

# Unified Government of Georgetown-Quitman County Comprehensive Plan 2020-2024



Lake Walter F. George, named for former United States Senator (1922-1957) from Georgia, was impounded by the U. S. Army Corps of Engineers in 1962 along the Chattahoochee River, the border between Georgia and Alabama. The 46,000-acre lake extends north some 85 miles from the Walter F. George Lock and Dam and has approximately 640 miles of shoreline. Considered to be the “Bass Fishing Capital of the World”, popular activities include camping and trophy fishing.

The image above was selected by the Unified Government of Georgetown-Quitman County to symbolize voter approval in 2006 of consolidation of the city and county governments.



R14-2019

RESOLUTION OF ADOPTION  
UNIFIED GOVERNMENT OF GEORGETOWN-QUITMAN COUNTY  
COMPREHENSIVE PLAN 2020-2024

**WHEREAS**, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by local governments throughout the state, and

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

**WHEREAS**, *The Unified Government of Georgetown-Quitman County* has updated the current Comprehensive Plan, adopted October 14, 2014, for the planning period 2020-2024, and

**WHEREAS**, *The Unified Government of Georgetown-Quitman County* has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

**NOW, BE IT THEREFORE RESOLVED**, and it is hereby resolved by the *Unified Government of Georgetown-Quitman County Board of Commissioners* that the Comprehensive Plan 2020-2024 be adopted.

**SO RESOLVED**, this 8<sup>th</sup> day of October 2019.

**THE UNIFIED GOVERNMENT OF GEORGETOWN-QUITMAN COUNTY BOARD OF COMMISSIONERS**

BY:   
Carvel Lewis, Chairman

ATTEST:   
Carolyn Wilson, County Clerk





**Unified Government of  
Georgetown-Quitman County  
Comprehensive Plan  
2020-2024**

October, 2019



# Unified Government of Georgetown-Quitman County

## Board of Commissioners

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Chairman

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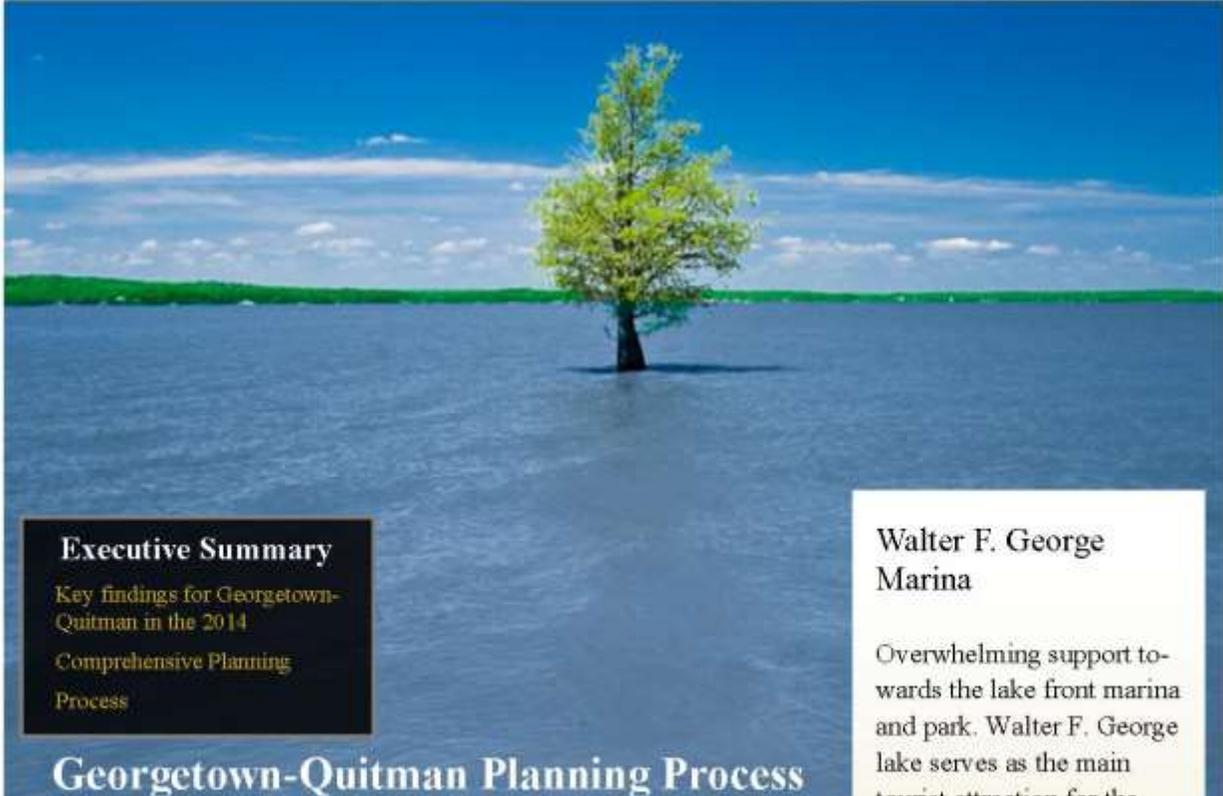
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# Unified Government of Georgetown-Quitman

Comprehensive Plan  
2020-2024



## Executive Summary

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

## Georgetown-Quitman Planning Process

As of this writing, the Comprehensive Plan Update adopted in October, 2014, is the official planning document for the Unified Government of Georgetown-Quitman County. The state's minimum standards and procedures for local comprehensive planning, governing the current planning document and subsequent updates thereto, were revised effective October, 2018. The state's revised standards identify the elements in the current plan which must be updated by October, 2019, for the county to maintain compliance with state planning standards. The specific elements are: Needs and Opportunities, Community Work Program, Land Use, and because Quitman is a Georgia Job Tax Credit Tier 1 community, the Economic Development element. The revised state regulations added a new planning element, Broadband Services Element. These are the planning elements addressed herein.

The planning process began with a public hearing January 8, 2019. This event was followed by a more aggressive solicitation of public participation and input in the form of a written survey given wide distribution. Ninety-five surveys were collected from a census population of 2,500, and survey results strongly echoed the needs and opportunities documented five years earlier. In light of the stable sentiment of residents the county-designated stakeholders and steering committee meet jointly to finalize the Report of Accomplishments and complete the five-year Community and Economic Development Work Programs. With these documents available the second public hearing occurred August 22. Documentation of opportunities for community involvement is presented in Appendix A.

## 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 County, through the planning process, surveying and community input has identified top work projects to tackle through 2024.

The plan includes a community work program that the Georgetown-Quitman Board of Commissioners will use as a road map 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 markets that need to be developed, and encouraging new business developments from which the community can greatly benefit. The lakefront has been identified as an important asset, a blank canvas ripe for development.

Improving community facilities takes on particular importance for the community as regional TSPLOST revenues are received to fund improvement to transportation infrastructure. The unified government has identified street and storm drainage facilities, water infrastructure and recreational facilities as important improvements to on in the next five years.

## Pataula Transit Authority

One of the community's most important transportation assets is Pataula Transit. This rural transit service provides low cost, regional transportation within Quitman, Randolph and Stewart Counties and to outlying areas. The Authority would welcome additional county membership.



## 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 intends to take action. These determinations are based on analyses of data and information including existing development patterns, areas where development is likely to occur, opportunities for infill, areas of disinvestment, areas requiring special attention, significant natural and cultural resources, maps of existing land use, future land use and a community work program. All of the planning elements included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

## Vision Statement

Quitman County is characterized by lakefront neighborhoods, open spaces, vibrant natural features and outstanding recreational opportunities. The legacy community of Georgetown remains the focal point of the county providing a variety of community gathering places and numerous civic, cultural, and educational opportunities.

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.

## Data Tables with Text and Needs and Opportunities

### Section 1: Population

Quitman County’s long-term population trend has been one of decline. The decennial census credited the community with increases in 1930, 1980 and 2000, but the 2010 tally (2,513) barely exceeded half (53%) of the population recorded in 1900 (4,700). According to the 2010 Census only one county has a lower population. This general trend has not been uncommon among Georgia’s rural counties. The Georgia Office of Planning and Budget projects the local population will plateau at  $\pm 2,200$  around 2025 and hover there to mid-century. Georgia continues to be one of the nation’s fastest growing states, but that growth is led by metropolitan counties far distant from Quitman.

**Table 1: Population 1980-2010, 2018 Estimates, 2020, 2030, 2040 Projections**

Population, Projections										
Category	1980	1990	2000	2010	2018	Change 2000-10	Change 2010-18	2020	2030	2040
<b>Total Population</b>	2,357	2,209	2,598	2,513	2,279	-3%	-9%	2,317	2,229	2154
<b>Georgia</b>	5.5M	6.5M	8.2M	9.7M	10.5M	18%	8.5%	10.9M	12.2M	13.4M

Source: U.S. Census Bureau 1980, 1990, 2000, 2010 (DP-1), 2018 (Census PEPANNRES), 2020 and 2030 (Ga. OPB)

The strongest population trend within the community (Table 2) has been the recent unabated increase in the number and proportion of older residents. The 65 and older population cohort reportedly increased by 325 (1990-2018 estimate), from 18% to 31% of the total population.

The preschool-age population recorded a consistent negative trend. The decrease among 0-4 year olds suggests that the decrease recorded in the school-age cohort 1990-2018 is likely to continue. The net result of successive period changes in the 5-19 population (+40, -80 and +115) was a 2018 school-age population just fifteen residents more than in 1980 (not shown).

The 20-34 cohort, younger workers where most new family formation has occurred historically, also reflected a negative trend, decreasing by 150 (1990-2018); a contributing factor to the decreased school-age population. The 35-44 cohort recorded significant local expansion (+100) with the 2000 Census, but growth was short-lived as the group netted an overall decrease of 80 (1990-2018).

The only cohorts to record net population increases 1990-2018 were all groups 45 and older. This, in conjunction with the net decrease among the younger cohorts resulted in a significant jump in median age. In 1990 the local median was reported to be 4.4 years higher than the state level; the 2018 estimate suggests 17 years higher.

**Table 2: Population by Age Group 1990, 2000, 2010 Census, 2018 Estimate**

Age Groups	1990	2000	2010	2018
<b>Total Population</b>	2,209	2,598	2,513	2,279
<b>0-4</b>	161	159	133	118
<b>5-9</b>	171	180	147	96
<b>10-14</b>	137	176	154	107
<b>15-19*</b>	180	172	147	130
<b>20-24</b>	136	123	128	80
<b>25-34</b>	296	255	217	202
<b>35-44</b>	255	358	287	177
<b>45-54</b>	242	361	316	268
<b>55-64</b>	254	298	430	390
<b>65-74</b>	258	303	325	410
<b>75-84</b>	104	172	186	227
<b>85+</b>	15	41	43	74
<b>&lt; 18</b>	570	644	514	405
<b>65+</b>	387	516	554	711
<b>Median</b>	36.0 yrs.	42.0 yrs.	46.4 yrs.	52.7 yrs.

\*The 19 year old cohort was estimated for each data set when calculating the 19-64 age groups totals.  
 Source: U.S. Bureau of the Census 1990, 2000, 2010 (DP-1), 2018 (PEPAGESEX).

Recent census data reveals relatively stable numbers and proportions between the community’s historically predominant races. 2016 was the first year a census estimate for Quitman County showed the aggregated total of numerically minor single-race residents equaled 1% of total population.

**Table 3: Population by Ethnicity and Race**

Race and Ethnicity		1990	2000	2010	2018
<b>Population</b>		2,209	2,598	2,513	2,279
<b>Race</b>	<b>White</b>	1,093 49%	1,363 52%	1,290 51%	1,151 51%
	<b>African American</b>	1,103 50%	1,227 47%	1,204 48%	1,077 47%
	<b>Asian, Pacific Islander</b>	3	1	2	6
	<b>American Indian, Alaska Native</b>	10	6	4	16
	<b>Other</b>	NA	5	2	-
	<b>Two or More Races</b>	NA	14	11	29
<b>Ethnicity</b>	<b>Hispanic or Latino</b>	0	13 0.5%	34 1%	39 2%

Source: U.S. Bureau of the Census 1990, 2000, 2010; 2018 (PEPSR6H).

