding.
Land Use					
Updating Zoning ordinances and subdivision regulations	2018-2022	County, RDC, Planning Commission	\$4,000	General Fund	Not accomplished and will no longer be undertaken or pursued by the local government because its not a priority.
Develop a countywide geographic information computer system	2018-2022	County, RDC, Planning Department	\$25,000	General Fund	Completed.
Provide technical assistance and funding to the Worth County Planning Commission.	2018-2022	County, Planning Department	\$1,000	General Fund	Currently underway anticipated completion date is ongoing. Will continue to update as needed.
Expanding the Planning Department as needed to support population growth	2018-2022	County	\$90,000	County	Completed
Broadband Element					
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service	2021-2022	\$1000	County	General Fund, Grants	Not Accomplished and will no longer be undertaken due to change of priority task
Apply for Broadband Ready designation.	2021-2022	\$1000	County	General Fund	Currently underway, 2025
Provide and extend broadband services to areas with inadequate service and unserved areas.	2021-2022	\$1M	County	General Fund, Grants	Not accomplished and will no longer be undertaken because of lack of funding

Worth County Community Work Program 2023-2027

WORTH COUNTY COMMUNITY WORK PROGRAM 2023-2027				
Work Program Activity	2023-2027	Responsible Party	Cost Estimate	Possible Funding Source
General Planning				
Review county fire rating and construct facilities as necessary in accordance with ISO rating.	2023-2027	County	N/A	General Fund
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2023-2027	County, City, and RC	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2023-2027	County, City, and RC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	County and RC	RC Staff-Time	Grants
Continuing the completion of road and intersection improvements according to Transportation Improvement Program and local road Improvement Programs.	2023-2027	County	\$2,100,000	TSPLOST LMIG SPLOST
Implement County road-way safety improvements to include intersection improvements and widening of main County corridors.	2023-2027	County	\$12,000,000	TSPLOST SPLOST Grants
Construct soccer and football fields in new recreation park.	2023-2027	County	\$500,000	SPLOST, DNR Grant
Providing capital funding necessary for the maintenance of the County's 9-hole golf course.	2023-2027	County	\$500,000	SPLOST DNR Grant
Construct soccer and football fields in new recreation park.	2023-2027	County	\$500,000	SPLOST DNR Grant
Renovate Government Building to accommodate office space.	2023-2027	County	\$500,000	SPLOST General Fund
Construct public works office and garage facility.	2023-2027	County	\$500,000	SPLOST
Construct jail facility.	2023-2025	County	\$13,000,000	USDA Loan, Grants and Jail Funds
Implement demolition or renovation of old jail facility .	2023-2027	County	\$200,000	SPLOST
Prepare 5-year capital improvement program for equipment needs.	2023-2027	County	\$3,000,000	SPLOST General Fund
Construct new facility to house voting equipment.	2023-2027	County	\$110,000	ARPA
Economic Development				
Provide support to EDA for recruitment of new businesses and industries and existing businesses and industries.	2023-2027	County	N/A	General Fund
Locate Business and Industry in new Industrial Park.	2023-2027	County	\$250,000	EDA

Support the development of additional commercial / industrial zones near transportation corridors and economic centers.	2023-2027	County Planning Commission, EDA	N/A	General Fund and Grants
Natural and Historic Resources				
Coordinate to resolve County Road erosion issues.	2023-2027	County, GDOT, NRCS, EPD	\$100,000	General Fund, TSPLOST
Update Environmental Ordinances including Wetlands Ordinance, Groundwater Recharge Ordinance and others as necessary.	2023-2027	County	\$2,000	General Fund
Develop a plan for promoting Eco-Tourism.	2023-2027	County, EDA	\$2,000	General Funds, EDA
Identify and improve sites for boating / kayaking.	2023-2027	County, DNR	\$500,000	DNR, SPLOST
Housing				
Encourage and assist with development of workforce affordable housing.	2023-2027	County	\$300,000-\$500,000	General Fund, USDA
Land Use				
Update and revise Unified Land Development Code (ULDC)	2023-2027	County Planning Commission	\$40,000	ARPA
Continue development of countywide GIS	2018-2022	County, RC, Planning Commission	\$25,000	General Fund
Provide technical assistance and funding to the Worth County Planning Commission.	2023-2027	County	\$20,000	General Fund
Increase code enforcement activities to reduce code violations and improper land uses.	2023-2027	County	\$150,000	General Fund
Utilize newly created Worth County Land Bank to convert properties to a beneficial use.	2023-2027	County, Municipalities of County	\$0	General Fund
Broadband				
Apply for Broadband Ready designation.	2023-2027	County	\$1000	General Fund
Work with Mitchell EMC to provide broadband services to unserved and underserved areas in the County	2023-2027	County	\$1M	General Fund, Grants
Acronyms: Georgia Emergency Management Agency (GEMA); Federal Emergency Management Agency (FEMA); United States Department of Agriculture (USDA); Department of Natural Resources (DNR); Economic Development Administration (EDA); Georgia Department of Transportation (GDOT); Special Purpose Local Option Sales Tax (SPLOST); Transportation Special Purpose Local Option Sales Tax (TSPLOST); Natural Resources Conservation Service (NRCS); Environmental Protection Division (EPD); Department of Natural Resources (DNR); American Rescue Plan Act (ARPA)				

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA**

RESOLUTION WC-2023-12

**A RESOLUTION ADOPTING THE WORTH COUNTY
JOINT COMPREHENSIVE PLAN FIVE-YEAR UPDATE 2023**

WHEREAS, the Board of Commissioners of Worth County determined it was necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status; and

WHEREAS, the Board of Commissioners of Worth County held public meetings and hearings to allow private citizens and stakeholders to review the Comprehensive Plan and gathered citizens' input; and

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

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Worth County that the Joint Comprehensive Plan Update shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

SO RESOLVED, this 19th day of October, 2023.



BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA

Fred Dent, Chairman

ATTEST:

Angela Harrah, County Clerk

CITY OF POULAN

The City of Poulan is a small municipality in Worth County, Southwest Georgia. According to the United States Census Bureau, Poulan estimated population as of 2020 is approximately 760 (2020 Decennial Census). The median household income in 2021 was \$50,156, with over 53% employment rate. The total number of housing units was 378, the total number of households was 297, and the poverty rate was 17.7%.

Community Profile

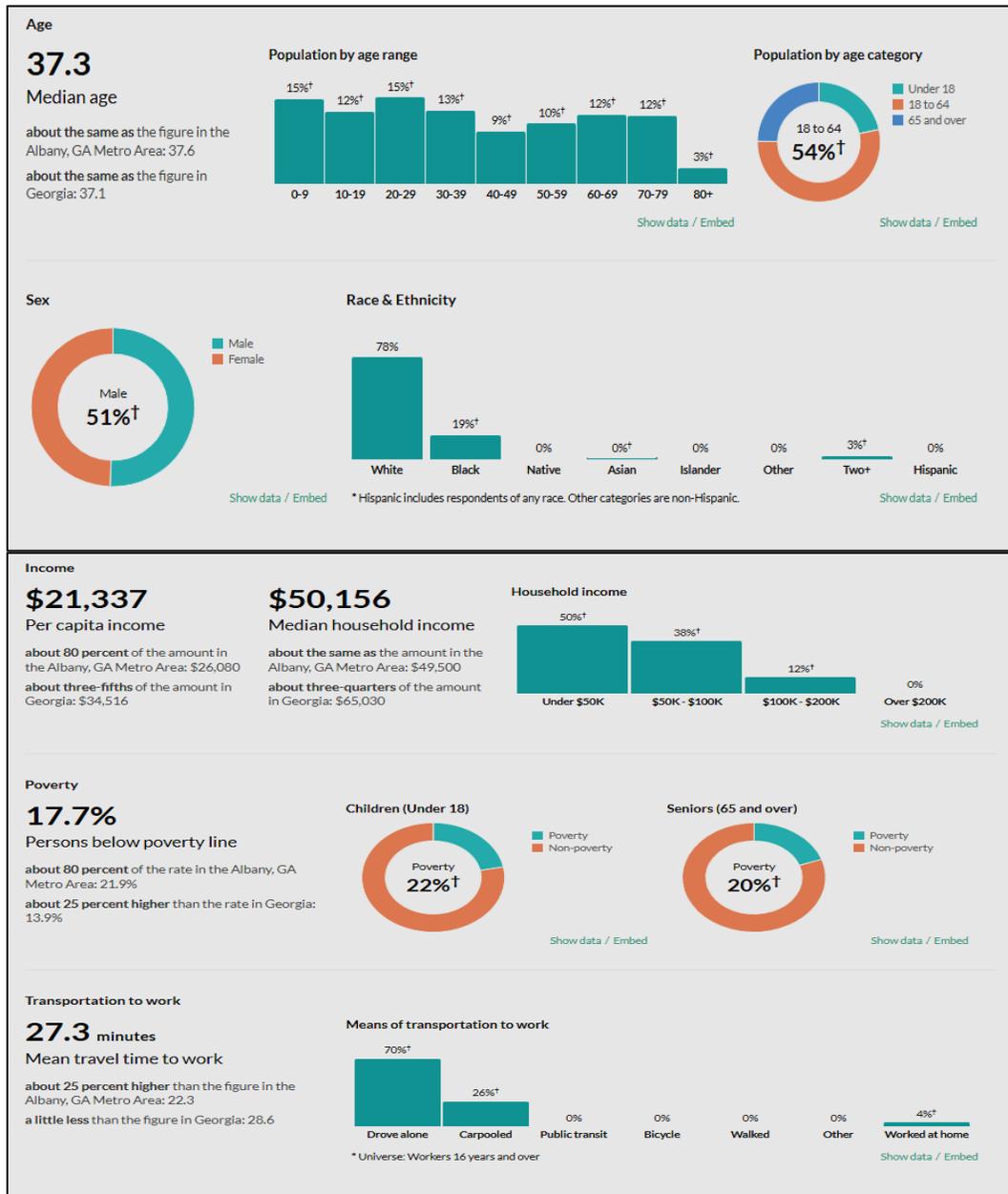


Figure 11: City of Poulan Demographics and Economics
 Source: Census Reporter (2023)

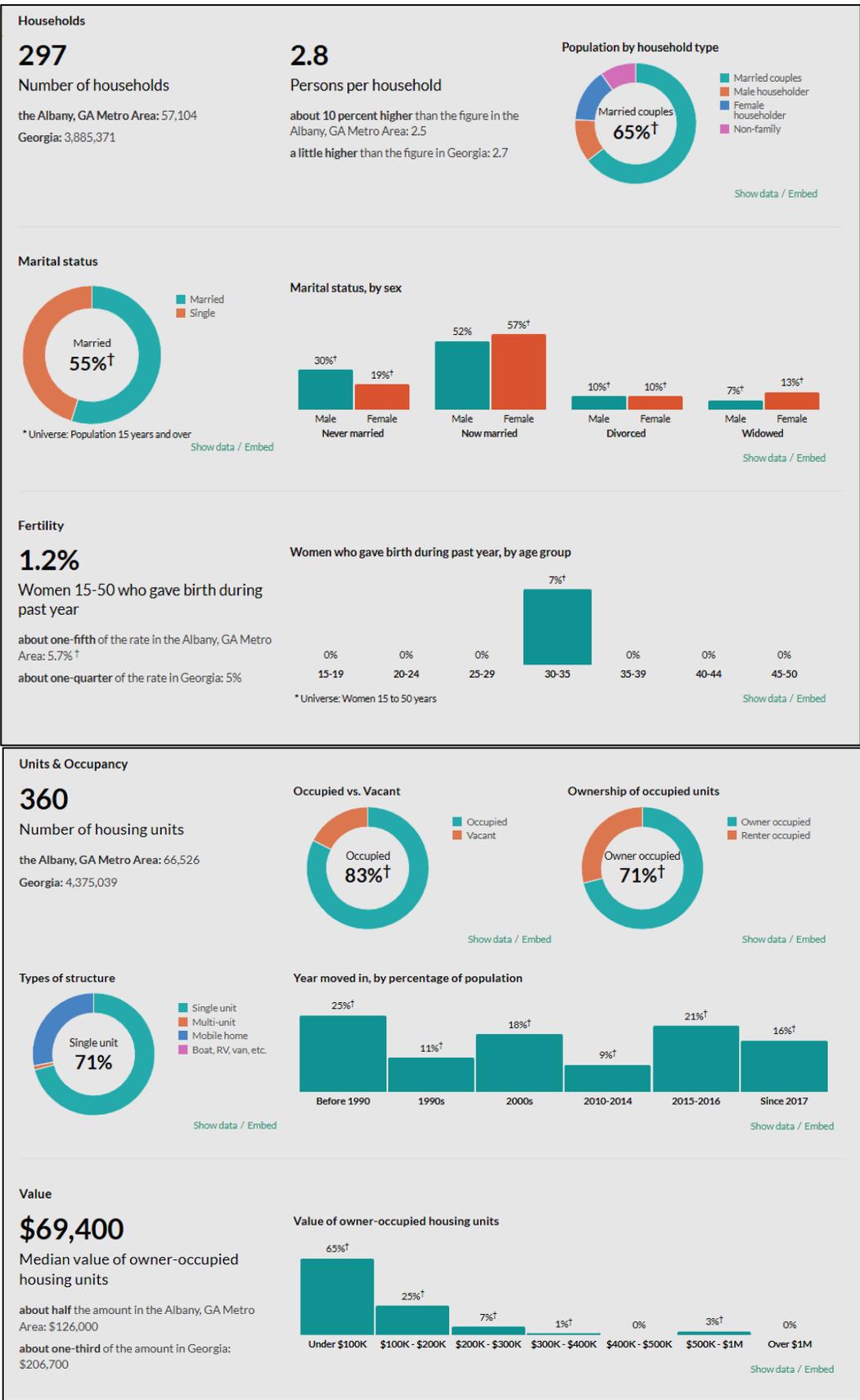


Figure 12: City of Poulan Families
Source: Census Reporter (2023)

City of Poulan SWOT Analysis

Strengths

- The presence of historical roadside parks
- Water System
- City Park – use
- Possum Poke
- A small town with a library
- Low Crime Rate
- Free available City Park usage
- Active annual Halloween Festival
- Active annual Christmas Festival
- Presence of multiple high-speed providers (AT&T, Mediacom, and TruVista)

Weakness

- Lack of Revenue for growth projects
- Low-paying jobs within the city limit
- Limited Housing Choices

Opportunities

- Purple Heart City
- The presence of Historical Sites
- Golf-cart Friendly Community
- Business growth on Hwy 82 (Highway Commercial establishment)
- The availability of vacant land for housing and economic development

Threats

- Natural Disasters

Reviewing the strengths, weaknesses, opportunities, and threats helps the stakeholders, Citizens, elected officials, business owners, organizations, etc., to reevaluate what has changed in the last five years. The assessment allows decision-makers to prioritize projects based on the needs and opportunities to grow.

Needs and Opportunities

Needs

- We need to fix our water system.
- We need good-paying jobs, educate people, attract investors, and get them working.
- We need a new construction affordable housing.
- We need an ADA facility that would encourage people with disability to access the City Park.
- We need a sewer system throughout the city.

Opportunities

- There are opportunities for lesser house rent and a good standard of living.
- Proximity to Highway 75
- Opportunity to grow and resources management
- Opportunity to apply for grants to meet the needs of the citizens.
- Opportunity for investment in housing, economic development, small-scale businesses, and farming

Goals And Policies

Economic Prosperity:

Poulan's economy is primarily driven by agriculture and small businesses. The city is in an agricultural region, and many residents are involved in farming, mainly cultivating crops such as cotton, peanuts, and corn. Regarding economic development, Poulan promotes local entrepreneurship and supports small businesses. Efforts are made to foster a conducive environment for startups and provide resources and guidance to aspiring entrepreneurs. The city also encourages collaborations and partnerships with neighboring communities to stimulate economic growth and attract investment opportunities. Poulan's economic development initiatives aim to diversify the local economy, create job opportunities, and enhance its residents' overall quality of life. The city recognizes the importance of maintaining a balanced economy that supports both traditional agricultural sectors and emerging industries, fostering sustainable growth for the future.

The City of Poulan will work with the County, the cities of Sumner, Sylvester, and Warwick in developing or expanding businesses and industries suitable for the community. Factors to consider when determining the suitability would *“include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.”*

POLICIES

- We will support programs for retaining, expanding, and creating businesses that are a good fit for our community's economy regarding job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in our community's Greenfield (previously undeveloped) areas.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.

Resource Management:

The City of Poulan will work with the County, the cities of Sumner, Sylvester, and Warwick to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

POLICIES

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.

Efficient Land Use:

The City of Poulan will work with the County and the cities of Sumner, Sylvester, and Warwick to maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning an expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

POLICIES

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our community will support new land uses that protect the environment and preserve meaningful open space.

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- Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
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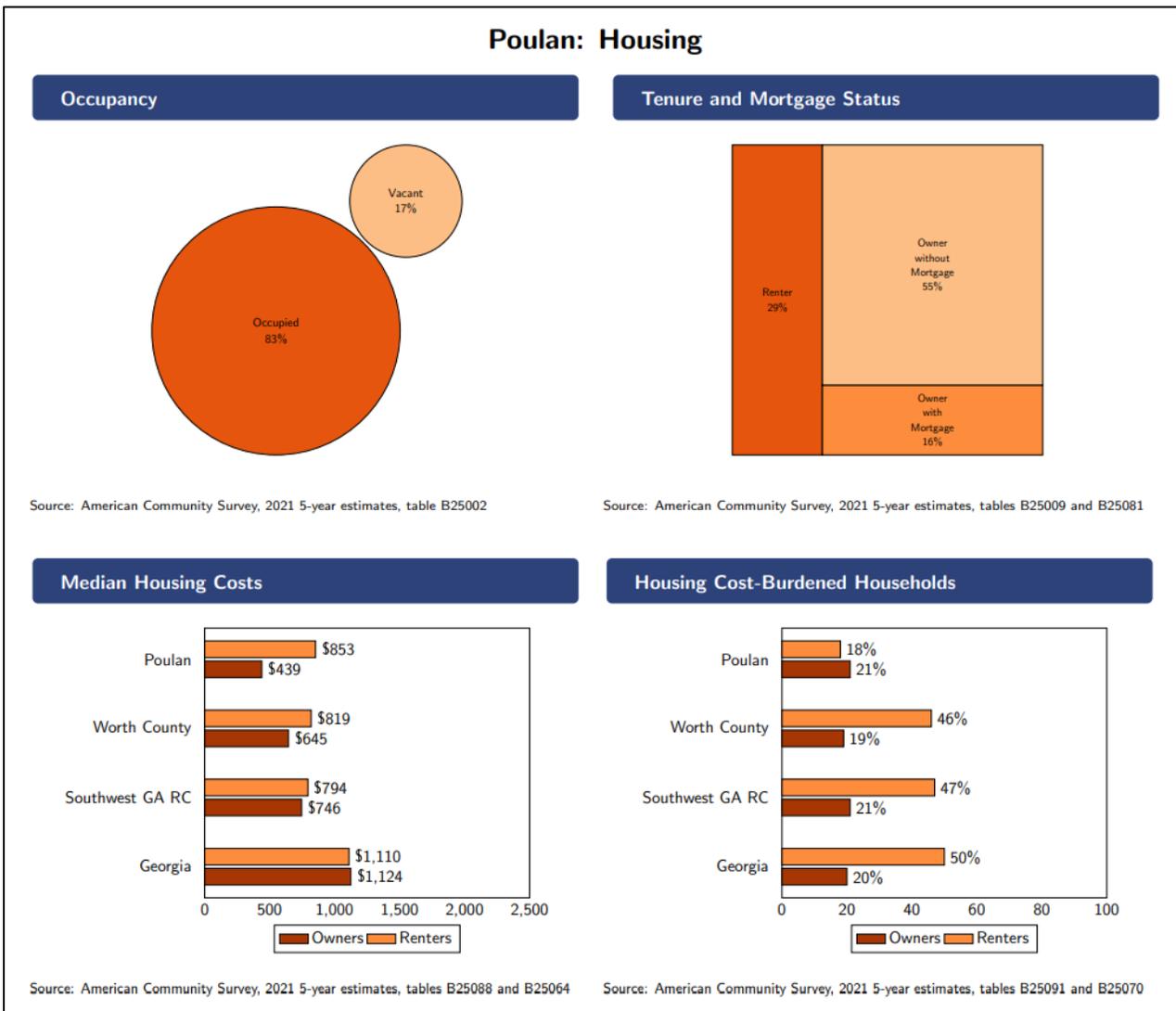
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Housing Options:



Source: Georgia Municipal Association and SWGRC

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community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

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- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
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- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.

- We will apply for grants to facilitate projects that provide safety (Safe Ride to School) and reduce crashes.

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Because Poulan is a small town with fewer than one thousand population, there are fewer transportation issues in traffic volumes and congestion. While the automobile is the dominant mode of transportation, the City of Poulan wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

Road Network

Poulan sees some light traffic around town for the most part, but traffic on US-82 has an AADT count of approximately 16,500. The lowest and the highest AADT counts are 160 and 520 within the City of Poulan.

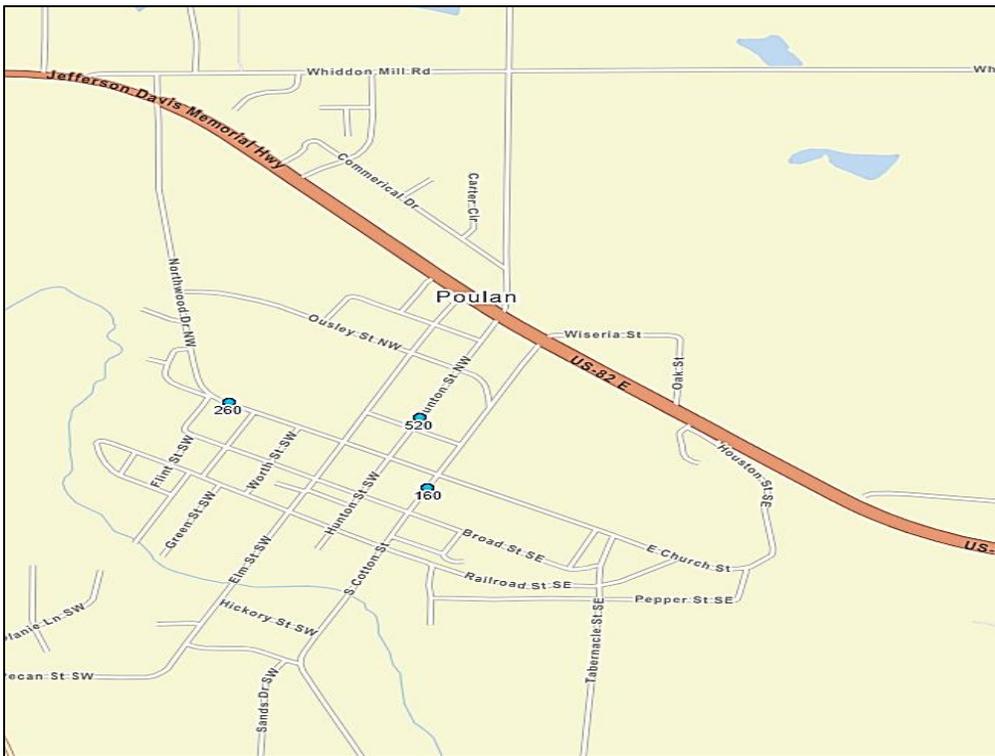


Figure 13: The City of Poulan Traffic Counts Data Map
Source: GDOT (2023)

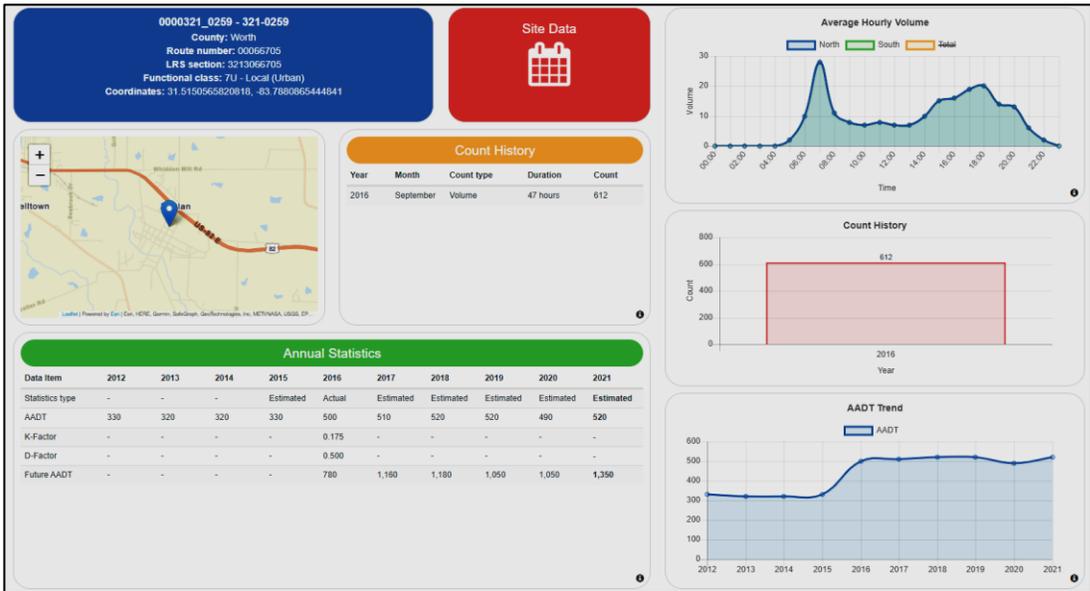


Figure 14: The City of Poulan Annual Traffic Counts Statistics
 Source: GDOT and SWGRC (2023)

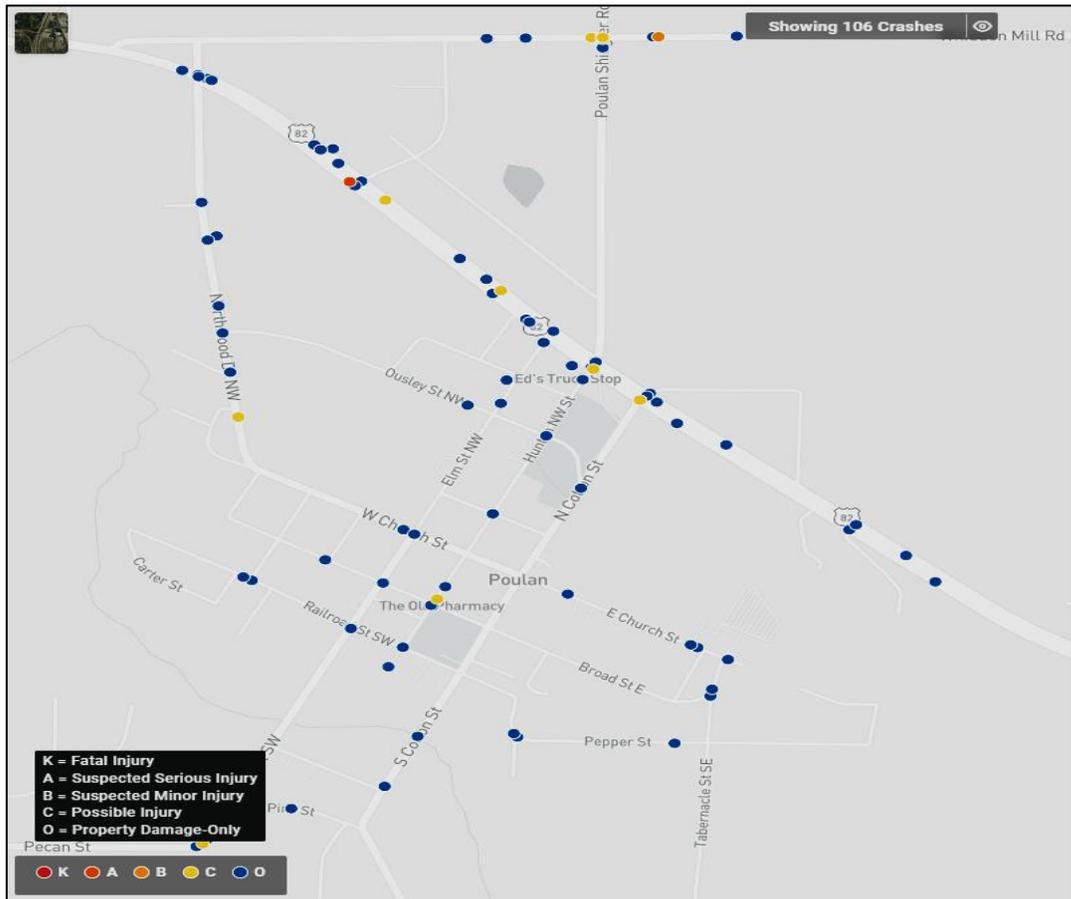


Figure 15: Map Showing the Crashes Locations in the City of Poulan, Georgia
 Source: GDOT and SWGRC (2023)

Table 3: City of Poulan Total Crash Data From January 2013 to December 2021

Total Crashes From January 1, 2013-December 31, 2021.	106	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	63	59.43%
Single Motor Vehicle Involved	42	39.62%
Distracted Driver (Suspected)	21	19.81%
CMV Related	13	12.26%
Distracted Driver (Confirmed)	4	3.77%
Impaired Driving (Confirmed)	3	2.83%
Impaired (Suspected)	1	0.94%
Motorcycle	1	0.94%
Pedestrian	0	0.00%
Bicycle	0	0.00%

Source: Source: GDOT (Numeric) and SWGRC (2023)

Table 3 Above are the total number of accidents in the City of Poulan from 2013 to 2021. Intersection-related accidents are the most among other crash types. Intersection-related accidents accounted for 59.43%, Single Motor Vehicle Involved 39.62%, Distracted Driver (Suspected) 19.81%, Commercial Moving Vehicle Related 12.26%, Distracted Driver (Confirmed) 3.77%, Impaired Driving (Confirmed) 2.83%, Impaired (Suspected) 0.94%, Motorcycle 0.94%, and no crash was recorded for Pedestrians and bicyclists between January 2013 to December 2021 in the City of Poulan, Georgia, based on the data obtained from the GDOT database.

Educational Opportunities:

The City of Poulan will work with the County, and the cities of Sumner, Sylvester, and Warwick will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

POLICIES

- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- We will consider our existing population's employment needs and skill levels to decide on proposed economic development projects.
- We will encourage the use of online training through a resource center.

Community Health:

The City of Poulan will work with the County and the cities of Sumner, Sylvester, and Warwick to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

POLICIES

- We will encourage the development of a rational network of commercial nodes (villages or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Broadband

The City of Poulan will work with the County and the cities of Sumner, Sylvester, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Goal: Facilitate developing and providing Broadband facilities for connectivity to the World Wide Web.

Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility

Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.

Objective 3: Develop a Broadband ordinance that will guide the installation and provision of internet services.

Objective 4: Pursue the Broadband Ready Designations

POLICIES

- We will work or partner with internet technology companies to provide services throughout the communities to improve and promote the economy under Sylvester, Warwick, Sumner, Poulan, and Worth County’s land-use policies.

- Worth County and Cities will work together to provide citizens with high-speed internet and other services.

- We will apply for broadband-ready designation certification.

