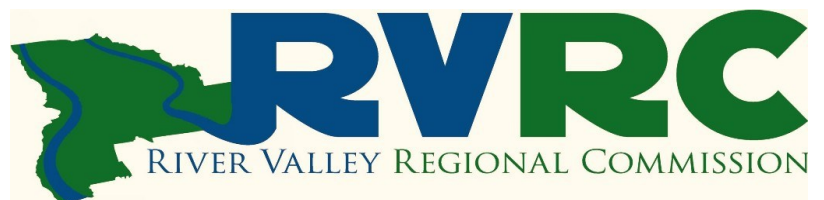




Woodland

Talbot County • Geneva • Junction City • Talbotton

Comprehensive Plan 2015 - 2035



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RESOLUTION

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, the City of Woodland has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Woodland City Council that the Woodland Comprehensive Plan 2014-2018 be adopted, contingent upon DCA approval.

Duly considered and approved by the Woodland City Council in session this 12 day of October, 2015.

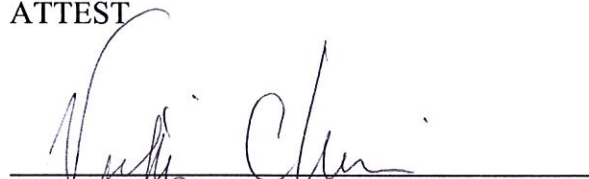
CITY OF WOODLAND
CITY COUNCIL



Mayor

ATTEST

SEAL



City Clerk

Woodland Comprehensive Plan Update 2015



Woodland Vision Statement

The vision for Woodland is to provide a quality residential living environment while preserving the agricultural community. The Woodland City Council desires a well-balanced community for Woodland residents. Woodland will consist of quality residential, commercial, institutional and recreational development with well-maintained and efficient utility infrastructure. This vision will be supported by the following planning goals:

- Maintain the desired character of the city through open space preservation, while providing sufficient designated growth areas to accommodate expected demand for business and residential growth by utilizing traditional neighborhood development principles and conservation subdivision design techniques.
- Seek sufficient and desirable growth by attracting businesses that will balance employment needs with retail and service offerings to meet the needs of citizens.
- Encourage residential development that meets the housing needs of citizens as well as providing a range of housing types and styles.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.
- Ensure that a fiscal balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general government services needed to accommodate planned growth.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the city and a sense of place for its residents. Use the history, beauty, charm, and recreational opportunities in the city to attract visitors.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local and regional needs.
- Partner with the County and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit the city, county and region.

Priority Projects

1. Sidewalks
2. Water Improvements
3. Upgrade Downtown Buildings
4. Want a Grocery Store

Woodland Goals

- Promote and maintain a stable economic environment for Woodland.
- Increase Public awareness of natural resources and conservation.
- Protect and enhance natural places in Woodland so they may exist into the future.
- Increase public awareness of historic preservation and historic resources.
- Protect and enhance Woodland's historic places so they may exist into the future.
- Maintain an efficient and reliable transportation system.
- Maintain an efficient and reliable public water system.
- Maintain an environmentally sound sewage system program to protect the public safety, health and welfare.
- Provide for and maintain an efficient, reliable and environmentally healthy solid waste collection and disposal program.
- Provide essential public safety and emergency services to protect the public health, safety and welfare of Woodland residents.
- Provide essential recreational facilities that are well-maintained and accessible to all residents of Woodland.
- Provide essential governmental facilities that are well-maintained and accessible to all Woodland residents.
- Promote Woodland as a healthy, attractive and efficient community.
- Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.

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Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required elements and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community's vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community's existing development patterns; and
- Community Work Program--the community's action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community's comprehensive planning efforts include:

- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Woodland Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

Community Involvement

Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Woodland Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Woodland residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders

The Woodland City Council appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Leadership Team and Stakeholder Lists).



Public Group Work Sessions held for all communities.

Citizen Notification and Public Meetings

Numerous public meetings were held to gain input into all elements of the Comprehensive Plan Update. Various media were used to get citizens involved in the planning process. Public notices were placed at local gathering places. Advertisements were run in the newspaper. The leadership team, civic leaders, stakeholders and local residents were also contacted by email and by phone to assist with citizen involvement opportunities (See Appendix for Documentation).



Leadership Team members from all communities updated Land Use Maps.

Creative Work Sessions

Three Creative Work Sessions were held to involve youth in the comprehensive planning process. The primary goals of these sessions were to encourage youth to see, comprehend and think.

1. To encourage youth to recognize what they see around themselves every day.
2. Comprehend how those buildings and places developed.
3. To encourage youth to make connections between things that might not ordinarily seem related.

These sessions were held in conjunction with a Government class at Central High School in Talbot County. Students from each jurisdiction in the county used maps, photographs and narratives to identify relationships between physical assets, physical liabilities, places that are important to the community and infrastructure needs. For their final task, students were asked to design what they wanted their community to look like in twenty years (See Appendix for Documentation).



Students in the Government Class .



Students represented all communities.

Public Hearings

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community's Comprehensive Plan Update. The initial public hearing was held February 2, 2015 to inform the public that the planning process was underway, to go over the plan's timeline, and to inform the public how they can help the planning process. Attendees were also given an opportunity to comment on Woodland's potential Needs and Opportunities (See Appendix for Documentation).

A final public hearing was held August 6, 2015 at the Talbot County Board of Commissioners Office. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was positioned at various stations to take comments. Displays, comment cards, handouts, and other information materials were distributed. All comments were collected at the conclusion of the meeting and were summarized and addressed to in a timely manner. A deadline of August 17, 2015 was given for formal written comments.

Plan Development Time Frame									
Plan Element	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015	Jul 2015	Aug 2015
Plan Process Meeting									
Initial Public Hearing									
Needs and Opportunities									
Community Goals									
Land Use									
Economic Development									
Transportation									
Housing									
Community Work Program									
Service Deliver Strategy									
Final Public Hearing									
RC Review									
DCA Review									

Community Data, Needs and Opportunities

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, community facilities, transportation, housing, economic development, natural and cultural resources and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

Population

The projected population for Woodland over the next twenty plus years is expected to continue to decline. However, the current trends of industrial development in northeast Muscogee County and continued utilization of Fort Benning could stabilize or slightly increase the population. It is believed that as the State of Georgia’s Metropolitan areas continue to grow many residents will choose to relocate to smaller communities to experience a better quality of life and escape the bustle of the larger cities.

Table 1: Talbot County and Cities Population: 1990-2010

Community	1990	2000	2010	2014	Percent Change Since 2010
Geneva	182	107	105	100	4.7% decrease
Junction City	182	180	177	167	5.6% decrease
Talbotton	1,046	1,033	970	893	7.9% decrease
Woodland	552	358	408	372	8.8% decrease
Talbot County	6,524	6,498	6,865	6,369	7.2% decrease
State of Georgia	6,478,216	8,186,453	9,687,653	10,097,343	4.2% increase

Sources: U.S. Census Bureau, 1990, 2000, 2010, American Factfinder, River Valley RC Staff

Table 2: Talbot County Total Population Projections 1990-2030

Population Projections: 1990-2030						
Community	1990	2000	2010	2015	2020	2030
Geneva	182	107	105	116	120	124
Junction City	182	180	177	195	203	211
Talbotton	1,046	1,033	970	942	929	917
Woodland	552	358	408	391	381	372
Talbot County	6,524	6,498	6,865	6,724	6,642	6,561
State of Georgia	6,478,216	8,186,453	9,687,653	10,097,343	11,326,787	13,154,530

Sources: U.S. Census Bureau, 1990, 2000, 2010, American Factfinder, ESRI Business Analyst, River Valley RC Staff

Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. Often times, the loss or lack of service is the only time the public acknowledges the infrastructure exists.

Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that they receive the services they demand. The following sections are descriptions of Woodland’s community facilities.

The city owns the following buildings: the current and former City Halls, the water tower and associated well buildings, the recreation center, the old jail, and the current and former fire departments.

The number one priority for the City of Woodland is to renovate the former City Hall and beautify the downtown.

Regarding critical facilities, the City of Woodland maintains a public water system that serves all residences and commercial establishments in the city. There is approximately seven miles of water lines in the city. The water system also extends approximately 1/2 mile outside the city limits to the east and one mile to the north. The water system was first installed in 1947; however the city conducted major improvements in 1973. The water is treated with a chlorine and fluoride at each well site.

The system includes three deep wells, however only two are in use. A well and tank are located on 7th Street Extension and on Martin Luther King Drive. Another well is located on Railroad Street. Although, the well is not operable at the 7th Street Extension site, this is the site of the city's only operable tank. This tank can hold up to 50,000 gallons. The city's wells pump 40 gallons per minute with average consumption being 40,800 gallons per day.

Table 3: Water & Sewer Service by City and County

City/County	Services Provided	Water Source	Number of Water Connections
Talbot County	Water	Ground	1,400
Geneva	Water	Ground	90
Junction City	Water	Ground	76
Talbotton	Water & Sewer	Ground	410
Woodland	Water	Ground	196

Source: Local Government Survey 2012

Table 4: Water Usage & Storage Information

City/County	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply
Talbot County	576,000	500,000	1,177,000	N/A	Surface	400 gpm	3250
Geneva	Unavailable	16,000	50,000	N/A	Surface	Unavailable	250
Junction City	432,000	17,000	25,000	N/A	Ground	300 gpm	177
Talbotton	230,000	116,667	100,000	N/A	Ground	160 gpm	1000
Woodland	58,000	40,800	50,000	N/A	Ground	40 gpm	408
TOTAL:	1,296,000	690,467	1,302,000	N/A	-	900 gpm	5045

Source: Local Government Survey 2012

Table 5: Sewage Treatment System Capabilities

City/County	Sewage Plant Capacity (gal/day)	Load (gal/day)
Talbot County	N/A	N/A
Geneva	N/A	N/A
Junction City	N/A	N/A
Talbotton	100,000	45,000
Woodland	N/A	N/A
TOTAL:	100,000	45,000

Source: Local Government Survey 2012

Identified Needs and Opportunities

Needs:

- Careful planning will be required to ensure adequate services are available to Woodland.
- Anticipated failure of individual septic tanks. The majority of county residents use septic tanks and many of these tanks will fail during the planning period.
- Stormwater management.
- Lack of local public facilities and services including medical and ambulance services, after school programs and activities for older children, and critical utility infrastructure.
- Lack of knowledge of community programs, cooperation between local leaders, and small number of local volunteers.
- No street tree ordinance that requires new development to plant shade-bearing trees appropriate to area climate.
- No sidewalk ordinance that requires all new development to provide user friendly sidewalks.

Opportunities:

- Woodland needs to review and update/maintain their current water system, as needed.
- Assess available public space and determine what needs expansion, renovation or closure.
- Maintain and improve upon existing community facilities, both public and private.

Transportation

The City of Woodland is located in the northern section of Talbot County. Georgia Highway 36 runs easterly through the city limits, while GA HWY 41 provides north-south access in the city. There are a total of 491.7 miles of roads in Talbot County. Approximately, 26 miles of these roads are considered city streets and 134 are state routes. Some of these are in Woodland. Currently, there are no local road standards or regulations.

Woodland city streets are maintained by the city public works department. All streets, within the city limits are paved. The state maintains some drainage culverts on the state highways. Sidewalks are in need of repair in the downtown area and additional sidewalks are needed throughout the city. Second Street, Pleasant Hill Street and 7th Street were all identified as needing sidewalks. The existing street network is capable of handling current and future traffic volumes.

CSX provides freight rail service in Woodland. A public airport is located 22 miles away in Butler, Georgia. This facility offers a 5,002 ft. asphalt runway with lights, a second 2,400 ft. turf runway with no lights, aircraft tie down, and hanger. The nearest commercial air service is at Columbus Metropolitan Airport which is served by Delta. There are several grass air strips in the county. These are all privately owned and are used primarily for agricultural purposes.

The county operates a rural public transportation program which serves the entire county. Residents of Talbot County and each municipality make appointments to use this service. The county operates four vans, which are all handicap equipped.

Identified Needs and Opportunities

Needs:

- Maintaining existing paved roads and dirt roads.
- No sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
-

Opportunities:

- Promote the Talbot Transit System.

Table 6: Freight Railroad Systems Operating in Talbot County				
Freight railroads	Rank	Length	Location	Operating
CSX Transportation	Class 1	33.62 miles	Junction City Talbotton Woodland	CSXT
Norfolk Southern	Class 1	21.30 miles	Geneva Junction City	Norfolk Southern Company

Source: Georgia State Rail Plan 2015



Nancy Hanks Train in Talbot County (Courtesy of the Vanishing Georgia Collection, Georgia State Archives)

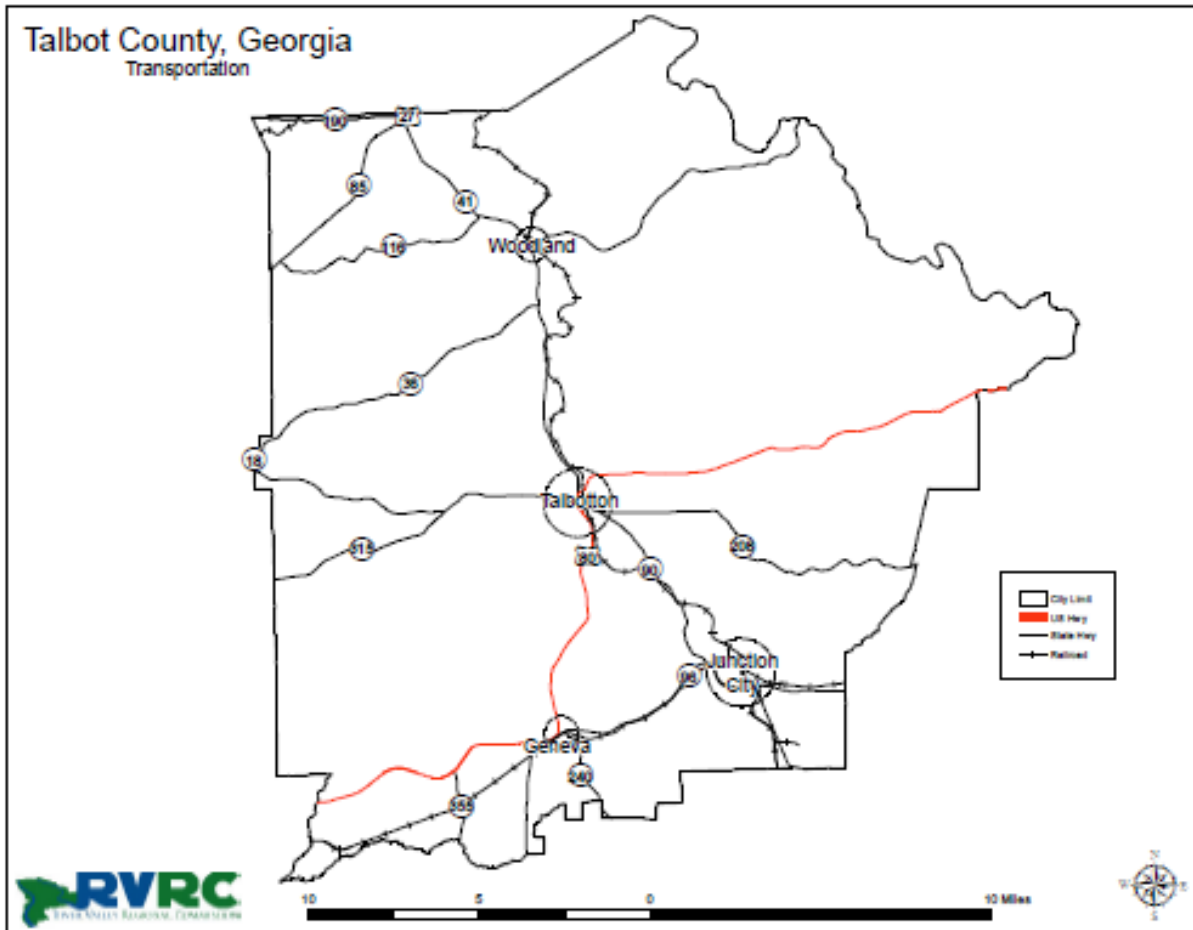


Table 7: Talbot County Road Data

ROADS BY FUNCTION	LINEAR MILES
Unpaved	173.1
Interstate	0
State Route	133.9
County Road	331.3
City Street	26.4
Total Mileage	491.70

Source: Georgia County Guide 2015

Housing

Housing data was taken from several different sources, and it is important to recognize discrepancies in the data used. For the county, the most recent and best information came from the 2013 American Community Survey data. That level of data on housing was not available for the cities and ESRI Business Analyst estimates were used to access numbers in the cities.

The housing stock in Woodland consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing such as duplexes are also found within the city limits of Woodland. Woodland can support denser housing, because water is available. The number of housing units in Woodland has remained static over the last five years. The number of renter occupied units has decreased dramatically while the number of owner-occupied structures has grown. The vacancy rates have been climbing slightly, and with population losses, it will be reasonable to expect more vacancy in the future.

Manufactured or mobile home units continue to be an important source of affordable housing for many residents in Woodland. In Talbot County, as a whole, housing costs have been relatively low when compared to the region and the state. Talbot County's median housing value in 2013 was \$76,500, as compared to the State's median 2013 value of \$109,896. This 2013 housing value is up from \$51,300 in 2000. From a cost burden standpoint, Talbot County has a significant percentage of its population, both homeowners and renters, who pay more than 30% of their income on housing. In Talbot County, 42% of home owners are cost burdened and 40% of renters are cost burdened. This is also a statewide issue with 34.9% of owners and 53.4% of renters cost burdened in Georgia.

Identified Needs and Opportunities

Needs:

- Availability of affordable, quality housing.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Increase of mobile home units in the last twenty (20) years.

Opportunities:

- Continued construction of affordable, and adequate housing.
- Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Increase home ownership opportunities.
- Create ordinances that have options available as in neo-traditional development.

Table 8: Talbot County and Municipality Characteristics

Occupancy Characteristics: 2010-2014										
Jurisdiction	Talbot County		Geneva		Junction City		Talbotton		Woodland	
Year	2010	2013	2010	2014	2010	2014	2010	2014	2010	2014
Housing Units Vacant	662	687	13	16	20	23	75	82	42	53
Housing Units Owner Occupied	2,135	2,036	37	43	55	60	231	270	115	124
Housing Units Renter Occupied	547	646	11	10	11	14	153	113	53	36
Total	3,344	3,369	61	69	86	97	459	465	210	213

Source: U.S. Bureau of the Census – 2009-2013 American Community Survey, ESRI Business Analyst, River Valley Regional Commission staff

Table 9: Woodland Recorded and Projected Number Housing Units: 1990-2014

Woodland: Types of Housing				
Category	1990	2000	2010	2014
TOTAL Housing Units	212	209	211	211
Single Units (detached)	145	116	96	85
Single Units (attached)	1	7	3	0
Double Units	5	4	5	5
3 to 9 Units	0	0	0	0
10 to 19 Units	2	0	0	0
20 to 49 Units	0	0	0	0
50 or more Units	0	0	0	0
Mobile Home or Trailer	57	82	115	132
All Other	2	0	0	0

Source: U.S. Bureau of the Census, River Valley RC Staff 2009

Economic Development

The economic development data used for this section was only available for the county as a whole and not available for the individual cities.