## Section 2: Economic Development

The current regional Comprehensive Economic Development Strategy is presented in Appendix B to satisfy requirements of the economic development element. Supplemental data tables are presented below.

The Census credited Quitman with an expanding labor force 1990-2010,<sup>1</sup> most of whom were older workers. As stated earlier, the older-age cohort of the population increased while younger working-age cohorts decreased in number. The middle cohort of the working-age population (35-44) recorded locally significant expansion (+100) with the 2000 Census, but growth was short-lived as the group netted an overall decrease, 255 to 177 (1990-2018 estimate). It has been the older workers, 45-64 age cohort, that provided some semblance of stability in the labor force. Expanding by 250 1990-2010 this cohort netted an overall increase of over 150, increasing from 40% to 59% of the working age cohort (1990-2018 estimate).

Although the local labor force increased in number, the members were not all employed in the community. Quitman's economic base is not sufficient in size to fully employ the resident labor force. A majority of working residents commute to work out-of-county either out of necessity or for job preference. 1980, 1990, 2000 and 2010 Census worker-flow/commuting data report 59%, 67%, 70% and 57%, respectively, of employed residents worked outside Quitman County.

**Table 4: Labor Force Participation 2000-2010**

Jurisdiction	1990	2000	2010	2017	Change			% In Labor Force	
					'90-'00	'00-'10	'10-'17	2010	2017
Quitman	921	981	1,013	829	7%	3%	-18%	50%	46%
Georgia	3.4M	4.1M	4.8M	5.0M	21%	17%	4%	66%	63%
Nation	124.8M	138.8M	155.2M	162.2M	11%	12%	5%	65%	63%

Sources: 1990 - U.S. Bureau of the Census, Quitman/Georgia (Social and Economic Characteristics, CP-2-12, Tables 38, 144), Nation - Statistical Abstract of the United States 1992, Tables 609, 612; 2000 (DP-3, SF-4); 2010 (ACS 5-yr Estimate, S2301); 2017 (ACS 5-yr Estimate, S2301, latest available at this writing)

The sharp decline (-18%) in the labor force (2000-2017, Table 4) is one measure of the effect The Great Recession of 2008 had on the local economy. Although Quitman's labor force in 2010 was reportedly higher than in 2000, it had 50 fewer workers than the peak of ±1,060 reported in 2007,<sup>2</sup> the year before onset of the recession. For almost a decade afterwards the size of the labor force was in near free-fall, decreasing 23% (2007-2017). At this writing three indicators; relative stability in size of the labor force - 815 in 2015/2016 and 830 in 2017/2018, relative stability in average monthly

<sup>1</sup> The labor force is comprised of people who are employed and the unemployed who are looking for work. It does not include the jobless who aren't looking for work, stay-at-home mothers, retirees, students who are not working, and others who become discouraged from their unsuccessful job search and quit searching. To be considered part of the labor force one must working, available and willing to work, and have looked recently for a job.

<sup>2</sup> Georgia Department of Labor, annual unemployment

employment - ±380 2015-2018, and annual unemployment rates returning to pre-recession levels are positive signs the local economy is gradually rebounding.

**Table 5: Unemployment Rates**

Annual Unemployment Rates														
Jurisdiction	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18
Quitman	6.2	5.1	5.4	8.6	11.9	10	10.2	9.5	8.2	8.3	6.9	7.2	5.9	5.5
State	5.3	4.7	4.5	6.2	9.9	10.5	10.2	9.2	8.2	7.1	6.0	5.4	4.7	3.9
Nation	5.1	4.6	4.6	5.8	9.3	9.6	8.9	8.0	7.4	6.2	5.3	4.9	4.4	3.9

Source: Georgia Department of Labor

But for the shortfall of three (3) jobs (2017 estimate), Manufacturing would have consistently been Quitman's largest industrial employment sector since 1970, inclusive, the first decade it replaced Agriculture as the largest provider of jobs. Manufacturing's dominance peaked just a decade later at 35% and has been declining gradually since. The decline has been countered by gradual increases in Retail Trade to the extent that by three (3) jobs 2017 Census estimates recorded Retail Trade as the single largest industrial sector.

**Table 6: Employment by Industry 1990, 2000, 2010, 2017 estimate**

Category	1990	2000	2010		2017	
	#	#	#	%	#	%
Total Employed Civilian Population	813	924	897	100	729	100
Agriculture, Forestry, Fishing, Hunting & Mining	56	68	34	4	14	2
Construction	73	46	35	4	8	1
Manufacturing	245	241	236	26	164	22
Wholesale Trade	9	29	17	2	3	0.4
Retail Trade	116	138	153	17	167	23
Transportation, Warehousing, and Utilities	63	66	72	8	100	14
Information	NA	0	40	4.5	5	0.7
Finance, Insurance, & Real Estate	40	26	29	3	46	6
Professional, Scientific, Management, Administrative, And Waste Management Services	20	40	17	2	8	1
Educational, Health And Social Services	80	141	78	9	87	12
Arts, Entertainment, Recreation, Accommodation and Food services	2	65	78	9	30	4
Other Services	66	24	65	7	4	0.5
Public Administration	43	40	43	5	93	13

Source: U.S. Bureau of the Census 1990, 2000 (DP3, SF3), 2010 and 2017 (DP03, ACS 5-yr est.)

Collectively, the two largest sectors accounted for 41%-45% of the local job base 1990-2017. With the addition of the third largest, which varied with each census 1990-2017, the three largest sectors accounted for over half (55%) of jobs in the community.

Census margins of error for a data universe the size of Quitman and restrictions on Department of Labor reporting for this data universe complicate the attempt to make reasonably accurate estimates of income by sector. However, it could be determined that the average weekly wage for one of the largest sectors, Retail Trade, is in the lower half of the local wage scale; 61% of average weekly wage (\$541) among all local industries.<sup>3</sup> Low wages earned by such a large proportion (23%-2017) of the workforce is a major factor contributing to low per capita income; 68% of the state level in 2000 and 2017, 54% in 2010.

**Table 7: Per Capita Income 2000, 2010, 2017**

Jurisdiction	2000	2010	2017
Quitman	\$14,301	\$13,642	\$18,921
Georgia	\$21,154	\$25,134	\$28,015

Source: U.S. Bureau of the Census 2000 (DP-3); 2010 and 2017 (DP03, ACS 5-yr est.)

The Census credited the community with strong household income growth 1990-2000. From nearly \$16,000, median household income (MHI) reportedly increased during the decade by 62%, almost \$10,000, double the national inflation rate for the period.<sup>4</sup> The addition of 200 households (+23%) simultaneous with the increased income made the 90s a strong economic period for the community. The state's MHI increased 46% during this time.

**Table 8: Household Income**

Household Income	1990	2000	2010	2017
Total Households	858	1,056	979	978
Less than \$10,000	286	183	91	132
\$10,000-\$14,999	115	94	110	155
\$15,000-\$24,999	220	237	176	181
\$25,000-\$34,999	108	173	135	123
\$35,000-\$49,999	60	181	183	128
\$50,000-\$74,999	48	105	217	161
\$75,000-\$99,000	7	44	43	52
\$100,000 or more	14	39	24	46
Mean Income	\$22,114	\$35,652	\$32,792	\$38,229
Median Income	\$15,972	\$25,875	\$28,912	\$26,750

Sources: 1990 Census, Social and Economic Characteristics, Table 148; 2000 Census DP-3 (SF4); 2010 ACS 5-Year Estimates DP03; 2017 ACS 5-Year Estimates, DP03. All inflation-adjusted dollars.

<sup>3</sup> Ga DOL annual reporting of average weekly wage data, in this case averaged for 2010 and 2017 without adjusting for inflation

<sup>4</sup> ... which was 31.39% - Inflation Calculator <https://westegg.com/inflation/> national inflation rate as determined by Consumer Price Index. 2000-2010 national inflation rate – 25.33%; 2010-2017 national inflation rate – 15.6%.

The income strength of the 90s did not carry over into the new century; however. 2000-2010 local MHI increased at half the rate of national inflation. Across the decade MHI increased only \$3,000. To keep pace with the national inflation rate local MHI needed to increase by \$6,500. The negative effects of The Great Recession of 2008 were still evident in MHI a decade later. The national inflation rate 2010-2017 was almost 16%; local MHI decreased 7%, placing local MHI at an additional \$6,700 deficit. The economic drag caused by the recession held state MHI growth to half the inflation rate for the period. Local MHI in 1990 was 75% of the state level; in 2017, 50%.

The 1990 Census reported half of the population lacked a high school diploma. By 2010, fully one-third had still not completed requirements for this basic level education. 2017 estimates (not shown) suggest this had improved slightly, to 30%. The prospects for significant improvement of this statistic do not appear promising. Without sufficient incentive (to achieve GED, improved opportunities for local employment) significant numbers of the adult population, many of whom have been out of the classroom for decades, are not likely to complete requirements for this basic achievement. The number of graduates among the decreasing school-age population will not be sufficient in size to counterbalance the low attainment legacy of recent generations. 2017 Census estimates indicate a one point improvement (to 39%) in H.S. graduation over 2010 data, the rate at which locals completed as much as a two year degree/certificate program slowed to 23%, and graduate and post graduate attainment combined reportedly leveled at 8%.

**Table 9: Education Attainment**

Highest Level of Attainment	Percent of Adult Population*		
	1990	2000	2010
Less than 9th Grade	24%	16%	11%
9th-12th Grade, No Diploma	27%	26%	23%
High School Graduate or Equivalent	28%	34%	38%
Some College – Associate’s Degree	14%	18%	21%
Bachelor's Degree	4%	4%	7%
Master’s or Professional School Degree	3%	2%	<1%
Adult Population	1,424	1,773	1,592

\* 25 years of age and older

Sources: 1990 Census, Social and Economic Statistics-Table 142; 2000 Census ACS 5-Yr. Estimates; 2010 ACS 5-Yr. Estimates, B15002

The community does not fare well in comparison to education attainment levels of other jurisdictions. Only one county in the region reportedly has a higher proportion of adult residents lacking a high school diploma. Likewise, only one county has a lower proportion of adult residents with at least some formal education beyond high school; another has a proportion equal to Quitman.

**Table 9: Education Attainment Levels, Quitman - River Valley Counties - State**

Educational Attainment – Quitman, RVRC Counties, State						
Jurisdiction	No HS Diploma	HS Diploma/ Equivalent	Some College, No Degree	Associate/ Bachelor's Degree	Graduate/ Profess. Degree	At Least Some Post-Secondary Education
Quitman	32%	39%	19%	10%	1%	30%
Chattahoochee	7%	25%	31%	30%	7%	68%
Clay	24%	41%	19%	14%	3%	36%
Crisp	24%	36%	19%	16%	5%	40%
Dooly	28%	43%	15%	12%	3%	30%
Harris	9%	29%	25%	25%	12%	62%
Macon	28%	40%	18%	10%	4%	32%
Marion	24%	45%	21%	9%	2%	32%
Muscogee	15%	28%	27%	22%	8%	57%
Randolph	25%	39%	15%	13%	8%	36%
Schley	26%	35%	18%	16%	5%	39%
Stewart	33%	42%	14%	9%	3%	26%
Sumter	23%	35%	18%	15%	9%	42%
Talbot	22%	43%	18%	12%	6%	36%
Taylor	27%	37%	20%	13%	3%	36%
Webster	23%	45%	10%	15%	7%	32%
State	16%	29%	21%	25%	10%	56%

Source: American Community Survey Profile Reports, 2008-2012 5-Year Estimates

Note: Numerous totals do not equal 100 due to separate rounding.

