



The Future of
ALL TREUTLEN COUNTY

A Joint Comprehensive Plan
for Treutlen County and Soperton, Georgia



August, 2021

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ALL TREUTLEN COUNTY

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

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The Treutlen County Joint Comprehensive Plan Coordination Committee
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Heart of Georgia Altamaha Regional Commission



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Introduction & Executive Summary



Iva Park, Soperton

The Future of All Treutlen County -- The Treutlen County - Soperton Joint Comprehensive Plan is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of October 1, 2018. It is a joint plan for Treutlen County and the City of Soperton.

Treutlen County is a small, rural county of about 7,000 persons located in central Southeast Georgia. It is also small in size as it is only about 200 square miles in land area. The community is located along I-16 just east of Dublin/Laurens County, almost midway between Atlanta and Savannah. Treutlen's only municipality, and its county seat, is Soperton, a small town of about 3,000 persons full of Southern charm, sta-



tely single-family homes, large yards, many trees, a safe environment, a lower cost of living, and a friendly, caring, and neighborly populace. The community describes itself as truly green and quiet, just off the beaten path, perfect for raising a family, retiring to a slower pace of living, or creating or expanding a business. Treutlen County is served by a Class I railroad, and has two available industrial sites with rail service which are located closer to I-16 than any other rail served industrial site in the entire Macon-Savannah I-16 corridor. The community does have much to offer and welcome the visitor, resident, or entrepreneur alike beyond its very apparent locational and transportation resource advantages.

Treutlen County is located amidst a year-round verdant landscape of towering Southern pines; a caressing, warm climate of friendly people, and healthy temperatures; and inviting and enchanting outdoor fun and adventure highlighted by the scenic, black waters of the Oconee and Ohoopsee rivers. The self-described next great small town is only a very short drive away from the larger, but still rural, micropolitan statistical areas of Dublin and Vidalia, along with easy access to the metropolitan areas of Macon and Savannah.



Oconee River

Not only is Treutlen County located in a comforting and relaxing sea of pine trees, it has a long history of leadership and stewardship related to the pine tree and its uses. Soperton is called “The Million Pines City” because a local Treutlen County resident, James Fowler, first planted pine seedlings rather than relying on random natural regeneration of his farm beginning in the 1920s. Fowler eventually planted about 7,000,000 pines. His farm was an outdoor laboratory for Charles Herty, who invented new, less destructive methods for farming turpentine from Southern pines with his Herty cup and other means, and who also developed a process to make paper from the pine trees. The first newspaper printed on paper created by using the Herty process was the local *The Soperton News*, and a copy of that issue resides



in the Smithsonian. Treutlen County and Treutlen Countians were the center of the 20th century revival of turpentine, and the last turpentine commercially farmed in the U.S. came from a Treutlen County farm. In the late 2000s, the first commercial effort in the U.S. to produce ethanol from wood cellulose was initiated in Soperton, but has not yet proven successful. Soperton has celebrated a Million Pines Festival for almost 50 years, and it is recognized as one of the South's best arts and crafts shows.



U Pine Forest **L** Million Pines Festival **R** Turpentine from Pine Woods

While the area surrounding and including Treutlen County/Soperton was settled early in Georgia history after Creek Indian cessions, Treutlen County itself is one of Georgia's younger counties, created only in 1918 from Emanuel and Montgomery counties. Soperton actually was created earlier as a town in Montgomery because of the development of the Macon, Dublin, and Savannah Railroad in the late 1800s/early 1900s. Soperton's City Hall is now located in the railroad's former depot and has been there since 1972. Despite its many resources and assets, Treutlen County and Soperton have somewhat struggled to overcome the economic challenges and changes of the 20th and early 21st centuries. County population today remains somewhat less than that at county establishment. The community does have a top-rated school system, and continues to develop postsecondary opportunities, and other amenities. These assets, when combined with its locational advantages, family-friendly atmosphere, and overall high quality of rural, small town life, make it a yet-to-be discovered



diamond in the rough with much potential to truly be the next great small town. The local governments, along with the entire community body, are cooperatively working to improve assets and address local issues to grow beyond the pines together.



L Historic Railway **R** Historic Residence

While there is much to be optimistic about the future growth and development of the community, it has not yet been realized, and there are serious issues requiring attention. Much of historic downtown Soperton is vacant, the community has only limited industry and retail/service sectors, and the population has remained relatively stagnant. Almost twenty (20) percent of Treutlen Countians are 65 or older, compared to about 13 percent in Georgia. Over a fourth (27.5 percent) of the population lives in poverty, compared to 13 percent in Georgia. Incomes overall are low. Per capita money income in the county, as measured by the Census Bureau from 2015-2019, (\$21,830) is about 70 percent that of Georgia (\$31,067). The county median household income for the same period (\$32,241) is about 52 percent that of Georgia (\$61,980). Unemployment in the county was 6.0 percent, as an annual average in 2020, slightly lower when compared to the surrounding area, and Georgia's 6.5 percent. Such statistics have resulted in Georgia ranking Treutlen County as a 2021 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Treutlen County, and thus a big incentive for business job creator entities and further economic improvement. Low incomes, high unemployment, and a limited tax base have long been concerns within Treutlen County.

The future Treutlen County will work hard together to take advantage of its assets and opportunities, and address its issues. It will strive to be recognized as an ideal location of rural family-centric living, a slower-paced high quality of small town life, a caring community pulling together, and a recognized gem of education, recreation, and overall rural life. The community will be a desired address for both business and residential growth, and an outstanding place to live, raise kids, work, recreate, or visit. Growth will be well managed and guided to locate near the existing and planned infrastructure and services of Soperton, and will be respectful and protective of the existing character and noted history, and the community's fields, forests, open spaces, and its unique and special natural and cultural resour-



ces. The community will truly be recognized as a special place and great small town of rural development and life known for its envious and coveted quality of life, its involved and caring citizenry, its cooperative spirit, and its educational, historic, and outdoor adventure opportunities. Many will enjoy the welcoming Southern hospitality, charm, and outstanding history, and living, working, playing, or doing business in Treutlen County.



L Million Pines Festival **M** Historic Residence **R** Farm Land

This Treutlen County Joint Comprehensive Plan was developed to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. The title of this plan was chosen carefully to represent our goals and encourage interest, reading, and implementation. “The Future of All Treutlen County” captures reference to Treutlen County’s diverse goals rooted in the heritage of pine tree farming, environmental leadership; numerous natural and cultural resources; its advantageous location; as well as our desire to prosper across the entire community, for all countians. The Treutlen County community wants to protect its heritage, rural character, and smalltown charm; enhance its economy; conserve its fields and forests and natural splendor; improve its infrastructure; recognizes broadband service is desperately needed; support the local school system and other educational venues and opportunities; attract new residents and retirees; locate businesses and compatible jobs; celebrate its heritage; and grow tourism, among its guiding aims and principles outlined herein. The community truly wants to be a recognized as an exceptional rural smalltown widely known for its many attributes; its educational, recreational, and business opportunities; its quality-of-life; and its convenient location.

Previous Plans. This comprehensive plan is the fourth within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1991, the second in 2006 and the third in 2016. The second plan does contain some local information which may not easily be found elsewhere and may remain of use. At least these last plans should remain, at least in hard copy, available from the Treutlen County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2016 plan is available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.



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

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



L Downtown Soperton Park **R** Oconee River



Population Projections. The official 2010 Census population of Treutlen County was 6,885, up by only 31 persons from 2000's 6,854. This slight growth was significantly much less than that of Georgia's 18.3%, and also much less than that of the national U.S. rate of 9.7%. Treutlen County's population had grown by over 14 percent from 1990 to 2000. These numbers only highlight Treutlen's struggles and ongoing economic difficulties. Treutlen County's location, high quality of life and other assets do offer hope and possibilities for the future. The U.S. Census Bureau estimate for 2019 Treutlen County population is 6,901, up by 16 persons from 2010. This suggests, as does the current unemployment rate, a generally stabilized local economy lacking much development for the new 10 year period, and does further highlight current economic difficulties and concerns. The high mark of population in Treutlen County was that recorded at creation in 1920. Treutlen County's 1920 population was 7,664. There have only been three decades in county history which have shown population growth, the 1930s, 1970s, and the 1990s (other than the slight growth of the 2000s). Treutlen County's location, its rich history, community spirit, abundant and outstanding natural resources, many working fields and forests, its outstanding and rich quality of small town life, and easy access to larger metro areas and Georgia's ports are positive factors and influences for a turnaround and for future growth and development, and a rebound in population. The 2019 Census population number is only an estimate, but highlights the need for growth.

Population Projections, Treutlen County

	2010	2020	2021	2025	2030	2035	2040
OPB, 2020	6,885	6,877	6,859	6,919	7,005	7,057	7,064
HOGARC Regional Plan	6,885	7,069	-	7,219	7,372	-	7,689
Regional Commission	6,885	7,323	7,361	7,514	7,710	7,911	8,117

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

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Treutlen County from 2020 are 7,005 persons in 2030 and 7,064 persons in 2040, forecasting minor increases. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Treutlen County, as noted in the 2019 Regional Plan, show moderately higher projection population levels than current OPB, however slightly less than current Regional Commission projections. More recent Regional Commission projections, which take into account 2019 Census estimates, unlike OPB, do however project some modest future population growth. These latest Regional Commission projections include 7,710 in 2030 and 8,117 in 2040. The Regional Commission projections indicate slow, but somewhat steady, expected population growth.



Coordination with Other Plans. Treutlen County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan's preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Treutlen County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

The Treutlen County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission's Comprehensive Economic Development Strategy. The Strategy's goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Treutlen County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

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

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The City of Soperton, and Treutlen County in compliance with the Environmental Planning Criteria, having adopted an implementing, consistent ordinance in 2001 and 2017 respectively. Each local government, with the assistance of the Heart of Georgia Altamaha Regional Commission, adopted the Region's model "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management,



Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Treutlen County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Treutlen County, which is consistent with a quality community and the DCA Quality Community Objectives. The Treutlen County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.



L Trail Sign **R** Antique Police Car, Downtown Soperton

Community Engagement Process. Throughout the planning process Treutlen County, and its municipalities, actively collected and incorporated input from community members. Creating civic engagement was an essential and central component to developing the comprehensive plan. Several opportunities, including stakeholder meetings, an online survey, and community drop-in sessions, were provided to the community in order to gain as much input as possible.

The first step that was taken in the civic engagement process was to identify a list of stakeholders. Each stakeholder was invited to participate in a steering committee, or plan coordination committee. The committee, comprised of elected and appointed local government officials, local economic development representatives and other community stakeholders, met regularly over a period of several months and was responsible for guiding the development of the comprehensive plan.

In addition to holding regular stakeholder meetings, several other opportunities were also given to the community to participate in the planning process. An initial public hearing was held on April 8, 2021 and was advertised in the newspaper in order to make citizens aware of the plan update and the planning process. On April 27, 2021, a community input drop-in session was held in order to provide citizens with another opportunity to discuss their opinions on what changes they would like to see with the plan and with their community. In addition,



a final public hearing was held on August 26, 2021, in order to provide the public with the opportunity to review the updated final comprehensive plan draft.

1. Interactive Website

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



L Public Meeting **R** Corn Harvesting, Treutlen County

2. SWOT Analysis

An initial steering committee meeting was held on March 9th, 2021. During this meeting, members of the steering committee participated in a SWOT analysis where they identified strengths, weaknesses, opportunities, and threats in Treutlen County. Figure 1 shows the results of the SWOT analysis. This activity provided a starting point in identifying the overall Issues and Opportunities of Treutlen County, which are addressed in "Needs and Opportunities."

The SWOT analysis showed that some of Treutlen County's biggest strengths include its centralized location, the education system, and its transit system. Treutlen County offers both interstate & railway access that is attractive to many industries. The education system in the area has created a skilled labor force that is ready to work and that can enjoy the low cost of residing in Treutlen County. The County's transit system is also attractive for those who wish to enjoy a public transportation option that is uncommon to find in many rural areas. Other strengths of Treutlen County include the low crime rate, the recreation department, walking trails, and waterway access.



During the SWOT analysis, several weaknesses of Treutlen County were discussed. A key concern for the county is the lack of job opportunities, which results in many residents having to find employment outside of the county. There is also a lack of amenities and entertainment options for residents. In addition, there are only a few options for services and grocery stores and also not a lot of activities/organizations for the youth to participate in. Another major concern for the county is the lack of both quality and affordable housing.

The next portion of the SWOT analysis pertained to identifying opportunities in Treutlen County. A large portion of land in Treutlen County is undeveloped, which provides the opportunity for growth. There is also plenty of opportunity at the industrial park which may assist in attracting industries to the area. The land in Treutlen County also provides the opportunity to attract people from out of state through hunting clubs. Several other opportunities that exist in the Treutlen County include re-using the old job training center building, creating a farmers market, utilizing the old softball field, expanding the transit system, and developing a Boys & Girls Club.

The final portion of the SWOT analysis included the discussion of possible threats to Treutlen County. A major threat that was identified is the City of Dublin. Dublin offers many more amenities, services, and commercial options than Treutlen County currently does. Other threats that were identified include the drug rehab center near the county line, and the current lack of political and public support for new projects.

