

2016 Joint Comprehensive Plan Update for Turner County and the Cities of Ashburn, Rebecca, and Sycamore



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Prepared by:



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I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2015 Turner County Comprehensive Plan was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2015 Turner County/ Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan consists of the following elements:

1. Community Goals

2. Needs and Opportunities

3. Community Work Program

4. Economic Development Element

(as a community included in the Georgia Job Tax Credit Tier 1 category)

Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Turner County and the Cities of Ashburn, Rebecca, and Sycamore have also been integrated directly into their parallel components in this Comprehensive Plan.

5. Land Use Element

(as a community with zoning or land development regulations subject to the Zoning Procedures Law)

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

- a) Stakeholders were identified. These included the Turner County Board of Commissioners; the Cities of Ashburn, Rebecca, and Sycamore; the Turner County School Board; appropriate economic development and industrial authorities; the Chamber of Commerce; local businesses and industries; and the general public.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in planned development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee held regular meetings to provide input and feedback.

The public hearing kicking off the comprehensive planning process was held on July 28, 2015 at the Turner County Agricultural Center. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. A complete list of all the stakeholders is included in this plan in the Appendix.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

Public Hearings

Workshops

Extensive e-mail correspondence with stakeholders

Special Webpage on SGRC website as well as County and Cities' websites

Dissemination of information in the newspaper

Fliers

5. Conduct Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from, and coordination with, multiple and diverse interest groups. Due to the relatively small population of the county and cities, the entire stakeholder group was utilized as the steering committee, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and at other group meetings. Opportunity for public comment was provided at public hearings and at city and county commission meetings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The Report of Accomplishments was developed in the second workshop along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding be available. The third workshop was utilized to update the Land Use Element and Maps.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Turner County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan has identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws in order to support the state's and region's economy, protect public health and natural resources, and enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agro-forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.

5. Identify opportunities to optimize existing and future supplies, and to optimize water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater so as to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource services to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Conserve water
3. Collect data and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (the period of lowest stream flow during a seven-day interval that is expected to occur once every 10 years)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and storm water returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

II. Plan Elements

1. Community Goals

The purpose of the Community Goals Element is to lay out a road map for the future of Turner County and the Cities of Ashburn, Rebecca, and Sycamore; to generate local buy-in to the plan; and to ensure that the plan is implemented. Communities are encouraged to amend and update the goals as necessary.

Goal 1: **Encourage the protection and conservation of the rich historic heritage in Turner County and the Cities of Ashburn, Rebecca, and Sycamore.**

Goal 2: **Create and maintain a long-term sustainable and diverse economic base.**

Goal 3: **Ensure that all residents within Greater Turner County have access to quality and affordable housing in stable neighborhoods with sidewalk and street connections.**

Goal 4: **Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.**

Goal 5: **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

Goal 6: **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

Goal 7: **Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Turner County.**

2. Issues and Opportunities

The Issues and Opportunities listed in this section were developed through discussions with stakeholders and residents; from the experiences of stakeholders and residents; through analysis of statistical data and information; and through review and revision as applicable of the issues and opportunities identified in the 2010 Partial Update to the 2025 Turner County Comprehensive Plan. Each of the following issues and opportunities is addressed by corresponding policies in the “Community Policies” section.

1. Cultural Resources

Issues

- ❖ Uses (and funds for renovation) should be found for the dilapidated buildings in the downtown areas.
- ❖ Civil war sites and historic properties need to be inventoried.
- ❖ The rural areas are sometimes intruded upon by the negative impacts of development.
- ❖ The Crime and Punishment Museum is in need of repairs.
- ❖ The Elrod Park building is in need of interior repairs.

Opportunities

- ❖ The Crime and Punishment Museum has historic significance to attract visitors and tourists.
- ❖ Capt. Jack Henderson of the Immortal 600 (confederate officers who were used as a human shield) is buried in Sycamore with other civil war soldiers. This site has cultural significance.
- ❖ Several historic sites can be promoted as tourist attractions, including historic school buildings.
- ❖ The rural character of the community offers a better quality of life than most urban counties, including a family-friendly environment.

- ❖ The Fire Ant Festival, the Sausage Festival, and the Independence Day Festival in Rebecca are events that bring visitors to the county.
- ❖ The possibility of a music and arts festival should be explored in order to attract more visitors.

2. Economic Development

Issues

- ❖ More development is needed at the six interchanges along I-75, especially exit 84, but current landowners are not willing to sell their land at reasonable prices.
- ❖ More development is needed throughout the county to increase the commercial tax base.
- ❖ A lower ISO (Insurance Service Organization) rating is needed for the county.
- ❖ More draw/pull from the interstate is needed in order to create more incentives for businesses to locate in the county; for example, more signs on the Interstate advertising Turner County.
- ❖ Local industry needs diversification in order to weather the economic downturn.
- ❖ Illiteracy rates, high school dropout rates, and poverty rates are very high in the county.
- ❖ Better job opportunities are needed to keep the population from decreasing even further.
- ❖ A unique downtown revitalization is needed for the City of Ashburn that will attract and retain people in the commercial areas and bring more businesses downtown.
- ❖ A lack of parking in downtown Ashburn deters businesses from locating there.
- ❖ The workforce needs development in order to be better qualified for existing and future jobs.

Opportunities

- ❖ A Joint Development Authority has been created with the City of Cordele and Crisp County for an inland port for warehousing and distribution purposes within the next 2-4 years. The expansion of the Port of Savannah may open up new freight opportunities.
- ❖ The airport will help the local economy by providing better access to the county.
- ❖ The county has a low crime rate compared to other local jurisdictions.
- ❖ Two major railroads (Norfolk Southern and CSX) go through the county.
- ❖ There are plentiful agricultural resources (land and water) and products (cotton, peanuts, vegetables, and poultry [sent to Vienna]).
- ❖ Golden Peanut employs approximately 125 people and shells more tonnage of peanuts than any other facility in the world.
- ❖ The area attracts people migrating from Florida due to its lower cost of living, lower insurance rates, and less strict regulations.
- ❖ People who live in Turner County can commute to larger cities (Tifton, Cordele, Macon, Albany) to work.
- ❖ There is a mild climate, insulated from devastating storm events.
- ❖ A new 120-acre industrial park on Route 159 already has infrastructure (water, sewer, gas, and electric).
- ❖ The county is now certified as Work-Ready.
- ❖ The City of Ashburn has a great ISO rating, resulting in lower insurance premiums.
- ❖ A Dollar General store is under construction in Sycamore.
- ❖ Agriculture-related target industries should be expanded and pursued.
- ❖ The Development Authority is more active and established than it used to be, and is in good shape financially.
- ❖ Streetscaping in downtown Ashburn will begin in October 2015, as well as the construction of a new park next to the Elrod Park building.
- ❖ Ashburn could be an ideal retirement community, with plenty of low-cost, low-tax housing.
- ❖ New companies are coming to near I-75 with plans to develop 12 acres and provide 150-200 jobs.

3. Housing

Issues

- ❖ There is still a need for affordable, good quality housing.
- ❖ 40% of City of Ashburn residents rent their homes; an increase in homeownership is needed.
- ❖ Rental properties are of low quality. It is hard to upgrade an occupied housing unit.
- ❖ Many homes, especially in Ashburn, are in need of repair or should be condemned. However, the city does not have sufficient resources to cover the legal fees and the time needed to go through the process.

- ❖ There are many out-of-area landlords who lack interest in the local area. More local ownership of rental housing is desired.
- ❖ Housing for the elderly is needed.
- ❖ CHIP funds are available but cannot be used by people who have bad credit, and there is a lack of qualified applicants.

Opportunities

- ❖ Compliance officers work with the land owners to bring rental housing up to livable standards.
- ❖ Low-interest loans are helping first-time homebuyers.
- ❖ Two new housing developments recently opened: Eureka Heights (with 56 units) and Annandale Apartments, which increases the availability of housing.
- ❖ A program for financial literacy should be established to enable more people to use the CHIP program.

4. Natural Resources

Issues

- ❖ There is no large lake or other large natural recreation area in the county.

Opportunities

- ❖ There are large agricultural areas within the county that contain significant amounts of valuable natural resources.
- ❖ Significant amounts of conservation lands can be protected to provide healthy environments for the wildlife in the county.
- ❖ Four sites have been identified, and plans drawn, for the creation of artificial lakes.

5. Land Use

Issues

- ❖ Conflicts may occur between residential and agricultural land uses (e.g. crop spraying).
- ❖ The minimum lot size in agricultural areas should be reviewed; in some instances 5 acres is too large.

Opportunities

- ❖ Land use has been stable and good.
- ❖ The building department is consolidated.
- ❖ Residential uses have been expanded to 1-acre lots in order to allow for expansion, but not sprawl.

6. Community Facilities and Services

Issues

- ❖ Several roads throughout the county need to be repaved and widened by acquiring more right-of-way.
- ❖ EMS has to handle a lot of after-hours medical care. An urgent care/after-hours medical facility is needed.
- ❖ There is a lack of recreation and entertainment opportunities for all ages, but especially for young people (the Moultrie Tech campus is a potential venue).
- ❖ There are aging buildings and aging infrastructure throughout the county, which are in need of repair.
- ❖ The water treatment facilities are in need of enhancement, but funding is lacking.
- ❖ The County Recreation Center on Route 41 North is not accessible enough without a car, and needs to be utilized more in order to keep youths in the county.
- ❖ A joint sports facility is needed in Turner County.

Opportunities

- ❖ The City of Ashburn recently upgraded its water treatment plant thanks to CDBG funds.
- ❖ There is a strong sense of community.

- ❖ A runway extension is planned for the airport from 3,200 feet to 5,000 feet. This will include a fuel station and will attract more business to the area.
- ❖ Negotiations are underway to get the Moultrie Tech hangar at the airport back from the school, as they are not currently using the facility.
- ❖ The Moultrie Tech Turner County campus can be utilized for concerts and conventions.
- ❖ The City of Ashburn has plenty of capacity for water and wastewater within the municipal boundary.
- ❖ The local high school exceeds the state average graduation rate by almost 10%.
- ❖ The Alternative School Program separates disruptive students from the student population.
- ❖ The smaller cities are highly involved and get equal treatment in the county.
- ❖ The City of Ashburn has a splash park which can be utilized by all.
- ❖ The County has provided funds for Sycamore to open a basketball court by the end of 2015.
- ❖ The airport expansion should be continued, including extra hangars and a fueling center.

7. Intergovernmental Coordination

Issues

- ❖ Areas where there is duplication of services should be identified, and consolidation or other measures used to eliminate duplication.
- ❖ 911 coordination is needed.

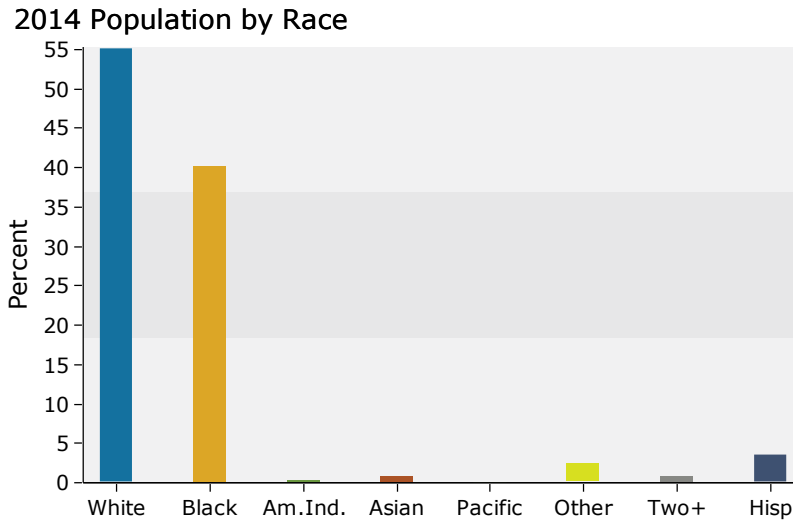
Opportunities

- ❖ There is good intergovernmental coordination with the School Board.
- ❖ There is good intergovernmental coordination between the municipalities.
- ❖ The cities and the county have a joint Planning and Zoning Commission.
- ❖ A combined recreation and joint development authority is a possibility.

3. Analysis of Data and Information

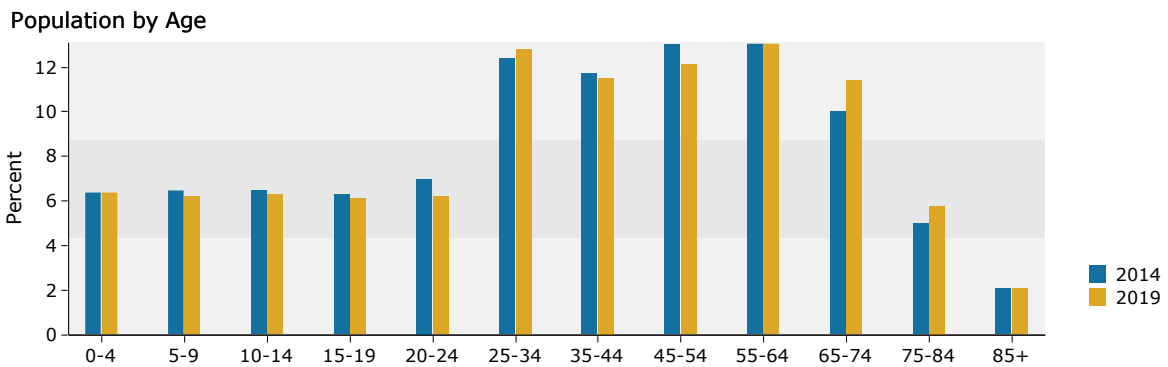
Turner County

The 2014 population of Turner County is 8,818. The estimated change for 2019 is -1.17%, indicating a fairly stable population. There are 3,339 households and 2,308 families, with an average of 2.53 people per household. 55.3 percent of the population is White and 40.2 percent is Black; other races make up 4.5 percent of the population. 3.6 percent is of Hispanic/Latino origin ethnicity (regardless of race).



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

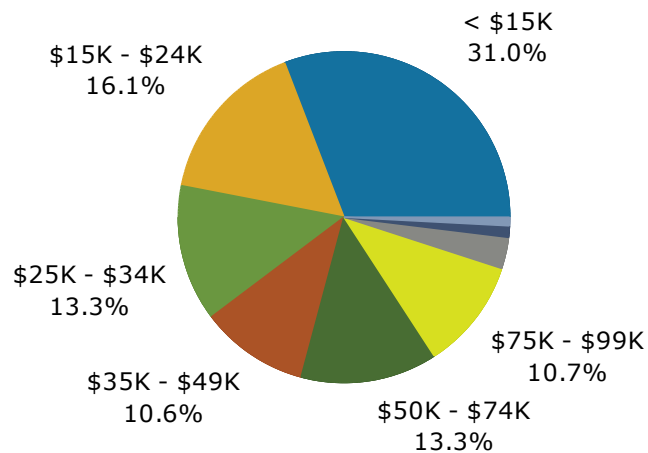
25.7 percent of the county's population is 19 or younger, 57.2 percent is aged between 20 and 64, and 17.1 percent is 65 or older. By 2019, the proportion of seniors in Turner County is expected to increase slightly (to 19.3 percent), and other age groups are expected to decrease slightly. The median age is 39.2.