## Micro Retail Market Potential Analysis

Georgetown-Quitman County has numerous economic development needs including workforce development, entrepreneurial assistance and coordinated tourism marketing. An assessment using ESRI Business Analyst suggests there are opportunities to capitalize on typical consumer purchases, demands which are not being met locally.

The following table is a depiction of various consumption patterns and trends of local residents. 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 10: Product/Consumer Behavior**

	Expected Number of Adults/HHs	% of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
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
<b>Automobile Aftermarket (Adults)</b>			
Bought/changed motor oil in last 12 months	1,250	62.10%	120
<b>Beverages (Adults)</b>			
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
	5+	105	5.20%	101
Spent on toys/games in the last 12 months...	\$50-\$99	57	2.80%	103
	\$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 last 12 months		311	29.30%	107
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		1,070	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
	3 TVs	256	24.10%	108
	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

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. Local officials facilitated a One Georgia Authority equity loan enabling a local business to expand and create additional employment opportunities. Quitman County also participates in the Pataula Transit Authority which has become a primary provider of home-to-job trips. Quitman County is motivated to expand its economic base.

## **Economic Development:**

### **Needs**

- Redevelopment of downtown and surrounding neighborhoods.
- Limited job base and lack of job base diversity

### **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.

### **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 the community 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 development of the Georgetown-Quitman Lakefront Marina.

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

### **Section 3: Housing**

Current planning standards do not require a housing element for this update. However, housing was addressed in the previous effort and that element is retained here intact.

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 11: Occupancy Status 1990-2010**

<b>Occupancy Characteristics</b>			
<b>Category</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>TOTAL Housing Units Built</b>	1,346	1,773	2,047
<b>Housing Units Vacant</b>	489	726	994
<b>Housing Units Owner Occupied</b>	630	842	826
<b>Housing Units Renter Occupied</b>	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 flat-lined. In 1990 and 2010, there were 227 occupied rental units.

**Table 12: Housing Units by Type 1990, 2000, 2010**

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

## **Housing:**

### **Needs**

- Availability of affordable and adequate housing, especially for seniors
- 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.

### **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.
- Encourage local participation in first-time homebuyer and first responder mortgage programs

### **Goals and Objectives:**

Goal 1: To provide affordable and adequate housing for 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 commercial 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 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 fiscal stability, water/wastewater systems, neighborhood drainage, and solid waste collections systems. Quitman County boasts top notch fire and law protection agencies with a recently upgraded public safety fleet and new ambulances. Education facilities have been successful at meeting the needs of the county. The Board of Education members and Quitman County officials are working to elevate community education levels. Recreation facilities have become worn and tattered but work has started to develop additional parks, and a marina at Tobannee 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 – 8<sup>th</sup> grade), and one high school (9<sup>th</sup>-12<sup>th</sup> grade), the latter facility being a 2009 addition to the 1998 campus. The existing facilities are believed sufficient to meet the needs of the community. March enrollments during the ten year period 2010-2019, inclusive, decreased 16% (376 to 314).

**Table 13: School Enrollment 2010, 2014, 2019**

Enrollment	Grade		
	Year	Pre-K/K – 8	9-12
2010	302	74	376
2014	238	76	314
2019	208	106	314

Source: Georgia Department of Education; 3/2009, 3/2014, and 3/2019 data

Elementary enrollment (pre-K – 8) averaged 247 during this period, but decreased steadily from 302 (80%) to 208 (66%). High School enrollment averaged 89, increasing from 74 (20%) to 106 (34%) students. The decrease in elementary grades enrollment (-31% 2010-2019) is almost identical to population loss for the relevant age groups (-33% 2010-2018 Census). The trend in high school enrollment is opposite that of the reported change in population. The number of students was up 43% while the relevant school-age cohort (15-19) reportedly decreased 12% (2010-2018 Census).

## Community Facilities:

### Needs

- Careful planning will be required to ensure adequate services are available. 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, development of sewer systems with surface water discharges instead of continued use of septic systems or land application systems may be required (Quitman County).
- New recreation program and 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.

### Goals and Objectives:

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

Objective: Secure Community Development Block Grant program funds to address the storm water drainage and road issues especially in 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 with the three neighboring counties; Clay, Randolph and Stewart. In order to reduce issues and make the most of the potential opportunities Quitman should maintain open communication and dialogue with the adjoining counties throughout the planning process. The county should strongly consider the implementation and impact of regional transportation planning, and 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 (SDS) should be updated regularly; at least by the October, 2024, and sooner in response to trigger events written into applicable law or regulations.

### **Intergovernmental:**

#### **Needs**

- Improvement of E-911 services for surrounding counties.

#### **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.

#### **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. The main north-south thoroughfares are Georgia Highways 39 and 27, the sole east-west corridor is Georgia Highway 50/U.S. Highway 82. All three routes converge in historic Georgetown.

The road system is generally sufficient, especially with realignment of Ernest Vandiver Causeway completed. The causeway is the community's only west access and its realignment provides an attractive and safe gateway. Quitman, along with Randolph and Stewart Counties created and operate Pataula Transit Authority which eases the strain and lack of public transportation for not only Quitman 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. The county has been prioritizing road repairs concentrating on more densely populated areas, and addressing drainage problems. Most of the more short-term challenges are included in the accompanying community work program.

## **Transportation:**

### **Needs**

- The increased maintenance cost associated with development along dirt roads.
- Maintaining existing paved county roads and dirt roads.
- Paving of Kinsey Street, Ridgeview Street, Meadowview Drive, and Hilltop Street.
- U.S. 82/ State Route 50 improvements, with sidewalk

### **Opportunities**

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

### **Goals and Objectives:**

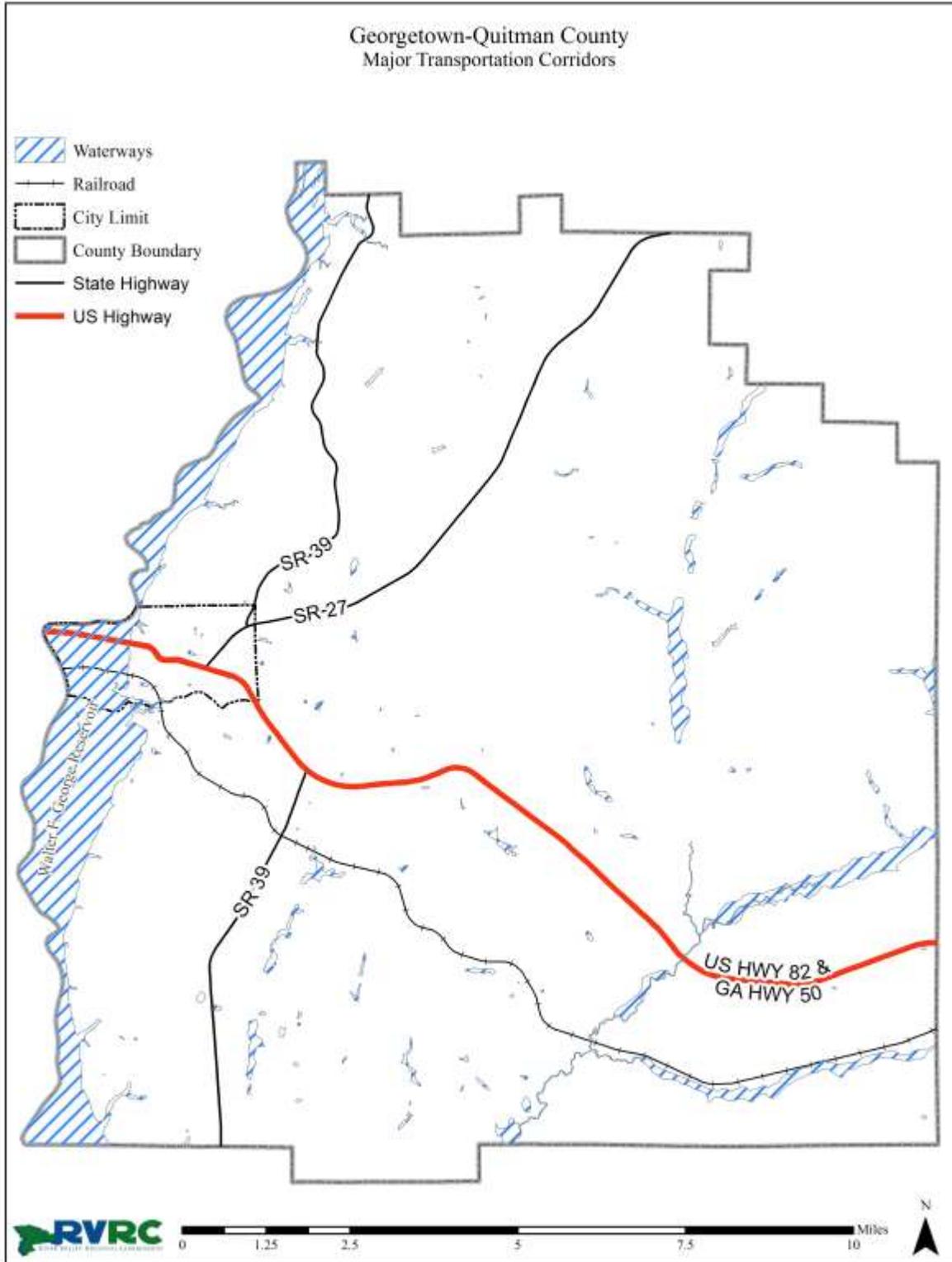
Goal 1: Improve the quality of county roads, especially those providing access to community facilities.

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: Major Transportation Corridors



## **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 groundwater 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 groundwater source, a well.

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

### 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 and understands the significant role development plays in water quality. 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 and understands the significant role current and future development plays in water quality. However, the community is not required to adopt the Water Supply Watershed Ordinance required under the Environmental Planning Criteria (391-3-16). However, this does not mean that Quitman County will be remiss in protecting the 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 they provide; flood protection, water quality improvement and recreation. The county has adopted a Wetland Protection Ordinance as required under the Environmental Planning Criteria (391-3-16).

### 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. This area is prime for development due to its location overlooking the reservoir. The county should maintain enforcement of erosion and sedimentation control measures along 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 historic Georgetown community; 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 of which is in historic Georgetown. In Georgetown are eleven contributing properties along Main Street that would be eligible for a National Register District in terms of commercial, institutional, and residential growth. The three more remote potentially eligible historic district are known as Morris Station, Union, and Hatcher. There are thirteen contributing properties in Morris Station, five in Union, and four in Hatcher.

There are about forty potentially eligible individual structures scattered equally throughout the community.

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

Local leaders understand the significance of cultural resources and place high importance on conservation of local history, tradition, and culture. Steps need to be taken to steer development away from cultural resources. 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. There is not a local entity active in preservation, however. 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.

### **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.

#### **Opportunities**

- Educate the public, local elected officials, developers about resource conservation and protection.
- Improve, enhance, and promote the community's natural and cultural resources.
- Due to limited growth pressure officials have a good opportunity to review existing ordinances for effectiveness and consider new ordinances that would guide future development away from important natural and cultural resources
- Promote best management practices as listed in the 2019 RVRC Regional Plan

#### **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 historic Georgetown community is most likely to experience development. This area is served with water and sanitary sewer and is located next to Lake Walter F. George. Other services include a fire department, sheriff, solid waste collection, 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 5). Both areas touch Lake Walter F. George and have water and sanitary 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.