Talbot County has a median household income of \$29,689 with 2,805 households and a population of 5,434 over the age of 18 (ESRI Business Analyst, 2015).

Talbot County had a 2014 unemployment rate of 7.9% according to Georgia Department of Labor statistics. This is slightly better than the 8.4% unemployment rate for surrounding counties, but worse than the state and national rates of 7.2% and 6.2% respectively. There are a total of 2,834 people in the labor force in Talbot County. Most work in the service sector (43.1%), followed by the government sector (21.2%), retail trade (7.8%), manufacturing (7.8%) and mining (7.6%) (ESRI Business Analyst, 2015).

What is particularly unique about Talbot County is how many people travel out of the county daily to work. According to ESRI Business Analyst, the daily net out-migration from the county is 1,522 people. Only 16.6% of the labor force in Talbot County actually work in Talbot County. The vast majority, 81.1%, work outside the county. The remaining 2.3% work outside the state. This statistic has profound planning implications indicating that transportation to employment centers is critical and more effort needs to be put forth to attract employers to the county.

The Comprehensive Economic Development Strategy (CEDS) for the River Valley region notes three projects for Talbot County to attract employment. These include a Technology and Workforce Development Center, a series of Infrastructure improvements to the existing Industrial Park, and the Development of the Fall Line Industrial Park, including site work and infrastructure improvements.

According to the Georgia Department of Labor, the top 10 employers in Talbot County are Cedar Cove, Inc; Clifford Lee and Associates; ESP, Inc; Harold Hugh Oliver; Junction City Mining, LLC; Junction City Quarry; RCI Services, LLC; RL Bishop and Associates, Inc; Talbot State Bank; The Peoples Bank of Talbotton.

Table 10: Talbot County Workers

<i>Workers Age 16+ by place of work</i>	<i>2009-2013 ACS Estimate</i>	<i>Percent</i>
Total	2,346	100%
Worked in State and County of Residence	389	16.6%
Worked in State and Outside County of Residence	1,902	81.1%
Worked Outside State of Residence	55	2.3%

Source: ESRI Business Analyst 2015

Table 11: Workers by Employment Type

SIC Codes	Percentage of Workforce
Agriculture and Mining	7.6%
Construction	3.0%
Manufacturing	7.8%
Transportation	2.9%
Communication	0.0%
Utility	1.6%
Wholesale Trade	2.5%
Retail Trade	7.8%
Finance, Insurance, Real Estate	2.2%
Services	43.1%
Government	21.2%

Source: ESRI Business Analyst 2015

Table 12: Unemployment

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
March, 2015	2,835	2,612	223	7.9%
February, 2015	2,828	2,604	224	7.9%
January, 2015	2,860	2,615	245	8.6%
December, 2014	2,817	2,622	195	6.9%
November, 2014	2,825	2,629	196	6.9%
October, 2014	2,835	2,628	207	7.3%
September, 2014	2,831	2,618	213	7.5%
August, 2014	2,831	2,602	229	8.1%
July, 2014	2,867	2,614	253	8.8%
June, 2014	2,851	2,612	239	8.4%
May, 2014	2,835	2,608	227	8.0%
April, 2014	2,804	2,597	207	7.4%
March, 2014	2,832	2,612	220	7.8%

Source: Georgia Department of Labor

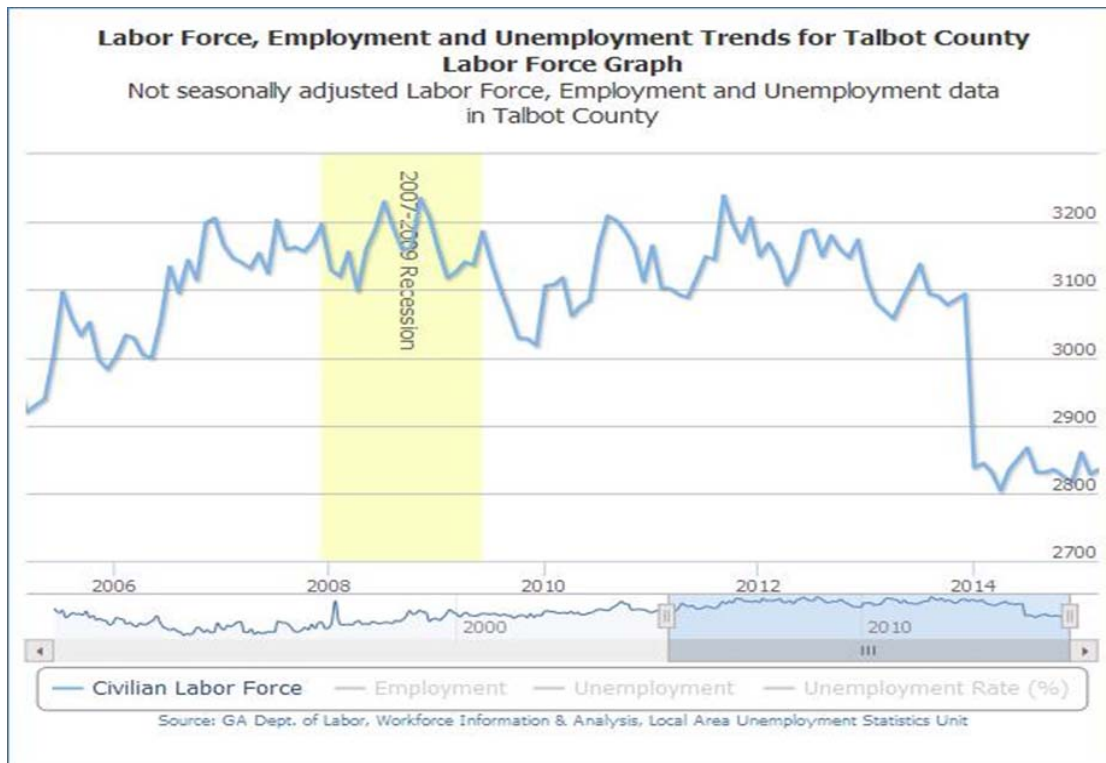
Retail Market Potential Analysis

The ESRI Retail Market Potential Analysis for Talbot County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Talbot County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Talbot County residents spend more on those items. With an MPI of 124, Talbot County residents spent more on regular cola in the last six months than the average U.S. resident. With an MPI of 130, Talbot County residents spent more on cigarettes at a convenience store in the last 30 days than the average U.S. resident. With an MPI of 59, fewer Talbot County residents spent money on home mortgages. With an MPI of 66, fewer Talbot County residents have a retirement savings plan than the average U.S. resident. For the full ESRI Retail Market Potential Analysis for Talbot County, see the Appendix.

Job Tax Credit Programs

Talbot County is a Tier 1 County in regards to the Job Tax Credit Program as determined by the Georgia Department of Community Affairs (See Appendix for Maps). The Job Tax Credit Program (O.C.G.A. § 48-7-40.1) provides additional benefits to specified census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty.

Table 13: Talbot County Employment Trends



Identified Needs and Opportunities

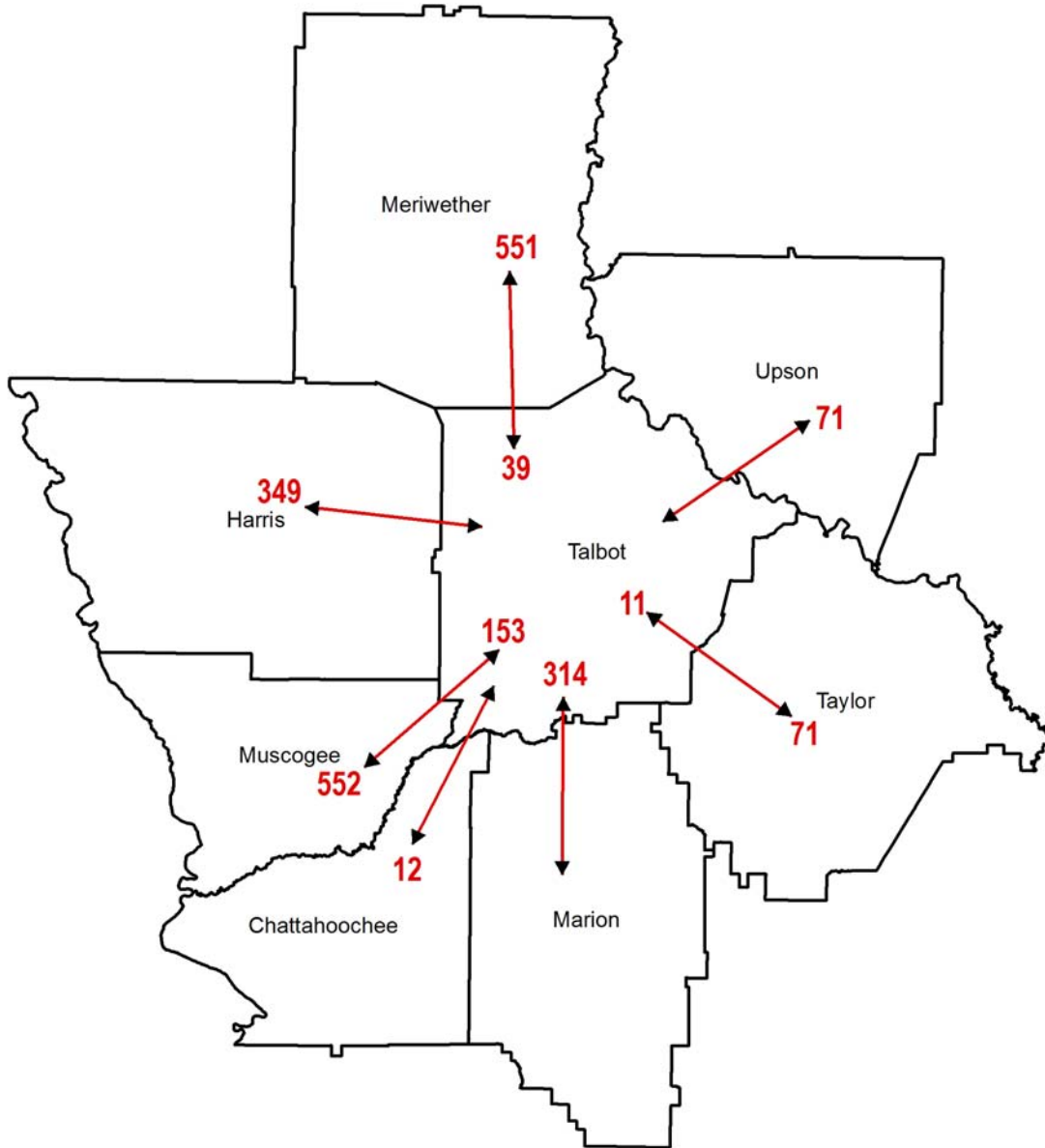
Needs:

- Means of tracking growth or reduction in businesses and proposed changes in businesses.
- Uneven levels of development need of redevelopment (Downtown/ Surrounding Neighborhoods).
- Lack of local incentives to attract industry.
- Growth limited due to infrastructure in Woodland (water).
- Transportation for job opportunities.
- Diversify job base.
- No citizen-education program to allow interested parties to learn about the economic development process.
-

Opportunities:

- Implementation of a Business Recruitment and Retention Program and entrepreneur support program.
- Adequate water facilities in Woodland for commercial, industrial and residential growth.
- Increase of local job opportunities which will require less access to transportation.
- Implementation of a rural public transit system.
- Work with educational institutions' on job training and adult education programs.
- Continued development of local education system.

Talbot County in-migration and out-migration for work



Natural Resources

Woodland should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The Natural and Cultural Resources of Woodland are fundamental components in the development of the city and should be included in the planning process. Woodland should develop educational programs to promote conservation and protection of important resources for all segments of society. The County, Woodland and the other municipalities should also strengthen and improve existing regulations regarding development in sensitive areas.

Water Resources Planning

Woodland realizes the importance of their location in the Upper Flint River Watershed and understands the significant role current and future development plays in water quality. Woodland through their Talbot County representative participated in the regional water planning efforts of the Upper Flint River Water Planning Council as mandated by state law in 2008 “to manage water resources in a sustainable manner to support the state’s economy, to protect public health and natural systems, and to enhance the quality of life for all citizens.” (*Upper Flint Regional Water Plan*, September 2011) Woodland continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

Water Supply Watersheds

Woodland is located in the Lazer Creek Watershed. This watershed drains into the Flint River. This watershed provides habitat for an abundance of flora and fauna as well as areas critical for improving water quality (See Appendix for Maps).

Groundwater Recharge Areas

There are several areas which are considered to be Most Significant Groundwater Recharge Areas of Georgia in Talbot County. However, none of these are located in the City of Woodland (See Appendix for Maps).



Sarracenia rubra: endangered flora in



Shoal Spider Lilies along the banks of the Upper Flint River

Wetlands

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered scattered wetlands in Woodland. However, none of the wetlands identified are considered to be significant. As a result, special protection measures for these wetlands are not needed at this time.

Woodland realizes the importance of wetlands and the many benefits of their protection include flood protection, water quality improvement, and recreation. The Georgia Environmental Protection Division has not required Woodland to adopt the Wetlands Protection Ordinance, and they have not done so (See Appendix for Maps).

Flood Plains

Flood plains are primarily found in the central section of the county and along the Flint River. Any development should be closely monitored in areas that are subject to flooding. Woodland has been mapped for flood prone areas under the Federal Emergency Management Agency program. As a result of identified flood hazards in the city limits, Woodland participates in the National Flood Insurance Program (See Appendix for Maps).

Soil Types

Talbot County's geology is unique in that it lies along the Fall Line, a transition zone between the Piedmont Crystalline Rock and the Coastal Plain Sedimentation Rocks. As a result, soil classifications found in the northern part of the county are completely different in permeability and usage than those found in the southern part of the county.

The primary soil classification for Woodland is Mountainburg. Mountainburg soil series is most often found in hills and mountainous areas. It is well-drained with a moderately rapid permeability (See Appendix for Maps).

Mineral Resources

Talbot County's location on the Fall Line also indicates a wide variety of rocks and minerals. Talbot County straddles two of Georgia's five physiographic provinces: the Piedmont Plateau and the Atlantic Coastal Plain. The Piedmont Plateau is composed of metamorphic and igneous crystalline rocks while the Atlantic Coastal Plain is underlain by sedimentary rocks including limestone, clays of various kinds, sand and gravel. Woodland is located in the Piedmont Plateau (See Appendix for Maps).



Junction City Mining

Slopes

Characteristics of Talbot County's topography are broad valleys and steep rolling hills. Woodland has slopes of up to 25% within the city limits. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts (See Appendix for Maps).

Protected River Corridors

The Flint River has been designated as a protected river corridor under the River Corridor Protection Act (O.C.G.A. 12-2-8). This river flows along the eastern boundary of the county. Land along the Flint River performs a variety of critical functions related to water resources which includes controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the Flint River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water.



Flint River

Prime Agricultural and Forest Land

There are no prime agricultural lands located in Woodland. However, prime farmland needs to be protected from encroachments. Although the farming sector is small, it does add to the local economy as well as the scenic quality of Woodland and Talbot County.

The forested areas of Woodland and Talbot County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Woodland should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Table 14: Talbot County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Talbot County	90	33,885	2,040	0	212,100	34,300
River Valley Region	4,588	1,002,225	420,520	-	2,360,200	509,800
Georgia	42,257	9,620,836	3,609,788	-	24,164,200	4,731,300

Source: Georgia County Guide (data is from 2012)

Plant and Animal Habitats

The Georgia Department of Natural Resources tracks endangered flora and fauna. This information is available only on a county level.

Talbot County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Talbot County. State and federally designated endangered plant and animal species are listed in the following tables.

Table15: Talbot County Endangered Species

Plant Occurrences	
Scientific Name	Common Name
<i>Asclepias rubra</i>	Red Milkweed
<i>Chamaecyparis thyoides</i>	Atlantic White-cedar
<i>Croomia pauciflora</i>	Croomia
<i>Helenium brevifolium</i>	Bog Sneezeweed
<i>Hymenocallis coronaria</i>	Shoals Spiderlily
<i>Listera australis</i>	Southern Twayblade
<i>Magnolia pyramidata</i>	Pyramid Magnolia
<i>Myriophyllum laxum</i>	Lax Water-milfoil
<i>Nestronia umbellula</i>	Indian Olive
<i>Panax quinquefolius</i>	American Ginseng
<i>Pityopsis pinifolia</i>	Sandhill Golden-aster
<i>Sarracenia rubra</i>	Sweet Pitcherplant
<i>Silene polypetala</i>	Fringed Campion
<i>Smilax leptanthera</i>	Catbrier
<i>Stylisma pickeringii</i> var. <i>pickeringii</i>	Pickering's Morning-glory
<i>Tradescantia roseolens</i>	Rosy Spiderwort
<i>Triadenum tubulosum</i>	Broadleaf Marsh St. Johnswort
<i>Trillium reliquum</i>	Relict Trillium

Source: NatureServe Explorer



Asclepias rubra: endangered flora in Talbot County.



Magnolia pyramidata: endangered flora in Talbot County.

Table16: Talbot County Endangered Species

Animal Occurrences		
Scientific Name	Common Name	
<i>Crotalus adamanteus</i>	Eastern Diamond-backed Rattlesnake	reptile
<i>Cyprinella callitaenia</i>	Bluestripe Shiner	fish
<i>Desmognathus aeneus</i>	Seepage Salamander	amphibian
<i>Elimia boykiniana</i>	Flaxen Elimia	mollusk
<i>Elimia curvicostata</i>	Graphite Elimia	mollusk
<i>Elliptio arctata</i>	Delicate Spike	mollusk
<i>Elliptoideus sloatianus</i>	Purple Bankclimber	mollusk
<i>Etheostoma parvipinne</i>	Goldstripe Darter	fish
<i>Eumeces anthracinus pluvialis</i>	Southern Coal Skink	reptile
<i>Eurycea chamberlaini</i>	Chamberlain's Dwarf Salamander	amphibian
<i>Gopherus polyphemus</i>	Gopher Tortoise	reptile
<i>Graptemys barbouri</i>	Barbour's Map Turtle	reptile
<i>Haliaeetus leucocephalus</i>	Bald Eagle	bird
<i>Heterodon simus</i>	Southern Hognose Snake	reptile
<i>Lithobates capito</i>	Gopher Frog	amphibian
<i>Lythrurus atrapiculus</i>	Blacktip Shiner	fish
<i>Micropterus cataractae</i>	Shoal Bass	fish
<i>Micrurus fulvius fulvius</i>	Eastern Coral Snake	reptile
<i>Moxostoma lachneri</i>	Greater Jumprock	fish
<i>Moxostoma sp. 1</i>	Apalachicola Redhorse	fish
<i>Myotis austroriparius</i>	Southeastern Myotis	mammal
<i>Necturus beyeri complex</i>	Gulf Coast Waterdog	amphibian
<i>Notropis hypsilepis</i>	Highscale Shiner	fish
<i>Percina crypta</i>	Halloween Darter	fish
<i>Picoides borealis</i>	Red-cockaded Woodpecker	bird
<i>Pituophis melanoleucus mugitus</i>	Florida Pine Snake	reptile
<i>Plethodon websteri</i>	Webster's Salamander	amphibian
<i>Procambarus acutissimus</i>	Sharpnose Crayfish	crustacean
<i>Procambarus versutus</i>	Sly Crayfish	crustacean
<i>Pteronotropis euryzonus</i>	Broadstripe Shiner	fish
<i>Quadrula infucata</i>	Sculptured Pigtoe	mollusk
<i>Villosa villosa</i>	Downy Rainbow	mollusk

Source: NatureServe Explorer

Major Park, Recreation and Conservation Areas

While there are no major park, recreation and conservation areas in Woodland, Talbot County has many recreational resources as a result of its location along the Pine Mountain Ridge and the Flint River. There are three Wildlife Management Areas (WMA's) and many scenic sites and viewsheds (See Appendix for Maps).