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

The median household income in Turner County is \$26,724, the average household income is \$39,012, and the per capita income is \$14,862. According to 2008-2012 Census estimates, 27.7 percent of households have income below the poverty level.

2014 Household Income



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

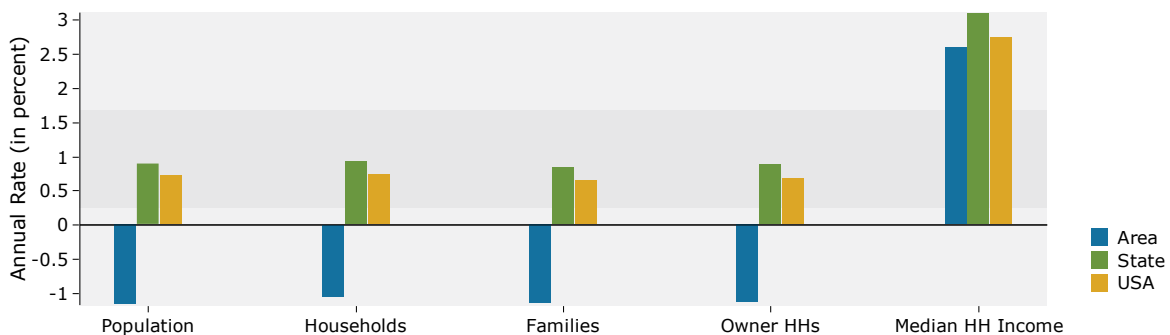
According to 2008-2012 Census estimates, among people age 25 or older in Turner County, 12 percent have a bachelor's or higher degree; 9.5 percent have an associate's degree; 50.2 percent have a high school diploma or GED but no higher degree; and 28.4 percent have no high school diploma or GED.

Among workers age 16+ in Turner County, 37.9 percent have a commute that takes 30 minutes or more each way; 36.7 percent take between 10 and 29 minutes to get to work; and 25.4 percent have a commute lasting less than 10 minutes. 76.3 percent of workers drive alone to work, 13.5 percent carpool, and 6.1 percent walk or bike. According to the Bureau of Labor Statistics, the labor force in Turner County averaged 4,324 people in 2013, and the unemployment rate was 8 percent.

There are 3,857 housing units in Turner County. 54.7 percent of housing units are owner-occupied, 31.8 percent are rentals, and 13.5 percent are vacant. Among the owner-occupied housing units, 67.1 percent are valued at less than \$100,000, 24.3 percent are valued at between \$100,000 and \$200,000, and 8.8 percent are valued at more than \$200,000. The median value is \$76,127 and the average value is \$100,889.

By 2019, Turner County is projected to see a slight decline in the total population and in the number of households, families, and owner-occupied households. By contrast, a slight increase in these metrics is projected for the State of Georgia and for the nation as a whole. Median household income is expected to increase, though by slightly less than the levels predicted for Georgia and for the nation.

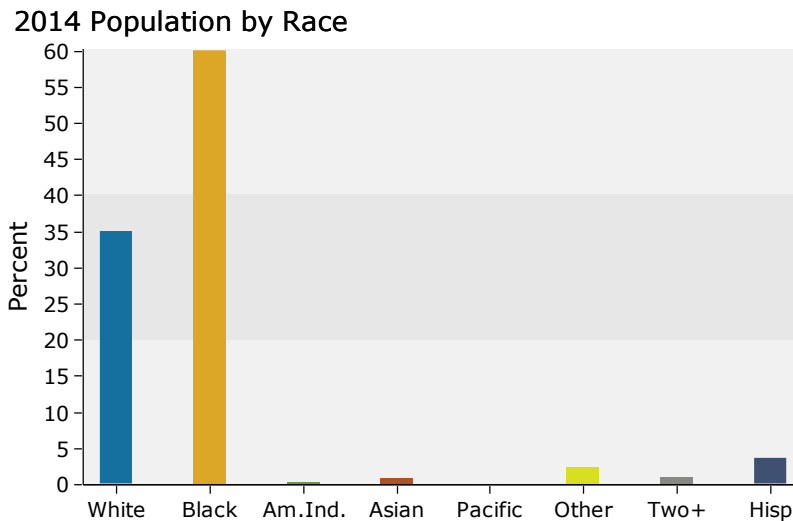
Trends 2014-2019



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

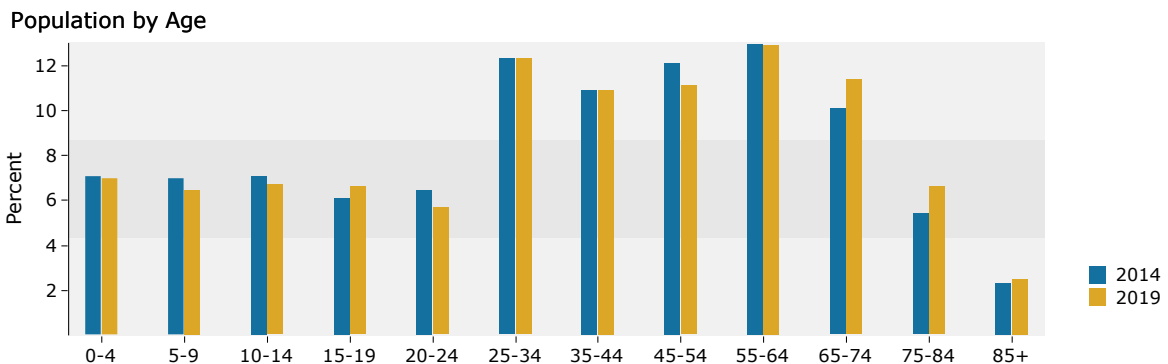
City of Ashburn

The 2014 population of the City of Ashburn is 3,989. The estimated change for 2019 is -1.22%, indicating a fairly stable population. There are 1,596 households and 1,053 families, with an average of 2.44 people per household. 60.3 percent of the population is Black and 35.1 percent is White; other races make up 4.7 percent of the population. 3.7 percent is of Hispanic/Latino ethnicity (regardless of race).



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

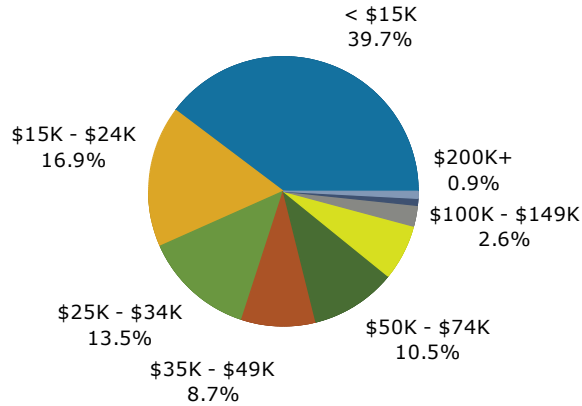
27.3 percent of the city's population is 19 or younger, 54.8 percent is aged between 20 and 64, and 17.8 percent is 65 or older. By 2019, the proportion of seniors in Ashburn is expected to increase slightly (to 20.5 percent), and other age groups are expected to decrease slightly. The median age is 38.3.



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

The median household income in Ashburn is \$20,088, the average household income is \$32,181, and the per capita income is \$12,675. According to 2008-2012 Census estimates, 38.8 percent of households have income below the poverty level.

2014 Household Income



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

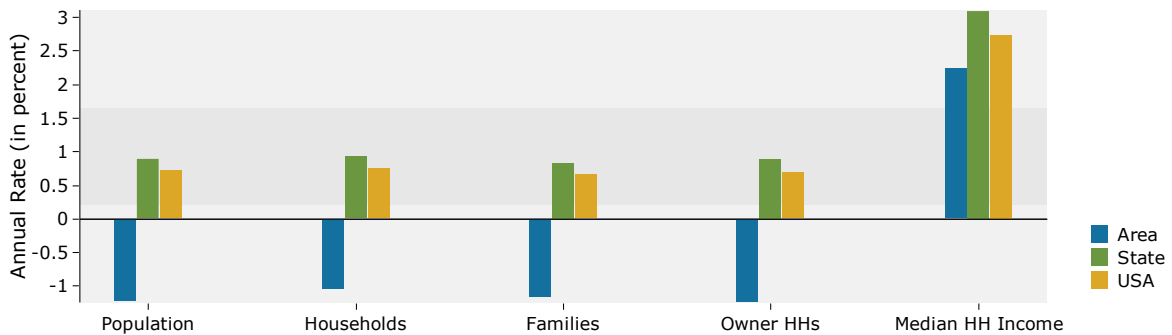
According to 2008-2012 Census estimates, among people age 25 or older in Ashburn, 6.5 percent have a bachelor's or higher degree; 9.3 percent have an associate's degree; 47.8 percent have a high school diploma or GED but no higher degree; and 36.5 percent have no high school diploma or GED.

Among workers age 16+ in Ashburn, 36.1 percent have a commute that takes 30 minutes or more each way; 23.4 percent take between 10 and 29 minutes to get to work; and 40.4 percent have a commute lasting less than 10 minutes. 74.3 percent of workers drive alone to work, 12.3 percent carpool, and 10.3 percent walk or bike.

There are 1,881 housing units in Ashburn. 44.1 percent of housing units are owner-occupied, 40.7 percent are rentals, and 15.2 percent are vacant. Among the owner-occupied housing units, 73.9 percent are valued at less than \$100,000, 20.3 percent are valued at between \$100,000 and \$200,000, and 6 percent are valued at more than \$200,000. The median value is \$72,583 and the average value is \$95,848.

By 2019, Ashburn is projected to see a slight decline in the total population and in the number of households, families, and owner-occupied households. By contrast, a slight increase in these metrics is projected for the State of Georgia and for the nation as a whole. Median household income is expected to increase, though by less than the levels predicted for Georgia and for the nation.

Trends 2014-2019

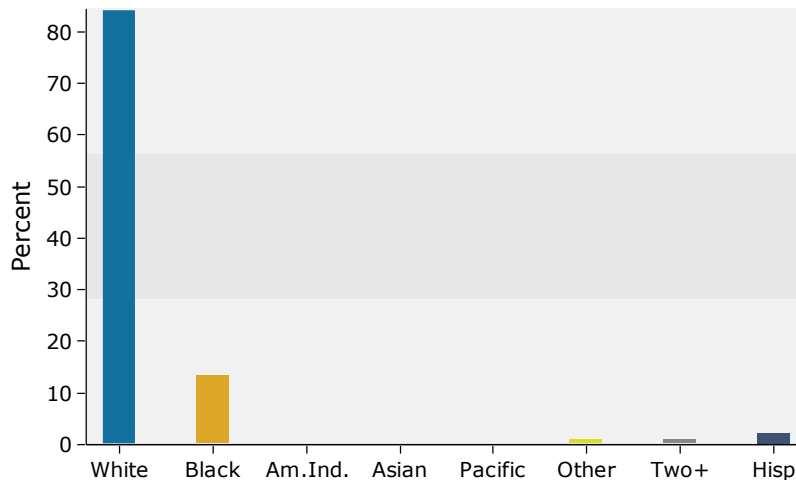


Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

Town of Rebecca

The 2014 population of the Town of Rebecca is 180. The estimated change for 2019 is -1.25%, indicating a fairly stable population. There are 80 households and 58 families, with an average of 2.34 people per household. 84.4 percent of the population is White and 13.4 percent is Black; other races make up 2.2 percent of the population. 2.2 percent is of Hispanic/Latino ethnicity (regardless of race).

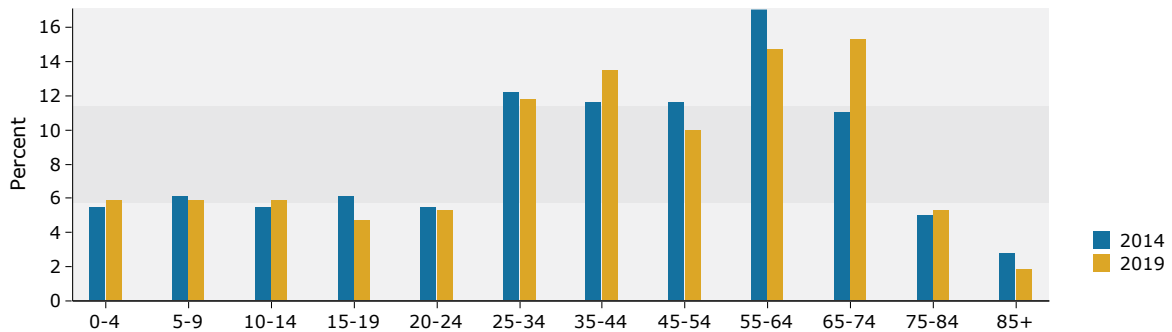
2014 Population by Race



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

23.2 percent of the city's population is 19 or younger, 58 percent is aged between 20 and 64, and 18.8 percent is 65 or older. By 2019, the proportion of seniors in Rebecca is expected to increase slightly (to 22.4 percent), and other age groups are expected to decrease slightly. The median age is 49.8.

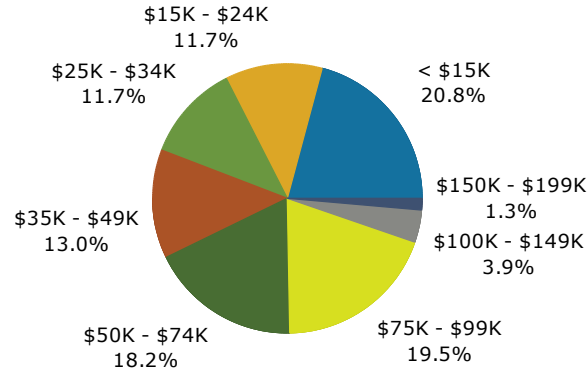
Population by Age



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

The median household income in Rebecca is \$40,622, the average household income is \$50,175, and the per capita income is \$19,127. According to 2008-2012 Census estimates, 13 percent of households have income below the poverty level.

2014 Household Income



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

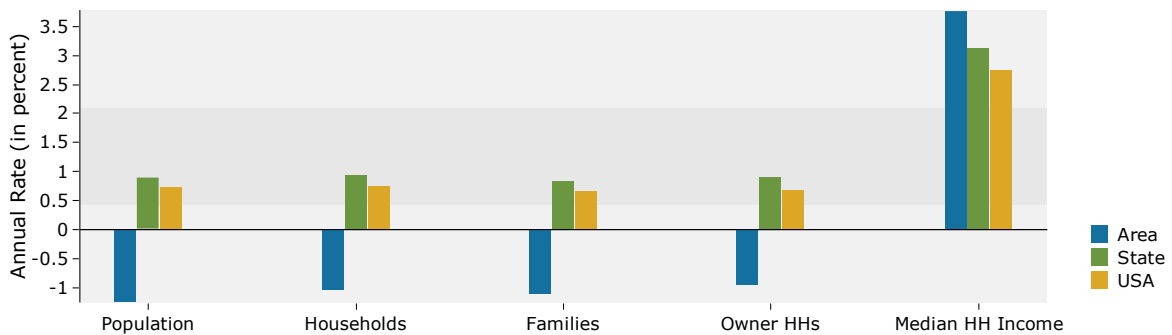
According to 2008-2012 Census estimates, among people age 25 or older in Rebecca, 6.1 percent have a bachelor's or higher degree; 16.7 percent have an associate's degree; 67 percent have a high school diploma or GED but no higher degree; and 10.2 percent have no high school diploma or GED.

