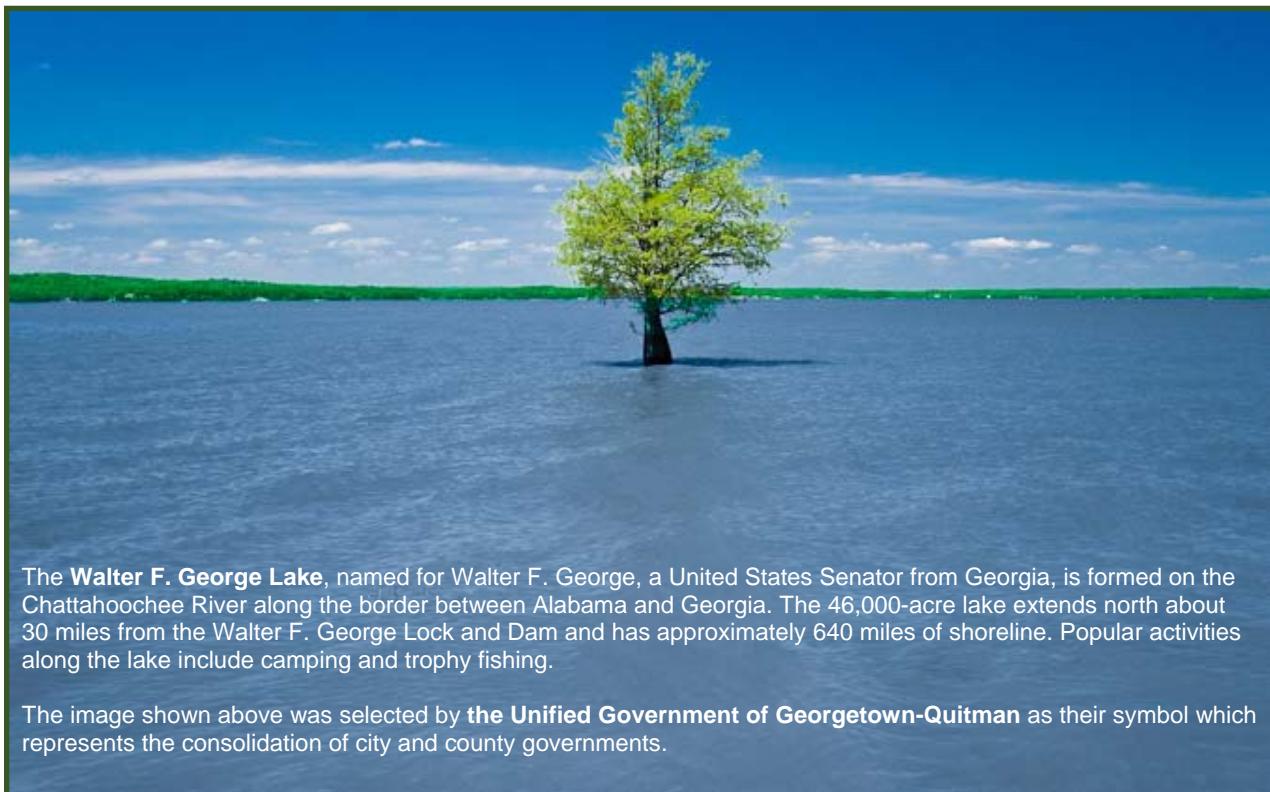


The Unified Government of Georgetown-Quitman County

Comprehensive Plan Update



The **Walter F. George Lake**, named for Walter F. George, a United States Senator from Georgia, is formed on the Chattahoochee River along the border between Alabama and Georgia. The 46,000-acre lake extends north about 30 miles from the Walter F. George Lock and Dam and has approximately 640 miles of shoreline. Popular activities along the lake include camping and trophy fishing.

The image shown above was selected by the **Unified Government of Georgetown-Quitman** as their symbol which represents the consolidation of city and county governments.

**Prepared By: The River Valley Regional Commission
For Unified Government of Georgetown-Quitman County**

Adopted October 14th, 2014



TABLE OF CONTENTS

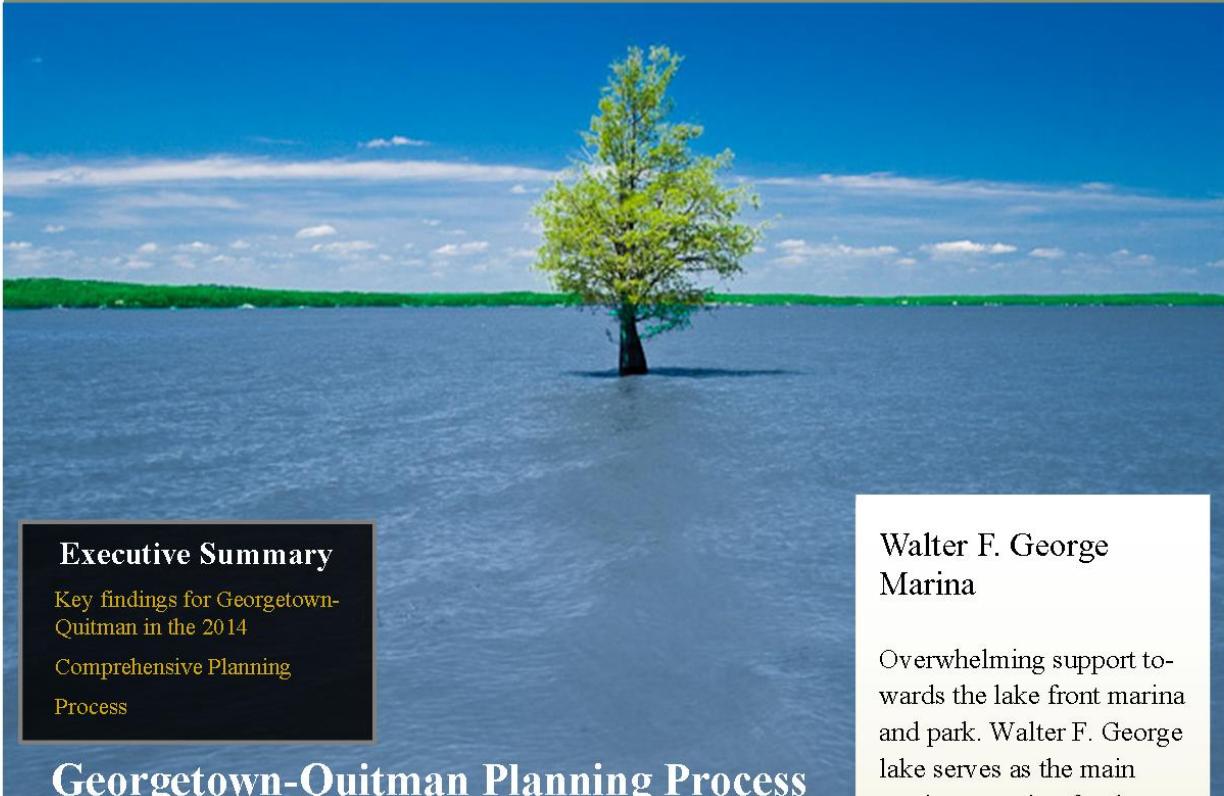
Executive Summary.....	4
Vision Statement.....	6
Introduction.....	7
Section 1: Population	8
Table 2: Georgetown-Quitman County Population by Age	9
Section 2: Economic Development.....	10
Final Economic Needs.....	21
Final Economic Opportunities.....	21
Section 3: Housing.....	22
Final Housing Needs	24
Final Housing Opportunities	24
Section 4: Community Facilities.....	25
Final Community Facilities Needs.....	25
Final Community Facilities Opportunities.....	26
Section 5: Intergovernmental	26
Final Intergovernmental Needs.....	26
Final Intergovernmental Opportunities.....	27
Section 6: Transportation.....	27
Final Transportation Needs	27
Final Transportation Opportunities.....	27
Section 7: Natural and Cultural Resources	30
Final Natural and Cultural Resources Needs.....	32
Final Natural and Cultural Resources Opportunities.....	32
Section 8: Areas Requiring Special Attention	33
Significant Natural Resources	33
Areas Where Development is Likely to Occur	34
Brownfields	38
<i>Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty.....</i>	38
Section 9: Land Use	40
Analysis of Existing Land Use and Development Patterns	40
Final Land Use Needs	50
Final Land Use Opportunities	50
Quitman County: Report of Accomplishments 2009-2014	51
Quitman: Community Work Program Update 2015-2019.....	57
Appendix 1.....	63
Quality Community Objectives.....	63
Appendix 2 <i>Public Participation Plan</i>	68
Identification of the Unified Government of Georgetown-Quitman County Stakeholders	69
Participation Techniques.....	71
Public Hearings.....	71
Vision Meeting/SWOT	71
River Valley Regional Commission Design Guidelines	74
Purpose	74
<i>Commercial Development Facades.....</i>	74
<i>Commercial Development Site Plan.....</i>	75

<i>Mixed-Use Development Site Plan</i>	76
<i>Building Frontage Diagram</i>	77
<i>Commercial Street Cross Sections</i>	78
<i>Live/Work Units</i>	79
<i>Conservation and Cluster Subdivision</i>	80
<i>Extension of Existing Traditional Neighborhoods</i>	81
<i>Residential Street Sections</i>	82
<i>Bike/Pedestrian Path</i>	83
<i>Additional Images</i>	84
<i>Figure 1: Façade Detail</i>	84
<i>Figure 2: Conventional vs. Conservation Subdivision</i>	85
<i>Figure 3: Mixed-Use Development</i>	86
Comprehensive Economic Development Strategy	87
2015 Update	87
CEDS COMMITTEE	87
CHANGES TO REGIONAL/LOCAL ECONOMY	87
COMPANY CLOSURES/ADDITIONS	0
DISASTER MITIGATION PLANNING	2
REGIONAL & LOCAL PROJECT UPDATE	2
CONCLUSIONS	12
CEDS Committee Members.....	14
Meeting Minutes	14
CEDS Committee Members	14
Mike Speight, Crisp County, CEDS Chairman	14
Comprehensive Economic Development Strategy Committee	15
Minutes	15
Persons Attending	15
Mike Speight, Crisp County	15
TIMELINE – HAVE THE MEETING IN JANUARY.	15
Comprehensive Economic Development Strategy Committee	17
Minutes	17
Persons Attending	17
Cecil McMickle, Marion County.....	17
There being no further business to come before the group, the meeting was adjourned.	17
Comprehensive Economic Development Strategy Committee	18
Minutes	18
Persons Attending	18
Sarah Walls, RVRC	18
Comprehensive Economic Development Strategy Committee	21
Meeting Minutes	21
Persons Attending	21
Janet Joiner, City of Vienna	21
CEDS Committee with RESA Regional Superintendents	23
May 20, 2014	23
Comprehensive Economic Development Strategy Committee	24
Minutes	24
Persons Attending	24

*The Unified Government of Georgetown-Quitman County
Comprehensive Plan Update*

Unified Government of Georgetown-Quitman

Comprehensive Plan for Georgetown-Quitman County, Georgia
2014 to 2019



Executive Summary

Key findings for Georgetown-
Quitman in the 2014
Comprehensive Planning
Process

Georgetown-Quitman Planning Process

The Georgetown-Quitman plan is a state requirement to be updated every 5 years. The River Valley Regional Commission held public hearings, focus groups and individual meetings with stakeholders throughout the county and conducted in-person and online surveys to gather information for the plan. This process to update the existing plan spanned a 6 month period from October, 2013 to March, 2014.

Key findings from the plan are outlined to the right. Full information about the plan, the surveys taken, and the community-identified Needs and Opportunities for Georgetown-Quitman can be obtained through the Georgetown-Quitman Board of Commission or on the River Valley Regional Commission website listed on the next page.

Walter F. George Marina

Overwhelming support towards the lake front marina and park. Walter F. George lake serves as the main tourist attraction for the county.

Support Businesses

Important to focus on Business Development and retention as a major component of overall economic development for the county. Furthermore, Georgetown-Quitman needs to identify segments of its market that are not being developed, and thus grow these market segments



Top Community Priorities

Georgetown-Quitman, through the planning process, surveying and community input has identified top work projects to tackle through 2019.

The plan includes a community work program that the Georgetown-Quitman Board of Commissioners will be working on to serve as a road map for their time and energies to make the community a better place to live, work and play for the next 5 years and beyond. This work plan includes updating community facilities and land use ordinances, improving housing, identifying potentially important segments of their market that need to be developed, and encouraging new business developments from which the community can greatly benefit.

The unified government has also identified their lake front land as an important asset, with plans to promote this available land as a

blank canvas for waterfront business development.

Improving community facilities takes on particular importance for Georgetown-Quitman with the TSPLOST funding the community receives to improve infrastructure. The Unified Government has identified street and storm drainage facilities, water infrastructure and community recreational facilities as important improvements to take on in the next five years.

Pataula Transit

One of the most important transportation assets in Georgetown-Quitman is their participation in the Pataula Transit System, which provides low cost, regional transportation opportunities. Furthermore, Pataula transit continues to search for other counties to participate in this rural transit program and increasing the number of participating counties in the region.

Update Land Use Ordinances

Georgetown-Quitman will go through a comprehensive review of its land use ordinances to ensure that all zoning, subdivision, and sign ordinances are up-to-date and that the building process in the community is clear, predictable and fair for both existing residents and new developers.

For More Information

www.rivervalleyrc.org/quitman



Vision Statement

Quitman County is characterized by lake front neighborhoods, open spaces, vibrant natural features, and outstanding recreational opportunities. The urban area of Georgetown is the focal point of Quitman County. Georgetown provides a variety of community gathering places as well as numerous civic, cultural, and educational opportunities and shall serve as the cornerstone of Quitman County for years to come.

The vision of the Unified Government of Georgetown-Quitman County is to be a community of families by protecting its small-town atmosphere and rural character and by providing its citizens a well-balanced community. This community shall consist of quality and affordable residential living, protected cultural resources, open and green space areas, appropriate retail, office service businesses, light industrial development, recreational and tourism opportunities, all of which will be supported by a well maintained and efficiently run utility and public service system.

Attainment of this vision will be supported by the following principles:

Maintain the desired character of the county while providing sufficient designated growth areas to accommodate future demand for business and residential growth.

Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.

Ensure that a balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas and general governmental services needed to accommodate growth.

Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.

Develop a well-planned efficient, effective and safe transportation system that meets local, regional needs.

Preserve the county's historic and cultural resources that provide valuable information about the proud history of Georgetown-Quitman and its residents.

Introduction



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.

The Unified Government of Georgetown-Quitman County Plan includes a list of needs and opportunities upon which the community may want to take action. An analysis of data and information including existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for infill, areas of disinvestment, as well as maps of existing land use, future land use, areas requiring special attention and a community work program and report of accomplishments. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

Section 1: Population

The best way to describe Quitman County's population trends over the last 30 years is one of perseverance or that it is holding its own. The projected population for The Unified Government of Georgetown-Quitman County over the next 17 years is expected to increase by 8% less than 1% per year. This in part is due to a slowdown in migration to southern rural counties due to the prolonged economic recovery. It is believed that as economic conditions significantly improve in the State of Georgia and the State of Alabama that many older individuals will once again choose to relocate to smaller communities to escape the hustle of the larger cities and to capitalize on much lower land prices.

Quitman County experienced a 0.33% decrease in population from 2000-2010 in contrast to the state, which experienced a 19% increase in population from 2000-2010. From 2010 to 2014, the Quitman County Population decreased from 2,513 persons to 2,436 persons, resulting in a 3% decrease. The 2020-2030 population projections for Quitman County reflect, on average, a steady but slow growth rate in population with a projected 2020 population of 2,610 persons and a projected 2030 population of 2,730 persons.

Table 1: Georgetown-Quitman County Total Population 1980-2013, Projections 2020-2030

Unified Government of Georgetown-Quitman County: Population									
Category	1980	1990	2000	2010	Percent Change 2000-2010	2014	Percent Change 2010-2014	2020	2030
Total Population	2,357	2,209	2,598	2,513	-0.33%	2,436	-3%	2,610	2,730
State of Georgia	5,477,566	6,478,216	8,186,453	9,712,157	19%	9,919,945	2%	10,871,581	11,910,320

Source: U.S. Census Bureau 1980, 1990, 2000, 2010 ESRI Business Analyst 2014, ProximityOne.Com 2020 and 2030.

Table 2: Georgetown-Quitman County Population by Age

Category	1990	2000	2010	2014
Unified Government of Georgetown-Quitman County: Population Total	2,209	2,598	2,513	2,436
Under 18	570	644	514	512
65 & over	387	516	554	600
0-4	161	159	133	127
5-9	171	180	147	137
10-14	137	176	154	143
15-19*	180	172	147	131
20-24	136	123	128	126
25-34	296	255	217	246
35-44	255	358	287	251
45-54	242	361	316	307
55-64	254	298	430	368
65-74	258	303	325	377
75-84	104	172	186	171
85+	15	41	43	52

Source: U.S. Bureau of the Census 1990, 2000, 2010; ESRI Business Analyst 2014. *The 19 year old age cohort was estimated for each data set when calculating the 19 to 64 age group totals.

In looking at the population breakdown by age group, residents of Quitman County under the age of 18 have decreased by 14% since 1990, while residents over the age of 65 have increased by 37%. The increase in the 65 plus population is reflective of the aging of the baby boomers. The loss of those under the age of 18 is a concern. However, the rate of loss of those below the age of 18 has stabilized, which is a positive for Quitman County. The re-establishment of the Quitman County High School is probably the single largest contributor to the stabilization of the under 18 population. The discussion of the 15 to 64 age cohort, also what some might consider to be the working class cohort, is located in the Economic Section of this document (page 9).

Table 3: Georgetown-Quitman County Population by Ethnicity and Race

Category	1990	2000	2010	2014
Unified Government of Georgetown-Quitman County:				
Population by Ethnicity and Population by Race				
Hispanic or Latino	0	13	34	38
Non-Hispanic or Latino	2,208	2,585	2,479	2,398
Population by Race				
White	1,093 (49%)	1,363(52%)	1,290(51%)	1,231(50%)
African American	1,103 (50%)	1,227(47%)	1,204(48%)	1,186(48%)
Asian	3*	1	2	2
American Indian and Alaska Native	10	6	4	4
Native Hawaiian and Pacific Islander	NA	0	0	0
Other	NA	5	2	2
Identified by two or more races	NA	14	11	11

Source: U.S. Bureau of the Census 1990, 2000, 2010; ESRI Business Analyst 2014. *Includes Pacific Islander

Table 3 demonstrates a balance between the number of white and African Americans in Quitman County from 1990 to 2014. Over the last 24 years, the African American population has ranged between 47-50% percent of total Quitman County population. The white population has ranged between 49-52% of total Quitman population. All other races account for less than 1% of total population in Quitman County. Of note, however, is the increase in the Hispanic or Latino population of Quitman County. Despite being a very small segment of the population (1.3%), the Hispanic or Latino population of Quitman County has increased in total number from 0 to 38 in the past 24 years. Although not a significant impact on the population, the growth of those who consider themselves Hispanic or Latino could be due to the presence of labor intensive job opportunities associated with farming/forestry, construction, or retail jobs located in Quitman County and Eufaula, Alabama.

Section 2: Economic Development

As allowed by the Georgia Department of Community Affairs' comprehensive plan rules and regulations, Georgetown-Quitman County decided to use the 2013-2018 Comprehensive Economic Development Strategy (CEDS) developed by the River Valley Regional Commission as their economic development platform. The following data was obtained using the CEDS and modified based on the discussion and analysis performed during the public participation meetings. The CEDS is included as Appendix 4 in this document.

Georgetown-Quitman County has a multitude of needs including workforce development, entrepreneurial assistance, and coordinated tourism marketing. There are a limited number of businesses in the county. However, there appear to be business opportunities to capitalize on consumer demands, which are not being met in Quitman County. Tourism has an excellent possibility for becoming a money generator. According to information provided by ESRI Business Analyst, market potential also exists in the food service industry, health food industry, and the sports and leisure industry.

Table 4: Georgetown-Quitman County Labor Force Participation Population 1990-2000

	1990	2000	% Change 1990-2000
Georgetown-Quitman County	813	924	14%
State of Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Source: U.S. Bureau of the Census 1990, 2000; River Valley RC Staff 2014

Quitman County experienced a 14% rise in the labor force between 1990 and 2000. While this is still below the state increase, it is higher than the increase shown by the country as a whole. However, this trend was short lived as things rapidly began to change in 2007 and 2008.

Table 5: Georgetown-Quitman County Population Labor Force Participation 2000-2010

	2000	2010	2014	% Change 2000-2010	% Change 2010-2014	% in Labor Force 2010	% in Labor Force 2014
Georgetown-Quitman County	924	860	763	-7.4%	-14.4%	48%	41%
State of Georgia	3,839,756	4,813,601	4,428,725	25.36%	-8%	65%	62.4%
United States	129,721,512	156,456,694	156,023,000	20.60%	-0.3%	64.8%	63.5%

Source: U.S. Bureau of the Census 2000, 2010; River Valley RC Staff 2014

Quitman County experienced a decline of their workforce by 7.14% from 2000 to 2010; during this time, the state and nation saw an increase of 25% and 21%, respectively, over the same time period. The losses in the labor force continued in Quitman County from 2010 to 2014 with a 14.4% loss in labor force. The state of Georgia and the U.S. also decreased in labor force from 2010 to 2014. There are not many available jobs and developing businesses or industries in Quitman County or the surrounding area, which is one of the main reasons for a decrease in the Quitman labor force.

Table 6: Georgetown-Quitman County Employment by Industry 16+ Population 1980-2014

Category	1980	1990	2000	2010	% of Total Civilian Population 2010	% of Total Civilian Population 2014
Total Employed Civilian Population	768	813	924	860	100%	100%
Agriculture, Forestry, Fishing, Hunting & Mining	77	56	68	25	2.9	2.4
Construction	53	73	46	55	6.4	5.5

Manufacturing	272	245	241	220	25.6	26.7
Wholesale Trade	27	9	29	14	1.6	1.2
Retail Trade	102	116	138	192	22.3	23.1
Transportation, Warehousing, and Utilities	48	63	66	18	2.1	1.8
Information	NA	NA	0	29	3.4	2.1
Finance, Insurance, & Real Estate	15	40	26	33	3.8	4.5
Total of all Below Services (Except Public Administration)					25.5%	26.9%
Professional, scientific, management, administrative, and waste management services	17	20	40	28	3.2	Not Available
Educational, health and social services	92	80	141	75	8.7	Not Available
Arts, Entertainment, Recreation, Accommodation and Food services	27	2	65	62	7.2	Not Available
Other Services	6	66	24	55	6.4	Not Available
Public Administration	32	43	40	54	6.3	5.9

Source: U.S. Bureau of the Census 1980, 1990, 2000, 2010; ESRI Business Analyst 2014

Quitman County residents are employed in three major industries: manufacturing (26.7%); retail trade (23.1%); and educational, health and social services (8.7%). These three sectors are crucial to Quitman County's economy, since together, they represent 59% of the entire workforce.

Table 7: Georgetown-Quitman County and State of Georgia Per Capita Income 2000,

	2000	2010	2014
Georgetown-Quitman County Per Capita Income	\$14,301	\$15,175	\$16,246
State of Georgia	\$21,154	\$25,309	\$25,028

2010, Georgetown-Quitman per capita income had an increase of 13.6% from 2000 to 2014. Quitman County's growth in per capita income, although smaller, maintained a steady growth rate of 1% per year, which was comparable to the state's increase of 18.3% or 1.3% per year. However, incomes are not increasing at the rate of inflation (3%), thus creating a difficult economic situation for individuals and families.