Land-Use

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

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

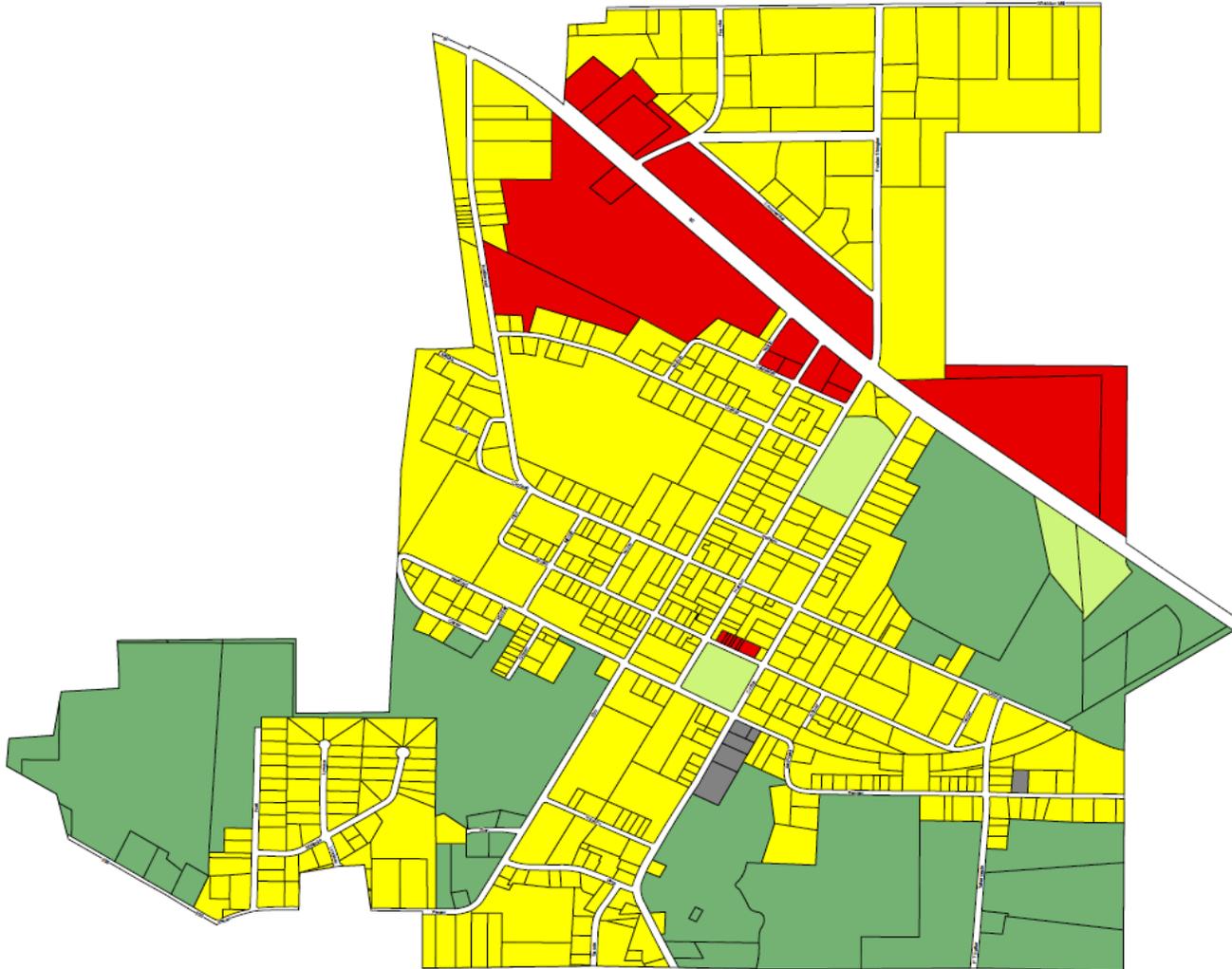
Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

City Of Poulan Future Land Use Map

POULAN Future Land Use Map

Legend

-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS/RECREATIONAL
-  RESIDENTIAL



City of Poulan Report of Accomplishments 2018-2022

Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Base The report of accomplishment (ROA) was created based on the responses status of each project was assessed and classified. Four classification responses were used to determine the project’s status. These classifications are:

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

Any incomplete and active projects are moved to the new community work program (2023-2027).

Work Items/Projects	Years (2018-2022)	Estimated Cost	Responsible Party	Possible Funding Sources	Status
General Planning					
Develop and implement planning program for city streets and parks.	2018-2022	\$20,000	City, Staff	Grant, General Fund, Private	Completed
Implement storm drainage improvements as feasible.	2018-2022	\$500,000	City, Staff	CDBG, General Fund	Completed
Improve recreation facilities and programs.	2018-2022	\$150,000	City	LDF, Governors Discretionary Fund, EMC	Completed
Implement road improvement and paving plan.	2018-2020	\$1,000,000	City, Staff	SPLOST, DOT, LARP	Completed
Housing					
Develop a plan to determine housing needs.	2018-2022	N/A	City	City	Completed
Pursue annexation of South Cotton Street	2018-2022	\$2,000	City	General Fund	Completed
Broadband Element					
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service	2021-2022	\$1000	City	General Fund, Grants	Currently underway, 2025
Apply for Broadband Ready designation.	2021-2022	\$1000	City	General Fund	Currently underway, 2025
Collaborate with Worth County to provide the extension of broadband services to areas with inadequate service and unserved areas.	2021-2022	\$1M	City/County	General Fund, Grants	Not Accomplished and will no longer be undertaken because of disapproval by the county.

City of Poulan Community Work Program 2023-2027

Work Items/Projects	Years (2023-2027)	Responsible Party	Estimated Cost	Possible Funding Sources
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2023-2027	County, City, and RC	\$25000	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2023-2027	County, City, and RC	Staff-Time	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	City and RC	RC Staff-Time	Grants
Continue the next phase of road improvement, paving, and drainage system.	2023-2027	City, Staff	\$1,000,000	SPLOST, DOT, Grants
Upgrade the City Park to include an ADA facility that encourages senior citizens and people with disabilities to access the City Park.	2023-2027	City	\$150,000	Grants, GDOT
Pursue grants to improve the City Park by adding splash Pads and Water Fun.	2023-2027	City	\$500,000	Grants
Apply for grants to construct or extend a sewer system within the city.	2023-2027	City	\$1M	CDBG, USDA, Grants
Housing				
Work with developers to construct affordable housing to meet the needs of the citizens.	2023-2027	City/ Real Estate Investors	City	CDBG, USDA, Grants
Pursue annexation of South Cotton Street	2023-2027	City	\$2,000	General Fund
Broadband				
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service	2023-2027	City	\$1500	General Fund, Grants
Apply for Broadband Ready designation.	2023-2027	City	\$1000	General Fund
Work with TruVista (Broadband Provider) to provide broadband services in Poulan.	2023-2027	City	\$1M	Grants, General Fund
Acronyms: Georgia Emergency Management Agency (GEMA); Federal Emergency Management Agency (FEMA); United States Department of Agriculture (USDA); Georgia Department of Transportation (GDOT); Special Purpose Local Option Sales Tax (SPLOST); Community Development Block Grant (CDBG)				

RESOLUTION 2023-05

A RESOLUTION BY THE CITY COUNCIL OF POULAN TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of Poulan, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

SO RESOLVED, this 24th day of October 2023.



CITY OF POULAN

By: 
Robert Greer, Mayor

Attest: 
Jennifer Sheler, City Clerk

TOWN OF SUMNER

The Town of Sumner is a small municipality in Worth County, Southwest Georgia. According to the United States Census Bureau, Sumner estimated population as of 2020 is approximately 445 (2020 Decennial Census). The median household income in 2021 was \$49,250, with a 51% employment rate. The total number of housing units was 171, the total number of households was 169, and the poverty rate was 13.5% based on American Community Survey 5-Year estimates.

Community Profile

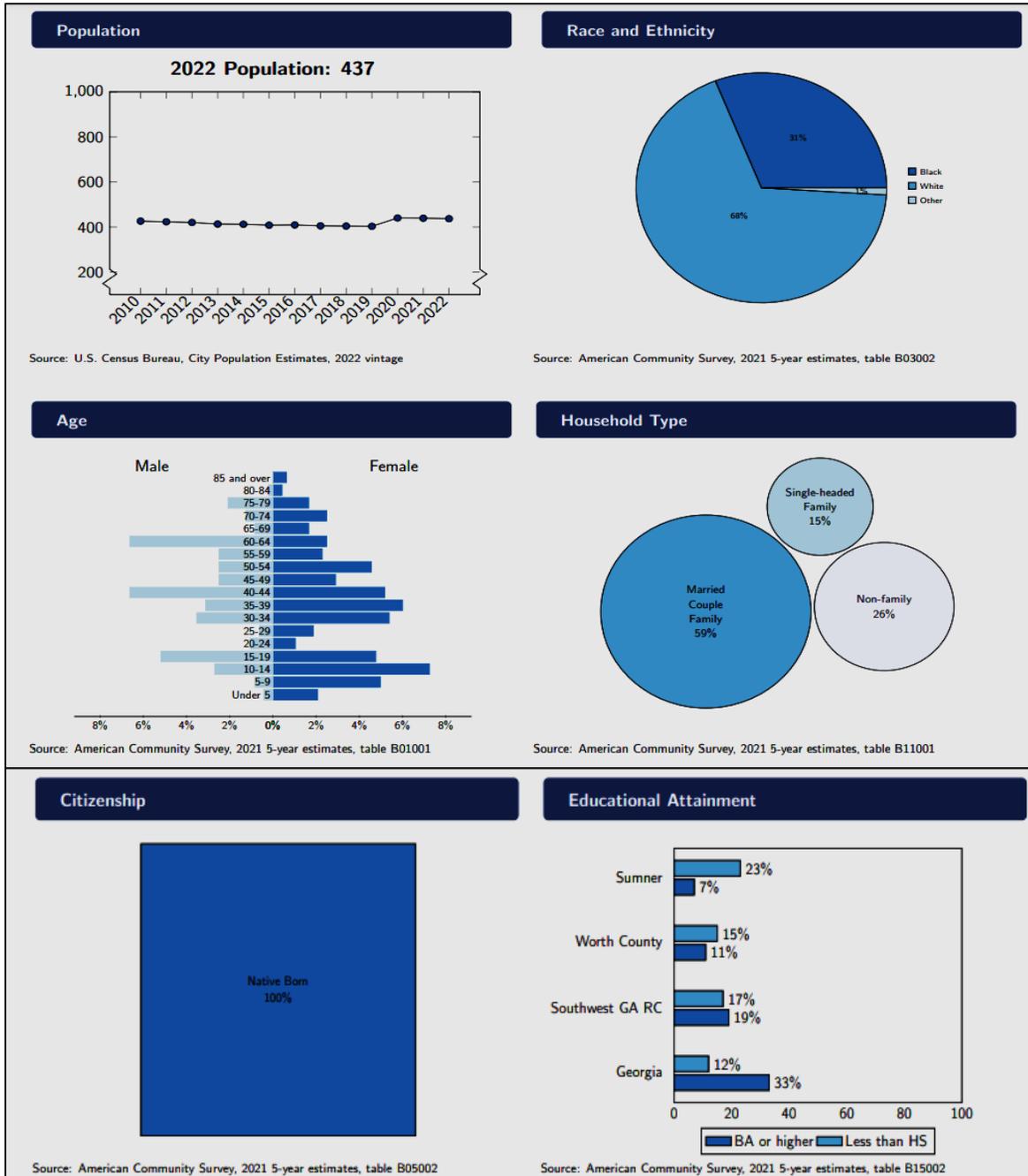


Figure 16: Town of Sumner Community Profile
Source: Georgia Municipal Association and SWGRC

Town of Summer SWOT Analysis

Strengths

- Good City/Community Relationship
- Presence of Historical Sites
- The presence of School Facilities
- Growing Community
- Good Water System
- Tornado Shelter

Weakness

- Lack of resources
- High Poverty Rate
- Low Income
- Lack of affordable new housing construction
- Lack of broadband connectivity
- Lack of vacant land for development

Opportunities

- Historical Sites
 - Business growth on Hwy 82
(Highway Commercial establishment)

Threats

- Drugs
- Natural disasters

Needs and Opportunities

Needs

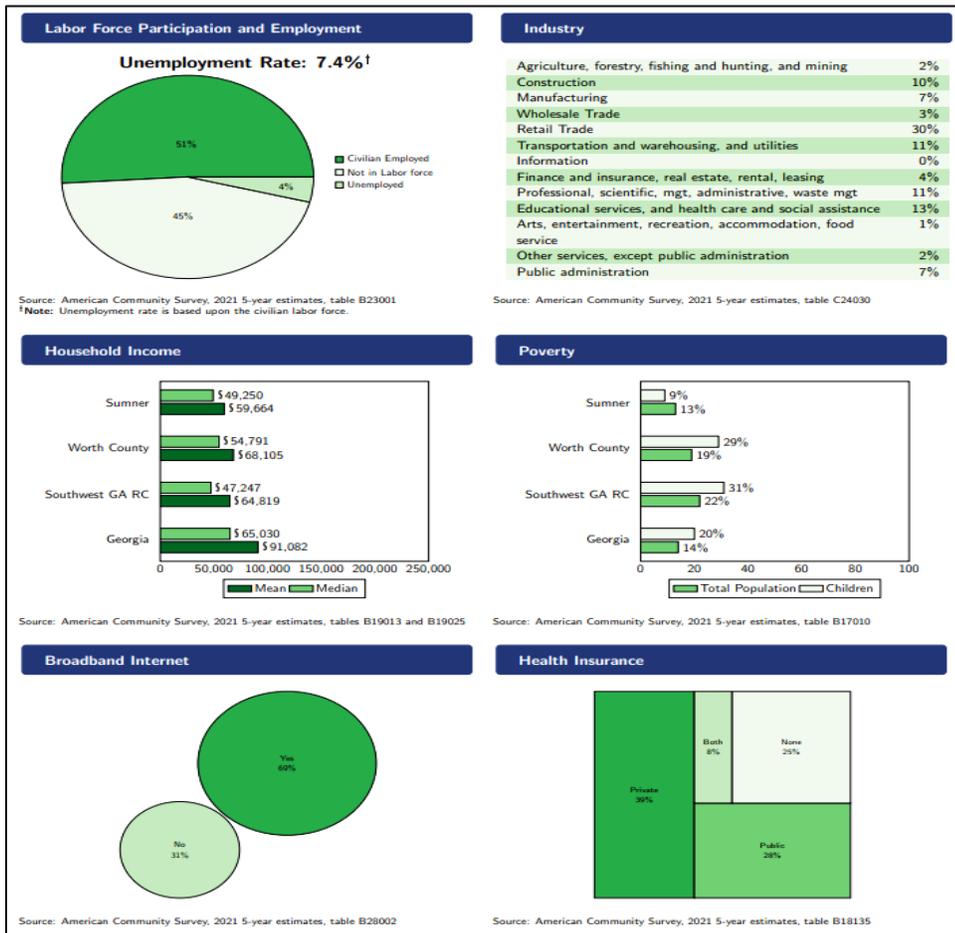
- We need a new City Hall.
- We need good-paying jobs, educate people, attract investors, and get them working.
- We need to rehabilitate substandard housing.
- We need a City Park.
- We need a facility or partner with the City of Sylvester to build a senior program.

Opportunities

- There are opportunities for less house rent and a good standard of living.
- Proximity to Highway 75
- Opportunity to grow and resources management.
- Opportunity to apply for grants to meet the needs of the citizens.
- There are opportunities for investment in housing, economic development, and small-scale businesses.

Goals And Policies

Economic Prosperity:



Source: Georgia Municipal Association and SWGRC

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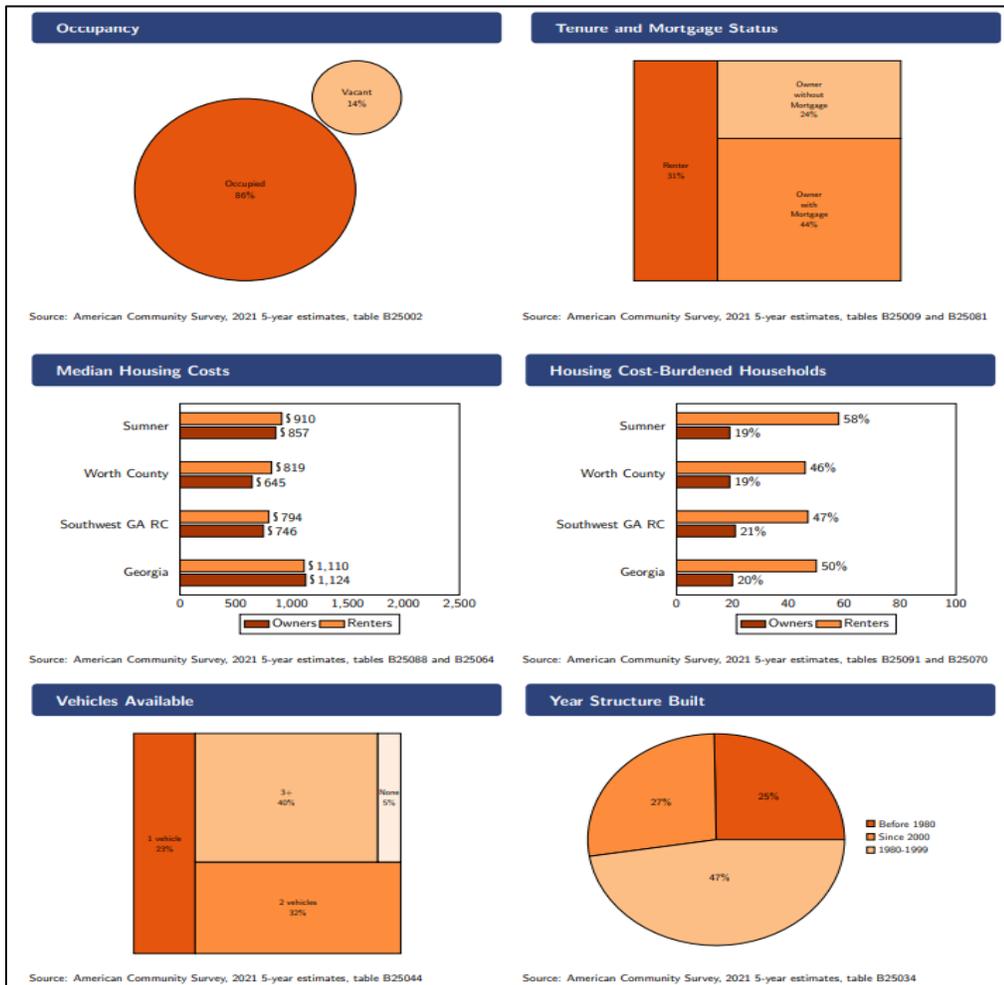
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Sumner sees some light traffic around town for the most part, but traffic on US-82 has an AADT count of approximately 12,400. Only one AADT count is within the City of Sumner on College Street. It has an AADT of 110.

Road Network

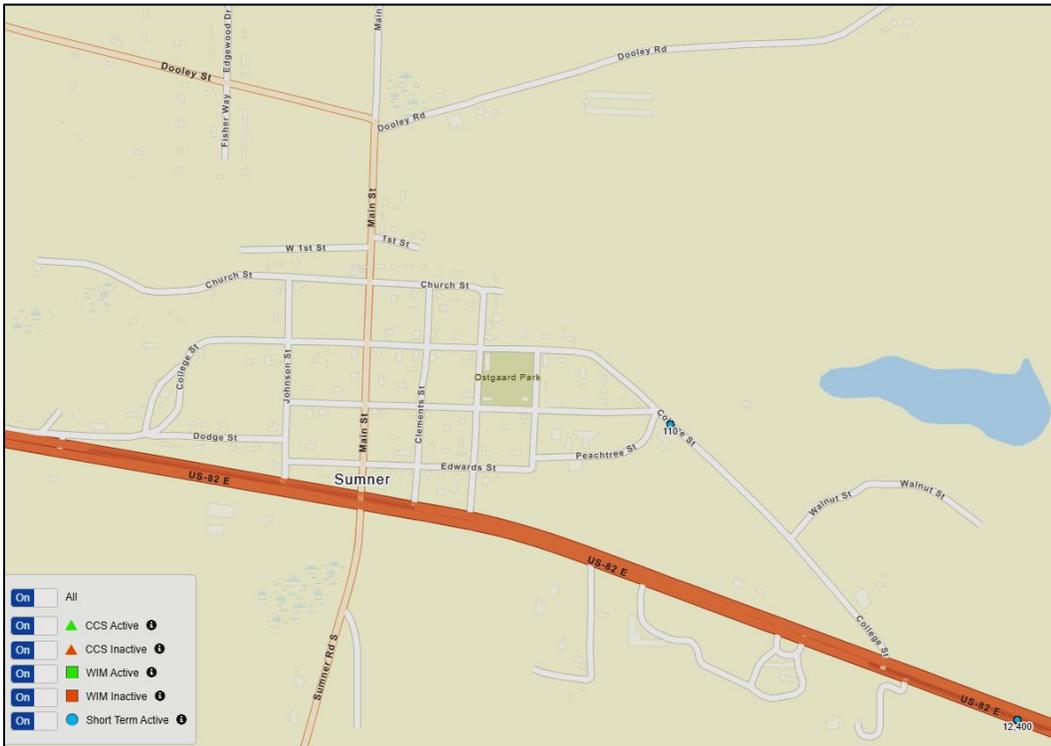


Figure 17: The Town of Sumner Traffic Counts Data Map

Source: GDOT (2023)



Figure 18: The Town of Sumner Annual Traffic Counts Statistics
 Source: GDOT and SWGRC (2023)

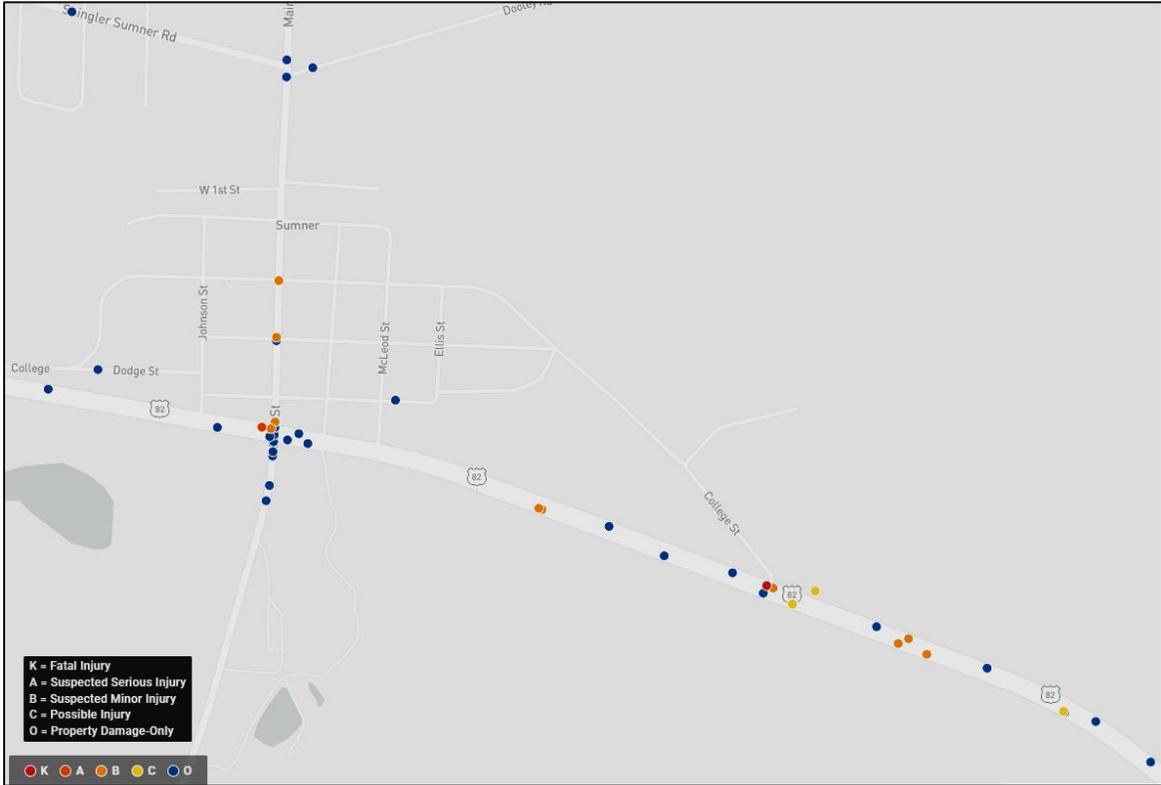


Figure 19: Map Showing the Crashes Locations in the Town of Sumner, Georgia
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Distracted Driver (Confirmed)	3	5.66%
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Pedestrian	0	0.00%
Bicycle	0	0.00%

Source: Source: GDOT (Numetric) and SWGRC (2023)

Table 4 above are the total number of accidents in the Town of Sumner from 2013 to 2021. Intersection-related accidents are the most among other crash types. Intersection-related accidents accounted for 52.83%, Distracted Driver (Suspected) 37.74%, Single Motor Vehicle Involved 33.96%, Commercial Moving Vehicle Related 16.98%, Impaired Driving (Confirmed) 9.43%, Distracted Driver (Confirmed) 5.66%, and Impaired (Suspected) 3.77%. No accidents were recorded for Motorcyclists, Pedestrians, and Bicyclists between January 2013 to December 2021 in the Town of Sumner, Georgia, based on the data obtained from the GDOT database.

Educational Opportunities:

The Town of Sumner will work with the County, and the cities of Poulan, Sylvester, and Warwick will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

POLICIES

- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- We will consider our existing population's employment needs and skill levels to decide on proposed economic development projects.
- We will encourage the use of online training through a resource center.

Community Health:

The Town of Sumner will work with the County and the cities of Poulan, Sylvester, and Warwick to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

POLICIES

- We will encourage the development of a rational network of commercial nodes (villages or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Broadband

The Town of Sumner will work with the County and the cities of Poulan, Sylvester, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Goal: Facilitate developing and providing Broadband facilities for connectivity to the World Wide Web.

- Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility
- Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- Objective 3: Develop a Broadband ordinance that will guide the installation and provision of internet services.
- Objective 4: Pursue the Broadband Ready Designations

POLICIES

- We will work or partner with internet technology companies to provide services throughout the community to improve and promote the economy under Sylvester, Warwick, Poulan, and Worth County’s land-use policies.
- Sumner will work with the county and Cities to provide citizens with high-speed internet and other services.
- We will apply for broadband-ready designation certification.

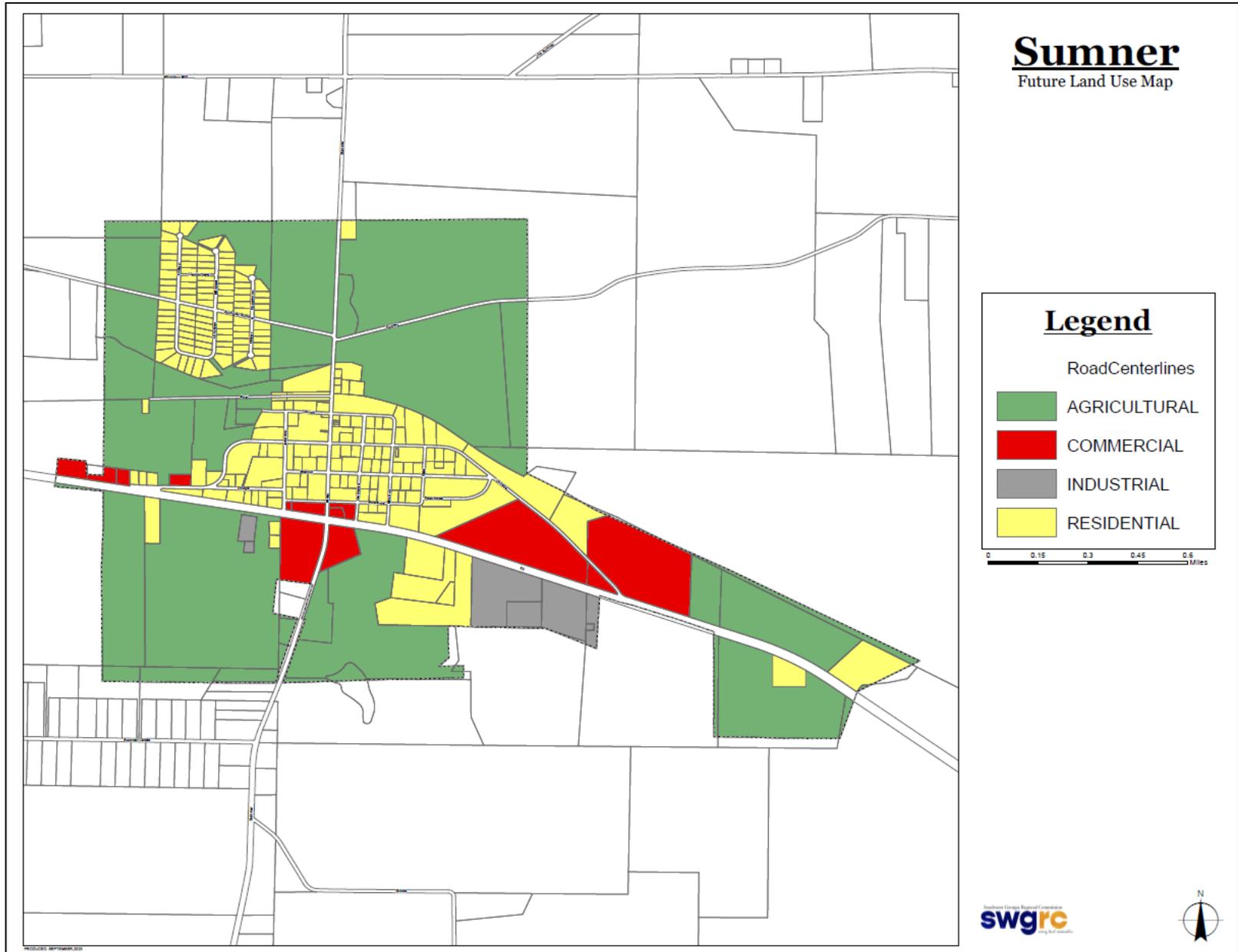
Land-Use

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

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

Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Town Of Sumner Future Land Use Map



Town of Sumner Report of Accomplishments 2018-2022

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Base The report of accomplishment (ROA) was created based on the responses status of each project was assessed and classified. Four classification responses were used to determine the project’s status. These classifications are:

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

Any incomplete and active projects are moved to the new community work program (2023-2027).

Work Items/Projects	Years (2018-2022)	Estimated Cost	Responsible Party	Possible Funding Sources	Status
General Planning					
Develop and update a city recreation plan.	2018-2022	\$500,000	City	General Funds/ Grants	Not Accomplished due to lack of funding.
Economic Development					
Continue to work with EDA regarding the development of industrial areas in city limits.	2018-2022	\$5000	City	General Fund, EDA	Completed
Continue to work to bring senior housing developments to the city.	2018-2019	N/A	City	General Fund	Not Accomplished and will no longer be undertaken due to lack of funding.
Continue to work to bring a Dollar General store to the city.	2018-2020	N/A	City	General Fund	Completed
Community Facilities					
Extend a waste line to the South side of Highway 82.	2018-2022	\$750,000	City	General Fund, Grants	Currently underway 2027
Construct a joint City Hall/Fire Department in cooperation with the county.	2018	\$25,000	City	General Funds, Grants, SPLOST	Completed
Make improvements to the Ballfield.	2018-2022	\$15,000	City	General Funds, Grant	Currently underway 2027
Housing					
Continue to work with private developers to increase available housing within the city	2018-2022	N/A	City	General Funds, Private Sector	Underway 2025
Land-Use					
Continue the developments that include greenspace and other public areas.	2018	N/A	City	General Funds	Underway 2025

Broadband

Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service.	2021-2022	\$1000	City	General Fund, Grants	Currently Underway, 2025
Collaborate with Worth County to provide the extension of broadband services to areas with inadequate service and unserved areas.	2021-2022	\$1000	City	General Fund	Not Accomplished and will no longer be undertaken due to a lack of cooperation.
Apply for Broadband Ready designation.	2021-2022	\$1M	City	Grants, General Fund	Currently Underway, 2025

Town of Sumner Community Work Program 2023-2027

Work Items/Projects	Years (2018-2022)	Estimated Cost	Responsible Party	Possible Funding Sources
General Planning				
Pursue grants to improve the City recreation park.	2023-2027	\$500,000	City	General Funds, Grants, CDBG, and USDA
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2023-2027	\$25000	County, City, and RC	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2023-2027	Staff-Time	County, City, and RC	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly	2023-2027	RC Staff-Time	City and RC	Grants
Economic Development				
Continue to work with EDA to develop limited industrial areas in city limits.	2023-2027	\$5000	City	General Fund, EDA
Work with developers to build senior housing developments in the Town of Sumner.	2023-2027	N/A	City	General Fund, Grant
Continue to work to bring a Dollar General store to the city.	2023-2027	N/A	City	General Fund, Grant
Community Facilities				
Extend a waste line to the South side of Highway 82.	2023-2027	\$750,000	City	General Fund, Grants, CDBG, USDA
Pursue grants to improve the City recreation park by adding Splash pads, Restrooms, Playground Equipment, Fencing, Lights, trail, and remodeling.	2023-2027	\$750,000	City	General Funds, Grants, CDBG, and USDA

Pursue grants to build the Police Department.	2023-2027	\$\$350,000	City	Grants, USDA,
Build a small new City Hall	2023-2027	\$150,000	City	General Funds, Grants, SPLOST
Transform the historic Sumner High School/Sumner Elementary into	2023-2027	\$350,000		Grants, CDBG, EDA
Make improvements to the Ballfield.	2023-2027	\$15,000	City	General Funds, Grant
Housing				
Continue to work with private developers to increase available housing within the Town of Sumner.	2023-2025	N/A	City	General Funds, Private Sector, and Grants
Land-Use				
Continue the developments that include greenspace and other public areas.	2023-2025	N/A	City	General Funds, Grant
Transportation				
Rehabilitate the Main Street, First Street, and Sidewalks construction.	2023-2027	\$400,000	City	Grants, CDBG, GDOT
Provide funds to upgrade the City Signage.	2023-2027	\$10,000	City	Grants, General Funds
Broadband				
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service	2023-2027	\$1500	City	General Fund, Grants
Work with Broadband Providers to provide broadband services in Sumner.	2023-2027	\$1000	City	General Fund
Apply for Broadband Ready designation.	2023-2027	\$1M	City	Grants, General Fund
Acronyms: Georgia Emergency Management Agency (GEMA); Federal Emergency Management Agency (FEMA); United States Department of Agriculture (USDA); Georgia Department of Transportation (GDOT); Special Purpose Local Option Sales Tax (SPLOST); Community Development Block Grant (CDBG)				

STATE OF GEORGIA
TOWN OF SUMNER

RESOLUTION NO. _____

**A RESOLUTION BY THE TOWN COUNCIL OF SUMNER
TO ADOPT THE WORTH COUNTY COMPREHENSIVE
PLAN.**

WHEREAS, the Town Council of Sumner, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

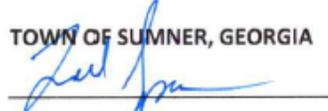
WHEREAS, the Town Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizen's input;

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

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

ADOPTED this 30th day of October, 2023.