Among workers age 16+ in Rebecca, 10.6 percent have a commute that takes 30 minutes or more each way; 53.2 percent take between 10 and 29 minutes to get to work; and 36.2 percent have a commute lasting less than 10 minutes. 70.2 percent of workers drive alone to work, 27.7 percent carpool, and 2.1 percent walk or bike.

There are 91 housing units in Rebecca. 70.3 percent of housing units are owner-occupied, 15.4 percent are rentals, and 14.3 percent are vacant. Among the owner-occupied housing units, 68.3 percent are valued at less than \$100,000, 22.2 percent are valued at between \$100,000 and \$200,000, and 9.6 percent are valued at more than \$200,000. The median value is \$64,063 and the average value is \$92,063.

By 2019, Rebecca is projected to see a slight decline in the total population and in the number of households, families, and owner-occupied households. By contrast, a slight increase in these metrics is projected for the State of Georgia and for the nation as a whole. Median household income is expected to increase by slightly more than the levels predicted for Georgia and for the nation.

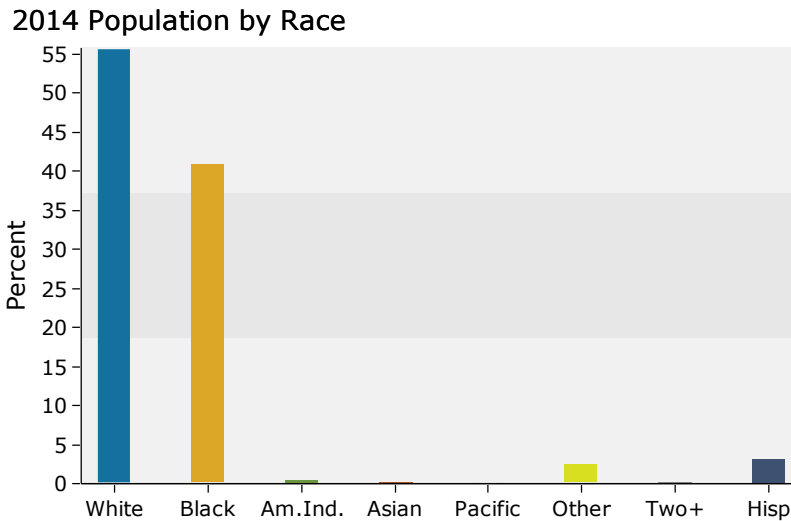
Trends 2014-2019



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

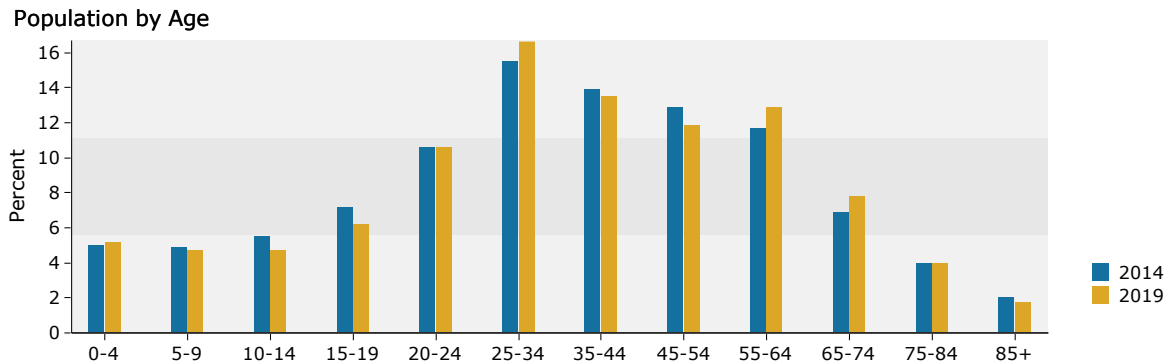
City of Sycamore

The 2014 population of the City of Sycamore is 780. The estimated change for 2019 is -0.94%, indicating a fairly stable population. There are 215 households and 138 families, with an average of 2.79 people per household. 55.8 percent of the population is White and 40.9 percent is black; other races make up 3.1 percent of the population. 3.1 percent is of Hispanic/Latino ethnicity (regardless of race).



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

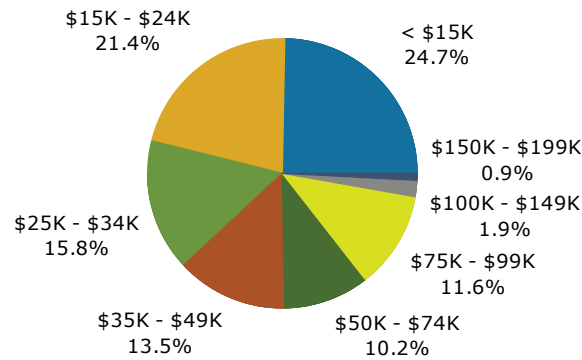
22.6 percent of the city's population is 19 or younger, 64.6 percent is aged between 20 and 64, and 12.9 percent is 65 or older. By 2019, the proportion of people in the 25-34 and 55-74 age groups is expected to increase, and other age groups are expected to decrease slightly. The median age is 36.1.



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

The median household income in Sycamore is \$30,464, the average household income is \$40,768, and the per capita income is \$12,535. According to 2008-2012 Census estimates, 14.1 percent of households have income below the poverty level.

2014 Household Income



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

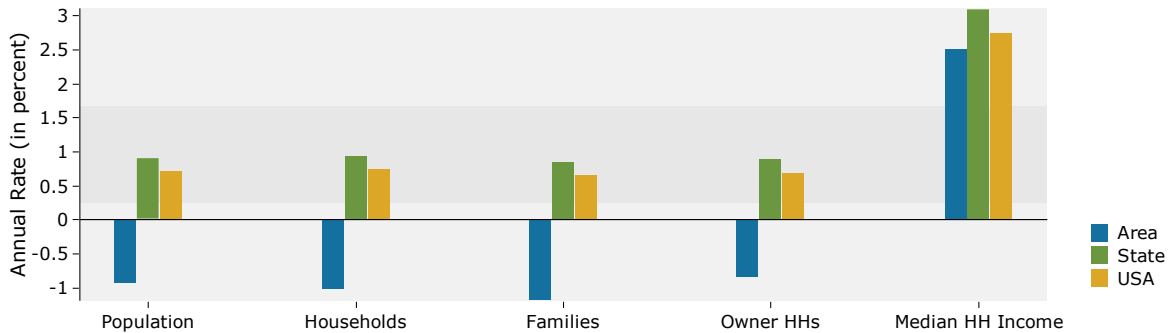
According to 2008-2012 Census estimates, among people age 25 or older in Sycamore, 8.2 percent have a bachelor's or higher degree; 4.9 percent have an associate's degree; 58.6 percent have a high school diploma or GED but no higher degree; and 28.4 percent have no high school diploma or GED.

Among workers age 16+ in Sycamore, 38.8 percent have a commute that takes 30 minutes or more each way; 45 percent take between 10 and 29 minutes to get to work; and 16.2 percent have a commute lasting less than 10 minutes. 80.7 percent of workers drive alone to work and 15.6 percent carpool.

There are 233 housing units in Sycamore. 61.4 percent of housing units are owner-occupied, 30.9 percent are rentals, and 7.7 percent are vacant. Among the owner-occupied housing units, 60.6 percent are valued at less than \$100,000, 28.2 percent are valued at between \$100,000 and \$200,000, and 11.1 percent are valued at more than \$200,000. The median value is \$82,386 and the average value is \$117,931.

By 2019, Sycamore is projected to see a slight decline in the total population and in the number of households, families, and owner-occupied households. By contrast, a slight increase in these metrics is projected for the State of Georgia and for the nation as a whole. Median household income is expected to increase, though by less than the levels predicted for Georgia and for the nation.

Trends 2014-2019



Data Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

4. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

Best Practices:

- **Business Incubator:** Develop a business incubator to give local entrepreneurs a useful location to support a fledgling business.
- **Workforce Training:** Provide access to training opportunities for the local workforce. These can include formal educational institutions, private providers, and specialized programs from a department of labor. Such training resources are especially critical in this era of technology and rapid change.
- **Existing Industry Program (EIP):** Establish an Existing Industry Program (EIP) (also referred to as a BREP - business retention and expansion program) focuses on supporting the businesses that already exist in a community. It also more broadly seeks to create the conditions that will encourage local business improvement, growth and competitiveness.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Best Practices:

- **Green Space Plan:** Develop, adopt, and implement a green space plan that provides for connectivity of permanently protected green space throughout the community. Setting aside the greenspace can be done through direct purchase by the local government, purchase of the development rights to the land only, or by working with local land trusts to focus their efforts to acquire conservation easement in the areas identified in the local greenspace plan.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Best Practices:

- **Flexible Parking Standards:** Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.
- **Land Assembly for Redevelopment:** Institute a program to purchase key land parcels and offer these for private redevelopment. This can encourage revitalization of declining areas of the community by reduce the cost and difficulty for developers to assemble these sites.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to

opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Best Practices:

- **Capital Improvement Program:** Develop an infrastructure investment plan that clearly spells out what public services and infrastructure your community will provide where, and when, so that your community grows in a rational and organized manner. This should accompany the comprehensive plan and indicate to developers and citizens where the community desires new development to be located. A capital improvement program brings predictability to the location and extent of future public facility expansions, so that residents and developers can plan their investments accordingly.
- **Evaluate Ordinances for Consistency:** Update your local land use ordinances so that they are consistent with the goals and intent of the comprehensive plan. This will help insure that the ordinances are used as a tool for implementing the comprehensive plan.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Best Practices:

- **Development Regulations for Highway Interchange Areas:** Create special regulations for highway interchange areas to ensure that these are built out or improved in an attractive manner. Highway interchanges are very important, as they are the entryway into your community and therefore create a first impression for visitors to the community.
- **Sign Ordinance:** Enact a sign ordinance that regulates the size, height, placement, materials and design of signs throughout the community or in selected districts of the community. Sign regulation is important, because excessive or inappropriate signage can seriously detract from the aesthetic appeal of the community and create a bad first impression for visitors to the community. On the other hand, requiring compatible and consistent signage can be very effective in promoting the community's identity, history and culture.

6. Regional Cooperation

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

Best Practices:

- **Regional Roundtables:** Hold and actively participate in regular regional meetings for local government staff and elected officials to discuss issues and opportunities of regional significance. This could include such topics as new development opportunities, joint projects for shared cost savings, coordinating resource protection policies.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Best Practices:

- **Accessory Housing Units:** Allow, by ordinance, the inclusion of accessory housing units such as in-law suites or carriage houses in residentially zoned areas of the community. Encouraging accessory housing units is one means to bring affordable housing into all neighborhoods of the community.
- **Cottage Zoning:** Create an ordinance to allow very small single-family houses ("cottages") of 600-1,000 square feet in appropriate districts of the community. A cottage takes up a lot about half the size of a conventional new house, and its impact, in terms of traffic, stormwater, etc., is also about half. Cottages fill a need for affordable housing, especially for empty-nesters, retirees, young couples, or any 1-2 person household.

- **Georgia Initiative for Community Housing:** Participate in the Georgia Initiative for Community Housing program. This program helps communities establish an effective local program and strategy for providing affordable housing in the community.
- **Home Loan Assistance:** Provide education and access to existing home loan assistance programs that offer low-interest loans, or make contributions to down payments, to help local families realize their ambition of homeownership. Neighborhoods in a state of poverty, decline or stagnation are often held back by a lack of credit availability, so such programs can foster revitalization as well as making housing more affordable in the community.

8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Best Practices:

- **Maximize Use of On-Street Parking:** Identify and take advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking. Also adopt measures that encourage frequent turnover of the high-demand on-street parking spaces in busy commercial districts. This may include enforcing strict parking time limits or installing parking meters.
- **Complete Streets:** Adopt a "Complete Streets" philosophy in designing and building local streets that specifies that users of a street includes pedestrians, bicyclists and public transportation passengers of all ages and abilities, as well as trucks, buses and automobiles. This approach should be applied to both new and retrofit projects, and involves use of sidewalks, street trees, etc.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Best Practices:

- **Educational Resource Center:** Develop and maintain a listing and referral service to help citizens understand and access available educational and training opportunities in your community. These can include formal educational institutions, private providers, and specialized programs from a department of labor. Publicize its availability and make list available at government facilities, and on the web.
- **Public Internet Access:** Ensure that your community provides public access to internet connected computers at locations such as libraries. This provides students access to online courses and training, such as Georgia's E-Core or the variety of online degree and certification opportunities available from the University System of Georgia.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Best Practices:

- **Community Health Resource Center:** Develop and maintain a comprehensive listing and referral service to help citizens understand and access available local community health and social welfare assistance resources such as Department Family and Children Services, Peachcare, Family Connections, County Health Departments., Schools, Public Hospitals, etc.

5. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide a qualitative guidance to address the Issues and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Issues and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

Cultural Resources

Goal 1: Encourage the protection and conservation of the rich historic heritage in Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

Issue: Uses (and funds for renovation) should be found for the dilapidated buildings in the downtown areas.

Policy 1.1: Promote incentives for downtown infill development, such as: modified regulations for parking, setbacks and uses; property tax breaks; and reduced permitting fees.

Policy 1.2: Explore funding opportunities for the renovation of buildings.

Policy 1.3: Encourage the development of a streetscape and right-of-way improvement plan that will enhance pedestrian safety and traffic flow through downtown.

Issue: Civil war sites and historic properties need to be inventoried.

Policy 1.4: Encourage marketing of downtown historic sites and resources in the City of Ashburn, including the Crime and Punishment Museum, by developing an informational pamphlet for distribution to the public, developing a webpage for the downtown historic resources, and hosting regular downtown festivals and events.

Policy 1.5: Pursue an inventory of the historic properties and sites of the county, including gravesites of the Immortal 600.

Policy 1.6: Coordinate with the SGRC to identify potential funding sources.

Issue: The rural areas are sometimes intruded upon by the negative impacts of development.

Policy 1.7: Protect and preserve the rural character and family-friendly environment throughout the county through land use regulations, active code enforcement, and the provision of local community services.

Issue: The Crime and Punishment Museum is in need of repairs.

Policy 1.2: Explore funding opportunities for the renovation of buildings.

Issue: The Elrod Park building is in need of interior repairs.

Policy 1.8: Explore funding opportunities for the renovation of buildings, and in a cooperative effort with the City and DTDA, consider ways to make the building desirable for the Chamber of Commerce.

Economic Development

Goal 2: Create and maintain a long-term sustainable and diverse economic base.

Issue: More development is needed at the six interchanges along I-75, especially exit 84, but current landowners are not willing to sell their land at reasonable prices.