Table 8: Household Income

Household Income in Dollars	Number of Households in the County for 1990	Number of Households in the County for 2000	Number of Households in the County for 2010
Less than \$10,000	286	183	91
\$10,000-\$14,999	115	94	110
\$15,000-\$24,999	220	237	176
\$25,000-\$34,999	108	173	135
\$35,000-\$49,999	60	181	183
\$50,000-\$74,999	48	105	217
\$75,000-\$99,000	7	44	43
\$100,000 or more	14	39	24
Total Number of Households	858	1,056	979
Mean Household Income	15,972	35,652	38,347
Total estimated number of households in the community X mean household income = Total Community Income	13,703,976	37,648,512	37,541,713

Sources: MCDC 1990 Demographic Profile; MCDC Demographic Prolife 3, 2000 Census; 2008-2012 ACS 5-Year Estimates

Average household income and total community income have increased tremendously since 1990. Of course, these numbers have not been adjusted for inflation. Nonetheless, the growth in total county income is significant. Total community income dropped slightly in 2010. This is attributed to the drop in the total number of households from 2000 to 2010. Table 8 provides a clear picture of the growth of resident income increases from 1990 to 2010. In 1990, 129 households in Quitman County made over \$35,000. In 2010, 467 households made over \$35,000. The most impressive income category gain is in the \$50,000 to \$74,999 bracket. The number of households in this income cohort increased from 48 in 1990 to 217 in 2010, representing an increase of 352%. Households in the \$75,000 to \$99,000 range increased from 7 households in 1990 to 43 households in 2010, which is a six fold increase. Households in \$100,000 plus range increased from 14 to 24. Ninety-nine (99) percent of the growth in household income has occurred along the shores of Lake Walter F. George.

Lake Walter F. George is the primary catalyst for the growth in total household income as well as the advances in wireless communication services, which enable people to work from home even though the company they work for is in New Jersey.

Table 9: Characteristics of the Workforce

Age Brackets	Population aged 15 to 64 in 1990	Population aged 15-64 in 2000	Population aged 15 to 64 in 2010	Population aged 15 to 64 in 2014
15-19	180	172	147	131
20-24	136	123	128	126
25-34	296	255	217	246
35-44	255	358	287	251
45-54	242	361	316	307
55-64	254	298	430	368
Total	1,363	1,567	1,525	1,429

Sources: MCDC 1990 Demographic Profile; MCDC Demographic Prolife 3, 2000 Census; ESRI 2010 Census

Since 1990, there has been a slight increase in the population aged 15-64, and only a slight decrease in this cohort population in 2014. The largest number of individuals in any of the age cohorts is that of the 60-64 age bracket in 2010, totaling 430 individuals. In 2014, this group totaled 368, still higher than other age cohorts. The 15 to 64 age group increased slightly, only 5%, from 1990 to 2014. The increase of the residents in this age cohort was led by the gains in population of the 45 to 54 and the 55 to 64 age cohorts. Quitman County needs to expand its job base in an effort to draw more working-age individuals to the area.

Availability of an educated workforce is critical in attracting businesses or industry to an area and supplying existing businesses and industries with qualified employees. As table 10, 11, and 12 shows, the number of individuals attaining higher education levels is on the rise. This is a big positive for Quitman County.

Table 10: 1990 Levels of Education

Educational Attainment Levels for 1990	Number of Persons per Education Level Aged 25+ in 1990	% of Total Population Aged 25+ in 1990	Total Population Aged 25-64 in the Community in 1990	Number of Persons by Educational Level in the Community Workforce in 1990
Less than 9th Grade	340	23.90%	1,047	250
9th-12th Grade, No Diploma	379	26.50%	1,047	277
High School Graduate, or Equivalent	394	27.70%	1,047	290
Some College, No Degree	165	11.60%	1,047	121
Associate/Bachelor's Degree	98	6.90%	1,047	72
Graduate/Professional Degree	48	3.40%	1,047	36
Total	1,424	100%		1047

Source: MCDC 1990 Demographic Profile

Table 11: 2000 Levels of Education

Educational Attainment Levels for 2000	Number of Persons per Education Level Aged 25+ in 2000	% of Total Population Aged 25+ in 2000	Total Population Aged 25-64 in the Community in 2000	Number of Persons by Educational Level in the Community Workforce in 2000
Less than 9th Grade	288	16.20%	1,259	204
9th-12th Grade, No Diploma	461	26.00%	1,259	327
High School Graduate, or Equivalent	604	34.10%	1,259	429
Some College, No Degree	250	14.10%	1,259	178
Associate/Bachelor's Degree	133	7.50%	1,259	94
Graduate/Professional Degree	37	2.10%	1,259	26
Total	1,773	100%		1259

Source: MCDC Profile of General Demographic Characteristics: 2000

Table 12: 2010 Levels of Education

Educational Attainment Levels for 2010	Number of Persons per Education Level Aged 25+ in 2010	% of Total Population Aged 25+ in 2010	Total Population Aged 25-64 in the Community in 2010	Number of Persons by Educational Level in the Community Workforce in 2010
Less than 9th Grade	180	11.00%	1,250	138
9th-12th Grade, No Diploma	336	20.50%	1,250	256
High School Graduate, or Equivalent	640	39.10%	1,250	489
Some College, No Degree	305	18.60%	1,250	233
Associate/Bachelor's Degree	162	9.90%	1,250	124
Graduate/Professional Degree	15	0.90%	1,250	11
Total	1,638	100%		1250

Source: ACS Profile Report: 2008-2012 (5-year estimates)

For Tables 10, 11, and 12, the data column 1 contains the total population of individuals aged 25 and older in Quitman County. Within data column 2, the percentages represent the population totals of each education level. The numbers in data column 3 represent the total

population of individuals aged 25-64, which is not to be confused with the total population of individuals aged 25 and older in data column 1. Data column 4 shows the estimated numbers of working individuals between the ages of 25 and 64 who represent each educational level. The numbers in data column 4 were calculated by multiplying the percentages of the total population aged 25+ (data column 3) by the total number of individuals between the ages 25 and 64 (data column 3). Based on the given information from Figures 10, 11, and 12, more individuals in Quitman County aged 25 and older have sought higher levels of education since 1990. There is a consistent increase in numbers over the years for the “High School Graduate, or Equivalent” cohort, the “Some College, No Degree” cohort, and the “Associate/Bachelor’s Degree” cohort. However, for the “Graduate/Professional Degree” cohort, the numbers were highest in 1990, consistently decreased in 2000, and decreased even more in 2010.

Table 13: 2010 Education Levels for the State of Georgia and Other River Valley Counties

Educational Attainment Levels Per for 2010	Quitman	State of Georgia	Chattahoochee	Clay	Crisp	Dooly	Harris	Macon	Marion	Muscogee	Randolph	Schley	Stewart	Sumter	Talbot	Taylor	Webster
Less than 9th Grade	180 (11%)	363,297 (5.8%)	124 (2.3%)	201 (9.4%)	1,331 (8.7%)	1,127 (11.3%)	732 (3.3%)	1,068 (11.0%)	396 (6.8%)	5,852 (4.9%)	401 (7.7%)	232 (7.5%)	522 (12.2%)	1,753 (8.8%)	413 (8.5%)	519 (8.7%)	187 (9.3%)
9th-12th Grade, No Diploma	336 (20.5%)	608,994 (9.8%)	271 (4.9%)	317 (14.8%)	2,402 (15.7%)	1,613 (16.2%)	1,243 (5.6%)	1,699 (17.4%)	981 (16.8%)	12,355 (10.4%)	921 (17.7%)	586 (18.9%)	874 (20.3%)	2,732 (13.7%)	656 (13.5%)	1,091 (18.3%)	272 (13.5%)
High School Graduate, or Equivalent	640 (39.1%)	1,805,733 (28.9%)	1,351 (24.6%)	873 (40.8%)	5,487 (35.9%)	4,263 (42.7%)	6,404 (29.1%)	3,911 (40.1%)	2,596 (44.5%)	33,018 (27.7%)	2,031 (38.9%)	1,084 (35.0%)	1,783 (41.5%)	6,943 (34.8%)	2,073 (42.8%)	2,217 (37.2%)	908 (45%)
Some College, No Degree	305 (18.6%)	1,309,587 (21.0%)	1,714 (31.2%)	399 (18.7%)	2,907 (19%)	1,460 (14.6%)	5,550 (25.2%)	1,713 (17.6%)	1,225 (21%)	32,384 (27.2%)	770 (14.8%)	552 (17.8%)	590 (13.7%)	3,680 (18.4%)	858 (17.7%)	1,215 (20.4%)	209 (10.4%)
Associate/Bachelor's Degree	162 (10%)	1,527,467 (24.5%)	1,660 (30.3%)	289 (13.6%)	2,422 (15.8%)	1,191 (11.9%)	5376 (24.5%)	997 (10.2%)	496 (8.5%)	25,598 (21.5%)	657 (12.6%)	486 (15.7%)	389 (9.1%)	3,059 (15.3%)	564 (11.7%)	745 (12.5%)	303 (15%)
Graduate/Professional Degree	15 (0.9%)	627,430 (10.0%)	369 (6.7%)	59 (2.8%)	733 (4.8%)	326 (3.3%)	2707 (12.3%)	359 (3.7%)	140 (2.4%)	9,834 (8.3%)	436 (8.4%)	156 (5.1%)	138 (3.2%)	1,782 (9%)	278 (5.7%)	177 (2.9%)	138 (6.8%)
Total Population 25+	1,638	6,242,508	5,489	2,138	15,282	9,980	22,012	9,747	5,834	119,041	5,216	3,096	4,296	19,949	4,842	5,964	2,017

Sources: ACS Profile Reports 2008-2012 (5-Year Estimates)

In comparison to the educational attainment levels of the State of Georgia, Quitman County ranks worse, in terms of percentage, than the state of Georgia for every education attainment level. When compared to the RVRC region, though, Quitman County fairs better than other counties in the region. However, there is still much room for improvement. The counties highlighted in red are performing below Quitman County.

On a positive note, Quitman County's 25 and older population percentage having a high school diploma or equivalent diploma is higher than nine other counties within the RVRC region.

Micro Retail Market Potential Analysis

The following chart is a depiction of various consumption patterns and trends of the citizens of Quitman County. Depicted below are several “categories” of spending (i.e., apparel, grocery, entertainment, etc.), followed by the expected number and population percentage of Quitman County adults/households to make such expenditures. At the end of every row of categorical expenditures, there is 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 BAO Retail Market Potential, 2014). Because an MPI of 100 is considered the U.S. Average (ESRI BAO, 2014), the Quitman expenditure categories with MPI numbers that ranked higher than 100, that is, the U.S. average, have been listed. An index rank above 100 indicates that Quitman County residents are on average, spending more on those items than other U.S. residents. The knowledge of such trends may be beneficial to bolster the economic development of Quitman County because it would help public officials and business entities to plan and make strategic decisions to encourage continued consumption of goods and services.

Table 13-A: Product/Consumer Behavior

Apparel (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Bought any women's apparel in last 12 months	934	46.40%	102
Bought apparel for child <13 in last 6 months	756	37.50%	132
Bought costume jewelry in last 12 months	479	23.80%	114
Bought any fine jewelry in last 12 months	569	28.30%	128
Bought a watch in last 12 months	537	26.60%	138
Automobile Aftermarket (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Bought/changed motor oil in last 12 months	1,250	62.10%	120
Beverages (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Drank regular cola in last 6 months	1,120	55.60%	109
Cameras & Film (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Bought any camera in last 12 months	260	12.90%	101
Bought film in the last 12 months	394	19.60%	103

Computers (Households)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Spent \$500-\$999 on most recent purchase	202	19.00%	107
Convenience Stores (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Bought cigarettes at convenience store in last 30 days	434	21.60%	140
Bought gas at convenience store in last 30 days	791	39.20%	118
Spent at convenience store in last 30 days: \$40+	854	42.40%	119
Entertainment (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
DVDs purchased in the last 30 days: 3-4	125	6.20%	134
DVDs purchased in the last 30 days: 5+	105	5.20%	101
Spent on toys/games in the last 12 months: \$50-\$99	57	2.80%	103
Spent on toys/games in the last 12 months: \$200-499	238	11.80%	109
Financial (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Avg monthly credit card expenditures: <\$111	294	14.60%	106
Grocery (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Used beef (fresh/frozen) in last 6 months	1,525	75.70%	107
Used bread in last 6 months	1,976	98.10%	102
Used chicken/turkey (fresh or frozen) in last 6 months	1,645	82%	106
Used fish/seafood (fresh or frozen) in last 6 months	1,169	58%	110
Used fresh milk in last 6 months	1,851	91.90%	101
Home (Households)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Purchased bedding/bath goods in last 12 months	597	56.20%	103
Purchased cooking/serving product in	311	29.30%	107

last 12 months			
Bought any kitchen appliance in last 12 months	190	17.90%	103
Insurance (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Carry renter insurance	163	8.10%	131
Pets (Households)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
HH owns any dog	411	38.70%	103
Restaurants (Adults)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
Went to fast food/drive-in restaurant in last 6 months	1,799	89.30%	101
Went to fast food/drive-in restaurant 14+ times/month	583	29.00%	116
Fast food/drive-in last 6 months: take-out/drive-thru	1070	53.10%	102
Telephones & Service (Households)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
HH average monthly long distance phone bill: <\$16	295	27.80%	101
HH average monthly long distance phone bill: \$26-59	101	9.50%	103
Television & Sound Equipment (Adults/Households)	Expected Number of Adults/HHs	% of Adults/ HHs	MPI
HH owns 2 TVs	292	27.50%	105
HH owns 3 TVs	256	24.10%	108
HH owns 4+ TVs	243	22.90%	110
HH purchased audio equipment in the last 12 months	115	10.80%	111
HH purchased DVD player in the last 12 months	107	10.10%	104
HH purchased video game system in last 12 months	121	11.40%	106

In summary, the Unified Government of Georgetown-Quitman County has been very active in participating in two regional economic authorities – the Southern Lower Chattahoochee Council of Governments and the Southwest Georgia Regional Development Authority. Quitman County also participates in the Pataula Transit Authority which has become a primary provider of home to job trips in Quitman County. The RVRC has been active in assisting a local business in Quitman County obtain a One Georgia Authority equity loan to

allow for business expansion and job creation. In short, Quitman County is motivated to expand its economic base.

Final Economic Needs

- Redevelopment of downtown and surrounding neighborhoods.
- No job base diversity and limited job base.

Final Economic Opportunities

- Good infrastructure in place to facilitate the development and growth of businesses (water, sewer, power, natural gas, etc.).
- Local participation in the yearly Georgia Academy for Economic Development.
- Existence of Pataula Transit system which currently serves Georgetown-Quitman and provides transportation to local job sites.
- Work with Columbus Tech/other educational institutions on job training and adult education programs.
- Work with the University of Georgia Ag-Extension office to continue to provide adult and children consumer affairs and health education classes.

Economic Goals and Objectives:

Goal 1: To have a workforce that is ready to meet the needs of current and future employers.

Objective: Support and encourage increase of high school graduation rate and the reduction of high school dropout rates.

Objective: Support and encourage internships and work study programs within the local high school.

Objective: Support and encourage partnerships between Technical Colleges and the local high school.

Objective: Support and encourage every high school graduate to further their education with a Technical College Certificate/Degree or an Associates/Bachelor's Degree from a 2-year or 4-year college or university.

Objective: Support efforts to significantly improve reading levels of all students by the Third Grade.

Objective: Support vocational training in the local high school.

Objective: Support and encourage GED and continuing education efforts for the adult population by partnering with Technical Colleges and other agencies.

Goal 2: Promote the retention and expansion of existing businesses and assist the recruitment of new businesses.

Objective: Support and encourage the use of local revolving loan funds to assist in the development and expansion of small businesses.

Objective: Support and encourage the use of "Buy Local" and "Georgia Grown" programs.

Objective: Further identify niche markets that Quitman County is not capitalizing on.

Goal 3: To have sufficient infrastructure to meet the needs of the citizens and the private sector for the next 20 years.

Objective: Support broadband improvements throughout the region.

Objective: Support E-911 efforts throughout the region.

Objective: Support the improvement of all aspects of the transportation system to facilitate the flow of goods and people, enhance economic growth, connect people and jobs, and improve quality of life.

Goal 4: To promote and preserve the existing tourism assets.

Objective: Support and encourage preservation of historic structures.

Objective: Support and encourage cooperative marketing of existing tourism assets.

Objective: Support local chamber of commerce.

Objective: Support and encourage the development of the Georgetown-Quitman Lake front Marina.

Objective: Support and encourage the development and designation of State Highway 39 as a Scenic By-Way.

Section 3: Housing

The Unified Government of Georgetown-Quitman County is not required by the current state planning regulations to develop a housing section. However, a housing section is included to provide insight into the Georgetown-Quitman landscape.

Housing stock in Georgetown-Quitman County 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 apartment living is found within Georgetown where water and sewer is available. The 2000 housing inventory consisted of 1,773 housing units. In 2010, it is estimated that Quitman County had 2,047 housing units. Most of the growth is attributable to the placement of single family homes along the lake, duplex units in Georgetown, and manufactured housing units in the agricultural parts of the county. The total housing stock consisted of 50% single family units both attached and detached, 0% multi-family units, and manufactured or mobile home units which comprised 50% of total housing units. Only 22% of the County's housing units are rental units, compared to 34% of Georgia's total units in 2010. Housing costs in Georgetown-Quitman County have been relatively low when compared to the state, with a median housing value of \$51,300 in 2000, compared to the state's median 2000 value of \$111,200. The low cost housing trend continued in 2010 with a median house value of \$66,800 for Quitman County and a \$156,400 median house value for the state of Georgia. From a cost burden standpoint 35% of Georgetown-Quitman County home owners are cost burdened. Renters pay more of their household incomes on housing with 50% of residents paying 30 % or more of their income on housing cost. In the State of Georgia, 47% of renters pay 30% or more of their household income to housing cost. Twenty-nine percent of home owners in the State of Georgia pay more than 30% of their income on housing cost. Thus, 85% of Quitman County residents both renters and home owners are cost burdened; while 76% of Georgians spend more than 30% of household income on housing cost.

Georgetown-Quitman County is projected to gain in the number of housing units over the next twenty years. From 1990 to 2010, Quitman County added 701 units or 35 a year. With Lake Walter F. George as its drawing card and reasonable land cost, it is anticipated that the number of housing units will continue to grow.

Table 14: Georgetown-Quitman County Occupancy Status 1990-2000

Unified Government of Georgetown-Quitman County: Occupancy Characteristics			
Category	1990	2000	2010
TOTAL Housing Units Built	1,346	1,773	2,047
Housing Units Vacant	489	726	994
Housing Units Owner Occupied	630	842	826
Housing Units Renter Occupied	227	205	227

Source: U.S. Bureau of the Census 1990, 2000, 2010.

When looking at Quitman County's housing occupancy characteristics, three trends emerge. Vacant units doubled from 1990 to 2010. This is due in part to 671 seasonal units that are only occupied during certain times of the year in Quitman County and are considered as vacant. Owner occupied units increased by 196 units, and the number of rental units flatlined. In 1990 and 2010, there were 227 occupied rental units.

Table 15: Georgetown-Quitman County Recorded Housing Units by Type 1990, 2000, 2010

Category	1990	2000	2010
TOTAL Housing Units	1,346	1,773	2,047
Single Units (detached)	637	678	1,001
Single Units (attached)	16	19	20
Double Units	3	0	0
3 to 4 Units	7	7	0
5 to 9 Units	0	0	0
10 to 19 Units	0	0	0
20 or more Units	0	0	0
Mobile/Manufactured Home or Trailer	666	1,013	1,026
All Other(Boat, RV, Van, Etc.	17	56	0

Source: US Census 1990-200-2010.

Quitman County has two primary housing types: mobile homes/manufactured housing and site-built single-family homes. Quitman County has an even number of mobile/manufactured homes or trailers (50%) and site-built/modular homes (50%). The number of mobile home/manufactured homes has showed an increase of 54% from 1990 to 2010, and site-built or modular homes increased by 56% during this time.

The high number of manufactured homes in Quitman County presents a dichotomous situation. They are both affordable housing but also a drain on the tax base. Because manufactured homes are taxed as personal property in Georgia, their value decreases every year and thus these residents pay little in property taxes, which are needed to help pay for and maintain public facilities and services.

Final Housing Needs

- Availability of affordable and adequate housing.
- Increase of older mobile home units in the last twenty (20) years, which are unsafe and not up to code.
- Presence of dilapidated and abandoned structures.
- Balancing housing cost with housing quality.
- Remove abandoned vehicles by enforcing the existing permits, codes, and ordinances.

Final Housing Opportunities

- Continued construction of additional 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 through grants and other state and/or federal housing programs.
- Accessory units like garage apartments or mother-in-law units are allowed under existing regulations. Create ordinances that have options available for downtown living and neo-traditional development.

Housing Goals and Objectives

Goal 1: To provide affordable and adequate housing for Georgetown-Quitman residents.

Objective: continue to construct affordable and adequate housing options.

Goal 2: To develop an ordinance which addresses the issue of abandoned vehicles on residential and commercials properties, as well as old, dilapidated homes.

Objective: work with the River Valley Regional Commission in order to update local ordinances and address the issue of abandoned vehicles on residential and commercial properties, as well as old, dilapidated structures.

Goal 3: Improve and expand the existing affordable housing stock.

Objective: Support continued improvement of existing housing conditions through all available public and private means.

Objective: Encourage the development of infill housing in areas already served by public infrastructure.

Objective: Support and encourage the removal of dilapidated housing structures throughout the region.

Section 4: Community Facilities

Quitman County's community facilities and infrastructure have met demand for the last six (6) years and have the capacity to meet future demand for the next 20 years. Quitman County has also been able to improve upon and add to its existing facilities and utilities with the help of grants and an infusion of local funds. The county has improved their fiscal stability as well as, water/waste water systems, neighborhood drainage, and solid waste collections systems. Quitman County boasts top notch fire and law protection agencies that have recently upgraded their existing public safety fleet and have acquired new ambulances. The educational facilities have been successful at meeting the current and future needs of the county. The Board of Education members and Quitman County officials are also working to elevate the educational levels of all Quitman Citizens. The recreational facilities have become worn and tattered; however, work has begun to establish new recreational facilities, additional parks, and a marina at Tobanee Creek. Quitman County officials and the Board of Education have also partnered to develop a new public recreational program. Recent recreational accomplishments include the rehabilitation of the "old school gym" and the addition of a pedestrian trail along the shores of Lake Walter F. George.

Educational Facilities

The Quitman County Board of Education operates one elementary school (Pre K – 8th grade), and one high school (9th-12th grade). The current structure was built in 1998 and houses approximately 314 students. The previous school facility is now occupied by the Quitman County Board of Education and was completely renovated in 1998. In 2009, Quitman County opened a new high school, Quitman County High School, adjacent to the existing elementary/middle school. The existing educational structure is sufficient to meet the needs of the current and future population of the county. In 2008, Quitman County had 206 students in its K – 8th grades system. Eighty-one students attend the new Quitman County high school in 2008.

Table 16: Unified Government of Georgetown-Quitman County School Enrollment 2008-2013

Grade	Pre-K – 8	9-12	2008 Total Students	Pre-K – 8	9-12	2013 Total Students
# of Students	206	78	284	297	81	378

Quitman County has experienced a 33% increase in the total number of students between 2008 and 2013. This population increase among students can be correlated with the rise in the county's population, which has increased by 7.12% during the same time frame.

Final Community Facilities Needs

- Careful planning will be required to ensure adequate services are available to Quitman County and its jurisdictions. Such services include, but are not limited to law enforcement, fire, emergency management services, public health, water, public works/road maintenance, education, and parks and recreation.
- Anticipated failure of individual septic tanks.
- Storm water management affecting neighborhoods and structures.