TOWN OF SUMNER, GEORGIA



Todd Spence
Mayor Pro Tem



ATTEST:
Madison Singletary
City Clerk

CITY OF SYLVESTER

The charming city of Sylvester finds its home in Worth County, Georgia, within the verdant landscapes of southwestern Georgia. Regarded as the county seat, it fosters a friendly community ambiance that epitomizes Southern hospitality while celebrating its exceptional agricultural legacy. According to the U.S. Census Bureau's 2020 Decennial Census, Sylvester has an estimated population of approximately 5,644 residents. The city's land area is 6.56 square miles. With a rich tapestry of racial and ethnic backgrounds, Sylvester enjoys a diverse community that significantly contributes to its cultural fabric. Sylvester's economy thrives in the agricultural sector and is known as the "Peanut Capital of the World." Peanut production is particularly renowned in this region, alongside other crops such as cotton, corn, and pecans. These industries provide valuable employment opportunities and shape the city's identity and traditions. Sylvester offers many amenities and services to cater to its residents and visitors. Well-maintained parks like Jeffords Park and the Sylvester Sports Complex are available, where individuals and families can bask in outdoor activities.

Moreover, local businesses, shops, restaurants, and community events add to the lively atmosphere that characterizes Sylvester. This city holds Education in high regard thanks to the Worth County School District, which serves Sylvester and its surrounding areas. This district prides itself on offering quality education across several schools, accommodating students of all ages.

The City of Sylvester Community Profile

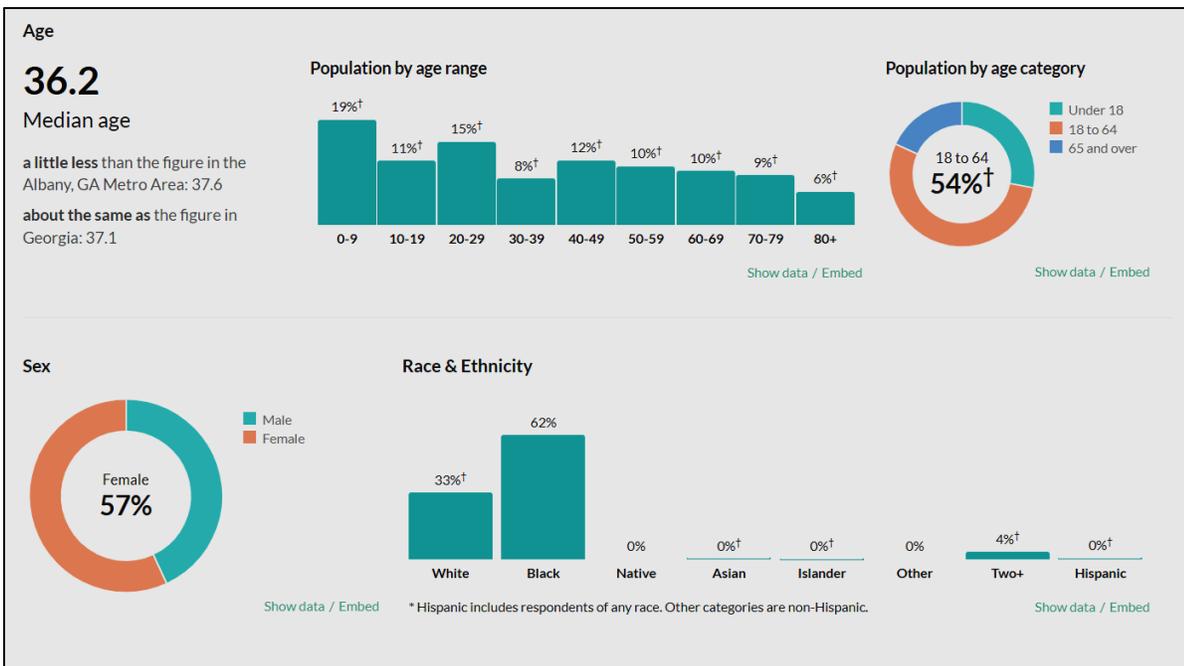


Figure 20: City of Sylvester Demographics Data
Source: Census Reporter (2023)

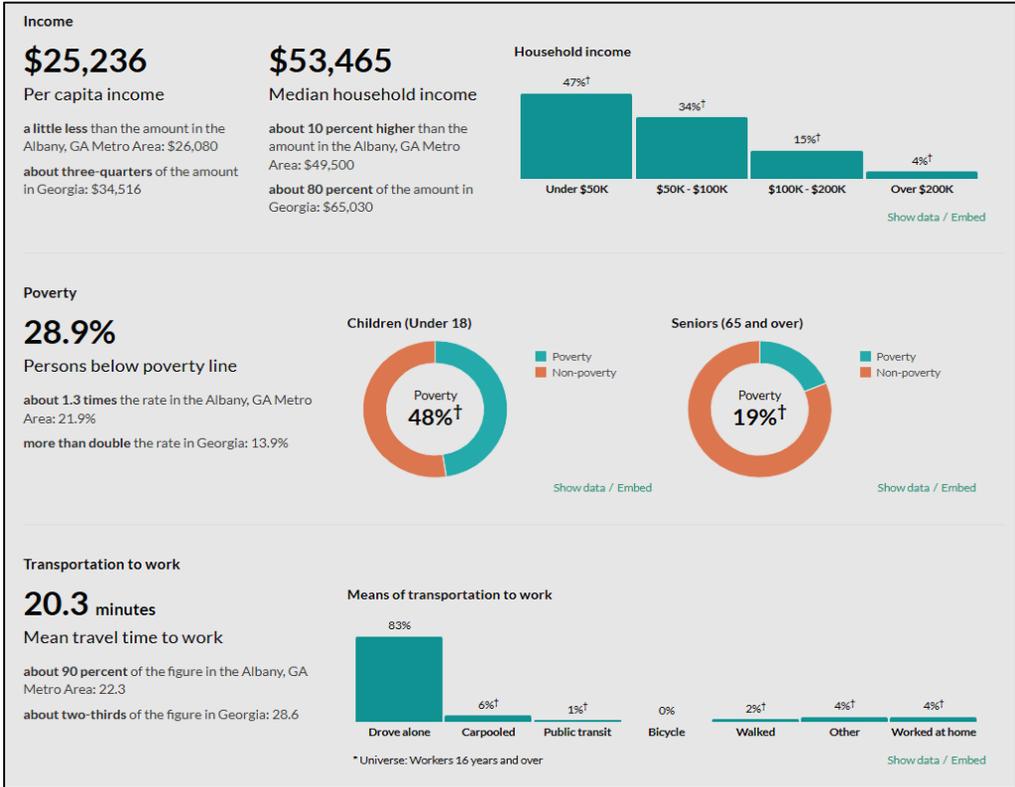


Figure 21: City of Sylvester Economics Data
Source: Census Reporter (2023)

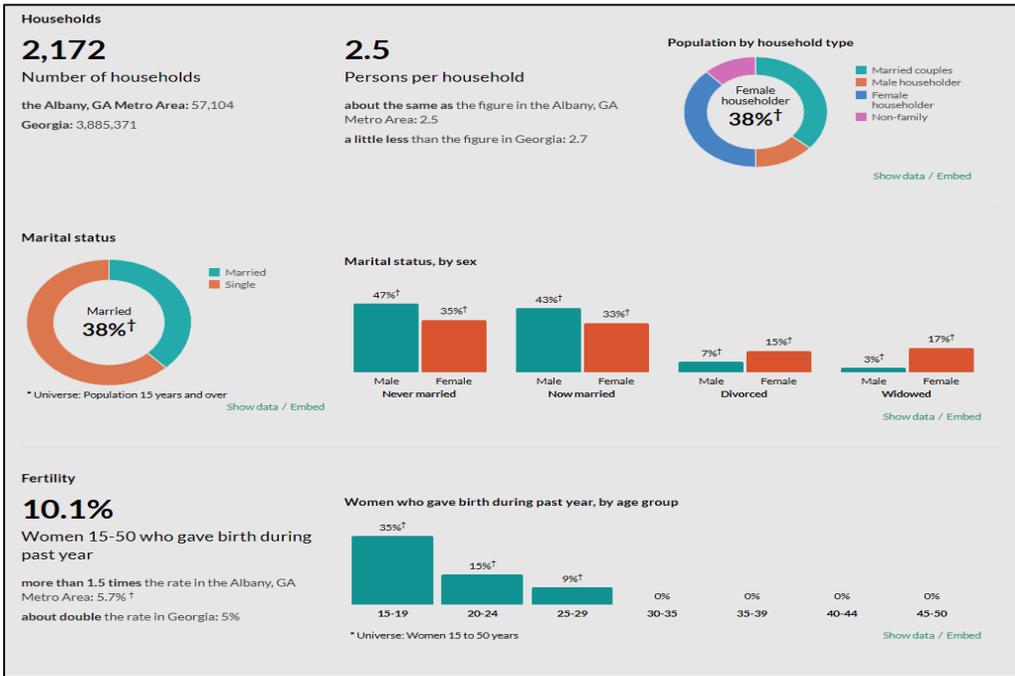


Figure 22: City of Sylvester Families Data
Source: Census Reporter (2023)

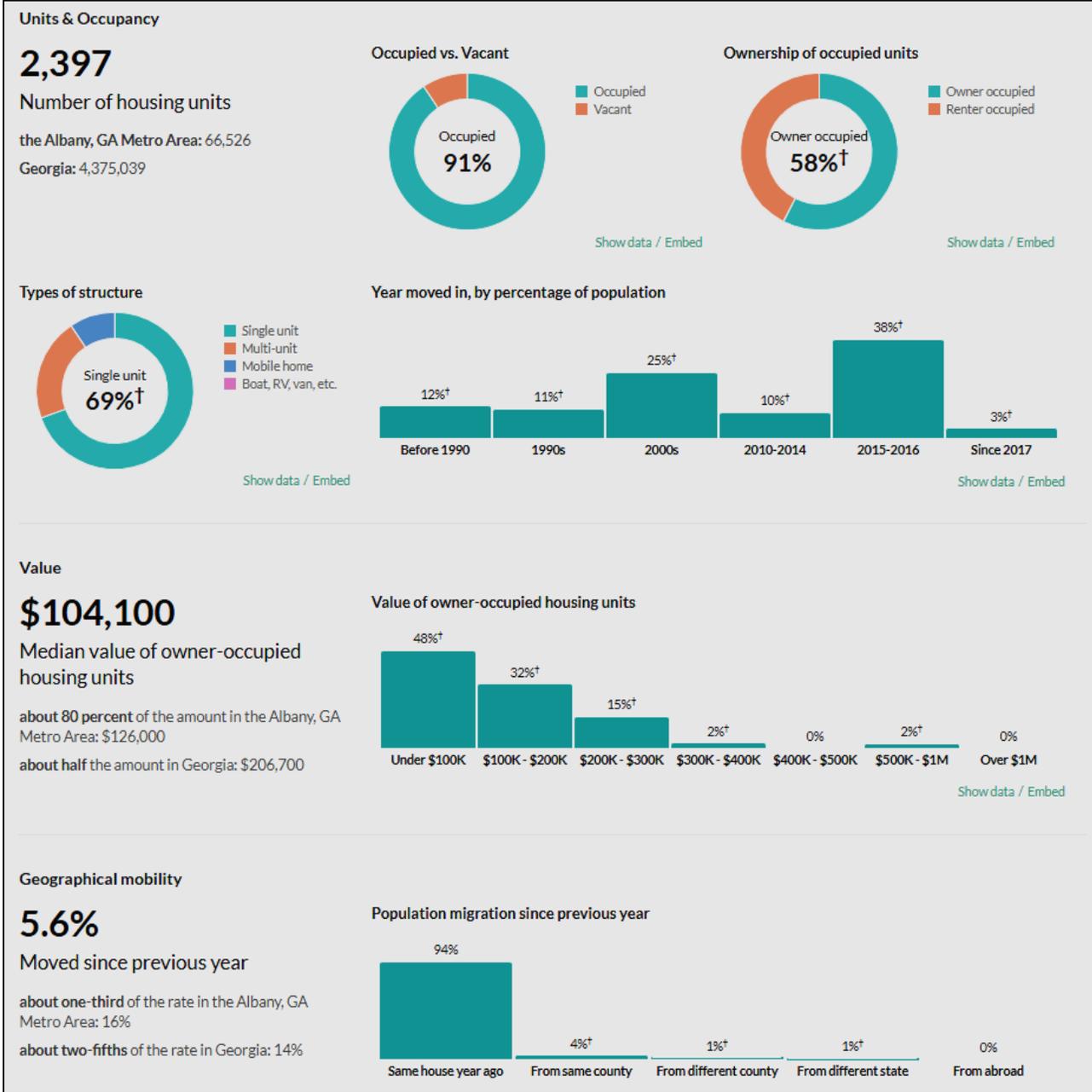


Figure 23: City of Sylvester Housing Data
Source: Census Reporter (2023)

City of Sylvester SWOT Analysis

Strengths

- Good City and Community Relationship
- Good and strong supportive City Government and competent professional staff.
- Strong Community Stakeholders & Collaboration among Stakeholders
- Sylvester-Worth generates 200 million dollars plus in agribusiness annually.
- Retail Convenience
- The presence of Public Safety, Low Crime, and a safe community
- A well-sanitized and clean environment
- The availability of dual enrollment and the transformation of Worth County High School unto a College and Career Academy with programs set up to support the local business environment with welding, healthcare, agriculture, and other classes.
- The availability of community resources. (Parks, Tennis Courts, Pickle Ball, Golf Course, Lake Blackshear, etc.)
- Good school ratings
- Availability of the City Broadband System
- The presence of Phoebe Worth Medical Center
- Vibrant Downtown with captivating event activities.
- The presence of State economic development designation zones and a Plan First Community
- The presence of Worth County Library System (They work with the local school system)

Weaknesses

- Lack of Affordable Housing
- Low-income housing shortage
- Employment Opportunities
- Moderate Poverty Rate when compared to surrounding counties.
- Gradual Economic Development
- Lack of Health Care options for residents that need to see a specialist.
- More Commercial in tax digest (balance tax budget)

Opportunities

- The bypass around Sylvester & County
- Incentives for small businesses & large corporations
- Late-night event opportunities for investors
- Things to make people visit Sylvester outside of current events.
- Hotel, Restaurants
- Captivating Citywide Christmas Lights decoration which attracts citizens, investors, small businesses, churches and organizations.

Threats

- Susceptibility to natural hazards

Needs and Opportunities

Identifying needs and opportunities is an essential step in developing strategies to address those needs and opportunities. The County and Cities desire to move forward in the future. Public and community input was a vital part of identifying needs and opportunities.

Needs:

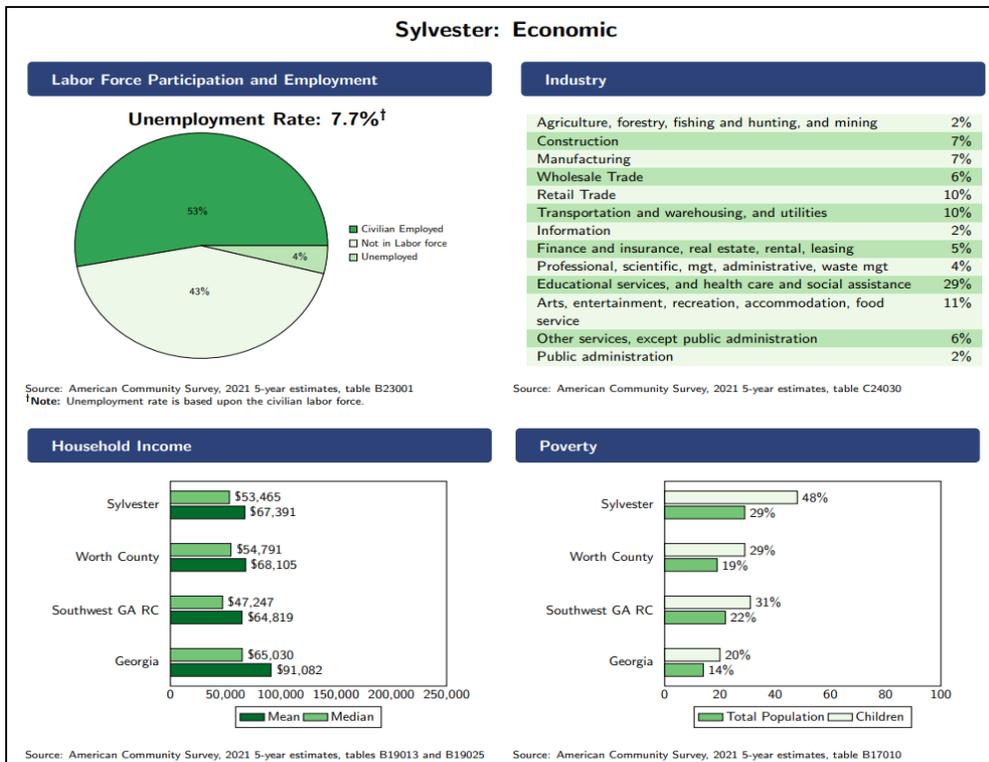
- More housing choices
- More revenue
- Development on Lake Blackshear
- Establish a Truckstop

Opportunities:

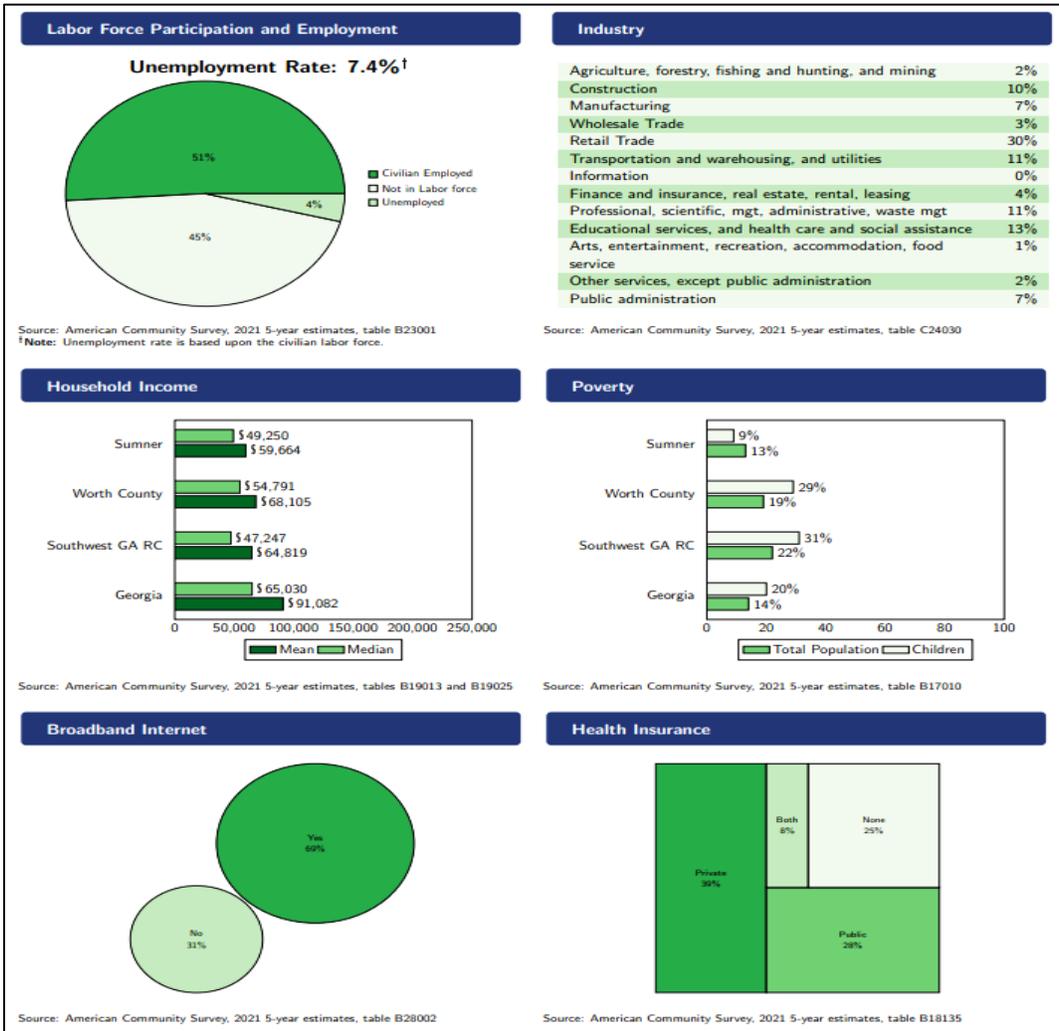
- Collaboration between local governments
- Continue to invest and support local businesses.
- Work with the school to increase and expand vocational opportunities to prepare students for the workforce.

Goals And Policies

Economic Prosperity



Source: Georgia Municipal Association and SWGRC



Source: Georgia Municipal Association and SWGRC

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick in developing or expanding businesses and industries suitable for the community. Factors to consider when determining the suitability would *“include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.”*

POLICIES

- We will support programs for retaining, expanding, and creating businesses that are a good fit for our community’s economy regarding job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in our community's Greenfield (previously undeveloped) areas.

- We will consider access to affordable housing and impacts on transportation when considering economic development projects.

Resource Management:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation, encouraging green building construction and renovation, utilizing appropriate waste management techniques, fostering water conservation and reuse, or setting environmentally sensitive areas aside as green space or conservation reserves.

POLICIES

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.

Efficient Land Use:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or redevelopment of sites closer to the community's traditional core, designing new development to minimize the amount of land consumed, carefully planning an expansion of public infrastructure, or maintaining open space in agricultural, forestry, or conservation uses.

POLICIES

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.

- Our community will support new land uses that protect the environment and preserve meaningful open space.

Local Preparedness:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to identify and place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

POLICIES

- Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive Plan) suitable for such development.
- Our community will efficiently use existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

Regional and Local Cooperation:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations, identifying joint projects that will result in greater efficiency and less cost to the taxpayer, or developing collaborative solutions for regional issues such as the protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

POLICIES

- We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management and watershed protection)
- We will pursue joint collaborative planning and decision-making processes with neighboring jurisdictions.

Housing Options:



Source: Georgia Municipal Association and SWGRC

The City of Sylvester is working on a Community Revitalization Plan to serve as its housing element. Please see the appendix for a copy of the Plan. Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic

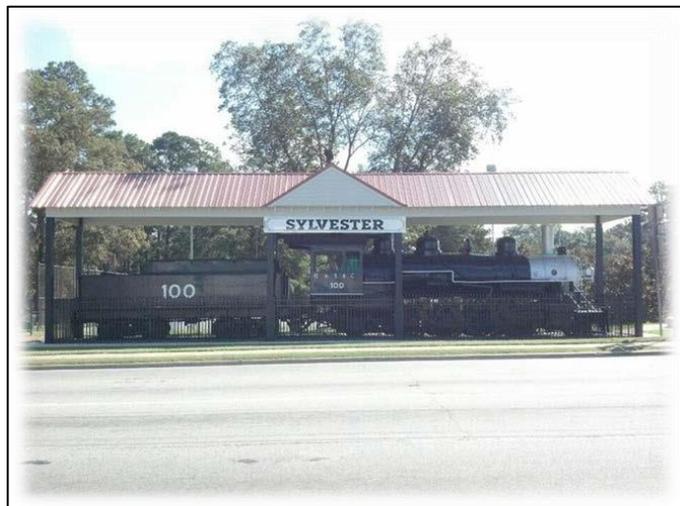
backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

POLICIES

- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.
- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We support new land uses that protect the environment and preserve meaningful open space.

Transportation Options:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land-use decision-making within the community.



As the population of Sylvester increases, residents have already expressed a desire for additional amenities to allow residents to live, work, shop, and play in the community. Sidewalks and alternative modes of transportation should be required in new developments. The City Sylvester recently extended sidewalks on Isabella Street to connect with a multi-family housing complex. This project has enhanced pedestrian traffic and serves as a connector from the nearby schools.

This project was funded by a TE Grant and Georgia Department of Transportation Funds. Phase one of this project was completed in 2013 and Phase two was completed in 2018. This project will serve as a connector for walking, pedestrian, and bike traffic to Downtown Sylvester.



Figure 24: City of Sylvester Street with Pedestrian and Bicycle Facility Connecting Downtown

The City of Sylvester also received a One Georgia Grant that extended the airport runway to ensure that the airport accommodated travelers. This was a goal listed in the community’s previous Comprehensive Plan.



Figure 25: City of Sylvester Extended Airport Runway

POLICIES

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
- We will apply for grants to facilitate projects that provide safety (Safe Ride to School) and reduce crashes.

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Because Sylvester is a small city with an estimated population of over five thousand, there are fewer transportation issues in traffic volumes and congestion. While the automobile is the dominant mode of transportation, the City of Sylvester wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

There are over six access points to the City of Sylvester. These access roads are Ga Highway 33 North, Ga Highway 33 South, Ga Highway 112 North (Ashburn Hwy), Ga Highway 112 South (South Isabella), Ga Highway 313, US-82 East, US-82 West (Jefferson Davis Memorial Hwy), and GA Highway 256. Sylvester sees from low (AADT 140) traffic counts to high (AADT 20,000). The major US-82 generates between 15,700 to 20,000 traffic counts. Other roads generate between 1,690 traffic counts and 6,700 traffic yearly.

Traffic Count, Road Network, and Crash Data

This section examined the traffic count, road network, and all the crashes from 2013 to 2021 in the City of Sylvester. Figures and Table showing traffic count, Average Annual Traffic Data (AADT) locations, dotted crash locations, crash types, crash severity, possible cause of the crash, and property damage due to the crashes.