Policy 2.1: Support and promote development along the six interchanges on I-75 by considering overlay zoning districts, developing modified land use regulations, and listing vacant parcels available for development along the Interstate right-of-way on the City's website.

Issue: More development is needed throughout the county to increase the commercial tax base.

Policy 2.2: Support an upgrade of the county website to include marketing for newly established businesses. Pursue offering marketing opportunities for existing and new businesses.

Issue: A lower ISO (Insurance Service Organization) rating is needed for the county.

Policy 2.3: Continue efforts to lower the Insurance Services Office (ISO) Rating by enhancing the quantity and accessibility of the firefighting water supply, enhancing training and preplanning efforts, and identifying all fire flow needs.

Policy 2.4: Pursue the creation of a full-time fire department.

Issue: More draw/pull from the interstate is needed in order to create more incentives for businesses to locate in the county; for example, more signs on the Interstate advertising Turner County.

Policy 2.5: Encourage marketing and recruitment of potential industries in an effort to get their business to locate along I-75.

Issue: Local industry needs diversification in order to weather an economic downturn.

Policy 2.6: Identify and encourage attraction of industries that can make Turner County their home.

Policy 2.7: Encourage marketing and recruitment of potential industries in an effort to get their business to locate in Turner County.

Issue: Illiteracy rates, high school dropout rates, and poverty rates are very high in the county.

Policy 2.8: Establish goals to prioritize in an effort to improve the literacy and high school completion rates.

Policy 2.9: Research ways to get funding for schools.

Issue: Better job opportunities are needed to keep the population from decreasing even further.

Policy 2.10: Promote a capable workforce through a Work Ready Program that will attract employers.

Policy 2.11: Consider a regional approach to work together to attract jobs and retain residents.

Issue: A unique downtown revitalization is needed for the City of Ashburn that will attract and retain people in the commercial areas and bring more businesses downtown.

Policy 2.12: Explore possibilities for new community festivals in the downtown area, and explore possibilities for enhancing existing festivals.

Policy 2.13: Consider creating an Ashburn “main street program” for downtown.

Issue: A lack of parking in downtown Ashburn deters businesses from locating there.

Policy 1.1: Promote incentives for downtown infill development, such as: modified regulations for parking, setbacks and uses; property tax breaks; and reduced permitting fees.

Policy 2.14: Consider a parking study to discover new and unique solutions to the parking problem.

Issue: The workforce needs development in order to be better qualified for existing and future jobs.

Policy 2.15: Promote a capable workforce through a Work Ready Program that will attract employers.

Housing

Goal 3: Ensure that all residents within Greater Turner County have access to quality and affordable housing in stable neighborhoods with sidewalk and street connections.

Issue: There is still a need for affordable, good quality housing.

Policy 3.1: Encourage code compliance efforts in an effort to bring low- and moderate-cost housing up to livable standards.

Policy 3.2: Encourage a financial management education program to increase people’s credit rating and education in finance.

Issue: 40% of City of Ashburn residents rent their homes; an increase in homeownership is needed.

Policy 3.3: Assist residents in obtaining low-interest loans in an effort to increase the homeownership rate in Ashburn.

Issue: Rental properties are of low quality. It is hard to upgrade an occupied housing unit.

Policy 3.4: Consider creating a grassroots neighborhood revitalization program for the blighted areas.

Issue: Many homes, especially in Ashburn, are in need of repair or should be condemned. However, the city does not have sufficient resources to cover the legal fees and the time needed to go through the process.

Policy 3.5: Continue to utilize the Community Housing Investment Program (CHIP) to revitalize blighted areas, assist new homeowners with down payments, and rehabilitate existing homes.

Issue: There are many out-of-area landlords who lack interest in the local area. More local ownership of rental housing is desired.

Policy 3.6: Encourage local ownership/management of rental housing through property tax and permitting fee reductions.

Issue: Housing for the elderly is needed.

Policy 3.7: Encourage development of a housing program for the elderly

Issue: CHIP funds are available but cannot be used by people who have bad credit, and there is a lack of qualified applicants.

Policy 3.2: Encourage a financial management education program to increase people's credit rating and education in finance.

Natural Resources

Goal 4: Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.

Issue: There is no large lake or other large natural recreation area in the county.

Policy 4.1: Encourage the development of a joint countywide recreation plan.

Land Use

Goal 5: Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

Issue: Conflicts may occur between residential and agricultural land uses (e.g. crop spraying).

Policy 5.1: Pursue protection of agricultural uses from the adverse impacts of abutting land uses through the establishment of land use regulations, buffer requirements, and transitional zones between agricultural and non-agricultural uses.

Issue: The minimum lot size in agricultural areas should be reviewed; in some instances 5 acres is too large.

Policy 5.2: Continue to monitor land uses and minimum lot sizes.

Community Facilities and Services

Goal 6: Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

Issue: Several roads throughout the county need to be repaved and widened by acquiring more right-of-way.

Policy 6.1: Continue to actively participate in LMIG.

Policy 6.2: Encourage identification of roadways that require additional right-of-way for road widening projects.

Issue: EMS has to handle a lot of after-hours medical care. An urgent care/after-hours medical facility is needed.

Policy 6.3: Research the feasibility of obtaining after-hours urgent care in the county.

Issue: There is a lack of recreation and entertainment opportunities for all ages, but especially for young people (the Moultrie Tech campus is a potential venue).

Policy 6.4: Pursue the development of a joint countywide five-year master plan for parks and recreational opportunities.

Issue: There are aging buildings and aging infrastructure throughout the county, which are in need of repair.

Policy 6.5: Continue to pursue the revitalization of aging infrastructure and buildings with Community Development Block Grant (CDBG) funding.

Policy 6.6: Pursue funding for dilapidated buildings throughout the county that are in need of rehabilitation or demolition by the end of the planning period.

Policy 6.7: Pursue the development of a 10-year countywide plan to provide water, sewer, and gas service.

Issue: The water treatment facilities are in need of enhancement, but funding is lacking.

Policy 6.8: Pursue funding for upgrading the water treatment facilities by the end of the planning period.

Policy 6.7: Pursue the development of a 10-year countywide plan to provide water, sewer, and gas service.

Issue: The County Recreation Center on Route 41 North is not accessible enough without a car, and needs to be utilized more in order to keep youths in the county.

Policy 6.4: Pursue the development of a joint countywide five-year master plan for parks and recreational opportunities.

Issue: A joint sports facility is needed in Turner County.

Policy 6.4: Pursue the development of a joint countywide five-year master plan for parks and recreational opportunities.

Intergovernmental Coordination

Goal 7: Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Turner County.

Issue: Areas where there is duplication of services should be identified, and consolidation or other measures used to eliminate duplication.

Policy 7.1: Consider quarterly coordination meetings.

Issue: 911 coordination is needed.

Policy 7.2: Consider quarterly coordination meetings.

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6. Community Work Program

Turner County 5-Year Short-Term Work Program Update Report Of Accomplishments

(2011 - 2015)

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES						
Preserve the Old Courthouse	Completed	*	*	*	*	*
Conduct a countywide historic resources inventory	Postponed due to lack of funds				*	*
Continue to restore the old Turner County Jail	Ongoing (expected completion 2020)	*	*			
Erect signage for the Desoto Trail Encounter and Civil War sites	Ongoing (expected completion 2020)			*	*	
ECONOMIC DEVELOPMENT						
Attract more commercial/ retail business (e.g., grocery stores)	Ongoing (expected completion 2020)					
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land, and job training/education programs	Complete	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner County	Complete	*	*	*	*	*
Support the joint Economic Development Authority	Complete. Item is continued as part of daily operations and is not a special project.	*	*	*	*	*
HOUSING						
Support the cities' efforts in housing rehabilitation	Complete	*	*	*	*	*
LAND USE						
(none listed)						
COMMUNITY FACILITIES AND SERVICES						
Create reservoirs	Ongoing (expected completion 2020)				*	*
Expand the airport landing strip	Ongoing (expected completion 2017)		*	*		

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
Establish a county water system	Ongoing (expected completion 2020)			*	*	*
Renovate the Turner County courthouse	Ongoing (expected completion 2020)	*	*	*	*	*
Construct a new housing facility and office complex for the EMS	Complete			*	*	
Add an archery range, walking trail and skeet range to the recreation center	Complete	*	*	*	*	*
In collaboration with Family Connection establish a health and Dental Clinic.	Complete	*	*	*	*	*
Building addition for the Sheriff's office building	Ongoing (expected completion 2018)			*	*	*
Construct an Outdoor firing Range for the Sheriff at the Old Land fill.	Complete (constructed at sheriff's office)	*	*	*		
Implement a training plan for Sheriff/Fire/Ems personnel	Ongoing (expected completion 2016)	*	*	*	*	*
Pursue technology grants for the Sheriff's department	Complete	*	*	*	*	*
Pursue joint Drug Task Force with Tift and Crisp Counties	Complete	*	*	*	*	*
Add small gym to the Recreation center	Ongoing (expected completion 2018)			*	*	
Install a weather warning system for the county	Complete	*	*	*		
Pursue an incentive program for the recruitment and retention of volunteer fire fighters	Complete	*	*	*	*	*
Pursue grants to purchase narrowband radios for EMS/Fire countywide including the Cities	Complete	*	*	*	*	*
<u>Road Paving Projects:</u>						
1. CR 82 – Ireland Rd.	Complete	*				
2. CR 101 & 109 – Glynn Cook Rd., Youngblood Rd., Hobby School Rd., Terrell Rd.	Ongoing (expected completion 2017)		*			
3. CR 24 – Collier Rd.	Complete					
4. CR 160 – Dakota Rd.	Ongoing (expected completion 2017)			*		
5. CR 2 – Wells Rd.	Ongoing (expected completion 2018)				*	
6. CR 38	Complete					*
7. CR 16, Gilley Road	Ongoing (expected completion 2018)		*			

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
8. CR 129, Mauldin Road	Ongoing (expected completion 2018)			*		
9. CR 252 Parten Road	Ongoing (expected completion 2019)					*
10. CR 211, Raines Road	Ongoing (expected completion 2020)					*
INTERGOVERNMENTAL COORDINATION						
Continue to mediate and revise the Turner County Service Delivery Strategy	Complete	*	*	*		
Annually re-evaluate the Turner County Short-Term Work Program	Complete	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Complete	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to prioritize projects	Complete	*	*	*	*	*
Continue to provide representation on the Turner County Planning Advisory Commission	Complete	*	*	*	*	*
Greater Turner will devise a strategy to pass a second five-year SPLOST	Ongoing (expected completion 2018)		*			

City of Ashburn 5-Year Short-Term Work Program Update Report Of Accomplishments
(2011 - 2015)

PROJECTS	REPORT ACCOMPLISHMENTS	OF	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES							
Finish Rehab of Weslyn Methodist Tabernacle and Campground	Complete		*	*			
ECONOMIC DEVELOPMENT							
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land, and job training/education programs	Complete		*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner County	Complete		*	*	*	*	*
HOUSING							
Pursue CHIP grants	Complete		*	*	*	*	*
Demolish dilapidated housing and replace with low-income rental housing (multi-family or single-family)	Discontinued due to lack of funds				*	*	
Implement the HOME and rental rehab programs	Discontinued due to lack of funds			*			
LAND USE							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I; namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, and scenic views/sites	Complete			*	*		
Amend the zoning ordinance to implement the Ashburn Future Land Use Plan	Complete			*			
COMMUNITY FACILITIES AND SERVICES							
Renovate downtown buildings	Ongoing for city-owned buildings			*	*	*	
Construct a new fire station with living quarters	Complete					*	
Install sidewalks on Carlos Avenue	Ongoing (expected completion 2018)				*		
Begin a CDBG-funded water/sewer project for the southwest quadrant of Ashburn	Ongoing (expected completion 2018)					*	*

PROJECTS	REPORT ACCOMPLISHMENTS	OF	FY 11	FY 12	FY 13	FY 14	FY 15
Implement radio read for city utilities	Ongoing (expected completion 2018)			*			
Develop resurfacing projects for major roads	Ongoing (expected completion 2020)		*	*	*	*	*
Enhance exits 82 and 84 (all utilities)	Complete					*	*
Continue to update a comprehensive set of "as built" water system maps	Complete		*	*	*	*	*
Continue to conduct sewer infiltration/inflow studies and reconstruct as needed	Ongoing (expected completion 2020)		*	*	*	*	*
Create a program and priority listing for paving all remaining unpaved roads in the city	Complete			*			
Continue participation in the LMIG program of Ga. DOT and maintain a prioritized listing of road resurfacing projects	Complete		*	*	*	*	*
Promote increased customer base of the city's natural gas distribution system	Complete		*	*	*	*	*
Construct new well and tank	Complete				*		
Install/Replace new water and sewer lines	Ongoing (expected completion 2018)				*	*	
Continue to update the city's fleet and develop an automobile rotation schedule	Ongoing (expected completion 2020)		*	*			
Spot street resurfacing	Complete		*	*			
Conduct water leak survey	Ongoing (expected completion 2020)		*	*			
Highway 41 Sidewalk Repair	Ongoing (expected completion 2017)					*	
East Washington Sidewalk Construction	Ongoing (expected completion 2017)					*	
East Washington Sidewalk and Pedestrian Park	Ongoing (expected completion 2017)					*	
Redesign Intersection Gordey Drive and Hwy 112	Ongoing (expected completion 2017)					*	*
INTERGOVERNMENTAL COORDINATION							
Annually re-evaluate the Ashburn Short-Term Work Program	Complete		*	*	*	*	*

PROJECTS	REPORT ACCOMPLISHMENTS	OF	FY 11	FY 12	FY 13	FY 14	FY 15
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Complete		*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Complete		*	*	*	*	*
Continue to participate in the Tree City Program with the GA Forestry Commission	Complete		*	*	*	*	*

Town of Rebecca 5-Year Short-Term Work Program Update Report Of Accomplishments
 (2011 - 2015)

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES						
Building renovation and demolition	Ongoing (expected completion 2018)		*	*		
Conduct a citywide historic resources inventory	Discontinued due to lack of resources		*	*		
ECONOMIC DEVELOPMENT						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land, and job training/education programs	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner County	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Support the joint Economic Development Authority	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
HOUSING						
Investigate the HOME/CHIP programs	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
LAND USE						
Prepare and adopt an initial zoning ordinance to implement the Future Land Use Plan, including a provision for wetlands protection.	Complete. Item is continued as part of regular operations and not as a special project.		*			
Prepare and adopt a subdivision control ordinance to include wetlands notification policy	Complete. Item is continued as part of regular operations and not as a special project.			*		