- Septic and land application systems are consumptive uses of water. With future growth there is the possibility of diminishing the supply of regional water. As a result, the development of sewer systems with surface water discharges instead of continued use of septic systems or land application systems may be required (Quitman County).
- No sidewalk ordinance that requires all new development to provide user friendly sidewalks.
- New recreation program and facilities

Final Community Facilities Opportunities

- The County and Cities need to review and update/maintain their current water system, as needed.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Existing community facilities, both public and private, provide a good foundation for existing and future populations in the area.

Community Facilities Goals and Objectives:

Goal 1: Apply for the necessary funding to address storm water drainage and road quality issues.

Objective: to secure Community Development Block Grant program funds to address the storm water drainage and road issues especially on low income neighborhoods.

Goal 2: Capitalize on the existence of a new water treatment plant to promote business and residential growth within the old city limits of Georgetown.

Objective: use the new water treatment facility as a tool which will attract new businesses and increase residential and commercial growth within the old city limits of Georgetown.

Section 5: Intergovernmental

Issues and opportunities exist between neighboring jurisdictions such as Stewart, Clay, and Randolph Counties. In order to reduce issues and make the most of the potential opportunities, the County should maintain open communication and dialogue with its neighboring jurisdictions throughout the planning process. Furthermore, Quitman County should strongly consider the implementation and impact of Regional Transportation Planning. The County should ensure the proper coordination and execution of much needed transportation improvements. County officials must be actively involved in transportation planning activities with the Georgia Department of Transportation. Lastly, the Service Delivery Strategy should be updated regularly. The SDS update will be submitted in conjunction with the update of the 2014 Comprehensive Plan and will be submitted by October, 2014.

Final Intergovernmental Needs

- Better coordination with E-911 services and invoicing/receiving payment from neighboring communities using this service.

Final Intergovernmental 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.

Intergovernmental Goals and Objectives:

Goal 1: Enhance synergy and improve communication with neighboring counties and communities to make better use of available resources.

Objective: to improve the quality of working relationships and better communication with neighboring communities in order to maximize the use of available resources example: E-911 service.

Section 6: Transportation

The Unified Government of Georgetown-Quitman County is not required by the current state planning regulations to develop a transportation section. However, a transportation section is included to provide a minimal coverage of the transportation system in Georgetown-Quitman County. The main thoroughfares in Quitman County are Georgia Highways 39 and 27 and the east-west route of U.S. Highway 82, also known as Georgia Highway 50. Georgia Highway 27 runs north from Georgetown into Lumpkin, Georgia. Georgia Highway 27 and U.S. 82 intersect in Georgetown. The established road system is sufficient to move the current and future population of the county, especially with the completed realignment of Ernest Vandiver Causeway. The causeway is the entrance into the county/city from the west, and the realignment provides an attractive and safe gateway into the community. Quitman, Randolph, and Stewart Counties, together, operate a new three county regional transit facility which eases the strain and lack of public transportation for not only the county but for the surrounding area. This transit system has allowed many citizens to have better access to local job sites, pharmacies, doctor visits, and supermarkets. They have been developing a better road paving system that allows for prioritizing repairs of the denser areas and has been on top of addressing drainage problems within their community. Challenges ahead include the maintenance of existing paved roads and paving existing dirt roads.

Final Transportation Needs

- The increased maintenance cost associated with development along dirt roads.
- Maintaining existing paved county roads and dirt roads.
- Widening and paving of Kagler Road, the road that provides direct and only access to the Quitman County Schools Campus, will provide access to the school facilities, including school buses, family vehicles, bicyclists and pedestrians.

Final Transportation Opportunities

- Continue Regional Transportation Facility to serve counties other than Stewart, Randolph, and Quitman Counties.

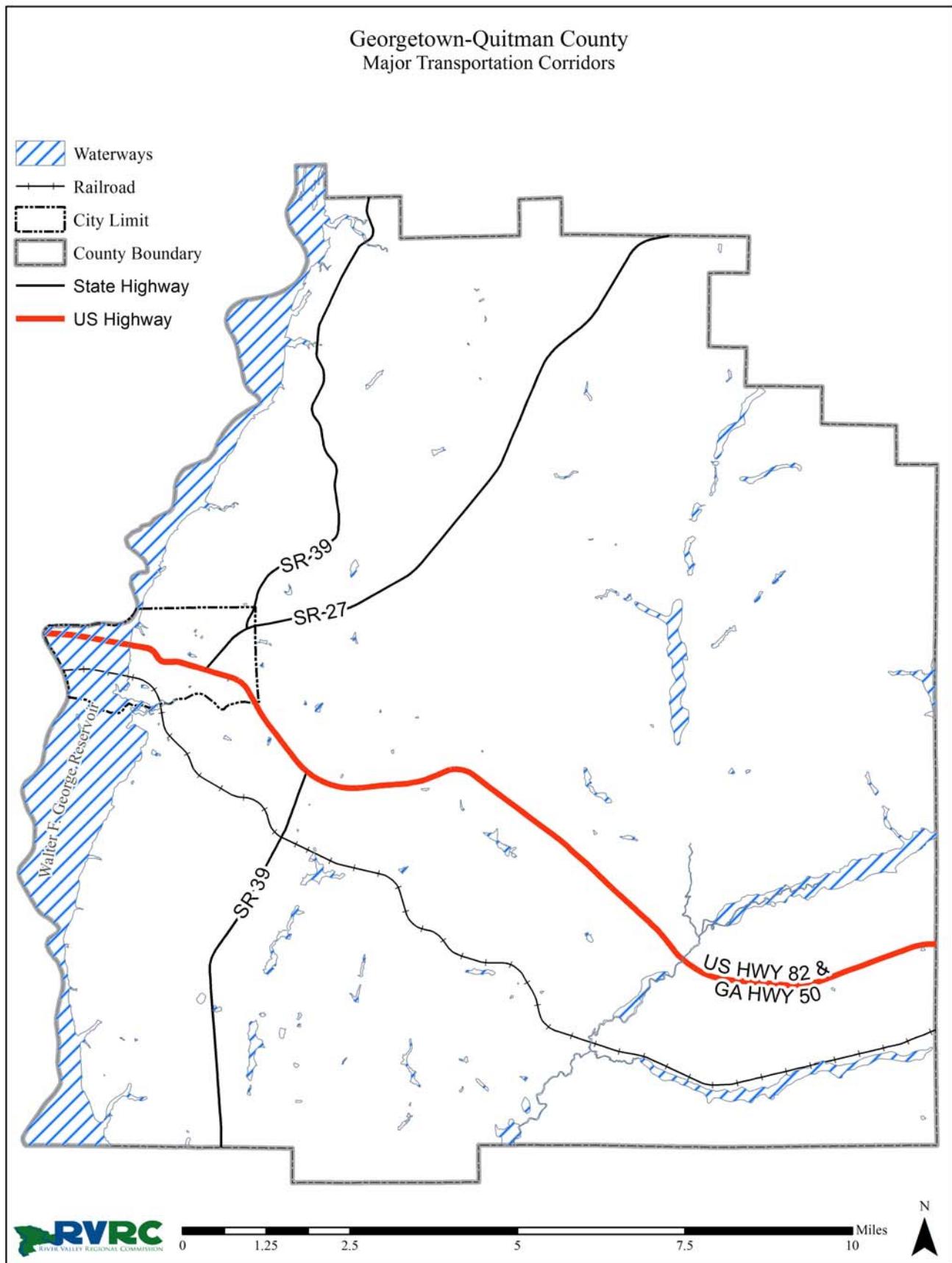
Goal 1: Improve the quality of county roads, especially those providing access to community facilities.

Objective: to provide adequate road improvements, such as paving, to roads that provide access to community facilities like schools, health clinics, etc.

Goal 2: Increase the number of counties participating in the Pataula Rural Transit service.

Objective: to obtain participation from other surrounding counties to utilize the Pataula Rural Transit and thus providing better transit for citizens to seek employment and services within the service area.

Figure 1: Georgetown-Quitman Major Transportation Corridor Map



Section 7: Natural and Cultural Resources

Quitman County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. Quitman County should develop guideline brochures outlining Quitman County development regulations and to promote conservation and protection of important resources. The County and its municipalities should also review ordinances to strengthen and improve existing regulations regarding development in sensitive areas. Quitman County has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes, and cultural resources that need protection.

Public Water Supply Sources

There are six permitted water systems in Quitman County with a total of ten permitted water sources. Of those ten sources, all are ground water sources from wells. There is one public water system operated by Quitman County and one operated by the federal government. The Quitman County Water System has four permits for drinking water sources. All other residents not on the county water system have private wells or private water systems. Cool Branch Park, which is owned by the U.S. Army Corps of Engineers, has a permit for one ground water source, a well.

The public water supplies for Quitman County are adequate to serve their current and future needs.

Watersheds

Groundwater Recharge Area

Quitman County is located in an important groundwater recharge area. Almost all of Quitman County is located over the Cretaceous-Tertiary aquifer system. This aquifer system, which includes the Providence Aquifer System, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. The Clayton Aquifer System, in the southeastern corner of Quitman County, is found in the limestone of the Paleocene Clayton Formation (Donahue, Groundwater Quality in Georgia for 2002).

Quitman County realizes it is located in an important groundwater recharge area for the State. Both entities also understand the significant role development plays in water quality. Because of the presence of the Cretaceous-Tertiary Aquifer System, the County has adopted the Groundwater Recharge Area Ordinance, as required under the Environmental Planning Criteria (391-3-16), proposed by the Environmental Protection Division of the Georgia Department of Natural Resources.

Water Supply Watersheds

Quitman County falls within the Lower Middle Chattahoochee Watershed. Quitman County realizes the importance of their location in the Lower Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. However, neither Quitman County nor Georgetown were required to adopt the Water Supply

Watershed Ordinance required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. However, this does not mean that Quitman County will be remiss in protecting its' watershed.

Wetlands

Quitman County has approximately 13,074 acres of wetlands scattered throughout the county. This number includes Lake Walter F. George, as this area is included in the open water category of protected wetlands. Quitman County realizes the importance of wetlands and the many benefits of their protection provides. Wetlands offer flood protection, water quality improvement, and recreation. Wetlands of Quitman County are mapped and the county has adopted a Wetland Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources.

Flood Plains

Quitman County is mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program (NFIP).

Steep Slopes

Characteristics of Quitman County's topography are broad valleys and steep rolling hills. Elevations range from 250 feet to 480 feet above sea level. Steeper slopes are found in the eastern section of the county. The Georgetown area is relatively flat, with sections of slopes over 20 percent.

Quitman County's land development is affected by terrain. Parts of the county consist of land that slopes anywhere from 25-60 percent. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts.

Steep slopes are not a factor in the development of the Georgetown area. The majority of this area is flat, with the exception of the northwest corner. However, this area is prime for development purposes due to its location overlooking the reservoir. The county should continue to implement erosion and sedimentation control measures along steep slopes.

The county will draft steep slope development guidelines for BOC review in an effort to manage development on steep slopes.

Cultural Resources

In 1996, a comprehensive survey of Quitman County's historic resources was completed. That survey identified 154 resources in the county that are fifty years old or older. Of those resources, two are presently listed in the National Register of Historic Places in Quitman County and the City of Georgetown: the Quitman County Courthouse and the Quitman County Jail. The Quitman County Courthouse currently houses only judicial functions and the Old Jail serves as the offices for the Probate Judge and the Deputy Registrar.

There are four eligible districts, one in Georgetown and three in the county. In downtown Georgetown, there are eleven contributing properties along Main Street that would be eligible for a National Register District in terms of commercial, institutional, and residential growth. In

the county, the possible district locations are in the communities of Morris Station, Union, and Hatcher. There are thirteen contributing properties in Morris Station, five in Union, and four in Hatcher.

There are about forty eligible individual structures scattered equally throughout the old city limits of Georgetown and Quitman County.

There are twelve possible National Register sites in the county, including cemeteries, farm complexes and an orchard.

Quitman County understands the significance of cultural resources. Both the county and the city place high importance on conservation of the area's history, tradition, and culture through preservation. They know the benefits of preservation are far-reaching and include increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition.

While governmental support is present, the level of community support is low. An organization is needed to sponsor National Register listings, to oversee the application for survey funds, to maintain an inventory of local historic resources, and to attempt the preservation of endangered resources.

Also, steps need to be taken to steer development away from cultural resources in Quitman County.

Final Natural and Cultural Resources Needs

- Make sure the public and developers have adequate access to regulatory guidelines concerning natural and cultural community resources and the location of those resources.
- Historic resource conditions are endangered and/or declining.
- There are erosion, sedimentation, and storm water runoff problems.
- No conservation subdivision ordinance or cluster development ordinance for use in the Georgetown area.

Final Natural and Cultural Resources Opportunities

- Educate the public, local elected officials, developers about resource conservation and protection.
- Improve, enhance, and promote Quitman County's natural and cultural resources.
- Due to limited growth pressure Quitman County officials have a good opportunity to review new ordinances that guide new development away from important natural and cultural resources and to review existing ordinances for effectiveness
- Continue to promote best management practices as part of the development process.
- Draft for review a tree preservation/planting ordinance for new development.

Natural and Cultural Resources Goals and Objectives:

Goal 1: Identify, promote and preserve historic sites, and natural resources.

Objective: Develop guideline brochures which identify and address the importance of preserving historic sites, and environmentally sensitive land.

Goal 2: Develop the property along the shores of Lake Walter F. George as prime real estate for recreational, residential and lake oriented commercial purposes.

Objective: to capitalize on the pristine shoreline along Lake Walter F. George to develop it as a main residential, recreational and business center in the county. Employ a strategy of in-fill development first and the utilization of existing community facilities and infrastructure to encourage development to locate on vacant properties in existing subdivisions.

Section 8: 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.

Quitman County has some unique natural resources as a result of the Walter F. George Reservoir, which forms most of the western border. This lake is an impoundment on the Chattahoochee River, providing access to a larger waterway system. Most of the county is categorized as a significant groundwater recharge area. This is a land area in which water can soak into the ground and eventually enter an aquifer, or underground reservoir. As 40% of people in the state of Georgia obtain their drinking water from underground sources, it is essential to protect these areas from contamination.

Quitman County also contains several classifications of wetlands, including forested, non-forested emergent, scrub/shrub wetlands, and open water. These areas are potentially vital to local ecosystems and should also be conserved. Quitman County is committed to the protection of these vital natural resource areas.

Cultural Resources

There is a limited number of Cultural Resources in Georgetown-Quitman County. The Quitman County Jail and Courthouse are the only two buildings on the National Register of Historic Places. Both places are located in Georgetown. A Historic Resource Survey was done in 1996 for Quitman County. Georgetown-Quitman County has 154 identified historic buildings. It was recommended in 1996 that Quitman County adopt a historic preservation ordinance, nominate the historic area of Georgetown to the national Register of Historic Places, and nominate Union Hill Methodist Church to the National Register of Historic Places. To date, the county has chosen not to implement any of the above recommendations. None of the historic buildings identified in the Resources Survey are mapped.

Areas Where Development is Likely to Occur

The Georgetown area is most likely to experience development. The Georgetown area has both water and sewer and is located next to Lake Walter F. George and across from Eufaula, Alabama. The Georgetown area has all needed services: fire department, sheriff, solid waste, schools, ambulance, and a medical clinic. Larger medical facilities are located in Eufaula, Alabama. Prime areas for development are located north and south of Georgetown (See Figure 13). Both properties touch Lake Walter F. George and have water and sewer services.

Quitman County does not have any areas where the pace of development is outpacing or will soon outpace the availability of community facilities or services, including transportation.

Georgetown-Quitman County Environmental Areas of Concern Maps

Figure 5: Georgetown-Quitman County Flood Map

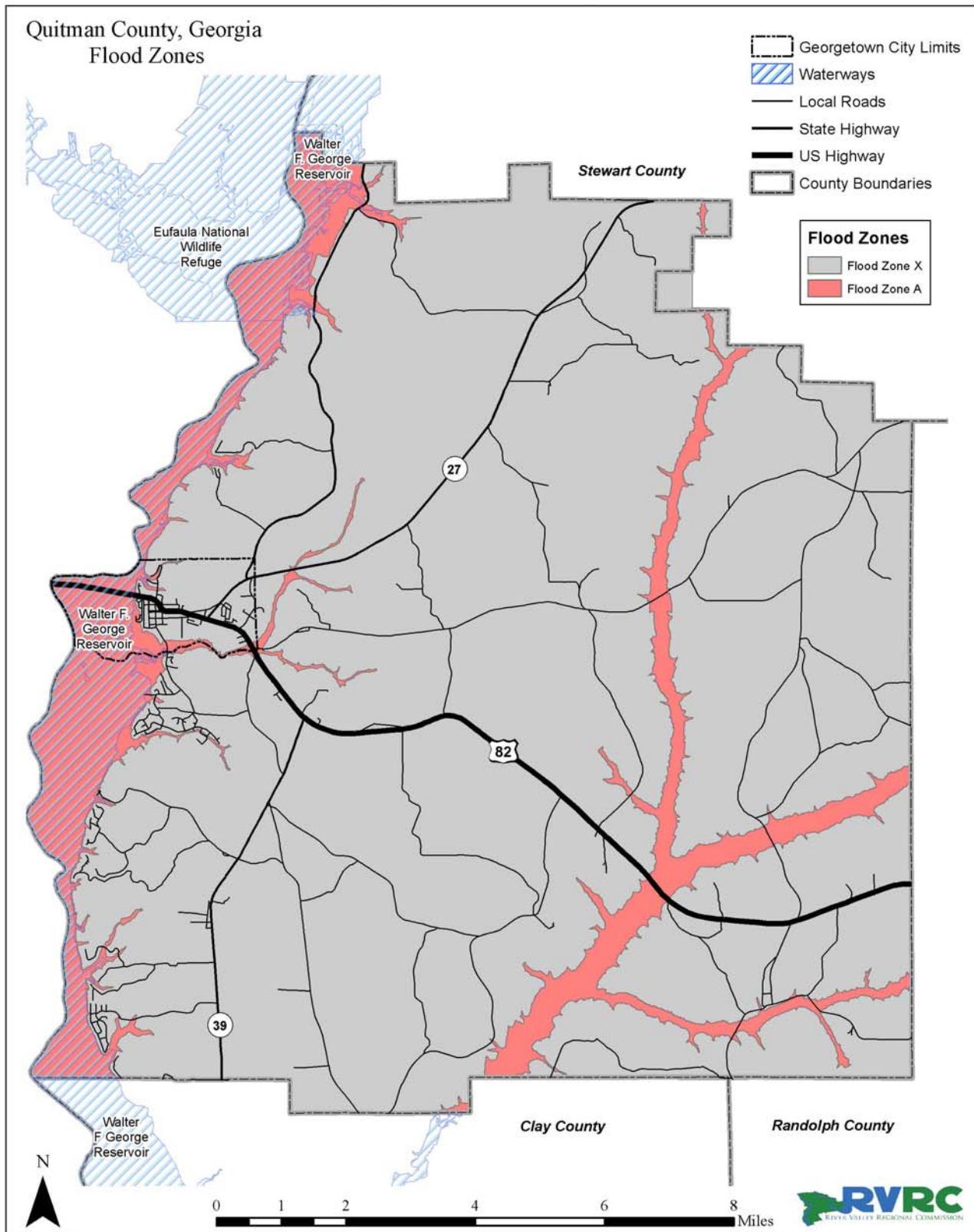


Figure 6: Georgetown-Quitman County Ground Water Recharge Map

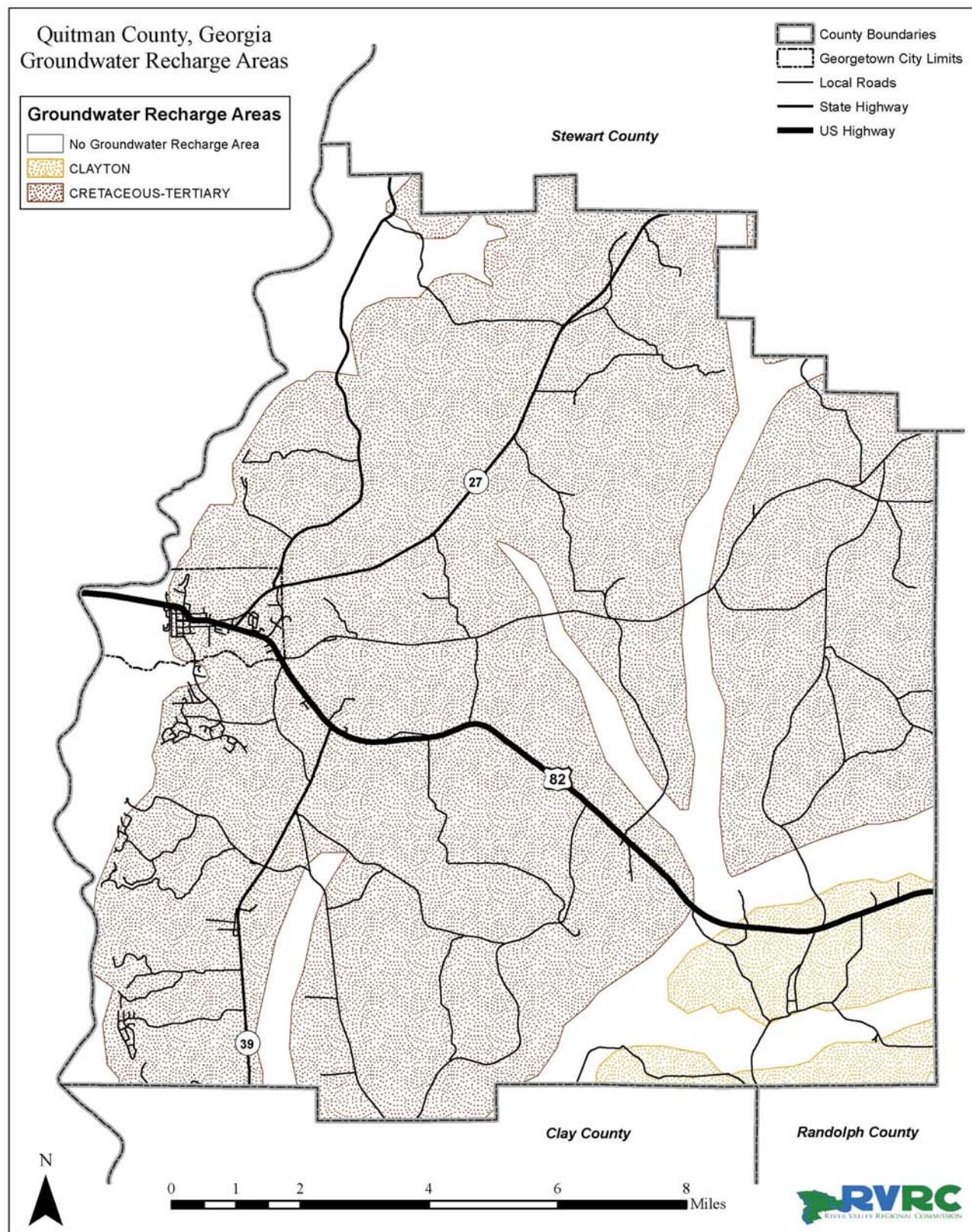
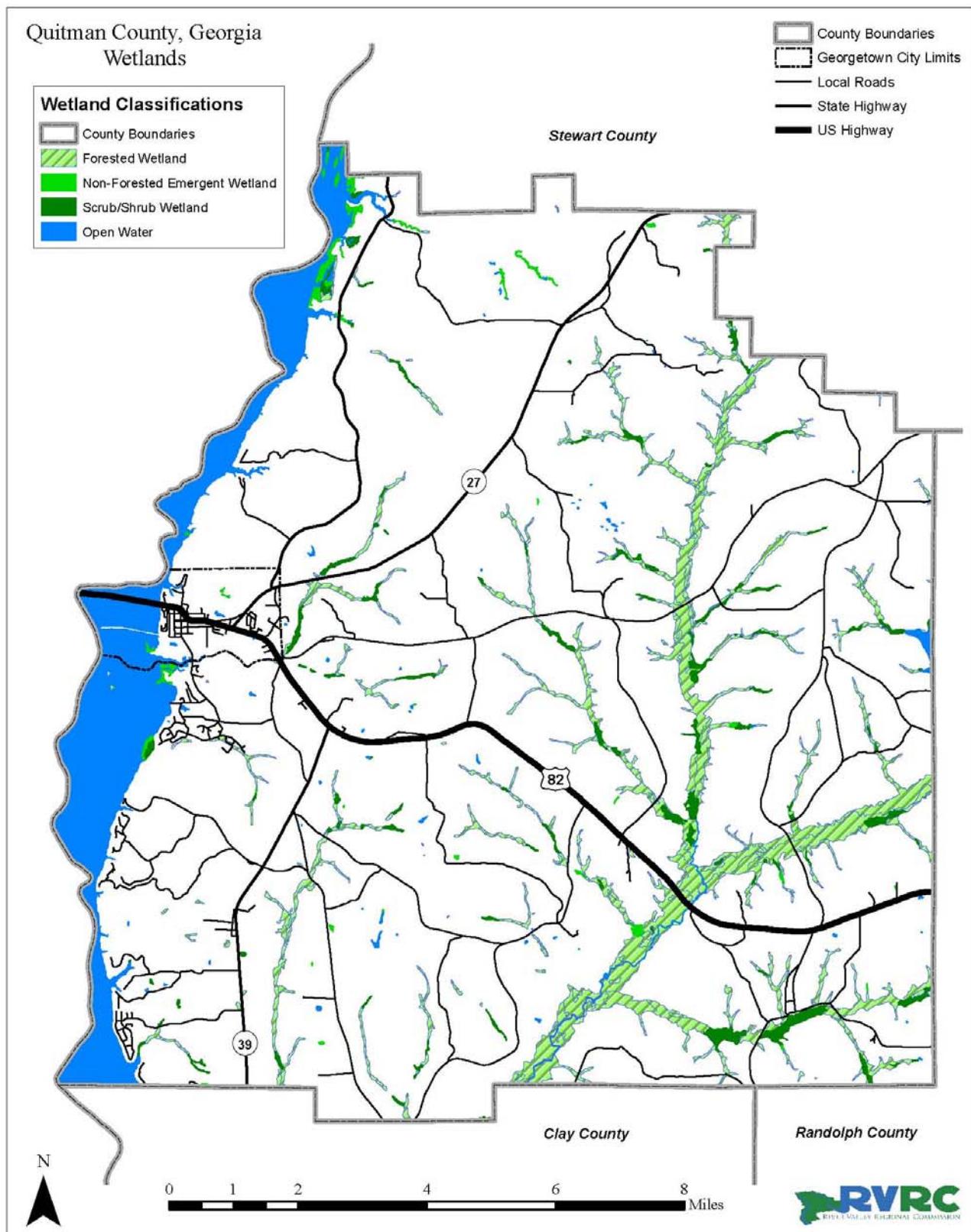


Figure 7: Georgetown-Quitman County Wetlands Map



Areas with Significant In-fill Development Opportunities

Infill opportunities exist in Quitman County as well as in and around the city of Georgetown. The presence of water and sewer make infill development more likely. Most notable for possible infill development is the subdivision Winding Way, located south of downtown Georgetown. The development, which is currently only about halfway completed, is an excellent opportunity for new growth within the community. While not as concentrated as the Winding Way development, infill opportunities also exist closer to downtown. Infill in these areas would benefit the community as they are closer to resources and they are more centralized, which increases the possibility that residents choose walking/biking over vehicular travel.

