

# **THE WHEELER COUNTY JOINT COMPREHENSIVE PLAN**

## **PARTIAL UPDATE**

July, 2009

# **Wheeler County Joint Comprehensive Plan**

## **Partial Update**

A Partial Update of the 2004 Comprehensive Plan for  
Wheeler County and the municipalities of Alamo and Glenwood, Georgia  
in accordance with the Georgia Planning Act of 1989

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July, 2009

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# INTRODUCTION

## Purpose

The *Wheeler County Joint Comprehensive Plan Partial Update* is a partial update of the current adopted joint comprehensive plan for the community, *The Joint Wheeler County Comprehensive Plan, Wheeler County, Alamo, and Glenwood 2025* prepared in 2004. This plan can be accessed through the Georgia Department of Community Affairs (DCA) Office of Planning and Quality Growth's website, [www.georgiaplanning.com](http://www.georgiaplanning.com), under "Community Plans," then "Current Comprehensive Plans." This Partial Update is prepared under DCA's "Requirements for a Partial Update to the Local Comprehensive Plan" adopted in March, 2007.

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. The Joint Wheeler County Comprehensive Plan was adopted in 2004, and the next required full plan update recertification deadline is not scheduled until October 31, 2015.

The Partial Update includes reevaluation of issues and opportunities facing Wheeler County and its municipalities; a Quality Growth Community Assessment; the identification of Areas Requiring Special Attention; and the development of consistent long term policies and an updated implementation program to guide desired growth and development. The Partial Update is designed to help the community and each government address critical issues and opportunities and provide a framework of transition during the interim period from the old comprehensive plan to the new plan update scheduled in the next few years. It will provide both a guide to everyday decision-making for local and community officials, and a well-grounded starting point for development of the new comprehensive plan.

## **Background**

Wheeler County is a small county in the heart of South Georgia which was created in the early 20<sup>th</sup> century, and had grown rapidly in the late 19<sup>th</sup> century after railroad establishment. The county suffered through a long history of decline, but began to grow in the 1990s with a prison location. The current population is estimated at close to 6,900 (2008), well above that of 6,200 in the 2000 Census. However, this total includes approximately 1,660 state prisoners in the private Corrections Corporation of America (CCA) Wheeler Correctional Facility which opened in 1998. The prison has announced an expansion in 2009 which will add 712 beds to the 1,524 existing ones.

The current population of Wheeler County municipalities is about 2,625 for Alamo (county seat) and 895 for Glenwood. The 2000 Census population for the municipalities was 1,943 for Alamo and 884 for Glenwood. Much of the population growth has actually been prison population growth. The Wheeler Correctional Facility is located in Alamo.

Wheeler County's location in the "Three Rivers" area between the Oconee and the Ocmulgee/Little Ocmulgee rivers and its fields and forests have always been central to its settlement and economy. The location between rivers was a natural settlement location even for Native Americans. White settlers were drawn to the area because of its forests and soils, and farming, sawmilling, and turpentine were the economic mainstays. Much of the county's growth can be traced to the establishment of the Savannah, Americus, and Montgomery Railroad in 1890. The local growth, and the isolation and inconvenience from Mount Vernon (the county seat of the mother county of Montgomery) caused by the Oconee River, led to Wheeler County's formal establishment in 1912.

The county population at the time of creation was estimated to be about 10,000. The first formal Census in 1920 found a population of 9,817, and by 1930 it was down to 9,149. The county suffered a long period of decline after its establishment because of the decline of the railroad, the advent of the automobile, the Great Depression, and the mechanization of farming. The growth of nearby rural retail and economic centers in Dublin and Vidalia also contributed to Wheeler County's decline. By 1970, Wheeler's population was 4,596 with some modest growth thereafter, but essentially a period of stagnation/decline continuing until the late 1990s and the location of the private prison, Wheeler Correctional Facility, in Alamo. This prison houses state inmates under contract with a current population count of about 1,660 inmates in 1,524 beds.

The county’s location, transportation access, forests and natural resources, as well as the CCA prison continue to be the driving forces for future growth and development. The county has excellent transportation access along U.S. 280 and U.S. 441 with easy connection to U.S. 341 and I-16. The fields and forests, the rivers, and Little Ocmulgee State Park provide both economic impetus and quality of life amenities. Both municipalities continue to upgrade facilities and prepare for growth. The Corrections Corporation of America has announced in 2009 a planned expansion which will increase the size of the Wheeler Correctional Facility by almost 50 percent (712 beds) and will add nearly 150 jobs. All of these factors add to the potential growth and development of the county through direct impact and from indirect bedroom community growth. Although the current population of the county, even with prison inmates, is significantly below that of the heyday of county establishment, it is well above that of its 1990 nadir, even after removing the prison population from the total.

Wheeler County’s location, existing economy, natural resources, and transportation facilities, particularly its highways, allow for, and portend well, for future success in growth and development. It is in this context of recent and expected growth that the community prepares this Partial Update to its comprehensive plan and outlines its efforts to continue forward with preparation and success to continue and fortify its recent reversal of the long period of decline during most of the 20<sup>th</sup> Century.

Based on recent trends, new population projections were made by the Heart of Georgia Altamaha Regional Development Center, and are shown below.

**Projected Population Wheeler County  
2007-2030**

<b>2008</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
6,877	7,140	8,056	8,252	8,426	8,604

Source: U.S. Census Bureau, census.gov, 2008 (2007 estimate); and Heart of Georgia Altamaha RDC Staff Projections, 2009 (2010-2030).

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate much less than that of the state. The projections also assume the announced prison population expansion of about 725 by 2015, and should be adjusted upward by any prison expansion from 2,225 for the CCA Wheeler Correctional Facility. These current population

projections are only somewhat higher than in the existing plan, given the prison expansion add-on.

## **Plan Development**

The *Wheeler County Joint Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Development Center and with the involved and thorough input of the Wheeler County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the County Commission Chairman, the County Clerk, the Mayor and City Clerk of Glenwood, and the Mayor of Alamo. Other local officials provided additional input. The local Government Committee, with the assistance of the RDC staff, examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RDC and DCA for formal review, was held on a joint basis June 30, 2009 at the Wheeler County Commissioners' Office.

## **Format**

As indicated earlier, this Partial Update was designed to meet the DCA mandated "Requirements for a Partial Update to the Local Comprehensive Plan." The following sections of the Partial Update track the required components under the DCA standards. These include a Quality Community Objectives (QCO) Assessment; an Analysis of Areas Requiring Special Attention; an Identification of Issues and Opportunities; and an updated Implementation Program. The Implementation Program includes the specification of Long Term Policies by comprehensive plan element, a Report of Accomplishments on the previous Short Term Work Program for each government, and finally, a new Short Term Work Program consistent with implementation activities under this Partial Update for each local government.

The components of this Partial Update meet state requirements while addressing local priorities. This Partial Update is an appropriate updating of the local comprehensive plan, and puts a more up-to-date face on community efforts to make itself an improved community for



future growth and development. It is an interim guide to decision making until the comprehensive plan is more fully updated, but is also a strong local foundation for that effort which will likely only need relatively minor tweaking and the addition of more detail. The principal community direction and focus espoused here will likely not change. The community continues to rebound and slowly grow, investing in facilities and infrastructure to improve services, to prepare itself for future growth and development, and to attract new investment, tourism, and other economic development.

# QUALITY COMMUNITY OBJECTIVES ASSESSMENT

Wheeler County and the cities of Alamo and Glenwood have evaluated their current policies, activities, and development patterns for consistency with DCA's Quality Community Objectives. These smart growth principles consist of 15 Quality Community Objectives divided into four areas of community development: Development Patterns; Resource Conservation; Social and Economic Development; and Governmental Relations. The County and cities completed the Quality Community Objectives Local Assessment, a tool DCA created to aid communities in identifying issues and opportunities for adapting local activities, development patterns and implementation practices to those Quality Community Objectives (QCOs) applicable to their community. Each of the 15 QCOs are listed and defined and then addressed for Wheeler County, Alamo, and Glenwood, followed by a copy of the Local Assessment with the governments' responses summarized.

## Development Patterns

**Traditional Neighborhoods Objective.** *Traditional neighborhood development patterns should be encouraged, including use of a more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

The City of Alamo's zoning ordinance separates different uses and does not allow neo-traditional development "by right." Glenwood does not have zoning, but has a manufactured housing ordinance. Actual traditional development is evident in both cities. Wheeler County has subdivision regulations but lacks other basic land use regulations; however, it recognizes the importance of addressing issues pertaining to land use separately. Neither city participates in the "Tree City" program, and there are no local street tree ordinances, nor organized public tree planting campaigns in the community. All Wheeler County jurisdictions keep their public areas clean and safe, primarily through regular use of prison inmate details. All existing sidewalks are located in Alamo and Glenwood, primarily in the downtown area and within older residential neighborhoods. Sidewalks are not required for new development. Existing sidewalks are generally well-maintained and frequently used by pedestrians, especially in the downtown business and Wheeler County Courthouse areas. All three of the county's schools are located in Alamo adjacent to neighborhoods allowing some children to walk or ride their bikes to school. The entire cities of Alamo and Glenwood can truly be considered small town "traditional neighborhoods."

**Infill Development Objective.** *Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

The cities of Alamo and Glenwood maintain an informal inventory of vacant sites and buildings available for infill development or redevelopment. There are no known brownfield areas in the community; however, there are some opportunities for greyfield development in downtown Alamo and Glenwood. Neither Wheeler County nor its cities have any areas planned for nodal development. Both Alamo and Glenwood allow small lot development. Overall, there are scattered areas of infill opportunities within Alamo, including in the Industrial Park, and along U.S. 280 East and Culver Street in Glenwood. Redevelopment opportunities exist, such as the old shirt factory and the Randall O'Quinn service station on U.S. 280 in Alamo. In Glenwood, there are additional redevelopment opportunities in downtown along 3<sup>rd</sup> Avenue and in residential areas along GA Hwy. 19 North and South. U.S. 280 East of Alamo and the new Wheeler County Recreation Complex area along Snowhill Road in and near Alamo provide further infill opportunities.

**Sense of Place Objective.** *Traditional downtown areas should be maintained as the focal point of the community or, for new areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.*

Wheeler County and the cities of Alamo and Glenwood have distinctive characteristics which help define their sense of place. These include the National Register-listed Wheeler County Courthouse in Alamo, the old Glenwood School, and Woodland Plantation in the southern part of the county, as well as historic downtowns and residential areas in both cities. There are also natural resources, such as the Oconee and Ocmulgee rivers, Little Ocmulgee State Park, and the Big Oak Tree/Milly Troup Tomb. The cities of Alamo and Glenwood participated jointly in the Better Hometown downtown revitalization program for several years. Some downtown streetscape improvements have already been made in both Alamo and Glenwood, with additional federal funding earmarked for further enhancements in both downtowns to help make the central business areas safer and more pedestrian friendly. Although there are no local historic preservation ordinances or commissions in place, Alamo and Glenwood each have historic districts encompassing historic commercial structures downtown as well as adjacent

historic residential areas, which appear eligible for listing in the National Register of Historic Places. There are no design or aesthetics ordinances in either city nor the county; however, Alamo has a sign ordinance. Wheeler County does not have basic land use regulations, aside from requiring permits for manufactured housing, and there is no local plan to protect designated farmland.

**Transportation Alternatives Objective.** *Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

This is not truly applicable to Wheeler County as large scale alternatives to the automobile in such a rural county are not realistic. There is a county-wide Section 5311 public transit system, and the county is also served by DHR's Coordinated Transit. Alamo and Glenwood have a good network of well-maintained sidewalks in their downtown areas and some in historic neighborhoods, but there are no sidewalk development ordinances in place. The Heart of Georgia Altamaha RDC's GIS staff inventoried the cities' sidewalks as part of a regional sidewalk survey conducted for GDOT in 2005. The Heart of Georgia Altamaha Regional Bicycle/Pedestrian Plan (June, 2005) includes two proposed regional routes along U.S. 280 and U.S. 441 through Wheeler County, which would also help achieve the goal of intraconnecting Little Ocmulgee State Park with the Region's other two state parks (George L. Smith in Emanuel County and Gordonias-Alatamaha in Tattnall County). Shared or joint parking for commercial and retail development is allowed county-wide.