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
Adopt local administrative procedures to establish building codes	Complete. Item is continued as part of regular operations and not as a special project.		*			
COMMUNITY FACILITIES AND SERVICES						
Improve drainage services	Ongoing (expected completion 2018)	*	*			
Continue to study the feasibility of city sewerage	Complete		*	*		
Obtain equipment to cut through asphalt for water main service/repair	Discontinued due to lack of need		*			
Using grant funds, replace the 40-year-old water lines	Ongoing (expected completion 2018)			*		
Obtain a fire truck	Complete		*			
Prepare a comprehensive set of "as built" water system maps and conduct a professional engineering evaluation study that includes a schedule for line replacements to improve fire protection services	Complete			*		
Conduct public health studies to test all septic tanks and drain fields in Rebecca	Complete				*	
Investigate the preparation of a GIS water line layer of "as-built" lines	Complete		*			
Prepare alternative collection and treatment preliminary engineering plans with possible funding sources	Complete		*			
The Town of Rebecca will continue to apply for LARP funds	Complete	*	*	*	*	*
Purchase peak shaving plant	Discontinued due to lack of need					*
GPS Storm Sewer	Complete			*		
Obtain a weather warning system	Complete	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION						
Annually re-evaluate the Rebecca Short-Term Work Program	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Complete. Item is continued as part of regular operations and not as a special project.	*				

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Endorse and help develop a countywide planning commission, and provide representation	Complete. Item is continued as part of regular operations and not as a special project.	*	*			
Annually renew fire protection agreements with neighboring units of government	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	

City of Sycamore 5-Year Short-Term Work Program Update Report Of Accomplishments
(2011 - 2015)

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES						
Conduct a citywide historic resources inventory	Complete		*	*		
ECONOMIC DEVELOPMENT						
Continue to foster all Chamber of Commerce job prospecting, marketing of vacant buildings and land, and job training/education programs	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Continue to support the Industrial Development Authority's efforts to prepare financial packages for existing and new businesses/industries in Greater Turner County	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Endorse Chamber of Commerce efforts to consolidate vacant industrial properties with services (water, sewer, gas, rail) to form an industrial park	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Support the Joint Economic Development Authority	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
HOUSING						
Investigate applicable HOME/CHIP programs	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
LAND USE						
(none listed)						
COMMUNITY FACILITIES AND SERVICES						
Implement the CDBG water system improvements on the east side of town	Complete		*			
The City of Sycamore will continue to seek LARP funds.	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
City Hall Renovation/Construction	Ongoing (expected completion 2019)	*	*	*		
Closing of RR Track at College & 41	Discontinued due to lack of need	*	*	*	*	
Be part of the countywide weather warning system	Complete	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION						
Annually re-evaluate the Sycamore Short-Term Work Program	Complete	*	*	*	*	*

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 11	FY 12	FY 13	FY 14	FY 15
Participate in all updates to the 2015 Greater Turner Comprehensive Plan	Complete	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	Complete	*	*	*	*	*
Continue support of Greater Turner County Planning Advisory Commission	Complete. Item is continued as part of regular operations and not as a special project.	*	*	*	*	*
Annually renew fire protection agreements with neighboring units of government	Complete	*	*	*	*	*

Turner County 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Continue to restore the old Turner County Jail	\$65,000	County	County/Grants	1	*				
Erect signage for the Desoto Trail Encounter and Civil War sites	\$5,000	Historic Committee	County/Grants	1		*			
ECONOMIC DEVELOPMENT									
Conduct a marketing program to attract more commercial/ retail business (e.g., grocery stores)	\$250,000	TCDA/County	County/Grants	2	*	*	*	*	*
Construct infrastructure for Interstate Exit 82 project	\$500,000	TCDA/County	County/Grants	2, 6		*	*		
Implement rehabilitation of downtown area	\$750,000	TCDA/County/DDA	County/Grants	1, 2	*	*	*	*	*
Construct Gateways into the County	\$150,000	TCDA/County	County/Grants	2, 5		*	*	*	
HOUSING									
None listed									
NATURAL RESOURCES									
None listed									
LAND USE									
Construct new parks and recreational facilities	\$50,000	County	County/Grants	6	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES									
Construct a reservoir in the Deep Creek area	\$500,000	County	County/Grants	6				*	*
Install water mains and water meters throughout the County to create a county-wide water system	\$1,000,000	County	County/Grants	6	*	*	*		
Renovate the Turner County courthouse	\$250,000	County	County/Grants	1, 6	*	*			
Construct a County Meeting/Civic Center	\$500,000	County	County/Grants	6			*	*	

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Expand the airport landing strip	\$250,000	County/Airport Authority	County/Airport Authority/Grants	2, 6		*	*		
Expand Airport Hangar and Fuel Facility	\$250,000	County/Airport Authority	County/Airport Authority/Grants	2, 6		*	*		
Expand/renovate fire station to include living quarters	\$25,000	County	County/Grants	6		*	*		
Recruit and hire a full-time fire chief/EMA director and 3 full-time firefighters	Staff time	County	County/Grants	6	*	*	*	*	*
Purchase 1 pumper engine	\$250,000	County	County/Grants	6			*		
Purchase personal protective equipment for 35 firefighters	\$100,000	County	County/Grants	6		*	*		
Resurface and repair approximately 20 miles of County roads	\$2,000,000	County	County/Grants	6	*	*	*	*	*
Building addition for the Sheriff's office building	\$100,000	County	County/Grants	6	*	*	*		
Implement a training plan for Sheriff/Fire/Ems personnel	Staff time	County	General fund	6	*				
Add small gym to the Recreation center	\$100,000	County	County/Grants	6	*	*	*		
INTERGOVERNMENTAL COORDINATION									
Devise and implement a strategy to pass a second five-year SPLOST	Staff time	County	County	2, 5, 6	*				

City of Ashburn 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Ashburn Station Park upgrades (lights, signs, and other facilities)	\$10,000	City of Ashburn	General fund	1	*				
Acquire and renovate 3 downtown buildings	\$450,000	City of Ashburn, Downtown Development Authority	Grant, DDA funds	1		*	*	*	
Renovate Elrod Park building	\$15,000	City of Ashburn, Downtown Development Authority	Grant, DDA funds	1	*				
Install concrete surface under Weslyn Methodist Tabernacle and campground	\$25,000	City of Ashburn	Grant	1		*			
Renovate Bunkhouse Building interior	\$30,000	City of Ashburn	Grant	1		*			
ECONOMIC DEVELOPMENT									
None listed									
HOUSING									
Sell vacant lots for development of new housing	Staff time	City of Ashburn, Downtown Development Authority	City and DDA funds	5	*	*	*		
Renovate 60 homes of senior citizens through the CHIP program	\$1.8 million	City of Ashburn	CHIP	5	*	*	*	*	*
NATURAL RESOURCES									
None listed									
LAND USE									
Amend and revise zoning ordinance to be consistent with the Comprehensive Plan	Staff time	City of Ashburn	General fund	5, 7	*				*
COMMUNITY FACILITIES & SERVICES									
Construct public swimming pool	\$250,000	City of Ashburn	Grant	6				*	*
Construct sidewalks on Carlos Ave. from Martin Luther King Jr. Drive to Old Main St.	\$150,000	City of Ashburn	CDBG	6	*				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Construct sidewalks and pedestrian park on Washington Ave. and US Highway 41	\$3 million	City of Ashburn, GDOT	LMIG	6		*			
Implement Resurfacing, streetscape improvements, and park on SR-7 and SR-112	\$200,000	City of Ashburn, GDOT	LMIG	6		*			
Resurface 0.51 miles of local roads	\$65,000	City of Ashburn	LMIG	6	*	*	*	*	
Construct lift station on Martin Luther King Jr. Drive	\$1.5 million	City of Ashburn	CDBG	6			*		
Conduct water study/water leak survey	\$15,000	City of Ashburn	Grant	6		*			
Repair water tower and pump	\$50,000	City of Ashburn	Grant	6		*			
Upgrade water lines citywide	\$2 million	City of Ashburn	Grant	6	*	*	*	*	
Implement radio read for city utilities	\$1 million	City of Ashburn	Grant	6				*	*
Conduct sewer infiltration/inflow studies	\$30,000	City of Ashburn	Grant	6	*	*	*	*	*
Reconstruct sewer lines	\$20 million	City of Ashburn	Grant	6	*	*	*	*	*
Acquire 6 to 8 new vehicles and rotate every 2 to 3 years	\$160,000	City of Ashburn	Grant	6	*				
INTERGOVERNMENTAL COORDINATION									
None listed									

Town of Rebecca 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Complete renovation of downtown buildings	\$15,000	Town of Rebecca	General fund, grants	1	*	*	*		
ECONOMIC DEVELOPMENT									
Purchase septic tanks for prospective businesses (such as Dollar General)	\$280,000	Town of Rebecca	Grants	2, 6			*		
Purchase and install Christmas decorations	\$15,000	Town of Rebecca	General fund, grants	1	*				
HOUSING									
Renovate 20-25 dilapidated homes	\$625,000	Town of Rebecca	CHIP	5	*	*	*	*	*
NATURAL RESOURCES									
None listed									
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Replace 40-year-old water lines	\$1 million	Town of Rebecca	Grants	6	*	*	*	*	*
Implement improvements to storm drainage system	\$10,000	Town of Rebecca	General fund, grants, SPLOST	6	*	*			
Purchase additional water tank	\$1 million	Town of Rebecca	Grants	6		*			
Implement sidewalk improvements citywide and construct new sidewalks where needed	\$500,000	Town of Rebecca	Grants	5, 6	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION									
None listed									

City of Sycamore 5-Year Community Work Program Update
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Perform demolition and abatement of Sycamore Elementary School	\$500,000	City of Sycamore	Grant	6			*		
ECONOMIC DEVELOPMENT									
None listed									
HOUSING									
Renovate 10 low-income homes	\$300,000	City of Sycamore	Grant	3, 5	*	*	*	*	*
NATURAL RESOURCES									
Plant 12 sycamore trees	\$10,000	City of Sycamore	Grant	1, 5	*				
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Construct a new basketball court	\$15,000	City of Sycamore	County funds, local businesses, SPLOST	6	*				
Construct new City Hall building	\$300,000	City of Sycamore	Grant	6, 7		*	*	*	
Resurface 4.5 miles of local roads	\$450,000	City of Sycamore	Grant	3, 6	*	*	*	*	*
Install bar screen at wastewater treatment facility	\$20,000	City of Sycamore	Grant	6		*			
Install sidewalks on US-41 from the northern boundary of the city to the southern boundary	\$200,000	City of Sycamore	Grant, GDOT	3, 6			*	*	*
Install pavilion, grills, playground equipment, and 1 shed in Sycamore City Park	\$50,000	City of Sycamore	Grant	6		*			
Demolish the Maintenance/Warehouse Building	\$100,000	City of Sycamore	Grant	6	*				
Construct a new Public Works Warehouse Building	\$100,000	City of Sycamore	Grant	6		*			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Install utilities, drainage, and paving in Crepe Myrtle Trailer Park	\$577,000	City of Sycamore	Grant	3, 6	*	*	*		
INTERGOVERNMENTAL COORDINATION									
None listed									

7. Economic Development Element

The 2013-2018 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Turner County and the cities of Ashburn, Rebecca, and Sycamore.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzes the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages. This approach will maximize economic opportunity for the region's residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each of our 18 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS that are aligned with the current economic development goals of Turner County and the cities of Ashburn, Rebecca, and Sycamore:

Goal:

Improve/upgrade the educational levels and labor force skills within the region.

- ➔ Educational attainment and labor force skills have been identified as issues in the present Comprehensive Plan Update.

Objective:

Develop and support community-based efforts to address improved educational levels and labor force skills.

Objective:

Support the continued improvement of the educational system in addressing educational/skills improvement and ensure WIA coordination.

- ➔ The two objectives above are consistent with Policy 2.8, Establish goals to prioritize in an effort to improve the literacy and high school completion rates, and Policy 2.10, Promote a capable workforce through a Work Ready Program that will attract employers.

Goal:

A well-trained, professional, technical, and skilled workforce, capable of accommodating new industry and maintaining existing industry.

- ➔ Development of the workforce has been identified as an issue in the Comprehensive Plan.

Objective:

Improve educational attainment by reducing high school dropout rates.

- ➔ This objective is consistent with Policy 2.10, Promote a capable workforce through a Work Ready Program that will attract employers.

Goal:

Public services and facilities adequate to accommodate existing and future growth.

- ➔ Aging infrastructure and the need for enhancement of existing facilities have been identified as issues in the present Comprehensive Plan Update.

Objective:

Industrial parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region.

Objective:

Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.

Objective:

Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

- ➔ The above objectives are consistent with Policy 2.6, Identify and pursue industries that can make Turner County their home; Policy 2.7, Market and recruit potential industries in an effort to get their business to locate in Turner County; and Policy 6.7, Develop a 10-year countywide plan to provide water, sewer, and gas service.

Goal:

Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.

- ➔ The need for affordable, good quality housing has been identified as an issue in the present Comprehensive Plan Update.

Objective:

Assist local governments with the development of a Building Inspection Program.

- ➔ This objective is consistent with Policy 3.1, Encourage code compliance efforts in an effort to bring low- and moderate-cost housing up to livable standards.

Objective:

Encourage local governments to participate in CHIP, CDBG,, and USDA housing programs.

- ➔ This objective is consistent with Policy 3.5, Continue to utilize the Community Housing Investment Program (CHIP) to revitalize blighted areas, assist new homeowners with down payments, and rehabilitate existing homes.

Objective:

Work with local governments to develop ordinances for manufactured home usage and placement.

- ➔ This objective is consistent with Policy 3.1, Encourage code compliance efforts in an effort to bring low- and moderate-cost housing up to livable standards.

Goal:

Provide affordable housing options for low- to moderate-income persons.

- ➔ The need for affordable, good quality housing has been identified as an issue in the present Comprehensive Plan Update.

Objective:

Develop homebuyer programs for low- to moderate-income persons

- ➔ This objective is consistent with Policy 3.5, Continue to utilize the Community Housing Investment Program (CHIP) to revitalize blighted areas, assist new homeowners with down payments, and rehabilitate existing homes, and Policy 3.3, Assist residents in obtaining low-interest loans in an effort to increase the homeownership rate in Ashburn.

8. Land Use Element

Turner County is located in south-central Georgia, within the Tifton Uplands of the Atlantic Flatwoods (Southern Coastal Plain), and has a land area of 187,328 acres, or about 292.7 square miles. Most of the land is well-drained and most of the county is well-suited for agriculture. The county's land surface is nearly level to gently sloping and is dissected by numerous shallow rivers and streams which generally flow from northwest to southeast. The physical landscape is fairly homogenous with no outstanding physical features. The most pronounced topography is in the more hilly areas of the western fourth of the county. Much of the land is used for agricultural purposes, including commercial timber production.

Consideration of existing land use is very important to planning future growth patterns for any community. For Greater Turner County, existing land use patterns and densities have been fully inventoried, and these data will provide community leaders with information needed to develop goals and strategies for future growth patterns, as well as to protect and preserve vulnerable natural and historic resources while respecting individual property rights. Existing land use patterns have a direct impact on a county or city's future growth, and the preparation and analysis of existing land use maps and data are important in understanding land use relationships within and between the respective cities and county.

This section describes each individual land use. The breakdown of land uses within Turner County and the cities is shown in the following table.