Wildlife Management Areas

The Big Lazer Creek WMA/PFA is located at the point the Big Lazer flows into the Flint River. The park totals 5,864 acres, with a 250-acre fishing lake on Gum Creek. The area is known for its deer, turkey, and small game populations as well as an abundance of bream, crappie and bass. Also located at the Big Lazer WMA are a 100-meter rifle and pistol ranges, and four primitive camping areas.

The Sprewell Bluff Outdoor Recreation Area and WMA is a 1,372 acre park located along the Flint River. It offers a number of amenities including a boat ramp, picnic area and three mile hiking trail. Recreational access extends to hunting and fishing. Shoal bass and catfish are abundant.

The Chattahoochee Fall Line Wildlife Management Area opened in 2014. The 10,800 acre tract extends from southern Talbot County into northern Marion County. This WMA offers opportunities for hiking, camping and birdwatching. It will also serve as a demonstration site for longleaf pine ecosystem restoration providing habitat for both game and non-game species of wildlife and endangered species like the red-cockaded woodpecker and the gopher tortoise.

Scenic Sites and Viewsheds

The natural resources available in Talbot County, combined with its rural character, result in many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys, providing beautiful views for the visitors and residents of the county to enjoy.

There are many highways and roads in Talbot County that are considered scenic resources. Northern Talbot is an area characterized by rolling farmland, historic farmhouses, and barns scattered throughout the area. Roadways such as Pleasant Valley, Chalybeate Springs, Bonnie Hawkins, Oak Mountain Ridge, Po Bidy, Ellison Pound, and Hwy 208 showcase the pleasant pastoral scenery offered in the county. South of the Fall Line, Juniper Pond Road also has a tranquil landscape.



Big Lazer WMA in Talbot County.



Sprewell Bluff Outdoor Recreation Area.

Identified Needs and Opportunities

Needs:

- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to regulatory guidelines concerning natural resources.
- The community has one potentially contaminated brownfield/greyfield properties.
- There are potential water pollution problems.
- There are erosion, sedimentation, and stormwater runoff problems.
- No plan to protect designated farm land (Talbot County).

Opportunities:

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Woodland's natural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Continue to enforce best management practices as part of the development process.
- Adopt appropriate site design guidelines for development on sensitive areas (e.g. steep slopes, wetlands).
- Develop a local bike/pedestrian plan to compliment the Regional Bike Plan. Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage brownfield/greyfield redevelopment.
- Continue to enforce a tree preservation/planting ordinance and tree replanting.



Red Cockaded Woodpecker: Endangered species with habitat in Talbot County



Desmognathus aeneus: Endangered species in Talbot County.

Cultural Resources

Woodland is the second largest community in Talbot County. In 2004-05 a comprehensive survey of Talbot County historic resources was completed. That survey identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Biddy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

As of January 2005, there are ten individual historic properties and one historic district listed in the National Register of Historic Places in Talbot County: the Frederick A. Bailey, House, the Newton P. Carreker House, the Lockhart-Cosby Plantation, the John Frank Mathews Plantation, the David Shelton House, the George W.B. Towns House, Weeks-Kimbrough House, The Elms, and the LeVert Historic District (Talbotton). Of these listed properties, only The Elms is in the vicinity of Woodland.

Woodland understands the significance of cultural resources and places high importance on conservation of the area's history, tradition, and culture through preservation. However, Woodland has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no government entity in Woodland to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.



Antebellum Plantation Home in Talbotton



Zion Episcopal Church



Ford Building, Chamber of Commerce Office

Identified Needs and Opportunities

Needs:

- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Make sure the public has adequate access to regulatory guidelines concerning cultural resources.
- Historic resource conditions are endangered and/or declining.
- No Historic Preservation Commission or Historic Preservation Ordinance.

Opportunities:

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Woodland's cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Continue to enforce best management practices as part of the development process.

Intergovernmental Coordination

Coordination between jurisdictions provides local governments an opportunity to inventory existing communication mechanisms and processes that have profound impacts on the success of implementing local government's goals and objectives.

Opportunities exist between neighboring jurisdictions such as Harris County, Marion County, Chattahoochee County, Muscogee County, Taylor County and Fort Benning. In order to reduce issues and take advantage of the potential opportunities, Woodland should maintain open communication and dialogue with all neighboring jurisdictions.

Furthermore, Woodland should strongly consider the impact of regional environmental conservation issues related to the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Partnering with neighboring jurisdictions to ensure conservation of natural resources can spur growth in the outdoor recreation industry and could be a powerful economic engine for local communities.

The city should also encourage the sharing of resources among local governments. This will foster fiscal responsibility and ensure proper execution of needed improvements.

City officials must be actively involved in regional planning activities with the River Valley Regional Commission and other regional organizations and entities. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that local people have access to the latest information, tools and best management practices that benefit the community.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The current Pre-Disaster Mitigation Plan is also underway with an estimated completion date of October 2015.

Identified Needs and Opportunities

Needs:

- Important to keep line of communication open with Fort Benning and jurisdictions in Harris, Marion, Chattahoochee, Muscogee, and Taylor Counties.
- Coordinate closely with neighboring counties and cities in meeting the state and federal storm water management requirements.
- Actively participate in regional planning efforts.

Opportunities:

- With projected growth for area counties and cities an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.
- Participate in the semi-annual Tribal Consultation facilitated by Fort Benning.



River Valley Regional Council Meeting

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same time, no one desires to have a scene of the old west boomtowns, based solely on the production of certain products and wealth, without regard for tomorrow. Many difficult decisions must be made concerning how a community desires to encourage and improve the economic environment while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Woodland would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what types of land uses exist and where they are but also how they interact. The purpose of this section is to map and review existing land use in Woodland, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Woodland is the most densely populated municipality in Talbot County. The city has a good mix of land uses. Residential housing is spread throughout the town. Multi-family housing is located primarily in the southern section of town. There are roughly 110 acres of residential land in the area. There are 10 acres of commercial uses. Institutional structures include four churches and three cemeteries while public uses are two public parks, post office, and government buildings. Education/public administration/healthcare land occupies almost 7 acres of land. Park and recreational land exists on Pleasant Hill Street in the east section of town, and one facility south of the city limits covers 6.8 acres. Agricultural/forestry land covers 232.17 acres or 46% of the land in Woodland. Much of this land is vacant or undeveloped. (See Existing Land Use Classification Table for acreages).

Table 17: Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
Multi-Family Residential	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
Agriculture/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities or other similar uses. This category includes landfills.
Mining	This category is for land dedicated to mining or mineral (solids, liquids, and gases) extraction activities or other similar uses.
Parks/ Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
Public/Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication/ Utilities	This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/ Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) that have not been developed for a specific use or were developed for a specific use that has been abandoned.

Table 18: Existing Land Use Table City of Woodland

Woodland, Georgia	Acreage
Agriculture/Forestry	232.17
Commercial	9.73
Public/ Institutional	6.8
Industrial	10.3
Mining/ Extraction	0
Residential	104.71
Multi-Family Residential	5.43
Rural Residential	0
Transportation/ Communication/ Utilities	67.98
Parks/ Recreation/ Conservation	1.12
Undeveloped/Vacant	66.02
Total	504.26

Identified Needs and Opportunities

Needs:

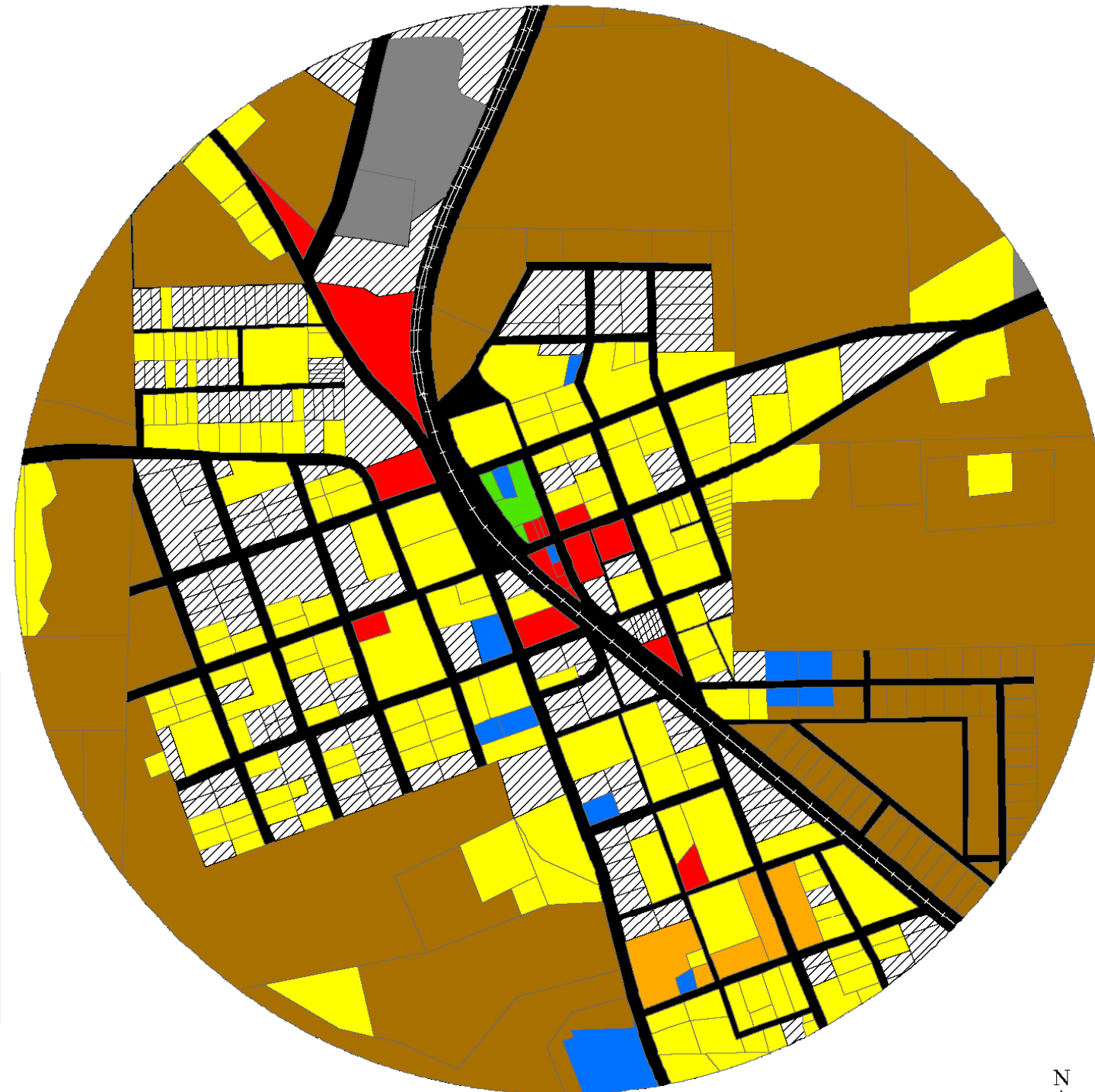
- Excessive number of dilapidated structures both site built and mobile homes
- Determine if any brownfields exist and connect developers to the federal and state incentives for cleaning up brownfield sites.
- Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- Identify and promote infill development opportunities.

Opportunities:

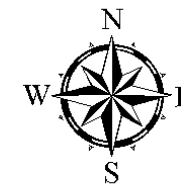
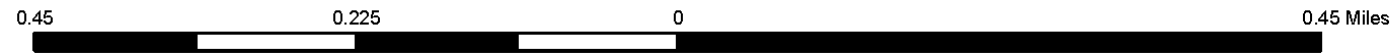
- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Maps.
- Work with developers, land owners, and conservation groups to preserve open space around the county and in the cities.
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district.
- Develop a resource directory to guide the type of new development we want in our community.
- Protect natural resources within developments. Promote the use of the conservation/ cluster subdivision development. Adopt a stream buffer ordinance and create an incentive to create greenway connections. Consider adopting a Slope Protection Ordinance.

Woodland, Georgia

Existing Land Use



- Existing Land Use Classifications**
- Single-Family Residential
 - Multi-Family Residential
 - Agriculture/Forestry
 - Commercial
 - Industrial
 - Parks/Recreation/Conservation
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Undeveloped/Vacant



Future Land Use

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses and where and how they may interact. Due to the decrease in population, there should be only limited pressure placed on Woodland's infrastructure and public facilities caused by future development. Woodland has the community facilities and infrastructure capacity to handle future needs.

This section will map and review proposed land use in Woodland, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Areas Requiring Special Attention

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. Talbot County contains several significant environmental features including floodplains, groundwater recharge areas and a protected river corridor.

Woodland is located in the Lazer Creek Watershed. This watershed provides habitat for an abundance of flora and fauna as well as areas critical for improving water quality.

Woodland has been mapped for flood prone areas under the Federal Emergency Management Agency program. As a result of identified flood hazards in the city limits, Woodland participates in the National Flood Insurance Program. Any development in flood prone areas should be closely monitored for vulnerability to flooding.

The Mountainburg soil series found in Woodland is generally considered adequate for development.

Significant Cultural Resources

There are many cultural resources in Woodland. These resources add to the quality of life for all Woodland residents. A survey completed in 2005 identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 Survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

Woodland understands the significance of cultural resources and place high importance on conserving the area's history, tradition, and culture through preservation. The Woodland City Council prioritizes the conservation of the area's history, tradition, and culture. They also recognize the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

Table 19: Future Land Use Definitions Table Woodland

Future Land Use	Definition
Single-Family Residential	The Single-Family Residential category is intended to provide for low-density residential areas consisting of detached single-family dwellings surrounded by yards that provide a desirable and healthy environment.
Multi-Family Residential	The multi-family residential category is intended to accommodate medium to higher density multi-family and single-family residential development in areas served by utilities, facilities and services necessary to result in efficient, but not over-crowded conditions. Intensities of land development should be limited to avoid congestion of building and traffic and to provide adequate open space for a healthful environment.
Agriculture/Forestry	Located within the City of Woodland are several areas that contain soils highly suitable for the cultivation of agricultural crops and forests. Land in the agricultural district constitutes a valuable natural resource, and protection is in the public's interest. Agriculture and forestry are major components of the local economy, and they remain viable economic enterprises if that land is held in relatively large tracts (5 acres to hundreds of acres).
Commercial	The objective of this district is to encourage unified groupings of commercial uses. This will include intensive commercial, financial, professional, government and cultural activities scaled to the pedestrian needs. It will also include clusters of retail and personal service outlets that provide for the daily needs and convenience of residents.
Industrial	The purpose of this category is to provide and reserve suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities. These uses are intended to be located in areas with relatively level topography, adequate water and sewerage facilities and access to arterial streets and highways. This category is intended to permit only those industrial and other uses that will not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics.
Parks/ Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
Public/Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication/ Utilities	This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.

Areas Where Development is Likely to Occur or Areas Where Development May Outpace Availability of Facilities and Services

Talbot County and its cities have experienced population decline over the last thirty years. Thus, growth pressures are currently minimal. Growth in Talbot County is most likely to occur in the municipalities and on the fringes of the municipalities with access to water and direct access to state routes.

In Woodland development is most likely to occur in the existing downtown, around Main Street and U.S. Hwy 41 and the portion of U.S. Hwy 41 adjacent to Pleasant Valley Road. Many residential areas have vacant lots ripe for development: along U.S. Hwy 41 at 3rd, 4th and 7th Avenues; also the neighborhoods off Pleasant Hill Street (See Appendix for Maps).

Areas with Significant Infill Development Opportunities

These areas are portions of the city that are likely to experience infill development in the coming years. Within municipalities, infill development should be concentrated in the existing downtowns. This development will be in the form of new businesses and additional retail development. Prominent intersections also provide prime areas in which vacant lots could be developed into new businesses. Infill development in established neighborhoods is also appropriate. Building homes on vacant lots within existing neighborhoods will increase the density of the area, saving the cities the cost of expanding and maintaining infrastructure often associated with new neighborhood developments (See Appendix for Maps).

There are many portions of Woodland in which both development opportunities and infill could occur. New development would most likely occur in the areas surrounding the existing downtown, around Main Street and U.S. 41, in addition to a portion of U.S. 41 adjacent to Pleasant Valley Road. In addition, many of the residential areas could easily become more populated with infill development. Neighborhoods along U.S. 41 and 3rd and 4th Street and 7th Avenue would be areas where this type of development would be encouraged. Also, the neighborhoods off of Pleasant Hill Street, including Lighting Street, 4th, 3rd and 2nd Avenue have potential for infill development.

Brownfields

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plant.

Some issues involving brownfields include the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increase illegal dumping and graphite and reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use, increase property values, improve public health and the environment, utilize existing public infrastructure, and increase job opportunities as well as local tax revenues.

Woodland has one potential brownfield, located off of Pleasant Valley Road.

Areas of Disinvestment

All communities have areas of disinvestment or areas in need of improvement and Woodland is no different. As these areas grow and develop, market forces will usually lead to improvements within them. However, in some cases, a public/private partnership will be needed to facilitate the necessary improvements. Within Woodland there are several areas that could benefit from growth. These are mostly residential areas that are characterized by manufactured or stick built homes that are in great need of rehabilitation. Overgrown vegetation and poor maintenance of the street and drainage conditions often exacerbate the perception of blight.

In Woodland, the areas of disinvestment and those needing redevelopment are scattered throughout the town. However, larger sections of houses needing improvement are located off of Main Street and 2nd Street, including 3rd Avenue and 1st Avenue. Also areas located to the west of U.S. 41 and north of Hawkins Road are areas that would benefit from redevelopment activities.

In addition to areas of physical disinvestment, the county as a whole, along with the municipalities suffer from poverty levels all above the national average, some significantly so, as indicated by figures taken from the 2010 Census. According to the U.S. Census Bureau's American Factfinder, 35.7.3% of Woodland's residents are living below the poverty level, compared to the state's average of 18.2%. By reinvesting in communities and creating a better quality of life through jobs, educational opportunities and recreational options these numbers can be reduced, and help promote the long term development of Woodland and Talbot County.