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 are the potential hazards to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the 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 and local tax revenues.

Quitman County currently does not have any brownfields.

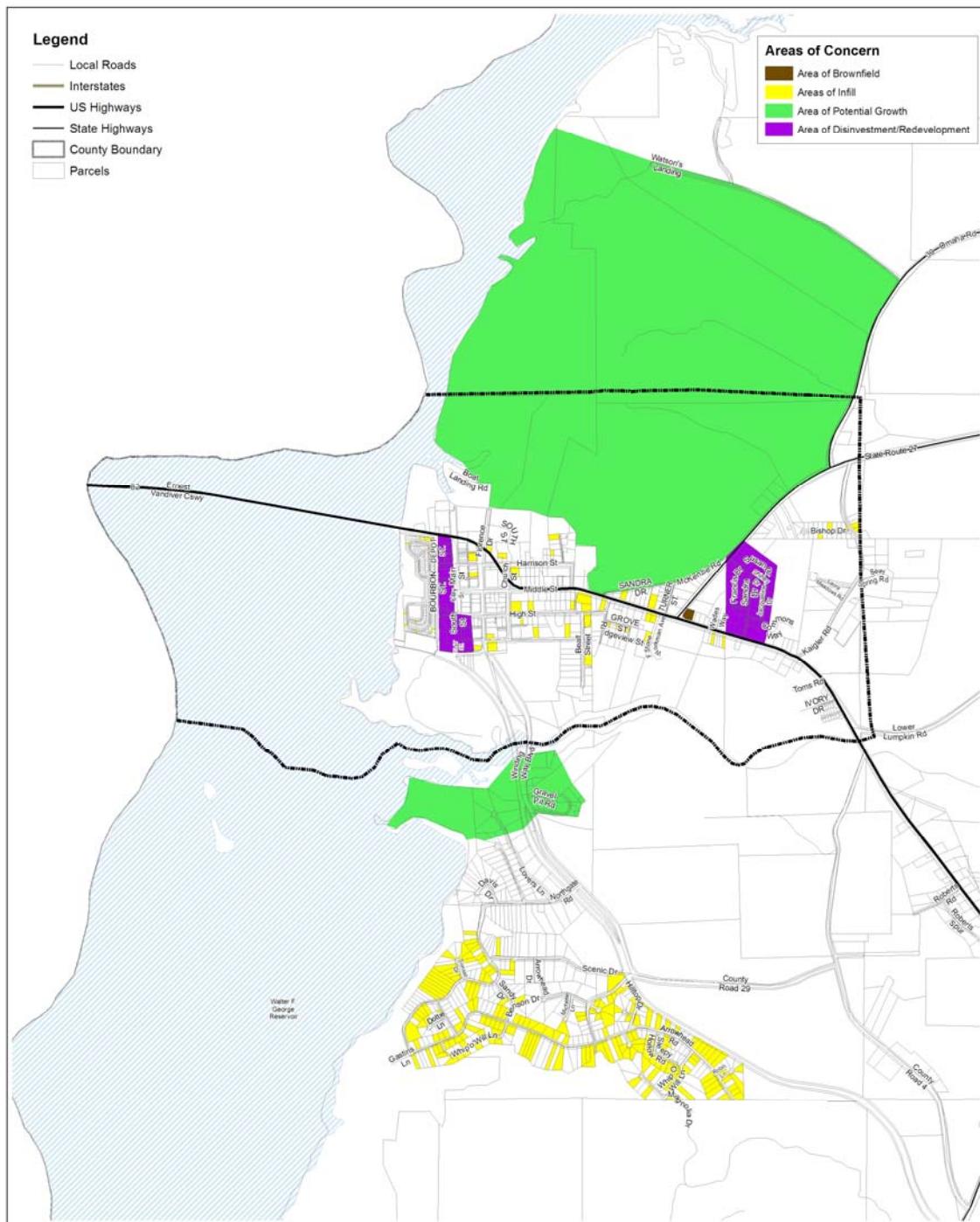
Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness, Poverty

All communities have areas of disinvestment or areas in need of improvement; Quitman County and its jurisdictions are no different. As they grow, market forces will take care of (improve) most of the areas in need of improvement. However, in some cases a public/private partnership will be needed to make improvements happen. Quitman County has shown a .33% decrease in population from 2000 to 2010, and a 3% decrease from 2010 to 2014. It is anticipated that the decrease in population will stabilize and that the population will begin to show moderate increases in the future. Regardless of future growth or decline Quitman County officials need to engage the public in redevelopment efforts that would benefit the community as a whole.

Areas of concern include the downtown areas of Georgetown as well as the Chattahoochee Estates development, located to the east of the downtown. Older residential areas in and around town have many vacant structures in need of demolishing or repair. Many of these areas are in predominantly low to moderate income neighborhoods where money issues lead to the disrepair of homes. Many of these areas have problems with drainage and sewer, as well as street disrepair. Quitman County is taking steps to remedy these problems by applying for various funding opportunities. Quitman County's poverty rate for individuals in 2010 was 24.3%. The State of Georgia's poverty rate was 17.4 % in 2010. Areas of poverty

are spread throughout the rural areas of Quitman County as well. The Georgetown area has the highest concentration of residents living below the poverty level. Here again, areas of concern are the residential communities located just south of Downtown Georgetown and Chattahoochee Estates, located east of Downtown.

Figure 8: Georgetown-Quitman County Community Development Areas of Concern Map



Section 9: Land Use

Maximizing land development opportunities while protecting natural resources is the key to Quitman County's success. Key challenges to officials include protecting natural resources while encouraging development and establishing commercial and industrial uses as a large percentage of the land use mix. Agricultural use, mostly associated with timber production, dominates the county's existing land use. Second to agricultural use is the residential use of land in the county. While single-family detached housing is a predominant residential use, manufactured housing is the most frequently used residential type. Commercial uses, which make up less than one percent of total land use, are predominantly located in the Town Center of Georgetown and along State Routes along with a few industrial uses scattered in and around the county.

Analysis of Existing Land Use and 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 land uses exist and where they are, but also how these land uses interact. The purpose of this section is to map and review existing land use in Quitman County and to look at areas in need of attention, areas in need of protection, and areas with development opportunities.

The following table presents the definitions of each of the land use categories.

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, duplex and multi-family dwelling units organized into general categories of net densities.
Agricultural/Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or 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, mining or mineral extraction activities, or other similar uses. This category includes landfills. This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
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, 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.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals does not include roads.

Table 18: Existing Land Use Table Unified Government of Georgetown-Quitman County

Georgetown-Quitman County, Georgia	Total Parcels	Acreage
Agricultural/Forestry	520	89,988.9
Commercial	69	127.3
Public/Institutional	57	592.7
Industrial	5	211.4
Residential	1,932	2,770.2
Transportation/Communication/Utilities	6 Parcels Plus Road Buffers	2,582
Undeveloped/Vacant	496	517.6
Parks/Recreation/Conservation	39	7,076.6
Total	3,119	101,290.8

Quitman County's largest land use acreage belongs to agricultural/forestry, followed by parks, recreation, conservation; residential, and public/institutional. This table demonstrates agriculture/forestry is the biggest land asset for the county, however, it does not include land adjacent to the shores of lake Walter F. George, which represent another one of the most valuable land assets that the county possesses.

Figure 2: Quitman County Existing Land Use Map

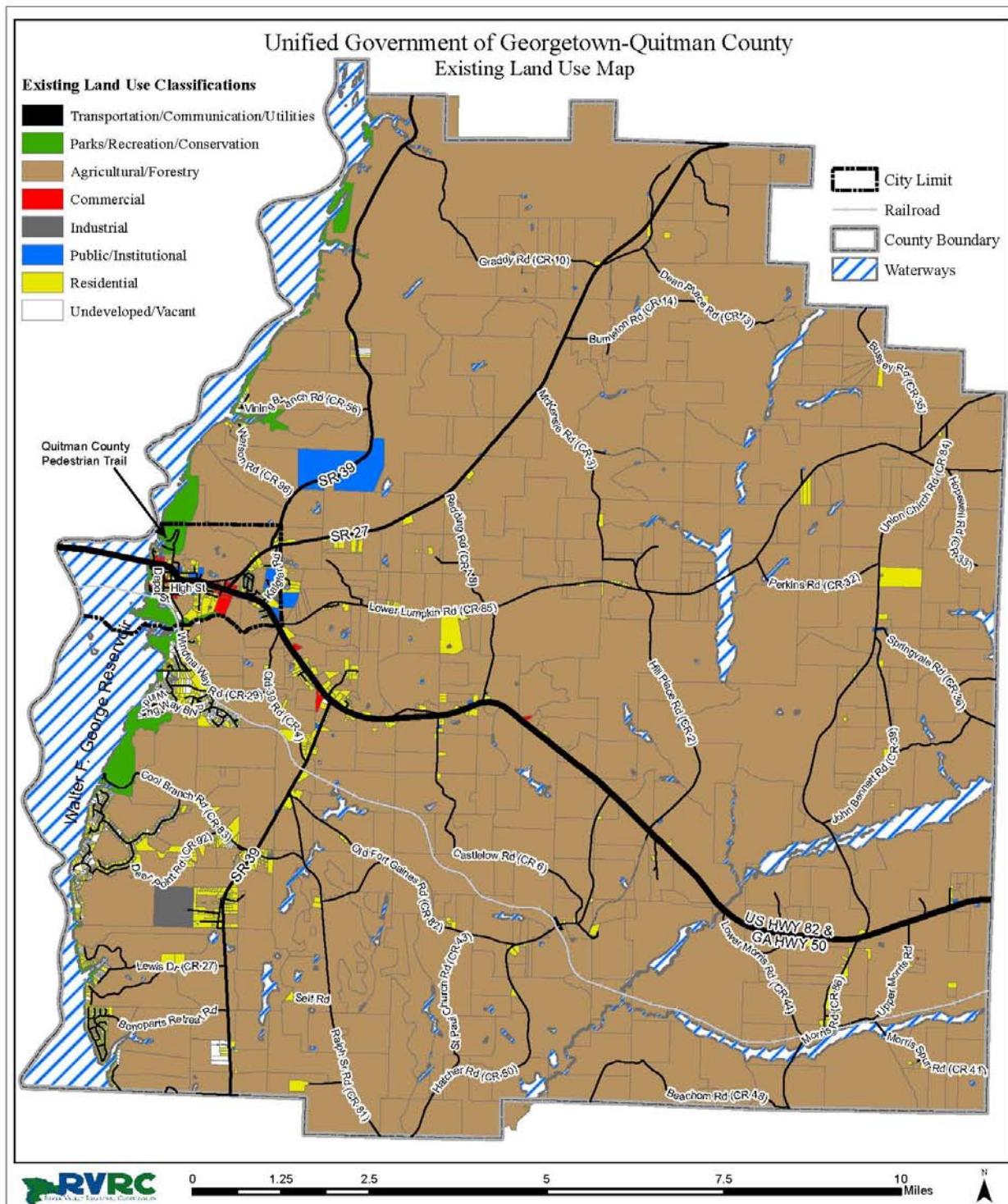
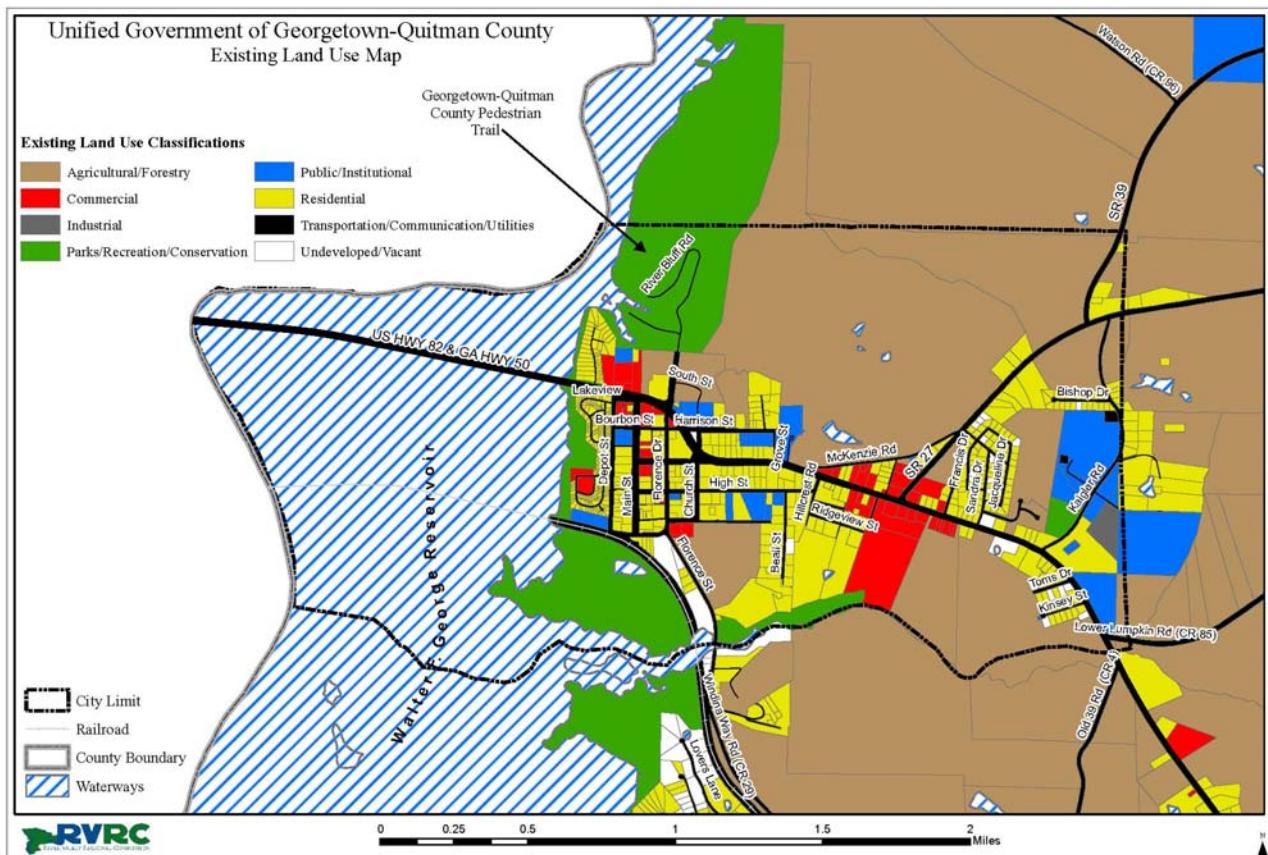


Figure 3: Georgetown Area Existing Land Use Classification Map



Analysis of Future Land Use

Growth in the RVRC rural counties has been slow over the last twenty years, and Quitman County is no exception to this reality. Over the last five years, there have been few residential building permits issued annually in Quitman County. According to the U.S. Census Bureau, there have been approximately 43 new residential structures built per year over the last decade. A limited amount of commercial and industrial development has taken place in recent years. The most recent commercial addition is the Dollar General store located in Georgetown. Based on past and existing trends of development in Quitman County, minimal to moderate growth is expected in the next ten years. The growth will most likely occur in Georgetown and along the banks of Lake Walter F. George. There will also be sporadic residential development in the very rural areas of Quitman County. In summary, there will be only limited pressure placed on Quitman County's infrastructure and public facilities caused by future development. Quitman County has the community facilities and the infrastructure capacity to handle anticipated growth. From a land use standpoint, Quitman County's main focus is to take existing development and improve it by adding in-fill on vacant lots in Georgetown, the subdivisions along the lake and redeveloping downtown Georgetown.

Land Use Descriptions:

General Agricultural and Forestry Area. This land use area is comprised primarily of general farming areas where some low density, single family, residential development has occurred or is occurring. The regulations of this future land use classification are designed primarily to encourage a compatible relationship between agricultural/forestry uses, low density, single family, and rural residential development. Minimum lot size is five (5) acres. Soils need to be suitable for a well and septic tank and approved by the area health inspector. These areas are intended to protect from the encroachment uses not performing a function necessary to an agricultural/forestry environment or to a rural residential environment.

Low Density Residential Area. The objective of this future land use district is to preserve land areas for low density single-family dwelling structures. Structures allowed include site-built homes, modular homes, and manufactured homes. Residential densities of one (1) acre or more are required. Residential low density areas are intended to be protected through the encroachment of non-comparable or known uses not performing a function necessary to a residential environment. This future land use area is suited for a well and septic tank if soils allow, but water and sewer connections are preferred.

Medium Density Residential Area. The objective of this district is to provide and preserve land areas for single dwelling units and low density multiple dwelling units, not to exceed two (2) dwelling units per structure which will achieve an overall medium density of residential development. R-2 Districts should be located in an area with good proximity to central community facilities where stable transition from one district to another is desirable. This higher density district is designed primarily for development within the urban area of Georgetown or where current public water and sewer areas exist. The minimum lot size in this area is one-half (1/2) acre. Public facilities and uses are also acceptable in the medium residential area.

Multi-Family Residential Area. The Multi-Family Residential District is established to provide locations for a mix of housing types, including single-family detached residential, attached single-family residential uses, duplexes, triplexes, quadraplexes and townhouses and condominiums. The intention of this district is to incorporate multi-family residential within small complex's that will not create a large impact on services within the community. When residentially compatible institutional and recreational uses are developed within the Multi-Family Residential District, they are to be designed and built to ensure density and scale compatibility with adjacent residences. Minimum lot size is one-quarter (1/4) of an acre per unit or structure. Public water and sewer is required.

General Commercial Area. The objective of this district is to provide and preserve areas for the development of general, personal, service and business activities as well as those for general retail and wholesale business. Location criteria for Community Commercial uses include access to arterial streets, preferably at intersections with collector and arterial streets; moderate to large sized sites; public water and sewer service; and environment features or adjacent uses to protect nearby residential development. General compatibility with abutting different uses is required. This may be achieved through buffering, screening and/or development plan review. Noise, odor, dust and glare associated with uses permitted in this district should be confined within buildings so as to minimize the effects upon adjacent development and uses. Minimum lot size is 10,000 square feet. All general commercial district uses must have public water and sewer.

Neighborhood Commercial. Business activity areas located in a neighborhood commercial area are designed to serve residents of the surrounding neighborhoods in the immediate area and having only a limited impact on nearby residential development. General location for commercial uses are: access to collector streets, preferably at intersections with local or collector roads or arterials. Sites are typically small but larger tracks may be used for neighborhood commercial use. Other features include public water and sewer service; environmental features such as soils and topography suitable for compact development; and adequate buffering by physical features or adjacent uses to protect nearby residential development and preserve the natural and wooded character of the county. Acceptable uses will have a limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, noise, and hours of operation. Acceptable uses should be compatible with surrounding development in terms of scale, building design, materials, and color.

Light Industrial Area. The light industrial district is established to provide areas for the development of light industrial and assembly plants and their related activities. Examples of light industries include, but are not limited to, warehousing, service industries, light manufacturing, truck terminals / freight depots. Light industrial uses generally require minimal to moderate water/waste water services. It is also the intent of this district that noise, odor, dust and glare associated with uses permitted in this district be confined within buildings so as to minimize the effects upon adjacent development and uses. It is also the intent of this district that traffic generated by uses permitted, including raw materials, finished products and employees, be minimal but that transportation facilities and routes be easily accessible. Light industry ordinarily requires access to arterial roads and major collector streets. Development in these districts should be served by sanitary sewer or have provision for on-site disposal. Light industrial development in the urban area of Georgetown shall use public water and sewer if financially feasible for the Quitman County Water Authority to provide. Industrial development in rural areas of Quitman County can be served by a well and on-site disposal

system once approved by the area Public Health Department. No new I-1 Industrial District less than five (5) acres can be created.

Parks / Recreation / Conservation Area. The objective of this district is to establish measures to guide future growth and development in areas that are deemed environmentally sensitive and should be protected from intensive development. 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, recreations centers, a marina, pedestrian/bicycle trails, or similar uses. Other examples of conservation areas include wetlands, flood hazard areas, critical plant, and wildlife habitats. These areas are not identified as conservation areas on the future land use map, but instead, they are identified in the comprehensive plan as environmentally sensitive areas and areas of concern in regards to future development.

In regards to future development, Quitman County is very interested in taking what facilities, structures, and utilities currently in place and making them better. In an effort to do so, Quitman County has incorporated design guidelines into Appendix 3 to provide more depth to future development and planning activities.