**Regional Identity Objective.** *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

The historic 19<sup>th</sup> and 20<sup>th</sup> century architecture of Wheeler County, Alamo, and Glenwood reflects the small town, agrarian heritage of the community and the broader Heart of Georgia Altamaha Region. Agriculture and agribusiness, including vegetable production/processing and forestry, continue to be important to the local economy and that of the region. Bland Farms, one of the largest growers and processors of Vidalia sweet onions, purchased and is now using the former Del Monte vegetable processing facility in Wheeler County. Wheeler County participates in the Georgia Department of Economic Development's Magnolia Midlands regional tourism partnership to promote heritage, nature-based, and agri-tourism. It also participates in the Altamaha River Partnership, a regional organization formed to promote sustainable nature-based tourism along the river's basin. The local Chamber of Commerce further promotes the area's

unique tourism opportunities in a recently published brochure. In addition, Wheeler County contributes to and draws from the region particularly in terms of recreation and local culture as the home of Little Ocmulgee State Park, which is located along the state recognized and signed U.S. 441 Heritage Highway. The County has further expressed interest in possible pursuit of Georgia Scenic Byways designation for GA Hwy. 19. The County, Alamo, and Glenwood also share a regional identity as part of the 17 county Heart of Georgia Altamaha RC Region.

## **Resource Conservation**

**Heritage Preservation Objective.** *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.*

There are currently no designated historic districts in Wheeler County, Alamo, or Glenwood; however, both cities have National Register eligible historic districts encompassing areas of downtown and historic residential neighborhoods. Presently, only three properties county-wide are listed in the National Register of Historic Places. They are: the Wheeler County Courthouse in Alamo, the Old Glenwood School, and Woodland (a private home in the unincorporated county). There was a joint Alamo-Glenwood Better Hometown program several years ago, but that program was dropped; however, federal funds have been earmarked for downtown streetscape improvements in both cities. There is currently no local historic preservation commission or historical society, but the garden club in Glenwood participates in preservation projects. Interest has not been expressed in ensuring that new development complement the community's historic development in terms of design, scale, materials, and the like. There is local interest in and support for heritage preservation; however, this is especially difficult in unincorporated Wheeler County due to lack of zoning and comprehensive land use regulation.

**Open Space Preservation Objective.** *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Wheeler County has had a long-standing working relationship with the Georgia Department of Natural Resources in support of the Little Ocmulgee State Park. The community

does not have a greenspace plan or preservation program as this has not been a local issue because of the large amount of farmland and timberland which dominates existing land use; however, there is a new Recreation Complex on Snowhill Road in Alamo and the unincorporated county. There are no mechanisms to achieve future set asides, especially given low tax bases and the lack of zoning and comprehensive land use regulation in unincorporated Wheeler County.

**Environmental Protection Objective.** *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life in the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

Wheeler County and the cities of Alamo and Glenwood recognize the importance of the county's natural resources and the need for their protection. However, there is minimal existing protection through solid waste, environmental planning criteria, floodplain management, and soil erosion and sedimentation ordinances, as well as health department regulations. The Part V environmental planning ordinance covering the protected Ocmulgee and Oconee River Corridors, wetlands, and significant groundwater recharge areas was adopted by all governments in 2000. Enforcement of these ordinances is primarily through the state and the local health department. While there is a general local desire to protect natural and cultural resources and quality of life, there is a lack of supportive land use regulation.

## **Social and Economic Development**

**Growth Preparedness Objective.** *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

Wheeler County, Alamo, and Glenwood have population projections for the next 20 years which help guide community decision-making in terms of infrastructure construction and extension. Neither city has a formal Capital Improvements Program, but they do have plans for water and sewer systems upgrades/extensions. Alamo currently has a zoning ordinance, which does help guide and direct the City's growth. Only Glenwood has a manufactured housing ordinance, while Alamo has some guidelines in place. Wheeler County requires a manufactured housing permit (without age limits), but has no other growth management regulations in place except for a subdivision ordinance. The community has the leadership through the Wheeler

Chamber of Commerce, Development Authority, and local governments to pursue desired business and industrial growth. Infrastructure improvements have been made or are in progress to attract desired growth, including construction of new water and sewer lines and recreation facilities. Water and sewer have been made available to the industrial park.

**Appropriate Businesses Objective.** *The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.*

The community's local economic development agencies work to recruit business and industry which is compatible with businesses already in the community. The major employers are CCA Prison, Little Ocmulgee EMC, and the local school system. Although there is a somewhat diverse jobs base, if one of these major employers were to close or leave, the local economy would be significantly impacted.

**Employment Options Objective.** *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

Wheeler County does not have an entrepreneur support program in place, except through Heart of Georgia Tech. County administrative staff, however, have gone through the Region 9 Economic Development Academy's entrepreneur training program, and designation as an "Entrepreneur Friendly Community" is being sought. Designation is expected in 2010. There are limited jobs in the community for skilled labor, such as those with the Wheeler County Hospital, Glenwood Telephone Company, Little Ocmulgee EMC, and the local school system. There are also jobs for unskilled laborers, while only limited professional and managerial jobs, especially those at the CCA Prison, the hospital, and in the education field.

**Housing Choices Objective.** *A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.*

Housing of various types is available in Wheeler County/Alamo/Glenwood at relatively affordable cost, thus allowing people who work in the community to live there, although "high end" housing is limited. Available land at reasonable prices, quality schools, good recreation

facilities/programs, and the lower cost of living in Wheeler County make it attractive for residential development. There currently are no provisions for loft living in either city, however, actual traditional residential development adjacent to downtown exists. Small houses can also be built on lots smaller than 5,000 SF in size in both Alamo and Glenwood. The City of Glenwood also has a manufactured housing ordinance to address mobile home issues such as relocation of older mobile homes in the incorporated area, while Alamo has some guidelines through its zoning ordinance. Multi-family housing and that developed for lower-income households are allowed. While there is no specific community housing program for special needs households, there is an assisted living facility.

**Educational Opportunities Objective.** *Educational training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

The Heart of Georgia Altamaha WIA Program provides workforce training opportunities for the entire 17-county Region, including Wheeler County residents. Post-secondary education is available through Heart of Georgia Technical College’s Adult Learning Center in Alamo and a satellite site in nearby McRae, as well as at its main campus in Dublin (35 miles from Alamo). While there are jobs in the community for college graduates, they are limited in number.

## **Governmental Relations**

**Regional Solutions Objective.** *Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.*

Wheeler County and the cities of Alamo and Glenwood participate in the Heart of Georgia Altamaha RC and its efforts to find regional solutions for common issues. The governments also jointly support the Wheeler County Chamber of Commerce and the Industrial Development Authority, as well as the Magnolia Midlands Tourism Region through the Georgia Department of Economic Development and the Region 9 Economic Development Academy. Wheeler County has an especially strong working relationship with neighboring Telfair County, including joint E-911 services, landfill, and the airport. The County also utilizes Montgomery County’s recycling program. Public transit, emergency response and recreation are among the services within the county which are shared between the three governments.



**Regional Cooperation Objective.** *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Wheeler County and the cities of Alamo and Glenwood work closely together in a number of areas, including economic development, education, service provision, and comprehensive planning. All three governments are presently satisfied with their Service Delivery Strategy, but there is interest in additional service consolidation in the future. As previously noted, Wheeler County has a particularly close relationship with nearby Telfair County, but both the County and cities work well with neighboring local jurisdictions. They also participate as active members of the Heart of Georgia Altamaha RC, whose Regional Council represents all 17 Region counties and their cities at regular monthly meetings.

**WHEELER COUNTY JOINT  
COMPREHENSIVE PLAN PARTIAL UPDATE**

**QUALITY COMMUNITY OBJECTIVES  
LOCAL ASSESSMENT SURVEY**

*Quality Community Objectives  
Local Assessment*

<i>Development Patterns</i>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.			
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.			
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.			
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.			
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.			
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.			
7. In some areas several errands can be made on foot, if so desired.			
8. Some of our children can and do walk to school safely.			
9. Some of our children can and do bike to school safely.			
10. Schools are located in or near neighborhoods in our community.			

**Quality Community Objectives  
Local Assessment**

<b>Infill Development</b>			
<b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b>			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.			
2. Our community is actively working to promote brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).			
5. Our community allows small lot development (5,000 square feet or less) for some uses.			
<b>Sense of Place</b>			
<b>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</b>			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.			
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.			
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.			
4. We have ordinances to regulate the size and type of signage in our community.			

**Quality Community Objectives  
Local Assessment**

5. We offer a development guidebook that illustrates the type of new development we want in our community.			
6. If applicable, our community has a plan to protect designated farmland.			
<b>Transportation Alternatives</b>			
<b>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</b>			
	Yes	No	Comments
1. We have public transportation in our community.			
2. We require that new development connects with existing development through a street network, not a single entry/exit.			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.			
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.			
6. We have a plan for bicycle routes through our community.			
7. We allow commercial and retail development to share parking areas wherever possible.			
<b>Regional Identity</b>			
<b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.			

***Quality Community Objectives  
Local Assessment***

2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).			
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.			
<b><i>Resource Conservation</i></b>			
<b>Heritage Preservation</b>			
<b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b>			
	Yes	No	Comments
1. We have designated historic districts in our community.			
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.			

***Quality Community Objectives  
Local Assessment***

<b>Open Space Preservation</b>			
<b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</b>			
	Yes	No	Comments
1. Our community has a greenspace plan.			
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.			
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			
<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.			
2. We use this resource inventory to steer development away from environmentally sensitive areas.			
3. We have identified our defining natural resources and taken steps to protect them.			
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.			
5. Our community has a tree preservation ordinance which is actively enforced.			
6. Our community has a tree-replanting ordinance for new development.			

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Local Assessment*

7. We are using stormwater best management practices for all new development.			
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			
<b><i>Social and Economic Development</i></b>			
<b>Growth Preparedness</b>			
<b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.			
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			
3. Our elected officials understand the land-development process in our community.			
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.			
5. We have a Capital Improvements Program that supports current and future growth.			
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.			
7. We have clearly understandable guidelines for new development.			



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8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.			
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.			
10. We have a public-awareness element in our comprehensive planning process.			
<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</b>			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.			
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.			
3. We recruit firms that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.			
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			
3. Our community has jobs for unskilled labor.			

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4. Our community has professional and managerial jobs.			
<b>Housing Choices</b>			
<b>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b>			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.			
2. People who work in our community can also afford to live in the community.			
3. Our community has enough housing for each income level (low, moderate and above-average).			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.			
5. We have options available for loft living, downtown living, or “neo-traditional” development.			
6. We have vacant and developable land available for multifamily housing.			
7. We allow multifamily housing to be developed in our community.			
8. We support community development corporations that build housing for lower-income households.			
9. We have housing programs that focus on households with special needs.			
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.			

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<b>Educational Opportunities</b>			
<b>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</b>			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.			
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			
3. Our community has higher education opportunities, or is close to a community that does.			
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.			
<b><i>Governmental Relations</i></b>			
<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
	Yes	No	Comments
1. We participate in regional economic development organizations.			
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.			
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.			

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4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.			
<b>Regional Cooperation</b>			
<b>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</b>			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.			
2. We are satisfied with our Service Delivery Strategy.			
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.			
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.			