# Environmental Areas of Concern

Figure 2: Groundwater Recharge Area

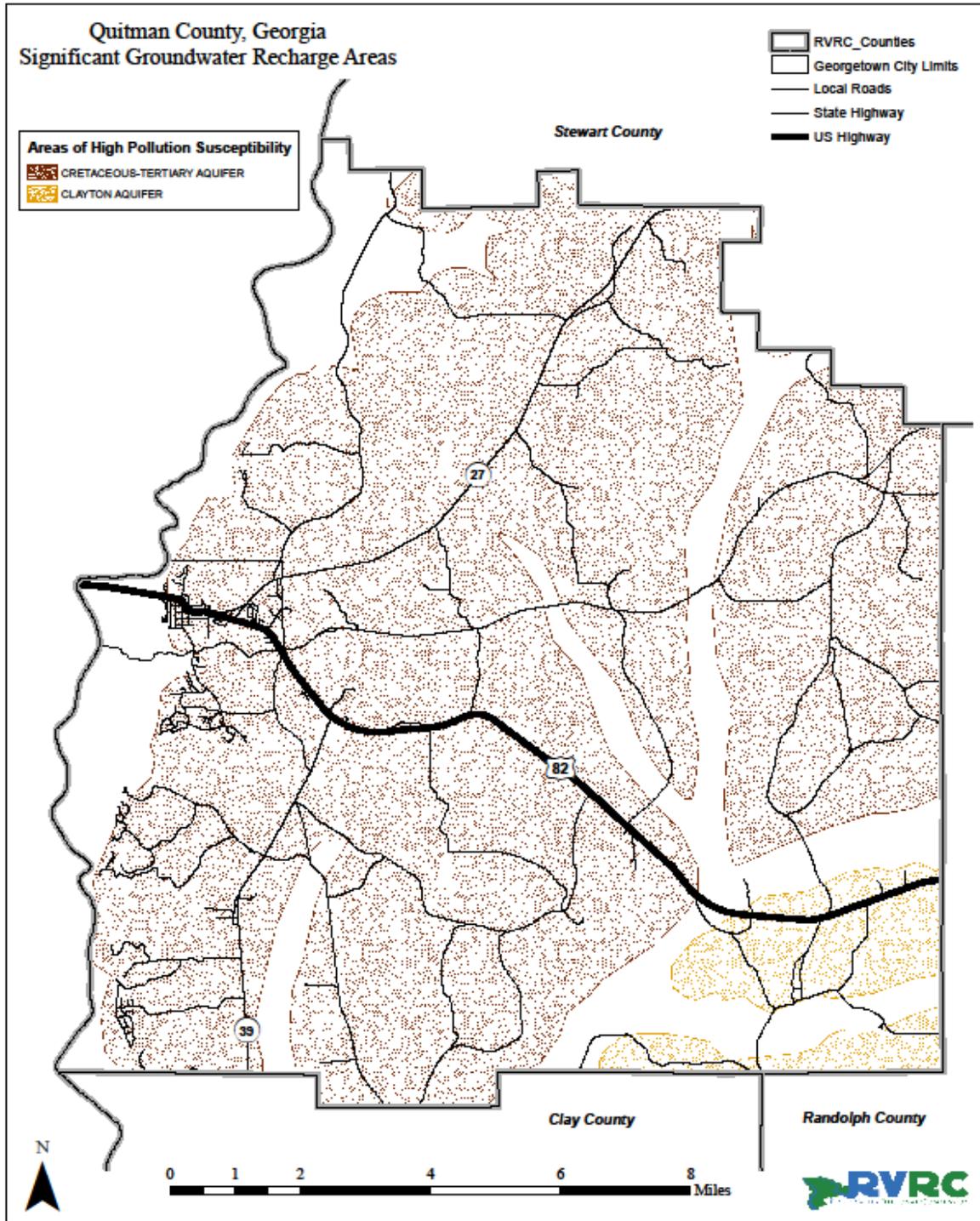


Figure 3: Wetlands

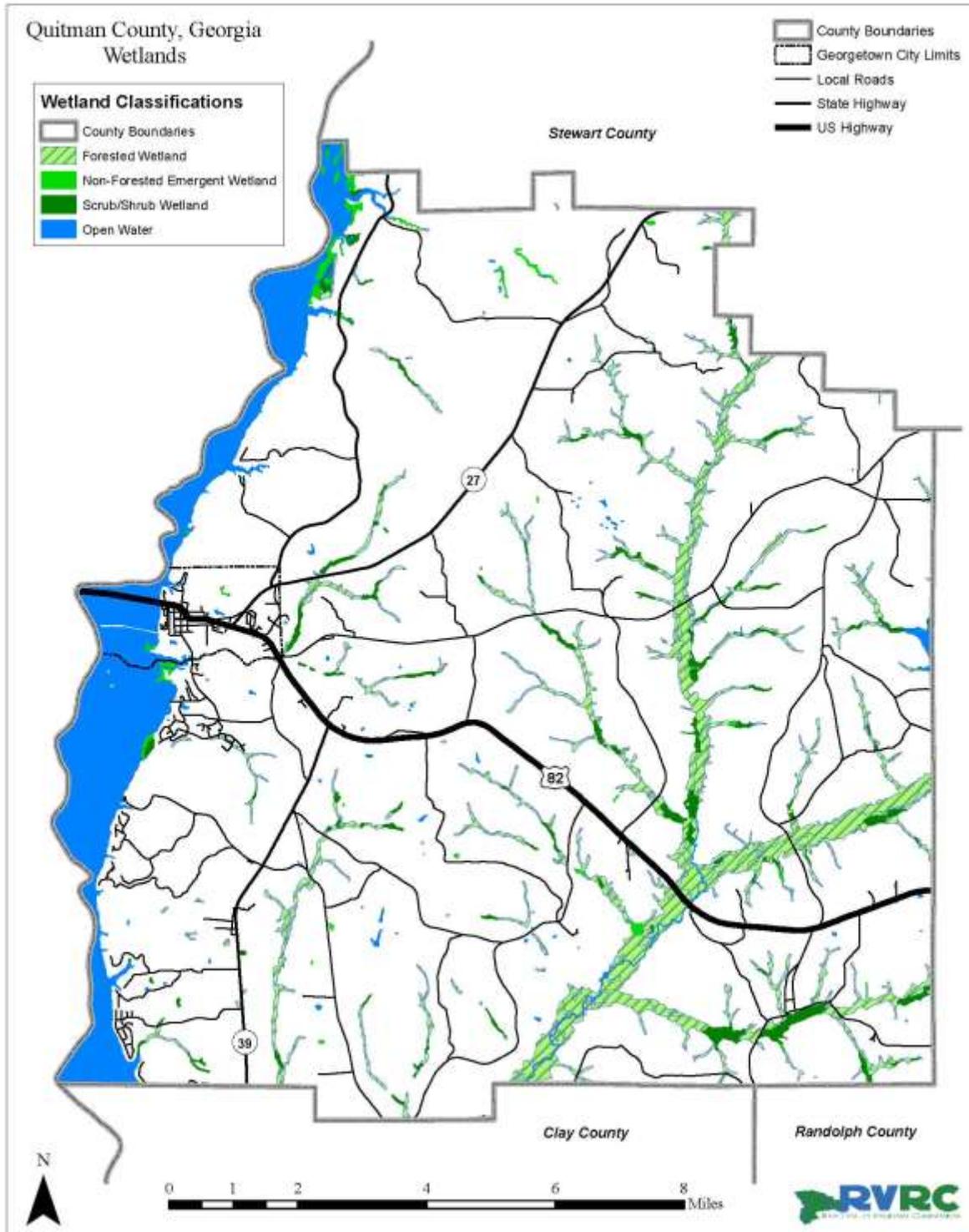
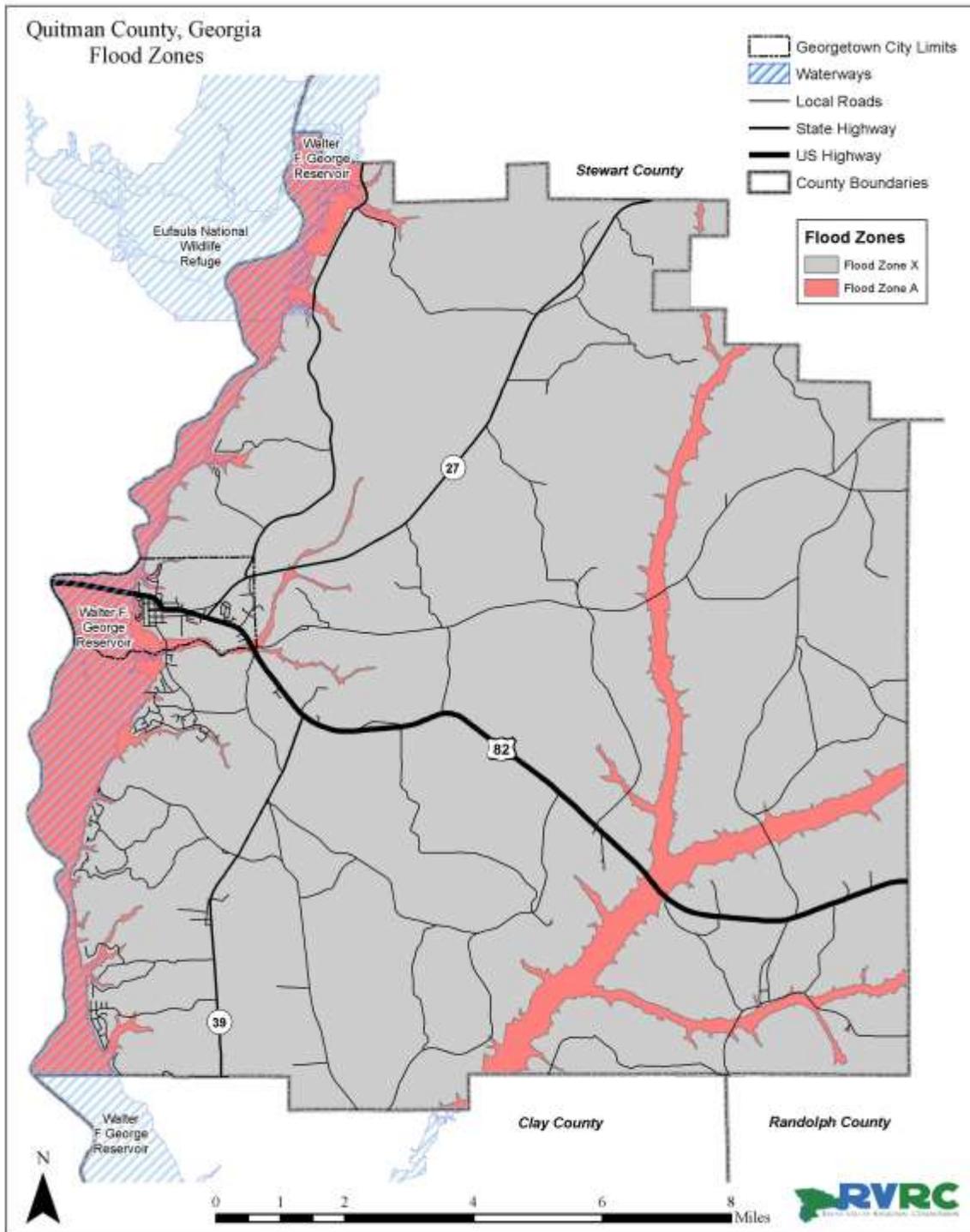