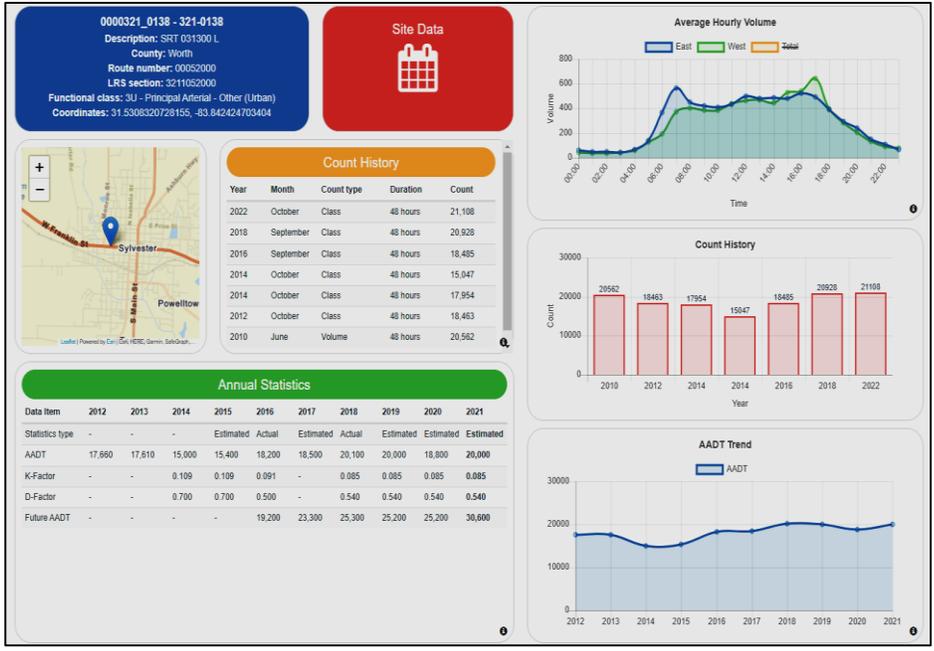


Figure 26: City of Sylvester Annual Traffic Counts Statistics
 Source: GDOT and SWGRC (2023)

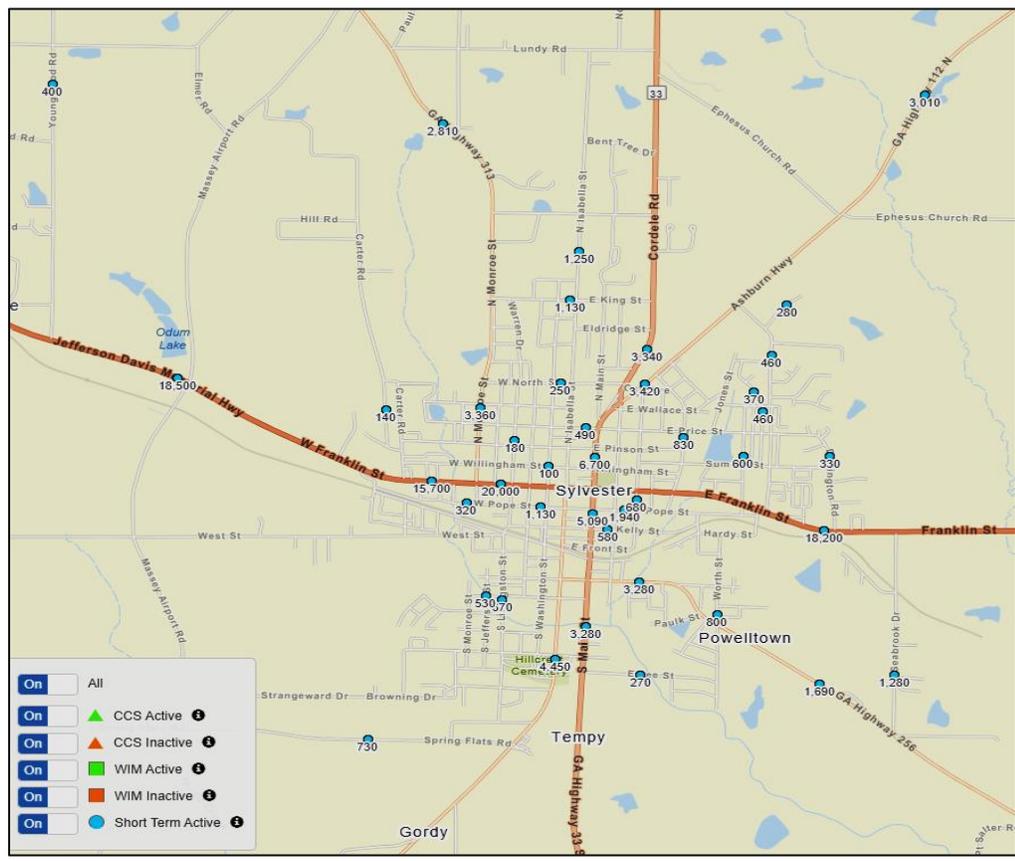


Figure 27: The City of Sylvester Traffic Counts Data Map
 Source: GDOT (2023)

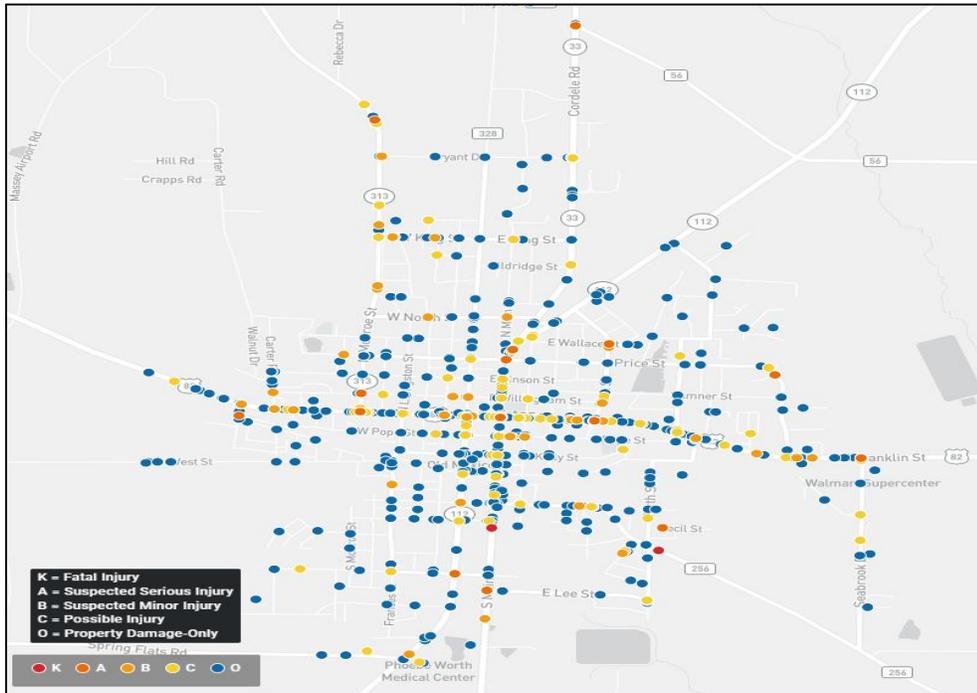


Figure 28: Map Showing the Crashes Locations in Sylvester, Georgia
Source: GDOT, SWGARC (2023)

Table 5: City of Sylvester Total Crash Data From January 2013 to December 2021

Total Crashes From January 1, 2013- December 31, 2021.	1,584	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	1,142	72.10%
Distracted Driver (Suspected)	401	25.32%
Single Motor Vehicle Involved	330	20.83%
CMV Related	136	8.59%
Distracted Driver (Confirmed)	67	4.23%
Impaired Driving (Confirmed)	52	3.28%
Pedestrian	25	1.58%
Motorcycle	19	1.20%
Impaired (Suspected)	8	0.51%
Bicycle	5	0.32%

Source: GDOT (Numeric) and SWGRC (2023)

Table 5 above shows the total number of accidents in the City of Sylvester from 2013 to 2021. Intersection-related accidents are the most common among other crash types. Intersection-related accidents accounted for 72.10%, Distracted Driver (Suspected) 25.32%, Single Motor Vehicle Involved 20.83%, Commercial Moving Vehicle Related 8.59%, Distracted Driver (Confirmed) 4.23%, Impaired Driving (Confirmed) 3.28%, Pedestrians 1.58%, Motorcyclists 1.20%,

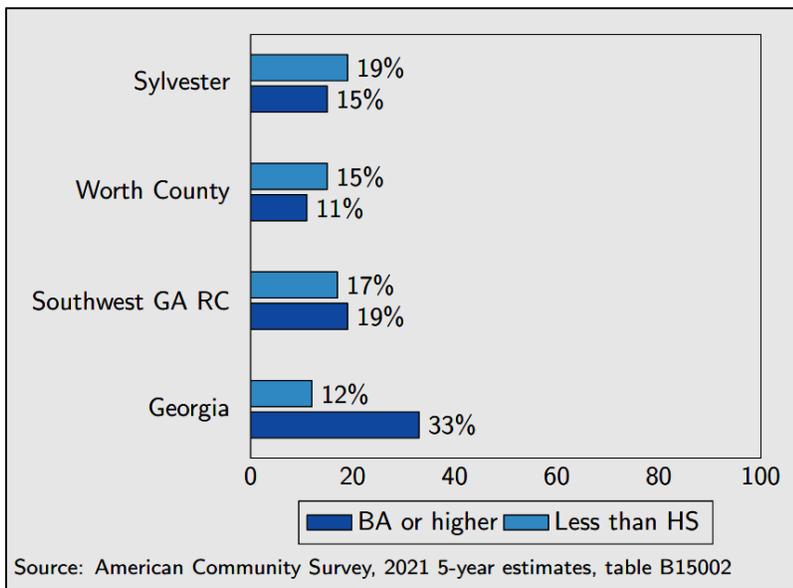
Impaired (Suspected) 0.51%, and Bicyclists 0.32%, between January 2013 to December 2021 in Sylvester, Georgia, based on the data obtained from the GDOTT database.

Educational Opportunities:

The City of Sylvester will work with the County and the cities of Poulan, Sumner, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

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- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- We will consider our existing population's employment needs and skill levels to decide on proposed economic development projects.
- We will encourage the use of online training through a resource center.



Source: Georgia Municipal Association and SWGRC

Community Health:

The City of Sylvester will work with the County and the cities of Sumner, Poulan, and Warwick to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods and good work opportunities. This may be

achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

POLICIES

- We will encourage the development of a rational network of commercial nodes (villages or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Broadband

The City of Sylvester will work with the County and the cities of Poulan, Sylvester, and Warwick to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Goal: Facilitate developing and providing Broadband facilities for connectivity to the World Wide Web.

Objective 1: Apply for grants to provide high-speed internet connectivity and accessibility.

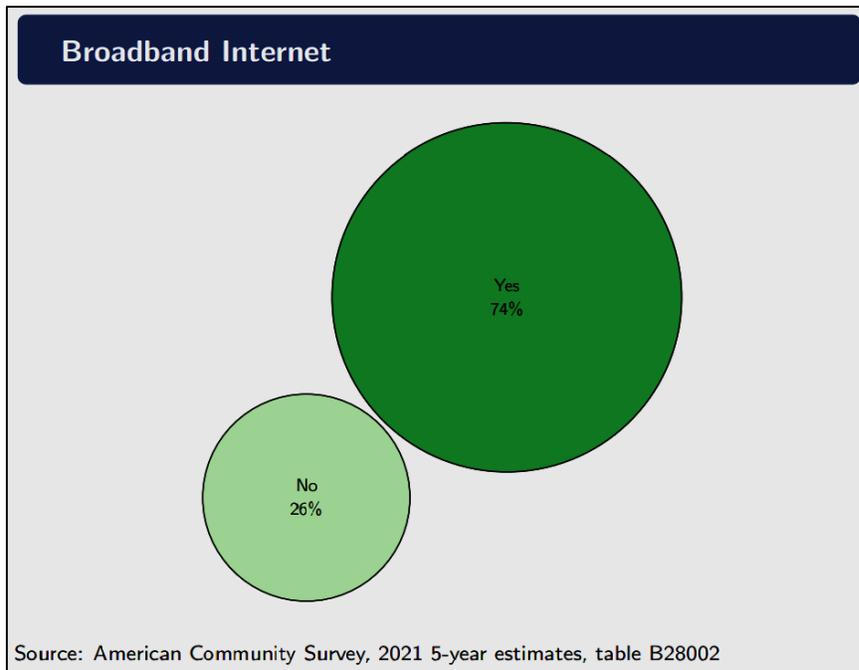
Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.

Objective 3: Develop a Broadband ordinance that will guide the installation and provision of internet services.

Objective 4: Pursue the Broadband Ready Designations

POLICIES

- We will work or partner with internet technology companies to provide services throughout the community to improve and promote the economy under Sylvester, Warwick, Poulan, and Worth County's land-use policies.
- Sylvester will work with the county and cities to provide citizens with high-speed internet and other services.
- We will apply for broadband-ready designation certification.



Source: Georgia Municipal Association and SWGRC

City of Sylvester Broadband Cost-Benefit Analysis

Table 6: Assumptions

Homes Passed	Take Rate	Homes Connected	Pricing
2914	38%	1108	100Mb = \$50, 300Mb = \$100, 500Mb = \$150, 1Gb= \$200

Source: City of Sylvester

Table 7: The Estimated Cost of Project (City of Sylvester)

Task	Cost
Estimated Outside Plant Building Cost	\$4,217,449
Estimated Additional Startup Costs (Purchase IP address Block, Pre-Launch Project Management, OSS Purchase, Billing Integration, Precast Concrete Comms Hut, Generator, UPS, Halon Fire Suppression, Contingency, Core Network Equipment	\$510,500
Customer Installation Costs Total	\$221,464
Monthly Operational Costs 10-year Total	\$3,300,000

Source: City of Sylvester

Table 8: Revenue Ramp Assumptions

Homes Passed	2914					
		Tier 1	Tier 2	Tier 3	Tier 4	
Take Rate	38%					
Active Customer	1107.32					
Tier		100	300	500	1000	
Rate		\$50.00	\$100.00	\$150.00	\$200.00	
Take %		75%	18%	4%	3%	
Take Count		830.49	199.3176	44.2928	33.2196	\$1,107.32
Monthly Revenue		\$41,524.50	\$19,931.76	\$6,643.92	\$6,643.92	\$74,744.10
Annual Revenue		\$498,294.00	\$239,181.12	\$79,727.04	\$79,727.04	\$896,929.20

Source: City of Sylvester

Table 9: Revenue Ramp 0 – 10 years

Year	Revenue	OPEX	REV-OPEX
1	\$157,950.00	\$330,000.00	\$ (172,050.00)
2	449,550.00	\$330,000.00	\$ 119,550.00
3	741,150.00	\$330,000.00	\$411,150.00
4	896,929.20	\$330,000.00	\$566,929.20
5	896,929.20	\$264,000.00	\$632,929.20
6	896,929.20	\$258,000.00	\$632,929.20
7	896,929.20	\$258,000.00	\$632,929.20
8	896,929.20	\$258,000.00	\$632,929.20
9	896,929.20	\$258,000.00	\$632,929.20
10	896,929.20	\$258,000.00	\$632,929.20
Totals	\$ 7,627,154.40	\$ 2,874,000.00	\$ 4,753,154.40

Table 10: Potential Outcomes- Return on Investment Estimates

Year	NET	ROI
1	\$ (172,050.00)	\$(4,899,999.00)
2	\$ 119,550.00	\$(4,780,449.00)
3	\$411,150.00	\$(4,369,299.00)
4	\$566,929.20	\$(3,802,369.80)
5	\$632,929.20	\$(3,169,440.60)
6	\$632,929.20	\$(2,530,511.40)
7	\$632,929.20	\$(1,891,582.20)
8	\$632,929.20	\$(1,252,653.00)
9	\$632,929.20	\$(613,723.80)
10	\$632,929.20	\$25,205.40

The City of Sylvester presented the above conservative model and believed it should be attainable. After the initial ten years, the city believes that over \$50,000 per month in net revenue would be captured after setting aside capital for plant upgrades and other improvements. Thus, providing high-speed internet service in Sylvester will have a huge impact on the future stability of the local economy.

Land-Use

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

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

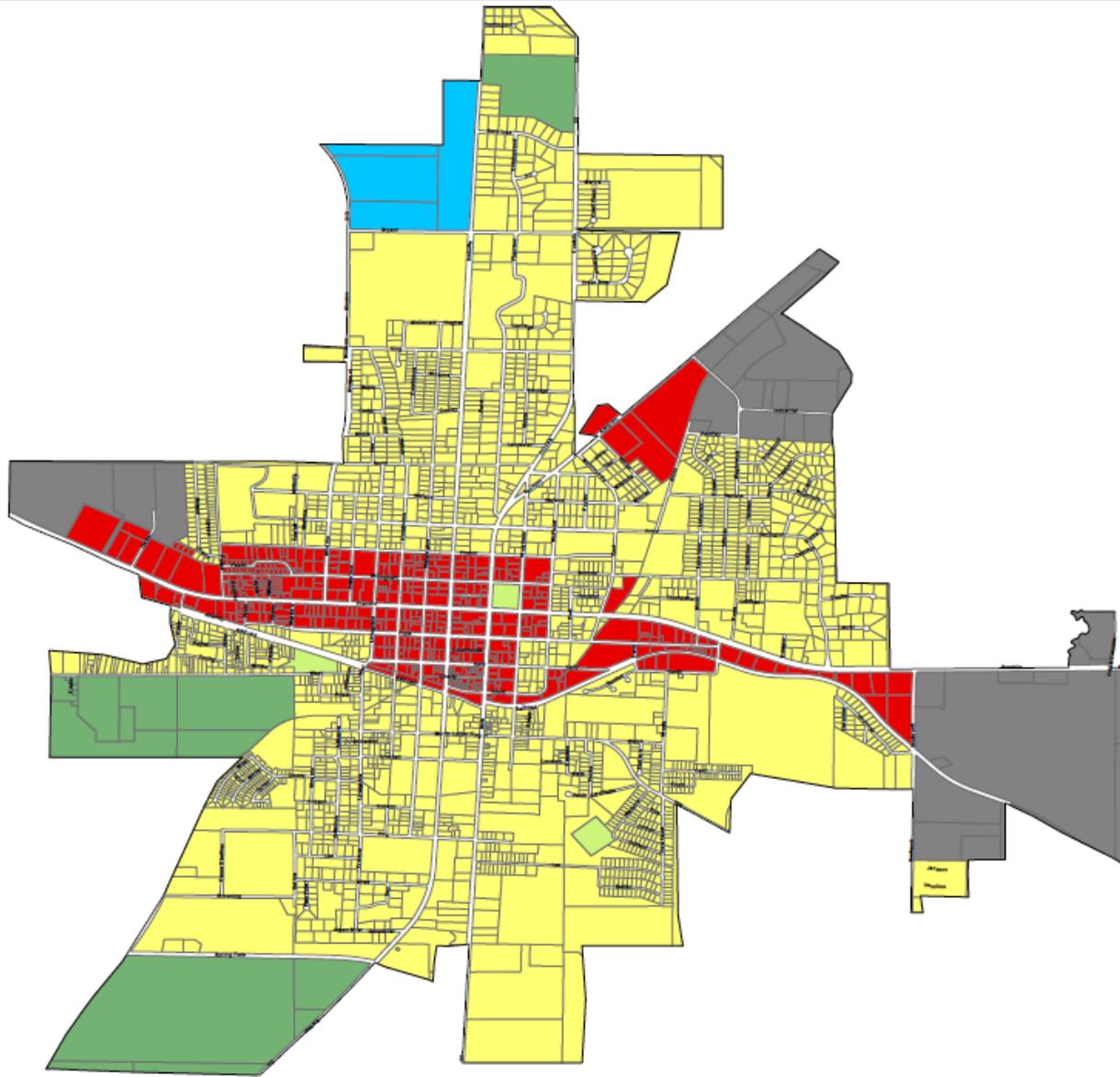
Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Public/Institutional	Includes particular state, federal, or local government, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
Agricultural	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

City of Sylvester Future Land-Use

The City of Sylvester Future Land Use Map

SYLVESTER

Future Land Use Map



Legend

-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS/RECREATIONAL
-  PUBLIC/INSTITUTIONAL
-  RESIDENTIAL

0 0.25 0.5 0.75 1 Miles

Southwest Georgia Regional Commission
swgrc
enjoy life's moments



City of Sylvester Report of Accomplishments 2018-2022

Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. The report of accomplishment (ROA) was created based on the responses, and the status of each project was assessed and classified. Four classification responses were used to determine the project's status. These classifications are:

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

Any incomplete and active projects are moved to the new community work program (2023-2027).

City Of Sylvester					
Work items/Projects	(2018-2022)	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Community Facilities					
Expand water/sewer lines to unserved areas of the city.	2018	\$350,000	City	CDBG, General Fund	Currently Underway 2025
Upgrade sewer lines in identified areas.	2018-2022	\$2,200,000	City	Sewer Fund/CDBG/Grants	Currently Underway 2025
Recreation improvements; tennis courts facilities	2018-2022	\$2,000,000	City	Grants/ GEFA Loans	Completed
Improve recreational facilities.	2018-2019	\$40,000	City	Grants	Currently Underway 2025
Intermodal Facility Project-Improving parking lot and Old Depot	2018	\$110,000	City	DOT, SPOLST	Completed
Renovation of City Hall	2019-2020	\$1,500,000	City	SPLOST, USDA Funds	Completed
Stormwater infrastructure improvements, as identified in the study done	2018-2022	\$1,000,000	City	General Fund, Loans, SLOST, Grants	Currently Underway 2025
Economic Development					
Provide technical assistance and funding for activities of the Downtown Development Authority.	2018-2022	\$3,000	City, DDA	General Fund, EDA, Private	Currently Underway 2025

Continue to develop and implement high-speed internet to schools, businesses, and the city (fiber optics)	2018-2022	\$250,000	City	General Fund/ Telecom Funds	Completed
Supporting the development of new or innovative business	2018-2022	\$500,00	City	EIP	Currently Underway 2025
Explore the feasibility of a business incubator.	2018-2022	\$600,000	City	General Funds	Currently Underway 2025
Natural and Historic Resources					
Provide technical assistance for activities of a county-wide historic preservation citizens group.	2018-2022	N/A	City	Private, General Funds	Currently Underway 2025
Explore the feasibility and designation of Historic District	2018-2022	N/A	City	RDC	Currently Underway 2025
Housing					
Develop a demolition plan for dilapidated and substandard housing.	2018-2022	\$20,000	City	General Funds	Completed
Provide education & awareness on Housing Resources	2018-2022	\$100,000	City/GICH Team	General Funds	Currently Underway 2025
Continue Sylvester Annual Clean Up	2018-2022	\$2,000	City	General Funds, Donations	Currently Underway 2025
Provide technical assistance and funding for activities of the Code Enforcement Department.	2018-2022	\$2,000	City	General Funds	Currently Underway 2025
Continue to support recycling programs. (Bring one for the Chipper)	2018-2022	N/A	City	In-kind, City, County	Completed
Pursue CHIP grant funding to rehab housing stock.	2018-2022	\$300,000	City	General fund (match)	Currently Underway 2025
Land Use					
Updating zoning ordinance and land use map	2018-2019	\$7,500	City	General Fund	Currently Underway 2025
Develop a Land Bank	2018-2022		City/County		Completed
Broadband					
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service.	2021-2022	\$1000	City	General Fund, Grants	Currently Underway 2025
Apply for Broadband Ready designation.	2021-2022	\$1000	City	General Fund	Completed
Provide and extend broadband services to areas with inadequate service and unserved areas.	2021-2022	\$4.5M	City	Grants, General Fund	Currently Underway 2025

City of Sylvester Community Work Program 2023-2027

City Of Sylvester				
Work items/Projects	Years 2023-2027	Estimated Cost	Responsible Party	Possible Funding Sources
Community Facilities				
Expand water/sewer lines to unserved areas of the city.	2023-2025	\$350,000	City	CDBG, General Fund
Upgrade sewer lines in identified areas.	2023-2025	\$2,200,000	City	Sewer Fund/CDBG/Grants
Improve recreational facilities.	2023-2025	\$40,000	City	Grants
Stormwater infrastructure improvements, as identified in the study done	2023-2025	\$1,000,000	City	General Fund, Loans, SLOST, Grants
Economic Development				
Provide technical assistance and funding for activities of the Downtown Development Authority.	2023-2025	\$3,000	City, DDA	General Fund, EDA, Private
Supporting the development of new or innovative business	2023-2025	\$500,00	City	EIP
Explore the feasibility of a business incubator.	2023-2025	\$600,000	City	General Funds
Natural and Historic Resources				
Explore the feasibility and designation of Historic District	2023-2025	N/A	City	RDC
Housing				
Provide education & awareness on Housing Resources	2023-2025	\$100,000	City/GICH Team	General Funds, Grants
Continue Sylvester Annual Clean Up	2023-2025	\$2,000	City	General Funds, Donations, Grants
Provide technical assistance and funding for activities of the Code Enforcement Department.	2023-2025	\$2,000	City	General Funds
Pursue CHIP grant funding to rehab housing stock.	2023-2025	\$300,000	City	Grants, General fund (match)
Land Use				
Updating zoning ordinance and land use map	2023-2025	\$7,500	City	General Fund
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2023-2027	\$25000	County, City, and RC	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2023-2027	Staff-Time	County, City, and RC	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	City and RC	RC Staff-Time	Grants
Provide extension of services (Sewer, water etc.) into the unincorporated areas within or outside the county.	2023-2027	\$2.5M	City	Grants, CDBG, USDA
Broadband				
Review local ordinances and land-use policies to accommodate the installation of broadband internet infrastructure and the expansion of service.	2023-2027	\$1000	City	General Fund, Grants
Work with broadband providers to provide high-speed internet to unserved areas in Sylvester	2023-2027	\$4.5M	City	General Fund, Grants
Acronyms: Georgia Emergency Management Agency (GEMA); Federal Emergency Management Agency (FEMA); United States Department of Agriculture (USDA); Georgia Department of Transportation (GDOT); Special Purpose Local Option Sales Tax (SPLOST); Community Development Block Grant (CDBG); Economic Development Administration (EDA);				

RESOLUTION 2023-10

**A RESOLUTION
BY THE CITY COUNCIL OF SYLVESTER
TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN**

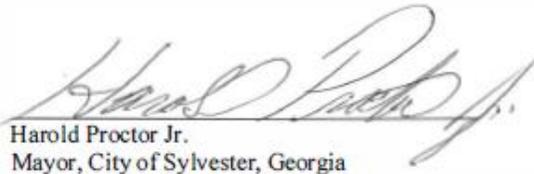
WHEREAS, the City Council of Sylvester, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

Adopted on the 16th day of October 2023


Harold Proctor Jr.
Mayor, City of Sylvester, Georgia


Markesha Bivens
City Clerk
City of Sylvester, Georgia



CITY OF WARWICK

The City of Warwick is in Southwest Georgia in Worth County. Warwick is known for its rural charm and is less than two miles from Crisp County. Warwick fosters a friendly and well-sanitized community and maintains its agricultural heritage. Based on the 2020 U.S. Census Bureau (2020 Decennial Census), Warwick has an estimated population of approximately 504 residents. The city's area is 1.6 square miles (4.2 square kilometers). Warwick is a close-knit community where neighbors often know each other, fostering a strong sense of belonging and community spirit.

Agriculture plays a vital role in Warwick's economy, similar to the neighboring city of Sylvester. The region is known for its agricultural production, including peanuts, cotton, corn, and pecans. These industries contribute to the local economy and help shape the city's character and traditions. Warwick offers a quiet and peaceful atmosphere, with various amenities and services available to its residents. The city has parks and recreational areas where residents can enjoy outdoor activities. While it may not have as many commercial establishments as larger cities, Warwick provides essential services and is within driving distance of nearby towns that offer additional options.

The City of Warwick Community Profile

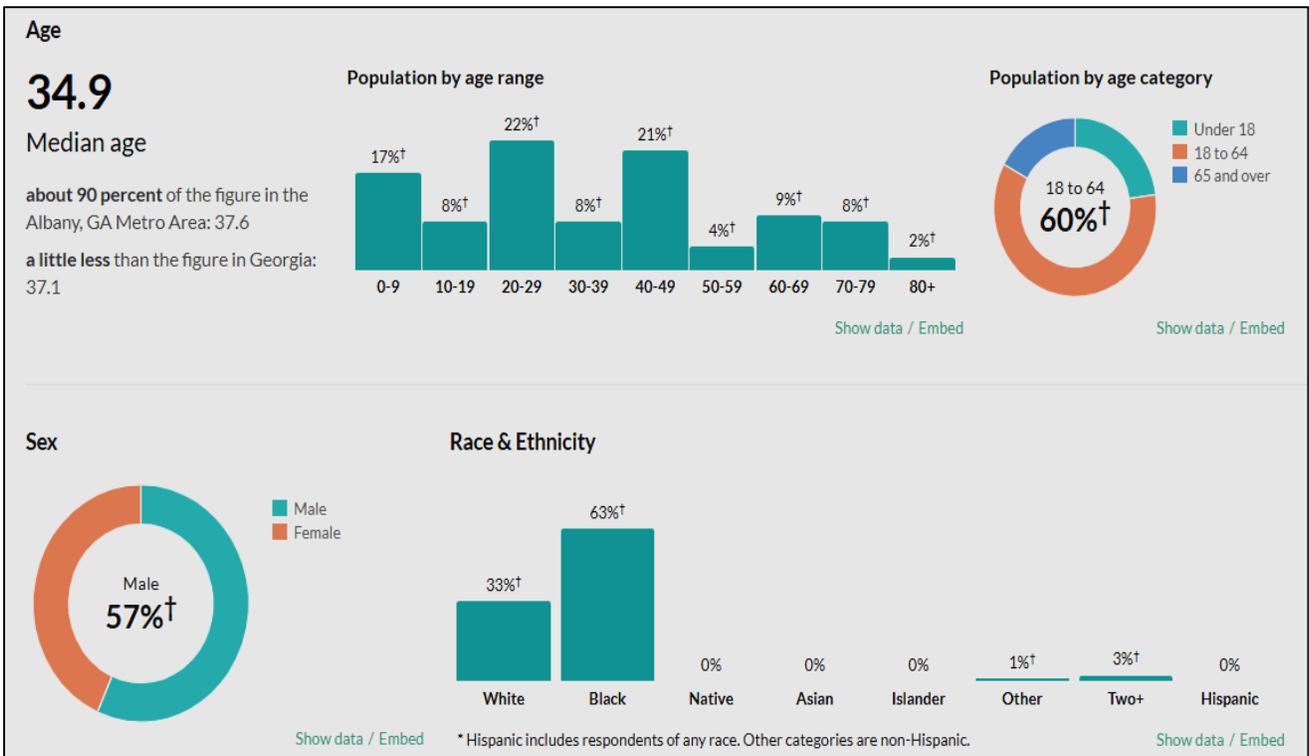


Figure 29: City of Warwick Demographics Data

Source: Census Reporter (2023)

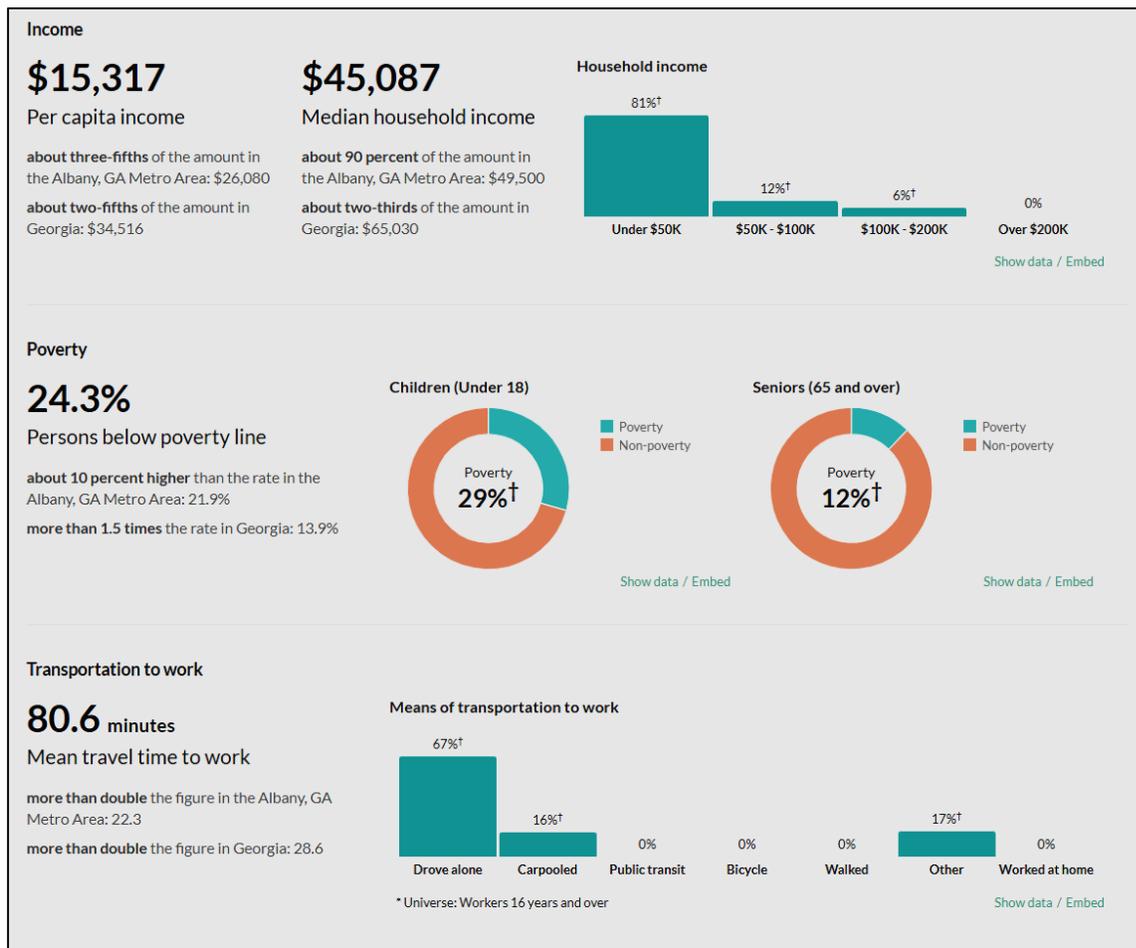


Figure 30: City of Warwick Economics Data
Source: Census Reporter (2023)

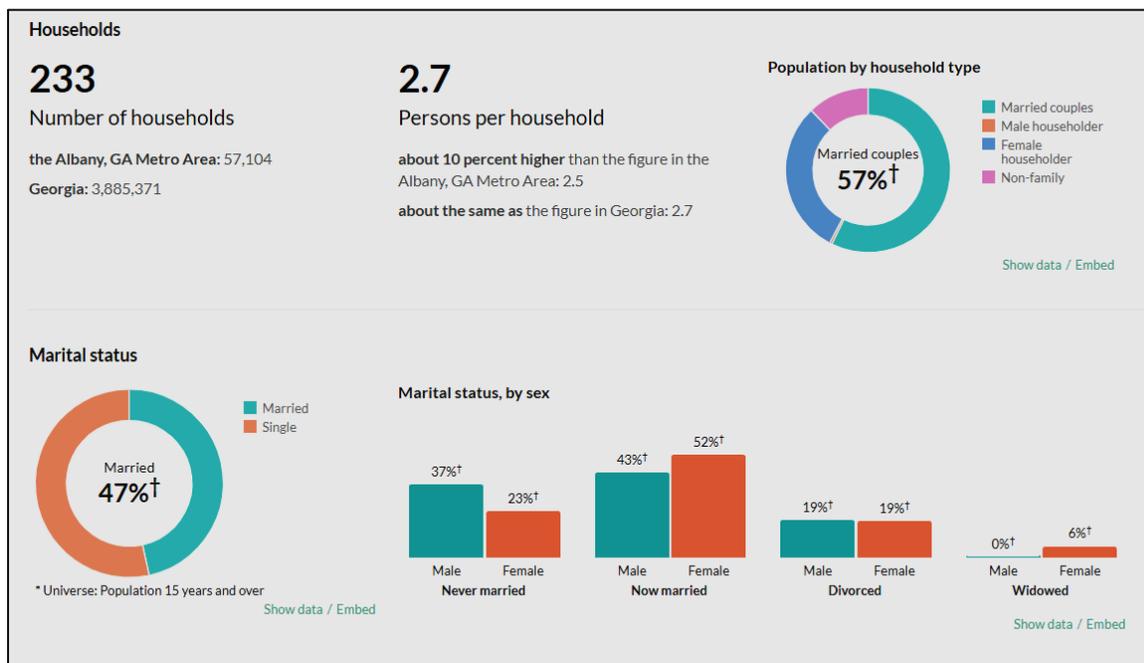


Figure 31: City of Warwick Families Data



Figure 32: City of Warwick Housing Data
Source: Census Reporter (2023)

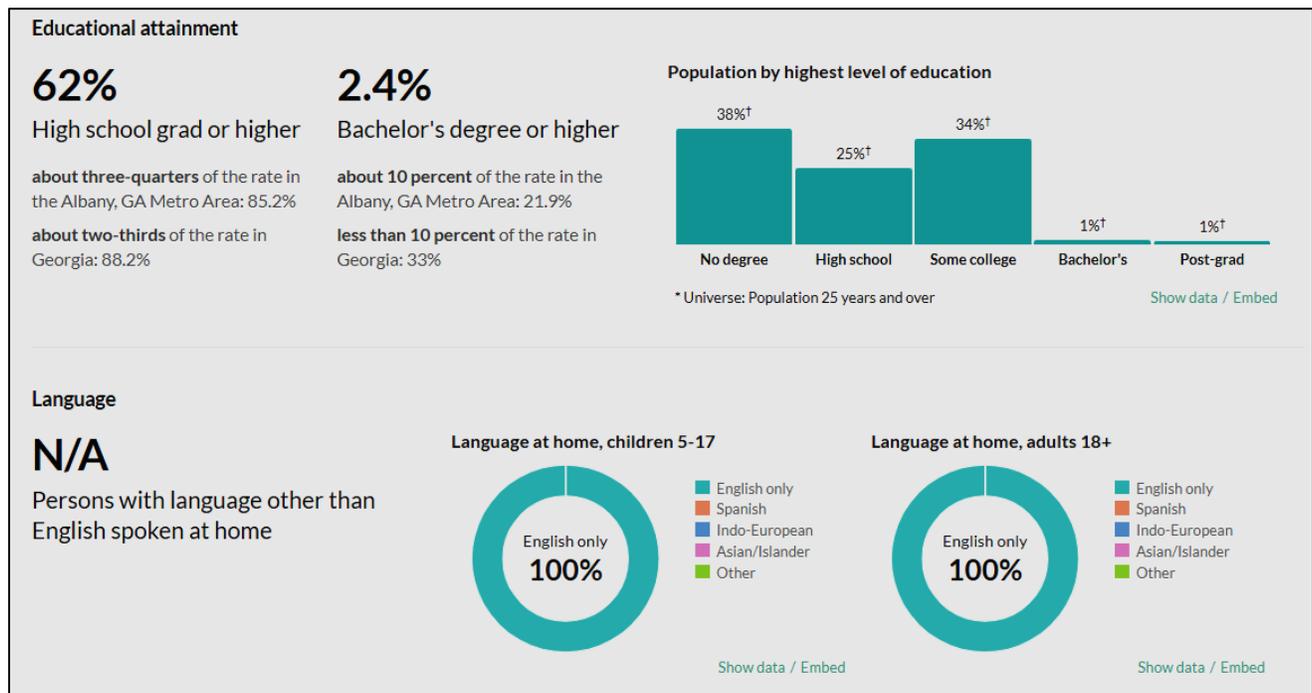


Figure 33: City of Warwick Social Data
Source: Census Reporter (2023)

City of Warwick SWOT Analysis

<p>Strengths</p> <ul style="list-style-type: none">• Proximity to Lake Blackshear• Presence of Emerson Park• The availability of infrastructure, such as the Water System• Presence of Community Center• Interpersonal and mutual relationships among the residents• Low Crime Rate	<p>Weakness</p> <ul style="list-style-type: none">• High Poverty Rate• Lack of good, high-paying jobs• Limited Housing Choices• Lack of broadband connectivity• Lack of funding to improve or rehabilitate recreational facilities.
<p>Opportunities</p> <ul style="list-style-type: none">• Grits Festival• The presence of Highway 300 connects to the interstate.• Opportunity for business developments• Opportunity for real estate development, such as affordable housing• Option to buy landed property at a reduced price.• Availability of Land for Farming	<p>Threats</p> <ul style="list-style-type: none">• Lack of economic growth to generate revenue for the local government.• Prone to Natural Disasters

Needs and Opportunities

Identifying needs and opportunities is an essential step in developing strategies to address those needs and opportunities. The County and Cities desire to move forward in the future. Public and community input was a vital part of identifying needs and opportunities.