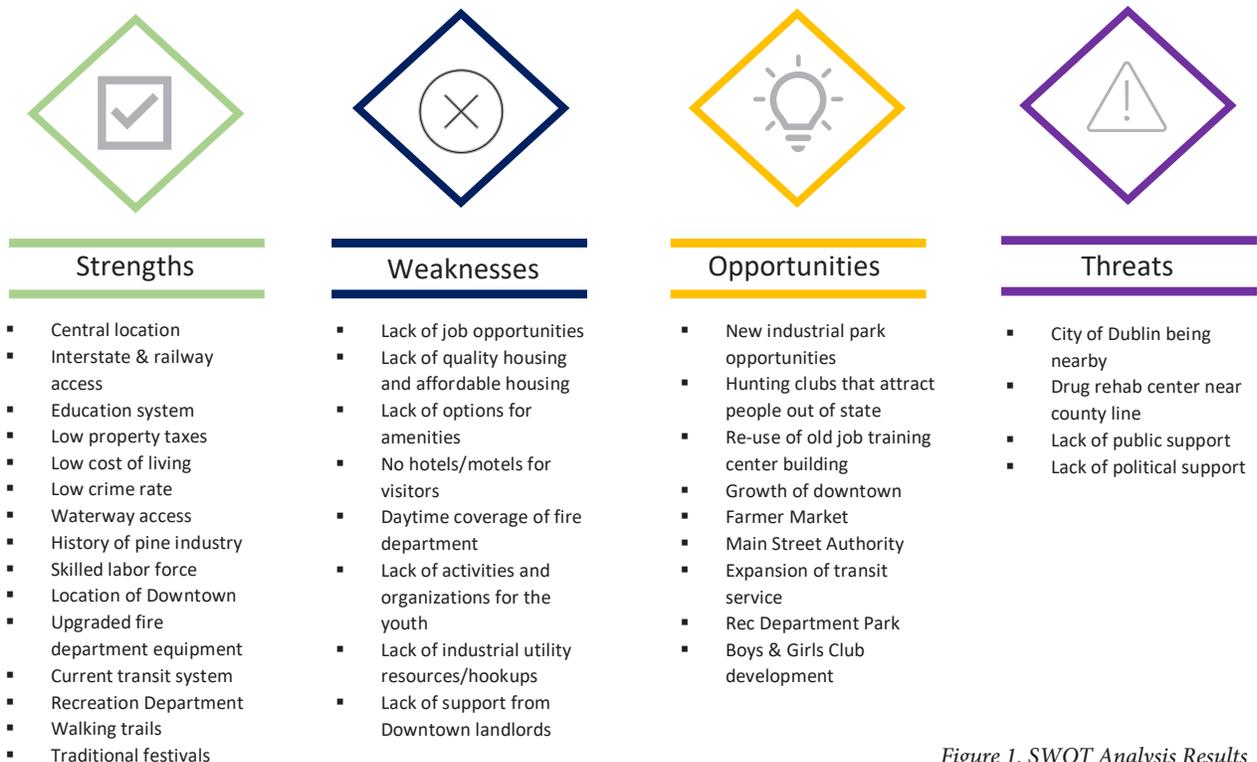


Figure 1. SWOT Analysis Results



3. Community Survey

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



“The Future of All Treutlen County” is truly a locally developed guide to, and framework for, future growth and development of Treutlen County and Soperton designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Treutlen County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and considered effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and a Community Vision which essentially and succinctly summarizes the community’s aspirations and plan’s objectives.



Community Goals



The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future.

The Treutlen County - Soperton Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, **“Where does the community wish to go?”** To some degree, the Long Term Community Policies also outline guidance strategy of, **“How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”**



Community Vision



The Treutlen County community is committed to the pursuit of progress and growth within the next 20 years. At the forefront of Treutlen County’s vision is the expansion of development along Interstate 16; promotion of its central location; elimination of blight; the improvement to historic downtown and historic buildings; expansion of amenities industry, and a quality workforce; collaboration among a range of organizations to develop youth leadership and retention; improvement upon community events; broadened scope of emergency services and capabilities; and better access to healthcare.

Treutlen County and Soperton will continue to be a rural, but growing community in the future with increasing residents and further economic growth and development of new business and industry, while maintaining its Southern charm and rural quality of life. Treutlen County seeks to optimize its strategic location between Macon and the port of Savannah, and to attract new residential and economic growth, and additional visitors and tourists from I-16 into a revitalized Soperton. Soperton and its fringes would be the location of intense commercial and industrial growth, with a vibrant, thriving, and revitalized downtown of bustling commercial activity. Revitalizing downtown Soperton is an ongoing priority effort of the community. Where appropriate, the City of Soperton will assemble various ownership interests, and partner with the private sector to redevelop downtown parcels with new businesses and services. Downtown development will be guided and facilitated by an active, involved downtown development authority. The community desires Soperton’s downtown revitalization to serve both as a source of community pride and a calling card for further community development.



Economic Development

Industry and Commerce

Industry and entrepreneurship will be innovative, well-served, and supported. Treutlen County intends to capitalize on its central location for logistics strategy, to invest in various types of infrastructure to prepare industrial areas for growth and occupancy, to incorporate creative methods for attracting diverse types of industry, and to expand promotion and growth outlook in existing industries. Negotiations with industries offering well-paying jobs with benefits will be pursued aggressively by local economic developers.

Soperton will remain the principal center of commercial, governmental, social, educational, and civic life in the County. Intense commercial, industrial, and other high-density uses will concentrate in or near Soperton in the Treutlen County Industrial Park or along the I-16 corridor, primarily because of infrastructure availability and the existing concentration of growth and its support structure. The I-16 interchanges of the community would be developed with quality commercial developments inviting travelers to stop and explore Treutlen County/Soperton. The community would have a well-developed and utilized industrial park near I-16. Economic Developers and elected officials will seek to install needed infrastructure along the I-16 corridor, attract and incentivize development along the interstate including truck stops, hotels/motels, and restaurants. Georgia Highway 29 would be an aesthetically pleasing, well-landscaped gateway into Soperton, appropriate to its history and with development responsive to the community vision and respective of the natural and cultural environment. Georgia 15 and U.S. 221 would provide similar quality gateways into Soperton.



L Timber Harvesting **R** Store in Soperton

Broadband infrastructure will be established county-wide to provide reliable, high-speed internet to businesses, industries, government agencies, educational institutions, and citizens. Retail development in Soperton will consist of a larger variety of restaurants, an additional grocery store, clothing stores, and other miscellaneous stores providing much needed services and products. Soperton will revitalize downtown areas by repairing and installing

needed infrastructure and streetscape in downtown, promote historic preservation, encourage and incentivize investment in downtown structures, and improve upon existing blighted buildings while preparing structures for commercial and government use.

Workforce Development

Workforce support programs in leadership, apprenticeship, and career-development, and worker support programs will be established to train and empower members of the current workforce and to recruit and encourage younger generations to become and remain members of the Treutlen County workforce. The community will expand on opportunities by establishing pilot career/cooperative programs at local schools and seeking related industry and entrepreneurs. Treutlen County High School will prioritize and expand educational offerings in technical and vocational fields as well as in State-of-the-Practice Educational System (STEM, FRC). Local options for technical and vocational training and certification at the post-secondary level will be sought and made available. Treutlen County and the City of Soperton will establish a partnership with Treutlen County High School and regional technical colleges to implement certificate programs, apprenticeship programs, and other skills-based, career-ready programs, especially in the areas of EMS, firefighting, agriculture, and industry. Partnerships among government agencies, the local school system, civic clubs, businesses, will be created to bring community objectives to fruition.



L Welcome Sign **R** Million Pines Festival

Tourism

Treutlen County would build on its rich history with enhanced tourism centered on the Million Pines Arts and Craft festival, the Million Pines Plantation and its importance to forestry in Georgia, other rehabilitated historic landmarks, and the pristine beauty of the Oconee and Ohoopsee rivers. Additional retail, hospitality, entertainment, and other public and private services facilities and infrastructure will be supported, incentivized, and added to appropria-



tely serve the population, tourist sector, and the resulting economic growth. This will further improve the levels of service and the overall quality of life. The City of Soperton will promote of downtown events, offer incentives to downtown businesses and building owners, create policy to encourage façade improvement, historic preservation, and discourage blight, seek funding to install and repair infrastructure, and nurture downtown activity and business development overall. It would be the goal to promote balanced, managed commercial, industrial, and residential growth utilizing upgraded, enhanced transportation assets; improved community facilities and services, including schools, postsecondary education opportunities, parks and recreation facilities, and water/sewer/ technology; and an expanded hospitality sector. This vision would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and through appropriate land use regulation.



L Ochoopee River **R** Downtown Soperton

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



Community/Recreation

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

The community will rally to create and expand local events that offer a selection of activities aimed to engage families and younger generations. Local events will be created, and public venues established to enhance community engagement and to provide occasions for entertainment. Diverse, community-wide events will be curated and promoted through the participation of public institutions, faith-based organizations, businesses, civic clubs, a tourism board, and educational organizations. The City of Soperton will serve as an example of preserved history in a modern, functional setting, adding additional dimension and character to the outstanding quality of life in Treutlen County. The community will still be a beautiful oasis surrounded by mesmerizing outdoor beauty and a year-round green landscape heavily populated by towering, green Southern pines, but will move together beyond the pines to be so much more. Treutlen County would be an even better place to live, work, and visit, but would maintain its Southern charm and rural, high quality of life. The community will truly be recognized as the "great small town" which works together for the good of all.



- L** *Million Pines Festival*
- M** *Governor Troup's Tomb*
- R** *Downtown Soperton*
- B** *Veterans Memorial*



Public Service

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

Treutlen County is committed to improve existing infrastructure with quality, sustainable materials not only to help improve travel experience and upgrade our community image, but is also necessary to attract further growth and potential investment. Starting with developing maintenance schedule, and standards to help change persistent litter habit, keep the roads and streets clean and stay at a good quality level, Treutlen County seeks to create an environment to support a mix of travel modes including sidewalks, bike lanes, as well as roadside trees and public green space for all age groups to enjoy. Also, the abundant natural resources present in Treutlen County provide excellent opportunities to make high-quality public spaces. The county will also establish and enforce animal ordinances to ensure better animal control and encourage animal adoption. To further create a strong sense of active community, blighted properties, outdated hotels will be improved or removed, historic buildings will be properly rehabilitated, landscaping elements in downtown will be added to make the community attractive to residents and businesses.



L Ohoopee River **R** Downtown Soperton

An exodus of younger generation due to minimal job opportunities, difficulty attracting quality people to work in the area are major challenges facing the county today. In addition to helping local entrepreneurship thrive by supporting student certification, matching grants, advertisement costs, etc., the community is also willing to provide a diverse range of opportunities for citizens to influence decision making processes in government and economic development. The community will encourage leadership development and community empowerment, by offering a variety of ways to involve varying sectors of the community.



To guarantee efficient service to the public, the community will refresh its technology in administrative, public safety departments and other communication and operation systems on a regular basis to maintain modern technology programs and practices. A commitment to providing a safe community will result in the construction of a new emergency operations center and the establishment of a full-time fire department. A selection of affordable housing options will be made available with the support and incentivized subdivision and apartment development. An aging population justifies the creation of additional retirement community housing for elderly people and to encourage a diverse housing mix to accommodate people with various needs. Parks and recreational areas will be located near residential areas to serve local families.

Healthcare

To better meet the needs of everyone in the community, Treutlen County will expand access to specialty and general healthcare. The community will strive to implement a telemedicine program and work with regional providers to provide healthcare and healthcare-related transit services to residents of Treutlen County on a permanent and periodic basis.

Treutlen County will be a unique example of a rural growth center utilizing its history, character, charm, and natural resources to support a 21st century economy of innovative industry and special educational opportunities with outstanding community facilities and an unparalleled quality of life. The community will be a nationally known center for practical job training, perhaps in concert with nearby industries such as aviation and healthcare, research, and manufacturing. In a return to its roots in some manner, Treutlen County will again be known for its commerce and industry, location, transportation resources, natural resources, and tourism. There will be new chapters of innovation, history, and uniqueness written to join and further highlight the fascinating and visible facets of unique past endeavors, and the vivid natural tapestry of the county's rural landscape. The community will be a thriving, growing, truly special rural place which will be very attractive for living, working, doing business, visiting, or recreating.



City of Soperton



Description

The City of Soperton is a small town of just over 3,000 persons located in central southeast Georgia at the intersection of U.S. Highway 221 and Georgia Highways 15, 29, 46 and 56, only about 4 to 6 miles south of Interstate 16. It is the county seat of Treutlen County and the county's only incorporated municipality. The community describes itself as a special place just off the beaten path with much interesting history and opportunity. The community is one with well kempt, quaint, and attractive single-family homes with many trees and large yards, an abundance of old-fashioned Southern charm, hospitality, and a caring, family-oriented atmosphere and character. It boasts outstanding schools, extensive park and recreation facilities, and many other appealing amenities. Even though the community describes itself as just off the beaten path, and there is a genteel, slower paced and lower cost of living, more urban choices are less than one-half hour's drive away. With four access interchanges to I-16, close-by rail service, and a convenient location close to half-way between Macon and Savannah, there is much local opportunity for the commuter or entrepreneur alike. The community is surrounded by outstanding outdoor beauty, including a verdant sea of pine trees and abundant outdoor fun and adventure amongst its fields, forests and along the blackwater Oconee and Ochoopee rivers. Much of Soperton's intriguing history is associated with pine trees and appropriately, the City's moniker is "The Million Pines City." Since 1972, the community has celebrated the Million Pines Festival, and this festival enjoys the reputation as one of the South's best arts and craft shows. The festival is held annually the first full weekend in November.