Figure 4: Flood Map



## **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.

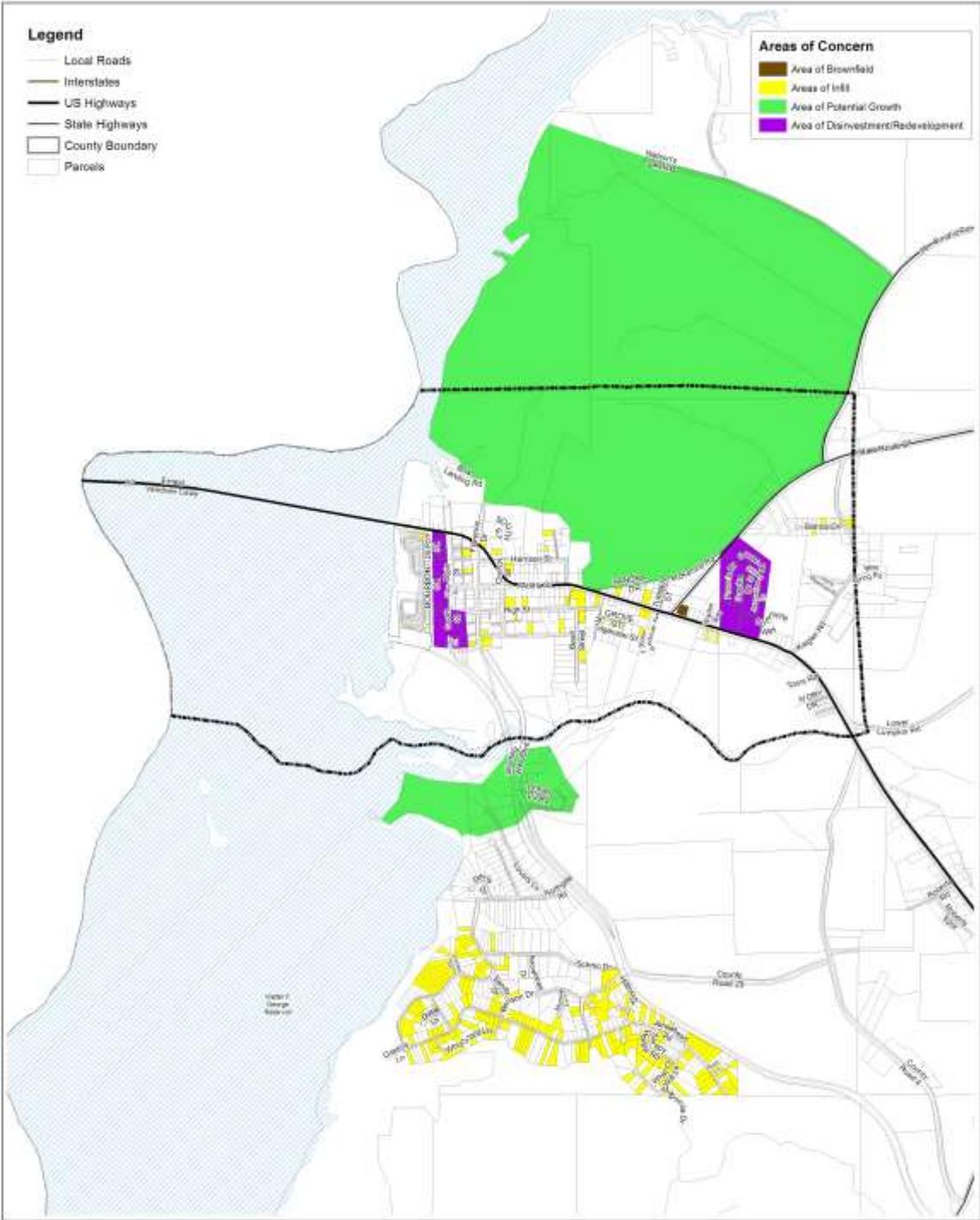
Some issues involving Brownfields are the potential hazards to the population and the environment, the reduction in employment opportunities and tax revenue, the increase in illegal dumping, and the reduction in the property value for the surrounding area. Redeveloping Brownfields can restore property to productive use, increase property values, improve public health and the environment, utilize existing public infrastructure, and increase job opportunities and local tax revenues. These areas have not been identified.

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

All communities have areas of disinvestment or areas in need of improvement. 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 recorded a 3% decrease in population from 2000 to 2010, and a 9% decrease 2010 to 2018. It is anticipated that the population will stabilize. 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 historic Georgetown and the Chattahoochee Estates development, east of Georgetown. Older residential areas in and around this area have many vacant structures in need of repair or demolition; primarily in low to moderate income neighborhoods. Many of these areas have problems with drainage, sanitary sewer, and street disrepair. Local officials are addressing these problems by applying for various funding opportunities.

Figure 5: Community Development Areas of Concern



## Section 9: Land Use

Maximizing land development opportunities while protecting natural resources are key to Quitman County's success. Challenges include protecting natural resources while encouraging development such that commercial and industrial uses account for larger proportions of the land 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. Part of the prevalence of manufactured housing can be attributed to a somewhat unique situation: A large number of residences are for seasonal, recreational, or occasional use. 2010 Census estimates show 33% of housing units fall under this classification, a slight increase from 2000. Commercial uses, which make up less than one percent of total land use, are concentrated in "town center" of the historic Georgetown community and along state routes. The few industrial sites are scattered 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 land use categories used and their respective definitions are presented in the following table.

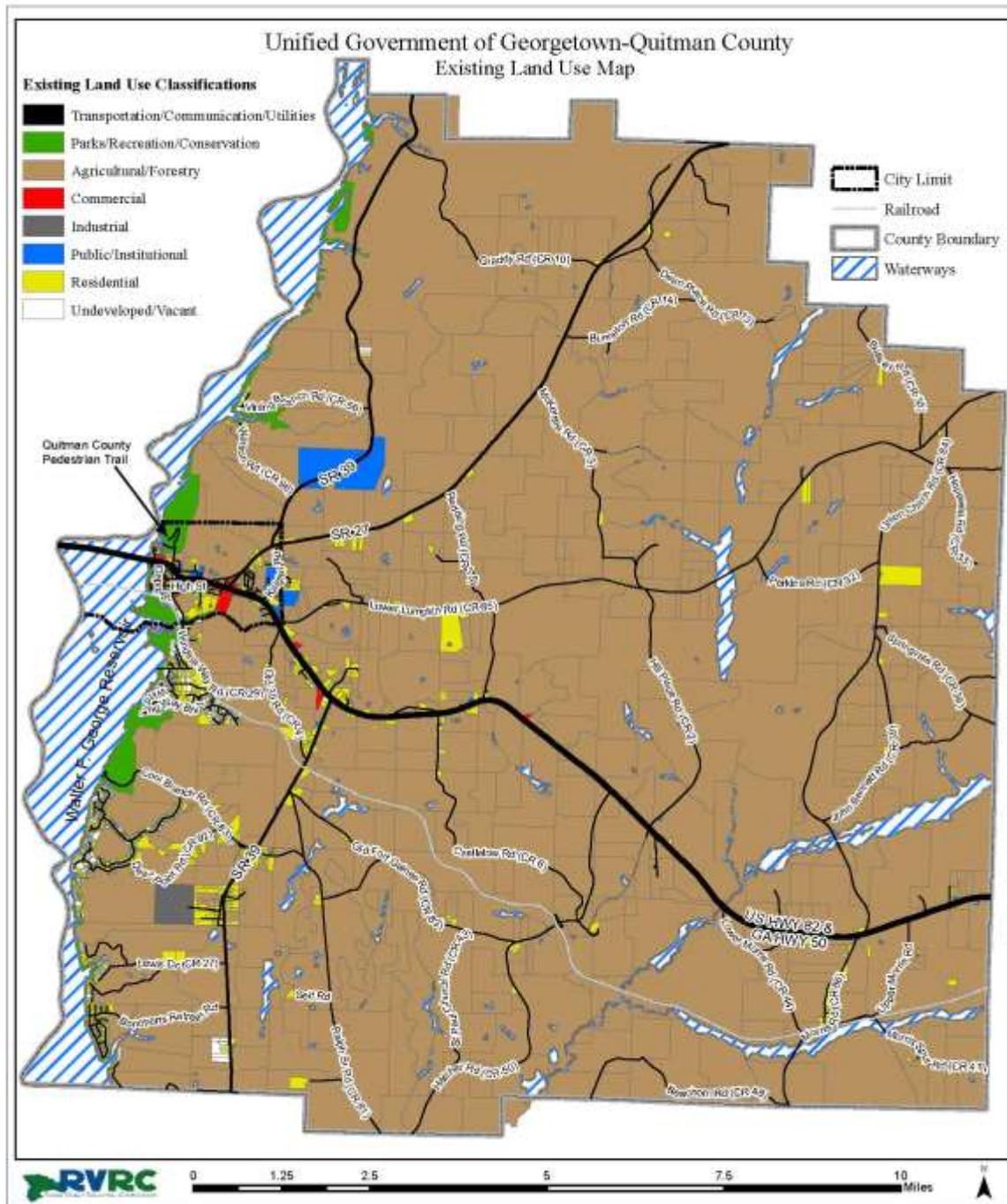
Land Use Category	Definition
Residential	Predominantly single-family, duplex and multi-family dwelling units organized into general categories of net densities.
Agriculture/Forestry	Farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of densities. 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.

Land Use Category	Definition
<b>Industrial</b>	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, landfills or other similar uses. Includes lots or tracts of land 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.
<b>Parks/Recreation/Conservation</b>	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.
<b>Public/Institutional</b>	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.
<b>Transportation/Communication/Utilities</b>	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.
<b>Undeveloped/Vacant</b>	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.

Source: Rules of Georgia Department of Community Affairs; Chapter 110-12-1 Minimum Standards and Procedures for Local comprehensive Planning, October, 2018

The largest local land use by far, at 87% of the county’s land area, is the combined Agriculture/Forestry category, with forestland accounting for the overwhelming majority. According to Georgia Forestry Commission (GFC) definitions, approximately 80% of Quitman’s land area is forested. By comparison, two-thirds of the state is forestland, as classified by GFC. Because it is so widespread, this land use category is evident from virtually any spot in the community.

Figure 6: Existing Land Use



**Table 14: Existing Land Use**

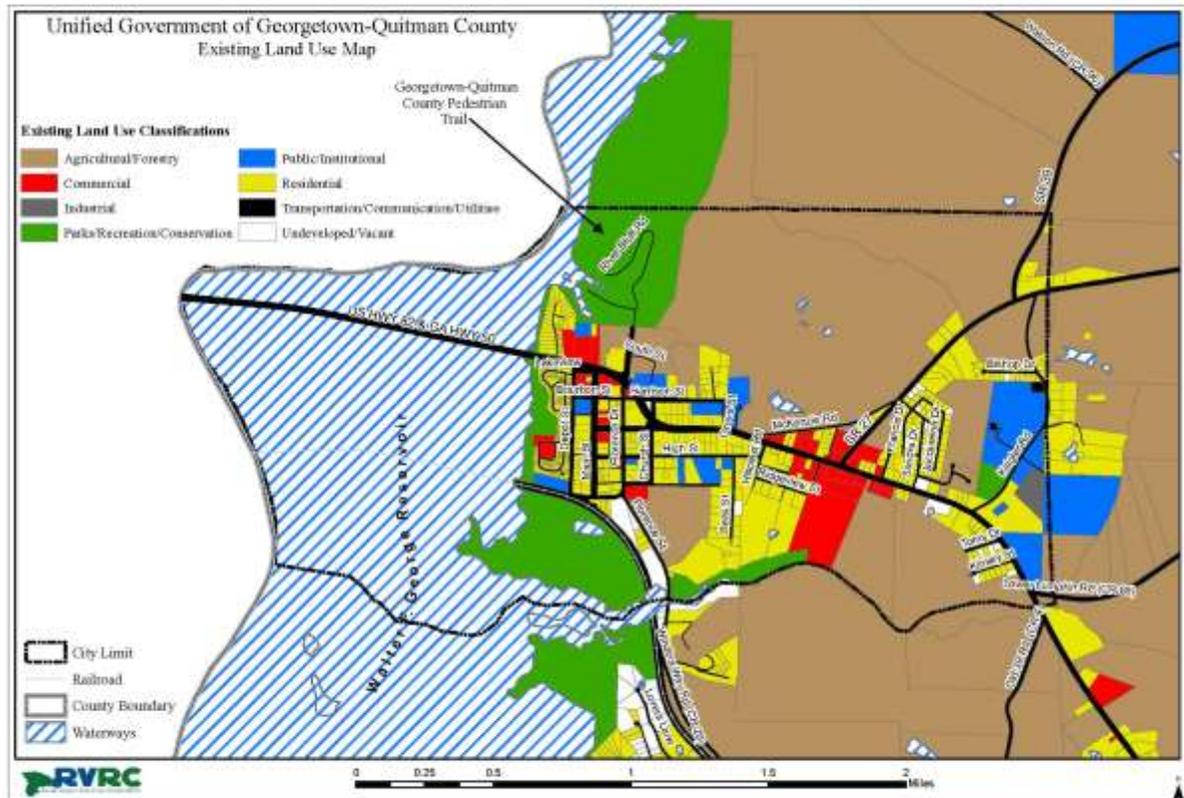
Category	Parcels	Acreage	Proportion
Agriculture/Forestry	520	89,989	87%
Commercial	69	128	<1%
Public/Institutional	57	593	1%
Industrial	5	211	<1%
Residential	1,932	2,770	3%
Transportation/Communication/ Utilities	6 Parcels and road buffers	2,582	2%
Undeveloped/Vacant	496	518	<1%
Parks/Recreation/Conservation	39	7,077	7%
<b>Total</b>	<b>3,119</b>	<b>103,868</b>	<b>100%</b>