Example of a Brownfield

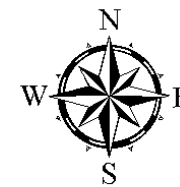
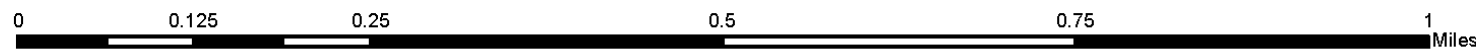
Woodland, Georgia

Future Land Use

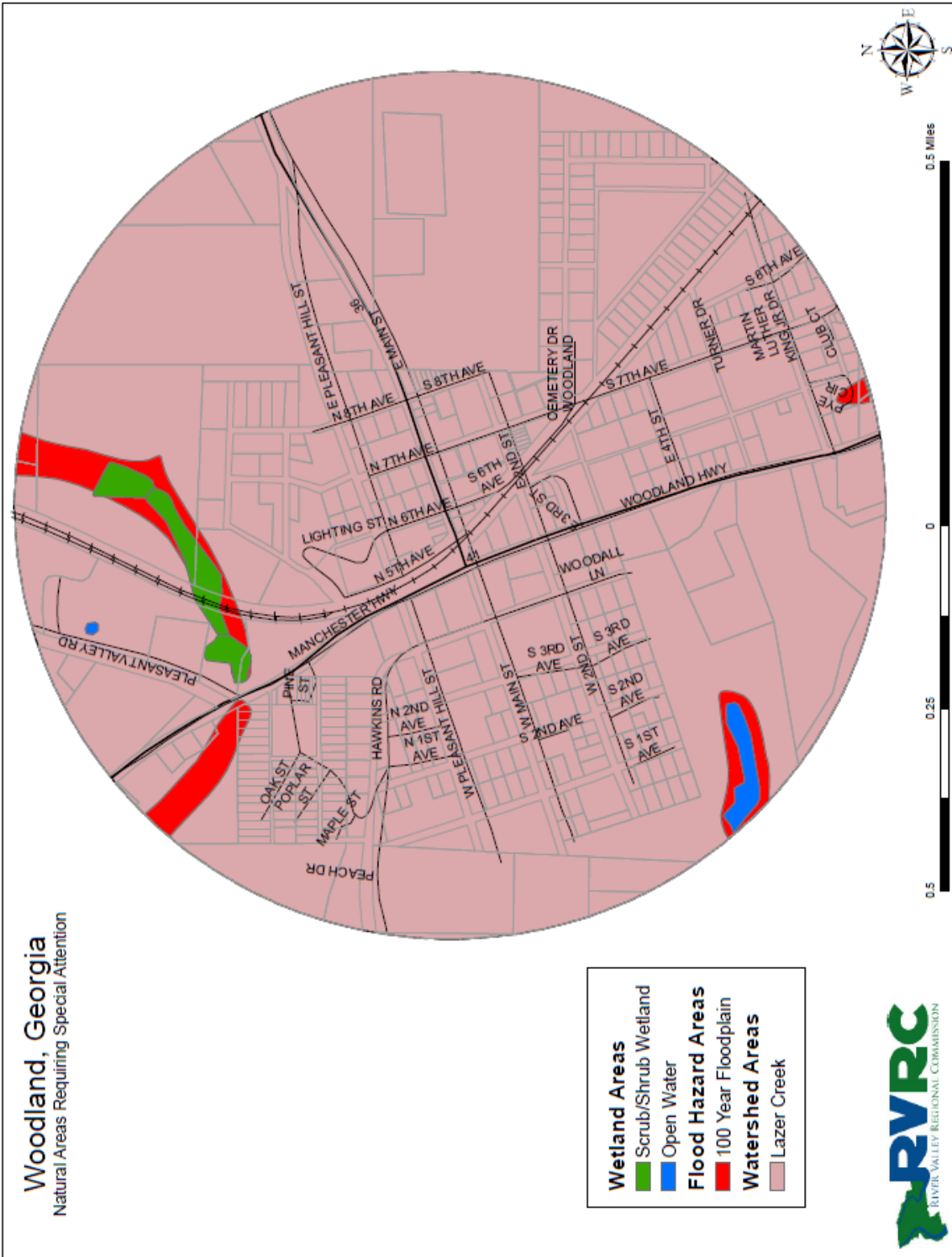


Future Land Use Classifications

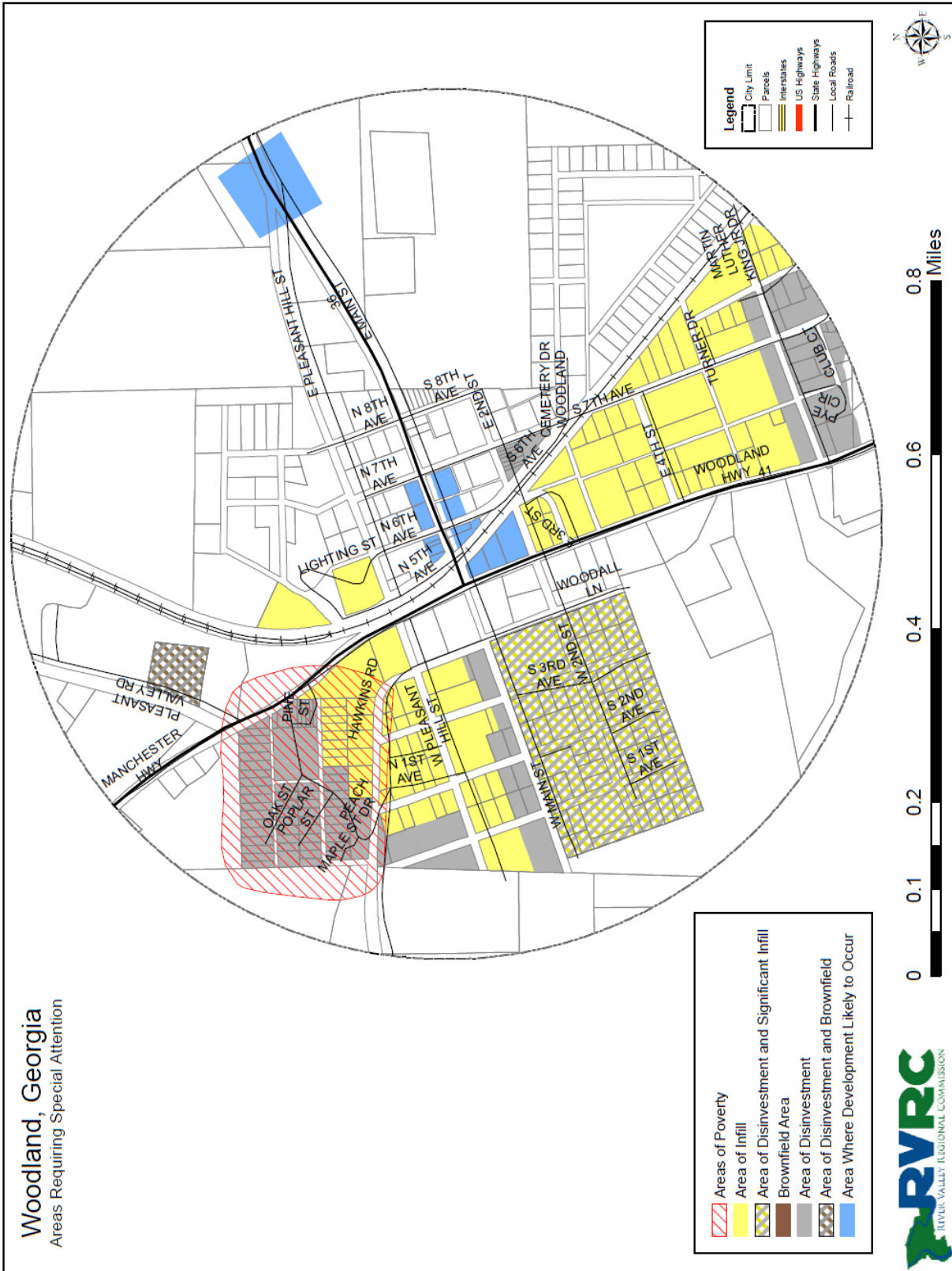
- Residential
- Agricultural/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities



Woodland, Georgia
 Natural Areas Requiring Special Attention

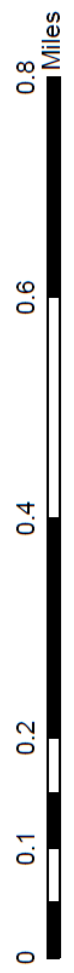


Woodland, Georgia
Areas Requiring Special Attention



- Areas of Poverty
- Area of Infill
- Area of Disinvestment and Significant Infill
- Brownfield Area
- Area of Disinvestment
- Area of Disinvestment and Brownfield
- Area Where Development Likely to Occur

- Legend**
- City Limit
 - Parcels
 - Interstates
 - US Highways
 - State Highways
 - Local Roads
 - Railroad



Community Needs and Opportunities

Quality Community Objectives

Woodland has reviewed the Georgia Department of Community Affairs' Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan Update and the future growth, development and redevelopment of Woodland. These objectives will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, and economic development. These objectives will provide the framework needed in order to make well-informed decisions.

Economic Prosperity

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

Resource Management

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

Efficient Land Use

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

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Sense of Place

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

Regional Cooperation

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

Housing Options

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

Transportation Options

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

Educational Opportunities

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

Community Health

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

Community Vision and Policies

Woodland Vision Statement

The vision for Woodland is to provide a quality residential living environment while preserving the agricultural community. The Woodland City Council desires a well-balanced community for Woodland residents. Woodland will consist of quality residential, commercial, institutional and recreational development with well-maintained and efficient utility infrastructure. This vision will be supported by the following planning goals:

- Maintain the desired character of the city through open space preservation, while providing sufficient designated growth areas to accommodate expected demand for business and residential growth by utilizing traditional neighborhood development principles and conservation subdivision design techniques.
- Seek sufficient and desirable growth by attracting businesses that will balance employment needs with retail and service offerings to meet the needs of citizens.
- Encourage residential development that meets the housing needs of citizens as well as providing a range of housing types and styles.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.
- Ensure that a fiscal balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general government services needed to accommodate planned growth.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the city and a sense of place for its residents. Use the history, beauty, charm, and recreational opportunities in the city to attract visitors.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local and regional needs.
- Partner with the County and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit the city, county and region.

Community Goals and Policies

Woodland has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Woodland's Vision and addressing identified Needs and Opportunities. These policies will guide Woodland in future development decisions. The framework for decisions to be made about the future development of Woodland by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

ECONOMIC DEVELOPMENT

Goal: Promote and maintain a stable economic environment for Woodland.

OBJECTIVE

Support and encourage the growth of existing business and industry in Woodland.

POLICIES

- Partner with the County Extension Office in encouraging, promoting and aiding the farming community.
- Continue to endorse support programs for timber and farming enterprises.
- Partner with the Talbot County Chamber of Commerce in conducting periodic checks with local business and industry to track trends in business growth, reduction or changes.

OBJECTIVE

Encourage and support the diversification of the economic base in Woodland.

POLICIES

- Support the Talbot County Chamber of Commerce and Talbot County Development Authority through active participation and financial contributions.
- Support efforts of Talbot County Chamber of Commerce to work with developers to construct additional housing that will support expansion of the economic base.
- Identify and encourage those businesses that are compatible with Woodland policies and its resources to locate within the county.
- Partner with the Talbot County Chamber of Commerce and Talbot County Development Authority to attract clean industries and businesses that are environmentally friendly and enhance the quality of life for all residents of Woodland.
- Encourage and support the creation of an Entrepreneur Program to develop additional locally owned businesses which are compatible with the resources of Woodland are environmentally friendly and enhance the quality of life for Woodland residents.
- Expand and support existing adult literacy programs available to Woodland.
- Provide efficient transportation services to area jobs, technical colleges and universities.



ECONOMIC DEVELOPMENT

Goal: Promote and maintain a stable economic environment for Woodland (cont.).

OBJECTIVE

Encourage and support the diversification of the economic base in Woodland.

POLICIES (cont.)

- Develop and enforce land use controls to provide for better utilization of Woodland's economic development potential.
- Continue development of necessary infrastructure to enable local business and industry to expand and to market to out-of-area enterprises.
- Develop a tourism program to attract tourist related industry and enterprises.

OBJECTIVE

Develop and support training and educational programs to prepare the Woodland population for the work environment.

POLICIES

- Support the continued expansion of the vocational and technical programs offered at the local high school.
- Cooperate and support the workforce development initiatives promoted by the Valley Partnership and the River Valley Regional Commission.
- Encourage increased frequency of computer and Adult Education/Vocational Education classes.
- Expand broadband infrastructure and access to technology.



LPN student training



Technical College student learning HVAC repair

ECONOMIC DEVELOPMENT

Goal: Promote and maintain a stable economic environment for Woodland (cont.).

OBJECTIVE

Increase tourism potential of Woodland.

POLICIES

- Support and encourage the establishment of tourist related businesses, such as antique shops, “bed and breakfast” inns, retail shops with locally grown and made merchandise and farm-to-table restaurants in the community.
- Promote and expand cultural heritage driving tours around the county.
- Encourage eco-tourism and outdoor recreation pursuits in conjunction with the Flint River and the WMA’s.
- Partner with Talbot County, Geneva, Junction City and Talbotton to develop a county-wide Tourism Plan.



Example: Mountain Bike Trail



Example: Antique Store

NATURAL AND CULTURAL RESOURCES

Goal: Increase Public awareness of natural resources and conservation.

OBJECTIVE

Broaden efforts to educate public and elected or appointed officials.

POLICIES

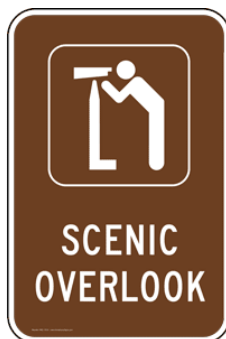
- Partner with the Chattahoochee Fall Line Conservation Partnership and other organizations that focus on natural resources conservation to develop educational programs for property owners and local schools.
- Inform elected and appointed officials of local conservation activities.
- Identify and protect significant natural resources.
- Recognize developers who present projects incorporating conservation efforts with incentives.
- Encourage and assist the formation of private citizens groups into conservation monitoring / promotion organizations.
- Identify conservation organizations and establish lines of communication/education.

OBJECTIVE

Market significant natural resources through a tourism program.

POLICIES

- Identify and enhance natural resources and scenic views.
- Coordinate efforts with other organizations with shared interests
- Designate and/or acquire those natural resources considered to be significant.



Example of signage for significant natural resources and sites

NATURAL AND CULTURAL RESOURCES

Goal: Protect and enhance Woodland natural places so they may exist into the future.

OBJECTIVE

Identify natural resources and keep information current.

POLICIES

- Share information with state and regional agencies and organizations to insure inclusion in planning activities.
- Consider designation of conservation districts.

OBJECTIVE

Support the conservation of natural resources.

POLICIES

- Assist in securing grant funds.
- Make property owners aware of state and federal financial incentives for natural resource conservation.
- Develop local/regional financial incentives for conservation such as grant funds, land trust, revolving loan funds, and tax abatements.
- Develop local designation and award programs to encourage good conservation practices.



NATURAL AND CULTURAL RESOURCES

Goal: Increase public awareness of historic preservation and historic resources.

OBJECTIVE

Broaden efforts to educate public and elected/appointed officials.

POLICIES

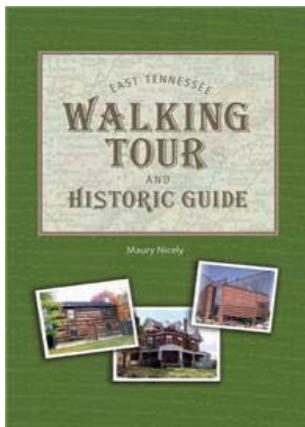
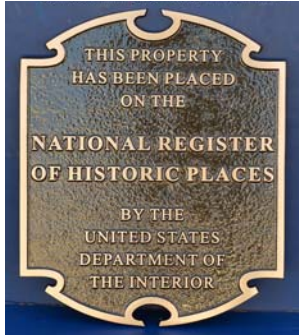
- Develop heritage education program in local schools.
- Inform elected and appointed officials of local historic preservation activities.
- Identify and protect historic properties.

OBJECTIVE

Market historic places with heritage tourism program.

POLICIES

- Protect and enhance historic properties.
- Coordinate efforts with other organizations with shared interests.
- Nominate eligible properties to National Register of Historic Places.



Kids experiencing heritage education class.

NATURAL AND CULTURAL RESOURCES

Goal: Protect and enhance Woodland’s historic places so they may exist into the future.

OBJECTIVE

Identify historic resources and keep information current.

POLICIES

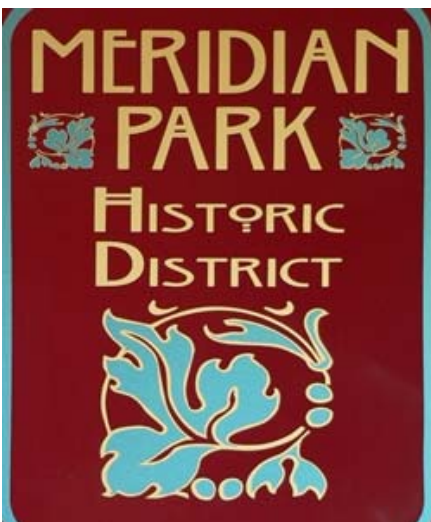
- Share information with state and regional agencies and organizations to ensure inclusion in planning activities.
- Nominate eligible properties to the National Register of Historic Places.
- Support retention of Regional Historic Planner Program.
- Consider designation of conservation districts.

OBJECTIVE

Support rehabilitation of historic properties.

POLICIES

- Assist in securing grant funds for eligible properties.
- Make property owners aware of state and federal financial incentives for rehabilitation of buildings on the Georgia Register and the National Register of Historic Places.
- Develop local/regional financial incentives for preservation such as facade grants, land trust, revolving loan funds, and tax abatements.



Example of identification signage for historic areas



Workers Restoring Historic Windows

COMMUNITY FACILITIES

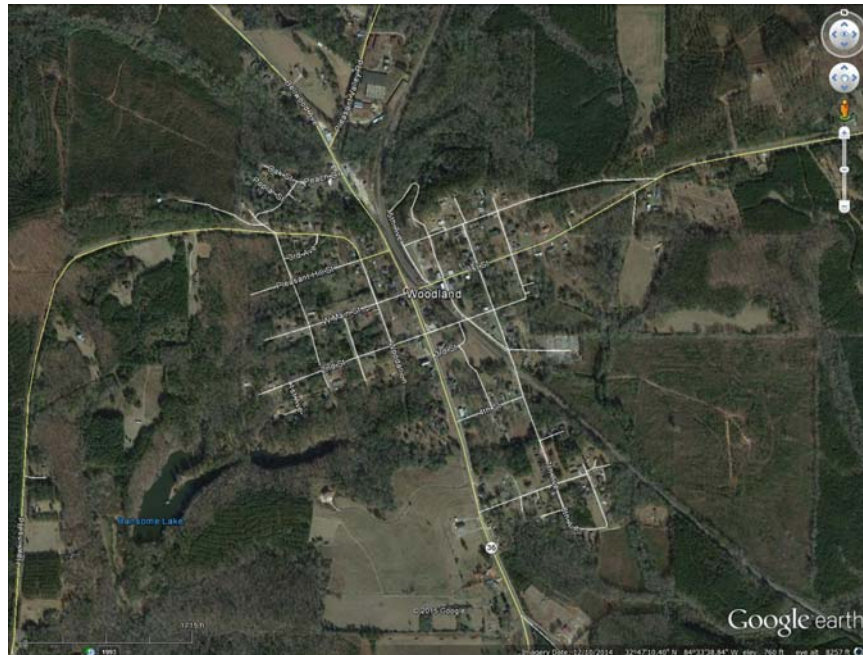
Goal: Maintain an efficient and reliable transportation system.