Originally, Soperton was located in Montgomery County and was primarily settled by Revolutionary War soldiers and other pioneers after Creek Indian cessions. The David D. Gillis log house, the oldest home in the City which predates the town's founding, is now located and restored in one of the town's large parks, the primarily passive 16-acre Jean Gillis Memorial Park. The David Gillis house was originally located on South Third Street or the road from Mount Vernon. The Macon, Dublin, and Savannah Railway's completion in January 1902 between Dublin and Vidalia led to the founding of the Town of Soperton. The original lands of Soperton are said to have been owned by the State of Georgia but deeded by Governor Herschel Johnson to a local citizen group. The town, founded as a railroad station on the Macon, Dublin, and Savannah Railway, was granted a charter by the Georgia General Assembly on December 17, 1902, with Ben Gillis appointed as the first mayor. The town limits were described as "one-half mile from the Macon, Dublin, and Savannah Railway Depot." In August, 1910 the Georgia General Assembly changed the town limits from a one-half mile circle around the depot to a three-quarters mile circle from the depot. Soperton predates the



establishment of Treutlen County, which was set forth as a proposed constitutional amendment under an act authored by local legislator Senator Neal Gillis in August 1917, creating it from Emanuel and Montgomery counties. This amendment was formally ratified by voters in November 1918. The Act establishing Treutlen County identified Soperton as the county seat. Soperton was changed from a town to a city charter in 1920.



L Jean Gillis Park **R** Soperton City Hall (Old Macon, Dublin, & Savannah Railway Depot)

Soperton is named for Mr. Benjamin Franklin Soper who founded the Southern Railway Mine and Milling Company, and who was instrumental in the construction of the Macon, Dublin, and Savannah Railway. The City of Soperton is known as the “Million Pines City” thanks to local farmer James Fowler, who became the father of modern tree farming when he began planting slash pine seedlings on his lands beginning in 1926. Fowler eventually planted about 7,000,000 pines on his 10,000 acres. He also cooperated with Charles Herty, and his lands were utilized as a laboratory by Herty which resulted in both the modernization and revival of naval stores turpentine, and the creation of the process to make newsprint from Southern pines. The first paper made from Fowler’s trees with the Herty process was used to publish the local weekly paper, *The Soperton News*, on March 31, 1933. The significance of this event is immortalized as a copy of that newspaper is displayed in the Smithsonian Institution. The Gillis family of Soperton was important not only to county creation, but also to naval stores, conservation, Georgia political history, and local community development. It is appropriate that the last naval stores farmed commercially in the United States came from Treutlen County Gillis lands in 2001. More recent local history of pine tree development and use was made when Range Fuels attempted to establish the nation’s first commercial bio-fuels plant made from wood cellulose in Soperton in the late 2000s. While the initial efforts and technology were not successful on a production scale, the plant remains operational under new management as a laboratory for new methods and technologies and could prove successful in the future.

Much of the interesting local history is celebrated by Soperton and Treutlen County in many venues beyond the Million Pines Festival, which also has a visitors’ center in Iva Park. The



community operates a historic welcome center at the Georgia 29/I-16 interchange in a renovated log cabin, built in 1845, the Curt Barwick House, which served as a post office until the late 1800s. As mentioned earlier, the oldest house in town has been restored and is located in Jean Gillis Park. The Treutlen County Historical Society operates the J. Clayton Stephens Museum of Local History in the historic Fowler-Lawton House in Soperton. Since 1972, the original Macon, Dublin, and Savannah Railway Depot has served as Soperton’s City Hall. This historic ambience and overall, outstanding small town quality of life of Soperton has manifested continuing population growth within the city even as county population has stagnated. Soperton’s population grew from 469 in 1910 to 1,033 in 1920, and steadily increased, with only minor blips, to an all time high of 3,115 at the 2010 Census. The latest city population in 2019 is 3,076, slightly below the 2010 census.



L Historic Community House
R Historic Downtown Soperton
B Iva Park, Soperton



Vision

The City of Soperton desires to remain a quiet, attractive Old South small town which continues to modernize its infrastructure, facilities, and amenities to attract more families and businesses while retaining its charm, history, and family-oriented atmosphere. The community will seek to attract more residents, visitors, and business and industry by taking advantage of its location and I-16 proximity, its skilled workforce, expanded local amenities, and through improvements centered on downtown revitalization. Quality of life provided through low cost of living, low crime rates, and a close-knit atmosphere, will be promoted as benefits of living and doing business in Soperton. While extending and improving its facilities and transforming its downtown, Soperton will carefully protect its historic ambience, family-oriented values, its intrinsic beauty, and its comforting and caring character.

Needs

- Downtown revitalization
- Water system extension and improvements
- Sewer system extension and improvements
- Industrial Park improvements
- I-16 interchange development
- Street and streetscape improvements
- Recreation/park improvements
- Enhanced postsecondary education opportunities
- Land use management regulation
- More activities and services for families and youth
- Lodging options (hotel/motel)
- Downtown Development Authority or Main Street Authority
- Transit Service Expansion
- Expansion of public outreach and opportunities for public involvement
- Additional retail and restaurant businesses
- Upgraded safety vehicles and equipment

Opportunities

- Downtown Soperton
- I-16
- Railway access
- Quality of life characteristics
- Million Pines Festival/History
- Historic building stock
- Undeveloped land availability
- Existing parks
- Local museums
- Oconee and Ohoopsee rivers
- Award-winning local school system



Community Goals



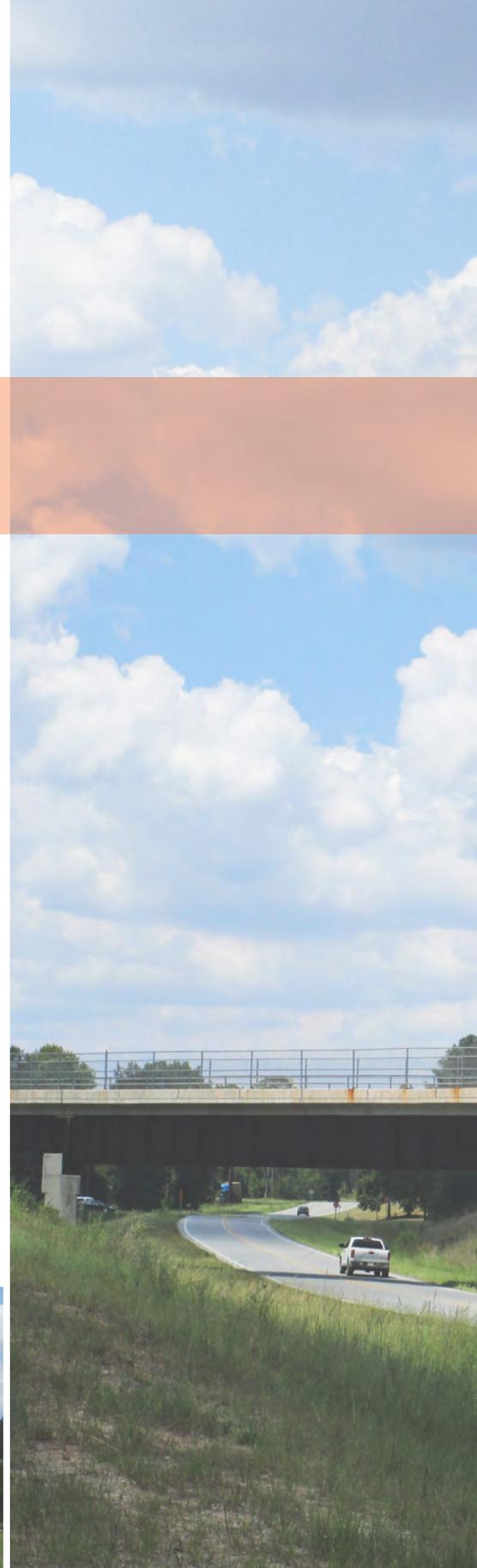
Economic Development



1. Continue to develop/enhance local leadership
2. Cooperate/coordinate with existing local, regional, and state agencies
3. Nurture existing businesses/industries
4. Attract new businesses/industry/jobs
5. Support compatible development of its I-16 interchanges
6. Continue to maintain/develop existing industrial parks through technological, infrastructure, and other enhancements
7. Maintain/upgrade/extend wastewater/other infrastructure, as needed
8. Address continuing education/job skills improvements
9. Support continued downtown revitalization of Soperton
10. Enhance/grow tourism
11. Seek compatible development supportive of community's rural character and quality of life
12. Continue to improve transportation access/quality
13. Maintain viability/support/enhance forestry/agricultural uses
14. Seek broadband/fiber communications availability upgrades

L Treutlen County Development Authority

R Georgia Central Railway Bridge over Ga. Hwy. 29





Natural & Cultural Resources

1. Seek compatible growth/development/utilization respective of environment and natural/cultural resources of Treutlen County
2. Maintain open spaces/rural character/landscapes/agricultural/forestry uses
3. Conserve/protect/better utilize Ohoopsee and Oconee rivers
4. Protect significant natural resources of Treutlen County
5. Support existing/encourage development of new nature-based, recreation, agri-tourism, and heritage tourism opportunities
6. Rehabilitate/utilize/adaptively use historic resources/heritage of Treutlen County
7. Continue downtown revitalization of Soperton
8. Continue support for Million Pines Arts and Crafts Festival
9. Seek to develop Million Pines Plantation/Fowler Museum

U Oconee River
B Governor Troup's Tomb





Downtown Soperton

Housing



1. Improve housing quality/appearance
2. Increase quantity of new and existing quality housing
3. Improve appearance/safety of blighted properties
4. Encourage diverse housing mix
5. Utilize state/federal programs
6. Encourage compatible new residential location
7. Encourage infill residential development in Soperton
8. Guide compatible housing development location through planning/infrastructure/regulation
9. Improve community's appearance/aesthetics

Land Use



1. Plan/direct future growth and development
2. Promote compatible development/utilization
3. Preserve rural character/quality of life
4. Maintain forestry and agriculture as viable, functioning land uses
5. Continue to encourage intense development/land uses in or near Soperton where appropriate/easily served by infrastructure
6. Encourage/guide development of County's I-16 interchanges and gateways/corridors
7. Continue to develop local industrial parks, including extension of infrastructure to parks and toward I-16
8. Encourage development which enhances existing commercial areas
9. Maintain Downtown Soperton as economic/social/governmental center
10. Enhance existing/develop new recreation facilities/opportunities
11. Pursue alternative regulations/codes to address local land use issues, as needed





Community Facilities and Services



1. Maintain/upgrade/expand infrastructure/services, as needed
2. Utilize infrastructure upgrades to guide growth to Soperton/desired locations
3. Maintain/upgrade/extend water/wastewater infrastructure and services to new schools, industrial parks, I-16, and Tarrytown, as needed
4. Improve/promote transportation access/quality
5. Continue to upgrade educational facilities/services and coordinate school locations with community plans/infrastructure
6. Continue to develop cooperative educational programs and local postsecondary educational opportunities with nearby educational institutions
7. Continue to seek consolidation of services
8. Provide/maintain adequate local government facilities/services
9. Enhance existing and develop new parks/recreation facilities/activities
10. Increase access and facilities on the Oconee and Ohoopée rivers, especially Dead River Landing
11. Encourage/support state-of-the-art solid waste management, recycling, and codes development/enforcement in conjunction with improving community appearance
12. Continue to upgrade local public safety/fire/emergency medical facilities/services
13. Improve broadband technology/internet access availability

Intergovernmental Coordination



1. Maintain/enhance local, regional, state cooperation
2. Seek sharing/cooperation/consolidation in service delivery
3. Develop enhanced cooperative educational relationships and local programs with nearby postsecondary educational institutions





Long Term Community Policies



Economic Development

1. The community will work together to continue the development and enhancement of leadership committed to making Treutlen County/Soperton a better place to live and work
2. The community will cooperate and coordinate with existing local, regional, and state agencies to improve Treutlen County/Soperton
3. The community will support and promote programs for business/industry retention and growth and attraction of new economic development opportunities
4. The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as value-added agribusiness, agri-tourism, exporting, and nature based tourism
5. The community will support compatible economic development of its I-16 interchanges
6. The community will continue to develop its industrial parks, including extension of infrastructure, particularly wastewater, to those parks and towards I-16
7. The community will encourage utilization of the old Range Fuels plant by LanzaTech or others through new technology
8. The community will work together to improve the educational and skills levels of the local work force
9. The community will enhance cooperative programs and relationships with Southeastern and Oconee Fall Line technical colleges, East Georgia and Georgia Military colleges, the Southeastern Early Career Academy, and others as appropriate, to expand local educational opportunities
10. The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts
11. The community will pursue capacity improvements to Internet access/service and facilities supportive of state-of-the-art fiber-optics, and broadband technology
12. The community will cooperate to revitalize/maintain Downtown Soperton as a vibrant, functioning commercial, governmental, and social center
13. The community will seek to enhance existing tourism venues and to develop further facilities, infrastructure, and support services to grow tourism as an important component of the local economy
14. The community will seek development compatible with its existing rural character and quality of life