Land Use	County Acres	County Percent	Ashburn Acres	Ashburn Percent	Rebecca Acres	Rebecca Percent	Sycamore Acres	Sycamore Percent
Agriculture/Forestry	177,442.2	95.80%	1,219.6	39.68%	257.8	51.28%	186.6	29.00%
Commercial	106.4	0.06%	183.6	5.97%	2.0	0.40%	18.6	2.88%
Industrial	422.0	0.23%	100.5	3.27%	18.4	3.65%	65.0	10.10%
Parks/Recreation/Conservation	233.2	0.13%	18.4	0.60%	1.4	0.27%	0.0	0.00%
Public/Institutional	134.2	0.07%	157.2	5.11%	6.3	1.24%	22.3	3.47%
Residential	1,827.6	0.99%	984.5	32.03%	153.0	30.43%	231.5	35.97%
Transportation/Communication/Utilities	5,051.0	2.73%	410.1	13.34%	64.0	12.72%	119.6	18.58%
Total	185,216.7		3,073.8		502.7		643.6	

AGRICULTURE/FORESTRY



These are areas intended for agricultural and forestry use and for detached single-family residential uses that maintain a rural character. Residential lots should be large (no less than 1 acre), or else homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks, residential landscaping, and site design should be employed in order to maintain a rural character, with plentiful open space and wooded areas. The land in Turner County is approximately 95% agriculture and forestry, dedicated to fields, lots, pastures, croplands, specialty farms, livestock production, aquaculture, natural tree stands, commercial timber, and pulpwood production.

Allowable zoning districts in this category: Agriculture, Rural Residential.

COMMERCIAL



This land use is intended for non-industrial business uses, including retail sales, offices, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Allowable zoning districts in this category: Commercial.

INDUSTRIAL



Development in this category includes land primarily used for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction, landfills, or other similar uses.

Allowable zoning districts in this category: Heavy Industrial, Light Industrial.

PARKS / RECREATION / CONSERVATION



Land under this category is primarily used for active or passive recreational uses. These may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national or state forests, golf courses, recreation centers, or other similar uses.

Allowable zoning districts in this category: Agriculture, conservation.

PUBLIC / INSTITUTIONAL



Land under this category primarily includes certain institutional uses, or federal, state, or local government uses. Government uses include city halls and 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. Facilities which are publicly owned but would be more accurately classified in another land use category are not included in this category. For example, publicly owned parks and/or recreational facilities are placed in the PARK/RECREATION/ CONSERVATION category, public landfills are placed in the INDUSTRIAL category, and office buildings containing government offices are placed in the COMMERCIAL category.

Allowable zoning districts in this category: Commercial, institutional.

RESIDENTIAL



Development in this land use is predominantly residential, ranging from single-family to duplex and multi-family densities. Uses also allowed within this district include public and private schools, churches, and other uses as permitted within the zoning districts under this land use. Farmhouses and other singular dwelling units that are secondary to other land uses, and share the same parcel of land, are classified with the other land use.

Allowable zoning districts in this category: Single-Family Residential, Multi-Family/Mixed Family.

TRANSPORTATION / COMMUNICATION / UTILITIES



Photo: Michael Rivera



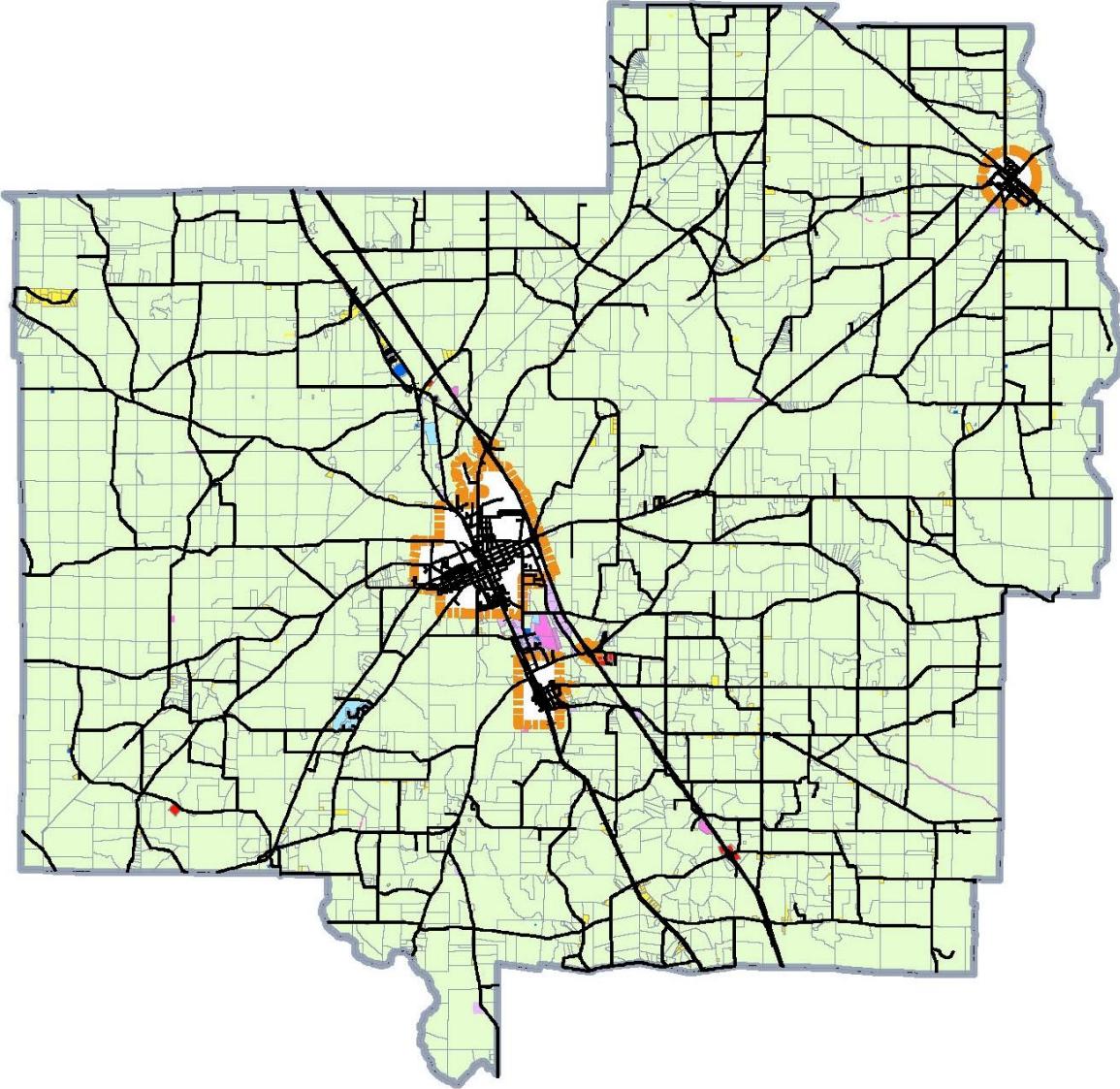
Photo: Michael Rivera

This land is primarily used for street rights of way, railroads, public/private utilities, transmission towers, airports, or other similar uses.

Allowable zoning districts in this category: Commercial, industrial, institutional.

III. Existing Land Use Maps

Turner County Existing Land Use

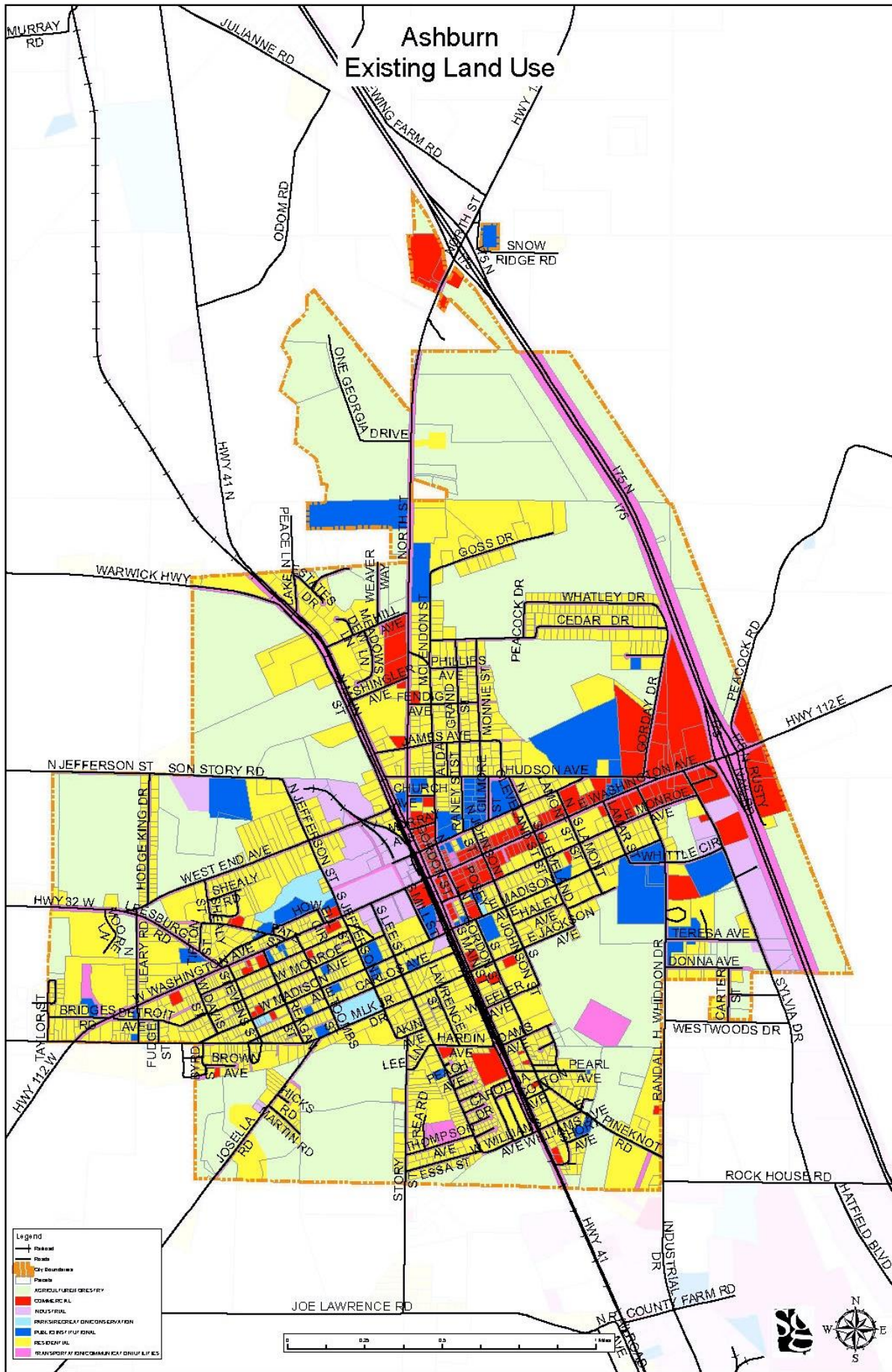


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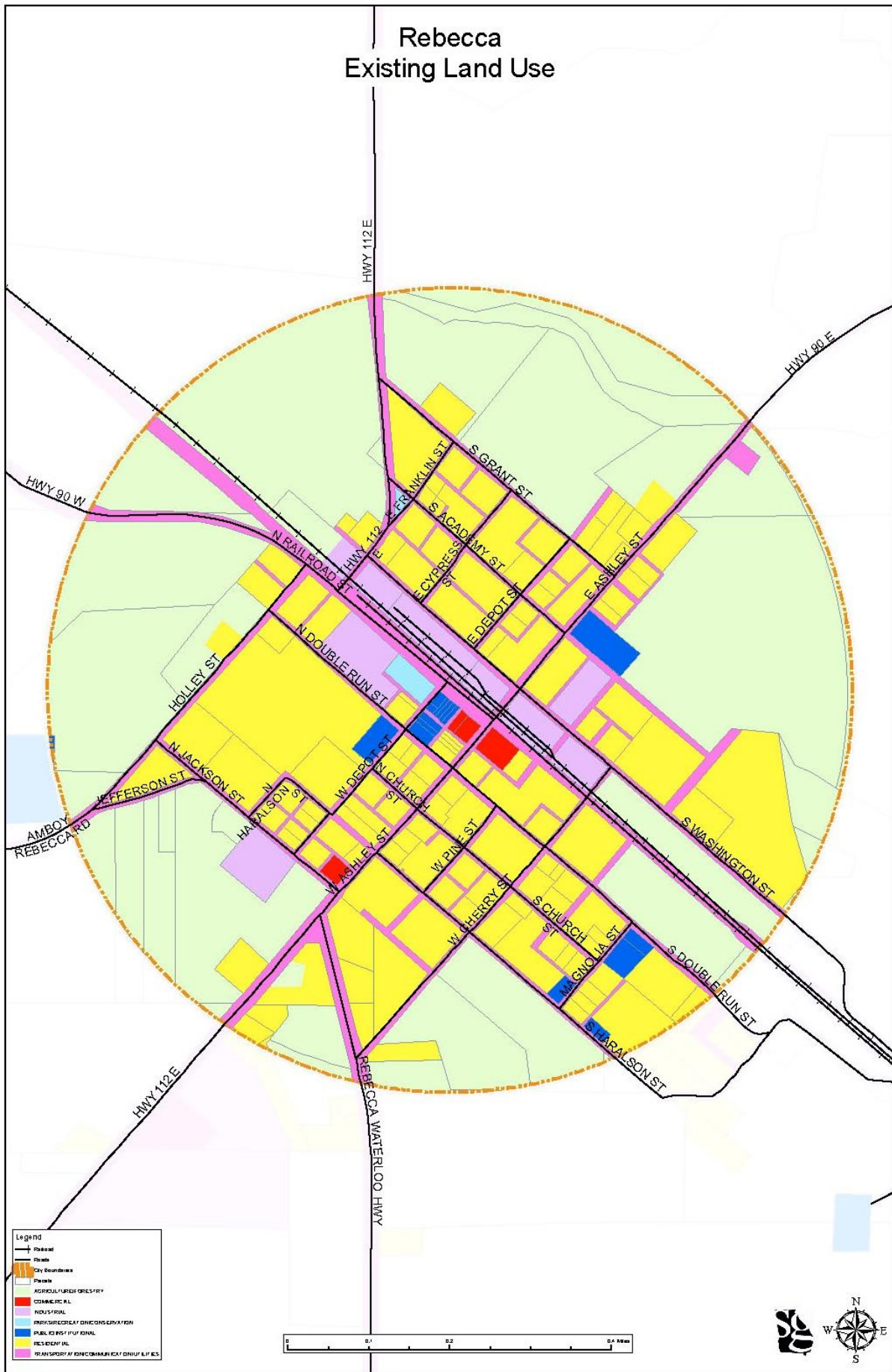
-  Railroad
-  Roads
-  City Boundaries
-  Parcels
-  County
-  AGRICULTURE/FORESTRY
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS/RECREATION/CONSERVATION
-  PUBLIC/INSTITUTIONAL
-  RESIDENTIAL
-  TRANSPORTATION/COMMUNICATION/UTILITIES