OBJECTIVE

Improve the street system to promote safe, efficient and well-maintained access to property in the city and on through routes for local and regional travelers.

POLICIES

- Provide for the safe, efficient movement of people, goods and services in and around the City of Woodland.
- Minimize conflicts between local and through traffic (especially 18-wheel trucks) using every available means.
- Plan for design and establish an appropriate landscaping system for public right-of-way citywide to beautify the city and create and maintain clear paths of vision and movement along all traffic arteries.



Aerial View of Woodland

COMMUNITY FACILITIES

Goal: Maintain an efficient, safe and reliable public water system.

OBJECTIVE

Maintain the public water system to continue to serve the current and future population.

POLICIES

- Maintain and improve the water system to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.



Example of a water tower

COMMUNITY FACILITIES

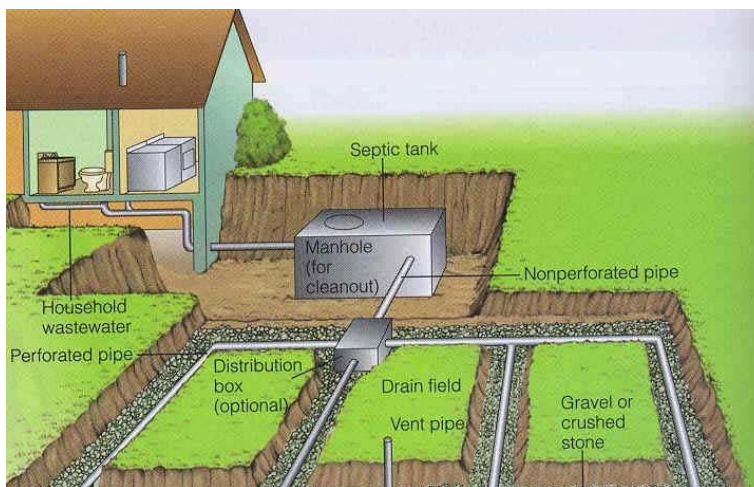
Goal: Maintain an environmentally sound sewage system program to protect the public safety, health and welfare of the residents.

OBJECTIVE

Protect the public safety and welfare by insuring the appropriate means of providing sewer to the residents of Woodland.

POLICIES

- Enforce minimum lot size requirements to insure the safe placement of septic tank systems.
- Study the need and feasibility of constructing a public sewer system.
- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic tanks.



Septic System Design Example

COMMUNITY FACILITIES

Goal: Provide for and maintain an efficient, reliable and environmentally sound solid waste collection and disposal program.

OBJECTIVE

Provide for an environmentally sound and reliable solid waste program.

POLICIES

- Continue to coordinate with Talbot County to follow the goals and objectives of the Talbot County Solid Waste Management Plan.
- Continue efforts to recycle in order to meet the State mandated 25% per capita reduction of solid waste.



Example of park clean up volunteers



Example of recycle bins at public park

COMMUNITY FACILITIES

Goal: Provide essential public safety and emergency services to protect the public health, safety and welfare of Woodland residents.

OBJECTIVE

Provide residents with expedient, reliable, and professional public safety and health care centers.

POLICIES

- Coordinate with the Talbot County EMS to provide timely medical emergency services.
- Continue to support and maintain the volunteer fire department in Woodland.
- Support and maintain the city police department.
- Collaborate with County Sheriff's Department to provide additional law enforcement and protection to Woodland residents.
- Implement a timely maintenance and replacement plan for all public safety equipment.



Woodland Police Car



Example of fire fighters at work

COMMUNITY FACILITIES

Goal: Provide essential recreational facilities that are well-maintained and accessible to all residents of Woodland.

OBJECTIVE

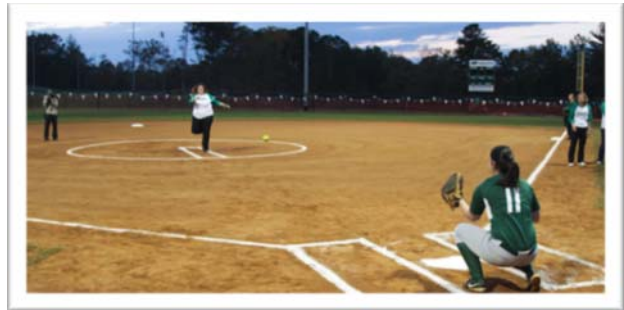
Provide Woodland's residents well designed and maintained public recreation facilities in appropriate places, designed to meet the recreational needs of local residents.

POLICIES

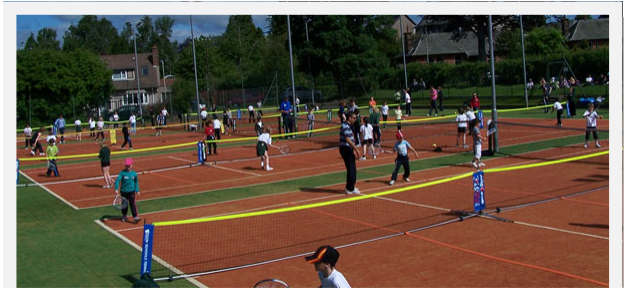
- Maintain and improve the existing city park area.
- Continue to develop the recreational complex south of the city on GA HWY 41.
- Look at adding more walking and bike trails and other facilities as needed.



Example: Pedestrian-Biking Trail



Example: Athletic Field



Example: Tennis Camp

COMMUNITY FACILITIES

Goal: Provide essential governmental facilities that are well-maintained and accessible to all Woodland residents.

OBJECTIVE

Provide residents with well-designed and maintained governmental buildings and facilities in appropriate places that meet the needs of local residents.

POLICIES

- Renovate the old city hall building to serve the city's administration office and the police department.



Old City Hall

LAND USE

Goal: Promote Woodland as a healthy, attractive and efficient community.

OBJECTIVE

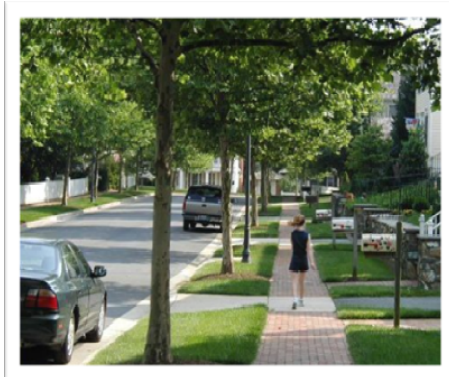
Maintain and enhance the character of Woodland as an attractive area in which to live and invest.

POLICIES

- Prohibit the systematic neglect of structures that leads to blight and decay of the.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Woodland’s residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Improve sign visibility and use, promote safety and enhance the positive image of the city.



Code Enforcement Officer



Example: Residential Neighborhood



Neglected maintenance can lead to neighborhood blight

LAND USE

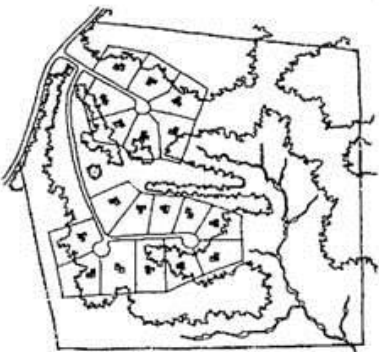
Goal: Promote Woodland as a healthy, attractive and efficient community (cont.).

OBJECTIVE

Make balanced and efficient use of land appropriate with the city's public policy system, resource base, and the health, safety and welfare of its citizens.



Example: Typical Subdivision Site Plan



Example: Conservation Subdivision Site Plan

POLICIES

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall county policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Enforce the Woodland Land-Use Intensity Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.
- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

LAND USE

Goal: Promote Woodland as a healthy, attractive and efficient community (cont.).

OBJECTIVE

Operate and maintain a sound and efficient system to plan for, guide and assist Woodland's continued development in accord with county plans and policies.



POLICIES

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of county ordinances and regulations for subdivision of land and control of use and development within Woodland.
- Continue to pursue, promote and encourage formal relationships with Talbot County and the cities of Geneva, Junction City and Talbotton regarding growth and development concerns, including but not limited to: Comprehensive planning, subdivision regulations, public works standards, building and occupancy permits, extension of public water, storm drainage, annexation, the implementation of a city and/or county sewerage system, and other related matters.
- Pursue, promote and encourage coordination of the plans of all public boards, agencies, commissions and other authorities in Woodland, in accord with county policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable county codes and regulations throughout Woodland.

INTERGOVERNMENTAL COORDINATION

Goal: Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.

OBJECTIVE

Encourage more communication and participation with various adjacent jurisdictions and entities.

POLICIES

- Continue to execute service provisions agreements in a timely manner.
- Continue to settle any disputes or disagreements in a cordial and organized manner.
- Partner with the cities and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit the county, the cities and the region.
- Participate in the semi-annual Tribal Consultation process facilitated by Fort Benning.
- Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.



Public group work session for comprehensive plan

Report of Accomplishments

Community Facilities

Activity	Status	Explanation
Look at creating a capital improvements program to assess community facility project	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.
Expand Information Technology Program within Talbot County and its cities (regional).	Completed	No work has been completed on this item; however, the City still considers it a priority.
Create a street tree ordinance that requires new development to plant shade bearing	Completed	Woodland is a designated Tree City USA community. This element is still a priority for the city.
Adopt a street tree ordinance that requires new development to plant shade bearing	Currently Underway	Woodland is a designated Tree City USA community. This element is still a priority for the city.
Develop a community center that will host community programs such as health programs for seniors, head programs for youth, and	Currently Underway	No work has been completed on this item. The City still considers the development of a community center a priority.

Economic Development

Activity	Status	Explanation
Promote Tourism in Talbot County and its Cities	Currently Underway	The City partners with the Talbot County Chamber to accomplish this goal. This item is not actionable. It will
Support community investment in infrastructure and buildings within Talbot County and its	Currently Underway	This item is not actionable. It will be added to the Community Policies and Goals.
Maintain and expand upon public facilities (water, sewer, etc.) within Talbot County and	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.
Diversify the job base within Talbot County and its cities.	Currently Underway	This item is not actionable. It will be added to the Community Policies and Goals.
Provide education opportunities to learn about the development process.	Currently Underway	The Talbot County Chamber of Commerce has sponsored small business workshops with SBA and DCA. This item is not actionable. It will be added to the Com-

Housing

Activity	Status	Explanation
Continue to apply for affordable housing grants and housing redevelopment grants in an effort to balance housing cost and housing quality in an effort to construct affordable quality hous-	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.

Land Use		
Activity	Status	Explanation
Study effective land use planning for Talbot County, including brownfield and greyfield redevelopment.	Currently Underway	There is at least one potential brownfield/greyfield in the City. The City still considers land-use planning for these sites a priority.
Continue to apply for grants to make necessary improvements to the County and cities infrastructure, including sewer, water and	Not Accomplished	This is a duplicate item. It will be removed in the next Community Work Program.
Work with developers, landowners, and conservation groups to protect natural resources and preserve open space around the County and in the cities by encouraging conservation subdivisions, traditional neighborhood development and stream buffers, etc. Look at existing ordinances in an effort to create desira-	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.
Develop a guidebook that illustrates the type of development wanted within the communi-	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.

Natural and Historic Resources		
Activity	Status	Explanation
Identify contaminated properties (brownfield and greyfields). If any identified, promote redevelopment. Connect developer to federal and state incentives for cleaning up brown-	Not Accomplished	This is a duplicate item. It will be removed in the next Community Work Program.
Protect historic resources within Talbot County and its Cities.	Currently Underway	No work has been completed on this item; however, the City still considers it a priority.
Consider a Conservation Cluster Subdivision Ordinance.	Not Accomplished	This is not a priority for Woodland. It will be removed from the Community Work Program.
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas	Currently Underway	Land currently in the Fort Benning ACUB program was purchased by The Nature Conservancy and gifted to the State of Georgia for use as a WMA.
Adopt a tree replanting and tree preservation ordinance for new development.	Currently Underway	Woodland is a designated Tree City USA community. This element is still a priority for the city.

Community Work Program

Woodland Community Work Program 2015 - 2020

Community Facilities

Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Create a capital improvements program to assess community facility project needs, cost and revenues.			x				City of Woodland	\$15,000	City Revenue USDA
Improve city sidewalks by repaving with brick pavers, adding street lights and upgrading pedestrian crossings.					x		City of Woodland	\$5,000	City Revenue T-SPLOST
Repair water lines in the southeastern part of Woodland and apply for grants to make necessary improvements to the city water system.						x	City of Woodland RVRC	\$500,000	City Revenue CDBG USDA GEFA
Upgrade the city recreation center by adding a tennis court, bleachers with shaded areas, and landscaping the grounds.							City of Woodland RVRC Civic Organizations	\$10,000	City Revenue USDA
Purchase new vehicles and equipment for the police department and maintenance department.			x		x		City of Woodland RVRC	\$25,000	City Revenue USDA
Ensure that city staff has access to up-to-date technology and programs to allow effective communication between the city, its citizens and neighboring jurisdictions.		x		x		x	City of Woodland Service Providers	\$5,000	City Revenue Service Providers GA Technology Authority

Economic Development									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Rehabilitate the buildings in downtown Woodland.					x		City of Woodland RVRC	\$500,000	City Revenue DCA DNR
Begin a city beautification program.				x			City of Woodland	\$10,000	City Revenue

Recruit a grocery store franchise to locate in Woodland.		x					City of Woodland Chamber of Commerce RVRC Valley Partnership	\$1,000	City Revenue
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Housing									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Apply for affordable housing grants and housing redevelopment grants in to construct affordable quality housing.		x					City of Woodland RVRC	\$500,000	City Revenue CDBG USDA

Land Use								
Activity	Time Frame					Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019			
Identify contaminated properties (brownfield and greyfields). Develop land use plan and financial package for redevelopment.		x				City of Woodland Chamber of Commerce Development Authority RVRC Valley Partnership	\$10,000	City Revenue DCA EPD
Provide information to developers, landowners, and conservation groups regarding the importance of natural resources, green space, traditional neighborhood development and stream buffers.			x			City of Woodland RVRC Chatt Fall Line Cons Partnership Nature Conservancy DNR	\$10,000	City Revenue Nature Conservancy DCA DNR
Develop a guidebook that illustrates the type of development wanted within Woodland.			x			City of Woodland RVRC DCA	\$25,000	City Revenue DCA
Review and update the land use intensity ordinance, building codes and other development regulations to create desirable development patterns and ensure compliance with state law.			x			City of Woodland RVRC DCA	\$10,000	City Revenue DCA

Natural and Historic Resources									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Inventory historic resources in the city that need protection.					x		City of Woodland RVRC DNR	\$15,000	City Revenue DNR DCA
Provide information to property owners regarding land conservation and preservation best management practices.			x				City of Woodland RVRC Chatt Fall Line Cons Partnership Nature Conservancy DNR	\$5,000	City Revenue Nature Conservancy DCA DNR
Adopt a tree replanting and tree preservation ordinance for new development.						x	City of Woodland	\$5,000	City Revenue

Intergovernmental									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Ensure all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law.		x					City of Woodland	\$5,000	City Revenue

Intergovernmental									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	2015	2016	2017	2018	2019	2020			
Review and update the local government Service Delivery Strategy.			x				City of Woodland RVRC DCA	\$100	City Revenue DCA
Review and update the Pre-Disaster Mitigation Plan.		x					City of Woodland RVRC GEMA	\$20,000	City Revenue GEMA FEMA
Participate in the Plan Assessment Meetings between all local governments in Talbot County.			x				City of Woodland RVRC DCA	\$100	City Revenue DCA
Partner with the School Board either through monetary donation or personal participation by local elected officials or government staff to implement a youth leadership class.				x			City of Woodland Board of Education Chamber of Commerce	\$1,000	City Revenue BOE Chamber

Appendix: ESRI Retail Market Potential Analysis



Retail Market Potential

Talbot County, GA 14
 Talbot County, GA (13263)
 Geography: County

Demographic Summary	2014	2019
Population	6,730	6,490
Population 18+	5,434	5,283
Households	2,805	2,727
Median Household Income	\$29,689	\$36,127

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	2,365	43.5%	90
Bought any women's clothing in last 12 months	2,243	41.3%	92
Bought clothing for child <13 years in last 6 months	1,548	28.5%	102
Bought any shoes in last 12 months	2,714	49.9%	91
Bought costume jewelry in last 12 months	868	16.0%	80
Bought any fine jewelry in last 12 months	1,120	20.6%	106
Bought a watch in last 12 months	625	11.5%	100
Automobiles (Households)			
HH owns/leases any vehicle	2,296	81.9%	96
HH bought/leased new vehicle last 12 mo	161	5.7%	66
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	4,650	85.6%	101
Bought/changed motor oil in last 12 months	3,470	63.9%	128
Had tune-up in last 12 months	1,567	28.8%	95
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	3,247	59.8%	91
Drank regular cola in last 6 months	3,094	56.9%	124
Drank beer/ale in last 6 months	1,700	31.3%	74
Cameras (Adults)			
Own digital point & shoot camera	1,094	20.1%	62
Own digital single-lens reflex (SLR) camera	216	4.0%	46
Bought any camera in last 12 months	379	7.0%	97
Bought memory card for camera in last 12 months	261	4.8%	84
Printed digital photos in last 12 months	230	4.2%	125
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1,658	30.5%	84
Have a smartphone	1,662	30.6%	63
Have an iPhone	488	9.0%	48
Number of cell phones in household: 1	1,060	37.8%	118
Number of cell phones in household: 2	817	29.1%	79
Number of cell phones in household: 3+	575	20.5%	82
HH has cell phone only (no landline telephone)	889	31.7%	84
Computers (Households)			
HH owns a computer	1,512	53.9%	71
HH owns desktop computer	1,098	39.1%	81
HH owns laptop/notebook	919	32.8%	64
Spent <\$500 on most recent home computer	336	12.0%	85
Spent \$500-\$999 on most recent home computer	353	12.6%	62
Spent \$1,000-\$1,499 on most recent home computer	146	5.2%	52
Spent \$1,500-\$1,999 on most recent home computer	48	1.7%	37
Spent \$2,000+ on most recent home computer	62	2.2%	57

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2014 and 2019.