## **AREAS REQUIRING SPECIAL ATTENTION**

Development can cause a substantial impact in the economy and the community that it directly affects. It is imperative that projected developments or significant areas are noted in order to provide guidance for appropriate future development. The Georgia Department of Community Affairs (DCA) has termed these areas of significant change, areas requiring special attention. These areas are categorized by evaluating the existing land use patterns and trends within the jurisdiction of the local government to identify any areas requiring special attention. The areas are categorized into one of seven areas, with the exception of resources that may contribute to more than one area.

The areas requiring special attention are defined by DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land use is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestments, level of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

The evaluation of the existing land use patterns and trends within Wheeler County and its two cities resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Wheeler County Joint Comprehensive Plan Government Committee. The committee consisted of the County Commission Chairman, County Clerk, the mayors of Alamo and Glenwood, the Glenwood City Clerk, and other local officials. Committee members attended several meetings to decide what

resources in the community were of significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Wheeler County, Map 2 for the City of Alamo, and Map 3 for the City of Glenwood.

It is possible for an entry to be categorized into two or more areas; this is represented on the map and in the document by the word “hatched” following the listed source. If the area is hatched, it will appear on the map in two or more colors. The area will be the designated color for the first element under which it is listed. To signify the hatching, it will then be lined with the designated color of the second element and in one case, with another color for the third element.

Natural and cultural resources are recognized by the color green; rapid development/change likely is recognized by the color yellow; areas where development may outpace infrastructure are recognized by the color blue; areas needing redevelopment are recognized by the color orange; large abandoned structures/sites are recognized by the color brown; infill opportunities are recognized by the color gray; and areas with concentration of housing/income need are recognized by the color red.

Not all jurisdictions have listings in every category. This may be attributed to Wheeler County and its cities working cooperatively, and to properly managing and planning for existing and expected growth and development, but also may be a testament to limited growth in the smaller municipalities.

### ***Natural/Cultural Resources***

*Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.*

## **Wheeler County**

Archaeology Sites. More than 100 Wheeler County sites have been recorded in the State Archaeological Site File at the University of Georgia. Their general locations are shown on Map NCR-11 (page 183) of the full Joint Wheeler County Comprehensive Plan (2004). The sites range from pre-historic sites where hunters manufactured stone tools to historic Native American

and settler sites to small, late 19<sup>th</sup> and early 20<sup>th</sup> century farmsteads and naval stores operations. There are a number of known Native American sites in the county, including campsites and at least one mound site. Further research is expected to yield additional Native American sites, particularly along the Oconee, Ocmulgee, and Little Ocmulgee rivers, as well as the remains of historic communities, farms, sawmills, and turpentine operations. Development and vandalism continue to be the main threats to Wheeler County's significant archaeological sites, thus their specific locations are not mapped.

Woodland Plantation. Located along GA Highway 19 near Lumber City, Woodland Plantation developed during the last one-half of the 19<sup>th</sup> century. The large late Victorian private residence has 19 rooms, some of which feature imported black marble fireplace mantels and ornate mahogany molding. The property was listed in the National Register of Historic Places for its architectural significance in 1984. It is located along a picturesque route for which Wheeler County would like to seek Georgia Scenic Byway designation to attract increased heritage tourism.

Little Ocmulgee State Park. The present 1,360 acre park on U.S. 441 (two miles from McRae and Helena in Telfair County) began development in 1935 with land donations along the Little Ocmulgee River. Then the Civilian Conservation Corps (CCC), the National Park Service, and area residents constructed roads, buildings, and a dam prior to its public opening in 1940. Today the popular park offers a wide variety of recreation and other amenities, including the 18-hole Wallace Adams Golf Course, lodge/conference center/restaurant, lake, cottages, camping, picnic facilities, and an amphitheater.

Oconee River Corridor. The Oconee River Corridor forms Wheeler County's eastern boundary with Montgomery County and, for a short distance on the north, with Treutlen County. It originates in Hall County and flows 170 miles before joining the Ocmulgee River to form the Altamaha River near Lumber City in neighboring Telfair County. The Oconee River Corridor is protected under Wheeler County's Part V Environmental Conservation ordinance passed in 2000. The river is significant for its history from prehistoric to modern times as an important transportation artery for Native Americans and early settlers. Three public boat landings along the Oconee in Wheeler County (Clark's Bluff, SR 46, and Oconee River) provide access. The Oconee River Canoe Trail also attracts paddlers.

Ocmulgee River Corridor. The Ocmulgee River forms the southeastern boundary of Wheeler County, separating it from Jeff Davis County. It is also protected under Wheeler County's Part V Environmental Conservation ordinance (2000). The Ocmulgee joins with the Oconee River to

form the Altamaha River. The Ocmulgee River is significant in Georgia history as an early transportation route for Spanish explorers, Native American Indians, and European settlers, and later for shipping cotton and naval stores and rafting timber.

Flood Zones. Most of Wheeler County's flood zones are located along the Oconee, Ocmulgee, and Little Ocmulgee rivers and the major creeks, such as Alligator Creek. While there are no significant flood plains in Alamo or Glenwood, both have creeks prone to flooding, including Peterson Creek in southwest Glenwood and Alligator and Little creeks near Alamo. The general locations of these areas is shown on Map NCR-6 (page 155) of the full Joint Wheeler County Comprehensive Plan (2004). FEMA is currently digitally mapping flood plains and flood zones within the entire state of Georgia. There is concern that inappropriate development of flood plain areas might lead to increased flooding, destruction of wetlands, and other adverse environmental effects. The County and City of Alamo plan to strengthen their flood plain management ordinances in accordance with FEMA requirements. Glenwood adopted a flood plain management ordinance in 2008.

Milly Troup Tomb/Big Oak Tree. Located on privately owned property along GA Highway 19 south of Glenwood, the Milly Troup Tomb is believed to be the grave of a young slave girl. According to the story, she died in 1863 and was buried near her master's home. An oak tree was said to have been planted to shade her grave; however, since the tree now has a circumference of 30 feet and a canopy which spreads 141 feet, it is more likely that she was buried near an existing tree.

## **Alamo**

Downtown Alamo. Alamo dates from 1889 and the coming of the SAM Railroad (Savannah, Americus, and Montgomery), which later became the Seaboard Airline Railroad. The owner of the land that became Alamo, Judge John McRae, allowed his daughter to name the town for the site of the famous battle in San Antonio, Texas. It became incorporated in 1909 and the Wheeler county seat in 1912 with the county's creation. The heart of Alamo's historic downtown commercial area is generally considered along Main Street (U.S. 280) from about Pine to north of Steward Street. It is comprised of typical early 20<sup>th</sup> century buildings, which appear eligible for the National Register of Historic Places as a historic district. The City formerly participated jointly with Glenwood in Georgia's Better Hometown Program to revitalize and develop the downtown area. Alamo developed a raiiside passive park in downtown with a Transportation



Enhancement grant, and has been awarded other federal funds earmarked for downtown streetscape improvements.

Wheeler County Courthouse. Designed by E.C. Hosford and built in 1917, the Neoclassical Revival Wheeler County Courthouse replaced the identical 1913 courthouse which burned when it was less than a year old. The present courthouse was listed in the National Register of Historic Places in 1980 and was renovated in 2000 using SPLOST funds.

Cotton Acres-Towns Funeral Home. Originally the Clements Home, Cotton Acres-Towns Funeral Home is located on East Lucille Avenue. The prominent historic residence has been used as a funeral home for a number of years.

## **Glenwood**

Downtown Glenwood (hatched). Glenwood also traces its history to the coming of the SAM (later Seaboard Airline) Railroad circa 1889. The location was selected because it was a low place for stopping and starting trains, and its name is believed to be geographic in nature, referring to a small valley or glen. Incorporated in 1908, Glenwood's historic downtown encompasses generally the two blocks along Third Avenue between North Third and First streets with extensions along North Second and First streets to Fourth Avenue. The National Register eligible historic district includes a fine collection of early 20<sup>th</sup> century commercial structures. As previously noted, Glenwood formerly participated with Alamo in the state's Better Hometown community improvement program. The City has also received federal funds for downtown streetscape improvements.

Old Glenwood School. The historic Glenwood High School was initially constructed in 1920 and enlarged in 1930. Its architecture features a combination of Colonial Revival, Craftsman bungalow, and Spanish/Mission Revival characteristics. Listed in the National Register in 1997, the local school board was awarded a Georgia Heritage Grant in 1996 to repair its historic windows. The school has most recently been used for a regional alternative school program.

***Rapid Development/Change Likely***

*Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.*

**Wheeler County**

New Wheeler County Recreation Complex, Snowhill Road. Located along Snowhill Road within both Alamo and the unincorporated county, this new 40 acre SPLOST-funded recreation facility is currently under development. Baseball fields are expected to be completed in late 2009/2010. Increased residential growth is anticipated in the county north of Alamo in conjunction with the park's nearby development.

Scattered-More toward south end. Scattered residential growth is currently taking place, primarily in the southern part of Wheeler County. There have been no new subdivisions in recent years, however. The existing Cherokee Sandridge subdivision near Clark's Bluff on the Oconee River has had one new single family residence built recently for a total of approximately 12 to 13 houses in the development.

U.S. 280 East of Alamo. This area east of Alamo along U.S. 280 is likely to experience commercial development due to its close proximity to the City of Alamo and the possible availability of infrastructure.

**Alamo**

New Wheeler County Recreation Complex, Snowhill Road. Development of this new park in the northern part of Alamo (and into unincorporated Wheeler County) is expected to generate residential growth in close proximity to the recreation facility and its amenities. See additional information under Wheeler County entry.

Industrial Park (hatched). Located along U.S. 280 East, the 54 acre Industrial Park was annexed into the City of Alamo and provided with water and sewer service. Several commercial

businesses have located or relocated in the park recently, including a mechanic/garage, Farm Bureau, Sharkey's Restaurant, and a logging operation, as well as an assisted living facility. There is additional available space in the park, which is being marketed for industrial or commercial use.

Corrections Corporation of America (CCA). The Wheeler Correctional Facility, operated by CCA, is located in Alamo in the northwestern part of the city in an area annexed for the prison. The facility currently consists of approximately 1,524 beds and 1,660 inmates, but CCA recently announced plans to expand the present facility to include 712 additional beds.

Sewer System Upgrade. The City is presently upgrading and expanding its sewer system, which will provide service throughout Alamo. This infrastructure improvement is expected to help encourage residential and commercial growth in the city.

Cravey Subdivision (hatched). Plans have been made to develop this new subdivision in the eastern part of Alamo, south of U.S. 280; however, the project appears to be on hold currently. Approximately 30 site built single family residences are planned.

## **Glenwood**

New Sewer System. The City has sewer system upgrades in the works to improve and extend service, including a new land application system. Having the upgraded service in place is expected to encourage increased infill and other commercial and/or residential development within the city.

Culver Street Mobile Home Subdivision (hatched). This subdivision consisting of manufactured housing is located along Culver Street at the end of West Fourth Avenue in the western part of Glenwood, north of Old Glenwood Road and U.S. 280. Water system upgrades and sewer system provision are needed to provide improved service and fire protection. Glenwood's manufactured housing ordinance is helping to control residential growth in this area, which has available lots.

U.S. 280 East (hatched). This area is located along U.S. 280 East/East Second Avenue from about Cemetery Street east to the Glenwood city limits. One house has been built in this area within the last five years; however, there is potential for more residential growth in the future as water/sewer infrastructure upgrades are made in this desirable area with relatively close proximity to the Oconee River and Mount Vernon.

### ***Development Outpace Infrastructure***

*These are areas where the pace of development has and/or may outpace the availability of community facilities and services, such as water, sewer, transportation, and other infrastructure.*

## **Wheeler County**

Scattered-More toward south end. Only scattered residential development (single family and manufactured housing) is occurring in the unincorporated county, primarily in the southern part. Future growth near Alamo and Glenwood could possibly be accommodated with water and sewer service extensions, but such infrastructure is not available nor foreseeable elsewhere in the county.