Natural and Cultural Resources

1. The community will work to promote growth and development which is compatible with and maintains the existing rural character, open spaces, and landscapes of the County
2. The community will seek development which is respectful of and compatible with the environment and natural and cultural resources of the County
3. The community will work to conserve and protect the Ohoopsee and Oconee rivers and other important natural resources, and to continue forestry and agriculture as important, viable land uses within the County
4. The community will seek to promote and develop greater compatible economic use of its parks, lakes, rivers, and other natural and cultural resources
5. The community will make it a priority to rehabilitate, utilize, and encourage public and private adaptive use/reuse of historic buildings, places, and landmark structures to enhance its sense of place and unique character, and to further tourism/economic development
6. The community will continue to support the long running Million Pines Festival in celebration of its local forestry heritage and consider other related tourism/economic development efforts, such as development of a Million Pines/Fowler museum



Housing

1. The community will work toward both improving the quality of existing housing and increasing the quantity of quality housing, new and old
2. The community will address mitigation of blighted properties through rehabilitation, removal, or other means to improve the appearance and safety of such residences
3. The community will seek to encourage a diverse mix of housing, including affordable, rental, and compatible workforce housing
4. The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership
5. The community will seek to encourage compatible new residential location within the County
6. The community will encourage the location of infill residential development within the City of Soper-ton
7. The community will provide guidance to and for location of compatible housing developments through planning, infrastructure location, and regulation
8. The community will seek to improve its appearance and aesthetics through litter prevention/education and control, landscaping/beautification, and other means





Land Use

1. The community will plan/direct future growth and development, and encourage growth compatible with its community vision and existing character
2. The community will encourage growth which preserves its rural character and maintains forestry and agriculture as viable, functioning land uses
3. The community will continue to encourage intense development/land uses to locate in
4. Soperton and its fringes where appropriate and easily served by the community's infrastructure
5. The community will seek to encourage and guide development of its I-16 interchanges and its gateways/corridors to create a sense of place, to invite/attract people to Soperton, and to support compatible economic development
6. The community will continue to develop its industrial parks, including extension of infrastructure, particularly wastewater, to those parks and towards I-16
7. The community will seek to encourage development which will enhance/redevelop existing commercial areas and maintain Downtown Soperton as a center of economic, social, and governmental activity within the County
8. The community will enhance existing recreation facilities and develop new facilities/uses which will complement/promote tourism and the community's character/vision
9. The community will pursue alternative regulations/codes to address aesthetics, nuisance, environmental, and/or other local land use issues, as needed



Community Facilities and Services

1. The community will maintain, upgrade, and expand infrastructure and services to enhance its quality of life, to facilitate its community vision, and to attract desired, compatible economic growth and development
2. The community will utilize infrastructure improvements to guide growth to Soperton and desired locations and to help bring about its community vision
3. The community will seek the extension and improvement of water and wastewater infrastructure and services to the new Treutlen schools, industrial parks, I-16, and the City of Tarrytown
4. The community will seek transportation improvements (all types, including highway, rail, airport, bike, and pedestrian) compatible with and supportive of the community's vision and plans



5. The community will continue to improve public safety services and facilities, including crime prevention, law enforcement, fire service, Emergency Medical Services, and Emergency Management Agency, to support future populations and to improve quality of service
6. The community will continue to upgrade its educational facilities, and will coordinate school locations with community plans and infrastructure service
7. The community will continue to develop local facilities and cooperative programs to complement the local school system efforts and further enhance local postsecondary educational opportunities
8. The community will continue to seek consolidation of services to improve/enhance service provision, and to use limited financial resources more effectively and efficiently
9. The community will maintain adequate local government administrative facilities, including renovating the historic Treutlen County Courthouse, developing a new Soperton municipal facility downtown, and maintaining technologically up-to-date and comprehensive community websites
10. The community will enhance existing parks and develop new parks/recreational facilities and uses to further complement/promote tourism and the community's character/vision
11. The community will redevelop and improve facilities and oversight of the County-owned Dead River Landing on the Oconee River to more fully realize its potential as a recreation and tourism resource
12. The community will continue to support its cultural facilities, programs, and events and provide enhanced facilities, service, and programs as feasible
13. The community will encourage and support state-of-the-art solid waste management, recycling activities and initiatives, codes development/enforcement, and other efforts to improve community appearance
14. The community will pursue development/upgrades to broadband technology facilities and services countywide



Intergovernmental Coordination

1. The community will continue to cooperate locally, regionally, and on the state level to improve, develop, expand, grow, and plan for the desired future Treutlen County and Soperton expressed and outlined in its community vision and comprehensive plan
2. The community will continue the pursuit of shared and consolidated services
3. The community will further enhance and expand cooperative educational relationships with, and local programs of, nearby postsecondary educational institutions



Needs & Opportunities



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

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





Economic Development

Opportunities:

1. Community and its people
2. Location-20 mins from anywhere
3. Interstate, railway access
4. Undeveloped land
5. Educational system
6. Property taxes-lower
7. Pine industry-history
8. Seek to attract retirees
9. Local and regional cooperation
10. Existing business/industry
11. Business/industry retention
12. Bank of Soperton
13. Skilled labor force
14. Downtown location
15. Current transit system
16. Downtown Soperton revitalization/development potential
17. Potential for attraction of new economic development opportunities/creation of jobs
18. Tourism development
19. Million Pines Festival
20. Natural Resources
21. Low cost of living
22. Rail system
23. Transit Service Expansion, TSPLOST
24. New Development Authority site
25. Rural Character/Quality of Life Preservation
26. New industrial opportunity - industrial park-has water and sewer, One Georgia Grant

Needs:

1. No local lodging
2. Need Main Street Authority
3. Need franchise/other restaurants
4. Need leadership development
5. Limited local tax base/financial issues
6. Need to be more proactive
7. Dilapidated downtown buildings
8. Improve community aesthetics
9. Lack of vision
10. Growth of downtown
11. Supporting Infrastructure needs
12. Need to utilize timber resources locally/supportive business
13. Proximity to I-16 and Georgia ports
14. Continuing transportation improvements needed
15. Need to encourage shopping locally
16. Need educational level/job skills improvement
17. Thought of as bedroom community
18. Find a use for old building from job training center
19. Lack of jobs for skilled labor force
20. Landlords-Downtown
21. Promotion of county - lack of marketing
22. Nowhere to stay, not many restaurants. (Tourism)
23. Lack of industrial utility resources/hookups
24. Lack of amenities, grocery stores, retail. Not a lot of options.
25. Dublin, larger cities/counties - competition





Natural & Cultural Resources

Opportunities:

1. Rural Character/Open Spaces/Landscape Preservation
2. Natural Resources
3. Pine industry-history
4. Waterway access
5. Recreation Department
6. Walking trails
7. Hunting clubs- people coming from out of state
8. Farmer market-potential grant money, local resources.

9. Environment and Natural/Cultural Resource Conservation
10. Oconee and Ochoopee rivers Protection
11. Maintenance of agricultural/forestry uses
12. Compatible economic utilization of natural/cultural resources
13. Historic resources preservation/adaptive use

Needs:

1. Need to utilize timber resources locally/supportive business



Housing

Opportunities:

1. Attraction of residential location
2. existing codes
3. Undeveloped land
4. Property taxes-lower
5. Cost of living
6. Public Safety-low crime

Needs:

1. Improvement of housing quality
2. Dilapidated, vacant residences
3. Need for additional housing opportunities
4. Need for an increased mix of housing
5. Need to guide/plan residential development
6. Need for land use regulation/enforcement
7. Lack of quality housing and affordable housing





Land Use

Opportunities:

1. Undeveloped land
2. Rural Character/Quality of Life Preservation
3. Natural Resources
4. Maintenance of Agricultural/Forestry uses

Needs:

1. Need for planning and land use regulation/management Need to utilize timber resources locally/supportive business

2. Infill and location of uses to efficiently utilize existing public infrastructure
3. Use of existing transportation corridors to attract visitors/investment/residential location
4. Downtown Soperton revitalization/maintenance as economic/social/governmental center
5. Recreational/tourism facilities/services development



Community Facilities and Services

Opportunities:

1. Community and its people
2. Public Safety-low crime
3. Strong local law enforcement
4. Underused local airport
5. Educational facilities/programs enhancement/upgrade
6. New schools/superintendent
7. Traditional Festival
8. Fire Department Equipment
9. Rec Department Park
10. Boys and Girls Club Development

11. Farmer market-potential grant money, local resources
12. Achieved Superior 5-star rating for all schools
13. Parks/recreational facilities improvements
14. Have new Recreation facility

Needs:

1. Infrastructure Service (especially water, sewer, technology) expansion to support, facilitate desired, compatible growth and development
2. Drug rehab center near county line



- | | |
|---|---|
| 3. Lack proximity to health facilities/services | the community vision |
| 4. Provision of services/infrastructure to guide, channel growth and implement community vision | 10. Need after school youth program |
| 5. Daytime coverage of fire department | 11. Community appearance improvement/dilapidated downtown buildings |
| 6. Lack of activities/organizations for youth | 12. Service provision merger, cooperation/consolidation |
| 7. Need to accommodate infill development | 13. Lack of vision/keep things the way they've always been |
| 8. Need to be more proactive | 14. Limited local tax base/financial issues |
| 9. Transportation improvements supportive of | |



Intergovernmental Coordination

Needs:

1. Local and regional cooperation
2. Service provision merger, cooperation/consolidation
3. Lack of public support
4. Politics, political support
5. Promotion of county - lack of marketing
6. Need to expand methods of public communication and engagement
7. Develop a more proactive and responsive Chamber of Commerce and Industrial Development Authority



Broadband Services



Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost- return on infrastructure investments. It is Treutlen County's goal to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology



advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites. The Heart of Georgia Altamaha Region, within which Treutlen County is located, was determined in a 2015 Digital Economy Plan to rank 12 out of 12 areas of Georgia for technological capability. It is significant to note the Heart of Georgia Altamaha Region is the only region of Georgia without a metropolitan area included. Nationally, 99.1 % of the population have access to either fixed terrestrial service at 25 Mbps/3 Mbps or mobile LTE at 10 Mbps/3 Mbps; this percentage drops to 94.9% in rural areas. Rural areas in the State of Georgia are 80.3% served with broadband capability as compared to 97.9% in the urban communities. Also in the FCC's 2020 Broadband Deployment Report, it is reported 12.7% of the population in Treutlen County have access to fixed broadband technology served by DSL, and Fiber networks.

DSL service is available with a speed up to 25 Mbps in an area within and around the City of Soperton. Various blocks in the unincorporated county have access to DSL technology with download speeds up to 6 Mbps. Cable line access is available within Soperton and blocks near the city limits in each direction. The areas served by cable service have download speeds near 25 Mbps. As of the 2020 FCC Broadband Deployment Report, few Census blocks are served by a fiber optic network in Treutlen County. The blocks are located in the unincorporated areas bordering of Emanuel County.