Needs:

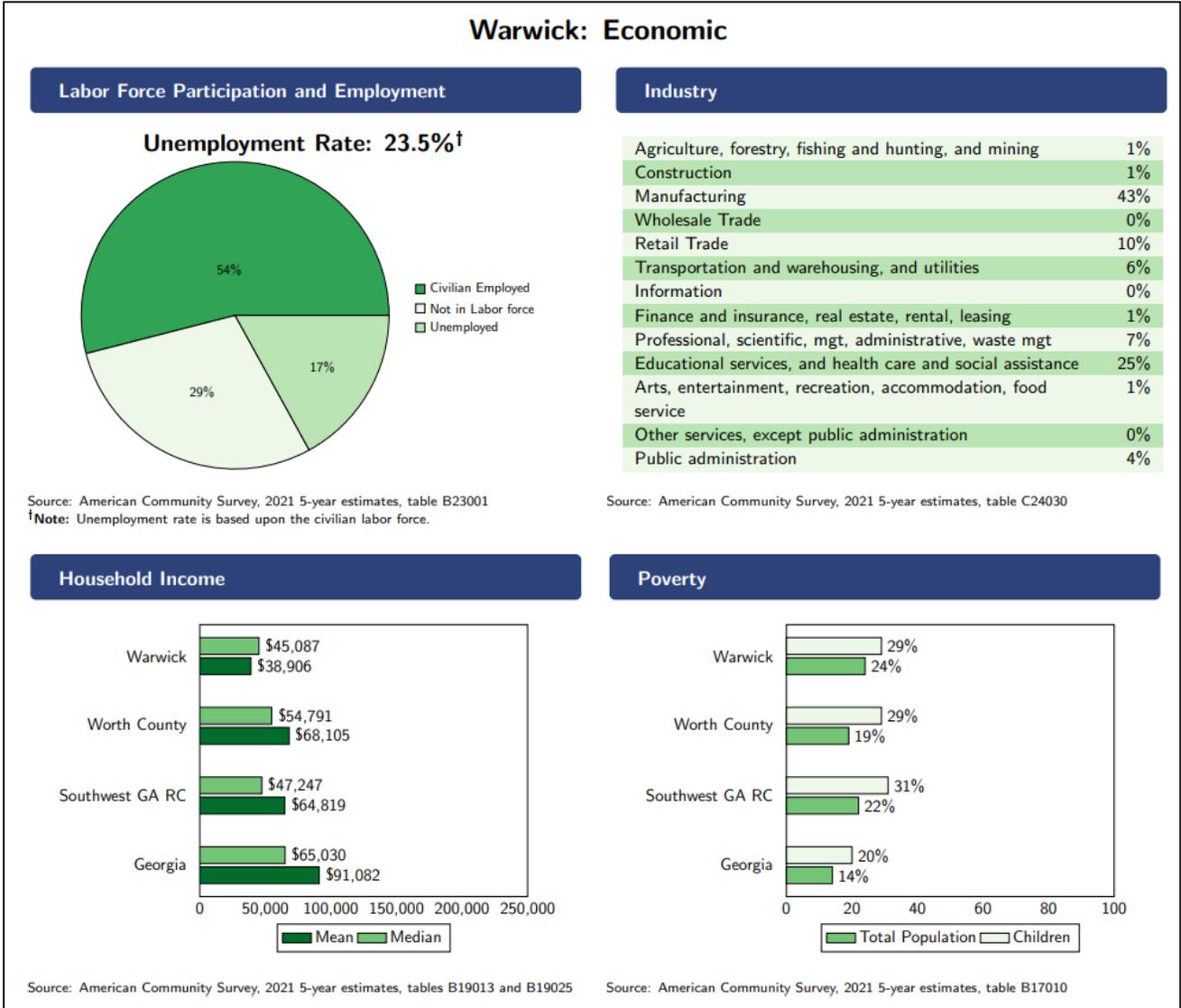
- More housing choices
- More Economic Development
- Development on Lake Blackshear

Opportunities:

- Collaboration between local governments
- Small business Investment
- Work with the school to increase and expand vocational opportunities to prepare students for the workforce.

Goals and Policies

Economic Prosperity:



Source: Georgia Municipal Association and SWGRC

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner in developing or expanding businesses and industries suitable for the community. Factors to consider when determining the suitability would *“include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the area's resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.”*

POLICIES

- We will support programs for retaining, expanding, and creating businesses that are a good fit for our community's economy regarding job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining existing neighborhoods, vacant or underutilized sites, or buildings in preference to new economic development projects in our community's Greenfield (previously undeveloped) areas.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.

Resource Management:

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation, encouraging green building construction and renovation, utilizing appropriate waste management techniques, fostering water conservation and reuse, or setting environmentally sensitive areas aside as green space or conservation reserves.

POLICIES

- We will protect and conserve our community's resources and play an important role in future growth and development decision-making.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development in suitable locations to protect natural resources, environmentally sensitive areas, or valuable historical, archaeological, or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas to conserve farmland to protect and preserve this important component of our community.
- We will protect ground and surface water sources by protecting safe and adequate water supplies.

Efficient Land Use:

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or redevelopment of sites closer to the community's traditional core, designing new

development to minimize the amount of land consumed, carefully planning an expansion of public infrastructure, or maintaining open space in agricultural, forestry, or conservation uses.

POLICIES

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- Our community will support new land uses that protect the environment and preserve meaningful open space.

Local Preparedness:

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to identify and place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

POLICIES

- Our community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive Plan) suitable for such development.
- Our community will efficiently use existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.

Regional and Local Cooperation:

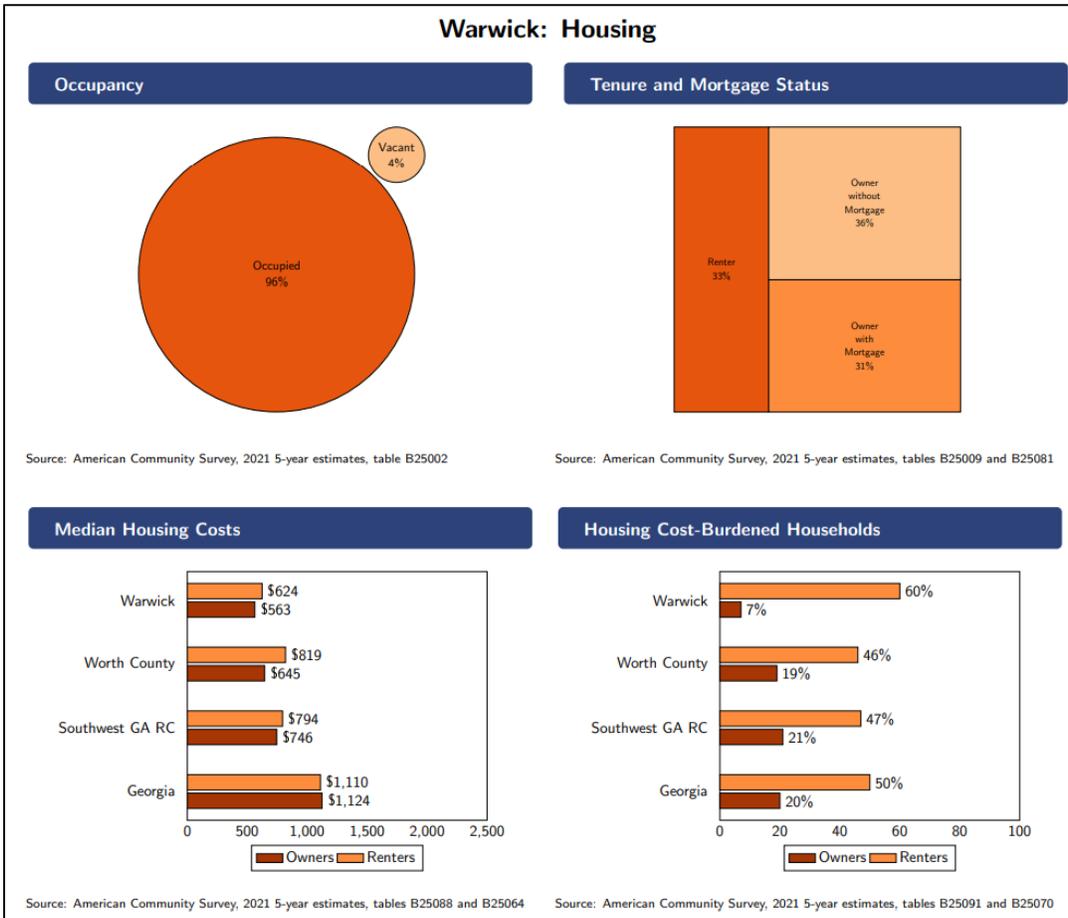
The City of Warwick will work with the County and Poulan, Sylvester, and Sumner cities to cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations, identifying joint projects that will result in greater efficiency and less cost to the taxpayer, or developing collaborative solutions for regional issues such as the protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

POLICIES

- We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.

- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management and watershed protection)
- We will pursue joint collaborative planning and decision-making processes with neighboring jurisdictions.

Housing Options:



Source: Georgia Municipal Association and SWGRC

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community.

POLICIES

- We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.
- We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- We support new land uses that protect the environment and preserve meaningful open space.

Transportation Options:

The City of Warwick will work with the County and Poulan, Sylvester, and Sumner cities to address all community residents' transportation needs, challenges, and opportunities. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land-use decision-making within the community.

POLICIES

- We will make decisions encouraging walking, biking, car-pooling, and other alternative transportation choices.
- We will consider access to affordable housing and impacts on transportation when considering economic development projects.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- We will make provisions for the facilities that support mobility, connectivity, and safety, such as bicycle lanes, sidewalks, pedestrian crossings, safety traffic signs, etc.
- We will support mobility machines with zero emissions, such as electric vehicles, to reduce Greenhouse Gas Emissions (GHG) and the effects of global warming.
- We will apply for grants to facilitate projects that provide safety (Safe Ride to School) and reduce crashes.

An integrated transportation system should contribute to residents' high quality of life and a desirable business climate. Because Warwick is a small town with fewer than seven hundred population, there are fewer transportation issues in traffic volumes and congestion. While the automobile is the dominant mode of transportation, the City of Warwick wants to provide a balanced and coordinated "multi-modal" transportation system to accommodate ongoing growth and development. Vast improvements to all modes of travel can help improve the operation and capacity of the road system.

Warwick sees some light traffic around town for the most part. Also, light traffic on Georgia-Florida Pkwy (GA-300) takes road users to the interstate. Two major Highways can access Warwick: Georgia-Florida Pkwy and GA Highway 313. Only one AADT is observed outside the city limits, with 11,900 counts.

Road Network



Figure 34: The City of Warwick Traffic Counts Data Map
Source: GDOT (2023)

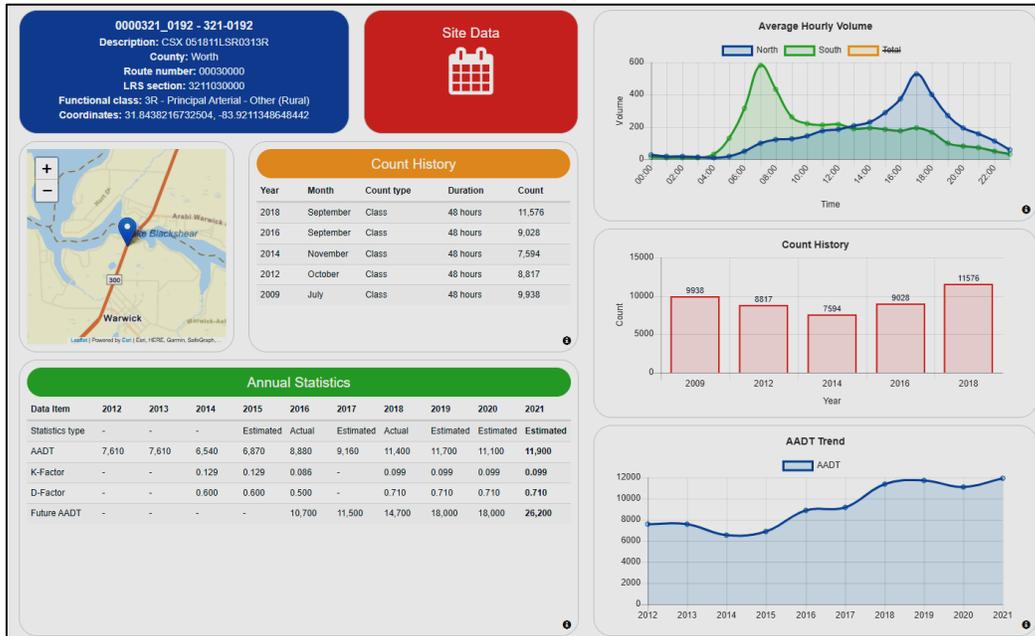


Figure 35: The City Warwick Annual Traffic Counts Statistics
 Source: GDOT and SWGRC (2023)

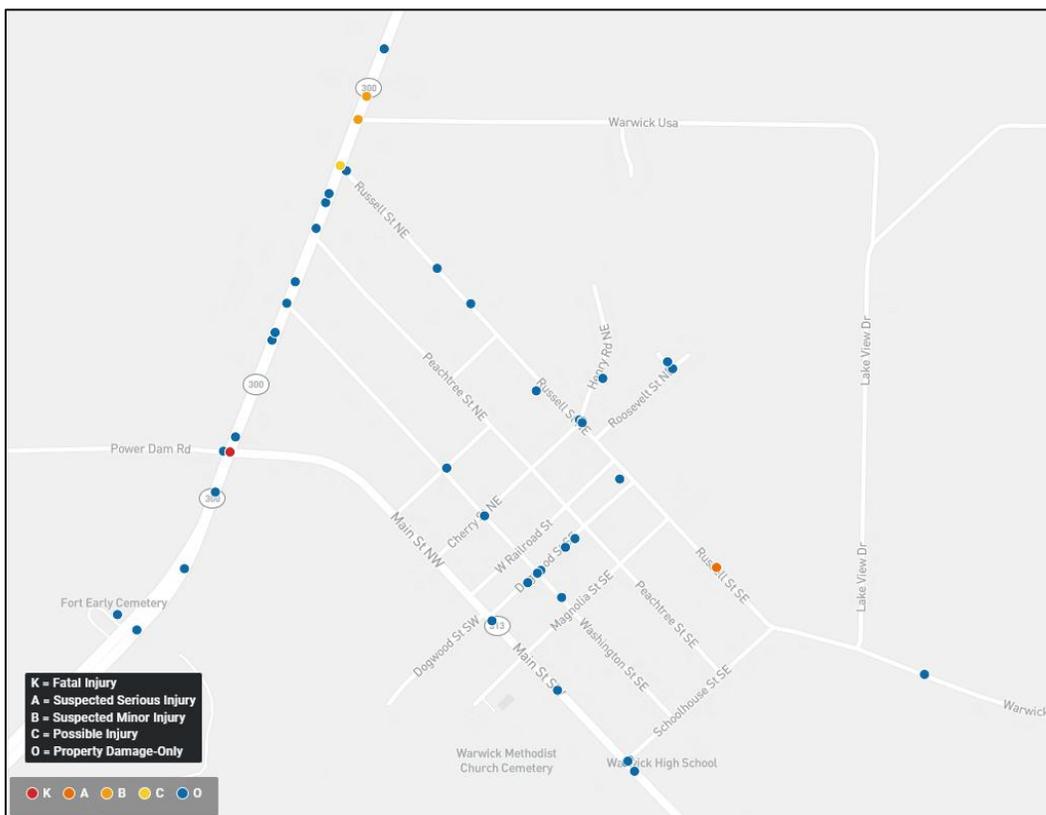


Figure 36: Map Showing the Crashes Locations in the City of Warwick, Georgia
 Source: GDOT, SWGARC (2023)

Table 11: The City of Warwick's Total Crash Data From January 2013 to December 2021

Total Crashes From January 1, 2013-December 31, 2021.	54	100%
Crash Types	Number of Crash	Crash Percentage
Intersection Related	30	55.56%
Single Motor Vehicle Involved	23	42.59%
Distracted Driver (Suspected)	11	20.37%
CMV Related	4	7.41%
Distracted Driver (Confirmed)	3	5.56%
Impaired Driving (Confirmed)	2	3.70%
Motorcycle	2	3.70%
Pedestrian	1	1.85%
Bicycle	0	0.00%

Source: GDOT and SWGRC (2023)

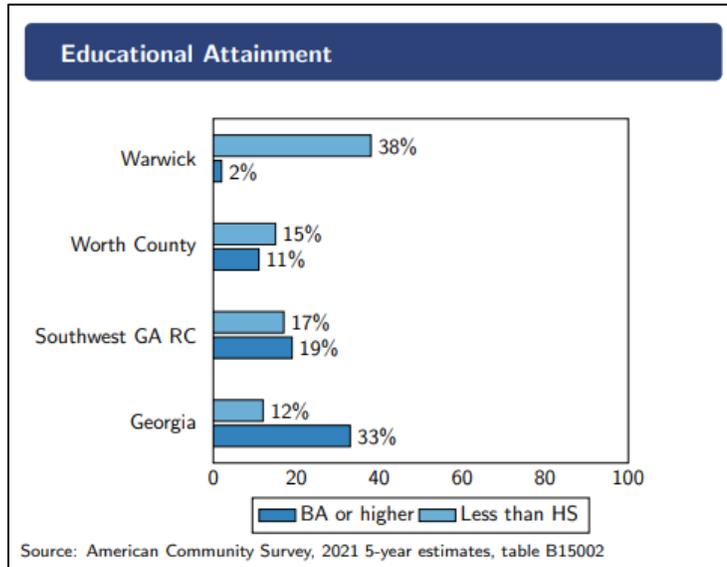
Table 11 above shows the total number of accidents in the City of Warwick from 2013 to 2021. Intersection-related accidents are the most common among other crash types. Intersection-related accidents accounted for 55.56%, Single Motor Vehicle Involved 42.59%, Distracted Driver (Suspected) 20.37%, Commercial Moving Vehicle Related 7.41%, Distracted Driver (Confirmed) 5.56%, Impaired Driving (Confirmed) 3.70%, Motorcycle 3.70%, and Pedestrian 1.85%. No accidents were recorded for Bicyclists between January 2013 and December 2021 in Warwick, Georgia, based on the data obtained from the GDOT database.

Educational Opportunities:

The City of Warwick will work with the County, and the cities of Poulan, Sylvester, and Sumner will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

POLICIES

- We will work with the local school board to encourage school location decisions that support the community’s overall growth and development plans.
- We will consider our existing population's employment needs and skill levels to decide on proposed economic development projects.
- We will encourage the use of online training through a resource center.



Source: Georgia Municipal Association and SWGRC

Community Health:

The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, instituting programs to foster better health and fitness, or providing all residents the opportunity to improve their life circumstances and fully participate in the community.

POLICIES

- We will encourage the development of a rational network of commercial nodes (villages or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We will invest in parks and open spaces to enhance the quality of life for our citizens.

Broadband

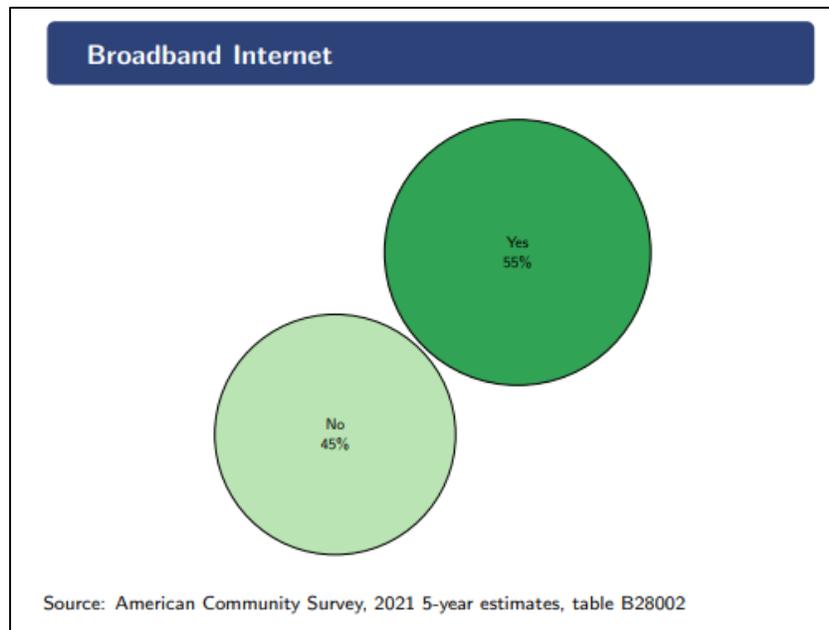
The City of Warwick will work with the County and the cities of Poulan, Sylvester, and Sumner to make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs, providing access to other regional institutions, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Goal: Facilitate developing and providing Broadband facilities for connectivity to the World Wide Web.

- Objective1: Apply for grants for the provision of high-speed internet connectivity and accessibility
- Objective 2: Review and amend the Land-use policies if necessary to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.
- Objective 3: Develop a Broadband ordinance that will guide the installation and provision of internet services.
- Objective 4: Pursue the Broadband Ready Designations

POLICIES

- We will work or partner with internet technology companies to provide services throughout the community to improve and promote the economy under Sylvester, Sumner, Poulan, and Worth County’s land-use policies.
- Sumner will work with the county and Cities to provide citizens with high-speed internet and other services.
- We will apply for broadband-ready designation certification.



Source: Georgia Municipal Association and SWGRC

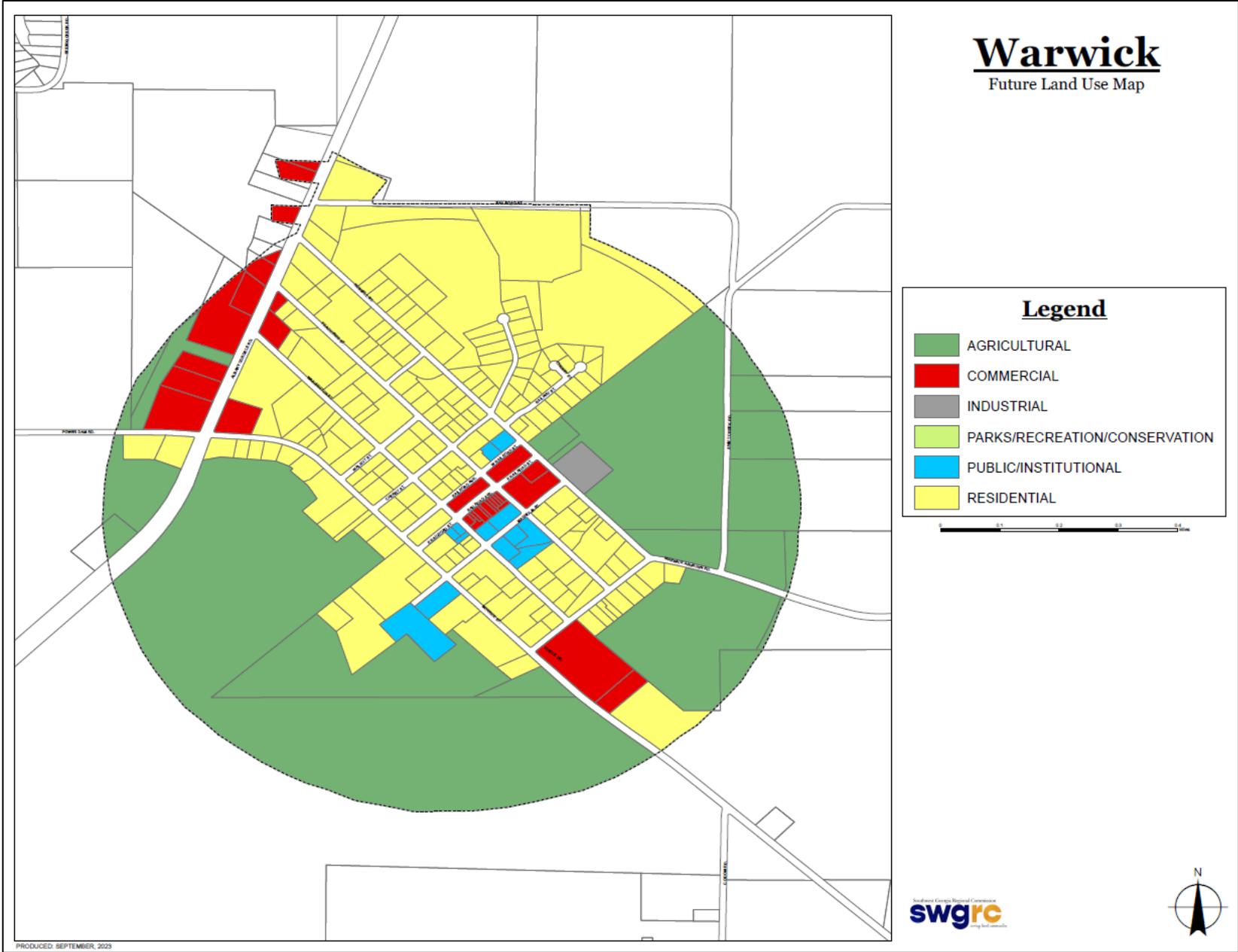
Land-Use

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

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

Land Use Classifications	
Residential	The predominant use of land is residential, single-family, and multi-family dwelling units.
Commercial	Non-industrial business uses, including retail sales, office, service, and entertainment facilities, are grouped in one building, shopping center, or office building.
Public/Institutional	Includes particular state, federal, or local government, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be publicly or privately owned, including playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
Agricultural	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

The City of Warwick Future Land Use Map



Report of Accomplishments

This section examined the projects listed in the community work program in the last comprehensive plan update. It evaluated each task listed to determine if the job was completed or not completed. The Regional Commission staff met with the local government and reviewed the listed projects. Based on these assessments the report of accomplishment (ROA) was created. Four classification responses were used to determine the project’s status. These classifications are:

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

Any incomplete and active projects are moved to the new community work program (2023-2027).

City Of Warwick					
Work items/Projects	(2018-2022)	Estimated Cost	Responsible Party	Possible Funding Sources	Status
Economic Development					
Develop a plan to increase the number of retail businesses downtown.	2018-2022	\$2000	City	General Fund	Currently underway, 2025
Designate Warwick as a certified Literate Community.	2018-2022	\$2,200,000	City	Sewer Fund/CDBG/ Grants	Not accomplished due to a lack of funding.
Form local CLCP	2018-2022	\$2,000,000	City	Grants/ GEFA Loans	Completed
Natural and Historic Resources					
Form local committee for national Register Nomination.	2018	\$200	City	City	Completed
Broadband Element					
Review local ordinances and land use policies to accommodate the installation of broadband internet infrastructure and service expansion.	2018-2022	\$1000	City	General Fund	Currently Underway 2025
Apply for Broadband Ready Designation.	2018-2022	\$250,000	City	General Fund	Currently Underway 2025
Collaborate with Worth County to provide the extension of broadband services to areas with inadequate service and unserved areas.	2018-2022	\$500,00	City/County	General Fund, Grants	Not Accomplished and will longer be undertaken due to a lack of coordination and funding.

City of Warwick Community Work Program 2023-2027

City Of Warwick				
Work items/Projects	(2023-2027)	Estimated Cost	Responsible Party	Possible Funding Sources
General Planning				
Participate in the development and update of the Pre-Hazard Mitigation Plan.	2023-2027	\$25000	County, City, and RC	GEMA, FEMA, Grants
Participate in the development and update of the Joint Comprehensive Plan.	2023-2027	Staff-Time	County, City, and RC	General Fund
Partner with Southwest Georgia Regional Commission to develop Age Friendly activities that support the Age-Friendly designation.	2023-2027	City and RC	RC Staff-Time	Grants
Economic Development				
Develop a plan to increase the number of retail businesses downtown.	2023-2027	\$5000	City	General Fund, Grants
Work with the USDA and Regional Commission to revitalize City of Warwick Downtown	2023-2027	\$300,000	City	Grants, EDA, USDA
Apply for grants to improve the City of Warwick recreational park	2023-2027	\$300,000	City	Grants
Broadband				
Review local ordinances and land use policies to accommodate the installation of broadband internet infrastructure and service expansion.	2023-2025	\$3,000	City	General Fund, Grants
Apply for Broadband Designation	2023-2027	\$1000	City	General Fund, Grants
Work with broadband providers to provide high-speed internet services to areas with low-speed internet service and unserved areas in Warwick.	2023-2027	\$1M	City	Grants
Housing				
Pursue CHIP grant funding to rehabilitate Substandard or dilapidated housing in Warwick.	2023-2025	\$400,000	City	General fund, Grants

**A RESOLUTION
BY THE CITY COUNCIL OF WARWICK
TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN**

WHEREAS, the City Council of Warwick, Georgia, has found it necessary to update its joint Comprehensive Plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

Adopted on the 17th day of October 2023



Juanita Kinchen
Mayor, City of Warwick, Georgia



Yolanda Clayton
Clerk, City of Warwick, Georgia



Economic Development

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

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

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

Worth County, Georgia's 18th largest county land area, is part of the Albany MSA and lies just east of Dougherty County on the edge of the region. It is called the "Peanut Capital of the World," and Agriculture is the dominant industry in Worth County. Cities in Worth County include Poulan, Sumner, Warwick, Oakfield Incorporated, and Sylvester, the county seat. The County has a population of 21,679.