## **Alamo**

Cravey Subdivision (hatched). Development of the Cravey subdivision as planned in the eastern part of Alamo, south of U.S. 280 would require water and sewer system extensions to provide service to the estimated 30 single family residences proposed.

Infrastructure in good shape. Overall, the City's water and sewer system infrastructure is considered to be in good shape due to recent, current, and planned improvements and is an asset for desired growth. Water system upgrades, including some line replacements, were completed in 2007, while other improvements are continuing and planned. The City is currently expanding and upgrading existing sewer service throughout Alamo. Both water and sewer service are provided to the Industrial Park.

## **Glenwood**

U.S. 280 East (hatched) and West. U.S. 280 East (East Second Avenue) from Cemetery Drive east to the city limit and U.S. 280 West (West Second Avenue) from South Fifth Street west to the city limit need water and sewer system upgrades and extensions to provide adequate service and further encourage growth. Existing 2-inch water lines need to be replaced to improve fire protection.

Culver Street Water/Sewer/Fire (hatched). Infrastructure improvements are also needed along Culver Street in the western part of Glenwood to upgrade water service and fire protection as well as provide sewer service to the large manufactured housing subdivision, which has lots available for growth.

### ***Areas Needing Redevelopment***

*These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.*

## **Wheeler County**

There were no such areas noted in unincorporated Wheeler County.

## **Alamo**

The following structures in Alamo have been identified as needing redevelopment and/or rehabilitation:

Old Shirt Factory (hatched), located in the northwest part of Alamo on the north side of North Commerce Street, now vacant former shirt factory cut-and-sew operation and Randall O'Quinn Service Station (hatched), a vacant former service station located between East Main Street (U.S.

280 East) and East First Avenue near downtown Alamo. Both structures are of particular concern due to their highly visible locations along two of Alamo's main north-south and east-west thoroughfares.

## **Glenwood**

The following areas in Glenwood are in need of redevelopment and/or rehabilitation to improve the appearance of the community:

Downtown, Third Avenue (hatched). This area includes commercial structures, many of which are historic, located primarily along Third Avenue in an approximate two block area from just west of North Third Street to east of North First Street. Most of the historic buildings date from the first decades of the 20<sup>th</sup> century and appear eligible for listing in the National Register of Historic Places as a historic district. Some are currently vacant. The City has received federal funding for downtown streetscape improvements, including sidewalk upgrades.

GA Highway 19 North and South (hatched). Two small sections of GA Highway 19 North (North Second Street) generally between Seventh Avenue and Sixth Avenue Lane and GA Highway 19 South (South Second Street) north of the intersection with South First Street in Glenwood are pockets of deteriorated structures which need attention. Removal and redevelopment of the property have been suggested.

### ***Large Abandoned Structures/Sites***

*These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.*

## **Wheeler County**

Two large abandoned structures/properties were noted in unincorporated Wheeler County. They are the Old Gold Kist structure and the Stockyard, both of which are located in the western part of the county on either side of U.S. 280 at the intersection with U.S. 441, near the Telfair County

line. The old Gold Kist building is on the north side of U.S. 280, while the Stockyard is on the south side.

## **Alamo**

Old Shirt Factory (hatched). This abandoned manufacturing site is located in northwest Alamo.

Farm Bureau. The former Farm Bureau building at the corner of North Commerce Street and Lucille Avenue was abandoned recently when the office moved out to the Industrial Park. It could be again used for office/commercial space.

Randall O'Quinn Service Station (hatched). Located near downtown Alamo between East Main Street (U.S. 280 East) and East First Avenue, the former service station has potential for rehabilitation. It is not known whether the gas tanks are still buried on the site.

## **Glenwood**

Development Authority Building. This 120,000 SF structure is located on North First Street just south of downtown Glenwood. Although previously occupied by an apparel manufacturer, the building is currently available and being marketed for industrial use.

### ***Infill Opportunities***

*These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities is strongly encouraged throughout the community; existing infrastructure may be available depending on proximity.*

## **Wheeler County**

No known opportunities for infill were noted in the unincorporated county.

### **Alamo**

Scattered Lots. There are scattered lots around Alamo with infrastructure access which provide potential infill opportunities.

Industrial Park. Located in the northeastern part of Alamo along U.S. 280 East, this industrial park consists of 54 acres. It is served by City water and sewer, and its location on U.S. 280 provides good transportation access to I-16 and other major routes. Several commercial businesses and an assisted living facility are currently located there. Additional available space in the park is being marketed for industrial or commercial use.

### **Glenwood**

U.S. 280 East (hatched). This previously referenced area extends along U.S. 280 East/East Second Avenue from about Cemetery Street east to the Glenwood city limits. There are opportunities for residential infill along this corridor in the future as water and sewer infrastructure upgrades are made. The old 2 inch water lines need to be replaced to improve service and fire protection.

Culver Street (hatched). This area along Culver Street at the end of West Fourth Avenue is considered a manufactured housing subdivision. There are available lots. Water system upgrades and sewer system provision are needed.



### ***Concentration of Housing/Income Need***

*These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.*

## **Wheeler County**

Horne Subdivision. Located on the west side of GA Highway 19 North just north of the Glenwood city limit. Many of the houses need renovations due, in part, to the resident's low incomes. This may be an eligible CDBG target area for low-to-moderate income housing rehabilitation. The area is especially visible given its location along one of the main entrances into Glenwood.

Johnny Jacks Mobile Home Park. This mobile home/manufactured housing park is located along the north side of U.S. 280 East between Glenwood and the Montgomery County line near Ockwalkee Creek. It consists of older mobile homes, which are in need of rehabilitation. Areas such as this usually result from low incomes and the consequences of lack of investment and upkeep.

Harrelson Mobile Home Park. Located in the northwest corner of Wheeler County along Mt. Olive Church Road, this blighted area of run-down mobile homes also needs redevelopment.

West Railroad Street Extension. A low-income area located out West Railroad Street southwest of and adjacent to the Alamo city limits, this area has previously been a CDBG target area for a road paving project. Rehabilitation of existing residences and infrastructure (water, sewer) provision, possibly through additional CDBG funds, would further help redevelop this blighted neighborhood.

## **Alamo**

Hinson Heights. A large residential area in east Alamo, this concentration of houses needing renovations is generally bounded by Mockingbird Way to the south, the Alamo city limits on the east, East Main Street (U.S. 280) to the north, and East Second Avenue to the west. Again, there may be potential for one or more CDBG housing rehabilitation target areas in this eastside Alamo neighborhood.

Old Glenwood Road (East). Extending in linear form along Old Glenwood Road East (East Railroad Street) from approximately Snowhill Road northwest to the Alamo city limit, this is another concentration of houses which need renovations. Provision of water and sewer service would further aid in revitalizing this area.

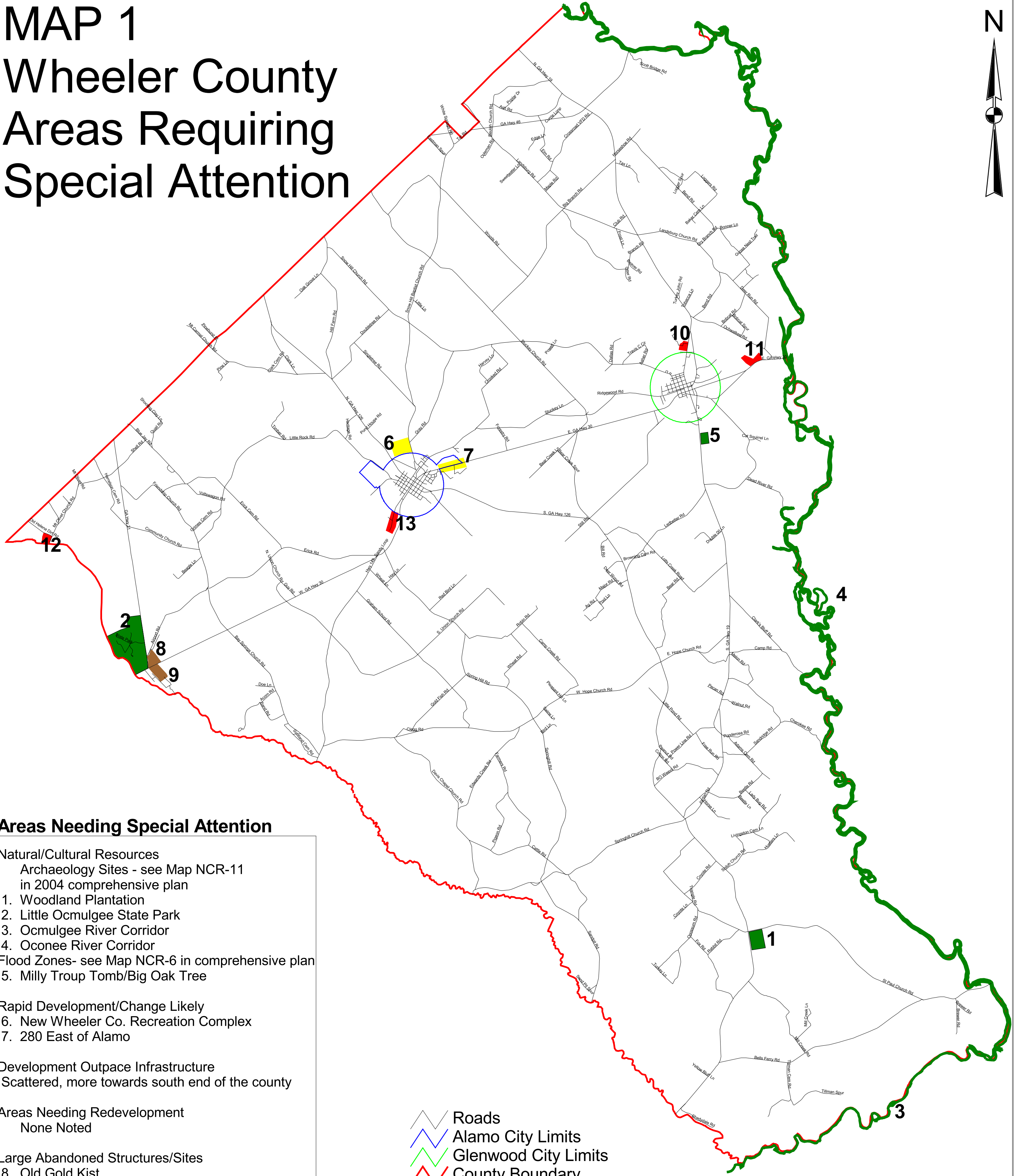
Magnolia Lane. Magnolia Lane is located in east Alamo from East First Avenue southeast for a distance of about three blocks to Cherry Drive. This blighted neighborhood is in need of redevelopment to improve the deteriorated condition of the residences.

## **Glenwood**

GA Highway 19 North and South (hatched). These previously cited areas are located in two small sections along GA Highway 19 North (North Second Street) generally between Seventh Avenue and Sixth Avenue Lane and GA Highway 19 South (South Second Street) north of the intersection with South First Street in Glenwood. These pockets of deteriorated structures have been identified for possible removal and/or redevelopment.

7<sup>th</sup> Avenue. The 7<sup>th</sup> Avenue neighborhood stretching for about three blocks between North Fifth Street and North Second Street is another area of Glenwood where dilapidated housing is located. It would benefit from possible CDBG housing improvement funds.