L Soperton Restaurant R Soperton Store

Data reported by the State of Georgia Broadband Deployment Initiative's (GBDI) 2021 Broadband map indicates a higher percentage of locations being served with broadband than the FCC data. This data varies due to the methodology of calculating the locations unserved. The FCC data considers an entire census block and population within as served if one location is served within the block. The data presented by the GBDI reports consider a census block



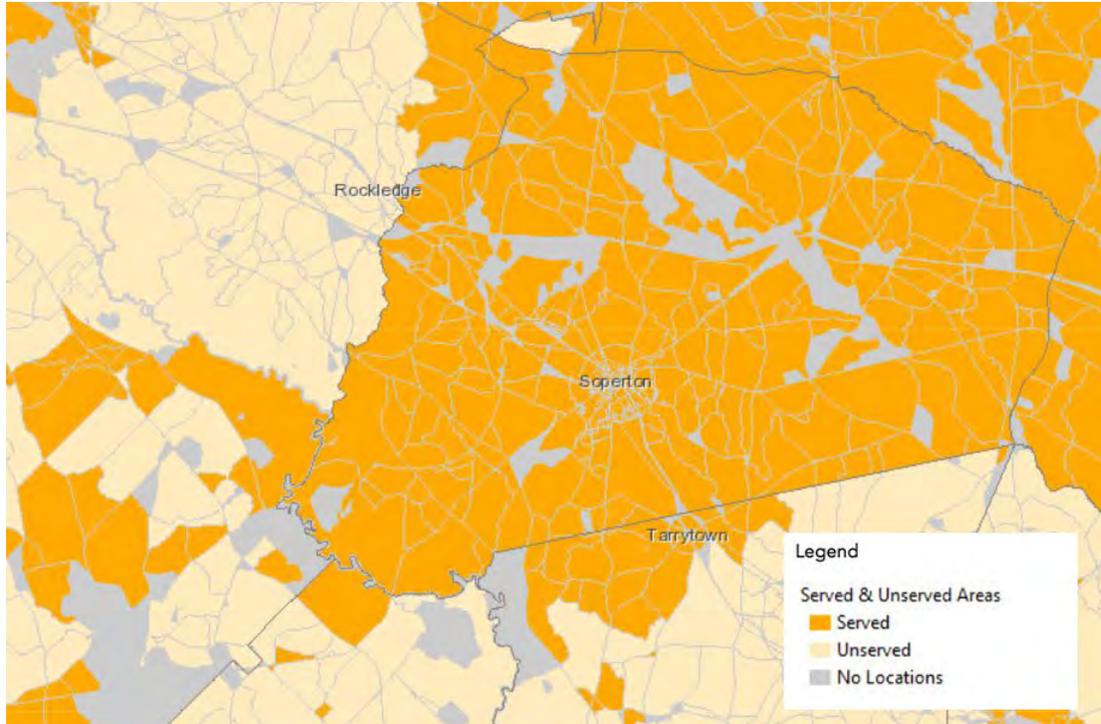


served if 80 percent of locations are served with broadband capable speeds. At present, the State of Georgia recognizes virtually 100% of Treutlen County is served by broadband technology. This impressive increase means each of the 3,947 locations within the county has access to at least 25 Mbps download speed. Agricultural interests within the County may benefit from improved internet capabilities; the farming operations to see the greatest benefit are located in the unserved areas.

Other avenues of broadband service technologies available in the community are through either satellite or wireless 4G LTE service. Satellite service speeds are generally slower download speeds compared to wired infrastructure and are prone to weather related outages. Wireless 4G LTE technology is widely available throughout the State of Georgia and is used by smartphones and tablets to download content reliably, although speed is determined by proximity to a communications tower and the speed at which the tower is capable. Treutlen County has a reported 4G LTE coverage area over the entire county. This avenue of service is generally sufficient for a homeowner or cell service subscriber; however, according to the Heart of Georgia Altamaha Regional Commission's Digital Economy Plan in 2015, service reliability can be an issue with this technology.

An industry desiring an improved communications network will likely seek a fixed connection service provider and will need at minimum 25 Mbps download and 3 Mbps upload speeds. According to data provided by the Georgia Technology Authority (GTA), National Telecommunications and Information Administration (NTIA), and the FCC, the infrastructure for broadband services is located in portions of Treutlen County; the fixed broadband technology reaches nearly 100 percent of the population and 3,947 present day locations within the county (see Figure 1). Increased competition among providers may also decrease the cost charged to the consumer. According to FCC data, three fixed network providers operate within Treutlen County; the providers include PlantTel (DSL), and Pineland Telephone Cooperative (Fiber), Wireless 4G LTE in the county meets minimum speeds of wireless broadband, but it is inadequate for industry seeking to locate in the county. The need for broadband service competition in Treutlen County is critical as it is determined to have limited service providers. Treutlen County and City of Soperton desire to be fully served by broadband capability through broadband deployment with service areas reaching not only the minimum speeds to be considered "Broadband Service", but an exceptional service offering speeds equal to 1 gigabit per second (Gbps) (1 Gbps = 1,000 Mbps).





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

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

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



Economic Development



Downtown Soperton

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Treutlen County. Treutlen County's heyday came from pine trees entrepreneurship and railroad establishment, resulting in its population high in 1920. Leadership, attracting job diversity, and keeping agriculture relevant and vital, along with highways and location, have relatively stabilized growth in the county, despite suffering major setbacks and job and population loss associated with the decline of turpentine and the railroads, and the growth of larger nearby urban centers.



There are continuing and outstanding needs for Treutlen County’s economic development. Soperton’s downtown is largely abandoned. Incomes in Treutlen County remain very low, although higher than that of some neighboring counties. The per capita money income in Treutlen County as reported by the Census Bureau for 2015-2019 is \$21,830, about 70% that of Georgia as a whole. Median household income is \$32,241, also about 52% that of Georgia. More than one in four (27.5%) of Treutlen County citizens are in poverty, compared to about 13% in Georgia as a whole. This high poverty has persisted for a number of decades. There are needs for more jobs. Unemployment in the county was 6.0% in 2020, compared to 6.5% in the state. Almost 52 percent of county workers work outside Treutlen County, including 19% in neighboring Toombs County, and 17% in neighboring Laurens County. However, over 80 percent of local jobs are filled by Treutlen residents. Job skills of local residents are also a concern; over 30% of local residents are without a high school diploma compared to 15% statewide. Transfer payments represent about 35% of total personal income compared to about 17% statewide. These type of statistics do create opportunity for businesses to receive Georgia’s largest tax credits for job creation as they place Treutlen County in Georgia’s Job Tax Credit Tier 1 (lowest 40 percent or so of counties).



L Downtown Soperton **R** Treutlen County Court House

There are opportunities and cause for hope and optimism for economic development in Treutlen County as well. Employment within the county remains concentrated within service providing (48%), government (36%), and manufacturing (7%) sectors. This reflects on the progress toward diversification and increased opportunities within the county. There remain unrealized opportunities related to Treutlen County’s location, transportation resources, its abundant fields and forests and outstanding natural resources of the county, and potential tourism. The cost of living in Treutlen County is relatively very low, particularly housing, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees. Business improvements of recent include the reopening of the Soperton Dairy Queen and a new convenience store, both within the city center of Soperton.

The Treutlen County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Treutlen County.

Address Educational Levels/Improve Jobs Skills

Treutlen County will continue to support its outstanding school system, the Southeastern Early College and Career Academy, Southeastern and Oconee Fall Line technical college programs, East Georgia and Georgia Military college programs, and regional Workforce Investment and Opportunity Act programs. It will develop public/private partnerships through its Development Authority, Chamber of Commerce, civic groups, and continuing intergovernmental cooperation.

Retain Local Graduates

This is best accomplished by the development of increased job opportunities and enhancing local educational levels/job skills. Treutlen County will continue cooperative efforts through local schools, the Southeastern Early College and Career Academy, Southeastern and Oconee Fall Line technical colleges, East Georgia and Georgia Military colleges, the Development Authority, Chamber of Commerce, and state and regional agencies.



L Classroom **R** Truetlen County High School

Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community has much important history associated with the pine tree, and will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. Even though, the new LanzaTech, attempt to produce ethanol from pine trees did not initially succeed, the plant does remain open under new management and could be revived with more viable technology in the future.



The marketing and development of agri-tourism and nature-based tourism are other means. Local industry leaders should seek to encourage connections to new-term workforce participants with apprenticeships.

Address/Improve Infrastructure Needs

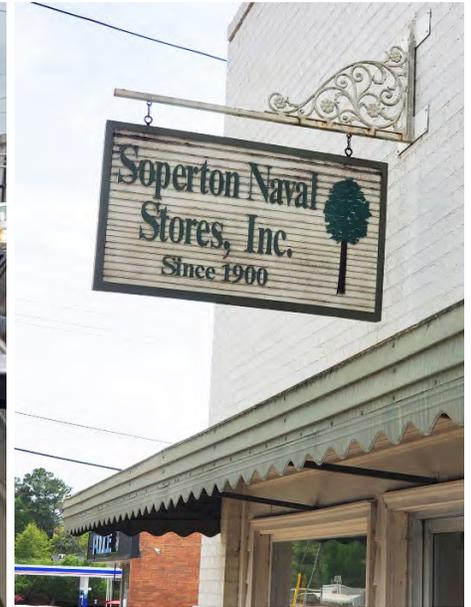
The Treutlen County community will jointly work to solve any infrastructure deficiencies, including highway needs, and otherwise address water/sewer and other needs, particularly for fire protection. There are particular needs to expand infrastructure to the industrial park/school areas and towards I-16.

Promote DSL/Fiber Optic/Wireless Availability

Although Treutlen County has much improvement to be desired regarding broadband capabilities as discussed in this plan, parts of the community do have broadband capabilities and should be promoted accordingly. The availability needs to be expanded to include residential users and commercial customers alike.



Downtown Soperton



Revitalize Downtown Soperton

The historic fabric and the many available buildings in Soperton allow for much opportunity. Their historic nature allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and enhance community cooperation. They also can stimulate complementary private investment. There is much potential downtown for new development. The Treutlen community views downtown revitalization as one of its most desired and initial steps on the road to growth.

Nurture Existing Businesses/Entrepreneurs

The Treutlen County community will work through its Development Authority and Chamber of Commerce, and in cooperation with Southeastern and Oconee Fall Line technical colleges and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest and retail service interests. Florida Hardware Farm Equipment, with its large and growing market, represents a special opportunity.

Attract New Businesses

The Treutlen County community, through its Development Authority, Chamber of Commerce, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will continue to work together to explore all opportunities afforded by its location and other resources. State tax credits and local tax incentives for job creation will be marketed.

Develop/Enhance Tourism

Treutlen County's outstanding history with the pine tree, its rivers and outdoor amenities; many historic structures; the Million Pines and other potential festivals; its location along I-16, U.S. 221, and Georgia 15/29 and 46 as well as its farms and scenic countryside offer much increased potential and opportunities to increase visitors. The maintenance and improvement of the historic landscaped Georgia 29 gateway would also be an asset/calling card.



L Ochoopee River R Welcome Sign

Improve Transportation Access/Quality

The regional T-SPLOST has resulted in many needed local resurfacing and other road improvements which will enhance the community as a place to live and work. It has opened up



other opportunities for job creation, as well. The community will support further enactment of a regional T-SPLOST upon expiration of the current T-SPLOST in 2022. The widening of Georgia 15 under Georgia’s GRIP program would bring more usage and travelers to the county, as well as would upgrades to U.S. 221 and Georgia 29. These and other improvements could enhance local travel and make business markets more accessible. It would also make it even easier to live in Treutlen, but work in nearby urban growth centers. Promotion of trails and bicycling and other tourism would also help quality of life and economic development. The repurposing/improvement of the Treutlen airport could also be an economic stimulus.



L Georgia Central Railway Bridge over Ga. Hwy. 29 **R** Treutlen County Library



L Treutlen County Court House **R** Downtown Soperton

Develop/Improve Local Industrial Park/Site

The community has two available industrial park sites and other buildings or areas to market. The two industrial parks do require further improvement and marketing. The rail service available and proximity to I-16 are major advantages which can be further exploited.



Promote Quality of Life/Civic and Community Pride/Location

Treutlen County has an opportunity to promote its small town and rural character and quality of life through its Chamber and other means. The welcoming, family atmosphere; low crime rate; low cost of living; the attractive homes; the many, active civic clubs; the recreational facilities and opportunities; and the landscape and outdoor amenities are all easy selling cards. The overall county location and ease of access to larger urban areas further contribute to ease of promotion of the county as an excellent place to live, visit, or do business.

Enhance Intergovernmental and Community Cooperation

The Soperton/Treutlen community working together has long been a local hallmark, and there is strong sentiment to continue to cooperate and work strongly together. Community efforts working together both within the county, and through neighbors, nearby postsecondary educational institutions, the region, and state agencies can only facilitate success and scope of effort. An active chamber of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. Attractive community appearance as evidenced by well kempt homes and the historically landscaped Georgia 29 has long been a local hallmark. The community has developed limited individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location and civic organizations and programs to assist.



Land Use



Treutlen County High School

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

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



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

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



L Piglet Shopping Center **R** Ohoopee River

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



Soperton and Treutlen County are united in their vision and desires for continued quality growth compatible and complementary to their outstanding small town and its family-friendly atmosphere. It is a rural county with abundant natural and cultural resources, great natural beauty, envious location, excellent transportation access, and many assets for growth. The community has a long history of agricultural/forestry and environmental leadership, an involved and caring citizenship, family centered activities, and working together for community advancement. The community has enjoyed only limited growth, but continues to absorb ongoing economic challenges and to remain relatively stable in population. The community's vision for its future growth and development is one that maintains this heritage and culture, leadership, and attractive small town quality of life, and one that protects and utilizes its natural and cultural resources and landscape as well as its human advantages and cooperative citizen involvement. The aim is to continue to rebound and to attract new quality growth and development conducive and compatible with the abundant beauty, family fun, outdoor



L Church **R** Historic Residence in Soperton

adventure, and community caring. Land uses would continue to look similar to those existing, and the small-town, family-friendly rural character would be maintained. Downtown Soperton would be a revitalized source of pride full of rehabilitated and new structures, and viable businesses. Educational opportunities, on the local, and technical college levels, would be nurtured and enhanced. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to Soperton and related developed areas, as well as I-16 interchanges. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The outstanding natural and cultural resources would be protected and utilized for increased tourism. The Million Pines Festival and other means would celebrate the important forestry-related and other history of the community. These rural open landscapes would be an integral compo-



ment of the economy of the county, and the preservation of rural character and a quality of life supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the outstanding small town quality of life and amenities now present.