March 25, 2015



Retail Market Potential

Talbot County, GA 14
 Talbot County, GA (13263)
 Geography: County

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	3,187	58.6%	97
Bought brewed coffee at convenience store in last 30 days	618	11.4%	74
Bought cigarettes at convenience store in last 30 days	926	17.0%	130
Bought gas at convenience store in last 30 days	1,964	36.1%	109
Spent at convenience store in last 30 days: <\$20	255	4.7%	57
Spent at convenience store in last 30 days: \$20-\$39	374	6.9%	76
Spent at convenience store in last 30 days: \$40-\$50	535	9.8%	129
Spent at convenience store in last 30 days: \$51-\$99	196	3.6%	79
Spent at convenience store in last 30 days: \$100+	1,557	28.7%	124
Entertainment (Adults)			
Attended a movie in last 6 months	2,425	44.6%	74
Went to live theater in last 12 months	238	4.4%	35
Went to a bar/night club in last 12 months	477	8.8%	51
Dined out in last 12 months	1,435	26.4%	59
Gambled at a casino in last 12 months	474	8.7%	59
Visited a theme park in last 12 months	618	11.4%	63
Viewed movie (video-on-demand) in last 30 days	191	3.5%	23
Viewed TV show (video-on-demand) in last 30 days	202	3.7%	30
Watched any pay-per-view TV in last 12 months	545	10.0%	77
Downloaded a movie over the Internet in last 30 days	155	2.9%	43
Downloaded any individual song in last 6 months	728	13.4%	65
Watched a movie online in the last 30 days	354	6.5%	48
Watched a TV program online in last 30 days	361	6.6%	49
Played a video/electronic game (console) in last 12 months	453	8.3%	73
Played a video/electronic game (portable) in last 12 months	206	3.8%	85
Financial (Adults)			
Have home mortgage (1st)	1,009	18.6%	59
Used ATM/cash machine in last 12 months	1,550	28.5%	59
Own any stock	210	3.9%	50
Own U.S. savings bond	166	3.1%	53
Own shares in mutual fund (stock)	166	3.1%	41
Own shares in mutual fund (bonds)	89	1.6%	33
Have interest checking account	867	16.0%	55
Have non-interest checking account	1,024	18.8%	67
Have savings account	1,984	36.5%	68
Have 401K retirement savings plan	525	9.7%	66
Own/used any credit/debit card in last 12 months	2,949	54.3%	73
Avg monthly credit card expenditures: <\$111	559	10.3%	87
Avg monthly credit card expenditures: \$111-\$225	243	4.5%	69
Avg monthly credit card expenditures: \$226-\$450	183	3.4%	53
Avg monthly credit card expenditures: \$451-\$700	166	3.1%	56
Avg monthly credit card expenditures: \$701-\$1,000	93	1.7%	39
Avg monthly credit card expenditures: \$1,001+	205	3.8%	41
Did banking online in last 12 months	721	13.3%	38
Did banking on mobile device in last 12 months	208	3.8%	37
Paid bills online in last 12 months	1,076	19.8%	47

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2014 and 2019.

March 25, 2015



Retail Market Potential

Talbot County, GA 14
 Talbot County, GA (13263)
 Geography: County

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	4,109	75.6%	106
Used bread in last 6 months	5,290	97.4%	102
Used chicken (fresh or frozen) in last 6 mos	3,870	71.2%	100
Used turkey (fresh or frozen) in last 6 mos	1,329	24.5%	134
Used fish/seafood (fresh or frozen) in last 6 months	3,077	56.6%	101
Used fresh fruit/vegetables in last 6 months	4,586	84.4%	97
Used fresh milk in last 6 months	4,845	89.2%	99
Used organic food in last 6 months	1,106	20.4%	103
Health (Adults)			
Exercise at home 2+ times per week	1,150	21.2%	74
Exercise at club 2+ times per week	253	4.7%	36
Visited a doctor in last 12 months	4,107	75.6%	100
Used vitamin/dietary supplement in last 6 months	2,491	45.8%	86
Home (Households)			
Any home improvement in last 12 months	763	27.2%	99
Used housekeeper/maid/professional HH cleaning service in last 12	166	5.9%	45
Purchased low ticket HH furnishings in last 12 months	307	10.9%	70
Purchased big ticket HH furnishings in last 12 months	452	16.1%	77
Purchased bedding/bath goods in last 12 months	1,517	54.1%	102
Purchased cooking/serving product in last 12 months	602	21.5%	88
Bought any small kitchen appliance in last 12 months	440	15.7%	70
Bought any large kitchen appliance in last 12 months	348	12.4%	96
Insurance (Adults/Households)			
Currently carry life insurance	2,403	44.2%	102
Carry medical/hospital/accident insurance	2,955	54.4%	84
Carry homeowner insurance	2,226	41.0%	86
Carry renter's insurance	226	4.2%	56
Have auto insurance: 1 vehicle in household covered	906	32.3%	103
Have auto insurance: 2 vehicles in household covered	647	23.1%	82
Have auto insurance: 3+ vehicles in household covered	575	20.5%	93
Pets (Households)			
Household owns any pet	1,688	60.2%	113
Household owns any cat	667	23.8%	105
Household owns any dog	1,469	52.4%	132
Psychographics (Adults)			
Buying American is important to me	3,141	57.8%	134
Usually buy items on credit rather than wait	661	12.2%	107
Usually buy based on quality - not price	956	17.6%	98
Price is usually more important than brand name	1,774	32.6%	119
Usually use coupons for brands I buy often	1,089	20.0%	106
Am interested in how to help the environment	1,167	21.5%	128
Usually pay more for environ safe product	706	13.0%	103
Usually value green products over convenience	745	13.7%	135
Likely to buy a brand that supports a charity	2,112	38.9%	114
Reading (Adults)			
Bought digital book in last 12 months	203	3.7%	34
Bought hardcover book in last 12 months	994	18.3%	81
Bought paperback book in last 12 month	1,412	26.0%	77
Read any daily newspaper (paper version)	1,689	31.1%	110
Read any digital newspaper in last 30 days	1,118	20.6%	66
Read any magazine (paper/electronic version) in last 6 months	4,599	84.6%	93

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2014 and 2019.

March 25, 2015



Retail Market Potential

Talbot County, GA 14
 Talbot County, GA (13263)
 Geography: County

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	3,703	68.1%	90
Went to family restaurant/steak house: 4+ times a month	1,331	24.5%	85
Went to fast food/drive-in restaurant in last 6 months	4,839	89.1%	99
Went to fast food/drive-in restaurant 9+ times/mo	2,193	40.4%	100
Fast food/drive-in last 6 months: eat in	1,815	33.4%	92
Fast food/drive-in last 6 months: home delivery	321	5.9%	75
Fast food/drive-in last 6 months: take-out/drive-thru	2,732	50.3%	107
Fast food/drive-in last 6 months: take-out/walk-in	647	11.9%	61
Television & Electronics (Adults/Households)			
Own any e-reader/tablet	537	9.9%	47
Own any portable MP3 player	1,107	20.4%	61
HH owns 1 TV	611	21.8%	108
HH owns 2 TVs	691	24.6%	94
HH owns 3 TVs	517	18.4%	86
HH owns 4+ TVs	596	21.2%	108
HH subscribes to cable TV	821	29.3%	58
HH subscribes to fiber optic	24	0.9%	13
HH has satellite dish	1,499	53.4%	209
HH owns DVD/Blu-ray player	1,577	56.2%	91
HH owns camcorder	244	8.7%	56
HH owns portable GPS navigation device	464	16.5%	60
HH purchased video game system in last 12 mos	120	4.3%	46
HH owns Internet video device for TV	65	2.3%	53
Travel (Adults)			
Domestic travel in last 12 months	1,611	29.6%	59
Took 3+ domestic non-business trips in last 12 months	378	7.0%	56
Spent on domestic vacations in last 12 months: <\$1,000	413	7.6%	68
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	228	4.2%	70
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	93	1.7%	49
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	113	2.1%	54
Spent on domestic vacations in last 12 months: \$3,000+	118	2.2%	40
Domestic travel in the 12 months: used general travel website	186	3.4%	49
Foreign travel in last 3 years	410	7.5%	32
Took 3+ foreign trips by plane in last 3 years	87	1.6%	37
Spent on foreign vacations in last 12 months: <\$1,000	93	1.7%	41
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	55	1.0%	33
Spent on foreign vacations in last 12 months: \$3,000+	73	1.3%	27
Foreign travel in last 3 years: used general travel website	126	2.3%	42
Nights spent in hotel/motel in last 12 months: any	1,376	25.3%	61
Took cruise of more than one day in last 3 years	243	4.5%	51
Member of any frequent flyer program	260	4.8%	29
Member of any hotel rewards program	272	5.0%	35

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

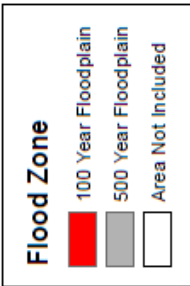
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2014 and 2019.

March 25, 2015

Appendix: Maps

Woodland, Georgia

Flood Zone



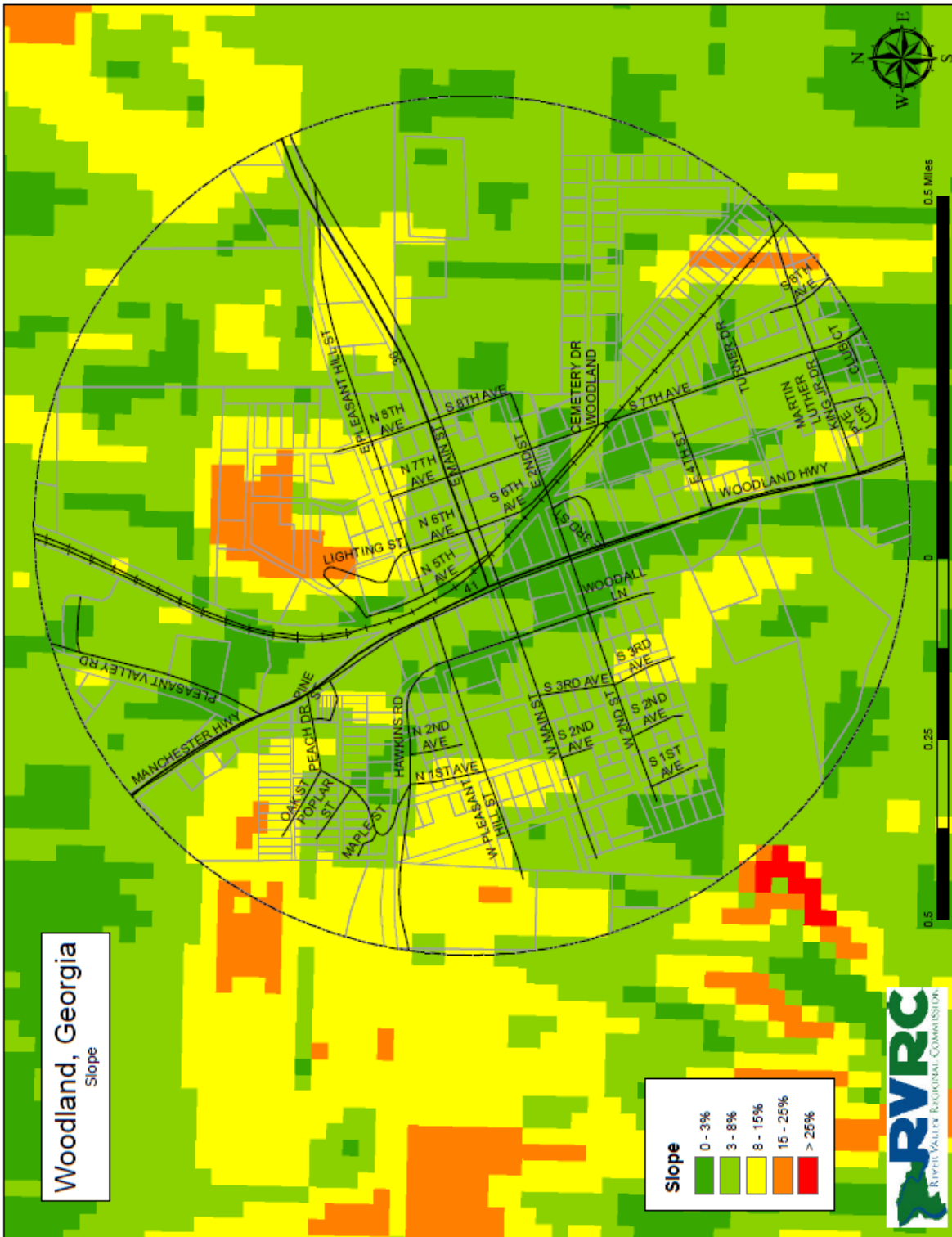
Woodland, Georgia
Groundwater Recharge Areas



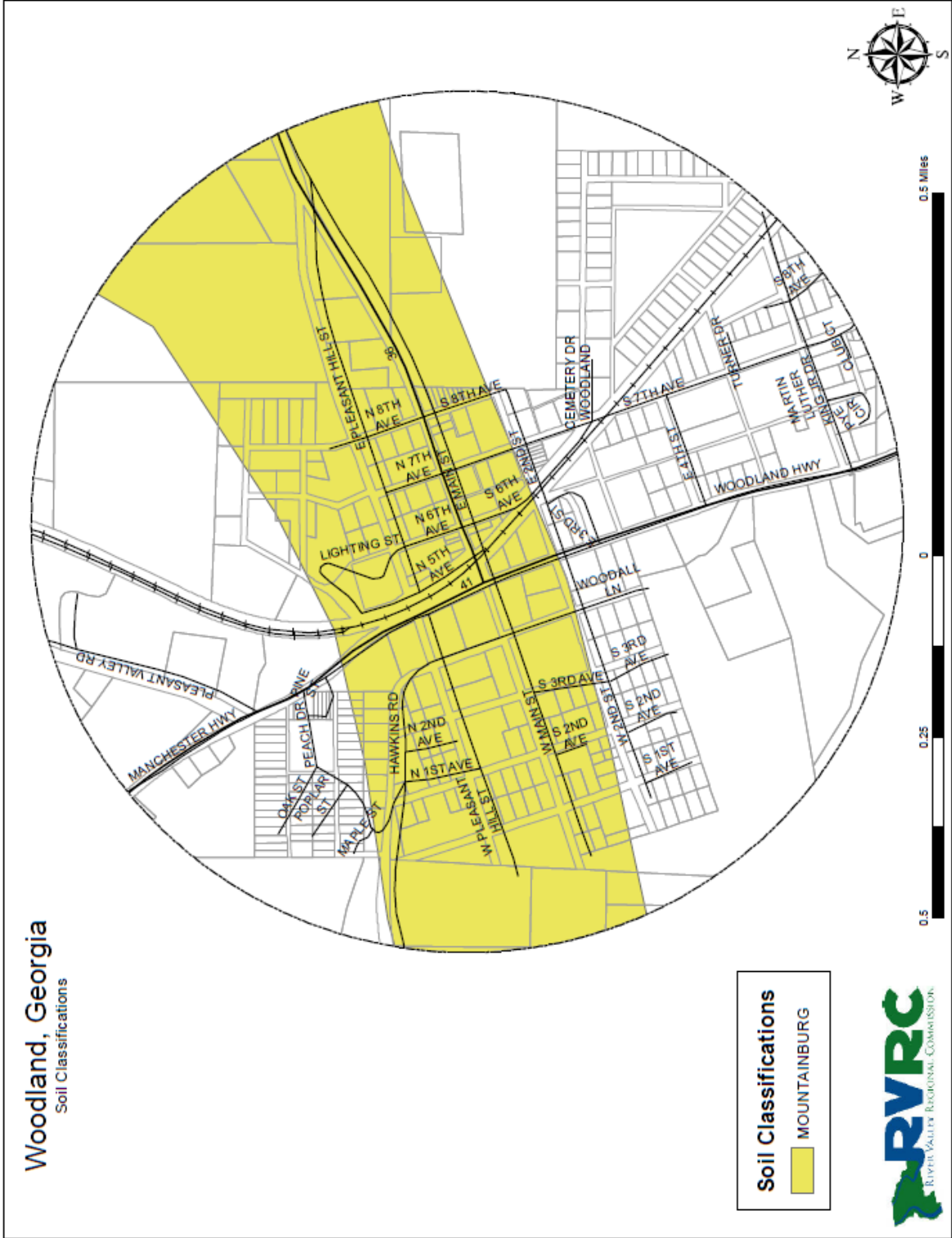
Groundwater Recharge Areas

- Cretaceous-Tertiary
- Probable Areas of Thick Soils





Woodland, Georgia
Soil Classifications

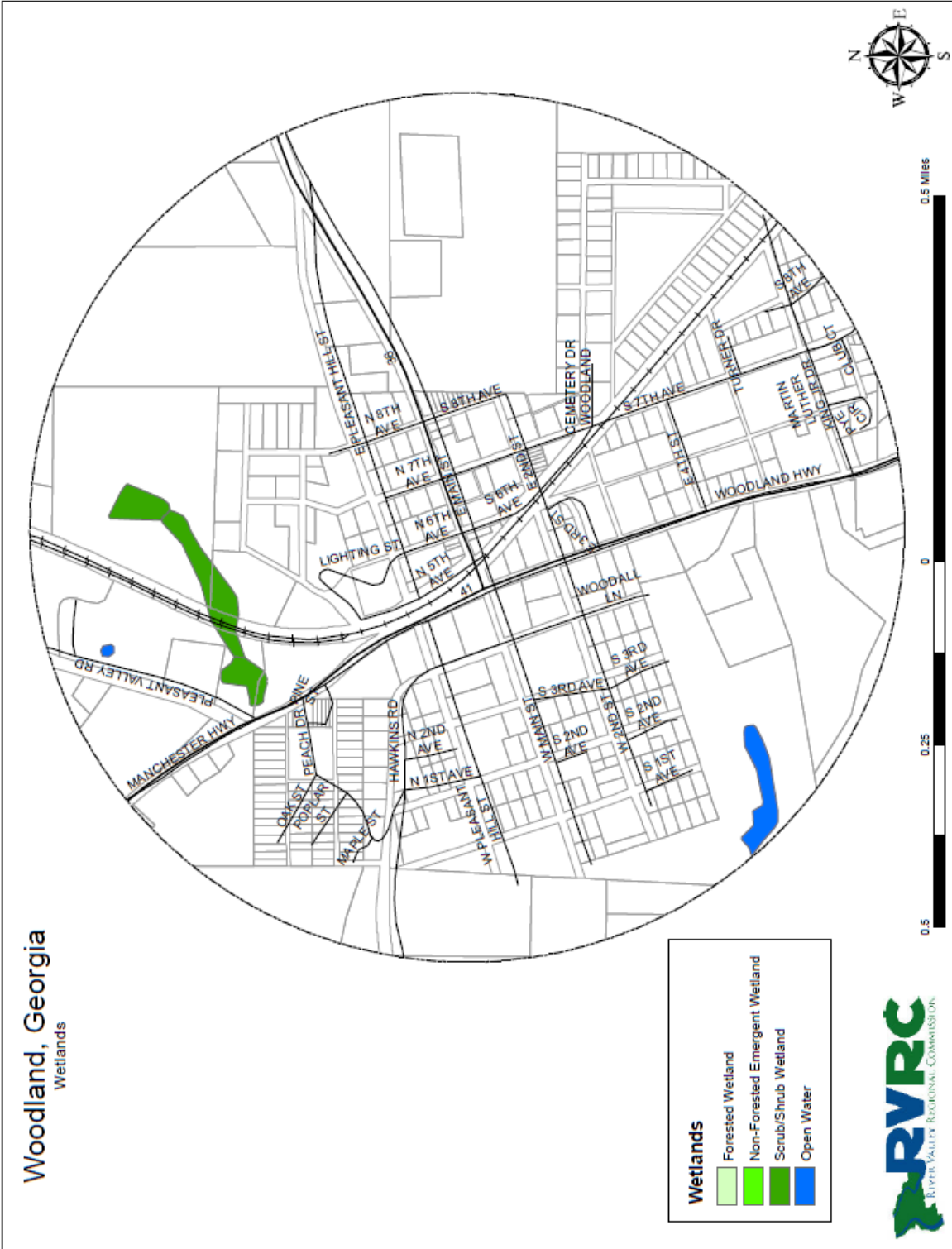


Woodland, Georgia
Watershed



Watershed
 Lazer Creek





Appendix: Creative Work Session

Talbot County Comp Plan 2015

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Talbot County High School Creative Work Session 1

Existing Means of Transportation

Car
School bus
Walking/Jogging
Talbot County Transit

Desired Means of Transportation

Bus
Taxi

Current Activities

Sports
Parties/hanging out with friends
Walking
Hunting/Fishing
Horseback riding
Studying
Sleeping
Riding 4-wheelers
Going to the Big Chic

Potential Activities

Movies
Swimming
Skating/Skate Park
Bowling
Teen Center
Grocery Store4
YMCA/Gym
Walmart
Shopping Center
Restaurants—all economic levels

Obstacles to Potential Activities

Abandoned houses/buildings
Crime
Money for the people/government
Absentee property owners
Community Support for schools
Better policing
Vacant/undeveloped property
Better maintained roads/buildings
Better community leadership
Not enough rental properties
Grocery Store

Talbot County Comp Plan 2015

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Talbot County High School Creative Work Session 2

What makes this building good?