# MAP 1 Wheeler County Areas Requiring Special Attention



## Areas Needing Special Attention

### Natural/Cultural Resources

Archaeology Sites - see Map NCR-11 in 2004 comprehensive plan

1. Woodland Plantation
2. Little Ocmulgee State Park
3. Ocmulgee River Corridor
4. Oconee River Corridor

### Flood Zones- see Map NCR-6 in comprehensive plan

5. Milly Troup Tomb/Big Oak Tree

### Rapid Development/Change Likely

6. New Wheeler Co. Recreation Complex
7. 280 East of Alamo

### Development Outpace Infrastructure

Scattered, more towards south end of the county

### Areas Needing Redevelopment

None Noted

### Large Abandoned Structures/Sites

8. Old Gold Kist
9. Stockyard

### Infill Opportunities

None Noted

### Concentration of Housing/Income Need

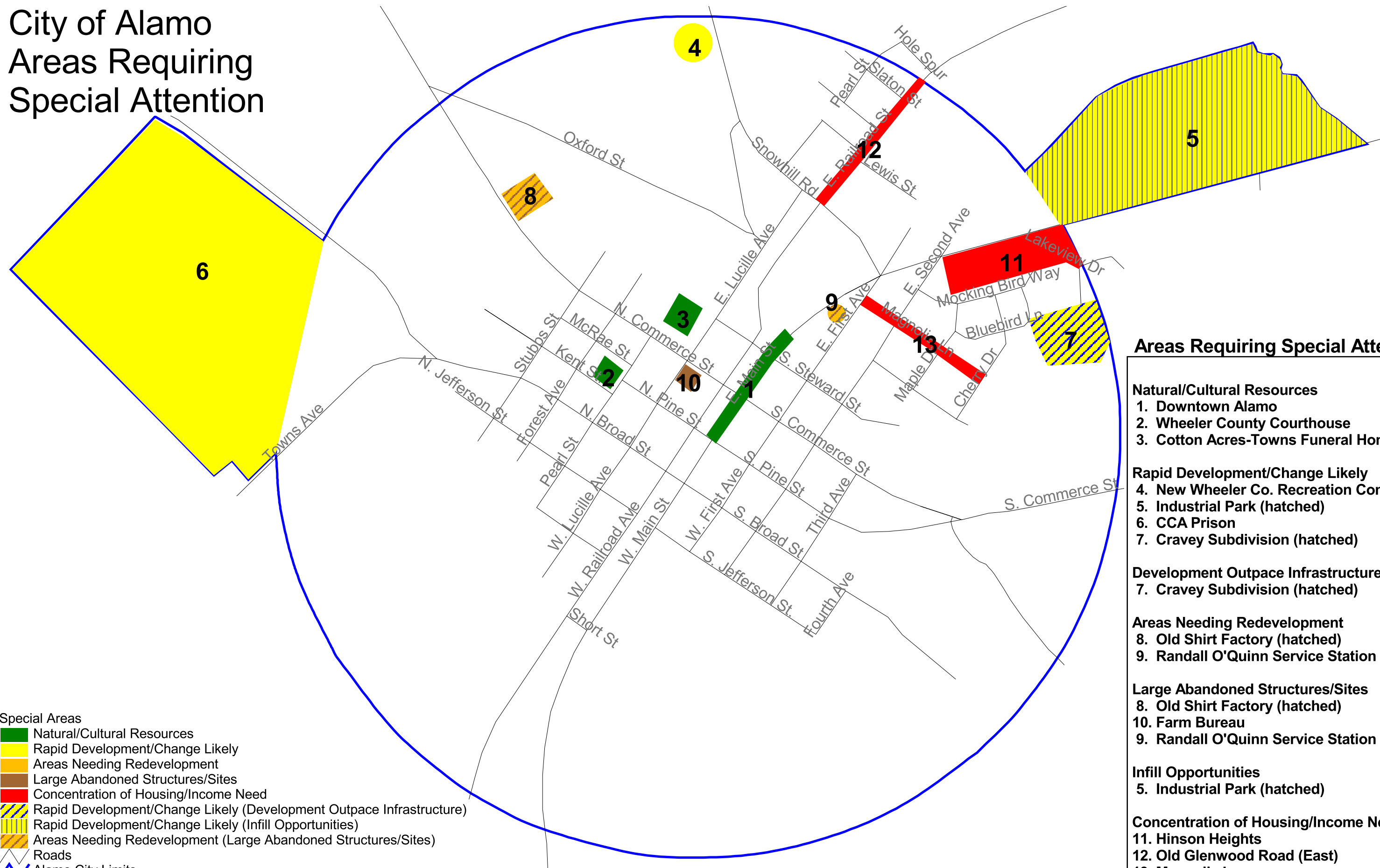
10. Horne Subdivision
11. Johnny Jacks Mobile Home Park
12. Harrelson Mobile Home Park
13. W. Railroad St. Extension

- Roads
- Alamo City Limits
- Glenwood City Limits
- County Boundary
- Special Areas**
- River Corridors
- Natural/Cultural Resources
- Rapid Development/Change Likely
- Large Abandoned Structures/Sites
- Concentration of Housing/Income Need

# MAP 2

## City of Alamo

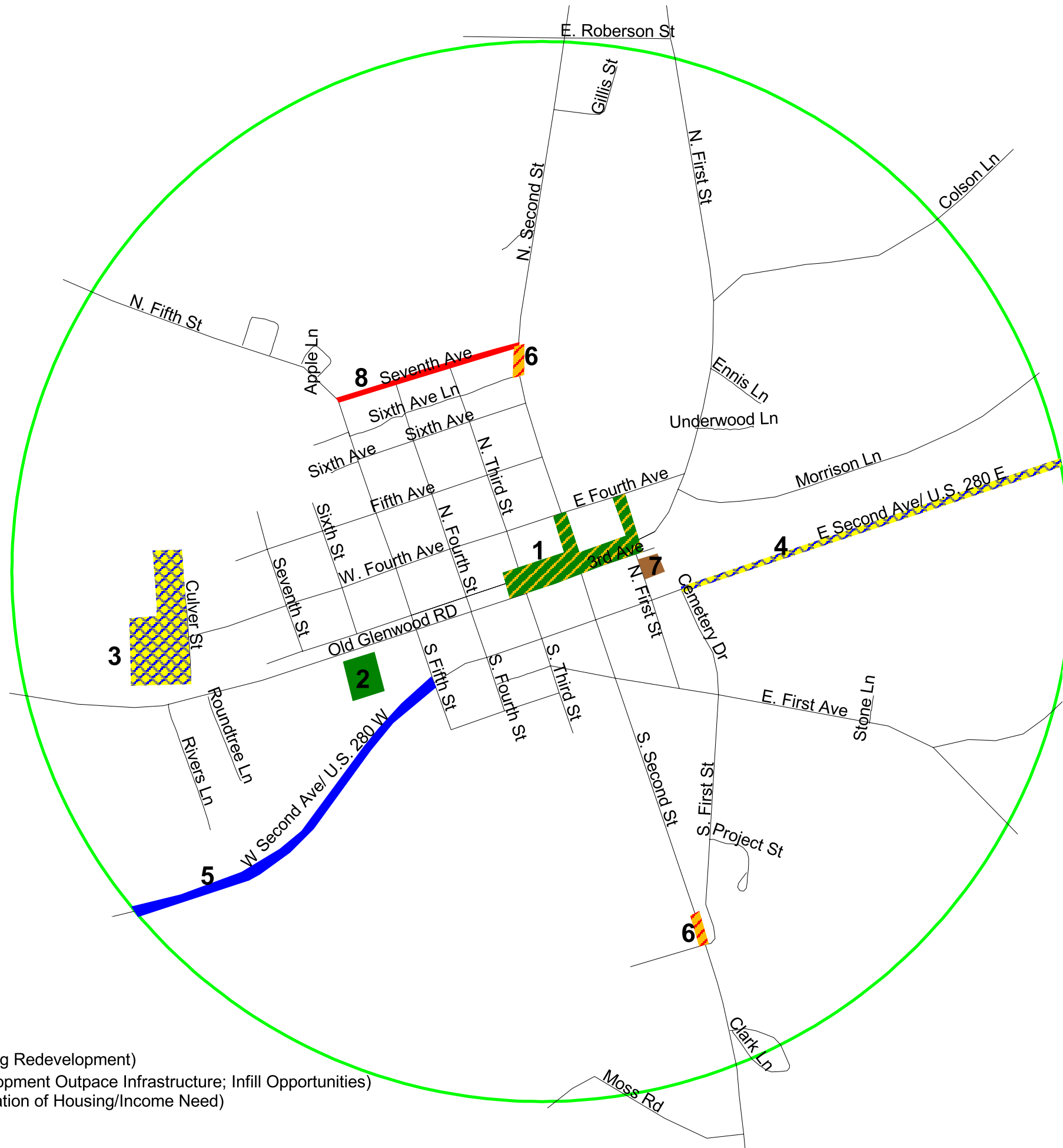
### Areas Requiring Special Attention



- Special Areas**
- Natural/Cultural Resources
  - Rapid Development/Change Likely
  - Areas Needing Redevelopment
  - Large Abandoned Structures/Sites
  - Concentration of Housing/Income Need
  - Rapid Development/Change Likely (Development Outpace Infrastructure)
  - Rapid Development/Change Likely (Infill Opportunities)
  - Areas Needing Redevelopment (Large Abandoned Structures/Sites)
  - Roads
  - Alamo City Limits

- Areas Requiring Special Attention**
- Natural/Cultural Resources**
1. Downtown Alamo
  2. Wheeler County Courthouse
  3. Cotton Acres-Towns Funeral Home
- Rapid Development/Change Likely**
4. New Wheeler Co. Recreation Complex
  5. Industrial Park (hatched)
  6. CCA Prison
  7. Cravey Subdivision (hatched)
- Development Outpace Infrastructure**
7. Cravey Subdivision (hatched)
- Areas Needing Redevelopment**
8. Old Shirt Factory (hatched)
  9. Randall O'Quinn Service Station (hatched)
- Large Abandoned Structures/Sites**
8. Old Shirt Factory (hatched)
  10. Farm Bureau
  9. Randall O'Quinn Service Station (hatched)
- Infill Opportunities**
5. Industrial Park (hatched)
- Concentration of Housing/Income Need**
11. Hinson Heights
  12. Old Glenwood Road (East)
  13. Magnolia Lane

# MAP 3 City of Glenwood Areas Requiring Special Attention



- Special Areas**
- Natural/Cultural Resources
  - Rapid Development/Change Likely
  - Development Outpace Infrastructure
  - Areas Needing Redevelopment
  - Large Abandoned Structures/Sites
  - Infill Opportunities
  - Concentration of Housing/Income Need
  - Natural/Cultural Resources (Areas Needing Redevelopment)
  - Rapid Development/Change Likely (Development Outpace Infrastructure; Infill Opportunities)
  - Areas Needing Redevelopment (Concentration of Housing/Income Need)
  - Roads
  - Glenwood City Limits

## Areas Requiring Special Attention

- Natural/Cultural Resources
  - 1. Downtown Glenwood (hatched)
  - 2. Old Glenwood School
- Rapid Development/Change Likely
  - 3. Culver Street Mobile Home Subdivision (hatched)
  - 4. U.S. 280 East (hatched)
- Development Outpace Infrastructure
  - 4. U.S. 280 East (hatched)
  - 5. U.S. 280 West
  - 3. Culver Street (hatched)
- Areas Needing Redevelopment
  - 1. Downtown Glenwood (hatched)
  - 6. GA Hwy 19 North & South (hatched)
- Large Abandoned Structures/Sites
  - 7. Development Authority Building
- Infill Opportunities
  - 4. U.S. 280 East (hatched)
  - 3. Culver Street (hatched)
- Concentration of Housing/Income Need
  - 6. GA Hwy 19 North & South (hatched)
  - 8. 7th Avenue

## **Identification of Issues and Opportunities**

### **Economic Development**

- Local, regional, and state cooperation
- Retention of local graduates
- Education levels/job skills improvements
- Heart of Georgia Technical College's Adult Learning Center
- High drop-out rates
- Business/industry retention/expansion
- Attraction of new economic development
- Small business/entrepreneurial development
- Improvement of existing industrial park (Alamo)
- Development Authority building/site in Glenwood
- Transportation improvements (U.S. 280 and U.S. 441 four-laning, other)
- Tourism development/promotion
- Little Ocmulgee State Park
- Enhanced economic development marketing
- Retail trade/service sector and hospitality business development
- Community aesthetics/appearance improvements
- Downtown commercial area revitalization
- Rural character/Quality of Life preservation
- Marketing of agricultural/forestry uses
- Sweetwater Horse Track
- Growth management
- US 441/Heritage Highway promotion
- US 280 promotion
- Job diversification
- High illiteracy rates
- CCA Prison expansion
- Airport upgrades
- Water/sewer infrastructure upgrades