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



L Store **R** Soperton-Treutlen County Recreation Complex

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



plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community’s growth and development and desired future patterns and community vision.

Existing Land Uses

Existing land use patterns for Treutlen County and the City of Soperton are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

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

Existing Land Use Distribution, Treutlen County, 2021 (Acres)

Land Use Category	Acreage	Percent of Total
Agriculture	22,810	17.61
Commercial	157	0.12
Forestry	97,848	75.53
Industrial	450	0.35
Park/Recreation/Conservation	490	0.38
Public/Institutional	237	0.18
Residential	3,405	2.63
Transportation/Communications/Utilities	4,146	3.20
Total	129,543	100.00

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

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

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

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



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

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

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

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

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



Treutlen County Existing Land Use

 Soperton City Limits

 County Boundary

Existing Land Use

 Agriculture

 Commercial

 Forestry

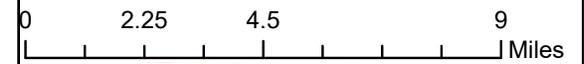
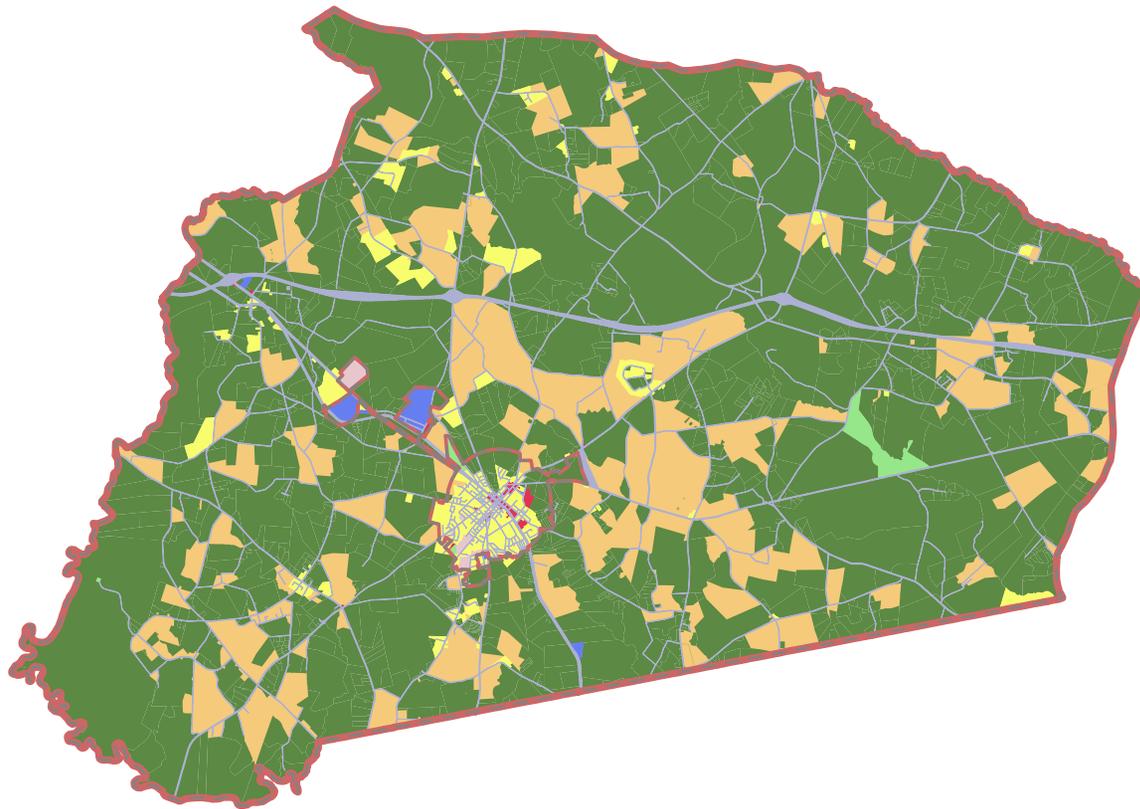
 Industrial

 Park/Recreation/Conservation

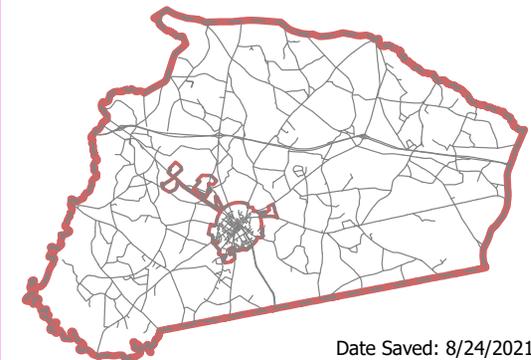
 Public/Institutional

 Residential

 Transportation/Communication/Utilities



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



Date Saved: 8/24/2021

SOURCE: HOGARC, 2021

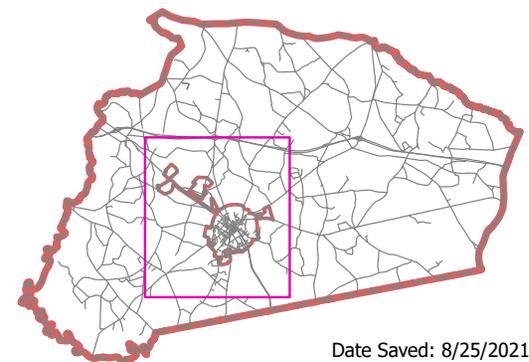


City of Soperton Existing Land Use

-  Soperton City Limits
- Existing Land Use**
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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Date Saved: 8/25/2021



Treutlen County is a small, rural county in central Southeast Georgia, and although created as one of Georgia's youngest counties in the early 20th century (1918), it has a long history of growth and development primarily because of its abundant Southern pine forests, fertile fields, compelling landscape, outstanding natural and cultural resources, location, and early frontier settlement. Treutlen County was created from lands of historic Montgomery and Emanuel counties. Its initial settlement and development centered on the Oconee and Ohoopie rivers and the area's longleaf pine forests. The county's heyday of growth, and the impetus for development of Soperton and the establishment of the county, was related to the development of the Macon, Dublin, and Savannah Railroad. Soperton was actually a formal town before Treutlen County was created. Because of the decline of the railroads, the emergence of the automobile and the growth of nearby rural urban centers in Dublin and Vidalia, the Great Depression and a continuing host of similar economic challenges, the county's population has struggled to expand throughout its history. The high point of Treutlen County population remains 1920's 7,664.



L Pine Tree Forest **R** Jean Gillis Memorial Park

The community has used extraordinary leadership, its location, and its forests to be able to absorb the continuing economic challenges and to even maintain relative stability. Treutlen County has produced a number of political leaders, particularly the Gillis family, which have influenced both Georgia history and county development. The community is considered the epicenter of modern forestry and 20th century turpentine farming because of local farmer James Fowler's planting of millions of slash pine seedlings and Charles Herty's use of Fowler's timberlands as an outdoor laboratory to develop more efficient methods of turpentine and means to make paper from Southern pines. The location of state and federal highways, and the important I-16, through the county were also influenced by Treutlen Countians. All of this has served to at least allow Treutlen County to continue to maintain relative economic stability despite the continuing challenges which have beset the county.

Location, agriculture/forestry, transportation resources, and cooperative leadership remain key to the county's economy, and future growth and development. The natural resources of the county, including its forests, fields, and scenic rivers/open spaces; its highway location along I-16, U.S. 221, and Georgia Highways 15, 29, and 46; location near growth centers like Dublin and Vidalia; the family-oriented Old-South charm and caring populace; and the cooperative community spirit continue to be resilient assets and opportunities which portend well for continued rebound, and future growth and development within Treutlen County.



As a result, a slow, but steady, growth/development is expected to be realized within Treutlen County. There continues to be much potential for residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating location, improving community and educational resources, committed leadership, involved citizenry, impressive heritage, abundant natural resources, and great natural beauty. The community truly does expect to enjoy success and bring about expanding growth and development.

Most current growth is concentrated in or near Soperton, including residential, commercial, and industrial. Recent commercial growth has concentrated along the Georgia 29 (Main Street) corridor including a Dairy Queen and a convenience store. There has been limited industrial growth in the previous five years. The area's largest labor employers remain outside of the County. The existing industrial park sites, located west of Soperton along Georgia 29 West with direct access to I-16, would be the logical place for most new industrial and supportive commercial development. Other major/commercial growth attractors and locations would include the four I-16 interchanges, and existing vacant commercial/old industrial sites in downtown Soperton.



L Park **R** Dilapidated Buildings

Residential growth within the county has been relatively limited, with no major concentrations, except that generally the southern/eastern area of Treutlen adjacent to Soperton and Georgia 29 has seen some growth. The Treutlen County High and other schools, are all located along Georgia 29 West and would be an attraction for new residential growth. There are infill development opportunities throughout Soperton. Redevelopment neighborhood areas within Soperton include the West Canady Avenue Neighborhood.

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

Future land use maps for Treutlen County and the City of Soperton are included following this description.



Land Use Goals

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

Address Growth Management/Guide Compatible Development

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has a long history of landscaped, well-kempt homes and the historic landscaped, wide Georgia Highway 29 gateway. The community has developed only limited individual land use and building regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist.

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

As noted above, Treutlen County and Soperton have only limited land use regulations, road acceptance/subdivision ordinances, a manufactured home ordinance, and others to address specific issues or nuisances. Soperton has only limited land use management and building code enforcement. These ordinances need update, expansion, coordination, and joint collaboration/code enforcement/countywide development permitting to initiate a more comprehensive and coordinated approach for land use management.

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

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. The Florida Hardware farm equipment/gate business is an excellent example of a compatible venture. Developing and supporting outdoor events/facilities/festivals, making the Oconee and Ochoopee rivers more accessible, and encouraging additional tourism will further help.

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

The Oconee River, Ochoopee River, the Million Pines Festival, and local preserved landmarks and buildings all have much history and much more potential for recreation and tourism



within the county. Increased recreational and outdoor usage through continued park and trail development, promotion, and growth of tourism of many kinds offers much unrealized potential to both enhanced economic utilization and conservation of the county's significant natural and cultural resources. It can also attract more visitors, and more residents, and build a larger audience of citizen support for protection and enhancement of these resources. Further promotion and development of pine tree history and the Million Pines Festival holds additional promise. Improvement of local recreational and biking facilities, museums and other cultural events, enhancement of events or festivals, and development of biking facilities or trails out of Soperton could also reap benefits. Despite significant past success, there is even more unrealized major potential.

Encourage Infill Development/Downtown Revitalization

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

Improve Community Appearance

Treutlen County and the City of Soperton have much intrinsic natural and cultural beauty and Old South, family-friendly charm attractive to residential location and tourism. The community has long been admired for its well-kempt attractive appearance and landscaping. These attributes are actually utilized by the Chamber of Commerce in its promotional materials. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to mitigate any issue, and to accent and highlight opportunities and appealing attributes.

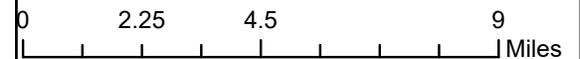
Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired. Protection from degradation or inappropriate development is to everyone's advantage. At the same time pristine and natural scenic beauty is protected, there can be enhanced and increased access. This will both support economic development and the admired local quality of life.

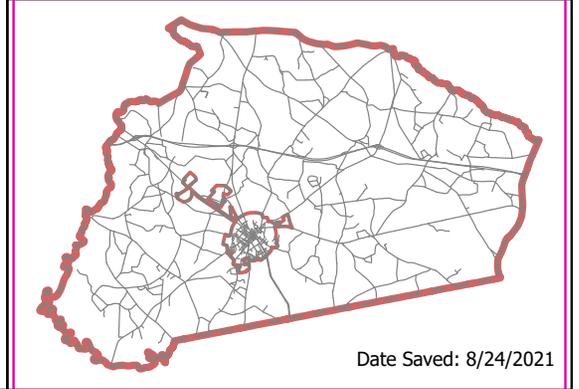


Treutlen County Future Land Use

-  Soperton City Limits
-  County Boundary
- Future Land Use**
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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



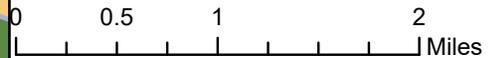
Date Saved: 8/24/2021

SOURCE: HOGARC, 2021

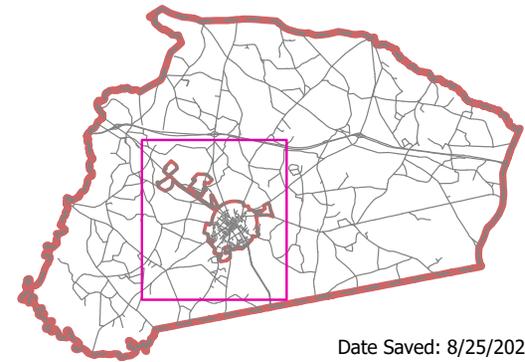


City of Soperton Future Land Use

-  Soperton City Limits
- Future Land Use**
-  Agriculture
-  Commercial
-  Forestry
-  Industrial
-  Park/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



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



Date Saved: 8/25/2021



Community Work Programs



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

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



Trentlen County



Community Work Programs



Treutlen County Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Pursue the landscaping and restoration of Georgia Highway 29 as a historic, unique gateway					Y	2023		This item has been postponed due to lack of funding but remains an important project for the County.
2019	Explore the development of alternative, compatible, and coordinated land use regulations					Y	2023		This item has been postponed as extensive land use regulations are not desired and have not been politically feasible. However, the newly elected commission will explore land use regulation options.
2020	Seek the establishment of a Wildlife Management Area					Y	2023		This action item has been postponed due to lack of funds. This item remains a priority to the County and the County is interested in seeking grant funding to accomplish.
2017	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors	Y	2017						Ordinance has been adopted
2019	Seek funding to develop the Million Pines Plantation as a museum/tourist venue					Y	2023		This item has been postponed due to lack of funding but is still a project to be completed once appropriate funding is allocated.
2018	Seek the purchase of a front-end loader	Y	2020						The purchase of a front-end loader was made by the County in 2020.