The City of Poulan is the County's second-largest municipality and has two famous mansions built in the 1900s, the Big Poke and Little Poke mansions on Possum Lane. Recent updates to the city water system and parks have helped resident morale. However, the community struggles with low-income residents and limited housing options.

Sylvester hosts the annual Georgia's Peanut Festival in October in

celebration of peanuts, the state's official crop. As the County seat, Sylvester is the largest municipality in Worth County. Threats to the community include an aging population (32% of the population are 62 years or older), lack of health care options, and low economic development. ConAgra Foods' peanut processing facility is located in Sylvester, where Peter Pan Peanut butter is produced. Conagra Foods, Inc. is a privately held company in Sylvester, GA. Current estimates show that this company has an annual



revenue of \$50 to 100 million and employs a staff of approximately 100 to 249. A Super Walmart was opened in 2016 in Sylvester, offering 160 combined part-time and full-time positions.

Warwick, on Lake Blackshear, hosts the National Grits Festival in April. Community members and city officials are capitalizing on visitors to Lake Blackshear and trying to grow their housing stock and expand the business.

Agriculture has always been the economic mainstay of the region. Even in the 1990s, the average size of farms increased, with an increase in the market value of agricultural products sold. Many plantations and farms are housed in the County and used for sport hunting, private events, and seasonal farming. Seventy-four percent of Worth's workforce commutes to other counties. Still, its largest employers include ConAgra Foods, Birdsong Peanuts, Phoebe Worth Medical Center, Walmart, the Worth County Board of Education, and the National Pecan Company.

The median household income of Worth County is \$37,974, high school graduation of 76%. The high school graduation rates have risen since 2011 from 66% to 76%.

The Worth County Development Authority has created an economic development plan. See the economic development plan in the appendix.

Broadband Element

Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. It connects people to the internet with high-speed transmission access from home, business, school, and other places that people visit for their daily activities. In the past, the traditional form of communication (face-to-face, dial-up, letter) was primarily used in communities, schools, businesses, healthcare, public safety, government, and homes. However, other means of communication, radio, television, satellite, wire, and cable, deliver information quickly and cover a larger area. However, broadband technology is faster and allows users to support many different devices simultaneously. A good internet speed is at or above 25 Mbps. However, some internet providers offer speeds lower than 25 Mbps as a cost-saving internet option. Even though broadband technology delivers high-speed internet, the technology is still underutilized in various communities due to the unavailability of services in this area. Economic development and education studies show a positive, causal relationship between broadband infrastructure and gross domestic product. (Purdue University 2018). Also, the study shows that the lack of broadband access for K-12 and higher education students affects their performance and can result in low grades.

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

The evolution of Broadband technology presents an opportunity for communities to have broader coverage and access to high-speed and connectivity to the internet. Broadband is a critical infrastructure in the 21st century and essential to our education, healthcare, economic vitality, and basic quality of life. Currently, 47% of the area in Worth County is underserved with broadband, according to the Georgia Broadband Deployment Initiative map published by the Georgia Department of Community Affairs (DCA). The underserved and served locations in Worth County are 5,217 and 5,857, respectively. The map below shows underserved and served areas in Worth County, Sylvester, Poulan, Sumner, and Warwick.



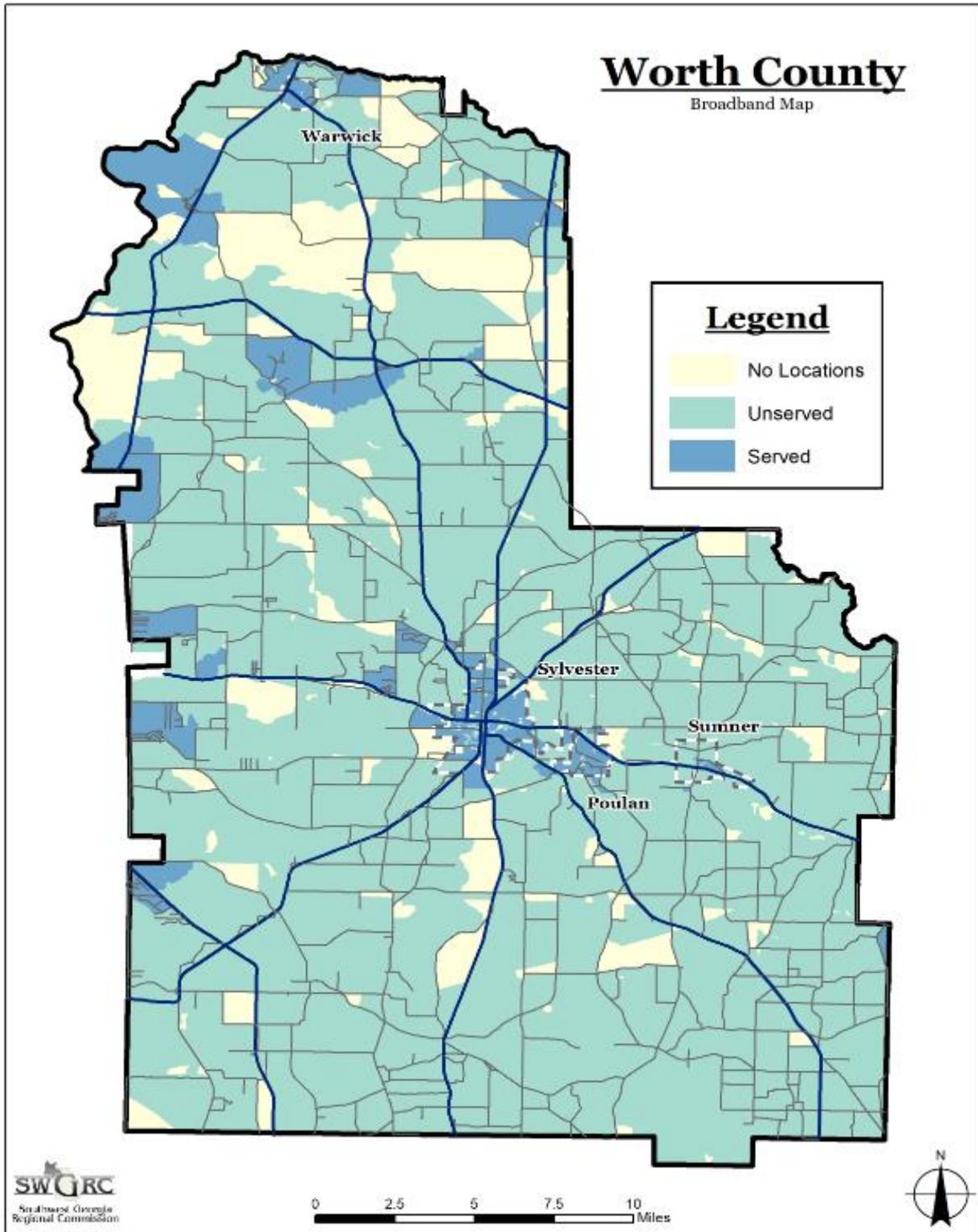
Broadband Tower

Source: <https://www.lifewire.com/fixed-wireless->

According to United States Census Bureau 2019, all the cities in Worth County still have less than 83% of households with broadband subscriptions. Poulan has 74.6% broadband household subscriptions, Sumner 81.3%, Sylvester 74%, and Warwick 50.7% broadband household subscriptions. Five internet providers (Mediacom cable, ViaSat, HughesNet, AT&T, and Plant Telephone Company) in Worth County and Cities provide services.

Worth County and the cities have seen the broadband infrastructure as a crucial amenity that will transform their communities in the areas of education, businesses, security, economic development, healthcare, and quality of life. Because of this, Worth County and the City of Sylvester have adopted the broadband ordinance that will serve as a legal guide to accommodate the infrastructure. Also, the City of Sylvester has created a long-range plan operating structure and a cost-benefit analysis for the proposed broadband internet services installation and services to citizens.

Worth County and the Cities Sylvester, Warwick, Poulan, and Sumner Broadband Map



Produced: April, 2021

Map of Worth County, Georgia, Showing Broadband Served and Unserved Locations

Source: Southwest Georgia Regional Commission (2021)

APPENDIX

Community Profiles

Public Hearing Ads

Broadband Ordinance

Sylvester Gich Team 2022-2024

Program Of Work Economic Development Plan

Maps

Resolutions

Sumner town; Georgia

Total Population

445

Source: 2020 Decennial Census

Median Household Income

\$ 49,250

Source: 2021 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher

7.1 %

Source: 2021 American Community Survey 5-Year Estimates

Employment Rate

51.0 %

Source: 2021 American Community Survey 5-Year Estimates

Total Housing Units

171

Source: 2020 Decennial Census

Without Health Care Coverage

24.8 %

Source: 2021 American Community Survey 5-Year Estimates

Total Households

169

Source: 2021 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)

11

Source: 2020 Decennial Census

Poulan city; Georgia Profile

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



Poulan city; Georgia

Total Population

760

Source: 2020 Decennial Census

Median Household Income

\$ 50,156

Source: 2021 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher

4.2 %

Source: 2021 American Community Survey 5-Year Estimates

Employment Rate

53.1 %

Source: 2021 American Community Survey 5-Year Estimates

Total Housing Units

378

Source: 2020 Decennial Census

Without Health Care Coverage

15.2 %

Source: 2021 American Community Survey 5-Year Estimates

Total Households

297

Source: 2021 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)

14

Source: 2020 Decennial Census

Warwick city; Georgia Profile

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



Warwick city; Georgia

Total Population

504

Source: 2020 Decennial Census

Median Household Income

\$ 45,087

Source: 2021 American Community Survey 5-Year Estimates

Bachelor's Degree Or Higher

2.4 %

Source: 2021 American Community Survey 5-Year Estimates

Employment Rate

53.9 %

Source: 2021 American Community Survey 5-Year Estimates

Total Housing Units

231

Source: 2020 Decennial Census

Without Health Care Coverage

24.2 %

Source: 2021 American Community Survey 5-Year Estimates

Total Households

233

Source: 2021 American Community Survey 5-Year Estimates

Hispanic Or Latino (Of Any Race)

4

Source: 2020 Decennial Census

City of Sylvester Community Profile

All Topics ▼	Sylvester city, Georgia
Population Estimates, July 1, 2022, (V2022)	5,501
Population	
Population Estimates, July 1, 2022, (V2022)	5,501
Population estimates base, April 1, 2020, (V2022)	5,639
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	-2.4%
Population, Census, April 1, 2020	5,644
Population, Census, April 1, 2010	6,188
Age and Sex	
Persons under 5 years, percent	8.7%
Persons under 18 years, percent	28.0%
Persons 65 years and over, percent	18.2%
Female persons, percent	56.9%
Race and Hispanic Origin	
White alone, percent	33.3%
Black or African American alone, percent (a)	62.1%
American Indian and Alaska Native alone, percent (a)	0.0%
Asian alone, percent (a)	0.3%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	4.2%
Hispanic or Latino, percent (b)	0.5%
White alone, not Hispanic or Latino, percent	33.3%
Population Characteristics	
Veterans, 2017-2021	250
Foreign born persons, percent, 2017-2021	1.0%
Housing	
Housing units, July 1, 2022, (V2022)	X
Owner-occupied housing unit rate, 2017-2021	57.5%
Median value of owner-occupied housing units, 2017-2021	\$104,100
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,148
Median selected monthly owner costs -without a mortgage, 2017-2021	\$441
Median gross rent, 2017-2021	\$813
Building permits, 2022	X
Families & Living Arrangements	
Households, 2017-2021	2,172
Persons per household, 2017-2021	2.54
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	94.4%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	0.7%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	89.9%
Households with a broadband Internet subscription, percent, 2017-2021	73.9%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	80.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	15.5%

Health	
 With a disability, under age 65 years, percent, 2017-2021	11.5%
 Persons without health insurance, under age 65 years, percent	 13.4%
Economy	
 In civilian labor force, total, percent of population age 16 years+, 2017-2021	57.0%
 In civilian labor force, female, percent of population age 16 years+, 2017-2021	51.2%
 Total accommodation and food services sales, 2017 (\$1,000) (c)	D
 Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	D
 Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	D
 Total retail sales, 2017 (\$1,000) (c)	102,723
 Total retail sales per capita, 2017 (c)	\$17,473
Transportation	
 Mean travel time to work (minutes), workers age 16 years+, 2017-2021	20.3
Income & Poverty	
 Median household income (in 2021 dollars), 2017-2021	\$53,465
 Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$25,236
 Persons in poverty, percent	 28.9%
 BUSINESSES	
Businesses	
 Total employer establishments, 2021	X
 Total employment, 2021	X
 Total annual payroll, 2021 (\$1,000)	X
 Total employment, percent change, 2020-2021	X
 Total nonemployer establishments, 2019	X
 All employer firms, Reference year 2017	183
 Men-owned employer firms, Reference year 2017	91
 Women-owned employer firms, Reference year 2017	S
 Minority-owned employer firms, Reference year 2017	S
 Nonminority-owned employer firms, Reference year 2017	107
 Veteran-owned employer firms, Reference year 2017	S
 Nonveteran-owned employer firms, Reference year 2017	113
 GEOGRAPHY	
Geography	
 Population per square mile, 2020	860.4
 Population per square mile, 2010	1,003.0
 Land area in square miles, 2020	6.56
 Land area in square miles, 2010	6.17
 FIPS Code	1375188

Worth County Community Profile

All Topics	Worth County, Georgia
Population Estimates, July 1, 2022, (V2022)	20,424
PEOPLE	
Population	
Population Estimates, July 1, 2022, (V2022)	20,424
Population estimates base, April 1, 2020, (V2022)	20,783
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	-1.7%
Population, Census, April 1, 2020	20,784
Population, Census, April 1, 2010	21,679
Age and Sex	
Persons under 5 years, percent	5.3%
Persons under 18 years, percent	21.8%
Persons 65 years and over, percent	20.1%
Female persons, percent	52.2%
Race and Hispanic Origin	
White alone, percent	68.9%
Black or African American alone, percent (a)	28.5%
American Indian and Alaska Native alone, percent (a)	0.3%
Asian alone, percent (a)	0.8%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	1.4%
Hispanic or Latino, percent (b)	2.6%
White alone, not Hispanic or Latino, percent	66.9%
Population Characteristics	
Veterans, 2017-2021	1,278
Foreign born persons, percent, 2017-2021	1.8%
Housing	
Housing units, July 1, 2022, (V2022)	9,326
Owner-occupied housing unit rate, 2017-2021	71.1%
Median value of owner-occupied housing units, 2017-2021	\$94,600
Median selected monthly owner costs -with a mortgage, 2017-2021	\$1,044
Median selected monthly owner costs -without a mortgage, 2017-2021	\$402
Median gross rent, 2017-2021	\$819
Building permits, 2022	25

Worth County Community Profile (Continued)

Families & Living Arrangements	
Households, 2017-2021	7,806
Persons per household, 2017-2021	2.65
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	89.6%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	3.4%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	90.9%
Households with a broadband Internet subscription, percent, 2017-2021	74.4%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	84.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	10.8%
Health	
With a disability, under age 65 years, percent, 2017-2021	11.7%
Persons without health insurance, under age 65 years, percent	15.9%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2017-2021	56.1%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	48.9%
Total accommodation and food services sales, 2017 (\$1,000) (c)	D
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	D
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	D
Total retail sales, 2017 (\$1,000) (c)	134,983
Total retail sales per capita, 2017 (c)	\$6,574
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	27.7
Income & Poverty	
Median household income (in 2021 dollars), 2017-2021	\$54,791
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$26,819
Persons in poverty, percent	20.6%
BUSINESSES	
Businesses	
Total employer establishments, 2021	265
Total employment, 2021	2,627
Total annual payroll, 2021 (\$1,000)	88,372
Total employment, percent change, 2020-2021	-10.7%
Total nonemployer establishments, 2019	1,423
All employer firms, Reference year 2017	324
Men-owned employer firms, Reference year 2017	199
Women-owned employer firms, Reference year 2017	S
Minority-owned employer firms, Reference year 2017	S
Nonminority-owned employer firms, Reference year 2017	236
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	202
GEOGRAPHY	
Geography	
Population per square mile, 2020	36.4
Population per square mile, 2010	38.0
Land area in square miles, 2020	570.71
Land area in square miles, 2010	570.70
FIPS Code	13321

PUBLIC HEARING ADS AND SIGN-IN SHEETS

JOINT PUBLIC HEARING NOTICE

The Board of Commissioners of Worth County and the Cities of Poulan, Sumner, Sylvester, and Warwick are conducting a Joint Public Hearing to update the Worth County Joint Comprehensive Plan on January 19, 2023 beginning at 7:00 p.m. in the Commissioners' Board Room located on the 3rd floor of the Worth County Courthouse, 201 N. Main Street in Sylvester, Georgia. Following the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing before starting the planning process and once a draft is completed, before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to brief the public on the process to update the plan, opportunities for public participation in the development of the plan and obtain input on the proposed planning process.

Copies of the current Comprehensive Plan are available for viewing and downloading at https://www.dca.ga.gov/sites/default/files/worth_co_poulan_ci_sumner_ci_sylvester_ci_warwick_ci_plan_update_2018.pdf

Or at the following local governments:

Worth County
201 N. Main Street, Room 30
Sylvester, GA 31791
229.776.8200
Monday-Friday 8:00am-5:00pm

City of Poulan
204 N. Hunton Street
Poulan GA 31781
229.776.4097
Monday-Friday 9:00am-5:00pm

City of Sumner
412 Main Street
Sumner, GA 31789
229.776.7384
Monday-Friday 8:00am-5:00pm

City of Sylvester
102 S. Main Street
Sylvester, GA 31791
229.776.8505
Monday-Friday 8:00am-5:00pm

City of Warwick
132 Washington Street
Warwick, GA 31796
229.535.6256
Monday-Friday 8:00am-5:00pm

Questions should be directed to the Cities of Sylvester, Poulan, Sumner, Warwick, or the Worth County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.



Worth County

Georgia

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Board of Commissioners

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Public Meeting on Comprehensive Plan Update

Thursday, April 20, 2023 - 7:00pm

Add to your calendar >

Back to calendar

Public Meeting Notice

Worth County will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, & Threats), and Needs for Worth County's and the Cities' Joint Comprehensive Plan Five-Year Update. The meeting will be held on Thursday, April 20, 2023 at 7:00 p.m. in the Commissioners' Board Room located on the 3rd floor of the Worth County Courthouse, 201 N Main Street in Sylvester, Georgia.

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Worth County and the

cities. The input will be utilized in updating the Worth County Joint Comprehensive Plan.

For more information regarding the Comprehensive Plan, please visit: [worth_county_comprehensive_plan_update_with_adopted_resolutions_broadband_14-2021.pdf \(ga.gov\)](#)

Questions should be directed to Kay Olubowale with the Southwest Georgia Regional Commission.

Phone: 229-522-3552 ext. 112

Public Meeting Notice

The City of Sylvester will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, and Threats), Needs and Opportunities for Worth County, and the city's Joint Comprehensive Plan Five-Year Update. The meeting will be held on **May 29, 2023 at 10 am at Sylvester City Hall, 101 N. Main St. Sylvester, Georgia 31791.**

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Worth County and the cities. The input will be utilized in updating the Worth County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: [worth_county_comprehensive_plan_update_with_adopted_resolutions_broadband_element_09-14-2021.pdf](#) (ga.gov)

Questions should be directed to Kay Olubowale with the Southwest Georgia Regional Commission.

Phone: 229-522-3552 ext. 112

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PAGE 8 **The Sylvester Local News** Wednesday, June 7, 2023

Public Meeting Notice

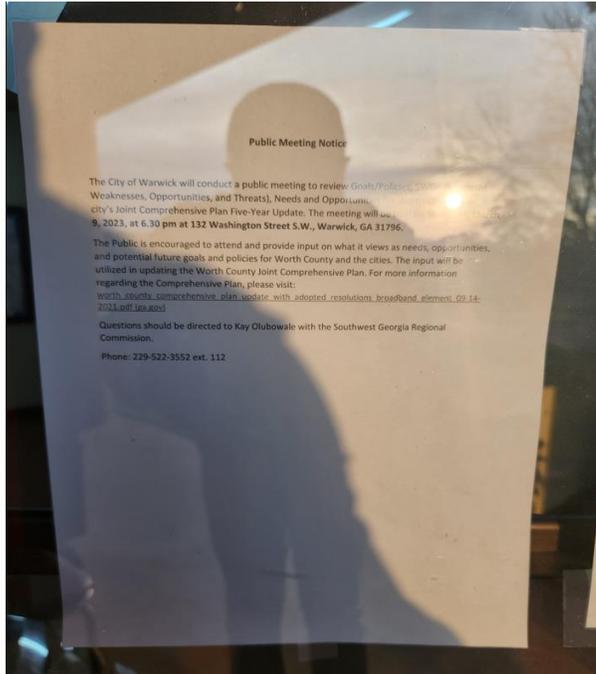
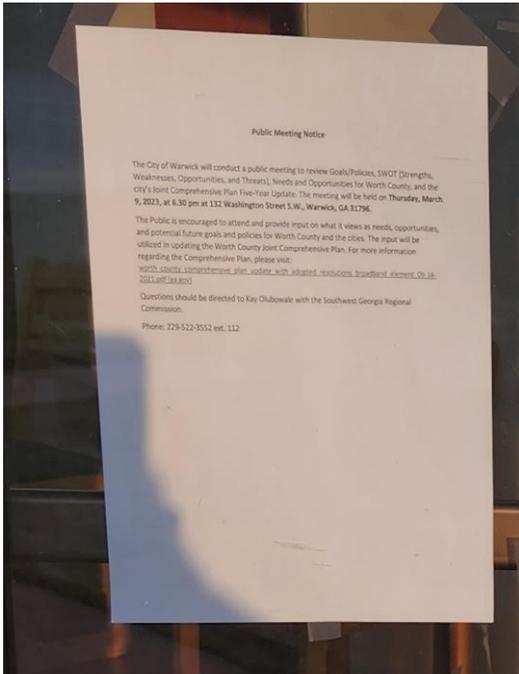
The City of Poulan will conduct a public meeting to review Goals/Policies, SWOT (Strengths, Weaknesses, Opportunities, and Threats), Needs and Opportunities for Worth County, and the city's Joint Comprehensive Plan Five-Year Update. The meeting will be held on Friday, June 9, 2023, at 1.00 pm at the Poulan Council Room, 208 W Broad Street, Poulan, GA 31781.

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Worth County and the cities. The input will be utilized in updating the Worth County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: [worth_county_comprehensive_plan_update_with_adopted_resolutions_broadband_element_09-14-2021.pdf](#) (ga.gov)

Questions should be directed to Kay Olubowale with the Southwest Georgia Regional Commission.

Phone: 229-522-3552 ext. 112

24,31,7



The Sylvester Local News Wednesday, September 13, 2023

PAGE 8 Public Meeting Notice

JOINT PUBLIC HEARING NOTICE

The Board of Commissioners of Worth County is conducting a joint public hearing to present the Worth County Joint Comprehensive Plan draft on Thursday, September 21, 2023 in the Commissions' Board Room located on the 3rd floor of the Courthouse, 201 N Main St. in Sylvester, GA starting at 6:45 p.m.. The current plan will expire on October 31, 2023. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once an update of the plan is drafted and made available for public review, but before transmittal to the Regional Commission for review.

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

Scan code to access copies of the current Comprehensive Plan **SCAN ME**

Or at the following local governments:

<p>Worth County 201 N. Main Street, Room 30, Sylvester, GA 31791 229.776.8200 Monday-Friday 8:00 am-5:00 pm</p> <p>City of Sumner 412 Main Street Sumner, GA 31789 229.776.7384 Monday-Friday 8:00 am-12:00 pm</p> <p>City of Warwick 132 Washington Street Warwick, GA 31796 229.535.6256 Monday-Friday 8:00 am-12:00 pm</p>	<p>City of Poulan 204 N. Hunton Street Poulan, GA 31781 229.776.4097 Monday-Thursday 8:00 am-5:00 pm</p> <p>City of Sylvester 102 S. Main Street Sylvester, GA 31791 229.776.8505 Monday-Friday 8:00 am-12:00 pm</p>
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Questions should be directed to the Cities of Sylvester, Poulan, Sumner, Warwick, or the Worth County Office listed above or call Kay Olobowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Public Meeting Notice

The City of Warwick will conduct a public meeting to review Goals, Policies, Strengths, Weaknesses, Opportunities, and Threats, Needs and Opportunities for Worth County, and the City's Joint Comprehensive Plan Five-Year Update. The meeting will be held on Thursday, March 9, 2023, at 6:30 pm at 112 Washington Street S.W., Warwick, GA 31796.

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Worth County and the cities. The input will be utilized in updating the Worth County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: worth-county.comprehensive-plan-update-with-adopted-resolutions-broadband-element-09-14-2021.pdf

Questions should be directed to Kay Olobowale with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 112

Public Meeting Notice

The City of Warwick will conduct a public meeting to review Goals, Policies, Strengths, Weaknesses, Opportunities, and Threats, Needs and Opportunities for Worth County, and the City's Joint Comprehensive Plan Five-Year Update. The meeting will be held on Thursday, March 9, 2023, at 6:30 pm at 132 Washington Street S.W., Warwick, GA 31796.

The Public is encouraged to attend and provide input on what it views as needs, opportunities, and potential future goals and policies for Worth County and the cities. The input will be utilized in updating the Worth County Joint Comprehensive Plan. For more information regarding the Comprehensive Plan, please visit: worth-county.comprehensive-plan-update-with-adopted-resolutions-broadband-element-09-14-2021.pdf

Questions should be directed to Kay Olobowale with the Southwest Georgia Regional Commission.
Phone: 229-522-3552 ext. 112

owner and party in possession of the property is RICHARD T LAMB, PATSY B LAMB, ESTATE AND/OR HEIRS AT LAW OF RICHARD LAMB LAMB, ESTATE AND/OR HEIRS AT LAW OF PATSY B LAMB, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Nationstar Mortgage LLC, Loss Mitigation Dept, 8950 Cypress Waters Blvd, Coppell, TX 75019, Telephone Number: 888-480-2432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE C/M TRUST 2020-R7 MORTGAGE-BACKED NOTES, SERIES 2020-R7 as Attorney In Fact for RICHARD T LAMB, PATSY B LAMB

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3145 Avelon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 833-0992
Case No. NAT-23-02552-1

Ad Run Dates: 08/23/2023, 09/06/2023, 09/13/2023, 09/20/2023, 09/27/2023
riselaw.com/property-listing 23.6.13.20.27

IN THE PROBATE COURT OF WORTH COUNTY STATE OF GEORGIA
In re: Estate of DONALD EDWARD MOORE, deceased
Estate No. 98-23
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: and to whom it may concern:
REGINAL LEE MOORE has petitioned to be appointed administrator of the estate of DONALD EDWARD MOORE, deceased, of said county. The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §3-12-261.1. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the pet-

knowledge, said property is commonly known as 112 and 116 Courtney Circle, Sumner, GA 31789.

The debt secured by said Purchase Money Deed To Secure Debt has been and is hereby declared due because of nonpayment of monthly installments on said loan. The debt remaining in default, then said property will be sold for the purpose of paying the indebtedness secured by said deed, and the proceeds of said sale will be applied to the payment of said indebtedness and the interest and all charges and expenses in connection with this foreclosure as provided in said deed, and the balance, if any, will be paid over to the persons entitled thereto.

Said sale will be made subject to all assessments and restrictions and all other matters of record. The notice required by the Official Code of Georgia, Section 44-14-162.2, has been given as provided by law.

DGM, INC.
AS ATTORNEY IN FACT FOR
Shanteria D. Jones
P.O. BOX 88
SYLVESTER, GEORGIA 31791
(229) 776-3528
6,13,20,27

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF WORTH
All creditors of the Estate of Shirley A. Robinson, deceased, late of Worth County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This is the 5th day of September, 2023.
Danielle Currie,
Administrator of the Estate of Shirley A. Robinson
546 Lily Drive
Kodiak, Alaska 99615
6,13,20,21

IN THE PROBATE COURT OF WORTH COUNTY STATE OF GEORGIA
IN RE: WILLIAM CALVIN HOLLOWAY, DECEASED
ESTATE NO. 96-23
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The petition of DONIS ABANATHY HOLLOWAY for a Year's Support from the estate of WILLIAM CALVIN HOLLOWAY, deceased, for decedent's (surviving spouse) having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before October

persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before October 11, 2023.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

VIRGINIA ACCORD,
Judge of the Probate Court
By: Tom Sanders
Clerk of the Probate Court
201 N. Main St., Rm. 22
Sylvester, GA 31791
229-776-8207
13,20,27,4

STATE OF GEORGIA, COUNTY OF WORTH
All creditors of the Estate of Geneva Gibbs Gamble, deceased, late of Worth County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me.

This 7th day of September, 2023.
Carl David Gamble, Executor
Estate of Geneva Gibbs Gamble, deceased.
458 Wiley Rd.
Cartersville, GA 30115
13,20,27,4

NOTICE TO DEBTORS AND CREDITORS GEORGIA, WORTH COUNTY
All creditors of the Estate of PEGGY B. MCCRARY are notified to render their demands to the undersigned attorney in accordance with Georgia law, and all persons indebted to said estate are required to make immediate payment to the personal representatives or to the undersigned attorney. This 5th day of September, 2023.
/s/ Matthew B. Sordwell
SIMS & FLEMING
Attorneys at Law
P.O. Box 1165
Tifton, GA 31793
Attorneys for the Estate of PEGGY B. MCCRARY
13,20,27,4



Search

Board of Commissioners

Page Joint Public Hearing on Joint Comprehensive Plan has been updated.

View
Edit
Revisions
Clone content

Joint Public Hearing on Joint Comprehensive Plan

Thursday, September 21, 2023 - 6:45pm
Add to your calendar >

[Back to calendar](#)

The Board of Commissioners of Worth County is conducting a joint public hearing to present the Worth County Joint Comprehensive Plan draft on Thursday, September 21, 2023 in the Commissions' Board Room located on the 3rd floor of the Courthouse, 201 N Main St. in Sylvester, GA starting at 6:45 p.m.. The current plan will expire on October 31, 2023. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing once an

update of the plan is drafted and made available for public review, but before transmittal to the Regional Commission for review.

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

To view a copy of the Comprehensive Plan,

click

here: https://www.swgrcplanning.org/uploads/6/1/8/4/61849693/worth_county_cor_year_update_2023_plan_draft.pdf

Copies of the current Comprehensive Plan can also be found at the following local governments:

Worth County

201 N. Main Street, Room 30,
Sylvester, GA 31791
229.776.8200
Monday-Friday 8:00 am-5:00 pm
5:00 pm

City of Poulan

204 N. Hunton Street
Poulan, GA 31781
229.776.4097
Monday-Thursday 8:00 am-

Town of Sumner

412 Main Street
Sumner, GA 31789
229.776.7384
Monday-Friday 8:00 am-12:00 pm
pm

City of Sylvester

102 S. Main Street
Sylvester, GA 31791
229.776.8505
Monday-Friday 8:00 am-12:00

City of Warwick

132 Washington Street
Warwick, GA 31796
229.535.6256
Monday-Friday 8:00 am-12:00 pm

Questions should be directed to the Cities of Sylvester, Poulan, Sumner, Warwick, or the Worth County Office listed above or call Kay Olubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Worth County Board of Commissioners
Workshops, Meetings, and Public Hearings

Jan 19 2023 at 7:00 a.m./(p.m.)