### **Natural and Cultural Resources**

- Compatible, supportive development
- Natural resources conservation/protection
- Little Ocmulgee State Park and other outdoor recreation development
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization
- Lack of historical society
- Growth management/regulation

- Community aesthetics/appearance improvements
- Rural agricultural character preservation

### **Housing**

- Improvement of housing quality
- Manufactured home quality
- Need for additional housing
- Utilization of state/federal programs
- Need to improve substandard housing/eliminate blight
- Need to guide/plan residential development
- Community aesthetics/appearance improvements
- Need for land use/subdivision/manufactured housing regulation and code enforcement

### **Land Use**

- Need for planning/growth management/code enforcement
- Need for land use/subdivision/mobile home regulations/code enforcement in Glenwood and unincorporated areas
- Rural character/Quality of life preservation
- Preservation of agricultural and forestry areas
- Recreational/leisure facilities development
- Infill development and location of use management
- Community appearance/aesthetics improvements
- Utilization of infrastructure to guide growth
- Protection and conservation of flood zones

### **Community Facilities and Services**

- Provision of adequate government facilities, including cities administrative facilities
- Infrastructure expansion/maintenance upgrade
- Infrastructure development to guide growth
- Highway improvements/upgrades
- More county road/city street paving
- Development of adequate water/sewer service as needed
- Education facilities/service improvements
- Solid waste/recycling facility/service improvements
- Health care system improvements, including physician recruitment
- Cultural facilities/services enhancements
- Public safety enhancements
- Adequate emergency medical services
- Fire service improvements, including water line sizes
- Adequate training of public safety/fire personnel
- New County Recreation complex
- Park/recreation facilities development/maintenance

### **Intergovernmental Coordination**

- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation
- Coordinated planning/growth management



## **IMPLEMENTATION PROGRAM**

The Wheeler County Joint Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 2004 comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2015, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

Now that the community has finalized the issues and opportunities it wishes to address; and has delineated areas of special attention that necessitate a more concerted focus by the community in the years ahead, the next step is the implementation program. In a sense, the implementation program is the heart of the plan as it outlines the steps, policies, and strategies chosen by the community to carry out the comprehensive plan, and bring about its desired vision and future improvements.

The implementation program is the overall strategy for addressing the identified Community Issues and Opportunities. This implementation program consists of newly expressed Long Term Policies to guide community decision-making, as well as a Short Term Work Program for each local government which identifies specific implementation activities to be undertaken in the next five years of plan implementation to address these policies. A Report of Accomplishments is also included for each local government that identifies the achievements and status of work items contained in the previous Short Term Work Program of the existing comprehensive plan. Implementation Strategies, which are normally prepared during a full plan update to identify even more specific steps and actions to address policies prior to developing the Short Term Work Program, are not included in this Partial Update. Instead, they will be delineated during the full plan update since its preparation is only a few years away. The Long Term Policies developed during this Partial Update will help establish the framework for the formation of new Implementation Strategies at that time.

## **Wheeler County Joint Comprehensive Plan**

### **Long Term Policies**

#### Economic Development

The community will cooperate and coordinate with existing local, regional, and state agencies to improve all of Wheeler County

The community will work together to develop, support, and promote programs that will enhance opportunities for local graduates to both live and work in the community upon graduation

The community will work together to improve education and skill levels to ensure a better-qualified workforce for existing and future employers

The community will collaboratively support the local school system and otherwise develop cooperative efforts to engage students to remain in school, thus reducing the local dropout rate and improving the literacy rate

The community will support and promote programs for the retention/expansion of existing local industries and entrepreneurs in its support and quest of business/industry retention and additional job opportunities for local residents

The community will actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

The community will work to develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth

The community will continue to seek transportation improvements (highway, airport, rail, transit, bicycle and pedestrian) to enhance and support economic development efforts

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals; recreation and leisure facilities/activities, including support for Little Ocmulgee State Park; agri-tourism; and nature based tourism

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority and other regional/state agencies

The community will continue to seek retail trade/service sector and hospitality business development to further enhance the local economy and support increased tourism

The community will cooperate to redevelop declining areas, upgrade commercial areas and substandard housing, and otherwise improve the appearance and aesthetics of the county and its municipalities

The community will support and target downtown revitalization and investment efforts in Alamo and Glenwood to maintain them as important, functioning economic, social, and governmental centers

The community will preserve its unique landscapes and natural beauty and foster development compatible with its existing rural character and quality of life

The community will maintain agriculture/forestry as viable economic uses through traditional and alternative enterprises, such as agri-tourism and nature based tourism

The community will proactively manage and guide its future growth and development through community investment and appropriate regulation

The community will work cooperatively to increase awareness of tourism attractions located on U.S. 441 (Heritage Highway), U.S. 280, and GA Hwy. 19 and promote use of these routes

The community will work to attract a diverse mix of jobs appropriate to the educational/skills levels of the local workforce

The community will work collaboratively to develop measures and programs to address the high illiteracy rate

The community will work to support the CCA prison and its expansion, as needed, through infrastructure upgrades and other means

The community will work together with Telfair County to maintain a modern airport through necessary infrastructure/equipment upgrades and maintenance

The community will maintain adequate water/sewer service provision and pursue facility/service upgrades and expansion as needed

### Natural and Cultural Resources

The community will seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Wheeler County

The community will seek to conserve and protect the Ocmulgee and Oconee rivers, the county's significant groundwater recharge areas, wetlands, floodplains, other important natural resources, and the open spaces and landscapes of the county

The community will seek to conserve and protect Little Ocmulgee State Park and will work to improve and promote its outdoor recreation or nature venues

The community will capitalize on its economic opportunities associated with its open spaces and natural and cultural resources, and will seek to promote, develop, and cultivate additional compatible uses of these resources

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, and landmark structures

The community will proactively manage and guide its growth and development, and protect and conserve its important natural and cultural resources through community investment and appropriate regulation

The community will work to improve its appearance and aesthetics through code enforcement and other means

The community will seek development compatible with its existing rural/agricultural character and quality of life

### Housing

The community will work toward both improving the quality of existing housing and promoting quality new development, including manufactured homes

The community will seek to encourage a diverse mix of available, safe, quality housing

The community will encourage the use of state and federal programs to improve availability of affordable/quality housing, and to encourage homeownership

The community will address substandard housing and concentrations of blight, including manufactured housing developments, and will cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation

The community will provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation

The community will upgrade its appearance and the quality of its housing developments through the adoption and use of coordinated and comprehensive land use/manufactured housing regulations, and code enforcement

The community will cooperate to implement and enforce the need for coordinated and comprehensive land use planning, subdivision/manufactured housing regulations, and code enforcement

### Land Use

The community will plan, manage, and guide its future growth and development, and encourage growth compatible with its existing character

The community will cooperate to implement and enforce the need for coordinated and comprehensive land use planning, subdivision/manufactured housing regulations, and code enforcement, particularly in Glenwood and unincorporated areas

The community will encourage growth which preserves and protects its rural character and quality of life

The community will encourage growth that preserves and maintains forestry and agriculture as viable, functioning land uses

The community will enhance existing recreation facilities and develop new facilities/uses, which will complement/promote tourism and the community's character

The community will work to encourage appropriate infill development through planning, infrastructure location, and regulation

The community will continue to maintain and improve its appearance and aesthetics through ongoing landscaping/beautification efforts and code enforcement

The community will seek and promote development that is compatible with existing infrastructure location to guide future growth

The community will seek to conserve and protect its flood zones countywide

### Community Facilities and Services

The community will provide and maintain adequate government facilities, including administrative facilities

The community will maintain, upgrade, and expand its existing infrastructure and services to enhance the quality of life, and to attract desired, compatible growth and development

The community will guide growth and development to areas of existing infrastructure and will plan and develop expansions to help bring about desired patterns of growth

The community will pursue, develop, and promote transportation improvements of all types (highway, airport, rail, transit, bicycle, and pedestrian) that are compatible with, and supportive of, the community's desired economic development, future growth, and quality of life

The community will maintain adequate water/sewer service provision and pursue development of additional facilities and areas of service as needed

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs

The community will enhance the county's solid waste/recycling facilities, programs, and initiatives, in conjunction with other efforts to improve community appearance

The community will work together to maintain and upgrade its health care facilities and services conducive to economic development and a high quality of life

The community will encourage and support the maintenance, enhancement, and promotion of existing cultural facilities and opportunities, and will further develop cultural facilities and assets to pursue and promote additional venues/activities

The community will continue to improve public safety and emergency medical services and facilities to improve quality of service and better coordinate in times of emergency and disasters

The community will work to improve fire service county-wide, including adequate training of personnel and replacing inadequately sized water lines

The community will enhance and promote existing parks, including the new County Recreation complex, and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

### Intergovernmental Coordination

The community will continue to cooperate locally, regionally and on the state level to improve, develop, and plan for the desired future of Wheeler County

The community will continue to seek ways to cooperate and coordinate efforts in the delivery of services, and will investigate the possibility of shared and consolidated services where appropriate and feasible

The community will cooperate in coordinated land use planning and regulation and code enforcement to manage and guide its future growth and development

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2007	Seek funding to develop further agri-tourism venues countywide	Y	2008						A private venue, Sweetwater Horse Track, was built in 2008. It consists of a training facility, a horse track, and stables and is available for public use.
ED, NCR, ID	2005	Participate in the Altamaha River Partnership's regional efforts to enhance and promote the Greater Altamaha River Basin for sustainable nature-based tourism, including golf, hunting, fishing, agri-tourism, and venture biking	Y		Y	Ongoing				The County continues active participation in organizations that are vital components to the function of natural/cultural resources.
ED, NCR, CFS	2007	Seek funds to increase access to the Oconee River by developing new/upgrading existing public boat landings as needed	N		N			N	Y	Dropped due to lack of funds and available land.
ED, NCR, IC	2005	Participate in U.S. 441 Heritage Highway Association's efforts to promote heritage tourism along its route	Y	2006						Accomplished in 2006. The Chamber of Commerce promotes the community's resources.
ED, NCR	2007	Revive performances of <i>Lighterd Knot</i> at Little Ocmulgee State Park Amphitheatre and promote as a heritage tourism venue	N		N			N	Y	Dropped due to lack of interest.
NCR	2009	Erect signs to identify historic sites in the county	N		N			N	Y	Dropped due to a lack of interest. The local historical society has been inactive for a number of years.
NCR	2005	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	N		N			Y	2010	Postponed pending the development of flood plain maps from FEMA.

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR, IC	2009	Adopt and enforce state soil erosion and sedimentation control laws/regulations to provide for local administration and coordination with other land development regulations	Y	2009						Accomplished due to regulations set forth by the state.	
NCR	2008	Pursue Georgia Scenic Byway status for GA 19 in Wheeler County	N		N			Y	2010	Postponed until 2010. The County intends on working with the HOGARC to seek this designation.	
NCR	2008	Activate/reorganize Wheeler County Historical Society	N		N			N		Y	Dropped due to a lack of interest.
CFS	2005	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County	N		N			Y	2014		Due to recent DOT budget cuts, this item has been postponed until 2014.
CFS	2005	Seek funding for airport improvements including various facilities, expansion of hangars and terminal; construction of a taxi strip; the widening, expanding, and resurfacing of the runway; radio; and automated navigational and landing aids	N		Y	2010					The project is in phase two, the paving of the runway extension. Land was recently purchased for the extension and is currently being cleared. The project is estimated to be complete in the winter of 2010.
CFS	2005	Investigate the feasibility of expanding recycling activities within the county, develop a recycling plan, and investigate the feasibility of increased recycling on a regional basis through consolidating recycling operations with Montgomery County	Y	2007							The County continues to utilize Montgomery County's recycling program.
CFS	2005	Seek funding to establish a program for the proper disposal of tires, batteries, and white goods	N		N			N		Y	Dropped due to lack of funding.
CFS	2005	Investigate the feasibility of privatized collection of solid waste	N		N			N		Y	Dropped due to lack of interaction from company selected to utilize for collection.