Figure 3: Georgetown-Quitman County Future Land Use Map

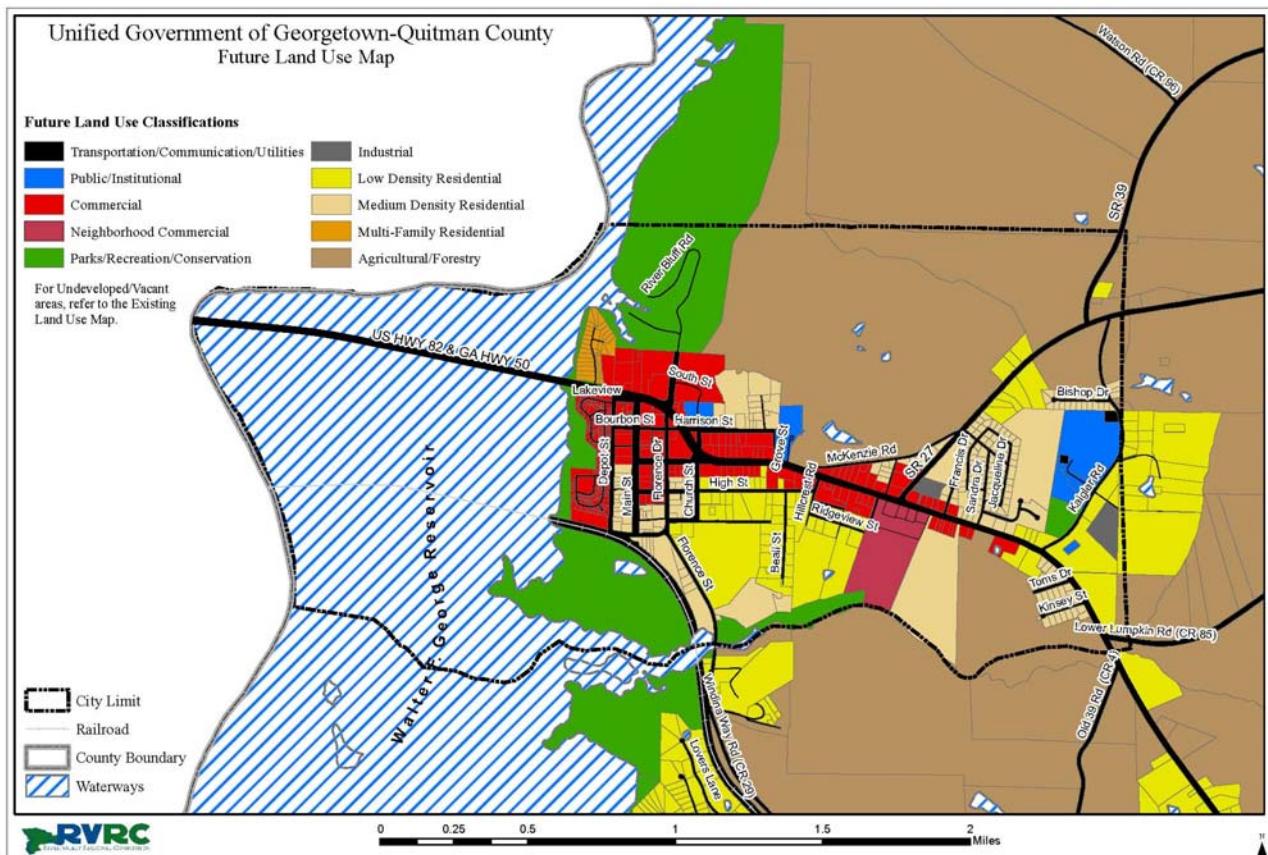
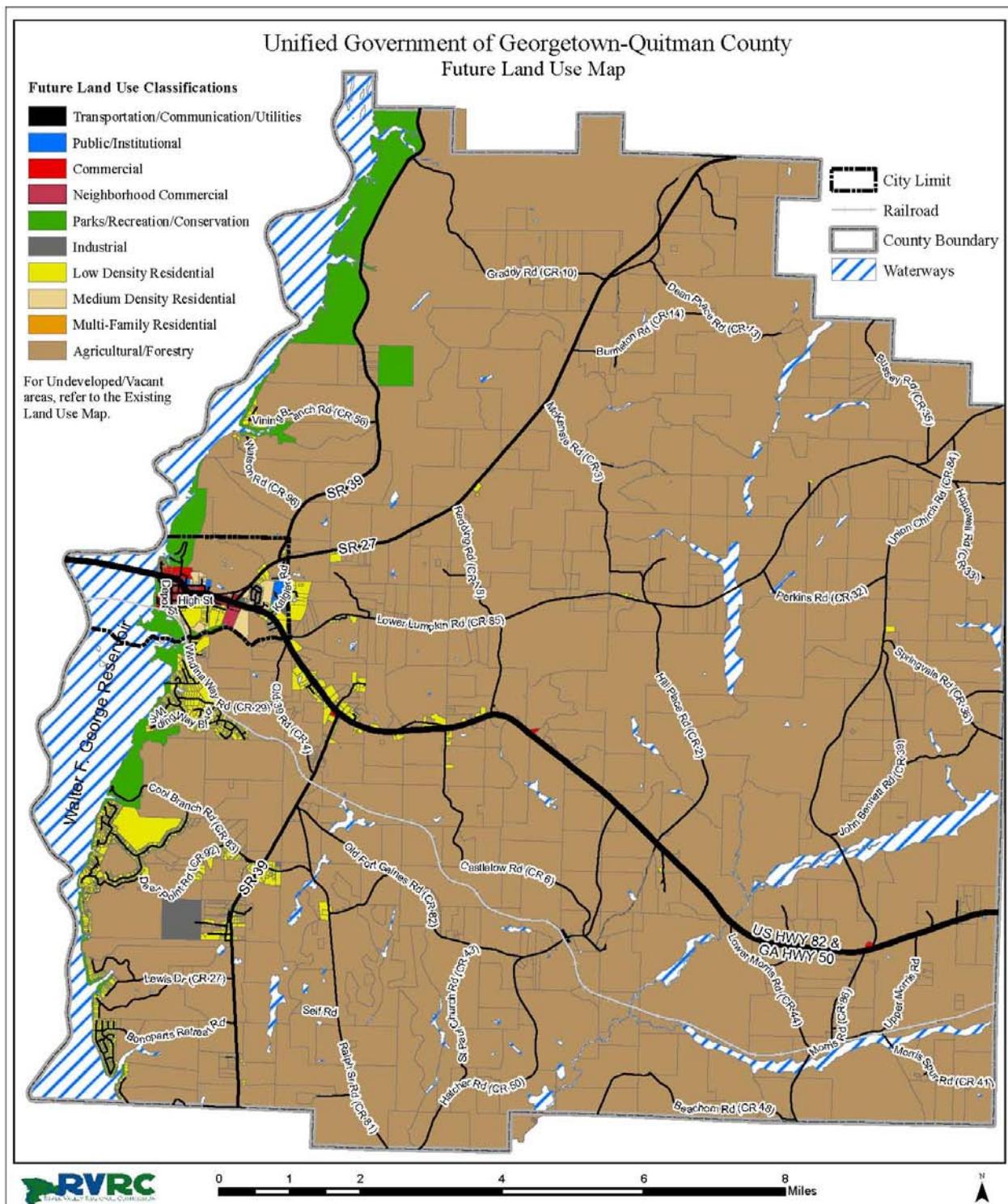


Figure 4: Georgetown-Quitman County Future Land Use Map



Final Land Use Needs

- No ordinance to regulate aesthetics of development in highly visible areas.
- Excessive number of dilapidated structures both site built and mobile homes.
- Aid to deteriorating areas in an effort to create opportunities for reinvestment and redevelopment in deteriorating areas.
- Identify and promote infill development opportunities.

Final Land Use 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 guidebook that illustrates the type of new development wanted in the 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.
- The County is a blank canvas, which can allow for very desirable development pattern.

Land Use Goals and Objectives:

Goal 1: Develop ordinances which regulate aesthetics of new developments.

Objective: to develop and enforce ordinances which regulate the way new developments will look in order to maintain a uniform, pleasant look for new development.

Goal 2: Utilize and adopt the River Valley Regional Commission's Design Guidelines handbook.

Objective: to use and adopt the Design Guidelines handbook (see attached in appendix 3) in order to maintain a uniform, well designed area which follows specific guidelines and regulations.

Report of Accomplishments and Community Work Program for Unified Government of Georgetown-Quitman County

Quitman County: Report of Accomplishments 2009-2014

Economic Development		
Activity	Status	Explanation
Promote Tourism in Quitman County	Completed	
Support small business enterprise in the county.	Completed	
Continue to support Quitman County Chamber of Commerce.	Completed	
Support the Quitman County Development Authority.	Completed	
Support community investment in infrastructure and buildings.	Completed	
Create a Business Expansion and Retention Committee to track growth or reduction of businesses.	Not Accomplished	Not needed. Economic growth or reduction too minimal to warrant a committee. Will not be carried over to the new CWP.
Create incentives to attract industry (Property tax freeze, etc.).	Completed	
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	Not Accomplished	Not needed. Economic growth or reduction too minimal to warrant a committee. Will not be carried over to the new CWP.
Seek assistance from the Georgia Department of Economic Development (GDECD) in developing surveys to assess the current business climate.	Completed	
Create an economic development strategy to attract business and industry. Look at low interest loans and property tax freeze as possible incentives.	Completed	
Maintain and expand upon public facilities (water, sewer, etc.).	Completed	

Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas.	Completed	
Finish developing and support the Rural Regional Transit Program. Facilities should help with home to work travel.	Completed	
Work with Albany Tech on job training and adult education programs.	Completed	
Support continued development of local education system. Increase dual enrollment opportunities.	Completed	
Diversify job base.	Completed	
Continue to lobby and support four-laning of US 82.	Completed	
Provide education opportunities to learn about the development process.	Completed	

Housing		
Activity	Status	Explanation
Assess mobile home/manufactured housing issues every year and limit or redefine areas where mobile homes/manufactured homes can be placed in Quitman County and the municipalities. Enforce compatibility standards.	Currently Underway	Being reviewed by Planning Commission. Review will be completed in 2015.
Seek opportunities to diversify the housing mix from predominantly single-family and manufactured housing units to quality multi-family and single-family attached units.	Completed	
Create housing communities rather than housing developments by eliminating barriers to developing mixed-use	Completed	

developments.		
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	Currently Underway	Being reviewed by Planning Commission. Review will be completed in 2015.
Ordinances need to allow for loft living, downtown living and neo-traditional development.	Not Accomplished	No lofts in the downtown area. Will not be carried over to new CWP. Will not be carried over to the new CWP.
Continue to apply for housing rehabilitation grants in an effort to lessen the impact of dilapidated and abandoned structures.	Not Accomplished	There are currently no plans to apply for housing grants or funding immediately, however, this will remain an option for future years and will be carried over to the new CWP.
Support the West Georgia Consortium	Completed	
Continue to apply for affordable housing grants in an effort to balance housing cost and housing quality in an effort to construct affordable quality housing.	Currently Underway	Will apply for grants in 2017 or 2018 to Rehabilitate vacant or occupied structures as well as build new unis.
Continue to implement code enforcement program	Completed	
Continue to increase home ownership opportunities.	Completed	

Land Use		
Activity	Status	Explanation
Study effective land use planning for Quitman County, including brownfield and greyfield redevelopment.	Completed	
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county.	Completed	
Update Comprehensive Plan (Partial Plan)	Completed	
Update Comprehensive Plan	Currently Underway	Plan will be adopted by October 30, 2014.
Eliminate excessive number of dilapidated structures both site-built and mobile homes.	Currently Underway	Being reviewed by Planning Commission. Review will be completed in 2015.
Apply for grants to aid	Completed	

deteriorating areas in an effort to create opportunities for reinvestment.		
Diversify land use mix by creating opportunities for mixed-use developments and providing areas for commercial and industrial development. Review zoning and subdivision ordinances.	Currently Underway	Ordinance review will be completed in 2015,
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 desirable development pattern.	Currently Underway	Ordinance review will be completed in 2016.
Develop a guidebook that illustrates the type of development wanted in the community.	Currently Underway	Will do guidebook in 2016
Reserve for industrial and commercial growth on future development maps	Currently Underway	Will be added in new comprehensive plan. Completion date 2014.
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	Currently Underway	Land inventory will be completed by 2015.
Continue to enforce zoning ordinance and subdivision regulations	Completed	
Development ordinances to regulate the aesthetics of development in our highly visible areas.	Currently Underway	Draft Ordinances will be completed by 2016

Natural and Historic Resources

Activity	Status	Explanation
	Completed	
Encourage resource management planning in new development to locate in suitable locations in order to	1.Completed	2. Will do guidebook in 2015

<p>protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by:</p> <p>Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</p> <p>Create a county/city guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.</p>	2. Currently Underway	
<p>Identify contaminated properties (brownfield and greyfields). If any identified, promote redevelopment.</p> <p>Connect developer to federal and state incentives for cleaning up brownfield sites.</p>	Completed	
<p>Identify water pollution problems and solutions</p>	Completed	
<p>Identify and prioritize erosion, sedimentation, and storm water runoff problems.</p>	Currently Underway	Prioritized by 2015.
<p>Protect historic resources.</p>	Currently Underway	Trying to refurbish the Quitman County Court House. Looking for funding. Will apply for funds in 2018.
<p>Strengthen and enforce existing resource protection regulations in an effort to guide new development away from important resources.</p>	Currently Underway	Drafting new ordinances that will give the county better options to protect important resources. Draft ordinance should be developed by 2016.
<p>Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize</p>	Completed	

environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.		
Continue to enforce soil erosion, stormwater best management practices.	Completed	
Develop a bicycle/pedestrian plan to compliment regional bike plan. Link local trail systems with state designated bike routes and existing trails in neighborhood communities.	Not Accomplished	Not a county priority. Also no state designated bike route is located in Quitman County. Will not be carried over to the new CWP.
Continue efforts to rehabilitate the Quitman County Courthouse.	Currently Underway	Trying to refurbish the Quitman County Court House. Looking for funding. Will apply for funds in 2018
Develop a Green space Plan and actively work to preserve green space. Adopt and enforce a tree preservation ordinance.	Not Accomplished	Lack of development pressure has placed a green space plan on the "back burner". Will not be carried over to the new CWP.
Develop a plan to protect designated farmland.	Not Accomplished	Upon reconsideration this is not a priority for the county. There is a limited amount of farmland in the county. All of which is not considered significant.
Consider creating a Historic Preservation Ordinance and Commission.	Completed	
Consider a Conservation Cluster Subdivision Ordinance.	Currently Underway	Drafting new ordinances that will give the county better options to protect important resources. Draft ordinance developed by 2018.
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	Currently Underway	Working with RVRC to better coordinate with conservation groups and make contacts. Completion date 2018.
Adopt a tree replanting and tree preservation ordinance for new development.	Not Accomplished	No interest by county to adopt a tree planting ordinance. Will not be in the new CWP>
Organize a tree planting campaign in public areas that will make walking more comfortable in the summer.	Completed	

Quitman: Community Work Program Update 2015-2019

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Construct New Library	2019	Unified Government of Georgetown-Quitman County	\$750,000	Unified Government of Georgetown-Quitman County and the Georgia Library Board
Place before the County Commission a rural fire district service fee for adoption consideration	2015	Unified Government of Georgetown-Quitman County	\$2,000	Unified Government of Georgetown-Quitman County
Apply for emergency vehicle grants	2015, 2016	Unified Government of Georgetown-Quitman County	\$150,000	Unified Government of Georgetown-Quitman County And GEMA
Re-establish recreation program within County School System. Complete new multi-purpose fields by 2019	2019	Unified Government of Georgetown-Quitman County	\$100,000	Unified Government of Georgetown-Quitman County School System

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Begin Redevelopment of Depot Street and surrounding neighborhoods by creating and reviewing a streetscape drawing of Depot Street.	2017	Unified Government of Georgetown-Quitman County	\$2,000	Unified Government of Georgetown-Quitman County
Capitalize on the approval of liquor by the drink sales by developing the Georgetown-Quitman County restaurant retail business. Identify vacant lots or vacant buildings in the downtown area with views and access to Lake Walter F. George.	2018	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government of Georgetown-Quitman County
Update the Geo-Quitman web site to reflect what location incentives they can provide to a commercial facility, residential development or a small industry. Such as: A discount on solid waste collection fees, water and sewer utility discount, property tax reduction, etc.	2016	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government of Georgetown-Quitman County
Send elected officials, staff or citizens to the Georgia Academy for Economic Development.	2015	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government Georgetown-Quitman County
Re-appoint two commission members to the Quitman County Water and Sewer Board in an effort to maintain and expand upon public facilities (water, sewer, etc.).	2018	Unified Government of Georgetown-Quitman County	No Cost	Unified Government of Georgetown-Quitman County
Provide a facility, including maintenance, for Columbus Tech to conduct job training and	2015	Unified Government of	\$21,000	Unified Government of

adult education programs.		Georgetown-Quitman County		Georgetown-Quitman County
Provide a facility for UGA Agricultural Extension to conduct obesity education training.	2015	Unified Government of Georgetown-Quitman County	\$12,000	Unified Government of Georgetown-Quitman County
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Review mobile home/manufactured home regulations in effort to address older mobile home/manufactured home safety.	2016	Quitman County	\$1,000	Quitman County
Put a listing of vacant properties on the Unified Government of Georgetown-Quitman County web site such as the George Place subdivision which allows single family and town home development in an effort to promote quality higher density development.	2017	Quitman County	\$1,000	Quitman County
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	2016	Quitman County	\$1,000	Quitman County
Address housing blight and health concerns by rehabilitating or demolishing unsafe structures. Apply for a housing grant to rehabilitate properties.	2019	Quitman County	\$500,000.	Quitman County
Draft for review by the BOC ordinances to regulate the aesthetics of development in our highly visible areas.	2016	Quitman County	\$1,500	Quitman County
Remove abandoned vehicles from residential and commercial properties by enforcing the existing codes and ordinances.	2016	Quitman County	\$15,000	Quitman County
Link DCA housing program information to the Georgetown-Quitman County web site in an	2018	Unified Government of	\$500	Unified Government of

effort to increase home ownership opportunities through grants and other state and/or federal housing programs.		Georgetown-Quitman County		Georgetown-Quitman County
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Natural and Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify resources and best options to get funding to rehabilitate the Quitman County Courthouse.	2016	Unified Government of Georgetown-Quitman County	\$3,000,000	Unified Government of Georgetown-Quitman County
Develop a guidebook listing and illustrating the location and regulation of natural and cultural community resources and protected historic resources. Place the guidebook on the Geo-Quitman web site.	2016	Unified Government of Georgetown-Quitman County	\$2,000	Unified Government of Georgetown-Quitman County
Work with RVRC to better coordinate and contact conservation groups in order to develop a list and map of conservation properties to stay abreast of area conservation efforts.	2018	Unified Government of Georgetown-Quitman County and RVRC	\$5,000	Unified Government of Georgetown-Quitman and RVRC DCA contract.
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Comprehensive Plan Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future	2015	Quitman County	No cost	DCA

Land Use Plan/ Development Maps.				
Draft an overlay ordinance to regulate aesthetics of development in highly visible areas.	2016	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government of Georgetown-Quitman County
Encourage traditional neighborhood development within the Depot Street area of Georgetown. Draft a Traditional Neighborhood ordinance for planning commission review	2016	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government of Georgetown-Quitman County
Develop a guidebook that illustrates the type of new development we want in our community. Review draft of wetlands and steep slope guidelines.	2017	Unified Government of Georgetown-Quitman County	\$2,000	Unified Government of Georgetown-Quitman County
Develop a conservation/cluster subdivision for review by the Planning Commission	2017	Unified Government of Georgetown-Quitman County	\$1,000	Unified Government of Georgetown-Quitman County
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	2017	Unified Government of Georgetown-Quitman County	\$1500	Unified Government of Georgetown-Quitman County
Review zoning and subdivision ordinance and fees.	2015	Unified Government of Georgetown-Quitman County	\$4,500	Unified Government of Georgetown-Quitman County

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify and prioritize roadway improvements including erosion, sedimentation, and storm water runoff problems. Apply for grants to fix problems.	2015	Unified Government of Georgetown-Quitman County	\$2.1 million	DCA and Unified Government of Georgetown-Quitman County
Widen and pave Kagler Road including new storm water facilities	2015,2016,2017		\$500,000	DCA and Unified Government of Georgetown-Quitman County, DCA(CDBG)
Intergovernmental				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Discuss with the Pataula Transit Authority and better coordination with E-911 services invoicing and payment from neighboring communities using this service.	2015	Unified Government of Georgetown-Quitman County	\$100	Unified Government of Georgetown-Quitman County
Promote the 3 county Pataula Transit system currently serving Georgetown-Quitman, Randolph and Stewart Counties by highlighting the economic success story between Pataula Transit and D&J Plastics. Advertise Pataula Transit on the Quitman County web site, link with a link to Pataula Transit Web Site.	2016	Unified Government of Georgetown-Quitman County	\$500	Unified Government of Georgetown-Quitman County

Appendix 1

Quality Community Objectives

The following is a list of Quality Community Objectives. These objectives provide an adequate benchmark for what is considered quality development. Local jurisdictions can use this list if they so choose to evaluate potential need and opportunities the communities may want to act upon; an analysis of existing and future development patterns; an evaluation of current policies, and activities, for consistency with these Quality Community Objectives.

Georgetown-Quitman County:

Statement
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
7. In some areas, several errands can be made on foot, if so desired.
8. Some of our children can and do walk to school safely.
9. Some of our children can and do bike to school safely.
10. Schools are located in or near neighborhoods in our community.

Statement
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
2. Our community is actively working to promote Brownfield redevelopment.
3. Our community is actively working to promote greyfield redevelopment.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)
5. Our community allows small lot development (5000 SF or less) for some uses.

Statement
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.

- | |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| 2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. |
| 4. We have ordinances to regulate the size and type of signage in our community. |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. |
| 6. If applicable, our community has a plan to protect designated farmland. |

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| Statement |
| 1. We have public transportation in our community. |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. |
| 6. We have a plan for bicycle routes through our community. |
| 7. We allow commercial and retail development to share parking areas wherever possible. |

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| Statement |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan and coastal). |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education. |

Statement
1. We have designated historic districts in our community.
2. We have an active historic preservation commission.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.

Statement
1. Our community has a greenspace plan.
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.

Statement
1. Our community has a comprehensive natural resources inventory.
2. We use this resource inventory to steer development away from environmentally sensitive areas.
3. We have identified our defining natural resources and have taken steps to protect them.
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.
5. Our community has and actively enforces a tree preservation ordinance.
6. Our community has a tree-replanting ordinance for new development.
7. We are using storm water best management practices for all new development.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)

Statement
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.
3. Our elected officials understand the land-development process in our community.

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| 4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals. |
| 5. We have a Capital Improvements Program that supports current and future growth. |
| 6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community. |
| 7. We have clearly understandable guidelines for new development. |
| 8. We have a citizen-education to allow all interested parties to learn about development processes in our community. |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. |
| 10. We have a public-awareness element in our comprehensive planning process. |

Statement

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| 1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them. |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible. |
| 3. We recruit firms that provide or create sustainable products. |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple us. |

Statement

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| 1. Our economic development program has an entrepreneur support program. |
| 2. Our community has jobs for skilled labor. |
| 3. Our community has jobs for unskilled labor. |
| 4. Our community has professional and managerial jobs. |

Statement

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Our community allows accessory units like garage apartments or mother-in-law units. |
| 2. People who work in our community can afford to live here, too. |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes) |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks. |

5. We have options available for loft living, downtown living, or “neo-traditional” development.
6. We have vacant and developable land available for multifamily housing.
7. We allow multifamily housing to be developed in our community.
8. We support community development corporations building housing for lower-income households.
9. We have housing programs that focus on households with special needs.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

Statement
1. Our community provides work-force training options for our citizens.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.
3. Our community has higher education opportunities, or is close to a community that does.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.