Treutlen County Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Purchase new self-contained breathing apparatus (SCBA) gear for the volunteer fire department	Y	2020						The purchase of a new self-contained breathing apparatus (SCBA) gear for the volunteer fire department was made by the County in 2020.
2017	Develop specific new ordinances identified by the County Commission or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth							Y	The City will continue to review ordinance needs as issues arise, however no new ordinances are identified at this time.
2018	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county	Y	2019						The County mobile home inspector now recommends mobile home removals on a case-by-case basis.
2019	Develop manned green box (solid waste drop-off) locations	Y	2021						A curbside municipal solid waste collection program was implemented in 2021.
2017	Install new playground equipment at the Soperton-Treutlen Recreation Complex	Y	2018						New playground equipment at the Soperton-Treutlen Recreation Complex was installed in 2018.
2017	Purchase one new firefighting vehicle per year			Y	2026				The county has purchased one new firefighting vehicle each year and plans to do so until 2026.



Treutlen County Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Expand water and sewer infrastructure to new 129-acre industrial site on GA 29	Y	2021						This action item was considered a joint endeavor with the City of Soperton and Treutlen County. The City of Soperton received a grant to complete this project.
2021	Extend water and sewer service to GA 29 and I-16 Interchange					Y	2026		Action item postponed due to lack of funds. Soperton and Treutlen County will work together to seek funding for this item.
2017	Complete TIA Band 2 Projects (Anderson Pond Rd., Old Dairy Rd – Womack Rd., Rosemont Church Rd.)	Y	2019						TIA Band 2 projects completed in 2019.
2020	Complete TIA Band 3 Projects (Ohoop-ee Bend Rd., Deer Run Rd., Tobacco Trail, Norristown Rd., Secret Forest Rd.)	Y	2019						TIA Band 3 projects completed in 2019.
2017	Resurface and Remark runway at the Treutlen County Airport	Y	2019						Resurfacing and Remarking of the runway at the Treutlen County Airport was completed in 2019.
2021	Seek funding for continued Treutlen County Airport improvements					Y	2026		Action item postponed due to lack of funds.
2020	Conduct research and analysis study of renovations to county owned Dead River Landing					Y	2023		Action item postponed due to lack of funds.
2017	Upgrade/maintain community website(s)	Y	2021						Treutlen County launched a new website in 2021.
2019	Construct a new Treutlen County Senior Center					Y	2023		Treutlen County applied for a CDBG grant in 2019 but the grant was not awarded. This project remains a priority to Treutlen County; the County will continue to seek funding for this project



Treutlen County Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Pursue the landscaping and restoration of Georgia Highway 29 as a historic, unique gateway.		X						X		Dev. Auth., GDOT	\$300,000 (total)	X	X	X	
Explore the development of alternative, compatible, and coordinated land use regulations		X						X	X	Heart of Georgia Altamaha Regional Commission	N/A				
Seek the establishment of a Wildlife Management Area		X						X		DNR	\$300,000	X	X		
Seek funding to develop the Million Pines Plantation as a museum/tourist venue		X								Dev. Auth., DCA (HPD)	\$500,000	X	X		



Treutlen County Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Purchase one new firefighting vehicle per year						X		X		GEMA/ FEMA	\$150,000 SPLOST	X	X	X	
Extend water and sewer service to GA 29 and I-16 Interchange					X			X	X	Chamber, IDA, DCA (OneGeorgia) USDA Rural Dev't DEcD	\$1,000,000 (total)	X	X	X	
Seek funding for continued Treutlen County Airport improvements					X			X		GDOT/FAA	\$500,000	X	X	X	
Conduct research and analysis study of renovations to county owned Dead River Landing		X						X			\$5,000				
Construct a new Treutlen County Senior Center		X						X		CDBG	\$350,000	X	X	X	
Pursue the construction of a local Farmers Market and pavilion at Jean Gillis Park		X						X	X	USDA	\$300,000	X	X	X	
Seek funding to construct an amphitheater at Jean Gillis Park				X				X		DNR	\$600,000	X	X		
Collaborate with Treutlen County High School to develop an EMT and Firefighter certification program		X						X			\$50,000	X	X		



Treutlen County Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Construct a public safety facility/ emergency operations facility to house fire department, EMS Office, and EMA Office					X			X	X	USDA grants/ loans, AFG/ FEMA grants	\$500,000	X	X	X	
Construct new facility to house County Road Department and County Shop					X			X		TSPLOST	\$500,000	X			
Revitalize old recreation department park.	X							X	X	American Rescue Plan /DNR/USDA	\$200,000	X	X	X	
Seek funding to construct a fire-fighter training facility			X					X	X	USDA Rural Dev't, GEMA, FEMA	\$500,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X		DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X		DCA, Regional Commission	N/A	X	X		



City of Soperton

Community Work Programs



City of Soperton Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Reactivate the Soperton Downtown Development Authority					Y	2022		To date, the Soperton Downtown Development Authority has not been reactivated as legal paperwork has not been completed. The City of Soperton is prepared to appoint members to the authority once the authority has been reactivated.
2019	Explore the development of alternative, compatible, and coordinated land use regulations					Y	2023		Land use regulations have not changed but remain an interest to the City. This action item remains a priority to the City.
2019	Complete the expansion of the sewer system to newly annexed areas					Y	2022		Action item postponed due to lack of available funding. The City has not expanded the sewer system but will attempt to do so as funding is available.
2020	Pursue funding to add a water filtration system					Y	2023		Action Item was postponed due to lack of funds.
2018	Seek funding to construct a firefighter training facility					Y	2024		Action Item was postponed due to lack of funds.
2019	Seek to acquire a new firefighting vehicle					Y	2022		Action Item was postponed due to lack of funds. The Soperton Fire Department has applied for grants to acquire a new firefighting vehicle; however, no grants have been awarded for a firefighting vehicle to date.



City of Soperton Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2018	Pursue funding to acquire a new rescue vehicle	Y	2018						A rescue/brush truck was purchased in 2018.
2019	Seek funding to construct a new municipal complex					Y	2025		Action Item was postponed due to lack of funds.
2017	Seek to complete streetscape and parking improvements in the downtown area			Y	2023				Projects have been completed on U.S. Hwy 221 and Railroad Ave. Projects are underway for MLK Jr. Drive and Louisiana Ave.
2017	Seek funding for sidewalk improvements and the development of new sidewalks	Y	2019						Sidewalk improvements and the development of new sidewalks were completed for Railroad Ave, and along Highway 221 in 2019
2020	Pursue the construction of a new Community Center					Y	2025		Action item has not been completed due to lack of funding.
2017	Pursue the construction of a local Farmers Market					Y	2023		Action item has been modified to include “and pavilion at Jean Gillis Park,” as included in the new Community Work Program. Item has not been completed due to lack of funding.
2017	Develop specific new ordinances identified by the City Council or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community’s plans and vision, and to encourage quality growth							X	The City will continue to review ordinance needs as issues arise, however no new ordinances are identified at this time.



City of Soperton Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2017	Acquire and redevelop downtown city shops on West Railroad Ave.	Y	2019						All identified property/city shops on West Railroad Avenue were acquired as of 2019.
2017	Update hardware and software systems across all city departments					Y	2022		Action item has not been completed due to lack of funding.
2017	Purchase a backhoe					Y	2023		Action item postponed due to lack of funds.
2018	Purchase a dump truck	Y	2021						Dump truck purchased in 2021.
2017	Upgrade grass maintenance equipment					Y	2022		City is prepared to purchase upgrade grass maintenance equipment in 2022.
2019	Replace water lines in south and west portions of Soperton					Y	2023		Action item postponed due to lack of funds. City anticipates initiating this project by 2023.
2020	Replace sewer trunk lines in south and west portions of Soperton					Y	2022		Action item postponed due to lack of funds. City anticipates initiating this project by 2022.
2018	Construct two new soccer fields and other facilities as needed at the Soperton-Treutlen Recreation Complex							Y	Action item dropped; the Recreation Department is no longer under the jurisdiction of the City.
2017	Install new playground equipment at the Soperton-Treutlen Recreation Complex	Y	2017						Action item completed. New playground equipment at the Soperton-Treutlen Recreation Complex was installed in 2017.



City of Soperton Comprehensive Plan Community Work Program
Report of Accomplishments

Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
		Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
2019	Repair fountain in downtown park and complete landscaping upgrade	Y	2018						Action item completed. Fountain in downtown park was repaired in 2018.
2017	Complete TIA Band 2 Projects (Westend Dr., Omega St., Strait St., Sessions St., Woodland Dr., Texas Ave., Edwin St., Florida Ave., Canady Ave., Arch St.)	Y	2021						All action items complete as of 2021.
2020	Complete TIA Band 3 Projects (Pitus Rd., Alpha Rd., Faith Circle, Florida Ave. Ext., Kelly St., Ivy Circle, Maple St., Clover St., Berry St., Norman St., Varnedo St.)	Y	2021						All action items complete as of 2021.
2017	Upgrade/maintain community website(s)			Y	2022				The City of Soperton has contacted a provider and website design is underway. Website is estimated to be launched in 2022.
2019	Expand water and sewer infrastructure to new 129 acre industrial site on GA 29	Y	2021						City received a One Georgia Grant and funding from the Treutlen County Industrial Development Authority to complete this action item.
2021	Extend water and sewer service to GA 29 and I-16 Interchange					Y	2026		Action item postponed due to lack of funds. The City and Treutlen County will work together to seek funding for this item.



City of Soperton Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Reactivate the Soperton Downtown Development Authority	X									DDA	N/A				
Explore the development of alternative, compatible, and coordinated land use regulations		X						X	X	Heart of Georgia Altamaha Regional Commission	N/A				
Complete the expansion of the sewer system to newly annexed areas	X								X	DCA (CDBG) GEFA, USDA, Rural Dev't	\$1,000,000	X	X	X	
Pursue funding to add a water filtration system		X							X	GEFA, USDA, Rural Dev't	\$5,000,000 (total)	X	X	X	
Seek funding to construct a firefighter training facility			X					X	X	USDA Rural Dev't, GEMA, FEMA	\$500,000	X	X	X	
Seek to acquire a new fire-fighting vehicle	X								X	GEMA/ FEMA	\$165,000	X	X	X	
Seek funding to construct a new municipal complex				X					X	SPLOST	\$1,000,000	X			
Seek to complete streetscape and parking improvements in the downtown area		X							X	SPLOST	\$400,000	X			
Pursue the construction of a new Community Center				X					X		\$1,000,000 (total -Part of new municipal complex)	X			



City of Soperton Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Pursue the construction of a local Farmers Market and pavilion at Jean Gillis Park		X							X	USDA	\$300,000	X			
Update hardware and software systems across all city departments	X								X		\$15,000	X			
Upgrade grass maintenance equipment	X								X	SPLOST, TSPLOST	\$20,000	X	X		
Purchase a backhoe		X							X		\$65,000	X			
Upgrade/maintain community website(s)	X								X		\$1,000	X			X
Extend water and sewer service to GA 29 and I-16 Interchange					X			X	X	Chamber, IDA, DCA (One Georgia), USDA Rural Dev't DEcD	\$1,500,000	X	X	X	
Seek to upgrade police vehicles and equipment	X								X		\$250,000	X			



City of Soperton Comprehensive Plan Community Work Program
Community Work Program 2022 - 2026

Activity	Years							Responsibility			Estimated Cost	Funding Source			
	2022	2023	2024	2025	2026	Each Year	Beyond 2026	County	City	Other		Local	State	Federal	Private
Replace water lines in south and west portions of Soperton		X							X	CDBG/GEFA/SPLOST	\$750,000	X	X	X	
Replace sewer trunk lines in south and west portions of Soperton	X								X	CDBG/GEFA/SPLOST	\$750,000	X	X	X	
Seek funding to purchase a grapple truck			X							GEMA/FEMA	\$250,000	X	X	X	
Construct a public safety facility/ emergency operations facility to house fire department, EMS Office, and EMA Office				X		X		X	X	USDA	\$500,000	X	X	X	
Seek funding to revitalize old recreation department park.					X			X	X	American Rescue Plan / DNR/USDA	\$200,000	X	X	X	
Adopt the DCA Broadband Model ordinance	X							X	X	DCA, Regional Commission	N/A	X	X		
Seek to become designated as a Broadband Ready Community	X							X	X	DCA, Regional Commission	N/A	X	X		



Appendix A

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



COMMUNITY INVOLVEMENT

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

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

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

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, and the Local Plan Coordination Committee meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.