Please sign in.

1. Angela Norman Worth County
2. Olukayode Oluwal SWGRC
3. Shirley Gaddy Worth Co.
4. John Gaddy Worth Co.
5. Jimmy Mc Worth Co
6. Bob Bude Worth Co.
7. Ann / Kate Lee Worth Co. Resident
8. Shelia Williams Wo. Co. City Spt.
9. Vera Carter
10. Tanzetta Priest Worth
11. Joe B. ... DDA ...

Worth County Board of Commissioners
Workshops, Meetings, and Public Hearings

1-19-23 2023 at 7:00 a.m./(p.m.)

Please sign in.

1. Kelley ...
2. Mel McDonald
3. Matthew Whittenstar
4. Spencer Tucker
5. Anna Tucker
6. Graeme Anne Wilson - Sylvester Local
7. Karen M. Black DDA - Chamber / EDA
8. Carol D. ... DDA - Business Owner
9. Karen Singletary DDA - Main Street Manager
10. Ashley Probertson DDA
11. Shirley Conwell Worth Co. Health Dept.

Worth County Board of Commissioners
 Workshops, Meetings, and Public Hearings

1-19-23 2023 at 7:00 a.m. (p.m)

Please sign in.

1. Todd Spence Mayor - Town of Sumner
2. [Signature]
3. [Signature] Warwick
4. Samuel Stokes Oakfield
5. Mami Stokes Parkfield
6. Juanita Kinchen Warwick
7. [Signature] Warwick
8. M. Bivens Sylvester
9. Jennifer Schuler Poulan
- 10.
- 11.



City of Warwick Comprehensive Plan Five-Year Update SWOT Meeting

Thursday, March 9, 2023, @ 6:30 PM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Juanita Kinchen	229-881-8461		City of Warwick
Jacqueline Hill	229-344-5939		City of Warwick
Edmund Barston	401-525-1645		City of Warwick
Judy Martin	229-535-0283		City of Warwick
Chris Whede	229-296-8210		City of Warwick
Blakayde Okubwale	229-522-3552	oobubwale@swgrc.org	Southwest GA Regional Commission



City of Poulan Comprehensive Plan Five-Year Update SWOT Meeting

Friday, June 9, 2023, @ 1:00 PM

Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
ROBERT GLEER			MAYOR POULAN
GARY CARTER			COUNSEL MEMBER
Diane Rogers			COUNSEL member
Melinda Wilkins			Council member
Jennifer Speler	771-41097		City Clerk - City of Poulan
Blakayde Okubwale	229-522-3552	oobubwale@swgrc.org	SWGRC
Kathryn Apperson	229-449-2738		
Chris [Signature]	229-3590092		city worker / city resident



City of Sylvester Comprehensive Plan Five-Year Update SWOT Meeting
 Wednesday, March 29, 2023, @ 10:00 AM
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Okunwale Obubwale	229-522-3552	okunwale@swgrc.org	SWGRG
Markesha Bivens	229-776-8505	mbivens@cityofsylvester.com	City of Sylvester
Blenice Stephens	229-776-8505	astephens@cityofsylvester.com	City of Sylvester
Autra Hayes	229-776-8505	ahayes@cityofsylvester.com	City of Sylvester



City of Sumner Comprehensive Plan Five-Year Update SWOT Meeting
 Thursday, April 13, 2023, @ 6:00 PM
Sign in Sheet

Name	Phone Number	Email Address	Agency or Organization
Kay Okunwale	229-522-3552	okunwale@swgrc.org	Southwest GA Regional Commission
Davey Math	229-206-1615	dmath3101@gmail.com	City of Sumner
Susan Brantley	229-344-4883	susanbrantley@yahoo.com	Citizen of Sumner
Madison Singletary	229-278-0213	pitchad.lee22@gmail.com	Councilman - Sumner
Todd Spence	229-412-2050	madison.clerk@sumnerga.com	City Clerk
	229-869-4200	mayor@sumnerga.com	Mayor pro tem

Board of Commissioners
Worth County
 201 N. Main St., Suite 30
 Sylvester, GA 31791
 Telephone 229-776-8200
 Fax 229-776-8232

Worth County Board of Commissioners
 Workshops, Meetings, and Public Hearings

Sept. 21, 2023 at 6:45 a.m. / p.m.

Please sign in.

1. Okunwale (Kay) Obubwale Southwest Georgia Regional Commission
2. Anne Powell City Clerk
3. madison singletary Town of Sumner
4. Mark Ciddens Sylvester City Council #3
5. Chris Powell
6. Kathya Marchman
7. Melina Whittington
8. Jennifer Shree City of Pawan
9. Juanita Kinchen City of Warwick
10. Chris Wheeler City of Warwick
11. Ronne G. Baw

12. Autra Hayes City Manager City of Sylvester
13. ~~_____~~ Worth County
14. Okunwale Worth County
15. Carl K... Worth Co.
16. ~~_____~~ Worth Co. H.R.
17. _____

Name	Phone Number	Email Address	Agency or Organization
Kay Oubowale	229-522-3552	ooubowale@swgrc.org	SWGRC
Mac G. Adams	229-345-5107		City of Sumner
Madison Singleiam	229-776-7384	clerk@sumnerga.com	Town of Sumner
Jennifer Shejer	229-776-4097	clerk@cityofpoulan.com	City of Poulan
Anton Hajos	229-272-4277	ahajos@cityofsylvesterga.com	City of Sylveste
Chris Powell			
Juanita Kinchen	229-535-4369		City of Warwick Mayor
Chris Wheeler	229-535-6256		City of Warwick, City Council
Robert Green	229-776-4097	robert.green52@yahoo.com	City of Poulan Mayor
Todd Spence	229-776-7384		City of Sumner

PAGE 4

The Sylveste Local News

Wednesday, March 10, 2021

Sharing the Good News of Jesus Christ with Pastor Dan Harper

How Does God See You?
 Mark 8:31-38

In today's Scripture, Jesus tells the Disciples what is to come in the near future. Jesus tells them He will suffer many things. He will be rejected by the chief priests, the elders and the teachers of the law. He goes on to tell them He will be killed, but in three days He will be raised from the dead.

Upon hearing this, Peter pulls Jesus aside from the other disciples to speak with Him. Peter tells Jesus that he will not let anything happen to Him. Jesus says to Peter, "Get behind me Satan! For you are not on my side, but are against me. For you are not on my side, but are against me."

Churches today are full of people just like Peter. All we want to hear are the things that make us feel good. We don't want to hear that to follow Jesus, the same Peter who was called to be all in.

Jesus has just called Peter Satan. Soon after this Peter denies knowing Jesus three times. Satan is not the only name Jesus calls Peter. In Matthew 16, Jesus calls Peter, "The rock upon which I will build my Church."

After the resurrection of Jesus, on the day of Pentecost, the same Peter Jesus called Satan, the same Peter who denied knowing Christ three times stepped forward in front of a crowd and began to preach. That day about three thousand people were saved and baptized (Acts 2).

Jesus saw Peter for who he was. He saw Peter the sinner and liar. He saw Peter who wanted things his way. Peter who had given up on Jesus. Jesus saw Peter in all of his sin and weakness but Jesus also saw Peter for who he could become. Peter gave up on Jesus, but Jesus never gave up on Peter.

In Matthew 16, Jesus called Peter the rock on which the Church would be built. On the day known as Pentecost, Peter started building that Church.

The point of all of this is, you Jesus sees us in all the filth of our sins. At the same time, He sees us as sinners. He sees who, though Him we can become. The trip to who we can become, like Peter, may not be easy, but Jesus will walk with us to every step of the way. You are never alone!

All God's People, say AMEN!

Dan Harper is the Pastor at Paulus Methodist Church 110 Church St., Poulan

YEARTA

Continued from page 3

Further, we are committed to removing barriers to access and providing all voters with critical election resources and information. Partisan voices and dark money groups want you to believe that safeguards equal appropriation. This is false. We can—and WILL—enhance election security while increasing voter access legally and fairly.

Tax Cuts & New Jobs for Georgians

We are pleased to announce the passage of a number of bills aimed at assisting our state's economic recovery through tax relief and job growth. These bills are in the form of House Bill 593, House Bill 586 and House Bill 587.

House Bill 593, or the Tax Relief Act of 2021 will cut income taxes during the tax year 2022 by the following:

- Increasing the standard deduction for taxpayers that are single and heads of household from \$4,600 to \$5,400 and
- Increasing the standard deduction for a married couple filing jointly from \$8,000 to \$7,100.
- Increasing the standard deduction for married couples who file individually from \$3,000 to \$3,500.

In short, HH 593 would save Georgia taxpayers approximately \$140 million, allowing taxpayers to keep more of their hard-earned money.

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ARRESTS

Continued from page 10

Zackery Marquis Fowler, 30, of Sylvester was charged with parole violation.

Eric Bryan Frost, 49, of Warwick was charged with battery-familial violence (1st offense) misdemeanor, moriama-possess less than 1 oz, possession and use of drug related objects, possession of a schedule II controlled substance (meth).

Kristal Chennett Haze, 31, of Tallahassee was charged with expired or no drivers license, speeding (85-95).

Antonio Terrill Henry, 43, of Poulan was charged with criminal damage to property-2nd degree.

Jason Quimold Hill, 31, of Sylvester was charged with felony- 4th degree (misdemeanor), felony-3rd degree (misdemeanor).

Quanesha Latrelle Holder, 31, of Sylvester was charged with simple battery- family violence.

Chad Allen Jenkins, 32, of Sylvester was charged with simple battery, simple battery.

Chantel Dawn Jones, 55, of River View, FL was charged with driving while license suspended or revoked (misdemeanor), speeding (73-95).

Chelsey Kay Langley, 31, of Sylvester was charged with criminal damage to property-2nd degree.

Abby Shinn Lewis, 31, of Sylvester was charged with cruelty to children, 3rd degree (misdemeanor).

Dennis Richard McCoy, 37, of Albany was charged with probation violation (no conviction).

Jeremiah Lawson Matney, 40, of Albany was charged with failure to register as sex offender.

Amy De Los Angeles Mendez, 23, of Ball Ground, GA was charged with driving while license suspended or revoked (misdemeanor), speeding (73-95).

Addie Makindoz Morales, 40, of Albany was charged with criminal trespass.

SAULS

Continued from page 1

see children starting at three years old and going to 99%.

The ribbon cutting was well attended by Dental Partner employees, the Sylvester Mayor, Chamber Directors and members, and local citizens. Dr. Sauls has been in business here for some time so we can't say welcome, but we can say congratulations on your move to Dental Partners.

Congratulations to these Reader's Choice WINNERS!

THE SYLVESTER LOCAL NEWS PRESENTS OUR ANNUAL READERS CHOICE AWARDS 2021

JOINT PUBLIC HEARING NOTICE

The Worth County Board of Commissioners, City of Poulan, Town of Sumner, City of Sylvester, and City of Warwick will conduct a Joint Public Hearing to update the Worth County Joint Comprehensive Plan on Tuesday, March 21st starting at 5:30 p.m. in the Commissioners' Board Room on the 3rd floor of the Court House located at 201 N. Main Street in Sylvester, GA.

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

The current Comprehensive Plan is available for viewing and downloading at: https://www.dca.ga.gov/sites/default/files/act01/worth_co_poulan_ci_sumner_ci_sywvster_ci_warwick_ci_plan_update_2018.pdf

Or at the following local governments:

<p>Worth County 201 N. Main Street, Room 30 Sylvester, GA 31791 229.776.8200</p>	<p>City of Poulan 204 N. Hunton Street Poulan, GA 31781 229.776.4097</p>
<p>City of Sumner 412 Main Street Sumner, GA 31789 229.776.7384</p>	<p>City of Sylvester 102 S. Main Street Sylvester, GA 31793 229.776.8505</p>
<p>City of Warwick 132 Washington Street Warwick, GA 31796 229.535.6256</p>	

Questions should be directed to the Cities of Sylvester, Poulan, Sumner, Warwick, or the Worth County Office listed above or call Kay Oubowale, Southwest Georgia Regional Commission, 229.522.3552 ext.112.

Simply write in your favorite choice!

ONLY Worth County businesses will be counted.

<p>Best All-Around Restaurant — Ed's Truckstop</p> <p>Best Burger — Ed's Truckstop</p> <p>Best Deli — Ed's Truckstop</p> <p>Best Lunch — Fat Buns</p> <p>Best Drive-Thru (Food) — Danny Queen</p> <p>Best Place to Buy Meat — Ed's Truckstop</p> <p>Best Grocery Store — Ed's Truckstop</p> <p>Best Florist — Boomers</p> <p>Best Hair Salon — Beauty Creations</p> <p>Best Contractor — Whittington</p> <p>Best Heating & Air Services — Worth Air</p> <p>Best Plumber — Crugg Staff</p> <p>Best Dry Cleaning — Ed's Truckstop</p> <p>Best Bank — Colon Bank</p> <p>Best Drive-Thru (Bank) — Colon Bank</p> <p>Best Finance Company — 1st Franklin</p> <p>Best Auto Service — Ed's Truckstop</p> <p>Best Insurance Company — State Farm</p> <p>Best All-Around Business — Miss Georgia's</p> <p>Best Dentist Service — Dr. Sauls</p> <p>Best Health Care Provider — HealthPartners (SouthWest)</p>	<p>Best Veterinarian — CountrySide</p> <p>Best Pet Groomer — CountrySide</p> <p>Best Car Wash — Ed's Truckstop</p> <p>Best Automotive Dealership — SouthBell Ford</p> <p>Best Landscaping / Nursery — Acton Bank Store</p> <p>Best Furniture Store — Reddick</p> <p>Best Retirement Center — First Shelters</p> <p>Best Photographer — Months & Years</p> <p>Best Day Care — Heart Over Cupcakes</p> <p>Best Clothing Store — CVS</p> <p>Best Property Gas Provider — Webb Programs</p> <p>Best Auto Parts Store — Advance K</p> <p>Best Car Wash — John's Car Wash</p> <p>Best Drive-Thru (Food/Convenience Store) — Walmart</p> <p>Best Attorney — Shorhan C'Rowe</p> <p>Best Pawn Shop — Shorhan C'Rowe</p> <p>Best Post & Box — Shane's</p> <p>Best Tanning Salon — Devery</p> <p>Best Vehicle Service — CVS</p> <p>Best Food and Beer Store — John's</p> <p>Best Fitness Center — Devery</p>
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Name _____
Address _____
City _____
Daytime Phone _____

Write Favorite item in additional on official company card below. Photographs will not be counted. Entries will be accepted until 5:00 p.m. on Tuesday, March 23rd starting at 5:30 p.m. in the Commissioners' Board Room on the 3rd floor of the Court House located at 201 N. Main Street in Sylvester, GA. All entries become the property of the SWGRC.

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

3/23 2021 at 5:30 a.m./p.m.

Please sign in.

- | | | |
|-----|----------------------------|---|
| 1. | <u>E Dice Roberts</u> | E. Dice Roberts
Worth Co. Commissioner |
| 2. | <u>C Charles Jones</u> | Mayor Charles Jones
City of Sylvester |
| 3. | <u>Howard Vogan</u> | Mayor Howard Vogan
Town of Sumner |
| 4. | <u>Robert Greer</u> | Mayor Robert Greer
City of Paulsen |
| 5. | <u>Carl Rowland</u> | Carl Rowland, Co. Administrator
Worth County |
| 6. | <u>Fred Dent</u> | Fred Dent
Worth Co. Chair |
| 7. | <u>Kemp Willis</u> | Kemp Willis
Worth Co. Commissioner |
| 8. | <u>Karen Rackley</u> | Karen Rackley
Chamber of Commerce |
| 9. | <u>Olukayode Olubowale</u> | Olukayode (Kay) Olubowale
SWAFC. |
| 10. | <u>Markesha C. Bivers</u> | Markesha Bivers, City Clerk
City of Warwick |
| 11. | <u>Autron Hayes</u> | Autron Hayes, City Manager
City of Sylvester |

- | | | | |
|-----|------------------------|---|-------------|
| 12. | <u>Juanita Kinchen</u> | Mayor Juanita Kinchen
City of Warwick | Page 2 of 2 |
| 13. | <u>Angela Harrah</u> | Angela Harrah, County Clerk
Worth County | |
| 14. | _____ | | |

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners
Workshops, Meetings, and Public Hearings

April 6 2021 at 7:00 a.m. / p.m.

Please sign in.

1. Scott Floyd
2. James Linnier
3. Barbara Pelled SWAPR
4. Okoyale Okonwale SWAPR
5. Van Carter
6. Clint Ewing
7. Frankie Gub
8. John NeSmith Hudson + NeSmith, CPAs
9. _____
10. _____

Board of Commissioners

Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

10/20/ 2016 at 7:00 a.m. (p.m.)

Please sign in.

1. Kimberly Brooks Address 181 E. Broad Street, Camilla, GA
Southwest GA Regional Commission

2. Diana Hays Address 211 W. Church St.
Douglas County, GA 31781

3. Larry Johnson Address 211 E. Pine St Sylvester Ga

4. EARL THOMAS Address 112 BENT TREE SYLVESTER GA

5. Ken Carter Address _____

6. KAREN STOKES Address _____

7. Daniel Stokes Address 951 Parkfield
Marianne Stokes Ga.

8. Ernest Coates Jr Address 307 South Wood St
Sylvester, Ga 31791
9. Charles Goves Address 201 King St
Sylvester GA 31791
10. Debbie Biff Address PO Box 370
Sylvester, Ga
11. Shirley Stephens Address PO Box 370
City of Sylvester
12. Bill Yeatts Address P.O. Box 370
13. Larry James Address _____
14. Janita Kinchen Address _____
15. Lee Ballard Address _____
16. VINCE MARSHALL Address 603 S. JEFFERSON ST
SYL
17. Virginia Andrews Address _____
18. Jim White Address _____
19. _____ Address _____

IT SELL IT FIND IT IN THE CLASSIFIEDS

For Sale: River Property located

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P	E	R	I	N	L	E	T

serious about saving, planning for the future now, you can look forward to retiring with wealth and dignity!
— Dave

criptions... that you have your medicines narrowed down to just what you want to keep, put things back thoughtfully. Put pre-

CALL 770-330-1111
1 YEAR / IN - COUNTY - \$24

at all, nor any... tion, nor any circumstance, but what advances the gospel.
Resolutions 46-70 will be in the next article posting. God bless.

CITY OF SYLVESTER MAIN STREET MANAGER

City of Sylvester has extended the deadline for Main Street Manager applications and resumes until **January 31, 2017.**

The City of Sylvester is seeking a Main Street Manager to assist in the development and implementation of a comprehensive Main Street Program for the Downtown District based on the Main Street Program Four-Point Plan. The position is responsible for the development, implementation, and evaluation of the Main Street Program. The position will be responsible for the development, implementation, and evaluation of the Main Street Program. The position will be responsible for the development, implementation, and evaluation of the Main Street Program.

Interested applicants should submit a resume and cover letter to the City of Sylvester, 101 Thompson St., Sylvester, GA 31791. Resumes should be submitted to the City of Sylvester, 101 Thompson St., Sylvester, GA 31791. Resumes should be submitted to the City of Sylvester, 101 Thompson St., Sylvester, GA 31791.

PUBLIC NOTICE

Worth County and the Cities of Poulan, Sumner, and Warwick in collaboration with the Southwest Georgia Regional Commission are preparing to embark on the Comprehensive Plan Update. The goal of the Comprehensive Plan is to develop a vision for the future of the community and provide local governments with the guidance and implementation strategies necessary to work towards making that vision a reality.

You are invited to the Comprehensive Plan Meetings on January 19th at 4:00 p.m., January 24th at 4:00 p.m. and January 26th at 3:00 p.m. The meetings will be held in the Commission Board Room located on the 3rd floor of the Worth County Courthouse at 201 N. Main Street in Sylvester. The purpose of these meetings is to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Questions should be directed to Alan Grindstaff, County Administrator, at 229-776-8200 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

FOCUS

Continued from page 4

problems with kids, financial challenges or communication struggles. There's a time and place to confront those challenges, but not on date nights. Keep your dates fun, exciting and conflict-free.

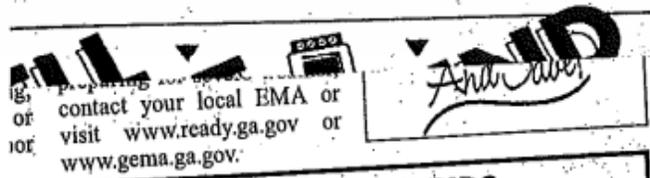
The best way to do this is proactively plan your date night activities. Have specific things in mind to do, and keep to the script. You might even think back "pre-marriage" to when you were first dating, and revisit some of your favorite conversations and memories. For more ideas and resources, see focusonthefamily.com/marriage/dating-your-spouse.

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Sylvester's Finest Self-Storage for over Thirty Years!
✓ Friendly, Helpful Manager On-Site Daily
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Worth County, GA
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Just Off GA Hwy 256
• Excellent Agricultural Tract
• Tifton Class Soils • 2 Great Ponds
Bidding Ends Thursday, January 26th at 4PM

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Georgia Well Drillers Ass'n
Rt. 6 Houston Hwy.
WYONAH, GA



contact your local BMA or visit www.ready.ga.gov or www.gema.ga.gov

REQUEST FOR BIDS

The Worth County Board of Commissioners Recreation Department request sealed bids for the "interior finishing" of a 50' x 100' metal building to be located at the corner of HWY 112 and Industrial Blvd.

Bid packages may be picked up at the Worth County Board of Commission Office located at 201 N. Main Street, Suite 30, in Sylvester, GA or the Sylvester-Worth County Recreation Department Gym located at 103 Eldridge Street in Sylvester, GA. Sealed bids are due to the Worth County Board of Commission Office no later than 5:00 p.m. on March 6, 2017. Bids will opened at 7:00 p.m. on March 7, 2017 or as soon thereafter as possible in the presence of the Board of Commissioners, County Staff, and all interested persons in the Commission Board Room. The opened bids will be read into public record, evaluated, and awarded at a future County Commission meeting.

Bids will not be valid unless received by the bid deadline and in a sealed envelope marked "Sealed Bid - Recreation Building". Questions may be directed to David Cooper at 229-776-6509. The County reserves the right to reject all bids when in its best judgement they are too high or when it is determined it is in the best interest of the County. It is the policy of the County to promote equal opportunity, regardless of race, color, religion, sex, familiar status, handicap, or national origin.

Public Notice

You are invited to the Comprehensive Plan Meeting for Worth County and the Cities of Poulan, Sumner, and Warwick in collaboration with the Southwest Georgia Regional Commission scheduled for February 23, 2017 at 4:00 p.m. The meeting will be held in the Commission Board Room located on the 3rd floor of the Worth County Courthouse at 201 N. Main Street in Sylvester. The purpose of the meeting is to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Question should be directed to Alan Grindstaff, County Administrator, at 229-776-8200 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

which include additional areas in South Georgia and Mississippi. Anyone interested in donating to this effort can send tax deductible contributions to: Peanut Proud Inc., P.O. Box 446, Blakely Georgia, 39823. Make checks payable to Peanut Proud. For additional information on the project, visit www.gapeanuts.com or www.peanutproud.com.

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 - ✓ Well-lighted Grounds
 - ✓ New Year Special: February Free for New Renters

FIREARMS & SPORTING COLLECTIBLES AUCTION

SATURDAY, FEB. 11, 2017 • AUCTION 10 A.M.
 PREVIEW FRIDAY 1-5 P.M., SATURDAY 8 A.M.
 116 E. Kelly St. Sylvester, GA (across from the courthouse!)

This auction features over 225 firearms. 43 Winchester long guns, 30 handguns in original boxes, high grade 20, 28 and 410 gauge shotguns, large representation of Belgium-made Brownin firearms, antique firearms of all types, modern handguns and rifles, many new in the box; WWII military weapons, decoys and other sporting collectibles, a large selection of ammunition, American silver and gold coins and MUCH MUCH MORE!

Firearm Sales Subject to Federal, State & Local Regulation

TERMS OF SALE: 10% Buyer's Premium - Cash, Check, American Express, Visa & MasterCard. \$10 transfer fee on each FFL Firearm.
 View our website for complete catalog and absentee bidding

www.danielauctioncompany.com



Post Office Box 594, Sylvester, GA 317
 Telephone 229-776-31
 Fax 229-776-71

WORTH COUNTY AND THE CITIES OF POULAN, SUMNER & WARWICK
WORTH COUNTY COURTHOUSE
January 19, 2017 4:00 PM

Name	Phone #	E-mail
1. Susan Brantley	(229) 344-4883	susanbrantley@yahoo.com
2. Ed Parsons	229-776-8202	zowling@worthcountyboe.com
3. Angela Naudy	229-776-8200	ahannah
4. Diane [unclear]	229-776-4097	ok@cityofpoulan.com
5. Billy McDonald	229-206-6348	
6. Betty H. [unclear]	229-776-6487	
7. [unclear]	229-881-5590	
8. Joel Gaines	229-206-1990	Joelgaines1949@Yahoo.com
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WORTH COUNTY AND THE CITIES OF POULAN, SUMNER & WARWICK
 WORTH COUNTY COURTHOUSE
 February 23, 2017 4:00 PM

Name	Phone #	E-mail
1. Kimberly Brooks	SUSPC	Kbrooks@sugrc.org
2. Angela Dawson	WCBOC	
3. Joe Gaines		Jg2a-1987@yaho.com
4. Bettye H. Bryson	229-776-6487	
5. Fred Acet	776-2313	fdent@worthcountyga.com
6. Ken Hall		
7. Susan Brantley	344-4883	718 College St. Sumner, GA 31789
8. Don Haire		Poulan
9. Jane Long		Sumner City Council
10. Ken Mack		Sylvester - Worth Chamber
11. Juanta Kinchen		Warwick, GA
12. Pegie Givira	229-556-256	warwickcityga@gmail.com
13. Samuel Stokes	535-4384	Palfield, GA
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PUBLIC NOTICE

The City of Sylvester in collaboration with the Southwest Georgia Regional Commission are preparing to embark on the Worth County and cities of Poulan, Sumner, Sylvester, and Warwick Comprehensive Plan Update. The goal of the Comprehensive Plan is to develop a vision for the future of the community and provide local governments with the guidance and implementation strategies necessary to work towards making that vision a reality.

You are invited to the Comprehensive Plan Meetings on February 8th, 2017 at 6:00 p.m., February 13th, 2017 at 6:00 p.m. and February 20th at 6:00 p.m. The meetings will be held at City Hall in the Council Chambers, 102 South Main Street, Sylvester, Georgia. The purpose of these meetings are to identify and outline issues and opportunities facing Worth County and the Cities of Poulan, Sumner, and Warwick, and to develop community goals that will encourage growth and development.

Questions should be directed to Autron Hayes, City Manager, at 229-776-8505 or alternatively, call Kimberly Brooks at the Southwest Georgia Regional Commission, 229-522-3552.

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Thank

City of Sylvester
City Hall
February 8, 2017 4:00 PM

Name	Phone #	E-mail
1. <u>Earl Thomas</u>	<u>229 206 4028</u>	<u>PAPAT 7234@yahoo.com</u>
2. <u>Webbie Hill</u>	<u>229 344 1913</u>	<u>Phill31791@yahoo.com</u>
3. <u>Glenice Stephens</u>	<u>229-776-8505</u>	<u>gstephense.cityofsylvester.com</u>
4. <u>Webbie Hill</u>	<u>229-344 1913</u>	<u>webbiehill31791.why@mail.com</u>
5. <u>Melissa Curry</u>	<u>229-776-8505</u>	<u>mcurry@cityofsylvester.com</u>
6. <u>Kimberly Brooks</u>	<u>229.522.3552</u>	<u>kbrooks@sugrc.org</u>
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Sign In

February 13th, 2017

City of Sylvester

<u>Name</u>	<u>Title</u>	<u>Email</u>
Kimberly Brooks	SWGRC	kbrooks@swgrc.org
Earl Thurman		PAPAT7234@yahoo.com
Paul Wooley	Zoning Administrator, City of Sylvester	PtWooleyjr@aol.com
Glenice Stephens		gsteph@cityofsylvester.com
Dr. Sandia Powell	Counselor, Worth Co High School	spowell@worthschools.net
Melissa Curry	Exec. Administrative Asst. to City Manager	mcurry@cityofsylvester.com
Vince Marshall		VINMARSHALL@gmail.com
Melvin Jeffers	Zoning Board	
Autron Hayes	City Manager	ahayes@cityofsylvester.com

City of Sylvester
City Hall
February 20, 2017 6:00 PM

Name	Phone #	E-mail
1. Kimberly Brooks	SWGRC	kbrooks@swgrc.org
2. Astron Hayes	229-776-8505	ahayes@cityofsylvester.com
3. EARL THOMAS	229-206-4028	PAPAT7234@yahoo.com
4. Willie Mae Martin	229-291-0951	WMartin1057@yahoo.com
5. Webbie Hill	229-344-1413	webbiehill31791.wh@gmail.com
6. Glenice Stephens	229-776-8505	gstephens@cityofsylvester.com

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 truck lift o
 168K mil
 tall and
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FOR SALE
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 (WVC)

Public Notice

The Board of Commissioners of Worth County and the Mayor and Council of the cities of Poulon, Sumner, Sylvester and Warwick are conducting the 2nd Public Hearing to present the Worth County Comprehensive Plan on August 16, 2018, at 6:45 pm at the Worth County Commission Boardroom located at 201 N. Main Street in Sylvester, GA. The current plan will expire on October 31, 2018. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a draft is completed before transmitting the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgrplanning.org. Questions should be directed to Kimberly Brooks, Planner, with the Southwest Georgia Regional Commission at 229.522.3552 ext. 1615.

...physical activities that are required to fulfill
 ability to manually move, lift, carry, pull, or push
 stairs or ladders; walking, standing, kneeling, reaching, abil-
 ity to correctly and safely operate all tools, test equipment, County
 vehicles and equipment; ability to initiate and complete work orders.

Major Performance Responsibilities:

- Maintain school buildings and grounds in top condition to ensure full and productive use of district facilities.
- Perform preventive maintenance, repair, and installation in connection with:
 - a. electrical, plumbing, and HVAC systems.
 - b. exterior and interior of buildings.
 - c. school grounds.
- Move equipment and materials within and between school buildings.

To apply, go to <https://www.applitrack.com/worthschools/onlineapp/> to create an account, complete an application, and apply for the maintenance position. Applications will be accepted until positions are filled.

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...successful organic and acqui-
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 for 9 years, where she played
 a key role in supporting the
 HeritageBank of the South
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 who previously served as
 Chief Administrative Officer
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Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

August 16, 2018 at 6:45 a.m. (p.m.)
page 1 of 2

Please sign in.

1. Nettie Benson Address P O Box 14 Poulana
2. Kemp Willis Address 3437 G.W. Hwy 256
Sylvester
3. Diana Harris Address 211 W. Church St.
Poulan, Ga.
4. Kimberly Brooks Address _____
Southwest GA Regional Commission
5. Blenice Stephens Address _____
City of Sylvester
6. Lechia Garrison Address _____
City of Warwick
7. Christopher Wheeler Address _____
City of Warwick

Board of Commissioners

Worth County

201 N. Main St., Suite 30

Sylvester, GA 31791

Telephone 229-776-8200

Fax 229-776-8232

Worth County Board of Commissioners Workshops, Meetings, and Public Hearings

Aug. 16 2018 at 6:45 a.m. / (p.m.)

page 2 of 2

Please sign in.

1. Eddie J. [Signature] Address 117 Paul St. P.O. Box 117
City of Poulton, Council Member

2. _____ Address _____

3. _____ Address _____

4. _____ Address _____

5. _____ Address _____

6. _____ Address _____

7. _____ Address _____

TOWN OF SUMNER

708 Walnut Street
P.O. Box 918
Sumner IA 51789
229-776-7384 Telephone
229-776-3846 Fax
clerk@sumneria.com

Howard Vogan, Mayor □ Jesse Kelley, Mayor Pro-Tem □ Jimmy Cross P-2 □ Jane Long P-3
□ Billy Dorsey P-4 □ Jimmy C. Nelms, Superintendent □ Milissa Dobbins, City Clerk
□ Jay Crowe, Attorney

A public hearing will be held at Sumner City Hall on August 23, 2018 to discuss the comprehensive plan. The hearing will take place at 2:00 PM in the Clerk's office at City Hall. If you have any questions you may contact Milissa Dobbins at 229-776-7384.