Statement
1. We participate in regional economic development organizations.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.

Statement
1. We plan jointly with our cities and county for comprehensive planning purposes.
2. We are satisfied with our Service Delivery Strategy.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.

Appendix 2
Public Participation Plan

Unified Government of Georgetown-Quitman County

**Comprehensive Plan 2014
Community Participation Program**

Prepared by
RIVER VALLEY REGIONAL COMMISSION

Identification of the Unified Government of Georgetown-Quitman County Stakeholders

The following is a list of the Unified Government of Georgetown-Quitman County stakeholders. A “stakeholder” is considered to be someone who has a vested interest in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process, and the Community Participation Program should include tools to identify and engage representatives who have a present or future stake in the community. Key stakeholders include: 1. the community residents representing a diverse range of backgrounds and interests; 2. residents, specifically those that have been historically left out of the decision making process, like members of low-income communities, immigrant communities, and ethnic and minority groups; 3. business, industry and civic leaders; 4. the development community including real estate professionals, media representatives; and 5. city and county staff and elected officials. Other key stakeholders include agriculture and forestry interests, banks, churches and church leaders, civic clubs, students, tourism officials, service organizations, military leaders and members of the military with a vested interest in the community. Local property owners and local business owners have also been identified as key stakeholders.

Stakeholders are vital to the process, because they create and are affected by change. Participation of these groups can help foster community understanding and support for the Comprehensive Plan document and provide fuel for the implementation of the plan.

This list is not inclusive. As more organizations and interested parties are identified throughout the process, names will be added to this list.

In order to assure all interested parties have a voice in the process, the Unified Government of Georgetown-Quitman County Board of Commissioners and the Planning Commission will serve as the steering committee for the comprehensive planning process.

The following is a list of the Unified Government of Georgetown-Quitman County Stakeholders. The list has been reviewed and approved by both the Georgetown-Quitman County Commission and the Georgetown-Quitman County Planning Commission.

Georgetown-Quitman County Board of Commissioners

Richard Morris – Chairman – richlyd@gmail.com (h)229-334-8781 (c)334-619-1337
Danny Blackman – Commissioner – dblkmn@msn.com
Carvel Lewis - Commissioner – cclewis@aol.com
David Kinsey – Commissioner – dkinsey39@eufaula.rr.com
Willie Bussey, Jr. – Commissioner – busterbus@windstream.net

The Georgetown-Quitman County Planning Commission

Henry Balkcom, III – Chairman – hbalkcom@hughes.net

Joyce Montogmery - diplast@bellsouth.net

Merlin Miller – merlinmiller49@yahoo.com

Dr. Terry Batton – qcs@zebra.net

Carol Webb – cmingwebb@hotmail.com

Dennis Tollerson – dt4jplastic@aol.com

Sherriff

Georgetown-Quitman County

Spencer Muller, County Manager- smueller@eufaula.rr.com

Carol Wilson, County Clerk- cwilsonm@eufaula.rr.com

Georgetown-Quitman County Sheriff

Billy "BJ" Foster bifosteru@quitmansheriff.com 229-334-3726

Georgetown-Quitman County Fire Chief

Phil Thomas - plthomas229@bellsouth.net

Georgetown-Quitman County Development Authority

Rebecca S. Fendley becky.fendley@gsccca.org

Georgetown-Quitman County School Board

Willie J. Anderson, Chairman, andersonw@quitman.k12.ga.us

Bobby Willis, Vice Chairman, willisb@quitman.k12.ga.us

Jimmy Eleby, elebyj@quitman.k12.ga.us

Larry Wilborn, wilbornl@quitman.k12.ga.us

Billy Shirah, shirahb@quitman.k12.ga.us

Mr. Alan Fort (Quitman County School Superintendent) forta@quitman.k12.ga.us

Georgetown-Quitman County Developers/Builders/Realtors

Carol Webb - cmingwebb@hotmail.com

Georgetown-Quitman County DFCS

Patricia Williams - pawilliams@dhr.state.ga.us

Health Departments

Brad Carter - (229) 334-3697 or (229) 334-4389

Family Connection

Sara Lee Crumbs quitmanfc@yahoo.com

Neighborhood Services Center

Michelle Hart

Forestry

(229) 334-5853 (Forestry Station) Georgetown

Agricultural

NRCS SERVICE CENTER OFFICE

CUTHBERT SERVICE CENTER

88 E DAWSON ST

CUTHBERT, GA 39840

(229) 732-6211 Ext 3

(229) 732-6679 Fax

US Army Corps of Engineers

(229) 768-2516

River Valley Regional Commission

Office of Community and Economic Development

Katie Howard – Director khoward@rivervalleyrc.org

Concerned Citizens

Georgetown Quitman County Citizens Action Coalition

Dr. Terry Batton 229-334-2273 gcs@zebra.net

Participation Techniques

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The first public meeting took place on Tuesday, November 12, 2013 at 6:30PM at the Georgetown-Quitman Board of Commission office. The second public hearing took place on Tuesday, August 12, 2014 at 6:30pm at the Georgetown-Quitman Board of Commission meeting.

Vision Meeting/SWOT

In order to define goals, needs, opportunities and future development patterns a S.W.O.T. (Strength, Weaknesses, Opportunities, and Threats) Analysis will be conducted. Needs and opportunities for the planning period will be discussed, quality of life issues will be reviewed and major steps necessary to achieve desired goals and future development patterns will be defined.

Planning Process

The plan review and update started on August 27, 2013 with the Georgetown- Quitman County Planning Commission. The Planning Commission is a diverse group with one minority, two women and three men. The Georgetown-Quitman County Citizens Action Coalition, a 50-member plus

organization, was also represented at the plan update meetings by their Chairman Dr. Terry Batton. The initial members included two engineers, one public servant and part-time realtor, C.P.A, business executive, small business owner and a major retail chain employee. Due to the death of two of the original members replacements were appointed half-way through the review process. One of the new members is a minister the other new member is the former Quitman County Sheriff.

All of the Planning Commission members are also members of other civic organizations or public bodies including the Rotary Club, Industrial development Authority and Water and Sewer Authority or the Civic Club.

Spencer Mueller, the County Manager attended all of the plan review meetings as well as the two meetings that RVRC staff had with Richard Morris Chairman of the Unified Government of Georgetown- Quitman County Board of Commissioners.

In all thirteen meetings were held, two required public hearings, nine plan update meetings and the two meetings with the county manager and the Mr. Morris. Comprehensive Plan update activities were advertised in the local newspaper and posted on the door of the Commission Offices. "Word of Mouth" was also used to inform citizens of meetings. Given that Quitman County is so small with a population of approximately 2,500 people and given the diversity of the planning commission and the number of organizations represented by each planning commission member and the presence of the Georgetown-Quitman County Citizens Action Coalition, RVRC staff felt that the citizens of Quitman County were well represented. Meeting dates are as follows: August 27, 2013; September 24, 2013; October 22, 2013; January 28, 2014; February 25, 2014; April 22, 2014; May 27, 2014; July 22, 2014.

Appendix 3

DESIGN GUIDELINES

2014

Prepared by
River Valley Regional Commission

**Unified Government of Georgetown-Quitman
Comprehensive Plan 2014**

River Valley Regional Commission Design Guidelines

Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.



Commercial Development Facades

Description: The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street trees also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain's lot coverage and neighborhood requirements.

See Figure 1: Façade detail in Additional Images section.

Implementation Measures:

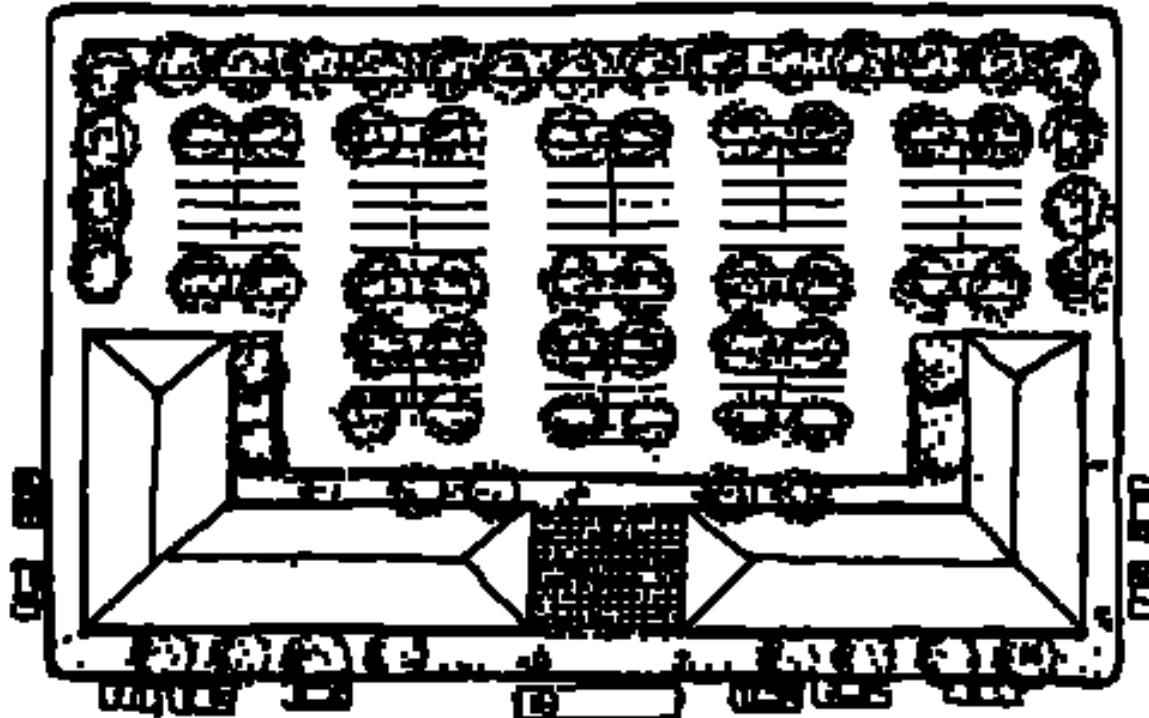
Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.

Create a Design Review process the reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.

Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Commercial Development Site Plan



Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

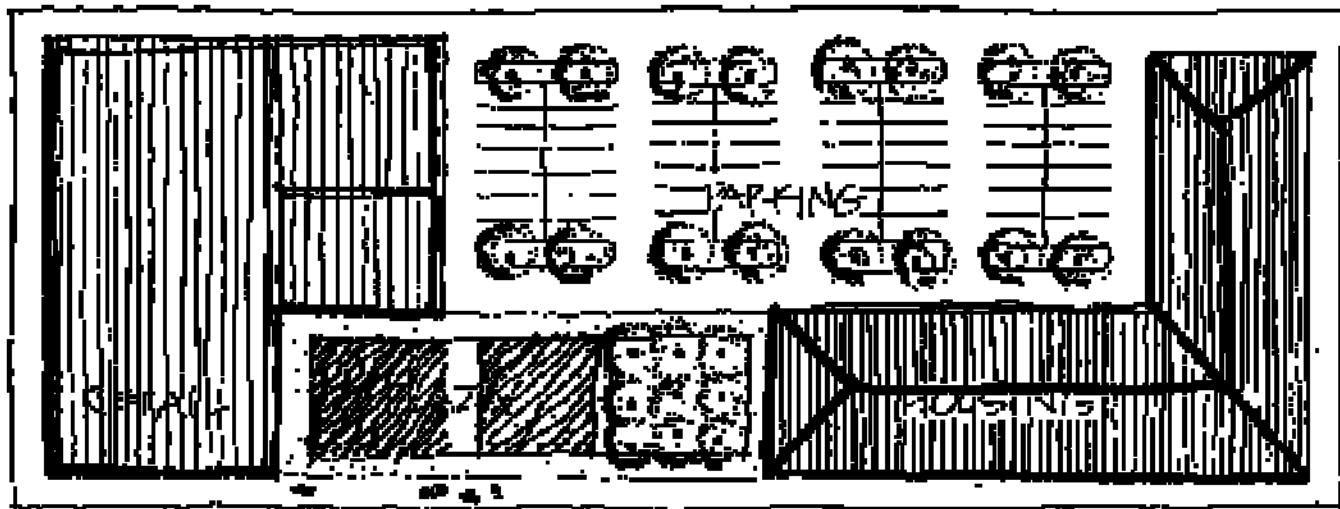
Implementation Measures:

Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.

Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Mixed-Use Development Site Plan



Description: Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

See Figure 3: Mixed-Use Development in Additional Images section for more examples.

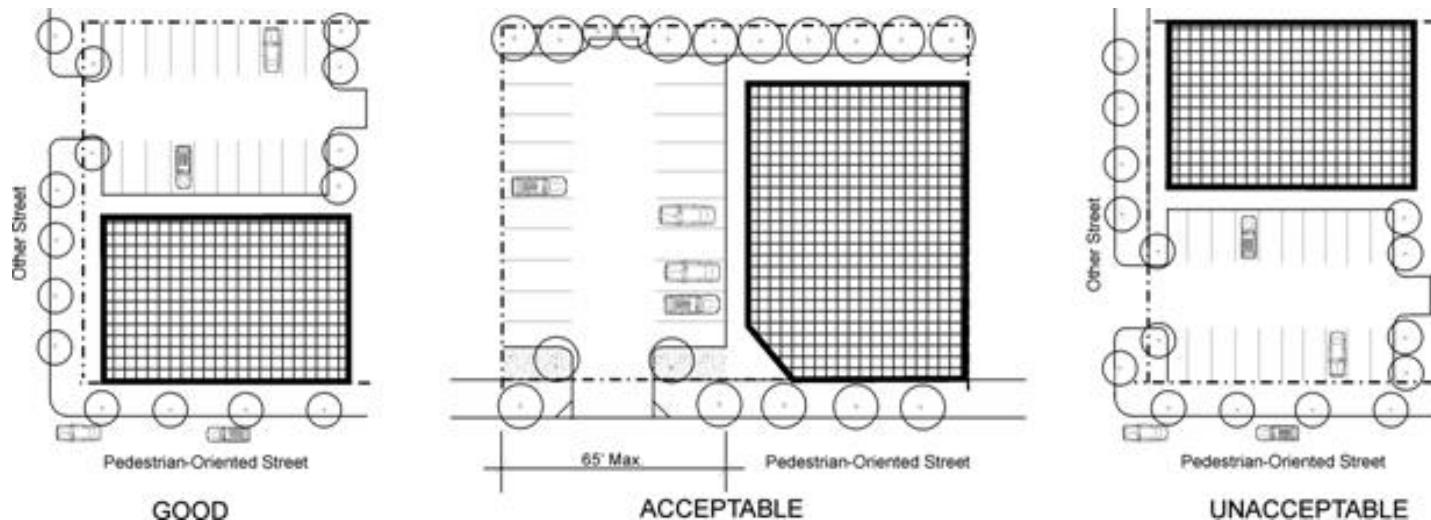
Implementation Measures:

Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.

Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

Building Frontage Diagram



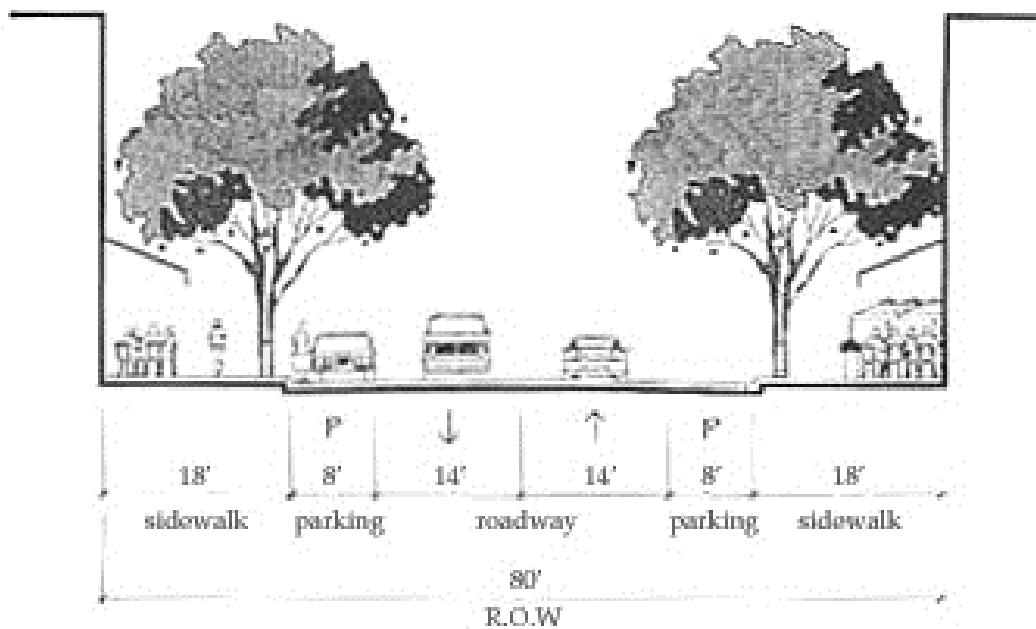
Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

Implementation Measures:

Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor

Commercial Street Cross Sections



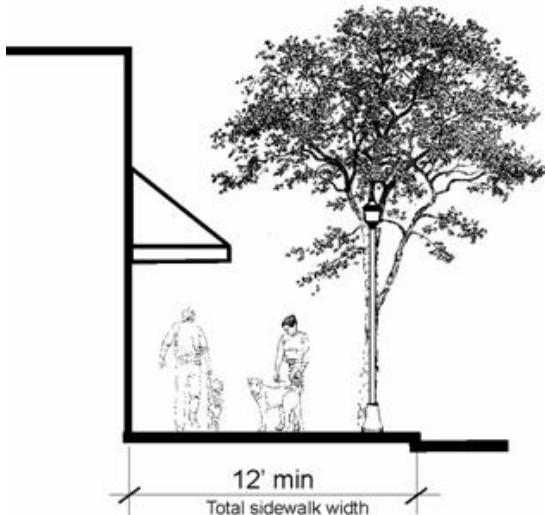
Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

Implementation Measures:

Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, ect. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.

Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

Appropriate Character Areas: Town Center, Commercial Corridor



Live/Work Units



Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

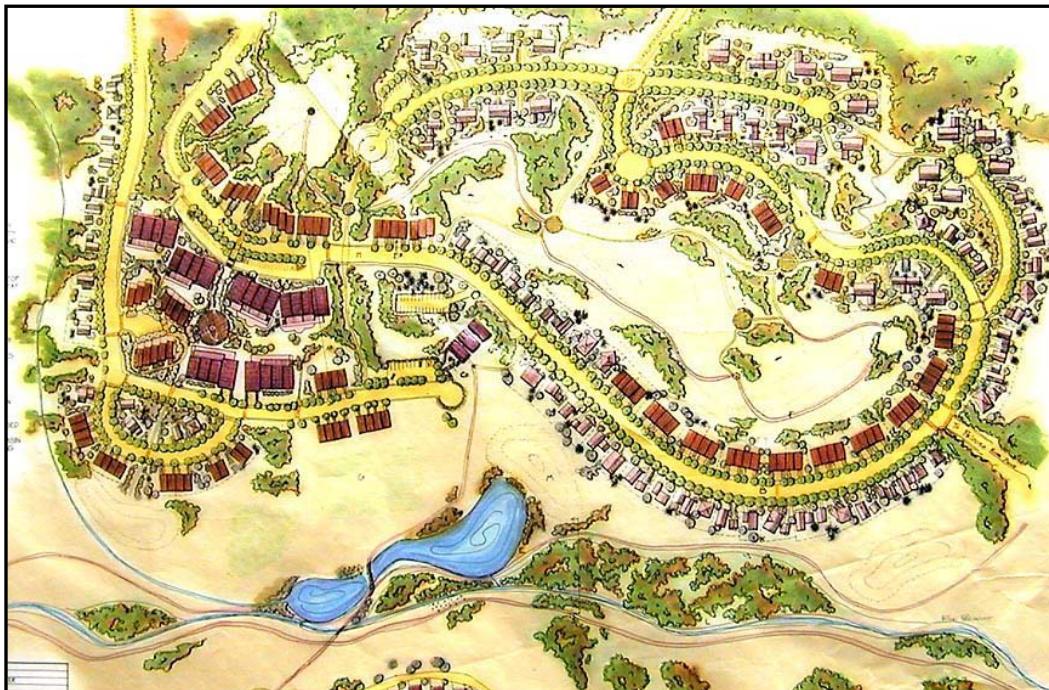
Implementation Measures:

Consider utilizing Overlay Districts as a way to allow for a mixed-use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over

conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

Conservation and Cluster Subdivision



Description: Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

Implementation Measures:

Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.

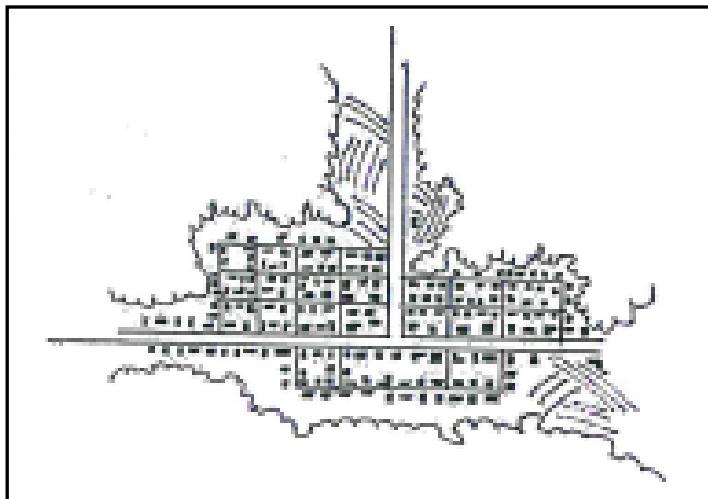
Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.

Adopt Cluster Zoning as a means of ensuring the type of development described above.