Although less than one-tenth the size of the largest category, Parks/Recreation/Conservation accounts for the second largest land use. This category is heavily influenced, in both aggregate area and number of individual sites, by the presence of a major state resource, 46,000 acre Lake Walter F. George. P/R/C sites are concentrated on the county's west boundary along or proximate to the lakeshore.

The third largest land use by area, after rounding up to 3%, is Residential. The vast majority of these sites are low acreage, single-family parcels. The accompanying Existing Land Use map depicts two comparatively large Residential parcels in central and east-central areas of the county. They are classified as such because of their primary use; their larger accompanying vacant acreages are not managed for agricultural or silvicultural production. They are highlighted here because they are so atypical of the location and size of the vast majority of residential uses. Residential land use is concentrated in the community's southwest quadrant near the lake.

The fourth largest land use, Transportation/Communication/Utilities, consists primarily of road rights-of-way and cell tower locations.

**Figure 7: Georgetown Area Existing Land Use**



**Land Use:**

**Needs**

- Continue current planning and zoning commission and code enforcement efforts to address the excessive number of dilapidated structures.
- Create opportunities for reinvestment and redevelopment in deteriorating areas.
- Identify and promote infill development opportunities.

**Opportunities**

- Reserve land for industrial and commercial growth. Include adequate space for the growth of employment-related uses within the Future Land Use Plan/Development Maps.
- Work with developers, land owners, and conservation groups to preserve open space around the county and in the vicinity of historic Georgetown.
- 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.

**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: adopt Design Guidelines in order to maintain a uniform, well designed area which follows specific guidelines and regulations.

**Analysis of Future Land Use**

Population growth and development in general have been slow and sparse for the past quarter century in Quitman and surrounding counties. The most recent local development has been Dollar General, a significant local development locally because of the lack of a grocer. Official projections, which are based in large part on recent history and local and area trends suggests limited to no growth for the next quarter century. Any growth that does occur will most likely occur within/proximate to historic Georgetown and along/in the vicinity of the lakefront, with possible sporadic residential development in the more outlying areas. Consequently, there will be limited increased pressure placed on the infrastructure and public facilities. Local leaders have expressed interest in facilitating infill development to enhance community appearance and overall quality of life.

**Future Land Use Descriptions:**

A major sentiment reflected in the community survey performed as part of this plan update was the local desire for greater variety and density of housing. Local leaders have addressed this interest by revising the zoning ordinance to facilitate the following residential developments:

**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 densities 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 Agricultural and Forestry Area.** This land use is comprised primarily of forestland with a significantly smaller acreage in farmland and some low density, single-family, residential development. The regulations of this 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.

**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.

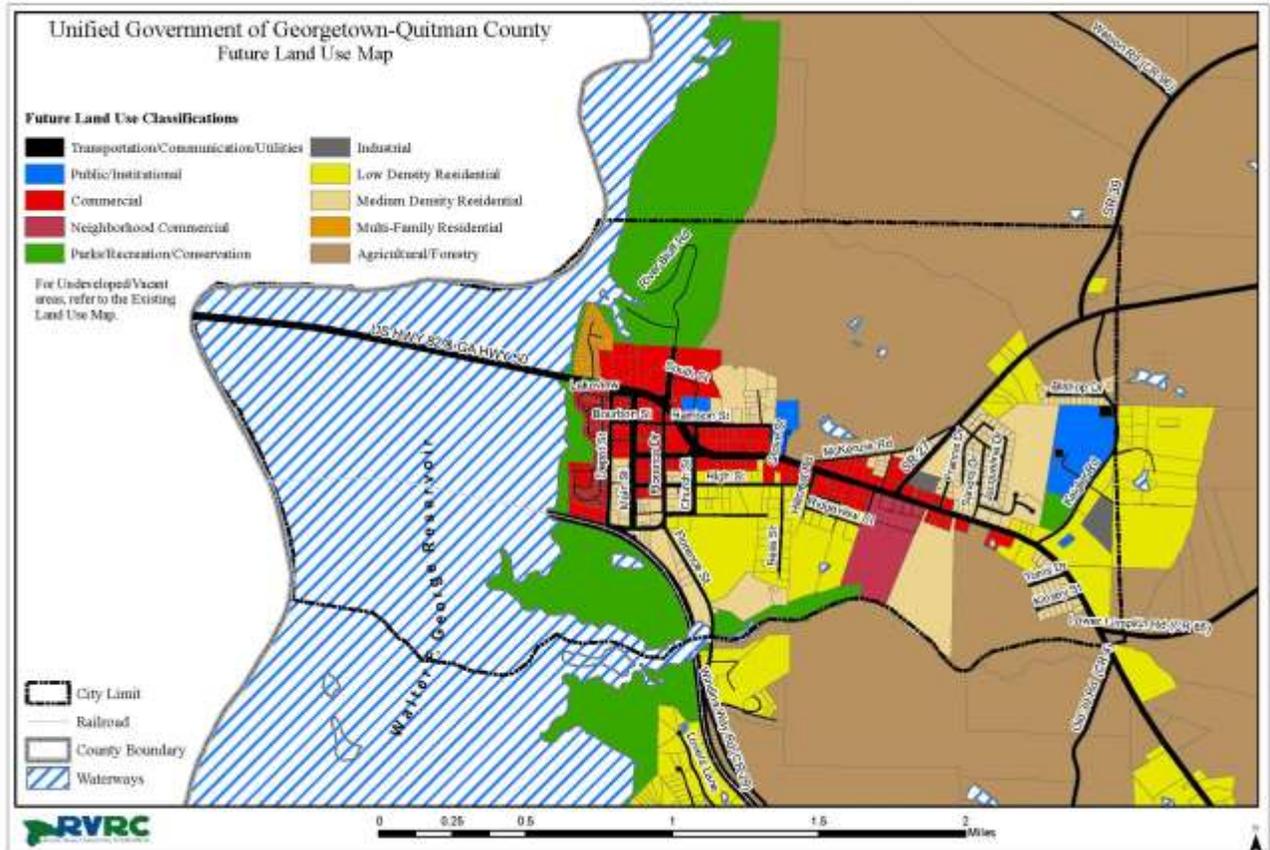
**Transportation / Communication / Utilities.** While not a district like the other uses, this category includes such uses as major transportation routes, public transit stations,

power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

In recent years, Georgetown-Quitman County has expressed interest in installing solar arrays on undeveloped land and capped landfills. This would be consistent with the growth of solar energy in the River Valley region, as several area counties have attracted such developments.



**Figure 9: Historic Georgetown Community Future Land Use**



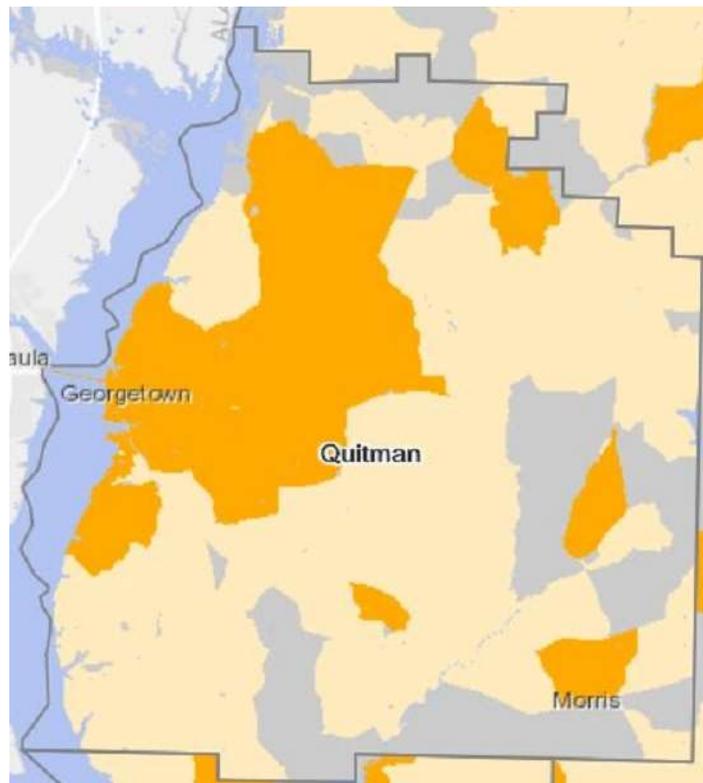
## Broadband Internet Service Element

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 16% ( $\pm 1.6$  million), residing predominantly in rural communities, do not have access to broadband service.<sup>1</sup> The General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in today's society and enjoy the many benefits of the technology.

The Act gave rise to the Georgia Broadband Deployment Initiative, focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum speeds of 25 Mbps download and at least 3 Mbps upload. The Initiative will also assist communities apply for anticipated federal funding in support of broadband deployment.

Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The adjoining graphic depicts areas of the county which are and are not served at the threshold speed. Populated census blocks that did not meet this service level are delineated as "unserved". Population and location data are from the 2010 Census and commercially available business listings with at least 3 employees and \$150,000 annual sales are based on 2014 data.