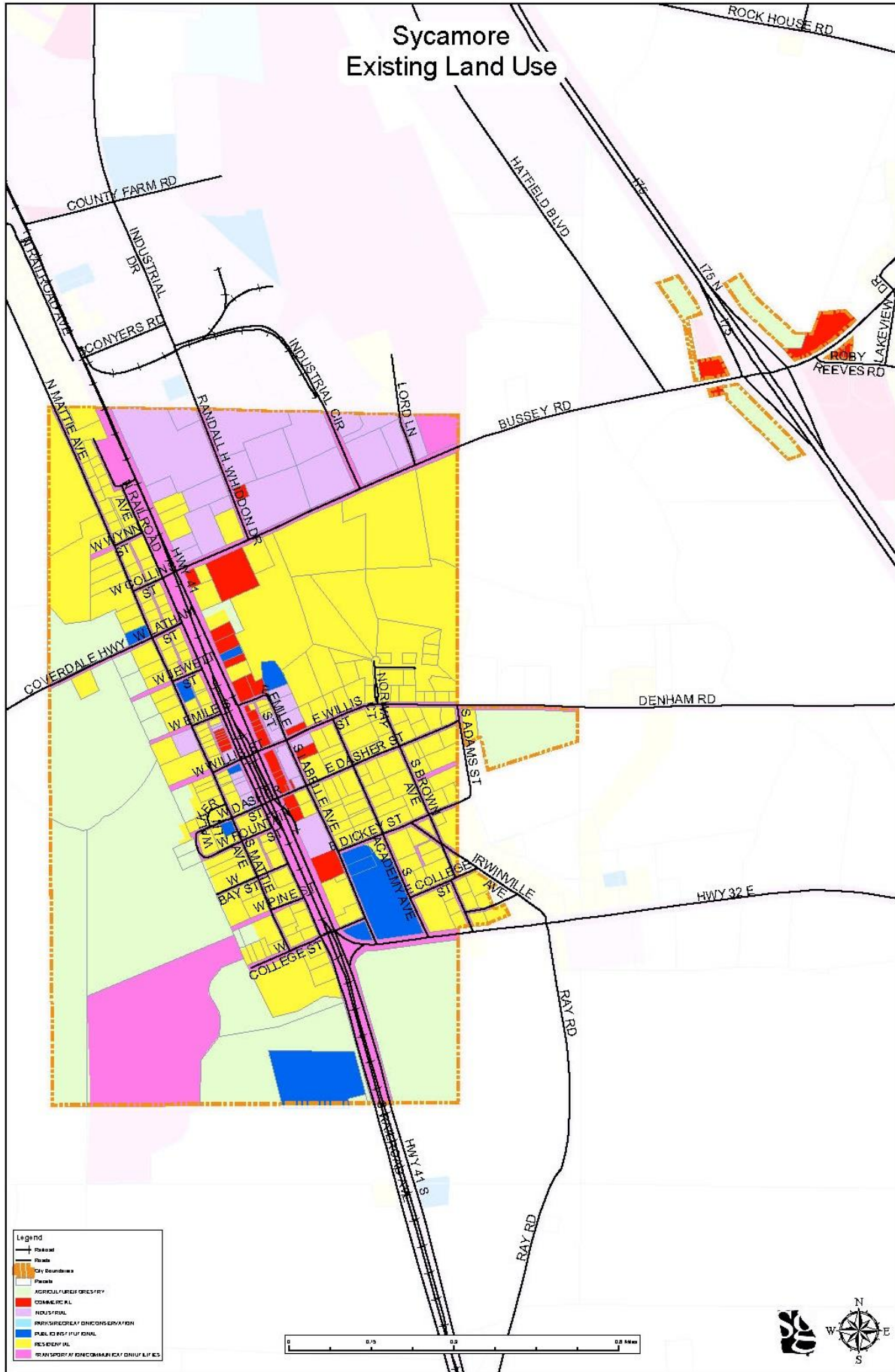
Ashburn Existing Land Use



Rebecca Existing Land Use

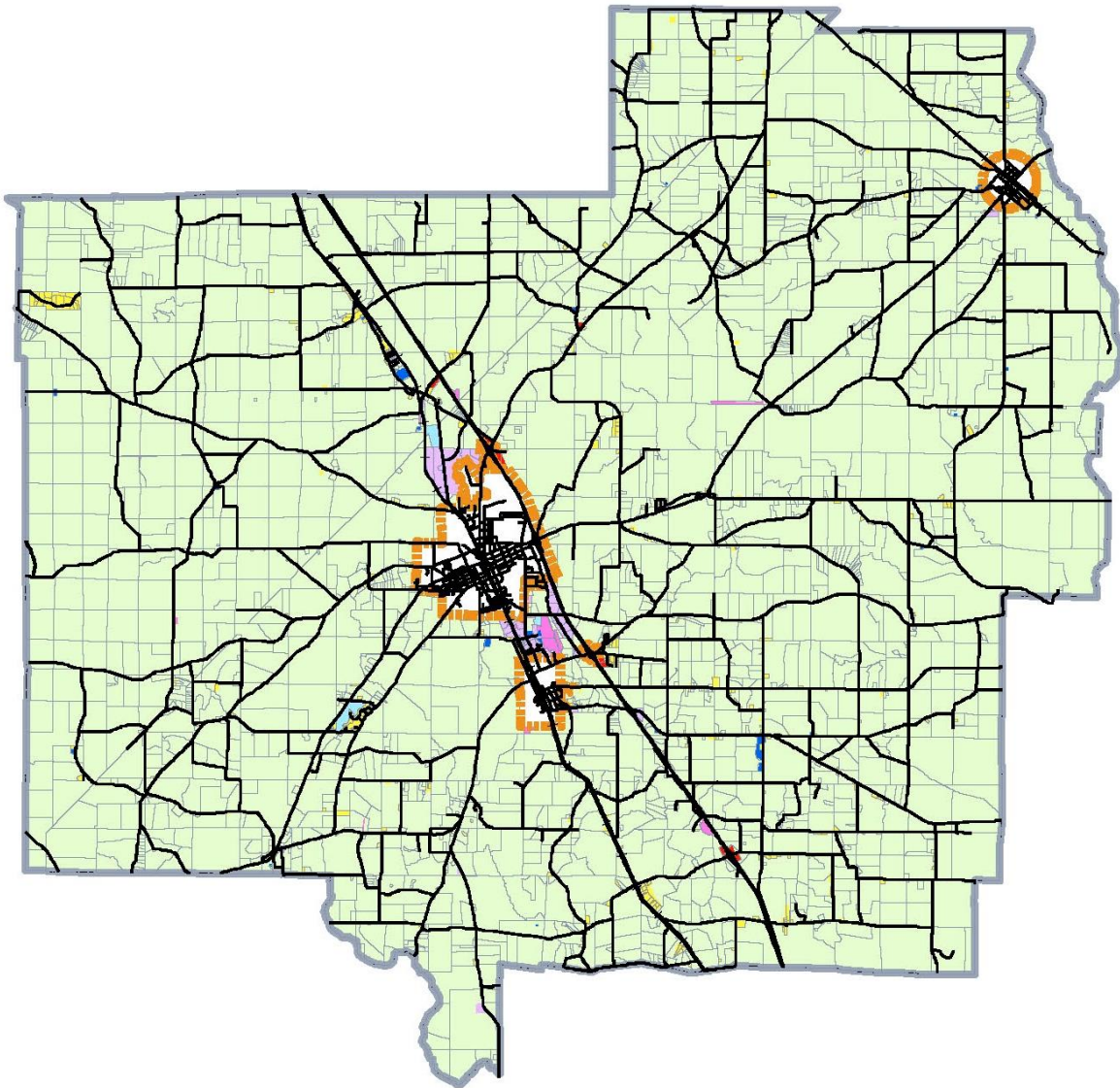


Sycamore Existing Land Use



IV. Future Land Use Maps

Turner County Future Land Use

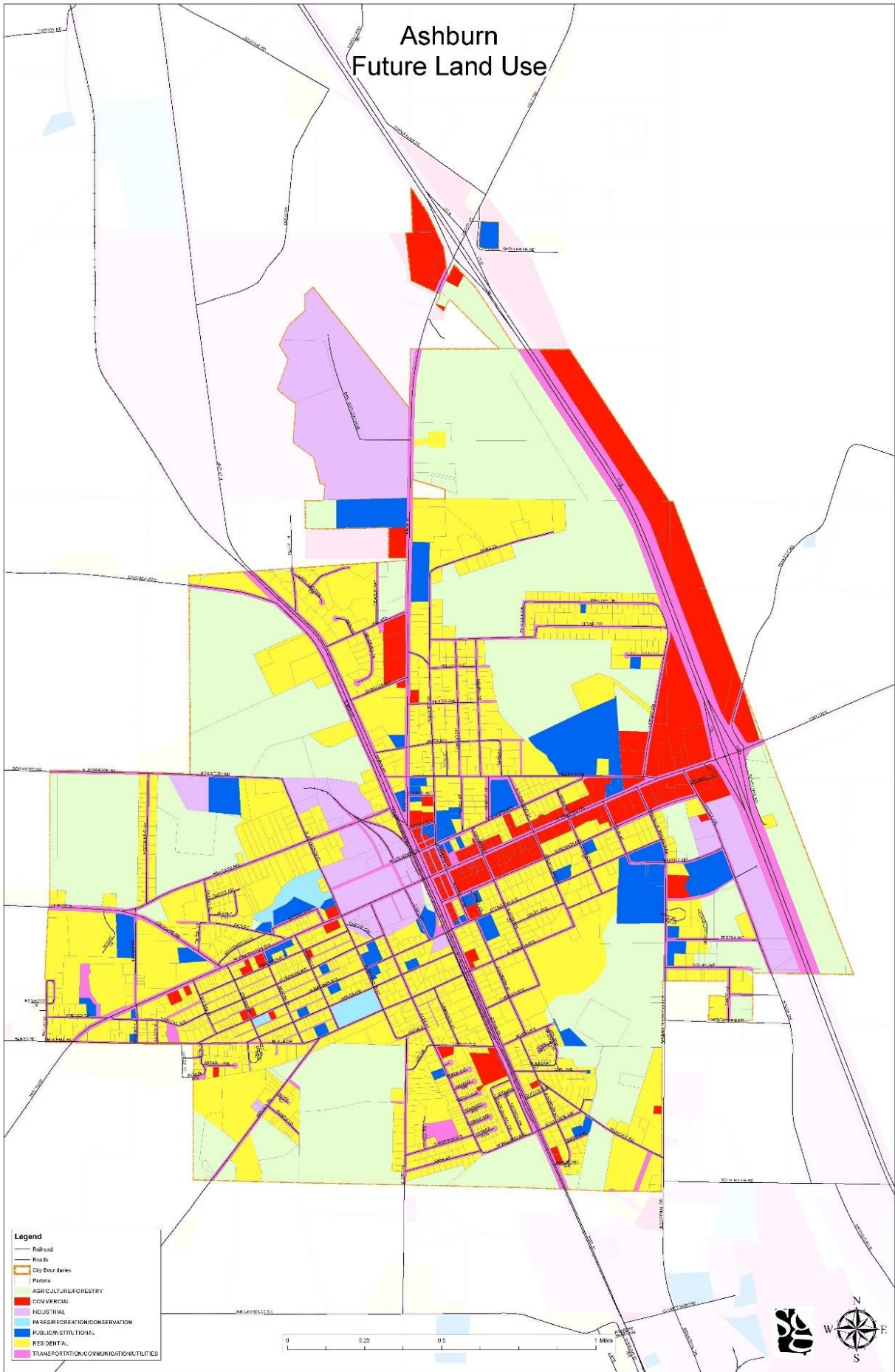


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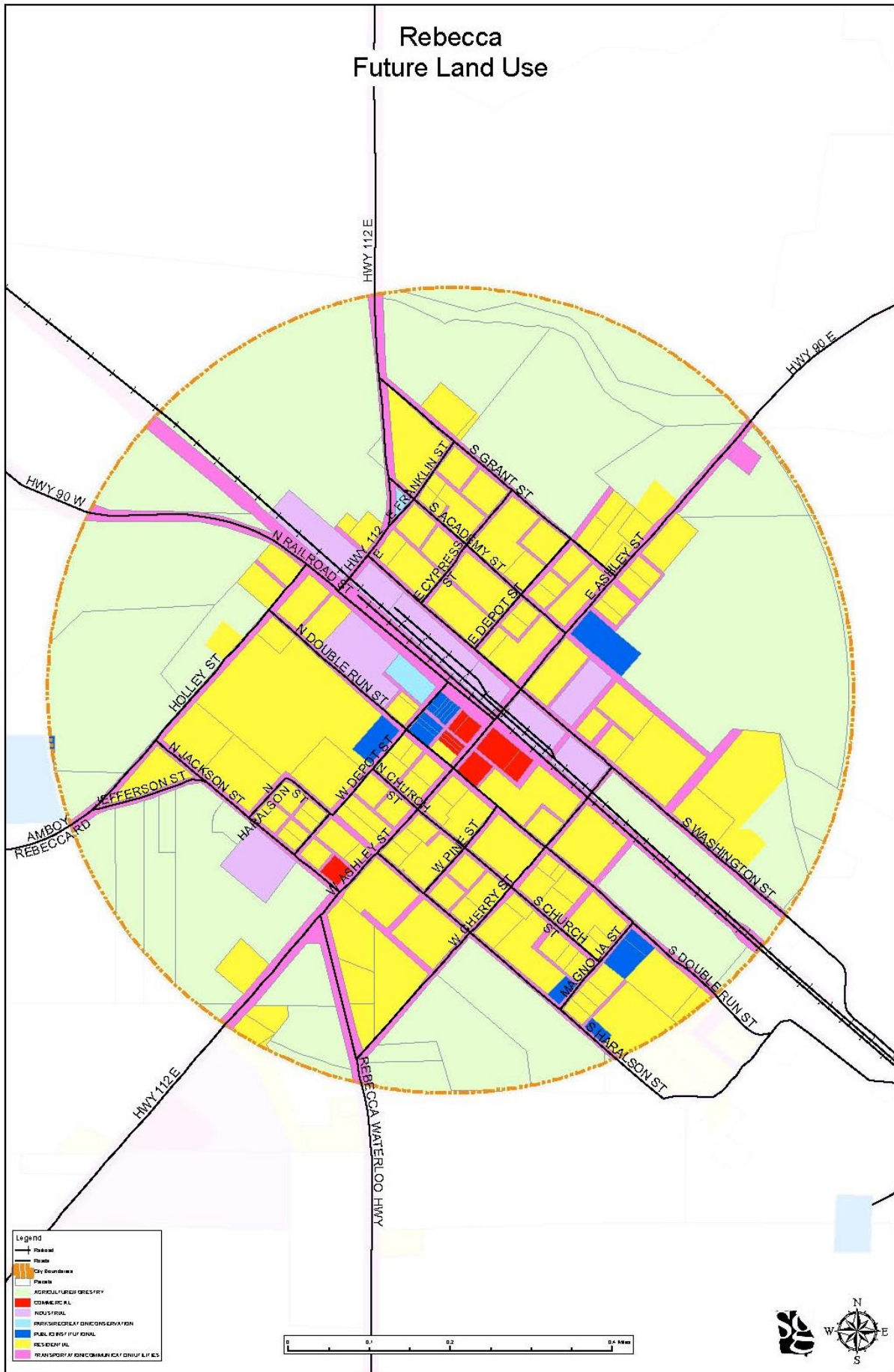
-  Railroad
-  Roads
-  City Boundaries
-  Parcels
-  County
-  AGRICULTURE/FORESTRY
-  COMMERCIAL
-  INDUSTRIAL
-  PARKS/RECREATION/CONSERVATION
-  PUBLIC/INSTITUTIONAL
-  RESIDENTIAL
-  TRANSPORTATION/COMMUNICATION/UTILITIES