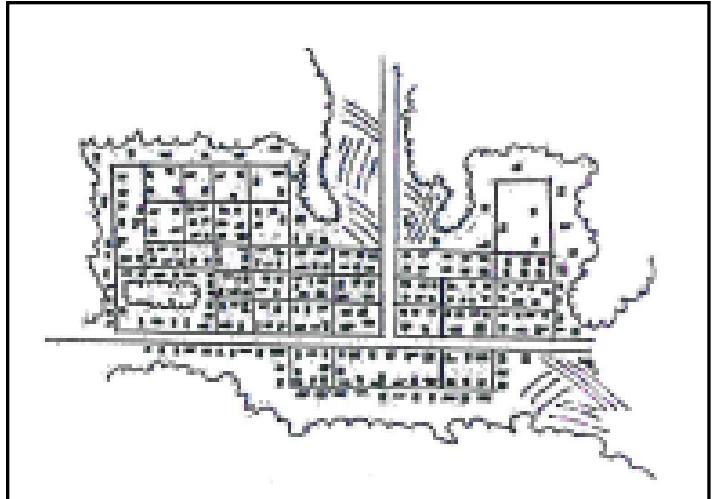
Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood



Extension of Existing Neighborhood

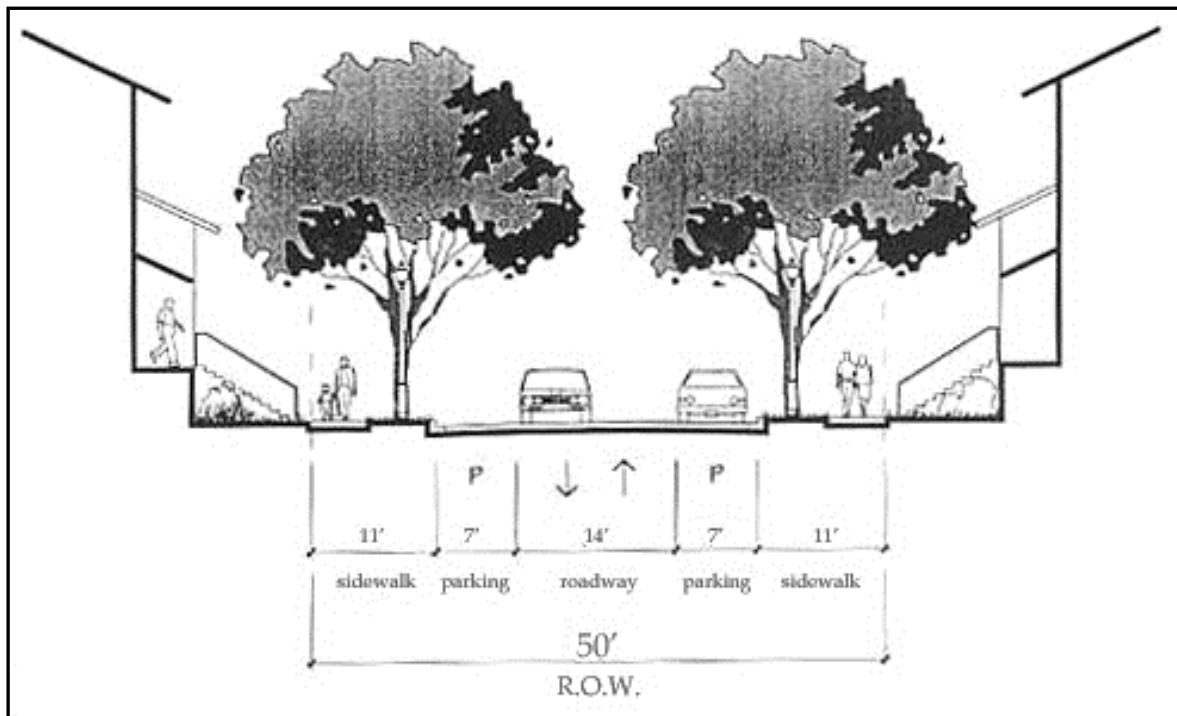
Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

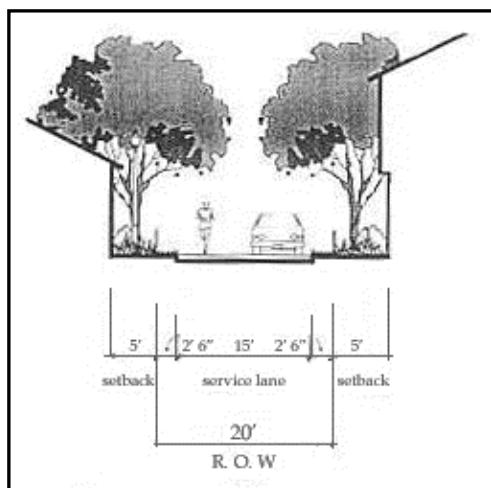
Appropriate Character Areas: Traditional Neighborhood Developing

Residential Street Sections



Description

n: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

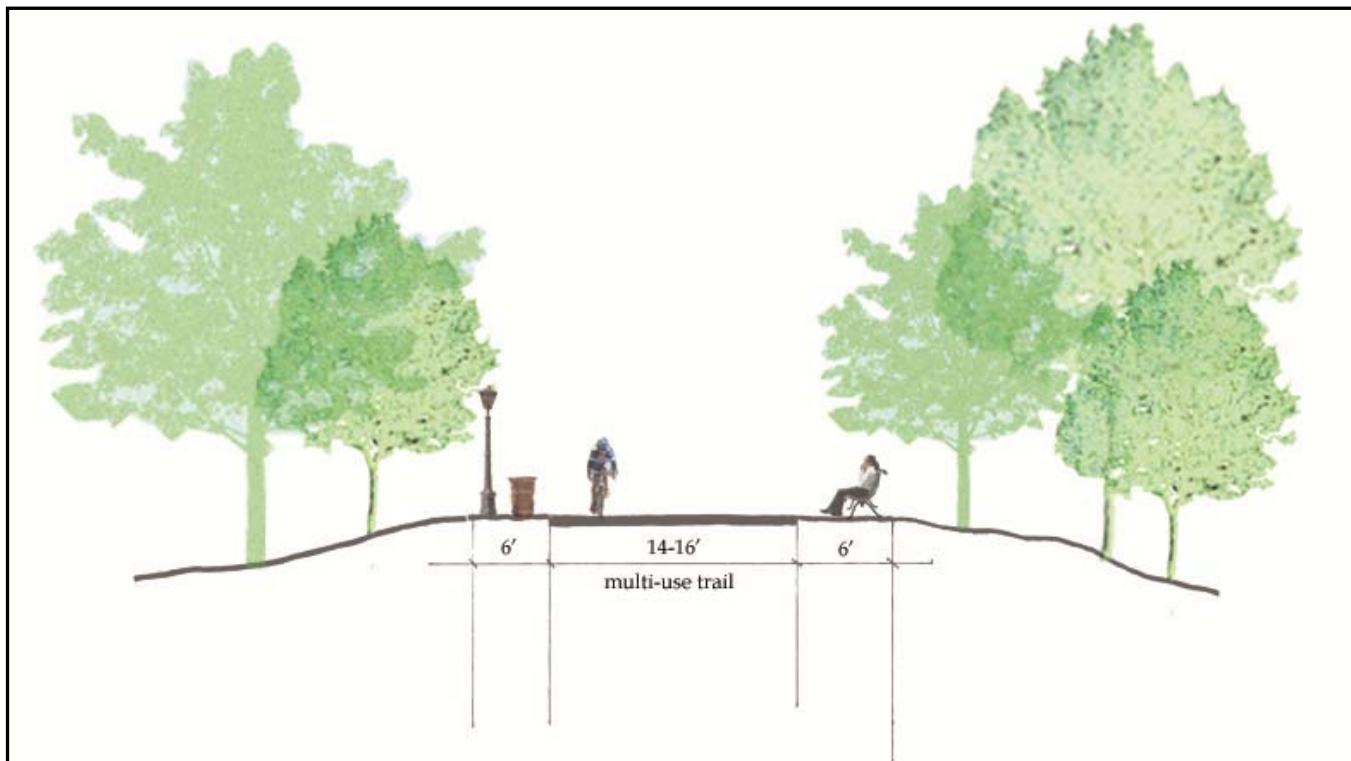


Implementation Measures:

Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.

Appropriate Character Areas: Traditional Neighborhood Existing, Traditional Neighborhood Developing

Bike/Pedestrian Path



Description: The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide a trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

Implementation Measures:

Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Appropriate Character Areas: Linear Bike/Pedestrian Trail

Additional Images

Figure 1: Façade Detail

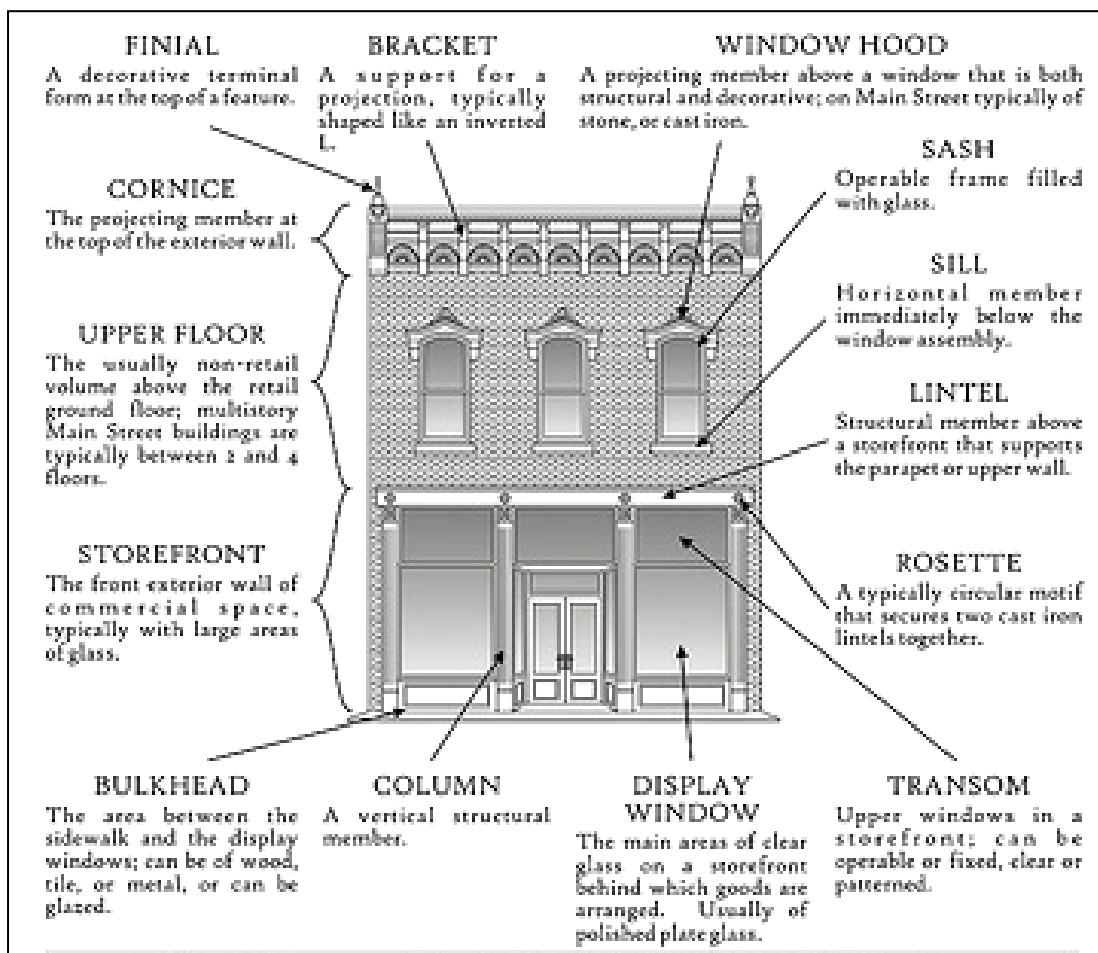


Figure 2: Conventional vs. Conservation Subdivision

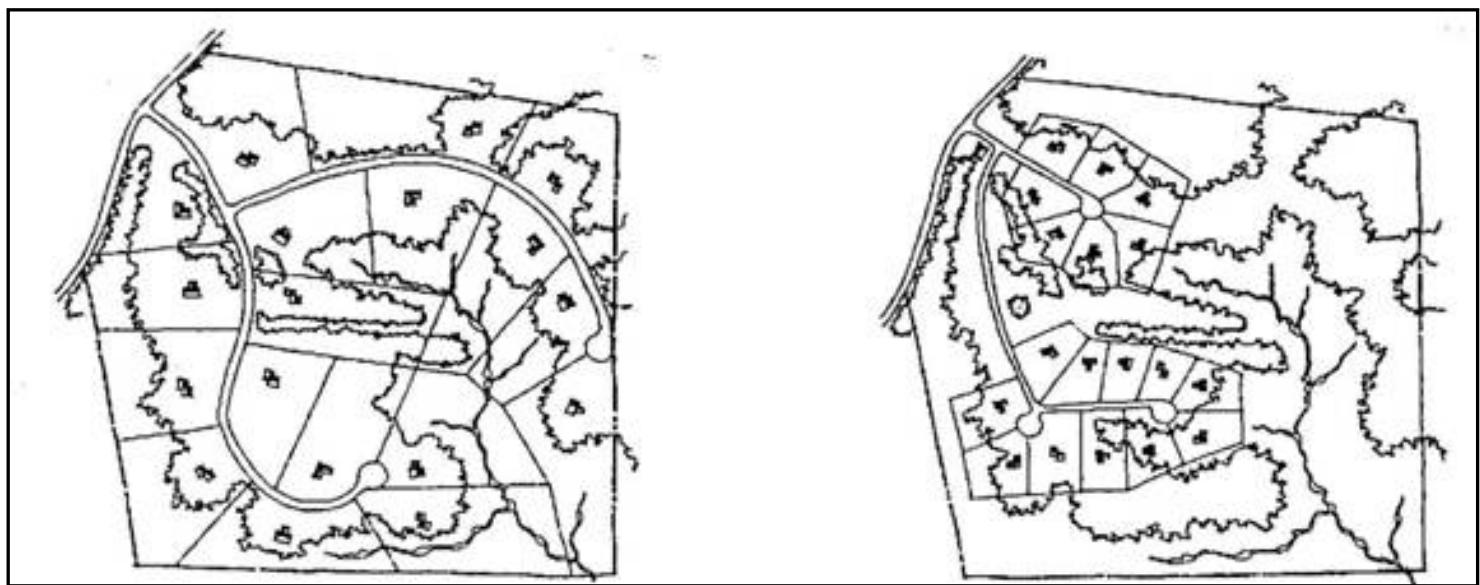
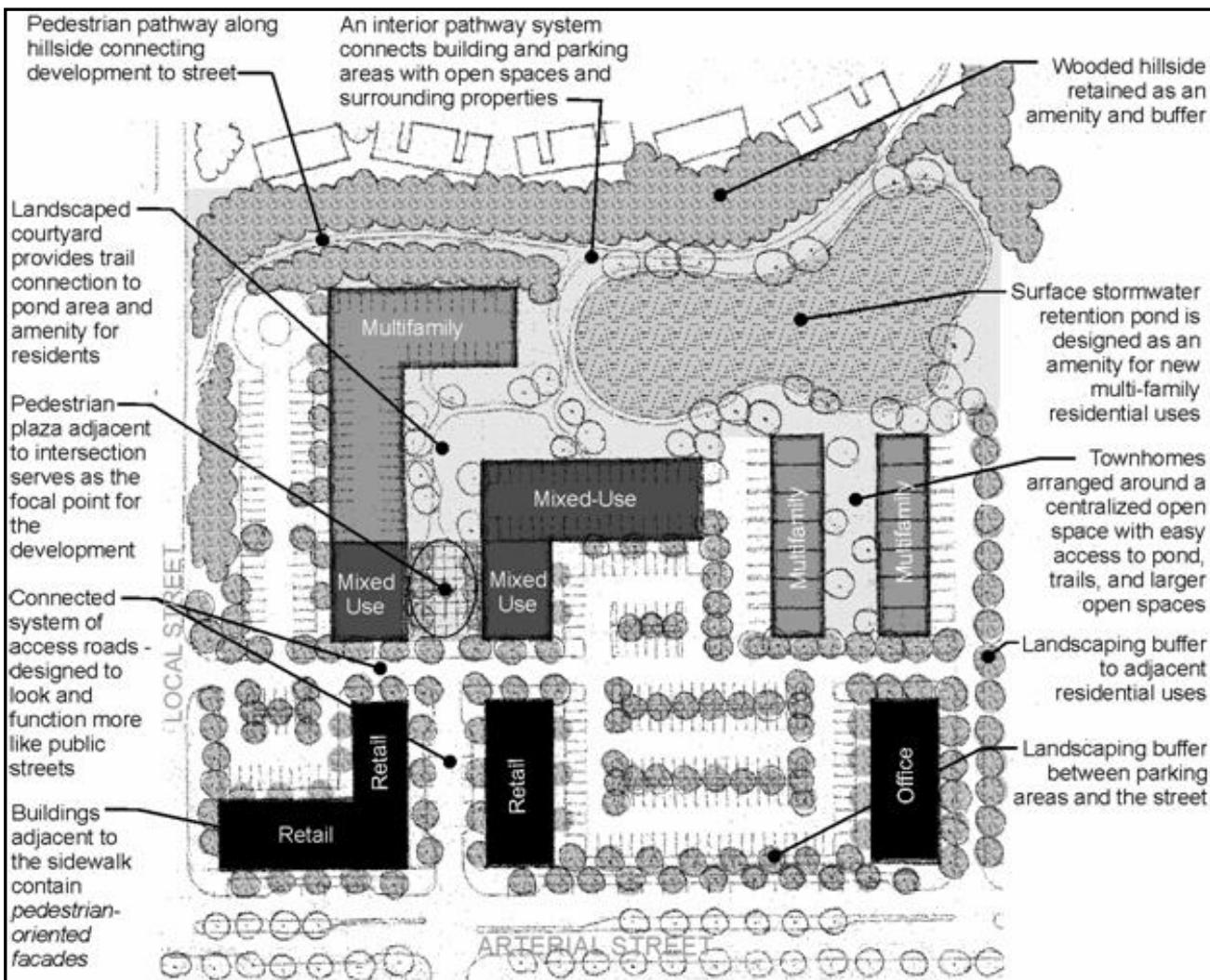


Figure 3: Mixed-Use Development



Appendix 4

River Valley Regional Commission Comprehensive Economic Development Strategy 2015 Update

CEDS COMMITTEE

The Comprehensive Economic Development Strategy (CEDS) Committee continues to be very active this year working on the issue of workforce development. The CEDS Committee met with all five (5) technical colleges which serve the region to discuss dual enrollment. It was determined that the committee will focus on increasing dual enrollment in the region as a strategy to increase the quality of the workforce. The CEDS Committee Chair and other members met with the Regional Educational Support Agency for the River Valley Region to discuss ways the committee can support on-going efforts to increase dual enrollment. Barriers to dual enrollment were discussed.

Minutes of the CEDS Committee meetings and a list of the committee members are attached as an appendix to this document.

CHANGES TO REGIONAL/LOCAL ECONOMY

Using information provided by the Georgia Department of Labor, the following information about the region is a comparison of 2012 to 2013:

	2013	2012	% change
Weekly Wage	\$736	\$733	+0.4%
Employment	135,120	134,466	+0.50%
Unemployment	9.5%	9.9%	-0.4%
Establishments	7,899	7,837	+0.8%
54% of the establishments have 0-4 employees.			

Georgia Department of Labor.

Approximately 20.2% of the region does not have a diploma. This means that approximately 80% of the population graduated from high school. Unfortunately only 46.2% continued their education past high school. This highlights the workforce development problems facing the region.

The technical colleges served by the region include Columbus Technical College, Southwest Georgia Technical College, Albany Technical College, Middle Georgia Technical College and Southern Crescent Technical Colleges. The programs with the most number of 2013 graduates were welding, auto mechanics, and criminal justice.

Top 10 Employers

in the Region

- AFLAC
- Columbus State University
- L & S Services, LLC
- Logan's Roadhouse, Inc.
- St. Francis Hospital, Inc.
- Synovus Financial Corp.
- The Medical Center, Inc.
- TSYS Campus
- Walmart
- Wellpoint, Inc.

Source: Georgia Department of Labor Annual Report, RVRC

Department available in

As of May 2014 there were 19,825 active applicants for services at the

high school region has have

The following table gives the FY2014 Technical College graduates as well as the awards conferred for each college. The River Valley Region is served by Albany, Central Georgia, Columbus, Southern Crescent and South Georgia Technical Colleges. Twelve (12) of the sixteen (16) counties in the River Valley Region are served by Columbus and South Georgia Technical Colleges. These two (2) colleges graduated almost 1500 students in FY14 and over 1400 technical certificates were awarded.

Technical College System of Georgia
Graduates & Awards Conferred
Academic Year 2014 to date as of 7/7/2014

Institution	Total Graduates (unduplicated)	Awards Conferred (duplicated)			
		Technical Certificates of Credit	Diplomas	Associate Degrees	Total Awards Conferred
820 Albany	1,304	1,260	598	183	2,041
821 Altamaha	386	426	102	13	541
822 Athens	1,111	1,215	220	256	1,691
823 Atlanta	985	939	439	171	1,549
824 Augusta	783	416	378	261	1,055
835 Central Georgia	2,360	2,436	372	178	2,986
827 Chattahoochee	932	882	397	321	1,600
828 Columbus	679	536	173	173	882
829 Georgia Northwestern	932	764	386	262	1,412
830 Georgia Piedmont	853	1,064	106	155	1,325
832 Gwinnett	1,393	2,228	382	460	3,070
834 Lanier	767	594	321	128	1,043
837 Moultrie	548	505	204	26	735
838 North Georgia	406	418	178	100	696
817 Oconee Fall Line	458	403	126	57	586
844 Ogeechee	706	702	161	103	966
888 Okefenokee	415	340	98	27	465
841 Savannah	1,361	1,557	272	187	2,016
842 South Georgia	789	906	197	67	1,170
843 Southeastern	468	583	113	35	731
831 Southern Crescent	870	1,053	393	241	1,687
846 Southwest Georgia	292	154	87	136	377
826 West Georgia	1,397	1,344	235	250	1,829
848 Wiregrass Georgia	654	495	325	101	921
Tech College Total	20,849	21,220	6,263	3,891	31,374
562 Bainbridge	0	0	0	0	0
College Tech Div Total	0	0	0	0	0
Grand Total	20,849	21,220	6,263	3,891	31,374

The population of the region continues to increase slowly. According to the 2010 census there were 370,887 people in the region. The population was estimated to increase by 2.8% to 381,187 in 2013. By 2025 an increase of 19.8% is estimated.

The per capita income has increased from \$28,336 in 2011 to \$30,634. The Industry Mix in the region continues to be approximately 65% Service-Providing, 15% Goods-Producing and 20% government.

COMPANY CLOSURES/ADDITIONS

The Region has added more than 2,428 jobs with private investment of \$191,491,500. With the economy still in distress, this is a significant improvement in the wealth of the region.

Company	Jobs Added	Private Investment	Jobs Lost	Closing	Date
Preferred Pump (Expansion)	2	\$145,000			Jul-13
Sisters Home Cooking	2				Aug-13
Family Dollar Stores	6	\$1,500,000			Sep-13
Vienna Citgo	3				Nov-13
Southwest Georgia Rehab, Inc.	3	\$60,500			Nov-13
TriMX International, LLC	10	\$1,750,000			Jan-14
Tyson Foods (Expansion)**	260	\$13,000,000			Mar-Jun 2014
Huddle House			7	closed	Jun-14
Golden Gourmet	60				Jun-14
Hyundai Dymos	190	\$35,000,000			Jan-14
Hallmark/Lithokrome			30		Mar-14
Columbus Foundry	590	\$10,000			Feb-14
Columbus Machining	47				

Company	Jobs Added	Private Investment	Jobs Lost	Closing	Date
KOPLA	150	\$15,000,000			Nov-13
Container Marketing Inc.	100				Nov-13
SWGA Medical Group	4				Jan-14
Joy Learning Academy	4				Nov-13
Sanders	7				
Cott (Exp)	15	\$1,300,000			
WellPoint/BCBS GA (Exp)	400	\$3,000,000			
Pratt & Whitney (Exp)	45	\$6,726,000			Jun-14
Snyder's-Lance (Exp)	80 (ret)	\$15,000,000			
WellPoint/BCBS-GA (Exp)	110	\$60,000,000			
Magic Trampoline	5				
Kodak (Exp)	40	\$23,000,000			Apr-14
Walmart	300	\$16,000,000			
Triwood	15				Jan-14
Caravelle Boats/ Recreation Unlimited	60				Mar-14
Eaton's Cooper Lighting	80+				Jul-05
Innovative Senior Solutions	20+				Jul-05
CMI, Inc.	60+				2013-2014
TSG	10+				2013-2014
Total	2428+	\$191,491,500			

*Tyson has added 260 jobs to date and is planning to add an additional 120 by year end.