School—education

Church—helps you make good decisions

Senior Center—Place for people to go to be active and social

Rec Center—Place for people to go to do activities

Doctor/Dentist—

Store—get necessities

Socialize

What makes this building bad?

No businesses

Abandoned buildings

Potholes in roads

Nuisance properties not cleaned-up

Perception of crime—loitering

Rec Center—not maintained/not many activities/closed when you want to go

Perception of crime—better policing/crime prevention

Medical Office—hours need to be extended

What makes this building important?

Medical Facility—

School and Library—education

Rec Center—keep teenagers out of trouble

Bank—employment center/a place for people to keep and get money

Post Office—mail

Transit Bus—reliable transportation

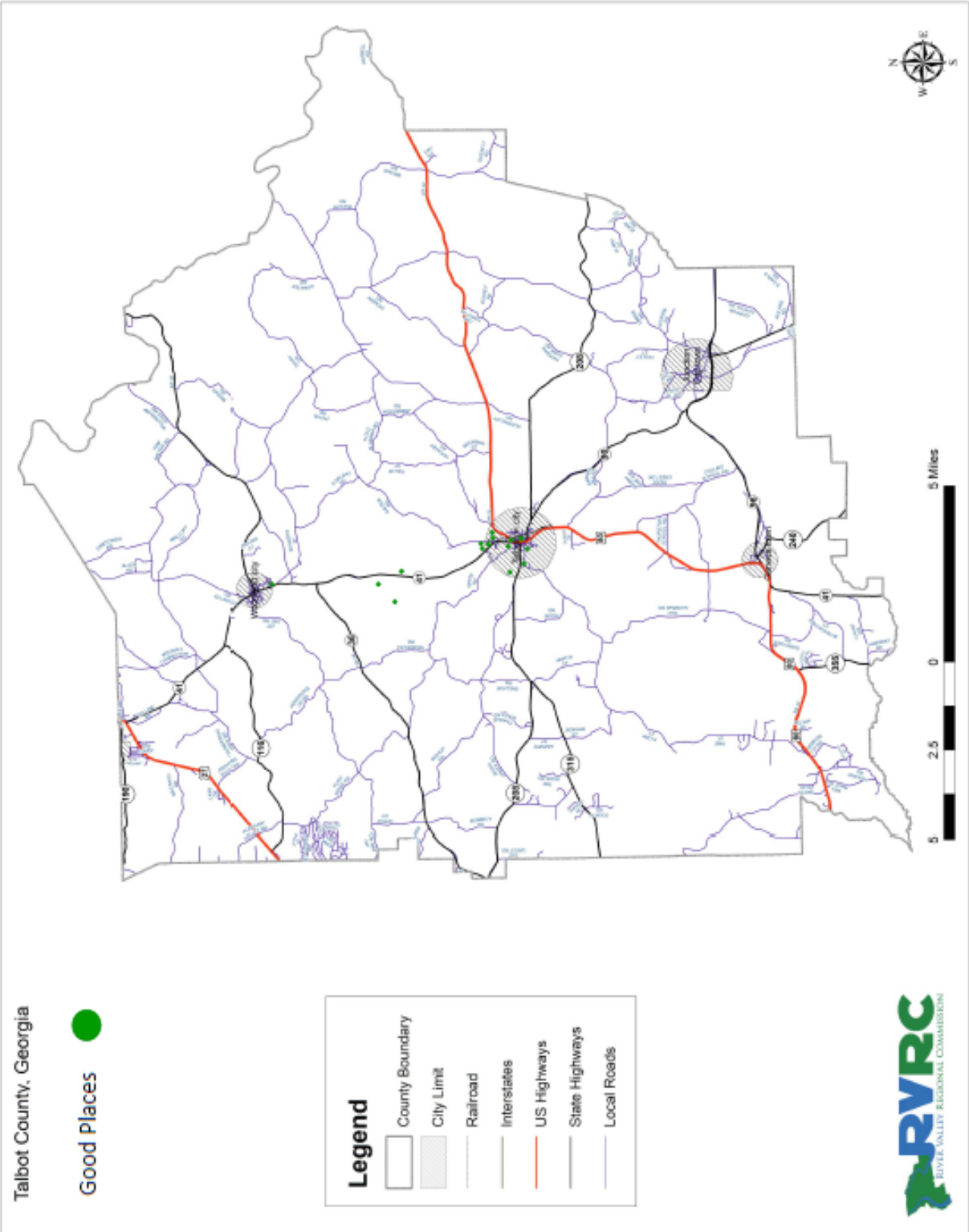
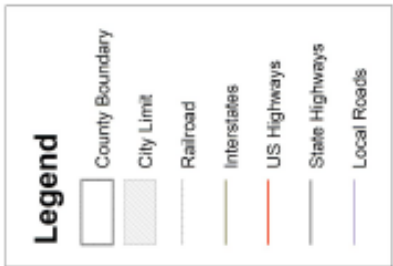
Park—a place for kids to play

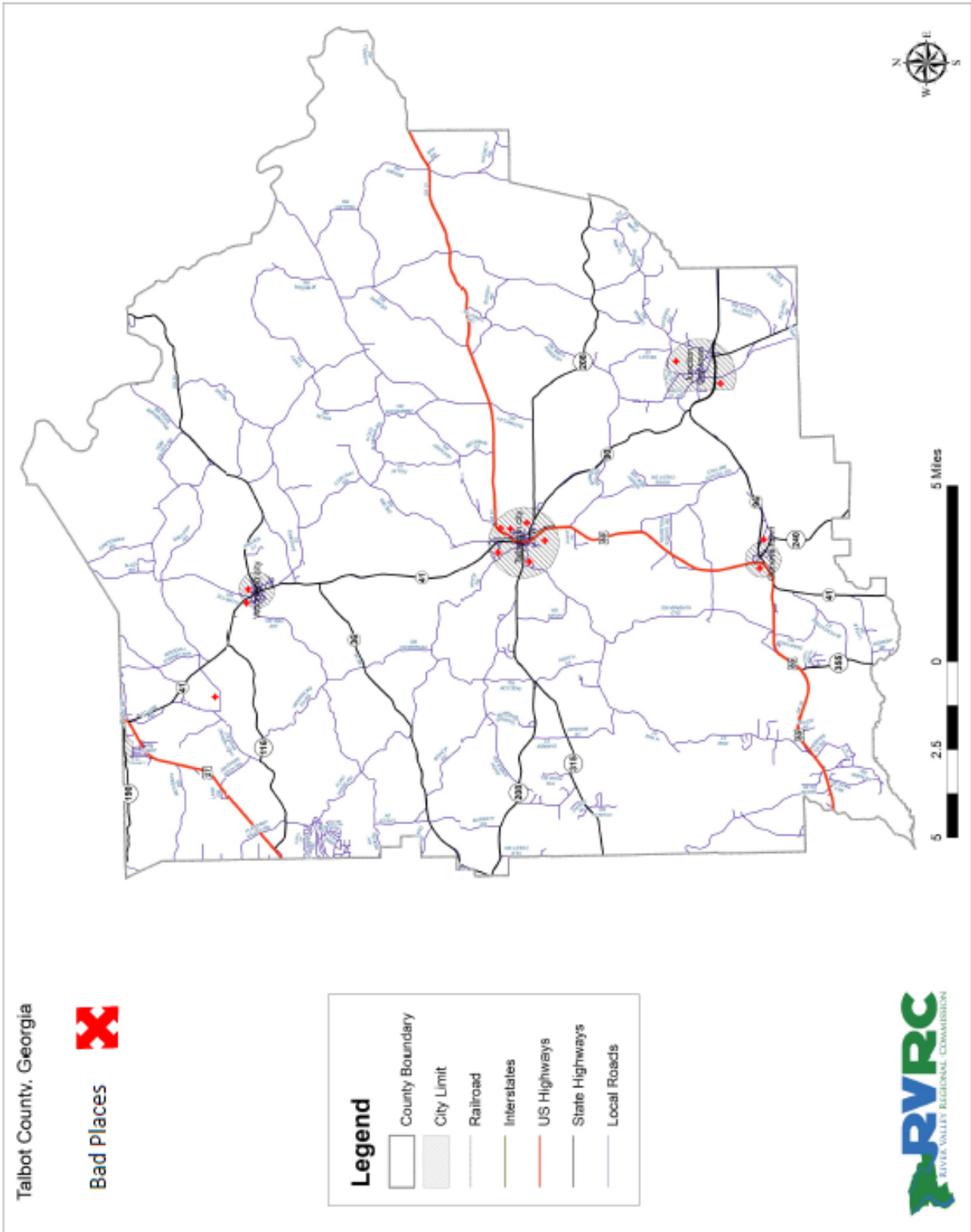
Courthouse—judicial system at work

Rehabilitated buildings—ready for business

Talbot County, Georgia

● Good Places

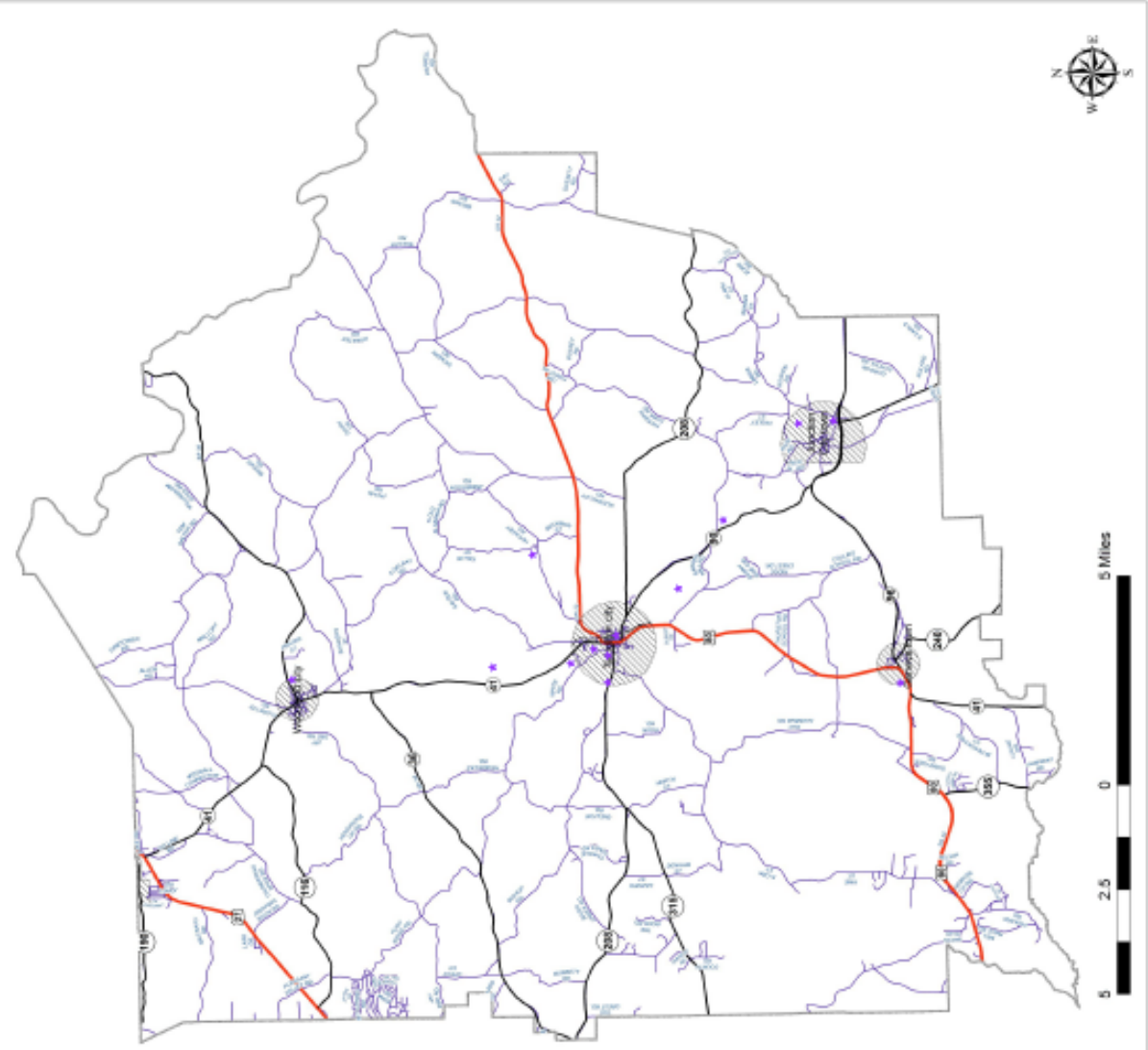




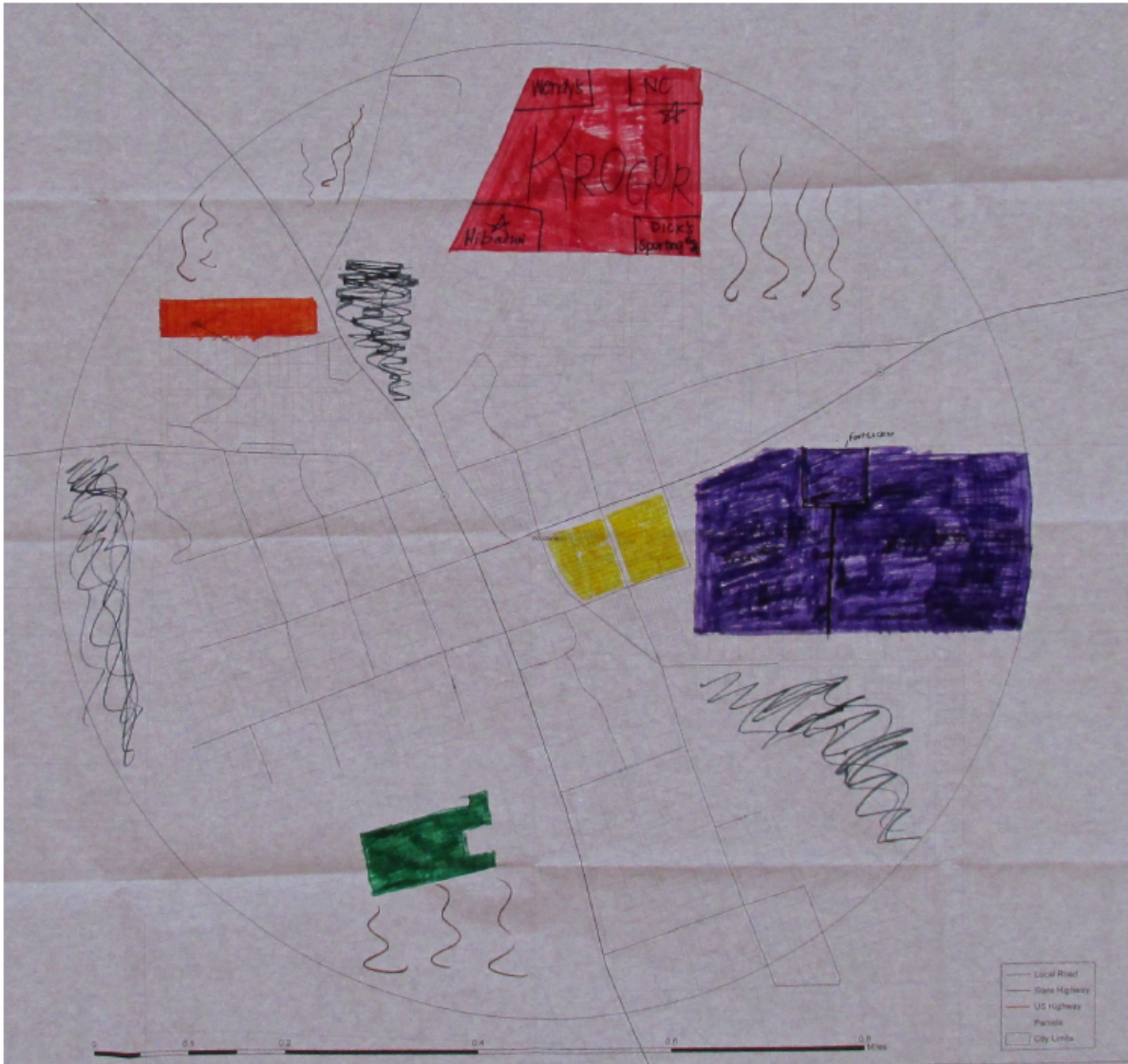
Talbot County, Georgia



Important Places



Woodland, Georgia



- | | |
|--|---|
| ● Single-Family Residential
(one family in one building) | ● Public/Institutional
(government buildings, schools, churches) |
| ● Multi-Family Residential
(more than one family in one building) | ● Parks/Recreation/Conservation |
| ● General Commercial | ● Agriculture/Forestry |
| ● Other Commercial (you define) | ▨ Industrial |

Appendix: Public Hearings and Public Meetings

#636

LARGE SELECTION
VIA FPO 510

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OUR Price \$20,750

2015 FORD ESCAPE
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Power Windows and Locks
20 MPG
VINE FVMS0068

LIST \$21,998
OUR Price \$27,800

For rates, discounts or terms,
© 2014. See dealer for details.