TOWN OF SUMNER
SUMNER CITY HALL
August 23, 2018 2:00 PM

WORTH COUNTY AND THE CITIES COMPREHENSIVE PLAN 2ND PUBLIC HEARING

Name	Phone #	E-mail
1. <i>Melissa Dobbin</i>	<i>229-776-7384</i>	<i>Clerk@sumnerga.com</i>
2. <i>Steward Vogan</i>	<i>229-848-0756</i>	<i>Mayor howison@yahoo.com</i>
3. <i>Kimberly Brooks</i>	<i>229-8983552</i>	
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HOUSING PLAN

**SYLVESTER GICH TEAM 2022-2024
PROGRAM OF WORK**

Mission Statement: Our mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization.

Vision Statement: The residents of the City of Sylvester should have opportunities to access safe, decent, and affordable housing citywide, which is the cornerstone for healthy, successful, and sustainable communities.

HOUSING OBJECTIVES & GOALS

PROJECT	GOALS	AVAILABLE RESOURCES	POTENTIAL OBSTACLES	RESOURCES & TECHNICAL ASSISTANCE NEEDS
Senior Housing	<ul style="list-style-type: none"> • Create new affordable rentals • Create new market-rate units 	<ul style="list-style-type: none"> • LIHTC • USDA • Housing Counseling Agency • Transformational Community 	<ul style="list-style-type: none"> • Funding • Sites inside city limits • Points for LIHTC to be competitive 	<ul style="list-style-type: none"> • Housing Tax Credits • Consultants • Feasibility Study
Single Family Development	<ul style="list-style-type: none"> • Homeowner Rehab • Homeownership -Affordable • Increase creditworthiness • Land Bank 	<ul style="list-style-type: none"> • Family Vision-housing counseling • SW GA Region Commission • City-owned vacant lots • USDA • DCA • Banks • VA Loans • GA Dreams 	<ul style="list-style-type: none"> • Lender Restrictions/Lack of lenders • Buyer Education • Lack of diverse housing • Funding 	<ul style="list-style-type: none"> • Credit Counseling • Housing Workshops • Rehab Training • Marketing/Education • GA Dreams • Local lenders and banks for mortgage • Collaboration with Flint River Habitat for Humanity
Homelessness	<ul style="list-style-type: none"> • House Homeless: Emergency Shelter • Promote self-sufficiency • Homeless Prevention 	<ul style="list-style-type: none"> • Continuum of care • Higher Ed Center & Workforce GA • Aspire Behavioral Health • Vet Services/VA • Housing Authority • DFACS • Faith Community • Neighborhood Service Center 	<ul style="list-style-type: none"> • Lack of housing • NIMBY • Funding • Apathy Resources • City/County Support 	<ul style="list-style-type: none"> • DCA • Public Housing • Regional Commission • Determine why homeless • What can be funded and by whom

PROJECT	GOAL	TIMELINE	ACTION STEPS
Senior Housing	<ul style="list-style-type: none"> • Create new affordable senior or multifamily rental units • Create new market rate/senior or multifamily rental units 	<ul style="list-style-type: none"> • Jan 2023: Study/Needs Analysis • Jan-2023: Transformational Community Plan 	<ul style="list-style-type: none"> <input type="checkbox"/> Market study/needs analysis <input type="checkbox"/> Transformational Community Plan (TCP) <input type="checkbox"/> Community education on TCP <input type="checkbox"/> Identify volunteers for TCP
Single Family Development	<ul style="list-style-type: none"> • Homeowner Rehab • Develop Affordable Single-Family Housing • Increase Credit Worthiness • Establish Land Bank • Establish Habitat for Humanity • Support SHA in their potential development of single-family housing 	<ul style="list-style-type: none"> • 2022, 2023, 2024 • Apply as available • 2022, 2023, 2024 • 2022, 2023, 2024 • Jan 2023 • Dec 2024 	<ul style="list-style-type: none"> <input type="checkbox"/> CHIP <input type="checkbox"/> CHIP, CDBG <input type="checkbox"/> Housing Fair, Homeownership Month Workshop, Assist and Promote USDA Sect 502/515 <input type="checkbox"/> Assist and Promote local HUD Housing Counselor. <input type="checkbox"/> Invite a community with a successful land bank to a meeting to do a presentation. <input type="checkbox"/> Collaborate with Flint Area Habitat for Humanity
Homelessness	<ul style="list-style-type: none"> • Homeless-Emergency Shelter • Promote self-sufficiency • Homeless Prevention 	<ul style="list-style-type: none"> • As Available • Dec 2022 • Dec 2022 • Dec 2023 • Dec 2022 • Dec 2022 • Dec 2022 • Dec 2022 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to attend the ESG application workshop. <input type="checkbox"/> Balance of State of Continuum of Care (CoC) membership/participation <input type="checkbox"/> Research funding sources and definition of homelessness <input type="checkbox"/> Explore the feasibility of a homeless shelter with the Salvation Army. <input type="checkbox"/> Identify locations for a homeless shelter. <input type="checkbox"/> Explore Coordinated Entry System. <input type="checkbox"/> Consider becoming a Coordinated Entry System for homelessness. <input type="checkbox"/> Site visits to other homeless shelters.

Our Purpose

The Worth County Economic Development Authority was created by the Georgia General Assembly through a State Constitutional Amendment in 1966 (Acts and Resolutions of the General Assembly of the State of Georgia. 1966 No. 61 H rinse Resolution No. 115-201 Page 860) and ratified by the voters of Worth County in 1968. The authority has seven members, all of which are appointed by the Worth County Board of Commissioners. The EDA works in partnership with .the County Commission and local municipalities to market Worth County to statewide development project managers and supports quality development in the County.

The Worth County Economic Development Authority negotiates local incentive agreements from project to project based on the overall attractiveness of the project. Determining factors of local incentive packages are based on the number of jobs being created, the quality of the jobs being created, benefits, amount of private investment, and the time to complete a project.

We also work in conjunction with the local Chamber of Commerce to foster an environment for local entrepreneurs that is conducive to successfully owning and operating a new or existing business.

Economic Development Authorities (EDAs) use policies and efforts that seek to improve the economic well- being and quality of life for a community or region by creating and/or retaining jobs and supporting _or growing incomes and the tax base. More broadly defined as anything a community does to foster and create a healthy economy. The goals of Economic Developers include:

- Business Recruitment and Expansion - attracting new business
- Business Retention and Expansion - enhancing existing businesses
- Business Start-ups - encouraging the development and growth of new businesses

The EDA's purpose is to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States Economic development involves the allocation of limited resources including land, labor, capital, and entrepreneurship in a way that has a positive effect on a community's business climate or the level of business activity, employment, income distribution patterns, and fiscal solvency:

Our Mission

"To encourage and promote the expansion and development of industry, agricultural trade, commerce, and available facilities in Worth County, and to make long-range plans, therefore, to relieve insofar as possible unemployment within its boundaries ... "



Economic Development Authority

www.worthcountyeda.com

The Worth County Economic Development Authority

The Worth County Development Authority was created by the Georgia General Assembly through a State Constitutional Amendment in 1966 (Acts and Resolutions of the General Assembly of the State of Georgia. 1966 No, 1961 House resolution No. 115-201 Page 860) and ratified by the voters of Worth County in 1968. The enabling legislation for all development authorities can be found at OCGA 36-62-1.

The Mission Statement of the Worth County Economic Development Authority is:

"To encourage and promote the expansion of industry and agriculture trade, and commerce, and available facilities in Worth County, and to make long-range plans, therefore, to relieve insofar as possible unemployment within its boundaries .."

According to the By-Laws of Worth County Economic Development Authority, Article I, The Purpose of the Authority is as follows:

"The general purpose of the Authority is to encourage and promote the expansion and development of industry, agricultural trade, and commerce and the facilities therefore in Worth County and to make long-range plans, therefore, to create job opportunities and to relieve, insofar as possible, unemployment within its boundaries and to generally promote and economic and commercial climate which will maximize the development of human and natural resources of the community, and to that end to exercise all of the board powers granted the Authority under the laws referred to in the Preamble."

Like other development authorities, the Worth County Development Authority (WCEDA) was created to be a conduit for economic development. The WCEDA assists economic development efforts through its ability to serve as a means to:

- ▶ Reduce the cost of financing
- ▶ Provide temporary ad valorem property tax relief
- ▶ Develop industrial parks and speculative buildings
- ▶ Develop and finance infrastructure improvements necessary for the development
- ▶ Promote the community as a choice location for business location and expansion

Characteristics of a High Performing Development Authority:

- Driven by their Customers
- Operate with a Strong Strategic Plan
- Measure their Results and Adjust Accordingly
- Creative Risk Takers
- Build Strong Alliances and Networks

**Worth County Economic Development
Authority Economic
Development Plan
2015**

- Earn the Trust and Respect of their Communities
- Efficient with their Funding and Resources
- Invest in their People, i.e. staff
- Passionate, Innovative, Knowledgeable, and Capable Board Members
- Leaders are Highly Effective Communicators
- Ethical and Represent Community Interests

Worth County Economic Development Authority Economic Development Plan 2015

The Economic Development Process

Economic development can be defined as a program, group of policies or set of activities that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs that facilitate growth and provide a stable tax base. In short, economic development is the creation of wealth through jobs and capital investment.

Economic Development efforts typically involve the following components:

- ▶ **Job Creation** - Job creation is the traditional objective of economic development. Job creation is a quality issue and not just a quantity issue. The new jobs created should support the desired standard of living for the individual and the community
- ▶ **Job Retention** - Job Retention can also be referred to as business retention and expansion. Job retention focuses on maintaining the current employment levels in a community.
- ▶ **Quality of Life** - Quality of Life involves many factors and variables, but it is what makes living, working, and conducting business in a community worthwhile. Quality of life is a personal issue.

There are numerous theories to explain the economic development of communities. Most of these theories deal with the export and import of goods and services. Many economists adhere to the Economic Base Theory which states:

- ▶ **Basic Economic Activity** - Economic Activities that attract money to the local economy (the creation of wealth through new money coming into the community)
- ▶ **Non-Basic Activity** - Economic activities that serve the local market (money that is spent throughout the community for goods and services before it leaves the community)

Communities that are Successful in Economic Development have the following in Common:

A Common Vision for the Future by the Populous
A Desire and Commitment by both Public and Private Leadership to Achieve Success
A Desire to Unite for the Good of the Community and Resolve Divisiveness
The Ability to Adapt and Change (quickly) your Strategy based on Local and Global Economic Conditions

Worth County Economic Development Authority Economic Development Plan

2015

It must be pointed out that Economic Development is a process of elimination. Companies are looking for ways to eliminate your community - they are not looking for reasons to keep you on their lists. Companies want a shovel-ready site. They will not locate on a promise and they cannot wait for you to install services. Overall, companies are looking for ways to lessen their risks. They are looking for communities that have the product and workforce that they need. Companies are also looking for communities that can lower their costs and they can shift from spending money to making money.

With the understanding that economic development is a process of elimination; the following are vital statistics for Worth County:

Select Demographic and Economic Factors Worth County, Region 10 and the State of Georgia

Metric	Worth County	Region 10	State
2014 Population	21,596	3,713,322	9,978,939
Population Growth, 2014 - 2019	-0.47%	0.045%	0.09%
Poverty	21.40%	27.00%	19.20%
Births to Unwed Mothers	58.20%	60.18%	45.10%
Median Household Income	\$10,214	\$17,193	\$11,587
Per Capita Income	\$18,373	\$17,152	\$25,028
Unemployment %	7.0%	7.40%	6.30%
Employment Growth*	-0.56%	-0.065%	1.50%
Dropout Rate	57.0%	41.6%	37.0%
3rd Grade Reading (% exceeds)	37.6%	32.62%	21.6%

Sources and Notes

Unemployment and Employment Growth: Georgia Department of Labor (Feb. 2015, 8 year over the year (Feb 2015 vs Feb 2014)

Education Metrics: Governor's office of student achievement, 2013-2014 Report Card Dropout rate for 9 - 12 grades, region based on 8 counties where the data is available Births to unwed mothers (2011) straight average, Poverty rate straight average (2012) Per capita income, straight average

The following is a list compiled by Area Development and Site Selection Magazine. The list ranks and compares in order the top ten decision factors made by companies that were involved in relocation in 2013. Those factors being:

Worth County Economic Development Authority Economic Development Plan

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History of Top Location Decision Factors Survey, Corporate Decision Makers

Location Decision Factors	2013	2012	2011	2010	2009	2008	2007	2000	2005
Availability of Skilled Labor,	1	3	2T	7	6	6	4	8	3
Highway Accessibility	2	1		1	2	1	1	2	1
Labor Costs	3	1	2	2	1	2	2	1	2
Occupancy/Construction Costs	4	5	5	4	7	3	5	7	7
Availability of Advanced ICT Services	5	4	•	•	•	•	•	•	•
Corporate Tax Rate	6	7	4	6	5	8	7	3	6
State & Local Incentives	7	13	ST	5	8	7	8	N/A	r/A
Low Union Profile	8	10	10	•	•	9	10T	•	•
Energy Availability & Costs	9	6	7	9	4	5	3	9	10
Tax Exemptions	10	9	8	3	3	4	10	6	B
Available Buildings	•	8	•	•	•	•	•	•	•

* Not in top ten factors for year shown

Source: *Area Development Magazine*, Corporate Surveys, 2005 to 2013

This second list ranks the top quality of place factors also compiled by *Area Development and Site Selection Magazine* from 2012. Those factors being:

History of Top Quality of Life Factors, Corporate Decision Makers

	2012	2011	2010	2009	2008
Low Crime Rate	1	1*	1	1	1* (Tie)
Healthcare Facilities	2	4	2	2	1* (Tie)
Housing Costs	3(Tie)	2	3	4* (Tie)	3
Housing Availability	5	6	4	3	4* (Tie)
Ratings of Public Schools	3 (Tie)	3	5	4* (Tie)	4* (Tie)
Climate	7	7	6	6	6
Colleges & Universities in the Area	6	5	7	8	7
Cultural Opportunities	9	9	8	9	9
Recreational Opportunities	8	8	9	7	8

Source: *Area Development Magazine*, Corporate & Consultants Surveys, 2008 to 2012

Economic Development Plan

Goal 1: Support Existing Industries

Worth County Economic Development Authority Economic Development Plan 2015

A good way to support existing industries is to develop a business, retention, and expansion program (BRE). BRE is important to communities because research has shown that existing businesses represent 70% - 80% of new investment and job creation in a community. A strong BRE program returns investment to the community. Most BRE programs focus on industry, the largest employers in the community (i.e. hospital), and manufacturers in general.

Existing Industry Relocations or Closings:

- Eliminate Local Jobs
- Reduce the Local Tax Base
- Lower Surrounding Property Values
- Contribute to Blight or Decline
- Lower Community Image and Shake Confidence
- Lead to Addition Closings as Economic Activity Contracts

Existing Industry Expansion can:

- Keep or Increase Local Jobs
- Preserve or Increase the Local Tax Base
- Increase Local Property Taxes
- Enhance Community Image and Increase Confidence
- Maintain the Economic Health of Sectors/ Clusters

Action Steps:

Identify Existing Industry and develop relationships - Visit Industries - This can be accomplished by the Executive Director of the WCEDA or a combination of the Executive Director, Authority Board Members, and Community Leaders. The purpose of the visits is to get on a first-name basis with the company's representatives. The visits should give the Authority insight into the company if they are planning on an expansion, add an additional line or employees, future acquisitions, downsizing, problems with the workforce, and issues with the community and community leaders. Develop a list of concerns and issues from Industry that the community can act upon - the key here is to make sure that the community follows-up with any issue that has been identified.

Develop a list of contacts and programs - Work with DCA, DEcD, OneGeorgia, DOL, SBDC, USDA, and the Technical Colleges to identify contact names, programs, and services that could assist existing industries in Worth County. These programs and services should be paired with the issues identified from the industry visits.

Host Seminars - A good BRE Program will from time to time host seminars to bring in specialists to discuss topics such as marketing, workforce development issues, new assistance programs, and developing new markets.

Always treat working with Existing Industries as a recruitment project. Remember, your current existing industries are another community's recruitment list.

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Goal 2: Emphasis on Identified Targeted Industries

The purpose of having a target industry list is intended to provide Worth County with a framework to focus its resources on those areas that will hold the most return on time and marketing dollars invested in expansion and attraction efforts. The key to recommending industry targets is to match feasibility (strengths and assets) with desirability. The targeted industry list should take into consideration geographic location, available workforce, available land, education & training, and Worth County's infrastructure. The decision to focus on a select few target industry groups or functions does not preclude improvement and possibilities in other areas. Rather, the priority targets are, or have the potential to produce income and value for Worth County and the surrounding region. Action Steps:

- ▶ Work with the Georgia DEcD and Utility Companies to identify industry trends in the state and region.
- ▶ Develop a marketing campaign to target industries - identify trends that are occurring within Worth County and the region.
- ▶ Define Worth County's Niche Markets or what Worth County does best
- ▶ Know who the community's Major Employers are and who their suppliers are
- ▶ Know the Skill Sets of your WorkForce
- ▶ Define and Understand Worth County's Location and Competitive Advantages.
- ▶ Examples of a Possible Targeted Industry List for Worth County
 - Agriculture - Value-Added Agriculture
 - Food Processing
 - Timber/ Wood Industries
 - Irrigation Supply Industries
 - Agriculture Equipment and Parts - Manufacturers-Distributors-Suppliers
 - Suppliers to Existing Industries
 - Distribution

Goal 3: Review the Need for a Speculative Building

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Review the need for a Speculative Building in the community. -Numerous arguments exist in favor of building a Speculative or Spec Building for potential recruitment of industry. Worth County may be considered non-competitive if it does not have a Spec Building to market to prospective industrial recruits. The main benefit of a Spec Building is that it is used as "bait" to increase visitations by prospective industries to the community. Many if not most speculative industrial buildings do eventually prove successful, being sold or leased for manufacturing or other industry employers. On the other hand, with the difficult economic times we are currently in - the Great Recession - the timing may not be right for the construction of a Spec Building. There is a risk of constructing a Spec Building and have the building potentially sit vacant for many years. It is also difficult to prescribe a building project that is both flexible and competitive for different types (dimensions) of prospective employers. Ideally, you want to construct a Spec Building that can be expanding in each direction if needed. And, in a lot of cases, the community will have to give the building away along with other incentives to attract industrial recruits. In all probability, you will not get your money back on the building. A final point in the consideration of the need for a Spec Building, a community must consider if they have missed any project activity because they didn't have one.

Goal 4: Internal and External Marketing Campaign

Internal marketing is often overlooked because the emphasis in economic development is on recruitment, which is supported by external marketing.

Action Steps - Internal Marketing:

- It is important for the Economic Development Authority to make quarterly presentations to the Worth County Board of Commissioners and the city of Sylvester on economic development activities. Designate one Board Member to be a liaison with the city of Sylvester and with the Worth County Commissioners for better and improved relations.
- An inventory of assets needs to be established - The Development Authority needs to develop a list of economic development assets for Worth County that includes available buildings (both publically and privately owned), available land, infrastructure capacity, workforce details, and demographic information. A good place to begin research on the community's assets is the Worth County Comprehensive Plan. This is to ensure that the Economic Development Authority, the city of Sylvester, and the Worth County Board of Commissioners are all moving in the same direction.
- The Development Authority needs to meet regularly with local media to build a strong relationship and set communication/press release protocols. This builds a foundation for getting out the good word and dealing with negative news. This will help when you ask the media to respect the confidentiality of a project.
- Development Authority needs to submit economic development success stories to the local newspaper - This could be done quarterly. The topics could include local industry announcements, industry trends, regional economic development activities, marketing, highlight state agencies and programs, and local testimonials about doing business in Worth County. This is certainly not an exhaustive list. The purpose of the articles is to make local

Worth County Economic Development Authority Economic Development Plan

2015

citizens aware of local economic development activities and economic development in general.

- Establish and make better use of social media such as Facebook and Twitter. As with submitting local articles to the newspaper, the same content can be used with social media to achieve the same purposes.
- Complete a county-wide branding campaign that all agencies can readily identify and use.
- Continue to nominate and recruit participants for the Region 10 Georgia Academy for Economic Development.
- Place the mission statement of the Economic Development Authority on all publications of the Worth County Economic Development Authority as well as other prominent places.
- Develop an Industry Appreciation Day to recognize those industries that do business in Worth County

Action Steps - External Marketing:

- The Development Authority should develop and improve a website for economic development in the community. At a minimum, this website should include the executive director's contact information (name, mailing address, telephone number, e-mail address) in a very visible place on the website. It should also include any major information about Worth County such as buildings and sites, community information, and maps. There should be pictures of your available buildings and sites on the website and they should be printable. Links to other community agencies such as the city of Sylvester along with the school board and county commissioners should also be included.
- Market Worth County to statewide project managers with the Georgia Department of Economic Development (GDEcD), Georgia Power, Georgia EMC, and Electric Cities of Georgia (ECG).
- List all currently available land and existing industrial and manufacturing buildings with GEcD, Georgia Power, Georgia EMC, and Electric Cities of Georgia (ECG). Preferably this is a property that the Economic Development Authority owns or at least has access to. This makes Worth County more visible and gets you on the "radar."
- The Executive Director of the Development Authority needs to be a member of the Georgia Economic Developer's Association (GEDA) and participate in the monthly meetings and annual conferences.
- The Executive Director of the Development Authority needs to be a member of Locate South Georgia (LSG) and participate in the marketing functions of the group.

Worth County Economic Development Authority Economic Development Plan

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- Executive Director, Executive Development Authority Board, Elected Officials, key Chamber of Commerce members, and Community Stakeholders need to visit the Georgia Resource Center (GRC) in Atlanta.

Goal 5: Establishment of an Incentives Policy

Develop written Policy on Incentives - Economic development incentives, non-financial and financial; include fast-tracking the planning and permitting process to tax abatements. These incentives should be to attain specific economic goals such as job creation, capital investment, or business retention and expansion.

Action Steps:

- The Development Authority should work with the Worth County Tax Assessor, Worth County Board of Commissioners, the city of Ocilla, and the Worth County School Board to develop an economic development incentives policy - Goals and measurable objectives should be agreed upon between the County; City and Industrial Development Authority to create a context and accountability for the use of local economic development incentives.
- Conditions set as to what local incentives can be offered - The incentives policy should have a clearly defined evaluation process. Evaluation activities and factors usually will include a cost/benefit analysis, an analysis of the impact of existing businesses, and a determination of whether the project would proceed if local incentives are not offered.
- Tie incentives to job creation and capital investments - Local incentives should be based on the number of jobs created, the types of jobs created, and the total capital investment.
- Provide for clawbacks - An economic development incentives policy should require that specific performance standards be established for each project receiving incentives. These performance standards will help the Economic Development Authority gauge the effectiveness of its overall economic development program and may be used to recover promised financial benefits and incentives, through clawbacks, of industries failing to fulfill their commitments.

Goal 6: Administration

Economic development has evolved into a professional industry of highly specialized practitioners. The practitioners have three key roles: one is to provide leadership in policymaking and another is to administer policy, programs, and projects. Their final role is to seek out new economic opportunities and retain their existing business wealth.

Action Steps:

Ensure that the Executive Director has an opportunity to attend all training available.
Ensure that the Development Authority is properly staffed. Development

Worth County Economic Development Authority Economic Development Plan

2015

Authorities are no longer "One-Man Shops" and require staff to handle all of the day-to-day activities and the recruitment process. Do you have enough staff to meet the priorities of the Development Authority, dictated by the mission statement?

Periodically Review the Mission Statement and Check for Relevancy

Appreciation and Recognition

- Sponsor One Day Events or Seminars for Existing Industry
- Sponsor Week Long Events such as Industry Appreciation Week
- Visit the Home Offices of Existing Industries
- Recognize Workforce Training Programs and those business employees that have received and completed it

Properly Measure Performance and Activity of the Development Authority

- Performance Measures include measurable indicators that are tied to goals.

Examples:

- Jobs created and retained
- Unemployment rate
- Average Wage
- Property Values
- Total Taxable Property Values
- Capital Investment
- High School Graduation Rate
- Percentage of Adults with College Education

- Activity Measurements represent actions that reflect programmatic enhancements and progress towards benchmark achievements

• Examples:

- Number of Visitors Visited in BRE Program
- Creation of Target-Specific Web Page
- Develop of new Industrial Park
- Installation of Infrastructure
- Number of people served by Development Authority programs or partner programs
- Creation of a High School Career Academy

PARTICIPANT COMMENTS AND INPUTS

Worth County SWOT Meeting

<p><u>STRENGTHS</u></p> <p><u>3 AIRPORT</u></p> <p>Δ GRAD READY TO GRAD SELECT</p> <ul style="list-style-type: none">- GOV'T COORDINATION- WORTH CO. HEALTH DEPT. - 3 EMS, 911, MEDICAL, DENTAL COMPREHENSIVE, ACCESSIBLE- LOW ISO RATING - 4 PAID STATIONS- ALL NEW SCHOOLS - CERT. COLLEGE CAREER ACADEMY- WORK-BASED LEARNING- VILLAGE GARDEN - FEEDS COMMUNITY HEALTHY COMMUNITY- REC. - SPLASH PARK, WIDE REC. TRP. NEW COUNTY REC FACILITY W/CITY- STRONG CIVIC ENGAGEMENT- COUNTYWIDE FIBER OPTIC - 3 IND. PARKS- EXISTING RAILROAD- CHURCHES	<p><u>WEAKNESSES</u></p> <ul style="list-style-type: none">- RETAINING TALENT - NO HOME HEALTH CARE- REVENUE - LOW TAX BASE FREEPORT EXEMPTION- LARGE GEOGRAPHIC AREA- LACK OF TRANSPORTATION OPTIONS- POVERTY RATE ??- LACK OF LODGING- URBAN LOCATION OF GRAMMAR SCHOOLS <p><u>OPPORTUNITY</u></p> <ul style="list-style-type: none">- HUNTING - PROVIDES LODGING- TRAFFIC COUNT - HWY 82, 33- 5 STATE HWYS- OPP. FOR FUTURE LEADERS
--	---

<p><u>THREAT</u></p> <ul style="list-style-type: none">- LACK OF DIVERSE INDUSTRY + <u>SECTOR</u> EC.- IMPACTS TO AG. (WEATHER, ETC.)- INDUSTRIES ARE LARGELY AG-BASED- TRANSPORTATION FUNDING FORMULA BY THE STATE- INCREASE TRUCK WEIGHT
--

BOC STAFF

ANOBLA HARRAJI, County Clerk
HELEEDA NGOUAR, Landfill
KIM STRIPLING, HR / Payroll
LAVERN WATKINS, Interim Finance Director

Board of Commissioners
Worth County

201 N. Main St., Suite 30
Sylvester, GA 31791
Telephone 229-776-8200
www.worthcountybo.com

COMMISSIONERS

FRED DENT, Chairman
JOB GAINES, District 1
KEN HALL, District 2
VACANT, District 3
BILLY McDONALD, District 4
CARL ROWLAND, County Administrator
RALPH POWELL, County Attorney

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

Dear Commission Members;

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

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

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

If you have any questions concerning our submittal, please contact Carl Rowland, County Administrator at 229-776-8200, option 5.

Sincerely,



Fred Dent
Chairman

Enclosures

Mayor
Dustin Grubbs

City Clerk
Diane Harris

City of Poulan
204 N Hunton Street
P.O. Box 69
Poulan, Georgia 31781

229-776-4097/Telephone

229-776-2998/Fax

August 17, 2018

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

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Dustin Grubbs, Mayor at 229-776-4097 or email clerk@cityofpoulan.com.

Sincerely,



Dustin Grubbs
Mayor, City of Poulan

Enclosures

TOWN OF SUMNER

706 Walnut Street
P.O. Box 919
Sumner GA 31789
229-776-7384 Telephone
229-776-4846 Fax
clerk@sumnerga.com

□ Howard Vogan, Mayor □ Jesse Kelley, Mayor Pro-Tem □ Jimmy Cross P-2 □ Jane Long P-3
□ Billy Dorsey P-4 □ Jimmy C. Nelms, Superintendent □ Milissa Dobbins, City Clerk
□ Jay Crowe, Attorney

August 24, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Milissa Dobbins, City Clerk at 229-776-7384/or Howard Vogan , Mayor at 229-848-/howvogan@yahoo.com.

Sincerely,



Howard Vogan
Mayor, City of Sumner

Enclosures

City of Sylvester

101 North Main Street
P.O. Box 370
Sylvester, Georgia 31791
229-776-8505 t
229-776-8519 f
www.cityofsylvester.com



August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Glenice Stephens at 229-776-8505.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Yearta', written over a horizontal line.

William Yearta
Mayor, City of Sylvester

Enclosures



City of Warwick

132 Washington Street P. O. Box 59
Warwick, Georgia 31796

Office: 229-535-6256 Fax: 229-535-4767
warwickcityhall@gmail.com

Mayor: Juanita Kinchen
City Clerk: Lechia Garrison
City Attorney: Tommy Coleman
Police Chief: Thomas Stewart

City Council
Ronnie Fennell- Mayor Pro-Tem
Christopher Wheeler
Jacqueline Hill
Walter J. Vinson

August 17, 2018

Southwest Georgia Regional Commission
PO Box 346
Camilla, GA 31730

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Lechia Garrison, City Clerk at 229-535-6256 or warwickcityhall@gmail.com.

Sincerely,

Juanita Kitchen
Mayor, City of Warwick

Enclosures

RESOLUTIONS

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA**

RESOLUTION WC-2018-10

A RESOLUTION ADOPTING THE WORTH COUNTY COMPREHENSIVE PLAN

WHEREAS, the Board of Commissioners of Worth County found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

WHEREAS, the Board of Commissioners of Worth County held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Worth County that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

ADOPTED this 18th day of October, 2018.



ATTEST:


Angela Harrah, County Clerk

BOARD OF COMMISSIONERS
OF WORTH COUNTY, GEORGIA


Fred Dent, Chairman

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

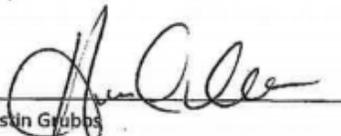
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

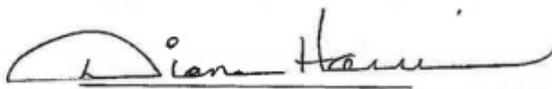
THEREFORE, BE IT RESOLVED by the City Council of Poulan, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 23rd day of October 2018.

Mayor


Dustin Grubbs

Witness


Diana Harris, City Clerk

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

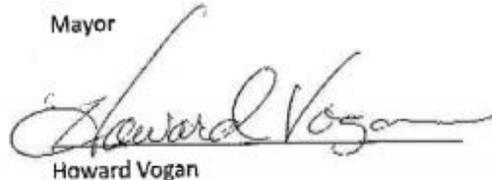
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

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

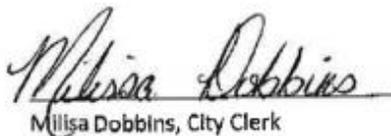
Adopted on the 5th day of November 2018.

Mayor



Howard Vogon

Witness



Melissa Dobbins, City Clerk

RESOLUTION NO: 2018-13

A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

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

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

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

Adopted on the 15th day of October 2018.

Mayor


William Rearta


Witness


Carolyn Williams, City Clerk



A RESOLUTION TO ADOPT THE WORTH COUNTY COMPREHENSIVE PLAN

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

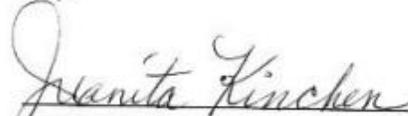
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

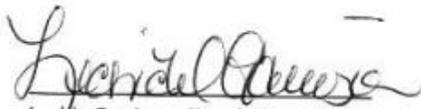
THEREFORE, BE IT RESOLVED by the City Council of Warwick, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 1st day of November 2018.

Mayor


Juanita Kinchen

Witness


Lechia Garrison, City Clerk



References:

Census Reporter (2023). <https://censusreporter.org/profiles/16000US1362496-poulan-ga/>

Georgia Department of Transportation (GDOT 2023). Traffic Data. Retrieved from:
<https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

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Georgia Municipal Association (2020). Retrieved: <https://www.gacities.com/Home.aspx>