DISASTER MITIGATION PLANNING

County	Status	Approved Date	Expiration Date	Comments
Chattahoochee	Approved	11/3/2009	11/3/2014	
Clay	Approved	5/23/2013	5/23/2018	
Crisp	Approved	1/3/2011	1/3/2016	
Dooly	Expired	1/17/2008	2018	Update is in progress
Harris	Approved	6/21/2010	6/21/2015	Update is in progress.
Macon	Approved	10/4/2013	9/4/2018	
Marion	Expired	12/29/2006	2018	Update is in progress
Muscogee	Approved	9/6/2012	9/6/2017	
Quitman	Approved	3/19/2012	3/19/2017	
Randolph	Expired	5/15/2007	5/14/2012	Update is being reviewed by FEMA
Schley	Approved	4/28/2008	4/28/2013	Update is in progress
Stewart	Approved	9/29/2008	9/29/2013	Update is being reviewed by FEMA
Sumter	Expired	7/12/2007	7/12/2012	Update is in progress.
Talbot	Approved	3/24/2010	3/24/2015	Update is in progress.
Taylor	Approved	8/20/2013	8/20/2018	

REGIONAL & LOCAL PROJECT UPDATE

Activity	Category	Time Frame	Responsible Parties & Partners	Cost	Funding Source(s)	Projected Jobs	Priority
Facilitate the development of programs within the local school systems that prepare students for the workforce utilizing the assets of the Technical Colleges, the University System, and others.	Planning	On-Going	RVRC Local BOE WIA Board Local Colleges & Universities	\$30,000	Member Dues Local BOE WIA Board Local Colleges and Universities	50	1
Facilitate the continued	Planning	On-Going	RVRC SWGA	\$50,000	Member Dues	200	2

development of the in-land port in Cordele as a way to stimulate economic growth.			United DCA USDA Cordele-Crisp County IDC		SWGA United DCA USDA Private Industry		
Activity	Category	Time Frame	Responsible Parties & Partners	Cost	Funding Source(s)	Projected Jobs	Priority
Support and facilitate the Americus Motorsports Complex (AMC)	Planning	Complete within 2 years	AMC Sumter PDA Local Advisory Committee		USDA SBA Bonds Private/ Investors	200	3
Using GPS technology, capture the various visible and underground components of the region's water, sanitary sewer and storm sewer infrastructure.	Planning	On-Going	RVRC Local Govts DCA USDA	\$60,000	Member Dues Local Govts DCA USDA	10	4
Identify and address telecommunications deficiencies in the region via the Digital Economy Plans	Planning	On-going	RVRC Local Govts	\$65,000	US Dept. of Commerce	50	5
Provide information and support on alternative means of promoting tourism within the region including technology, TV/film (Camera Ready Designation) and development of packages	Planning	On-Going	RVRC Local Govts GDEcD Local CVBs	\$30,000	Member Dues USDA Local funds	20	6
Support the development of value added	Planning	On-Going	RVRC GDAG GDEcD	\$50,000	Local dues DCA USDA	35	7

processing industries, farmer's markets and neighborhood groceries supplied by local farmers to provide fresh food in the region.			Local HD USDA		GDAg GDEcD		
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SUGGESTED REGIONAL PRIORITIZED PROJECTS

The CEDS Committee identified the following projects as having a regional priority.

Activity	Category	Time Frame	Responsible Parties & Partners	Cost	Funding Source(s)	Projected Jobs	Priority
Facilitate the development of programs within the local school systems that prepare students for the workforce utilizing the assets of the Technical Colleges, the University System, and others.	Planning	On-Going	RVRC Local BOE WIA Board Local Colleges & Universities	\$30,000	Member Dues Local BOE WIA Board Local Colleges and Universities	50	1
Facilitate the continued development of the in-land port in Cordele as a way to stimulate economic growth.	Planning	On-Going	RVRC SWG United DCA USDA	\$50,000	Member Dues SWG United DCA USDA Private Industry	200	2
Support and facilitate the Americus Motorsports Complex (AMC)	Planning	Complete within 2 years	AMC Sumter PDA Local Advisory Committee		USDA SBA Bonds Private/ Investors	200	3
Using GPS technology, capture the various visible and underground	Planning	On-Going	RVRC Local Govts DCA USDA	\$60,000	Member Dues Local Govts DCA USDA	10	4

components of the region's water, sanitary sewer and storm sewer infrastructure.						
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Activity	Category	Time Frame	Responsible Parties & Partners	Cost	Funding Source(s)	Projected Jobs	Priority
Identify and address telecommunications deficiencies in the region via the Digital Economy Plans	Planning	On-going	RVRC Local Govts	\$65,000	US Department of Commerce	50	5
Provide information and support on alternative means of promoting tourism within the region including technology, tv/film (Camera Ready Designation) and development of packages	Planning	On-Going	RVRC Local govts GDEcD Local CVBs	\$30,000	Member Dues USDA Local funds	20	6
Support the development of value added processing industries, farmer's markets and neighborhood groceries supplied by local farmers to provide fresh food in the region.	Planning	On-Going	RVRC GDAg GDEcD Local HD USDA	\$50,000	Local dues DCA USDA GDAg GDEcD	35	7

GOALS AND OBJECTIVES

The goals and objectives identified in this section are necessary to solve the economic problems or capitalize on the resources of the region.

GOAL:
The River Valley Region will have sufficient infrastructure to meet the needs of the citizens and private sector for the next 20 years.

- OBJECTIVE: Support and encourage water and sewer system improvements to improve the capacity of the systems
- OBJECTIVE: Support broadband improvements throughout the region.
- OBJECTIVE: Support E-911 efforts throughout the region.
- OBJECTIVE: Support the Regional Transit Authority.
- OBJECTIVE: Support the study of high speed passenger rail in the MPO urban area.
- OBJECTIVE: Support needed runway extension at the Columbus Metropolitan Airport.
- OBJECTIVE: Support the improvement of all aspects of the transportation system to facilitate the flow of goods and people, enhance economic growth, connect people and jobs, and improve

GOAL:

All industrial parks in the River Valley Region will meet the needs of the business community.

OBJECTIVE: Support and encourage all Industrial Parks in the River Valley Regional Commission's

16-county region to be shovel-ready and all qualified Industrial Parks to be certified by Georgia Power.

OBJECTIVE: Support and encourage necessary infrastructure improvements to all Industrial Parks in the region.

OBJECTIVE: Support and encourage access to railroads or rail spurs to a minimum of half of the Industrial Parks in the region where possible.

OBJECTIVE: Support and encourage development of virtual speculative buildings in a minimum of two industrial parks in the region.

OBJECTIVE: Support road improvements along Hwy. 280 and rail improvements for the Inland Port.

OBJECTIVE: Support the development of water reservoirs in the region

OBJECTIVE: Support and encourage maintenance of all state owned rail line from Georgetown to Cordele.

OBJECTIVE: Support and encourage the deepening of the deep water port in Savannah.

GOAL:

The workforce of the River Valley Region will be ready to meet the needs of current and future employers.

OBJECTIVE: Support and encourage increase of the high school graduation rate and the reduction of high school drop out rates.

OBJECTIVE: Support and encourage internships and work study programs within the high schools in the region.

OBJECTIVE: Support and encourage partnerships between Technical Colleges and high schools in the region.

OBJECTIVE: Support and encourage every high school graduate to further their education with a Technical College Certificate/Degree or an Associates/Bachelor's Degree from a 2-year or 4-year college or university.

OBJECTIVE: Support efforts to significantly improve reading levels of all students by the third grade.

OBJECTIVE: Support vocational training in high schools.

OBJECTIVE: Support and encourage GED and continuing education efforts for the adult population of the River Valley Region by partnering with technical colleges and other agencies.

GOAL:

Promote and preserve the existing tourism assets in the region.

OBJECTIVE: Support and encourage the preservation of historic buildings in the region.

OBJECTIVE: Support and encourage cooperative marketing of existing tourism assets.

OBJECTIVE: Support and encourage the development of new tourism assets in the region.

OBJECTIVE: Support and encourage the Georgia Grown Program.

OBJECTIVE: Support and Encourage the Highway 27 Association and its efforts to develop the corridor.

OBJECTIVE: Support and encourage local Chambers of Commerce and Convention and Visitor's Bureaus.

OBJECTIVE: Support, encourage and expand the existing cultural arts in the region.

OBJECTIVE: Support and encourage designation of Chattahoochee Trace Region as a National Heritage Corridor.

OBJECTIVE: Support and encourage the development and designation of Scenic By-Ways in the region.

OBJECTIVE: Support and encourage the Whitewater development along the Chattahoochee River in Columbus.

OBJECTIVE: Support and encourage the use of State Parks and facilities throughout the region.

GOAL:
Improve and expand the existing affordable housing stock for the citizens of the River Valley Region.

OBJECTIVE: Support and encourage local governments to pursue all means available to eliminate substandard housing in the 16-county region including public and private sources.

OBJECTIVE: Support continued improvement of existing housing conditions through all available public and private means.

OBJECTIVE: Encourage the development of infill housing in areas already served by public infrastructure.

OBJECTIVE: Support and encourage the removal of dilapidated housing and structures

GOAL:
Promote the retention and expansion of existing businesses and assist in the recruitment of new businesses in the region.

OBJECTIVE: Support and encourage the use of local revolving loan funds to assist in the development and expansion of small businesses.

OBJECTIVE: Support and encourage the use of the “Buy Local” and “Georgia Grown” programs.

CONCLUSIONS

The River Valley Region has undergone difficult times in the past seven years because of the recession. While Georgia was severely impacted by the recession, this region was a little slower to feel the start of the recession and may be taking a little longer to come out of it. The quality of the workforce is one of the serious issues facing this region. Both existing and future businesses cannot survive much less thrive without trained employees. This region has a bright future with many opportunities including the historic downtowns and tourism attractions as well as available land. The CEDS process will continue to bring together public and private sector partners to identify opportunities and solve

problems within the region in order to create a healthy and prosperous community.

APPENDIX

CEDS Committee Members

Meeting Minutes

September 25, 2013

October 23, 2013

January 22, 2014

March 26, 2014

May 20, 2014 (Meeting with School Superintendents)

May 26, 2014

CEDS Committee Members

Mike Speight, Crisp County, CEDS Chairman

Jerry "Pops" Barnes, Columbus

Jo Childers, Department of Community Affairs

Charles Gibson, Stewart County/City of Lumpkin

Patricia Goodman, Randolph County Chamber of Commerce

Candace Head, Georgia Department of Labor

Janet Joiner, Dooly County/City of Vienna

Chip Jones, Stewart County

Pam Jordan, Talbot County Chamber of Commerce

Edward Lee, Chattahoochee County

Richard McCorkle, Marion County School System

Tommy McKenzie, Macon County

Leslie McNary, Taylor County Development Authority

Carol Rutland, Muscogee County

Wally Summers, Sumter County/South Georgia Technical College

James "Bump" Welch, Marion County

Janice West, RVRC WIA

Comprehensive Economic Development Strategy Committee
September 25, 2013
Minutes

Persons Attending

Mike Speight, Crisp County
Lesley McNary, Taylor County Development Authority
Candy Head, GDOL
Pam Jordan, Talbot County Chamber
Patricia Goodman, Randolph County Chamber
Carole Rutland, Muscogee County
Janice West, RVRC/WIA
James "Bump" Welch, Marion County
Cecil H. McMickle, Marion County
Lee Hubbard, Clay County
Wally Summers, Sumter County/SGTC
Tommy McKenzie, Macon County
Charles Gibson, Stewart County

The meeting was called to order by Chairman Mike Speight. He presented a summary of the 2014 CEDS update which was unanimously recommended for approval by the RVRC Council with a motion by Pam Jordan and a second by Patricia Goodman.

The group discussed the goals and objectives for the coming year and determined the following:

GOAL: ENCOURAGE DUAL ENROLLMENT IN HIGH SCHOOLS IN THE REGION.

OBJECTIVE: HAVE A MEETING TO SHARE INFORMATION AND ENCOURAGE DUAL ENROLLMENT.

OBJECTIVE: IDENTIFY WHO SHOULD ATTEND THE MEETING I.E. SCHOOL SUPERINTENDENT, HIGH SCHOOL PRINCIPLES, CURRICULUM DIRECTORS, TECHNICAL COLLEGE PRESIDENT (COLUMBUS TECHNICAL COLLEGE, SOUTH GEORGIA TECHNICAL COLLEGE, ALBANY TECHNICAL COLLEGE, SOUTHERN CRESCENT TECHNICAL COLLEGE, CENTRAL GEORGIA TECHNICAL COLLEGE**), TECHNICAL COLLEGE VICE PRESIDENT OF INSTRUCTIONAL SERVICES, COLLEGE PRESIDENTS (**ANDREW, CSU, GEORGIA SOUTHWESTERN, ETC.**)**

TIMELINE – HAVE THE MEETING IN JANUARY.

The Chairman asked Leslie McNary, Wally Summers, Charles Gibson, and Patricia Goodman to be on a sub-committee to help plan the meeting.

There being no further business to come before the group, the meeting was adjourned.

Comprehensive Economic Development Strategy Committee
October 23, 2013
Minutes

Persons Attending

Cecil McMickle, Marion County
Edward Lee, Chattahoochee County
Carole Rutland, Muscogee County
Jo Childers, DCA
Patti Cullen, River Valley RC
Janice West River Valley RC/WIA
Charles Gibson, City of Lumpkin
Lesley McNary, Taylor County
Candy Head, GDOL
Mike Speight, Crisp County
Katie Howard, RVRC

The meeting was called to order and the minutes of the last meeting were reviewed. At the last meeting a goal of encouraging dual enrollment was set. The first step in achieving this goal is to plan a meeting with the local school superintendents & staff, Technical Colleges, and colleges/universities.

The group decided to talk to RESA (Regional Education Service Agency) because this group works with the local school systems and meets regularly with the school superintendents. Janice West volunteered to talk to RESA staff and present questions from the group:

1. What schools do dual enrollment?
2. If a school does have dual enrollment, who are they partnering with?
3. Who are the contact persons at the schools, colleges, & Technical Colleges
4. What are the pros/cons for dual enrollment for schools?
5. Can we have a joint meeting with RESA's first 2014 meeting?

The group is proposing to meet first with only school superintendents at a RESA meeting. The discussion will revolve around dual enrollment and why some schools are not participating.

There being no further business to come before the group, the meeting was adjourned.

Comprehensive Economic Development Strategy Committee
January 22, 2014
Minutes

Persons Attending

Sarah Walls, RVRC
Candy Head, GDOL
Jo Childers, DCA
Patricia Goodman, Randolph County
Edward Lee, Chattahoochee County
Jerry "Pops" Barnes, Columbus
Janice West, RVRC
Jamie Loyd, Columbus Technical College
Charles Gibson, Lumpkin
Chip Jones, Stewart County
Janet Joiner, Dooly County/City of Vienna
James Welch, Marion County
Pam Jordan, Talbot County Chamber
Cecil McMickle, Marion County
Mike Speight, Crisp County
LaToya Lawson, Central GA Technical College
Patti Cullen, RVRC
Wally Summers, South GA Technical College
Mark Andrews, Southern Crescent Technical College
Michelle Sealy, South GA Technical College
Drew Todd, Southern Crescent Technical College
Tim Buchanan, Columbus Technical College
Becky Lee, Central GA Technical College
Lesley McNary, Taylor County Development Authority

Wally Summers, South GA Technical College, opened the meeting and welcomed Dianne Lassai Barker who is the Secondary Education Initiatives State Coordinator for the Technical College System of Georgia. Ms. Barker gave a presentation on the Dual Enrollment Program within the Technical College system. Please see attached handout.

In the Technical College system the dual enrollment program is called "College Credit Now." The whole purpose of the program is to make it easier to enroll in college and more seamless with high school. There are currently over 7,000 high school students in the College Credit Now program. It has been proven for every dollar invested in education, there is a tremendous Return on Investment especially in two (2) year degrees compared to alternative investments such as treasury bonds and stocks.

There are benefits to the High School with Dual Credit/Dual Enrollment. It encourages high school completion, encourages post-secondary completion,

provides expanded course offerings, increases student performance and provides efficiency for tax payers. There is no loss of Full Time Equivalent funding with dual enrollment. There is a benefit for students because of college savings, enhanced high school experience, college experience, job skills acquisition, expanded course offerings, and quicker entry into the workforce.

Research shows that Dual Enrollment students are more likely to earn a high school diploma, more likely to pursue a bachelor's degree, more likely to earn higher first-semester GPAs, have significantly higher cumulative college GPAs three years after high school graduation and are more likely to have earned more college credits than non-participating peers. The research also shows that male and low-income students seem to glean a particularly strong benefit from the dual enrollment programs. Also students with lower high school grades benefit more than students with higher grades. The conclusion is that Dual Enrollment is an effective strategy for helping students make a better transition to college and persist in college once they are there.

There are six (6) dual enrollment programs under the College Credit Now umbrella: ACCEL, Move On When Ready, Dual Credit Enrollment, Articulated Credit, Joint Enrollment, and Early Colleges. Each program has its specific requirements but all are designed to enable high school students to earn college credit while in high school. Please see the handout for details on each program.

Potential Barriers to involving high schools in the Dual Enrollment process include the following:

1. It is relatively new and has a new name.
2. Fear of job loss.
3. Some schools like Advanced Placement classes better. They are really not better, just different.
4. In the past, dual enrollment classes were charged against the student's HOPE grant but not now.
5. Transportation to classes if not offered in the school.

Suggestions for how to assist Dual Enrollment Coordinators included encouraging school superintendents to participate and setting up meetings in school systems where there is no dual enrollment. The Coordinators will go with CEDS Committee members to provide information on the program. It was also suggested to identify local businesses which are benefiting from the Dual Enrollment program.

There will not be a CEDS Committee meeting in February due to Council Member Training. But there will be a meeting in March immediately prior to the Council Meeting.

Respectfully submitted,

Katie Howard

Comprehensive Economic Development Strategy Committee
Meeting Minutes
3/26/2014

Persons Attending

Janet Joiner, City of Vienna
Carole Rutland, Muscogee County
Gary S. Gibson, Taylor County
Lesley McNary, Taylor County
Jo Childers, DCA
Pam Jordan, Talbot County
Candy Head, GDOL
Patricia Goodman, Randolph County
Wally Summers, SGTC
Charles Gibson, City of Lumpkin
Patti Cullen, RVRC
Pops Barnes, Muscogee County
Sarah Walls, RVRC
Cecil "Butch" McMickle, Marion County
Bump Welch, Marion County
Tommy McKenzie, Macon County
Mike Speight, Crisp County
Edward Lee, Chattahoochee County

The meeting was called to order by the Chairman. The minutes of the last meeting were unanimously approved with a motion by Pops Barnes and a second by Patricia Goodman

The focus of this meeting was to develop ideas on ways to work with local school systems to implement the goal of increasing dual enrollment with technical colleges, community colleges and universities. Mr. Gary Gibson, new school superintendent for Taylor County, gave good insight into the issues facing local school systems. Coding errors are costing between \$20,000 and \$50,000. School systems are all facing cuts in funding but still must maintain the same level and quality of education. This is going to require a paradigm shift for the staff. There is no longer just the diploma track into college. Now technical college must be seen as a viable alternative. This is going to require a change of culture but it is essential. The state is predicting the number of jail beds by the 3rd grade reading ability. There is a direct correlation between lack of education and increased crime.

Mr. Gibson suggested meeting with the Chattahoochee-Flint Regional Education Support Agency (RESA) which meets quarterly with all of the superintendents. Norman Carter is the director. Staff will contact him about getting on the agenda for the next meeting.

Mr. Gibson had some other suggestions. He encouraged members to advocate for the state to restore austerity dollars from the last thirteen (13) years. These cuts have devastated a superintendents' ability to manage staff and class loads. Also everyone has to understand that public school is not a monopoly. They are always competing with charter schools and private schools. A superior 'product' must be turned out if the public school system is going to be viable.

College and Career Academies – A question was raised about College and Career Academies. This is where the community works with the school system to restructure career programs allowing students to have the required skills or a certificate degree upon graduation. Some barriers to College and Career Academies: In order to become a true College and Career Academy, the school (or district) must be a Charter. Also funding is not secure for College and Career Academies after the 3rd year. This is not encouraging many school systems to move forward with this idea. It was suggested that the CTAE (Career, Technical and Agricultural Education) in combination with dual enrollment approximates the results of a College and Career Academy.

It was recommended that the RVRC showcase dual enrollment success stories within the region - both individuals and businesses. Promotion of dual enrollment is key. This can be done via showcasing trucks/equipment at festivals, having the technical schools at all local events, providing speakers, providing articles for local media, etc. There must be a change in perception about technical education and this can be done (partly) by recognizing achievements in local papers.

Next Step:

1. Meet with the Chattahoochee-Flint RESA at their quarterly meeting.
2. Bring High School Counselor or principle to a meeting. It was suggested to work with either Crisp or Webster Counties because they have good dual enrollment programs. Their staff can tell the committee how dual enrollment works in their communities.

There being no further business to come before the group, the meeting was adjourned.

CEDS Committee with RESA Regional Superintendents

May 20, 2014

Katie Howard explained the CEDS purpose, noting that over the last 2 years this committee had been developing strategies for economic development for the region. Through surveys completed it was obvious that Workforce Development was the major need. This committee is interested in the dual enrollment programs available through the technical colleges. Katie asked which systems were and were not working with the technical colleges; if not, why not and if so, what were the challenges with this program? She emphasized that we were there to support them and do whatever we could to help. Most systems were involved in the technical colleges in some form.

Challenges expressed:

- Students participate in high school then do not complete the program when they graduate. This is mainly due to distance to the technical college.
- The technical schools have territorial issues and don't want schools to cross boundaries
- Schools are teaching AP classes vs college credit from university system
- Students passing the COMPASS test to be admitted to the colleges
- Transportation for the rural schools
- Need to get Buy-In from the community by Business Leaders

Suggestions:

- Bus routes from technical colleges to the communities that they serve
- Students need to hear from folks in the community opposed to just school staff
- Get ministerial alliances involved for churches to spread the word
- Obtain service agencies and religious organizations to support this effort and talk to the kids
- Enlist anyone who may have influence over the students to talk to them
- Begin in the middle schools getting students attention with salaries that can be made with technical degrees
- Have a Superintendent or someone from RESA to become a member of the CEDS committee to be a liaison between the Superintendent and the CEDS committee. Jimmy Martin may be named to the committee, who will be the superintendent in Harris County. We will need to follow up on this to insure that we do have a representative.
- Design a Mentor Program that involves High School and Technical College

Comprehensive Economic Development Strategy Committee

May 28, 2014

Minutes

Persons Attending

Carole Rutland

Tommy McKenzie

Cecil McMickle

Wally Summers

Pam Jordan

Janet Joiner

Chip Jones

Chip Jones
Jo Childers

Jo Chidlers
Pop Barnes

Pop Barnes
Candace He

Carla Lee
Patti Cullen

Patti Cullen
Sarah Walls

Sarah Wallis
Bandy Howie

Randy Howard
Katie

Katie
Janice

Janice West

The meeting, which was held at the Josh Gibson Resource Center in Buena Vista, opened at 9:30 a.m. In the absence of the chair, Katie Howard chaired the meeting.

The minutes of the past meeting were reviewed. Chairman Mike Speight, Patricia Goodman and Katie Howard attended the May Resource Education Support Agency (RESA) meeting with the region's school superintendents. Attached is a summary of the meeting. The group agreed that transportation is an issue and perhaps the existing transportation programs in many of the counties could help.

There was also discussion of how the Workforce Investment program interacted with the dual enrollment programs. It was suggested that staff invite the Columbus/Lower Chattahoochee WIA to become a member of the CEDS group. This would allow information on resources throughout the region.

Ms. Howard announced that there would not be a CEDS Committee meeting in July but the annual public meeting will be held to share the work of the committee as well as obtain input on the CEDS update which is due October 1, 2014. The date and location have not been set but information will be sent out as soon as this is done.

Wally Summers shared a recent event at South Georgia Technical College. They hosted a luncheon for all of the school superintendents in the counties served by the Technical College. They had excellent turnout and were able to thank each of the superintendents for their support of dual enrollment. South Georgia Technical College has a goal of 300 students enrolled in dual enrollment programs for the 2014-15 school year. This is a significant increase and illustrates the commitment for this program.

There being no further business to come before the group, the meeting was adjourned.