NO AVAILABLE

as low as \$65 a Week

50/50 Pay-in-House Financing Vehicles

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File Needs Call

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PUBLIC MEETING

Talbot County and the cities of Geneva, Junction City, Talbotton and Woodland will hold a joint public meeting on Monday, February 2 at 6:00 p.m. at the Board of Commission office located at 74 West Monroe Street, Talbotton, GA 31827 to review Comprehensive Plan Update activities and a schedule of completion.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for Review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Short Term Work Program Report of Accomplishments, a new Short Term Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Talbot County, Geneva, Junction City, Talbotton and Woodland is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Talbot County Clerk. The County clerk, Carol Ison, can be reached at 706-665-3220. For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

Talbot County and Cities Comprehensive #1410
1st Public Hearing.
6:00 P.M.

Public Hearing Attendees

Name	Phone #
Jerry & Anson Evans	200 665-8482
James Harris Jr.	404 295-7400
Jim Friberg	706-582-6175
Harry Lee	766-601-3394
Lee Benefield	478 478-952-0014
Betty Syachosky	(706) 582 6087
Shirley Johnston	(706) 582-6115
Maryrie Howard	706 329-8764
rhoward117@ymail.com	

Talbot County Comp Plan 2015

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Comprehensive Plan Meeting

at

Talbot County Chamber of Commerce Building

Talbotton, GA

May 7, 2015

at

6:00 p.m.

Topics to be Discussed:

Community Needs and Opportunities

Community Goals

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

AGENDA

Talbot County and Cities Comprehensive Plan

Work Session

May 7, 2015

Talbot County Chamber of Commerce

6:00 p.m.

Develop Community Needs and Opportunities

Review 2010 Issues and Opportunities List

Review Findings from Central High School Creative Work Session

Review Supplemental Planning Recommendations

Discuss 2015 Needs and Opportunities

Develop Community Goals

Develop Vision Statement

List Community Goals

Develop Community Policies

Adjourn

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

May 7, 2015

Name	Contact Information
1. Charles & Chris Williams	Box Springs 706-269-3139
2. Carol Ison	706-573-1917
3. Tony Lamar	tonylamar@yahoo.com
4. Jennifer Rainey	jrainey770@aol.com (404) 451-8574
5. Sterling Williams	Box Springs GA
6. Lu Craighton	lcraighton@tnc.org
7. George Steuber	george.w.steuber4.civ@mail.mil
8. Margene Howard	706 329-8764
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Upcoming Events of Interest

Class of '66 Reunion

The 1966 Class of Ruth Carter High School will be celebrating their 50th Class Reunion with a Cruise April 2016. If interested, please contact Myrtlene Trice Perryman at (404)349-5225 or email myrtlenep@yahoo.com.

TCSAA Anniversary

Talbot County Schools Alumni Association (TCSAA) is gearing up for its 10th year reunion; June 12 thru 14 2015. This event will include meet & greet (6/12/15), parade & dinner dance (6/13/15) and breakfast (6/14/15). All events with the exception of the parade will be held at the Columbus Convention & Trade Center.

We are excited about this special occasion and need your help in making sure of its success. Make sure you tell your family members, classmates, friends (etc.) We have updated information under our face book page: Darryl Copeland Talbot County Schools Alumni Association for your up to date viewing.

VBS at Geneva Bapt.

Geneva Baptist Church located at 25 Magnolia Street in Geneva (706-269-3619 www:genevabaptistchurch.org) invites all children ages 3-4 that have not attended school and children who have completed PreK through the 6th grade (as of 6-1-2015) to Vacation Bible School June 14 at 5 to 8 p.m. and June 15th thru June 17th from 9 a.m. to noon. Register: at the church, by phone, or on-line.

Library Board Meets

The Talbot County Library Board of Trustees will meet at the Talbot County Library on Thursday, May 14 at 6 pm. The public is welcome to attend.

The Pine Mountain Regional Library Board of Trustees will meet at the Manchester Public Library on Thursday, May 21 at

6:30 pm. The public is welcome to attend.

VBS at Calvary

Pastor Greg Upshaw and the Calvary Baptist Church in Manchester will host Vacation Bible School June 1 through June 5 at 6 p.m. each evening.

Men's Day at Calvary

Calvary Baptist Church in Manchester will be hosting Men's Day on Sunday, June 7 at 2 p.m. The Rev. Ricky Wright of Junction City Baptist Church will be bringing the message.

Friends and Family

Calvary Baptist Church in Manchester will hold a Friends and Family Day on June 13 at 6:30 p.m. The guest speaker will be Pastor Anthony Melson of Behtal Heard Baptist Church. Everyone is invited.

CHS Class of 1979

Central's Class of 1979 will meet to make reunion plans on Saturday, May 16, 2015 in the Central cafeteria at 4:00 p.m. The Central cafeteria is located at 945 North Washington Avenue, Talbotton, GA. For more information, call 678-544-7571.

CHS Class of 1979

Central's Class of 1979 will meet to make reunion plans on Saturday, May 16, 2015 in the Central cafeteria at 4:00 p.m. The Central cafeteria is located at 945 North Washington Avenue, Talbotton, GA. For more information, call 678-544-7571.

Ordination Services

Pastor Sherry Jones and Rockola Ministries, Woodland, GA will observe Deacon Ordination Services for Brother James Willis on Sunday, May 24th, at 11:30 am. Guest speaker will be Rev. Alfred Bunkley. You are cordially invited to share in this blessed occasion.

Pastor Anniversary

Announcing the 18th Anniversary Celebration of Pastor Aaron Williams the 2nd week of June at the Shiloh Missionary Baptist Church on GA Hwy 116, Shiloh, GA.

A Pre-Anniversary Revival will be held Wednesday - Friday, June 10-12 at 7:00 pm. The Messengers for the week are the Sons & Daughters of Shiloh.

The celebration will culminate with worship services on Sunday, June 14, 2015.

Our special guests are:

11:00 am -- Rev. S.T. Curtis and the Spring Hill Community Baptist Church

3:00 pm -- Rev. M. Davis and the Greater Ephesus Baptist Church

For further information, please call Charlie Mae Ferrell at 706-325-6607 or Dea. Charlie Worthen at 706-846-3094.

Comp Plan Workshop

The next 2015 Talbot County Comprehensive Plan Workshop meeting with the River Valley Regional Commission will be held May 21, 2015 at 6:00 pm at the Talbot County Chamber of Commerce Building at 95 Washington Avenue in Talbotton, GA.

This goals set for this work session are to continue developing a vision statement for each community in Talbot County and to discuss community land use and developing future land use maps for each community.

The Comprehensive Plan meetings are open to the public and all Talbot County residents are invited to attend.

FDR State Park

Junior Ranger Camp has been set for 8 a.m. to 8 p.m. Wednesday through Friday, June 3-5. Held Open to children ages eight to 12. Activities include swimming, art projects, camp

ties. There is a fee of \$75 per participant. For more information contact the state park office.

Programs at F.D. Roosevelt State Park are open to the public and while many are free, there is a \$5 parking fee.

For more information about any of the programs, call 706-663-4858.

F.D. Roosevelt State Park is located near Pine Mountain.

Email news to: john@star-mercury.com or fax to (706) 846-2206.

To contact The Talbotton New Era call (706) 846-3188. Items may be faxed to (706) 846-2206. Please do not fax photographs.

Sorry no flyers or items written in all capital letters accepted. Please do not indent or double space between paragraphs and sentences. The New Era does not accept PUB documents. All photographs must be in jpeg format. All photographs must be sent as jpeg files and as high resolution.

Please do not place photographs in Word documents.

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

Comprehensive Plan Meeting

at

Talbot County Chamber of Commerce
Building

Talbotton, GA

May 21, 2015

at

6:00 p.m.

Topics to be Discussed:
Community Land Use

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

AGENDA

Talbot County and Cities Comprehensive Plan

Work Session

May 21, 2015

Talbot County Chamber of Commerce

6:00 p.m.

Develop Vision Statement

List Community Goals

Develop Community Policies

Discuss Land Use Issues and Opportunities

Review Existing Land Use Maps

Develop Future Land Use Maps

Adjourn

Talbot County Comp Plan 2015

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May 21, 2015

Name	Contact Information
1. George Steuber	george.w.steuber4.civ@mail.mil
2. Tonyo LAMAR	tonylamar@yahoo.com
3. Johnny Howald	706-566-0653 (cell)
4. Willie Epps	706-975-2577
5. Johnnie Owens	706-269-3113
6. Pam Jordan	706-570-1966
7. Stephen Williams	229-314-5679
8. Margerie Howard	706-329-8764
9. Brianne Jordan	706-573-3687
10. Dorothy (dot) Bass	706-573-8183 ^{bass1951@} gmail.com
11. Carol Dea	706-665-3220 talktoacarol@pstel.net
12. Vickie Weaver	706-674-2200
13. James Carter	706-674-2700
14. Paul Agguboth	706-566-2820
15. _____	_____
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Round "The Springs"

By Marjorie Howard

loner Meeting 6pm
ication Workshop

prehensive Plan



Class of 2015

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Anderson of Box
cross the stage in
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y among the Top
lass.
ed # 4 in her class
her brother, Jack

daughter of Box Springs resident, Ms. Jennifer Rainey, graduated from Kindergarten last week in a ceremony with a Hawaiian Luau theme.

The kids had a great time at the ceremony and the party afterward.

They showed off their diplomas and are all excited to be going to first grade.

Congratulations to our little ones and may GOD bless them and their parents!

Emergency Readiness - CPR/AED Class

If you are interested in attending a CPR/AED class or learning about ways to live healthier and longer, please call 706 587-8730 and leave a message with your name and telephone number. statement for each community.

Don't be left out - come to the meeting and be an active participant in your community's future.

Comprehensive Plan - Voice for Box Springs

Box Springs residents, Mr. Sterling Williams and Mrs. Marjorie Howard attended the River Valley Regional Commission's Talbot County Comprehensive Plan meeting held at the Chamber of Commerce Headquarters in Talbotton on May 21, 2015 to discuss proposed land use opportunities for each of the municipalities and unincorporated areas of Talbot County, including the Box Springs area.

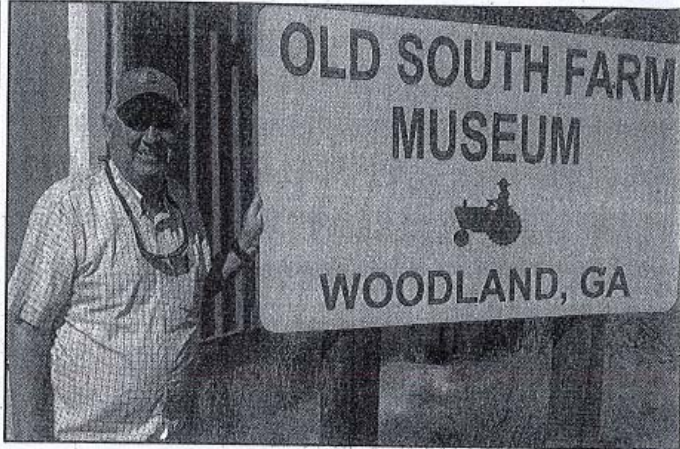
Their goal of the River Valley Regional Commission is to work with the city and county leaders and interested citizens to develop a ten year development and growth plan for our County.

The meetings are free and open to the public.

The next one will be held on June 4, 2015, 6:00 pm at the Chamber of Commerce building in Talbotton.

One of the actions scheduled is to develop a vision statement for each community.

Why not be an active participant in shaping your community's future?



By Bob Tribble

KEEPING THE STORY ALIVE - Paul Bulloch founded the Old South Farm Museum in 1996 and many folks have learned much about how farming was done many years ago.

Real and Rural

Museum Recalls Days of the Fields and the Farmhouse

EDITOR'S NOTE: This is part one of a two part series about Paul Bulloch of Woodland and his Old South Farm Museum that was published in the April 29 edition of Farmers And Consumers Market Bulletin.

By MARY CATHERINE CROMLEY

Whether it's the Roaring Twenties or the Swinging Sixties, most everyone feels the pull of a decade past that they were born too late to enjoy.

Something about the pictures, stories and clothes



By Bob Tribble

GLANCE INTO THE PAST - Paul Bulloch points to sev-

12 Pack Cans

2 for \$7.00

T-Bone Steak
Lb.

\$7.99

2 for \$5.00

FREE Gallon of Milk with \$60.00 Order
10 Pound Bag
Chicken Leg Quarters
Lb.

59¢

5 Lb. Bag

\$1.39

Quarter Loin
Pork Chops
Lb.

\$1.89

Double Coupons Every Day!!!

TALBOTTON NEW ERA - THURSDAY, MAY 28, 2015 #681

Talbot County Comp Plan 2015

Geneva • Junction City • Talbotton • Woodland
Comprehensive Plan Meeting at:
Talbot County Chamber of Commerce Building • Talbotton, GA
June 4, 2015 at 6:00 p.m.

Topics to be Discussed:
Community Goals • Economic Development • Transportation • Housing

to serve as interim Talbot County Tax Commissioners until a Special Election

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

June 4, 2015

Name	Contact Information
1. Tony D. LAMAR	706-573-1917 tonylamar@yahoo.com
2. Russ Erenheim	706-741-1075 russereheim@msn.com
3. Leigh Ann Erenheim	706-741-1076 leigh-erenheim@msn.com
4. Pam Jordan	706-570-1966 pij456@aol.
5. Marjorie Howard Ph.	706 329-8764. mhoward.talbot@gmail.com
6. SLADE JOHNSON	706-583-1859 JSladeJ39@hotmail.com
7. John L LAMAR	(706)665-2433 TALBOTTON GA 31827
8. Sarah LANG	706/577-9596 ValleyHealthcare
9. Jim Tyrell	706 566 8315
10. Paul Higginbotham	706-566-2820
11. George Steuber	706.545.6041 george.w.steuber4.civemail.mil
12. D. RAINES JORDAN	rjordan@alexandercontractingco.com 706-573-3687
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Paschal Lodge School Supply Give

The Frances Williard Chapter #400 OES and Paschal Masonic Lodge #303 is sponsoring the annual School Supply Giveaway.

The event will be held on Saturday, July 25 at 10:30 a.m. at the Masonic Lodge in Talbotton. The Lodge is located across from the Talbot County Department of Family and Children Services office.

There will be free food and school sup-

plies for children in grades kindergarten through 12th grade.

Please bring your children with you to the event.

Food Distribution

Tri-City Housing Authority in partnering with Feeding the Valley will be distributing

300 free food boxes on Wedr 12, 2015. Participants should a.m. to sign in. Boxes are di first come, first served basis.

Tri-City Housing Authori 33 A Martin Luther King Jr., For more information call 706

Pastor Needed

Greater St. Phillip Metho Talbotton, Georgia is seeking interested parties please send and/or letter of interest to Talbotton, Georgia 31827. For tion contact Deacon Kevin B 741-6370 or Deacon Sharon Mc 9659.

Church Anniver

Come Out and Help "CHOS their 1st Anniversary on Aug 1s Grove Church in Manchester

Chosen started a movem Jesus Army Movement. JAM of youths and young adults from es and movements united to forth an awakening of hearts t see the move and power of C be a night of Praise, Worship an It will be an opportunity to presence of God. Our prayer Family, Friends and communi ened and hungry for God by b encounter Jesus.

Please email Choser sen2jam@gmail.com for furthe

Church Anniver

New Birth Church would every body that can tell somet goodness of The Lord. It will July 31, 2015, at 7:30 pm Satur morning at 10:00 am / for a da and Blessings Sunday aug. 2 20 at 80 holt Road under the direc Victoria johnson at New Birth spread the word. We need to s place.

Review Panel to

The Citizens Review Panel Valley Region created Transportation Investment Ac meet August 18, 2015 at 10:30 a.m. Valley Regional Commission k Second Avenue, Columbus, G purpose of the meeting is to progress of projects included in Investment list for th Transportation Special District

Public Meeting

Talbot County and the cities of Geneva, Junction City, Talbotton and Woodland will hold a joint public meeting on Thursday, August 6 at 6:00 p.m. at the Board of Commission office located at 74 West Monroe Street, Talbotton, GA 31827 to review a draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until August 17, 2015 at the following address:

River Valley Regional Commission
ATTN: Talbot County Comprehensive Plan
P.O. Box 1908
Columbus, GA 31902-1908

Talbot County, Geneva, Junction City, Talbotton and Woodland is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Talbot County Clerk. The County Clerk, Carol Ison, can be reached at 706-665-3220. For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.

Talbot County Comp Plan 2015

GENEVA • JUNCTION CITY • TALBOTTON • WOODLAND

August 6, 2015

Name	Contact Information
1. Leigh Ann Erenheim	706-741-1076
2. Russ Erenheim	706-741-1073
3. SLADE JOHNSON	706 587 1859
4. Tony O. Lamar	706-573-1917
5. D. Gaines Jordan	706-573-3687
6. Rich L. Moore	706-256-2910
7. Carol Ison	706.665.3220
8. Pam Jordan	706-570-1966
9. Paul Higginbotham	706-665-8334
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Appendix: Leadership Team and Stakeholders

Name	Community, Position
Leigh Ann Erenheim	Talbot, EMA
Russ Erenheim	Talbot, EMA
Tony Lamar	Talbotton, Mayor
Joe S. Johnson, Jr.	Talbot, Dev. Auth.
Raines Jordan	Talbot, BOC
Ben Brogdon	Talbot, Fire Chief
Pam Jordan	Talbot, Chamber
George Steuber	Ft. Benning
Knox Blackmar	Talbotton, City Council
Marjorie Howard	Talbot, Elect. Official
Thomas Whisnant	Geneva, Mayor
Vicky Weaver	Woodland, City Clerk
LuAnn Craighton	Chatt Fall Line Part.
Sandra Higginbotham	Talbot, County Mgr.
Carol Ison	Talbot, County Clerk
Joretha Ryles	Talbot, Planning Comm.
Barbara Jones	Junction City, City Council
Jennifer Findley	Talbotton, City Clerk
Dot Bass	Talbot Family Connections
Jennifer Rainey	Citizen
Kenneth Parker	Citizen
Tony Evans	Citizen
Anna Evans	Citizen
James Harris, Jr.	Citizen
Jim Friberg	Citizen
Larry Lee	Citizen
Lee Benefield	Citizen
Betty Jyockosky	Citizen
Linda Johnston	Citizen
Selena Johnes	Junction City, City Council
Pat Smith	Junction City, City Council
Johnnie Owens	Geneva, City Clerk
James Carter	Woodland, Mayor
Brenda Williams	Health Department
Charles Williamson	Citizen
Chris Williamson	Citizen
Sterling Williams	Citizen
Johnny Howard	Citizen
Willis Epps	Citizen
Paul Higginbotham	Talbot, Bldg Official
John Lamar	Talbotton, City Council
Sarah Lang	Valley Healthcare
Jim Tyrell	Citizen