The graphic depicts every census block where broadband service is available, even if there is only one customer, residential or business, and presents the service as available throughout the block; again, even if there is only one consumer. By this standard the graphic may very well overestimate broadband coverage, particularly in areas with large census blocks. Nevertheless, the map depicts where fixed terrestrial



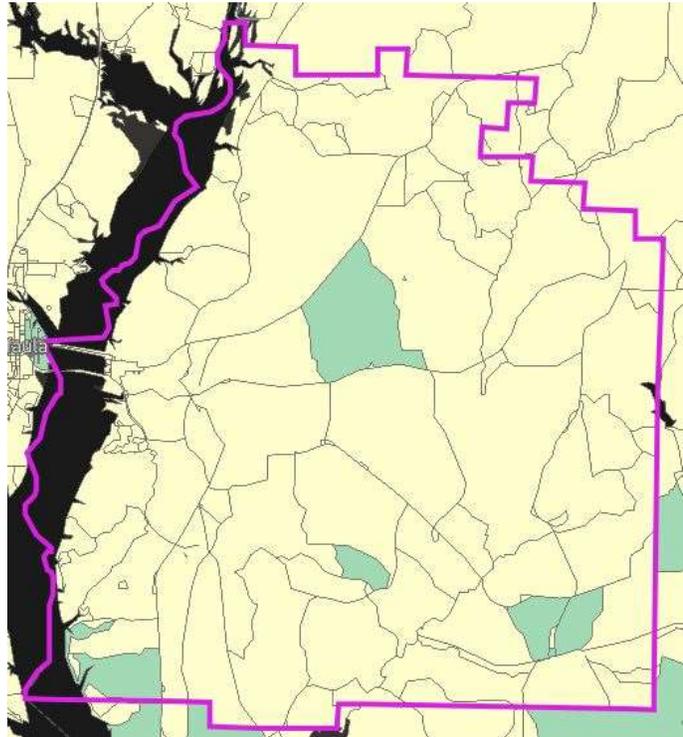
Legend: Served (orange), Unserved (light yellow), Unpopulated (grey)

Map Source: Georgia Department of Community Affairs

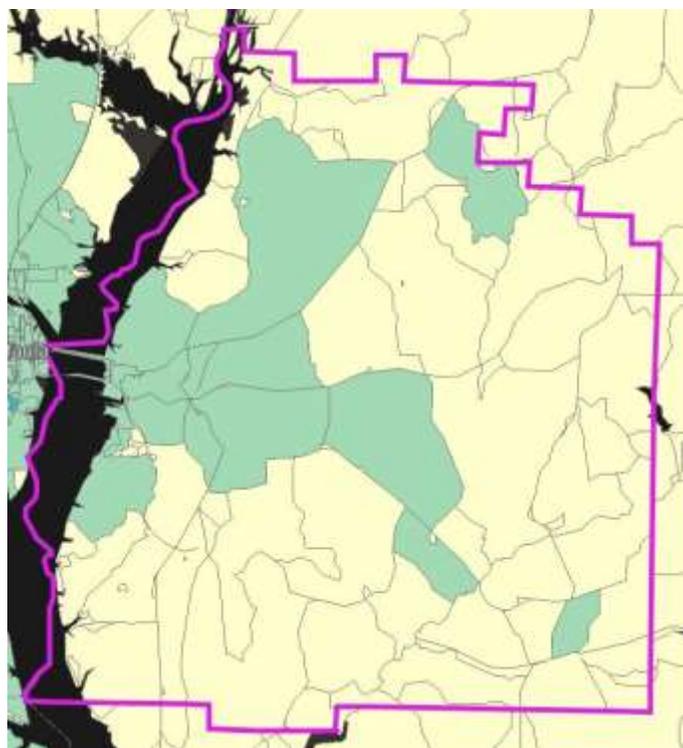
<sup>1</sup> 2014 data from the Georgia Broadband Initiative as cited in 2018 Annual State IT Report, Georgia Technology Authority. parenthesis added

broadband is not available at the required minimum service level and where the Initiative will be targeted.

Based on reports filed (June, 2017) with the Federal Communications Commission and the latest published data available at this writing,<sup>2</sup> there is one provider of local internet service via Asymmetric Digital Subscriber Lines; the transmission of data over copper telephone lines. This service is available to 4% of the population at the 25Mbps/3Mbps service level; depicted in grey in the adjoining graphic. Slightly larger, though still single-digit, percentages have access to speeds of 4/1 and 10/1, and half the population has access to 200K/200K - these service areas are not shown.



The same official data source reports one provider of broadband internet service locally through cable television infrastructure. Sixty percent of the population reportedly has access to any speed up to 100/10 Mbps. This service area is depicted in grey in the lower graphic.



The areas depicted in these two graphics represent current fixed, terrestrial broadband services at the Initiative's targeted minimum service level, 25 Mbps download and at least 3 Mbps upload, or higher. A composite of these two graphics indicates a slightly larger service area (in the southeast quadrant) than the graphic on the preceding page. Nevertheless, the graphic on the preceding page was developed using criteria incorporated into the Georgia

<sup>2</sup> Federal Communications Commission, Fixed Broadband Deployment, Area Summary, Interactive Maps. [https://broadbandmap.fcc.gov/#/area-summary?version=dec2017&type=nation&geoid=0&tech=acfosw&speed=25\\_3&vlat=39.52599260687492&vlon=-88.45102509847896&vzoom=4.70439754869729](https://broadbandmap.fcc.gov/#/area-summary?version=dec2017&type=nation&geoid=0&tech=acfosw&speed=25_3&vlat=39.52599260687492&vlon=-88.45102509847896&vzoom=4.70439754869729)

Broadband Deployment Initiative and will be the map used, subject to update, to implement the Initiative.

The 2017 FCC data does not report the presence of any fiber optics cable or fixed wireless internet services in the community. Fiber-optic communication is the transmission of voice and data via pulses of light through an optical fiber. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure, usually powered by electrical public utility mains.

As stated earlier in the narrative, graphics presented are representative of fixed, terrestrial broadband services. Not mapped is the blanket internet service provided via satellites. The FCC reports there are at least three services available at 200K/200K speed, and two providers of 4/1, 10/1 and 25/3 Mbps services. Despite the almost ubiquitous character of internet via satellite, the focus of the Initiative is to build-out, or at least greatly expand the availability of higher quality internet service typically available via land-based technologies. As long as those local services are not available locally and not comparable to such services elsewhere in the nation, the community will be at a significant economic and quality-of-life disadvantage relative to those communities well serviced with internet.

## Community Work Program 2020-2024

Community Facilities				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Construct New Library	2020	Librarian	\$750K	Georgia Public Library Services, Georgetown-Quitman
Apply for emergency vehicle grants	2020, 2023	EMA Director	±\$75K, ±\$75K	Georgetown-Quitman, GEMA
Complete new multi-purpose fields and walking trail	2020	School Superintendent	\$100K	Georgetown-Quitman School Sys.
Put new roof on the old gym	2023	County Manager	\$30K	General Fund
Monitor service delivery infrastructure closely for emergent needs	2020-2024	County Manager	Staff Time	General Fund
Remodel "ironworks"	2022	County Manager	\$100K	USDA General Fund
Rehabilitate Old Jail	2023	County Manager	\$75K	USDA General Fund
Upgrade <u>water</u> and <u>wastewater</u> systems	2021	County Manager	<u>\$400K</u> <u>\$500K</u>	GEFA

Economic Development				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Identify and map vacant lots and vacant buildings in the downtown area with views across, and access to, Lake Walter F. George.	2021	County Manager	\$1K	General Fund
Update with new incentives and promote the local incentive package to facilitate new development	2023	Economic Development Authority	\$1K	General Fund
Plan and pursue sources of assistance needed for land acquisition, access (road, rail) and/or utility service(s) upgrade/extension necessary to facilitate economic/industrial development and job creation	2020-2024	County Manager	TBD	USDA, EDA, OneGeorgia et. al.
Renovate historic Georgetown Central Business District using inventory of vacant lots/buildings	2024	County Manager	TBD	Local Incentives
Adopt an ordinance to encourage/facilitate broadband investment	2020	Board of Commissioners	Staff Time	General Fund
Secure Broadband Ready Community designation	2020	Board of Commissioners	Staff Time	General Fund
Pursue funding and/or provide services to facilitate broadband service availability	2020-2024	Board of Commissioners	TBD	USDA, EDA

Housing				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Inventory and post vacant lots zoned suitable for higher density housing development	2023	Planning and Zoning	\$1K	General Fund
Link DCA home ownership program information and other state and/or federal affordable housing programs to the Georgetown-Quitman web site	2024	County Manager	\$500	General Fund
Incentivize development of housing for seniors	2024	County Manager	TBD	Local Incentives

Natural and Cultural Resources				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Identify resources and best options to get funding, and if financially feasible rehabilitate the Courthouse.	2020	County Manager	\$3M	USDA
Develop a guidebook listing and illustrating the location and regulation of natural and cultural community resources and protected historic resources. Post the guidebook on the Geo-Quitman web site.	2024	Planning and Zoning	\$2K	General Fund
Work with RVRC to better coordinate and contact conservation groups to develop a list and map of conservation properties to stay abreast of area conservation efforts.	2023	Planning and Zoning	\$5K	General Fund

Land Use				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Develop a conservation/ cluster subdivision ordinance for review by the Planning Commission	2020	Planning and Zoning	\$1K	General Fund
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development	2021	Planning and Zoning	\$1,500	General Fund
Inventory possible Brownfield sites	2022	Planning and Zoning	Staff Time	General Fund

Transportation				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
Repave Kinsey Street	2020	County Manager	\$71,112	LMIG and TSPLOST
Repave Ridgeview Street	2020	County Manager	\$99,300	LMIG and TSPLOST
Repave Meadowview Drive	2020	County Manager	\$40,730	LMIG and TSPLOST
Repave Hilltop Street	2020	County Manager	\$56,120	LMIG and TSPLOST
Repave and construct storm sewer improvements along Depot and Clay Streets	2022	County Manager	\$350K	CDBG LMIG TSPLOST
Support extension of the ten-year Regional Transportation Sales Tax	2021-2022	Board of Commissioners	\$500	General Fund
U.S. 82/SR 50 highway improvements, with sidewalk	Long Term			

Intergovernmental				
Activity	To Be Complete	Responsible Party	Estimated Cost	Possible Funding
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 with a link to the Pataula Transit Web Site.	2020	Board of Commissioners	\$500	General Fund

## Report of Accomplishments 2015-2019

Community Facilities				
Activity	Complete <sup>1</sup>	Underway, to be completed..	Postponed	Not Accomplished
Construct New Library		2020		
Place before the County Commission a rural fire district service fee for adoption consideration	X			
<u>Apply</u> for emergency vehicle grants	<u>X</u>			
<u>Re-establish recreation program within County School System. Complete new <u>multi-purpose fields</u> by 2019</u>	<u>X</u>	<u>2020</u>		

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort.

Economic Development				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Begin Redevelopment of Depot Street and surrounding neighborhoods by creating and reviewing a streetscape drawing of Depot Street.				deleted for higher priority
<u>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 of and access to Lake Walter F. George.</u>	X	<u>2021</u>		
Update the Geo-Quitman web site to reflect what location incentives they can provide to a commercial facility, residential development or small industry. Such as: discount on solid waste collection fees, water and sewer utility discount, property tax reduction, etc.	X			
Send elected officials, staff or citizens to the Georgia Academy for Economic Development.	X			
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.).	X			
Provide a facility, including maintenance, for Columbus Tech to conduct job training and adult education programs.	X			
Provide a facility for UGA Agricultural Extension to conduct obesity education training.	X			

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort

Housing				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Review mobile home/manufactured home regulations in effort to address older mobile home/manufactured home safety.	X			
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.		2023		
Create ordinances that allow accessory units like garage apartments or mother-in-law units.	X			
Address housing blight and health concerns by rehabilitating or demolishing unsafe structures. Apply for a housing grant to rehabilitate properties.	X			
Draft for review by the BOC ordinances to regulate the aesthetics of development in our highly visible areas.				deleted for higher priority
Remove abandoned vehicles from residential and commercial properties by enforcing the existing codes and ordinances.	X			
Link DCA housing program information to the Georgetown-Quitman County web site in an effort to increase home ownership opportunities through grants and other state and/or federal housing programs.		2024		

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort

Natural and Cultural Resources				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Identify resources and best options to get funding to rehabilitate the Quitman County Courthouse.		2020		
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.		2024		
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.		2023		

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort.