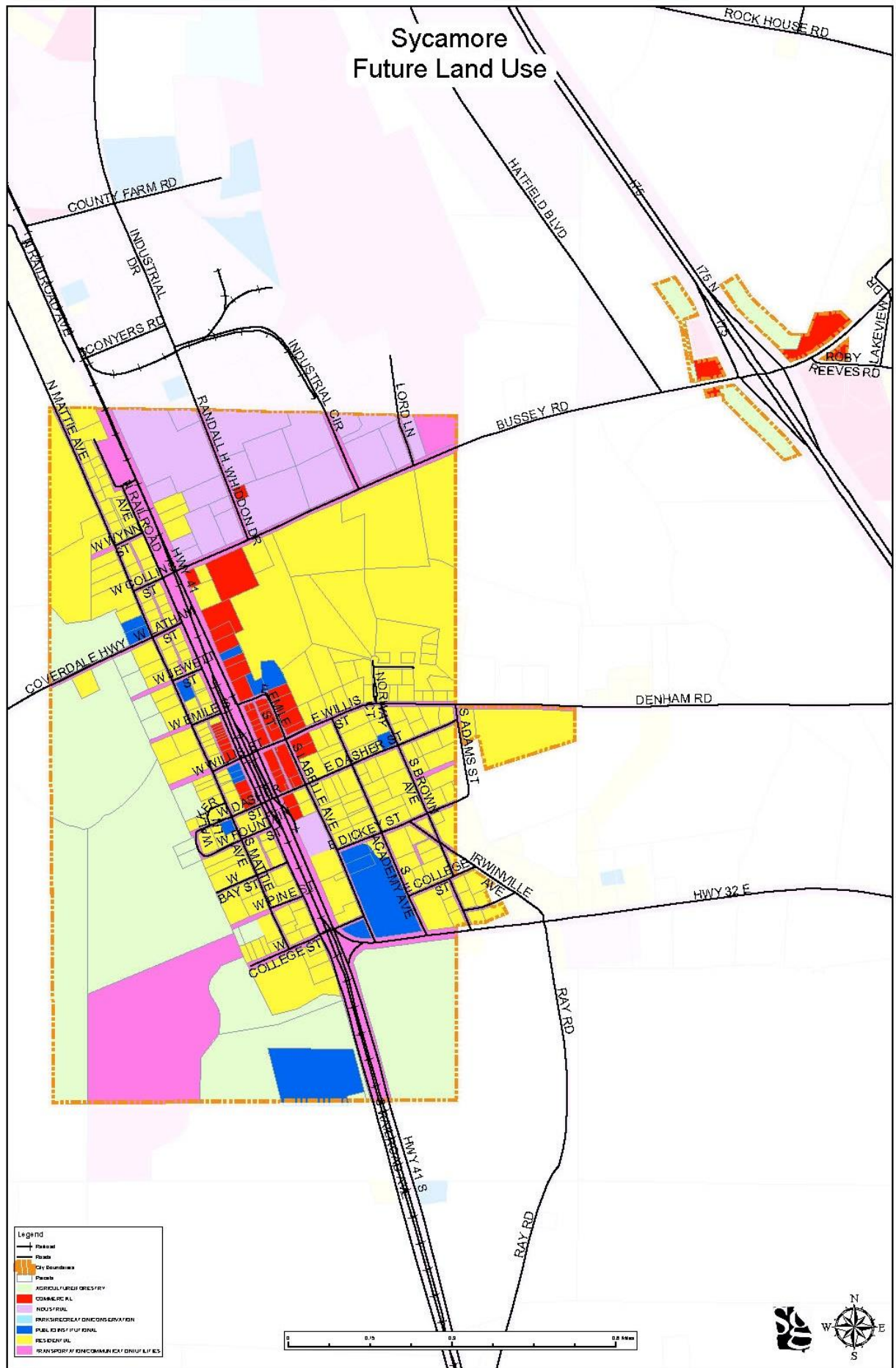
Ashburn Future Land Use



Rebecca Future Land Use



Sycamore Future Land Use



Appendix

**Sign-In Sheets
Public Hearing Notices**

Brad Calhoun Commissioner
 Darryl Howell
 Sam McCaed
 The Burgess

Latrice Wilson
 567-4343
 County Clerk
 John Howell
 County Attorney

NICK DENHAM

**Southern Georgia Regional Commission
 Turner County and the Cities of Hoboken and Nahunta
 Comprehensive Plan Update Kick-Off Public Hearing
 Date: 07/28/2015**

Name	Organization	Phone	Email
Don Ahl	City of Hoboken	649-57212	
Sevi Rogers	Chamber/TecDA	854-2395	turnercandy@chamber.org
Janice Burdette	City of Rebecca	643-7212	cityofrebecca@windstream.net
Sheree Helman	City of Ashburn	567-3431	shelman@mdsi.com
Tommy Day	BOE	567-3338	tday@turner.k12-ga.us
MIKE OSKOR	Turner County	351-567-5023	mcosk@turner.k12-ga.us
Lynn Davis	Turner Extension	229-567-3448	lynyd@uga.edu
Brent Rucker	Road Dept	229-567-4313	lynyd@uga.edu
MIKE MASHROB	Building Dept	229, 567 3563	turnercounty@windstream.net
Robby Royal	Turner EMS/FIRE	229-567-251	turnerems@windstream.net
Janice Burdette	City of Ashburn	229-567-4296	turnercandy@chamber.org
Jan Winter	City of Ashburn	229-567-2909	turnercandy@chamber.org
Ben Baker	News Pa Dec	567-3655	turnercandy@chamber.org
Sedric Carithers	City of Ashburn	567-0023	turnercandy@chamber.org
John Burgess	City of Ashburn	567-5692	turnercandy@chamber.org
Tommy Day	City of Ashburn	567-322	turnercandy@chamber.org

Southern Georgia Regional Commission
Turner County and the Cities of Ashburn, Rebecca and Sycamore
Comprehensive Plan Update First Workshop
Date: 08/20/2015

Name	Organization	Phone	Email
Ariel Godwin	SGRC	333-5277	agodwin@sgrc.us
Tulia Skeuchuk	SGBC	300-0924	jskeuchuk@sgbc.us
Fred Eister	Sycamore Council	392-5145	foeister@hotmail.com
Brendy Humphreys	City of Dalton	567-2888	ryld@reindeerturner.net
Tom McInnis	Turner Co.	567-1396	sm-scards@sgbc.online.com
ANDY HESTER	TURNER CO. SHERIFF	501-2401	ANDYHESTER1@YAHOO.COM
Latrice Wilson	Turner Co. Board of Commissioners	567-4313	latrice.wilson2003@gmail.com
Brent Rucker	Road Dept	567-4057	
Brad Clark	Turner Co. Board of Fire	222-1025	BRADCLARK@TURNERCOGA.COM
Mike Rice	Turner Chamber	322-3964	mikerice@turnerchamber.com
John Burgess	City of Ashburn	392-5692	JohnBurgess45@gmail.com

Southern Georgia Regional Commission
 Turner County and the Cities of Ashburn, Rebecca and Syamore
 Comprehensive Plan Update First Workshop
 Date: 08/20/2015

Name	Organization	Phone	Email
Sheree Hickman	City of Ashburn	561-3431	Shickman@meals.com
Trevi Thompson	Chamber TCDA	854-2359	turnercounychamber@gmail.com
James A. Blanks	City of Ashburn	229-667-8082	
Sedric Carithers	City of Ashburn	229-947-1702	sedric_carithers@yahoo.com
Thomas Lewis	City of Ashburn	643-7739	
Don Collins	City of Ashburn	647-7212	

Southern Georgia Regional Commission
 Turner County and the Cities of Ashburn, Rebecca, and Sycamore
 Comprehensive Plan Update – Second Workshop
 Date: 9/24/2015

Name	Organization	Phone	Email
Bria Carlson	Turner County Commission	222-1025	BriaCarlsonTC@gmail.com
Brian Meadows	Ashburn Fire	317-0374	ashburnfire@mcsl.com
Sam McLeod	T.C. Commission	229 547 -1396	smccard.cc@gmail.com
Rebecca Norwood	City of Rebecca	229-643-7212	cityofrebecca@windstream.net
Sedric Carithers	City of Ashburn	229-567-3431	sedric.carithers@yahoo.com
Terre Hickman	City of Ashburn	229-567-3431	thickman@mcsl.com
ANDY HESTER	SHERIFFS OFFICE	229-501-2401	ANDYHESTER1@14140.com
Katrice Wilson	Board of Commissioners	229-567-4318	katrice.wilson.2003@gmail.com
Brent Ruel	Road Dept	229-567-4318	

Kick-Off Joint Public Hearing

For Turner County and Cities of Ashburn, Rebecca and Sycamore
Comprehensive Plan Update

A public meeting will be held at 6:00 PM on July 28, 2015 at the Turner County Agricultural Building located at 222 Rockhouse Road, Ashburn, Georgia to announce the beginning of the 2015 Joint Comprehensive Plan Update for Turner County and Cities of Ashburn, Rebecca and Sycamore. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Turner County Commissioners' Office at 229-567-4313. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin at the Southern Georgia Regional Commission at 229-333-5277.

PUBLIC NOTICE

A public hearing to review and transmit the joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held at 6:00 p.m. on Tuesday, November 24, 2015 at the Turner County Extension Office, 222 Rockhouse Road, Ashburn GA 31714. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the County Commission office and at each city office, and for download at the SGRC website: www.sgrc.us.

Persons with special needs relating to disability access or foreign language should contact the City of Fitzgerald at 229-426-5060. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin, SGRC Planner, at (229) 333-5277.

RESOLUTION NO. 2016-01-03

TURNER COUNTY

RESOLUTION TO ADOPT
2016 JOINT TURNER COUNTY
AND CITIES OF ASHBURN, REBECCA, AND SYCAMORE
COMPREHENSIVE PLAN

WHEREAS, Turner County has completed the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that Turner County does hereby adopt the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan.

Adopted this 5th day of January, 2016.

Brad Calhoun

Brad Calhoun, Chair
Turner County Commission

Latrice B. Wilson

ATTEST: Latrice Wilson, County Clerk



CITY OF ASHBURN

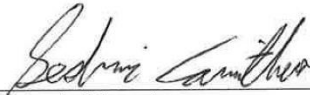
**RESOLUTION TO ADOPT
2016 JOINT TURNER COUNTY
AND CITIES OF ASHBURN, REBECCA, AND SYCAMORE
COMPREHENSIVE PLAN**

WHEREAS, the City of Ashburn has completed the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan;

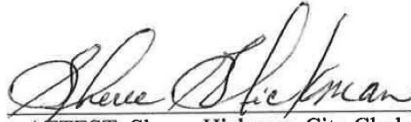
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Ashburn does hereby adopt the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan.

Adopted this 7th day of January, 2016.



Sedric Carithers, Mayor
City of Ashburn



ATTEST: Sheree Hickman, City Clerk

CITY OF REBECCA

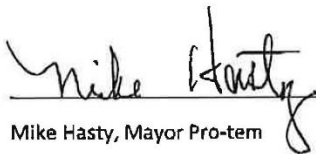
**RESOLUTION TO ADOPT
2016 JOINT TURNER COUNTY
AND CITIES OF ASHBURN, REBECCA, AND SYCAMORE
COMPREHENSIVE PLAN**

WHEREAS, the City of Rebecca has completed the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Rebecca does hereby adopt the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan.

Adopted this 18th day of January, 2016.

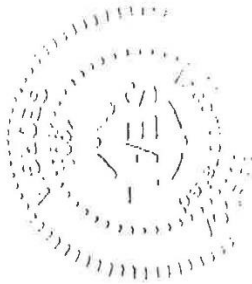


Mike Hastey, Mayor Pro-tem

City of Rebecca



ATTEST: Karen K. Watson, Interim City Clerk



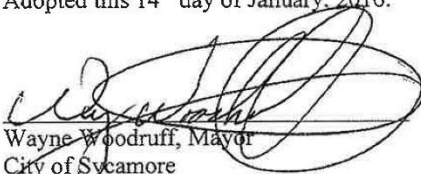
CITY OF SYCAMORE
RESOLUTION TO ADOPT
2016 JOINT TURNER COUNTY
AND CITIES OF ASHBURN, REBECCA, AND SYCAMORE
COMPREHENSIVE PLAN

WHEREAS, the City of Sycamore has completed the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Sycamore does hereby adopt the 2016 Joint Turner County and Cities of Ashburn, Rebecca, and Sycamore Comprehensive Plan.

Adopted this 14th day of January, 2016.


Wayne Woodruff, Mayor
City of Sycamore


ATTEST: Ashley Tople, City Clerk

Board of Commissioners Turner County

P.O. Box 191

Ashburn, Georgia 31714-0191

Phone (229)567-4313 • Fax (229)567-4794

Commissioners:

Joe E. Burgess

Commissioner, District 1

Daryl Hall, Sr.

Commissioner, District 2

Sam McCard

Chairman, District 3

Brad Calhoun

Vice-Chairman, District 4

Nick Denham

Commissioner, District 5

County Manager

John Holland

Attorney

Latrice Wilson

County Clerk

November 24, 2015

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Turner County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Latrice Wilson, Turner County Clerk, at (229) 567-4313 or latricewilson2003@gmail.com.

Sincerely,



Sam McCard, Chair
Turner County Board of Commissioners



City of Ashburn

259 EAST WASHINGTON AVENUE
P.O. BOX 766
ASHBURN, GEORGIA 31714

TELEPHONE
(229) 567-3431
FAX
(229) 567-9284

11/24/2015

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Sheree Hickman, City Clerk, at (229) 567-3431 or shickman@mchsi.com.

Sincerely,

Sedric Carithers, Mayor
City of Ashburn

CITY OF REBECCA
Incorporated 1904
Mayor Don Collins

51 North Railroad Street
Post Office Box 97
Rebecca, Ga. 31783

Phone- 229-643-7212
Fax- 229-643-7743
cityofrebecca@windstream.net

11/24/2015

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Janice Varnadore, City Clerk, at (229) 643-7212 or cityofrebecca@windstream.net.

Sincerely,



Don Collins, Mayor
City of Rebecca

CITY OF SYCAMORE

2529 U.S. HIGHWAY 41
SYCAMORE, GEORGIA 31790-2201

CITY OFFICE PHONE
(229) 567-4296

MAYOR

11/24/2015

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Ashley Topley, City Clerk, at (229) 567-4296 or sycamorecityhall@yahoo.com.

Sincerely,



Wayne Woodruff, Mayor
City of Sycamore