PUBLIC HEARING NOTICE

Treutlen County Joint Comprehensive Plan “The Future of All of Treutlen County”

The local governments of Treutlen County and the City of Soperton are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community’s wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community’s future vision, the issues and opportunities facing the Community, and what should be done to make Treutlen County and the City of Soperton better places to live and work. What should be the Community’s guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Treutlen County?

PUBLIC HEARING DATE AND TIME: Thursday, April 8, 2021 at 5:00 p.m.

**LOCATION OF PUBLIC HEARING: Treutlen County Board of Commissioners
Conference Room, Soperton**

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Treutlen County Board of Commissioners, 1830 Martin Luther King Jr., Drive, Soperton, Georgia, or call 912-529-3664.



HEART OF GEORGIA ALTAMAHA

Regional Commission



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

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

NEWS RELEASE

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

DATE: Tuesday, April, 27, 2021 4:00 – 6:00 PM

LOCATION: The Club House, 4439 Main Street, Soperton, Georgia

Are you concerned about the future of Treutlen County and the City of Soperton? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Treutlen County, the Treutlen County Board of Commissioners, and the City of Soperton, are in the process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2016, and is the principal guide to the long-term growth and development of Treutlen County and the City of Soperton. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at The Club House at 4439 Main Street from 4:00 p.m. to 6:00 p.m. on Tuesday, April 27, 2021. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

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





WELCOME!

Welcome to the home of the Treutlen County Joint Comprehensive Plan Update. The County and the City of Soperton are currently undergoing strategic planning meetings to guide the future growth and development for the community. Issues discussed include economic development, community facilities, natural and cultural resources, housing, intergovernmental coordination, and other important concerns. In a series of meetings, to be held March-August, local government leadership will be seeking citizen input and participation concerning these topics. This page will provide periodic updates and working documents from the Comprehensive Plan Steering Committee.



GROWING BEYOND THE PINES TOGETHER



A Joint Comprehensive Plan for Treutlen County and Soperton, Georgia



August, 2016

[Download a Copy of the 2016 Plan Here!](#)



WHY IS THE COMPREHENSIVE PLAN IMPORTANT?

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

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

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

<https://dca.ga.gov/local-government-assistance/planning/local-planning/local-comprehensive-planning>



TREUTLEN COUNTY 2021 JOINT COMPREHENSIVE PLAN TIMETABLE

- Tuesday, 3.9.2021, 10:30 a.m. - Initial Meeting/Strengths/Weaknesses (SWOT)
- Thursday, 4.8.2021, 10:30 a.m. - Community Vision/Needs and Opportunities/Strategies for Improvement
- Thursday, 4.8.2021, 5:00 p.m. - Initial Public Hearing
- Tuesday, 4.27.2021, 4:00-6:00 p.m. - Community Input Drop-In
- Thursday, 5.13.2021 10:30 a.m. - Needs and Opportunities, Goals/Policies/Economic Development
- Tuesday, 6.8.2021 10:30 a.m. - Goals/Policies/Economic Development/Broadband/Land Use
- Thursday, 8.26.2021 3:00 p.m. - Draft Plan
- Thursday, 8.26.2021 5:00 p.m. - Final Public Hearing
- September, 2021 - Local Government Submittal

[Click to View Files From First Planning Meeting 3.9.21](#)

[Click to View Files From Second Planning Meeting 4.8.21](#)

[Click to View Files From Third Planning Meeting 5.13.21](#)

[Click to View Files From Fourth Planning Meeting 6.8.21](#)

[Click to View Files From Fifth Planning Meeting 8.26.2021](#)



OUR VISION

TREUTLEN COUNTY AND SOPERTON WILL CONTINUE TO BE A RURAL, BUT GROWING COMMUNITY IN THE FUTURE WITH INCREASING RESIDENTS AND FURTHER ECONOMIC GROWTH AND DEVELOPMENT OF NEW BUSINESS AND INDUSTRY, WHILE MAINTAINING ITS SOUTHERN CHARM AND RURAL QUALITY OF LIFE. TREUTLEN COUNTY SEEKS TO OPTIMIZE ITS STRATEGIC LOCATION BETWEEN MACON AND THE PORT OF SAVANNAH, AND TO ATTRACT NEW RESIDENTIAL AND ECONOMIC GROWTH, AND ADDITIONAL VISITORS AND TOURISTS FROM I-16 INTO A REVITALIZED SOPERTON. SOPERTON AND ITS FRINGES WOULD BE THE LOCATION OF INTENSE COMMERCIAL AND INDUSTRIAL GROWTH, WITH A VIBRANT, THRIVING, AND REVITALIZED DOWNTOWN OF BUSTLING COMMERCIAL ACTIVITY. REVITALIZING DOWNTOWN SOPERTON IS AN ONGOING PRIORITY EFFORT OF THE COMMUNITY. WHERE APPROPRIATE, THE CITY OF SOPERTON WILL ASSEMBLE VARIOUS OWNERSHIP INTERESTS, AND PARTNER WITH THE PRIVATE SECTOR TO REDEVELOP DOWNTOWN PARCELS WITH NEW BUSINESSES AND SERVICES. DOWNTOWN DEVELOPMENT WILL BE GUIDED AND FACILITATED BY AN ACTIVE, INVOLVED DOWNTOWN DEVELOPMENT AUTHORITY. THE COMMUNITY DESIRES SOPERTON'S DOWNTOWN REVITALIZATION TO SERVE BOTH AS A SOURCE OF COMMUNITY PRIDE AND A CALLING CARD FOR FURTHER COMMUNITY DEVELOPMENT.



WHAT WOULD YOU LIKE TO SEE?



FOR MORE INFORMATION REGARDING THE 2021 TREUTLEN COUNTY JOINT COMPREHENSIVE PLANNING PROCESS, CONTACT US.

331 West Parker Street - Bude, GA 31513

912-567-5648

60mm@hogarc.org



COMMUNITY VISION SURVEY

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



FINAL PUBLIC HEARING NOTICE

Treutlen County Joint Comprehensive Plan “The Future of All of Treutlen County”

The local governments of Treutlen County and the City of Soperton are in the final stages of a process to develop a new joint comprehensive plan in accordance with state law.

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

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Treutlen County and the City of Soperton, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

PUBLIC HEARING DATE AND TIME: Thursday, August 26, 2021, at 5:00 p.m.

**LOCATION OF PUBLIC HEARING: Treutlen County Board of Commissioners
Conference Room, 1830 Martin Luther King JR
Drive, Soperton, Georgia**

All persons with a disability or otherwise needing assistance should contact Treutlen County Board of Commissioners, 1830 Martin Luther King Jr., Drive, Soperton, Georgia, or call 912-529-3664.

All persons are invited to attend the public hearing and voice your opinion to help your community achieve a better future. If you would like more information, please contact James Pope at the Heart of Georgia Altamaha Regional Commission, 912-367-3648 or pope@hogarc.org.



**TREUTLEN COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
TREUTLEN COUNTY LIBRARY, SOPERTON, GA**

March 9, 2021

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable for Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Next Meeting

Draft Community Vision Review

Needs and Opportunities Input

Strategies for Improvement



**TREUTLEN COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
TREUTLEN COUNTY LIBRARY, SOPERTON, GA**

April 8, 2021

AGENDA

Introduction

Community Vision Input/Group Breakout

Plan Title

Draft Issues and Opportunities

Goals/Policies

Next Meeting – Thursday, May 13, 2021, 10:30 a.m.

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Goals/Policies Input

***Public Hearing – Thursday, April 8, 2021, 5:00 p.m., Treutlen County Board of Commissioners Conference Room, Soperton**

***Community Input Drop-In Session on Tuesday, April 27, 2021, 4-6 p.m., location needs to be determined**



**TREUTLEN COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
TREUTLEN COUNTY LIBRARY, SOPERTON, GA**

May 13, 2021

AGENDA

Draft Community Vision/Outline

Plan Title

Revised Draft Issues and Opportunities Review

Goals/Policies

Broadband

***Community Input Drop-In Session held on Tuesday, April 27, 2021, 4-6 p.m.,
The Club House, Soperton, GA**

***Next Meeting - Tuesday, June 8, 2021, 10:30 a.m., Treutlen County Library,
Soperton, GA**



**TREUTLEN COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
TREUTLEN COUNTY LIBRARY, SOPERTON, GA**

June 8, 2021

AGENDA

Introduction

Plan Title

Draft Community Vision Review

Draft Broadband Element

Economic Development Element

Plan Coordination

Land Use Element

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



**TREUTLEN COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
TREUTLEN COUNTY BOARD OF COMMISSIONERS CONFERENCE
ROOM
AUGUST 26, 2021
AGENDA**

Draft Plan Review

Submittal Discussion

Submittal Letter

Public Hearing – Thursday, August 26, 2021, 5:00 p.m.



Stakeholders Invited to Participate in Treutlen County Joint Comprehensive Plan Preparation Process

Treutlen County Board of Commissioners

City of Soperton

Treutlen County Board of Education

Southeastern Technical College

Oconee Fall Line Technical College

East Georgia College

Georgia Military College

Treutlen County Development Authority

Soperton-Treutlen County Chamber of Commerce

Treutlen County Farm Bureau

Treutlen County Cooperative Extension

Georgia Power

Altamaha EMC

Georgia Forestry Commission

Treutlen County Emergency Management Agency

Local Fire Departments

Soperton Police Department

East Coast Asphalt

Florida Hardware and Farm Equipment, Inc.

Treutlen County Sheriff's Department

Treutlen County Public Works

Local Banks

Local Churches

Local Civic Clubs

Treutlen County Health Department

The Soperton News

Treutlen County Board of Assessors

Treutlen County Library

Treutlen DFACS

Treutlen County Boot Camp



Active Participants in Treutlen County Local Plan Coordination Committee Meetings and Plan Preparation

Treutlen County Board of Commissioners

Lance Hooks, Chairman
 Thalia Gillis, County Commissioner
 Cali Hollis, County Commissioner
 Joey Powell, County Commissioner
 T.J. Hudson, County Manager
 Angie Hooks, County Clerk

City of Soperton

Royce Fowler, Mayor
 Johnny B. Johnson City Councilman
 Thomas Shepard, City Clerk

Treutlen County Development Authority

Royce Fowler, Authority Member

Treutlen County Emergency Management Agency

Josh Love, EMA Director

Treutlen County Board of Tax Assessors

Donna Young, Chief Appraiser

Treutlen County Sheriff's Office

Sidney Love, Investigator

Treutlen Probation Detention Center

Matthew Lamb, Sergeant
 Dylan Foskey, Correctional Officer

Altamaha EMC

Michael Giles

Treutlen County Library

Jeannie Rogers, Branch Manager
 Sharon Salter, Librarian

Bank of Soperton

Holt Barwick, Banker

Colony Bank

Nancy Lowery, Bank Manager

First Baptist Church Soperton

Chad Cofield, Pastor

Trinity Church

Larry Hammock, Pastor

Local Citizens

Jennifer Baker
 Juanita Baker
 Jeremy B. Johnson
 Shambrella McLendon
 Rodney Williams

Note: Both elected and appointed government and local economic development officials participated.



RESOLUTION

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

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

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

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *The Future of All Treutlen County*, for Treutlen County and the City of Soperton; and

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

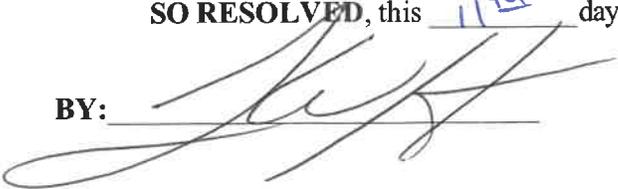
WHEREAS, the Treutlen County-Soperton Joint Comprehensive Plan, *The Future of All Treutlen County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, Treutlen County is now desirous of adopting *The Future of All Treutlen County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Treutlen County Board of Commissioners hereby approves and adopts the Treutlen County-Soperton Joint Comprehensive Plan, *The Future of All Treutlen County*, as Treutlen County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

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

SO RESOLVED, this 11th day of October, 2021.

BY: 

ATTEST: 

RESOLUTION

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

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

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

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *The Future of All Treutlen County*, for Treutlen County and the City of Soperton; and

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

WHEREAS, the Treutlen County-Soperton Joint Comprehensive Plan, *The Future of All Treutlen County*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

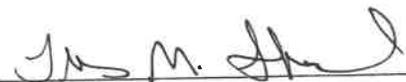
WHEREAS, the City of Soperton is now desirous of adopting *The Future of All Treutlen County* as its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Soperton hereby approve and adopt the Treutlen County-Soperton Joint Comprehensive Plan, *The Future of All Treutlen County*, as the City of Soperton's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2016.

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

SO RESOLVED, this 18 day of October, 2021.

BY: 

ATTEST: 

Trentlen County
Joint Comprehensive Plan