**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2005	Seek funding to upgrade equipment and manpower of the Sheriff's Department as needed	N		Y	Ongoing				The County has acquired new vehicles and equipment on an as needed basis. A new deputy was hired in 2009 with funds from the AARA stimulus.
CFS, IC	2008	Implement an E-911 system with Telfair County, educate the public in the proper use of the system, and train dispatchers	Y	2008						Accomplished in 2008.
CFS, IC	2009	Investigate the feasibility of consolidating fire protection services countywide	Y	2008						Accomplished in 2008.
CFS	2005	Acquire funding to replace county ambulance	Y	2008						The County purchased a new ambulance in 2008.
CFS	2005	Contract with a private vendor for EMS service	Y	2007						Accomplished in 2007.
CFS	2006	Investigate the feasibility of providing automatic defibrillators through the Sheriff's and volunteer fire departments at strategic locations throughout the county	Y	2006						Automatic defibrillators have been placed in select locations throughout the county.
CFS, LU	2007	Seek funding to complete a new countywide recreation complex	Y	2009						The New Wheeler County Recreation Complex is located on Snowhill Rd. in Alamo.
CFS, IC	2009	Study the feasibility of consolidating city/county services	Y	2009						The County continues to support and encourage consolidating services with its municipalities, where appropriate, to reduce costs to citizens.
CFS, IC	2005	Seek funds to assist the Heart of Georgia Technical College Adult Learning Center in Alamo with the expansion of facilities and services as needed	Y	2009						HOGTC Learning Center moved into a county building in 2009.

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2005	Seek funding for additional staff, an increased local book budget, and the purchase of computers and software for public use as needed at the Wheeler County Library	N		Y	Ongoing				This item is on an ongoing basis and will be included in the New STWP.
CFS	2005	Seek funds to establish, promote, and market future cultural activities and events	Y	2005						This item is done on a yearly basis through the fire department and the Chamber of Commerce. Additional funds are generated through a local hotel/motel tax.
CFS	2005	Purchase a new truck for the Roads Department	Y	2009						The County has purchased a truck for the sanitation department. Vehicles are purchased for the Roads Department on an as needed basis.
HO	2006	Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns	N		N			N	Y	Dropped due to a lack of community involvement.
HO	2005	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing	Y	2006						Housing rehabilitation projects were completed in 2006.
HO	2009	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N	Y	Dropped due to a lack of community involvement.
HO, IC	2009	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks	Y	2008						At this present time the County has subdivision regulations, additional regulations/ordinances will be established as the need arises.
HO	2009	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects	N		N			N	Y	Dropped, prison inmates are no longer allowed on construction detail.

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2009	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options	N		N				Y	Dropped due to lack of interest. The County has implemented the use of building permits as a method of management/inventory control.
LU	2009	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N				Y	Has been dropped due to the fact that the County does not have zoning.
LU, IC	2009	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	N		N				Y	This item has been dropped. The County does not have a planning committee, nor foresees the need for one.
LU, IC	2005	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	Y	2008						Accomplished in 2008.
LU, IC	2008	Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood	Y	2008						Accomplished in 2008.

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2009	Seek the development of a comprehensive land use management or zoning ordinance in Glenwood and Wheeler County	N		N		N		Y	Dropped due to a lack of interest.
LU	2009	Develop measures for the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	N		N		N		Y	Dropped due to a lack of interest.

**CITY OF ALAMO  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, LU	2005	Complete, as soon as possible, the development of the industrial park in Alamo	N		Y	Ongoing				The industrial park has water and sewerage service. Lots have been sold; however, there are still lots available, and the Development Authority continues to actively recruit potential industries. A need also exists for landscaping and additional infrastructure development, including roads, etc. This item will be continued on an ongoing basis.
ED	2007	Seek a new speculative building for the industrial park in Alamo	N		N			N	Y	This item has been dropped due to a lack of adequate funding.
ED	2005	Advertise availability of job tax credit incentives	Y	2006						Accomplished in 2006 through the Chamber of Commerce.
ED	2009	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County	N		N			N	Y	Dropped due to lack of adequate funding.
ED	2007	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	N		Y	Ongoing				This item is ongoing. The Chamber of Commerce and Development Authority work continuously to recruit businesses to Wheeler County.
NCR	2005	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	N		N			Y	2010	Postponed pending the development of flood plain maps from FEMA.

**CITY OF ALAMO  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR	2009	Develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization of downtown Alamo and Glenwood, including reuse of existing historic buildings	N		N			N		Y	The Better Hometown Program has dissolved.
NCR	2005	Pursue continued “Main Street” type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc.	N		N			Y	2011		This item is postponed until 2011, due to a lack of adequate funding.
CFS	2005	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County	N		N			Y	2014		Due to recent DOT budget cuts, this project has been postponed until 2014.
CFS	2005	Seek funding to improve sidewalks in Alamo and Glenwood	N		Y	Ongoing					The City has received a TE grant for sidewalk improvements. The City has to complete a historical/archeological study before this item can be completed.
CFS	2005	Seek funding for drainage improvements as needed in Alamo and Glenwood in identified areas of need	N		N			Y	2014		Postponed until 2014, due to lack of funding.
CFS	2005	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	N		Y	Ongoing					Some designated areas had water lines replaced in 2007. Additional areas are in need of replacement and will be included on the New STWP.
CFS	2009	Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities	N		N			N		Y	Dropped, the City does not have any subdivisions.

**CITY OF ALAMO  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2005	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	N		Y	2010				Project is estimated to be completed in 2010.
CFS	2006	Replace roof on City Hall	Y	2007						Accomplished in 2007.
CFS	2005	Seek funding to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood	N		Y	Ongoing				The City acquires new equipment every three years. This item will be continued on an as needed basis.
CFS, IC	2009	Investigate the feasibility of consolidating fire protection services countywide	Y	2009						Accomplished in 2009, the County hired a countywide FEMA fire director.
CFS	2005	Seek funding to upgrade and improve recreation facilities in Alamo and Glenwood	Y	2009						Improvements have been made to recreational facilities. A new facility is located on Snowhill Rd. in Alamo.
CFS, IC	2009	Study the feasibility of consolidating city/county services	Y	2009						Accomplished in 2009.
CFS, IC	2005	Seek funds to assist the Heart of Georgia Technical College Adult Learning Center in Alamo with the expansion of facilities and services as needed	Y	2009						Accomplished in 2009.
CFS	2005	Seek funds to establish, promote, and market future cultural activities and events	Y	2005						This item is done on a yearly basis through the fire department and the Chamber of Commerce. Additional funds are generated through a local hotel/motel tax.

**CITY OF ALAMO  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2006	Organize a citizen/community/ faith-based organization to spearhead efforts to address local housing concerns	N		N		N		Y	Dropped due to a lack of community involvement.
HO	2005	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing	N		N		N		Y	Dropped due to the lack of qualifying homes.
HO	2009	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N		N		Y	Dropped due to a lack of community involvement.
HO, IC	2009	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks	N		N		N		Y	Dropped due to existing zoning and mobile home regulations. The City does not wish to change the existing regulations that have been established.
HO	2009	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects	N		N		N		Y	Dropped, prison inmates are no longer allowed to work on construction detail.
LU, IC	2009	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options	N		N		N		Y	This item has been dropped. The County does not have a planning committee, nor foresees the need for one.
LU	2009	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N		N		Y	Dropped due to a lack of interest.



**CITY OF ALAMO  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2009	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	N		N				Y	This item has been dropped. The County does not have a planning committee, nor foresees the need for one.
LU, IC	2005	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N				Y	Dropped due to the City's existing regulations and zoning laws.

**CITY OF GLENWOOD  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED, IC	2005	Participate in joint leadership programs with Telfair County and participate in the Regional Economic Development Academy	N		N			N		Y	The County partners with Telfair County for the E-911 program, airport, landfill, and participates in the Region 9 Economic Development Authority. This item is being dropped from the City's STWP due to no direct City involvement.
ED	2005	Advertise availability of job tax credit incentives	Y	2006							Accomplished in 2006 through the Chamber of Commerce.
ED	2009	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County	N		N			N		Y	Dropped due to lack of adequate funding.
ED	2007	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	N		Y	Ongoing					This item is ongoing. The Chamber of Commerce and Development Authority work continuously to recruit businesses to Wheeler County.
NCR	2005	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	Y	2008							City has adopted flood plain maps ordinance.
NCR	2009	Develop a new Better Hometown Board of Directors to coordinate and actively promote ongoing revitalization of downtown Alamo and Glenwood, including reuse of existing historic buildings	N		N			N		Y	The Better Hometown Program has dissolved.

**CITY OF GLENWOOD  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR	2005	Pursue continued “Main Street” type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc.	N		Y	2012				The City of Glenwood received a TE grant for sidewalk improvements along U.S. 280 East/West.	
CFS	2005	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County	N		N			Y	2014	Due to recent DOT budget cuts, this project has been postponed until 2014.	
CFS	2005	Seek funding to improve sidewalks in Alamo and Glenwood	Y	2005						Glenwood received a TE grant for sidewalk improvements.	
CFS	2005	Seek funding for drainage improvements as needed in Alamo and Glenwood in identified areas of need	Y	2006						Minor drainage improvements were made by opening up ditches. The City will continue to seek funds for drainage improvements on an as needed basis.	
CFS	2005	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	N		Y	2011				This project is projected to be complete in 2011.	
CFS	2009	Develop and strictly enforce requirements detailing water system development standards in subdivision regulations for all county municipalities	N		N			N		Y	Dropped due to a lack of interest. The City of Glenwood currently does not have subdivision regulations.
CFS	2005	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	N		N			Y	2013		Postponed until 2013, due to a lack of adequate funding.

**CITY OF GLENWOOD  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS, LU	2005	Upgrade wastewater treatment facility in Glenwood	N		Y	2011				This item will be a part of the sewerage system upgrades; it is projected to be complete in 2011.
CFS	2005	Seek funding to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood	N		Y	Ongoing				The City acquires new equipment every three years. This item will be continued on an as needed basis.
CFS, IC	2009	Investigate the feasibility of consolidating fire protection services countywide	Y	2009						Accomplished in 2009, the County hired a countywide FEMA fire director.
CFS	2005	Seek funding to upgrade and improve recreation facilities in Alamo and Glenwood	Y	2009						Accomplished in 2009 with SPLOST funds.
CFS, IC	2009	Study the feasibility of consolidating city/county services	Y	2009						Accomplished in 2009.
CFS	2005	Seek funds to establish, promote, and market future cultural activities and events	Y	2005						Funds from the Hotel/Motel tax are utilized to support cultural events.
CFS	2006	Seek funds to establish a satellite library facility in Glenwood	N		N			N	Y	Dropped due to the adequate library facility in Alamo.
HO	2008	Organize a citizen/community/faith-based organization to spearhead efforts to address local housing concerns	N		N			N	Y	Dropped due to lack of community interest.
HO	2005	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing	Y	2005						A total of 12-14 houses were rehabilitated.

**CITY OF GLENWOOD  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
HO	2009	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N		Y	Dropped due to a lack of community interest.
HO	2008	Adopt countywide land development regulations, including subdivision standards, more detailed road acceptance standards, and manufactured housing standards to regulate individual manufactured homes and manufactured home parks	Y	2008							The City adopted mobile home regulations in 2008.
HO	2005	Investigate obtaining prison labor to construct (in house) framing or other needed building components for use in housing rehabilitation projects	N		N			N		Y	Dropped, prison inmates are no longer allowed on construction detail.
LU, IC	2009	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance, and evaluation of regulation options	N		N			N		Y	Dropped due to lack of interest.
LU	2009	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			N		Y	Dropped due to a lack of interest.
LU, IC	2005	Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	Y	2008							The City has adopted mobile home regulations and a nuisance ordinance.

**WHEELER COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2008	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	N		Y	2010				The County would like to seek “Entrepreneur Friendly” designation. Members of the county’s administrative staff have gone through the Development Authority’s academy for entrepreneur training. It is anticipated that such designation could be achieved by 2010.
ED, IC	2005	Participate in joint leadership programs with Telfair County and participate in the Regional Economic Development Academy	Y	2008						The County partners with Telfair County for the E-911 program, airport, landfill, and also participates in the Region 9 Economic Development Academy.
ED, LU	2005	Complete, as soon as possible, the development of the industrial park in Alamo	N		Y	Ongoing				The industrial park has water and sewerage service. Lots have been sold; however, there are still lots available, and the Development Authority continues to actively recruit potential industries. A need still exists for landscaping and additional infrastructure development, including roads, etc.
ED	2007	Seek a new speculative building for the industrial park in Alamo	N		N		N		Y	This item has been dropped due to a lack of adequate funding.
ED	2005	Advertise availability of job tax credit incentives	Y	2006						Accomplished in 2006 through the Chamber of Commerce.
ED	2009	Seek assistance in attracting technology-oriented businesses, such as call centers, to Wheeler County	N		N		N		Y	Dropped due to lack of adequate funding.
ED	2007	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	N		Y	Ongoing				This item is ongoing. The Chamber of Commerce and Development Authority work continuously to recruit businesses to Wheeler County.

**CITY OF GLENWOOD  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2005	Develop measures for the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	Y	2008						The City has adopted a nuisance ordinance for the removal of mobile homes, junk yard scrap processing, and unfit dwellings.
LU, IC	2005	Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wheeler County and Glenwood	Y	2007						The City adopted a manufactured housing ordinance in 2007.
LU, IC	2009	Seek the development of a comprehensive land use management or zoning ordinance in Glenwood and Wheeler County	N		N		N		Y	Dropped due to a lack of interest.

**WHEELER COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source					
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private	
ED	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X								Chamber	NA	X			
ED, LU	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X				
ED, NCR, IC	Participate in the Altamaha River Partnership's regional efforts to enhance and promote the Greater Altamaha River Basin for sustainable nature-based tourism, including golf, hunting, fishing, agri-tourism, and venture biking	X	X	X	X	X	X			NA					
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X				
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X				



**WHEELER COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility						County	City	Other	Estimated Cost	Funding Source			
		2010	2011	2012	2013	2014	Local					State	Federal	Private	
ED, LU	Continue to seek new businesses for the Industrial Park, and otherwise continue to seek infrastructure improvements as needed	X	X	X	X	X	X	Alamo	Chamber, Dev. Auth., OneGeorgia	\$1 million (total)	X	X	X		
NCR	Pursue Georgia Scenic Byway status for GA 19 in Wheeler County	X					X		DOT, HOGARC	\$5,000	X	X			
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	X					X		FEMA	\$5,000 enforcement	X				
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County					X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (total)		X	X		
CFS	Seek funding for airport improvements including various facilities, expansion of hangars and terminal; construction of a taxi strip; the widening, expanding, and resurfacing of the runway; radio; and automated navigational and landing aids	X					X		DOT	\$2 million (total)	X	X	X		
CFS	Seek funding to upgrade equipment and manpower of the Sheriff's Department as needed	X	X	X	X	X			Dept. of Homeland Security (COPS)	\$50,000	X		X		

**WHEELER COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek funding for additional staff, an increased local book budget, and the purchase of computers and software for public use as needed at the Wheeler County Library	X	X	X	X	X	X		Reg. Library Bd., DTAE	\$100,000 (total)	X	X		
CFS	Construct a correction complex with additional deputy offices, jail extension, and storage buildings	X	X	X	X	X	X	Both	SPLOST	\$200,000 (total)	X			
CFS	Continue to seek funds to support the annual July 4 <sup>th</sup> Celebration	X	X	X	X	X	X	Both	Chamber	\$30,000	X			
CFS	Seek funding for road improvements and upgrades, as needed	X	X	X	X	X	X		DOT	\$250,000	X	X		

**CITY OF ALAMO COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, LU	Continue to seek new businesses for the Industrial Park, and otherwise continue to seek infrastructure improvements as needed	X	X	X	X	X	X	X	Chamber, Dev. Auth., OneGeorgia	\$1 million (total)	X	X	X	
ED, LU	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
NCR	Pursue continued "Main Street" type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc.		X	X	X	X		X	DOT (TE)	\$500,000 (total)	X	X	X	
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements	X					X	X	FEMA	\$1,000 enforcement	X			

**CITY OF ALAMO COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County					X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (allocated in current STIP)		X	X	
CFS	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	X	X	X	X	X		X	USDA, EIP, EDA, OneGeorgia	\$7 million (total)		X	X	
CFS	Seek funding to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood	X	X	X	X	X		Both	Dept. of Homeland Security (COPS)	\$30,000 (total)	X		X	
CFS	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	X	X	X	X			X	USDA Rural Dev., DCA (CDBG), GEFA	\$5 million (total)	X	X	X	
CFS	Seek funds for city hall renovations	X	X	X				X		\$100,000	X			
CFS	Seek funds to replace water tower	X	X	X	X	X		X	DCA (CDBG), USDA	\$1 million	X	X	X	
CFS	Pursue funding as needed to continue to upgrade the police department, including purchasing new vehicles and equipment as necessary	X	X	X	X	X		X	Dept. of Homeland Security (COPS), USDA	\$75,000	X	X	X	

**CITY OF ALAMO COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek funds to construct a new fire station	X	X	X	X	X		X	Dept. of Homeland Security, FEMA	\$3 million	X	X	X	
CFS	Seek funding for historical/archeological study for sidewalk improvements	X	X					X		\$15,000 (total)		X	X	
CFS	Seek funding for drainage improvements as needed in Alamo and Glenwood in identified areas of need					X		X		\$200,000 (total)	X			

**CITY OF GLENWOOD COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, LU	Establish a concerted marketing effort to attract more service-oriented establishments to Wheeler County	X	X	X			X	Both	Chamber, Dev. Auth.	\$50,000 (total)	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
NCR	Pursue continued "Main Street" type improvements for downtown Alamo and Glenwood, such as building/façade rehabilitations, streetscape projects, etc.	X	X	X				X	DOT (TE)	\$500,000 (total)	X	X	X	
CFS	Advocate the completion of four-laning of U.S. 441 and U.S. 280 in Wheeler County					X	X	Both	Chamber, Dev. Auth., DOT	\$13.5 million (allocated in current STIP)		X	X	
CFS	Seek funding to upgrade the water systems in Alamo and Glenwood to serve the entire city limit area by replacing all water lines less than 6-inches in diameter and inadequate appurtenances	X	X					X	USDA Rural Dev., DCA (CDBG), GEFA	\$500,000 (total)	X	X	X	

**CITY OF GLENWOOD COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2010-2014**

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek CDBG or other funds to upgrade sewerage systems in Alamo and Glenwood to serve all residents by replacing inadequate lines and adding monitors to all lift stations	X	X					X	USDA, EIP, EDA, OneGeorgia	\$4.55 million (total)	X	X	X	
CFS, LU	Upgrade wastewater treatment facility in Glenwood	X	X					X	USDA, EIP, EDA, OneGeorgia	\$4.55 million (total)	X	X	X	
CFS	Seek funding to upgrade equipment and manpower of the Police Departments in Alamo and Glenwood	X	X	X	X	X		Both	Dept. of Homeland Security COPS	\$30,000 (total)	X		X	
CFS	Continue to seek funding as needed for drainage improvements	X	X	X	X	X		X	DCA (CDBG)	\$500,000 (total)	X	X	X	

## RESOLUTION

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, Wheeler County, Georgia has participated with the cities of Alamo and Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for Wheeler County in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 30, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, Wheeler County has participated in the development, reviewed, and approved *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including the Wheeler County Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo and Glenwood 2025*.

**NOW, THEREFORE BE IT RESOLVED** that the Wheeler County Board of Commissioners certifies that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Wheeler County Comprehensive Plan Partial Update (2009)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the Wheeler County Board of Commissioners as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 6<sup>th</sup> day of July, 2009.

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Blaine J. Clark



**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Alamo, Georgia has participated with Wheeler County and the City of Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for the City of Alamo in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 30, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Alamo has participated in the development, reviewed, and approved *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including the City of Alamo Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo and Glenwood 2025*.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Alamo certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Wheeler County Comprehensive Plan Partial Update (2009)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Alamo as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 16 day of July, 2009.

BY: Mayor Debbie Gantau

ATTEST: Debra Blouning

## RESOLUTION

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Glenwood, Georgia has participated with Wheeler County and the City of Alamo in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for the City of Glenwood in this plan update;

**WHEREAS**, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 30, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

**WHEREAS**, the City of Glenwood has participated in the development, reviewed, and approved *The Joint Wheeler County Comprehensive Plan Partial Update (2009)*, including the City of Glenwood Short-Term Work Program, as a required partial update to its existing adopted local comprehensive plan under the Georgia Planning Act of 1989, *The Joint Wheeler County Comprehensive Plan: Wheeler County, Alamo and Glenwood 2025*.

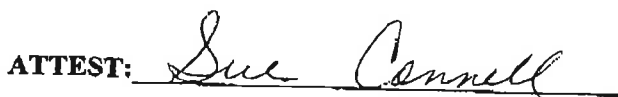
**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Glenwood certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Wheeler County Comprehensive Plan Partial Update (2009)* is hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of this Partial Update by the City of Glenwood as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 7 day of July, 2009.

BY:



ATTEST:



## RESOLUTION

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, Wheeler County, Georgia has participated with the cities of Alamo and Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for Wheeler County in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, Wheeler County is now desirous of adopting *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Wheeler County Board of Commissioners hereby approves and adopts *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of Wheeler County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2004.

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

**SO RESOLVED**, this 13th day of October, 2009.

BY: 

ATTEST: 

**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Alamo, Georgia has participated with Wheeler County and the City of Glenwood in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for the City of Alamo in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Alamo is now desirous of adopting *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Alamo hereby approve and adopt *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of Wheeler County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2004.

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

**SO RESOLVED**, this 13 day of October, 2009.

BY: Mayor Debbie Juntai

ATTEST: Delra Bessing

**RESOLUTION**

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

**WHEREAS**, the Georgia Department of Community Affairs has established "Local Planning Requirements" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and their partial update, public participation, and coordinated review; and

**WHEREAS**, the City of Glenwood, Georgia has participated with Wheeler County and the City of Alamo in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Local Planning Requirements through the Wheeler County Joint Comprehensive Plan Government Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to prepare a required partial update to its existing adopted comprehensive plan;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for the City of Glenwood in this plan update;

**WHEREAS**, this *Partial Update* has been previously submitted to the Heart of Georgia Altamaha Regional Commission and the Georgia Department of Community Affairs for official review; and

**WHEREAS**, *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

**WHEREAS**, the City of Glenwood is now desirous of adopting *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of its official comprehensive plan under the Georgia Planning Act of 1989, and as a general policy guide to its future growth and development;

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Glenwood hereby approve and adopt *The Wheeler County Joint Comprehensive Plan Partial Update (2009)*, as part of Wheeler County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating its existing comprehensive plan adopted in 2004.

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

**SO RESOLVED**, this 20 day of October, 2009.

BY: 

ATTEST: 