Land Use				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Update Comprehensive Plan 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.	X			
Draft an overlay ordinance to regulate aesthetes of development in highly visible areas.				deleted for higher priority
Encourage traditional neighborhood development within the Depot Street area of Georgetown. Draft a Traditional Neighborhood ordinance for planning commission review				deleted for higher priority
Develop a <u>guidebook</u> that illustrates the type of new development we want in our community. Review draft of <u>wetlands</u> and <u>steep slope guidelines</u> .	X wetland ordinance adopted			<u>lost priority</u>
Develop a conservation/cluster subdivision for review by the Planning Commission		2020		
Create an inventory of vacant land sites and buildings that are available for redevelopment and/or in-fill development		2021		
Review zoning and subdivision ordinance and fees.	X			
Identify and prioritize roadway improvements including erosion, sedimentation, and storm water runoff problems. Apply for grants to fix problems.	X			
Widen and pave Kagler Road including new storm water facilities	X			

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort.

Transportation				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Identify and prioritize roadway improvements including erosion, sedimentation, and stormwater runoff problems. Apply for grants to fix problems.		2020 (see repave Kinsey, Ridgeview, Meadowview and Hilltop)		
Widen and pave Kagler Road including new stormwater facilities	X			

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort.

Intergovernmental				
Activity	Complete <sup>1</sup>	Underway, to be completed...	Postponed	Not Accomplished
Discuss with the Pataula Transit Authority and better coordination with E-911 services invoicing and payment from neighboring communities using this service.	X			
Promote the 3 county Pataula Transit system currently serving Georgetown-Quitman, Randolph and Stewart Counties by high lighting 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.		2020		

<sup>1</sup> Activity may be completed for the period but part of a longer-term, ongoing effort.

## Appendix A

### Community Involvement

First Hearing	1
Community Survey	5
Stakeholder/Steering Committee Members	7
Stakeholder/Steering Committee Joint Meeting	8
Second Hearing	10

The planning process began with a public hearing January 8, 2019. This event was followed by a more aggressive solicitation of public participation and input in the form of a written survey given wide distribution. Ninety-five surveys were collected from a census population of 2,500, and survey results strongly echoed the needs and opportunities documented five years earlier. In light of the stable sentiment of residents the county-designated stakeholders and steering committee meet jointly to finalize the Report of Accomplishments and complete the five-year Community and Economic Development Work Programs. With these documents available the second public hearing occurred August 22.

#1017

Very little traffic — I

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### Public Meeting

The Unified Government of Georgetown-Quitman will hold a public meeting on Tuesday, January 8 at 6:00 p.m. at the Board of Commission office located at 25 Old School Road, Georgetown, GA 39854 to review the draft Comprehensive Plan.

The public is invited to attend this kick-off meeting/public hearing. The purpose of this meeting is to brief the community on the process to be used to develop the plan, future opportunities for public participation in development of the plan and to obtain input on the proposed planning process. The focus of the meeting is to begin a discussion with Georgetown-Quitman County residents about future development concerns and opportunities.

The Unified Government of Georgetown-Quitman is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Georgetown-Quitman County Clerk. The County clerk, Carolyn Wilson, can be reached at 229-334-0903. For more information about the public hearing, please contact Jim Livingston with the River Valley Regional Commission at 706-256-2910.

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**Agenda**  
**Comprehensive Plan Update**  
**Initial Public Hearing**

**Unified Government of Georgetown-Quitman County**

**January 8, 2019**  
**6:00 p.m.**

- I. Welcome and Introductions
- II. Introduction to the Planning Process
- III. Required Updates
- IV. Leadership Team
- V. Public Participation Plan
- VI. Stakeholder List
- VII. Schedule for Comprehensive Plan Update
- VIII. Comments and Questions
- IX. Adjourn

Contact Information:

Jim Livingston

Email: [jlivingston@rivervalleyrc.org](mailto:jlivingston@rivervalleyrc.org)

Phone: 706.256.2910

Meeting Minutes

Georgetown Quitman County Comprehensive Plan

Public Hearing #1 1-8-19

Suggested need to conduct a survey of hunters in the county

Need to better utilize existing walking trail.

Need county focal point. Does downtown serve that role?

Advertise for what focal point is? Marina??

Study for area. Feeling isolated, segmented. Not all one group

Conduct Riverfest at Walking Trail

Improve image of the community

Issue with staff not responding to needs. Code Enforcement not being carried through to completion.

Issues of Rural Georgia represented in Geo-Quitman

Water issues. Particularly lack of faith in Water Authority

Landfill issues? Where does it all go?

Major issue in the drop in revenue. Forest land ruling impacts on county

Maps were shown at the meeting and reviewed. Both Existing Land Use, Future Land Use, and Zoning map to review.

The only map issues identified was regarding River Bluff Road that may need to be reviewed from parks to a more commercial use.

Georgetown-Quitman County Comprehensive Plan  
Public Hearing Meeting  
Sign Sheet

JAV  
Tuesday, July 8, 2019 @ 6:00p.m.

Name	Address	Phone	Email
DANNY L Blackmon	327 Deerpoint Ad Georgetown, GA	334-695-4619	d6lkmr@msn.com
Jim Luyt	710 Front Ave Cohasset, GA 31902	706-296-2910	jlyst@cheerally.org
Kim Burnette	12 Depot Rd Lot 123 Georgetown	850-263-0717	twoburnettes@gmail.com
Tom Burnette	"	850 263-1117	

95 completed surveys returned

**Unified Government of Georgetown-Quitman  
Citizen comments - Comprehensive Plan Update 2019**

**What kind of projects would you like your local government to address?**

Education      Economic Development      Roads      Water      Sewer

**Are you aware of what is the vision for Georgetown-Quitman for the next 30 years?**

Yes      No

If no, what do you envision occurring in the county? How would you like the county to look like in 30 years?

---

---

**Do you think empty spaces are being used to their full potential in the county?**

Yes      No

If No, then what do you see happening in these empty spaces?

---

---

**Are you currently using the transit service in Georgetown-Quitman?**

Yes      No

If no, why and would you consider using it?

---

---

If yes, how would you rank it in a scale from 1-5, 5 being Excellent and 1 being poor

**Do you like the look of downtown Georgetown?**

---

---

**What kind of new developments do you think need to take place in Georgetown?**

---

---

**Do you have any school aged children attending Georgetown-Quitman County schools? If so, do you have any comments regarding the school system?**

---

---

**Do you walk, ride bicycles, or use a golf cart in Georgetown?**

If yes, how safe do you feel

If not, then explain why? Better sidewalks, less traffic, slower speed limits?

---

---

---

95 completed surveys returned

**Are you a Georgetown-Quitman County Citizen?**

Yes                      No

If no, where do you live? \_\_\_\_\_

Please leave us your name and email address so we can continue to communicate with you through the planning process:

Name: \_\_\_\_\_

Email address: \_\_\_\_\_

If you have any other comments, please leave them in the space below:

\_\_\_\_\_

Unified Government of Georgetown-Quitman County  
Comprehensive Plan – 2019

Stakeholders	
Commissioner, Chairman	Hon. Carvel Lewis
Commissioner	Hon. Danny Blackmon, Vice-Chair
Commissioner	Hon. David E. Kinsey
Commissioner	Hon. Willie Bussey, Jr.
Commissioner	Hon. Jim Hayes
County Manager	Jason Weeks
County Clerk	Carolyn Wilson
Sheriff	Billy "BJ" Foster
Superintendent Of Education	Victoria Harris
Quitman County Health Department	Josephine Forte (Board)
Dept. of Family & Children Services	Mary Shaver, Interim Director
First Baptist Church	Joseph Norris ( Community Activist)
Tax Commissioner	Mindy Moss
Fire EMA Director	Brad Taylor
Tax Assessor	Isabel Stovall
Water & Sewage Dept.	Ashaki Cunningham
Planning Commission	Henry Balkom

Steering Committee	
Commissioner	Hon. Danny Blackmon
School System	Mattie Pearl Johnson
Clerk, Superior Court	Rebecca Fendley
Industry	Richard Morris
Concerned Citizen	Kim Burnette
Tax Commissioner	Mindy Moss
Planning Commission	Henry Balkom

all members of Economic Development Authority

UNITED GOVERNMENT OF GEORGETOWN – QUITMAN COUNTY

COMPREHENSIVE PLAN MEETING

AUGUST 19, 2019

5:00 P.M.

AGENDA

- I. Review 2014 – 2019 Report of Accomplishments
- II. Review Draft 2020 – 2024 Community Work Program
- III. Review Draft Needs and Opportunities

JOINT MEETING OF STAKEHOLDERS / STEERING COMMITTEE



**LEGAL NOTICES**

**14145 MORTGAGE FORECLOSURE SALE**  
 Default having been made in the payment of the indebtedness secured by that certain mortgage executed by David D. Ware and Irene Crow's Ware, husband and wife, originally in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Gateway Mortgage Group, LLC, on the 17th day of October, 2011, said mortgage recorded in the Office of the Judge of Probate of Barbour County, Alabama, in CFF # Book 2295 Page 626; the undersigned Gateway Mortgage Group, a division of Gateway First Bank, fka Gateway Mortgage Group, LLC, as Mortgagee/Transferor, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Eufaula, Barbour County, Alabama, on September 17, 2019, during the legal hours of sale, all of its right, title and interest in and to the following described real estate, situated in Barbour County, Alabama, to-wit:  
 Lot 1, Block B, according to the Second Phase of Saint Francis Estates in the City of Eufaula, Barbour County, Alabama, a plat of which is recorded in the Probate Office of Barbour County, Alabama, in Map Book L, at Page 88.  
 Property street address for informational purposes: 404 Saint Francis Rd, Eufaula, AL 36007  
 THIS PROPERTY WILL BE SOLD ON A "AS IS,"

**LEGAL NOTICES**

**15131 Notice to Contractors State Maintenance Project No. 93-347-306-604-601 BARBOUR COUNTY, ALABAMA**  
 Sealed bids will be received by the Director of Transportation at the office of the Alabama Department of Transportation, Montgomery, Alabama until 10:00 AM on August 30, 2019 and at that time publicly opened for contracting the Resurfacing and Traffic Markings on SR-1 (US-431) at the West Area (Parking Area) south of Eufaula.  
 The total amount of uncompleted work under contract to a contractor must not exceed the amount of his or her qualification certificate. The Entire Project Shall Be Completed in Thirty (30) Working Days.  
 A Bidding Proposal may be purchased for \$5.00. Plans may be purchased for \$5.00 per set. Plans and Proposals are available at the Alabama Department of Transportation, 1400 Coliseum Boulevard, Room E-108, Montgomery, AL 36110. Checks should be made payable to the Alabama Department of Transportation.  
 Plans and Proposals will be mailed only upon receipt of remittance. No refunds will be made. Cashier's check or bid bond for 5% of bid (maximum - \$50,000.00) made payable to the Alabama Department of Transportation must accompany each bid as evidence of good faith.  
 The bracket range is shown only to provide general financial information to contractors and bonding companies concerning the project's complexity and size. This Bracket should not be used in preparing a bid, nor will this bracket have any bearing on the decision to award this contract.  
 The Bracket Estimate On This Project is From \$302,344 To \$247,310.  
 Plans and Specifications are on file in Room E-108 of the Alabama Department of Transportation in Montgomery, Alabama 36110.  
 In accordance with the rules and regulations of the Alabama Department of Transportation, proposals will be issued only to prequalified contractors or their authorized representatives, upon requests that are received before 10 AM, on the day previous to the day of opening of bids.  
 The bidder's proposal must be submitted on the complete original proposal furnished him or her by the Alabama Department of Transportation.  
 Section 34-8-3, Code of Alabama 1975 as amended states in part as follows: "... It will be necessary for him or her to show evidence of license before his or her bid is considered." Further, Section 34-8-6, Code of Alabama 1975 as amended also states in part as follows: "All Owners, Architects, and engineers receiving bids pursuant to this chapter shall require the person, firm, or corporation to include his or her current license number on the bid." The right to reject any or all bids is reserved.  
 JOHN R. COOPER, Transportation Director

**LEGAL NOTICES**

**15417 FUNER JONES, Estate IN DEMAN Holds Known and Unknown**  
**TAKE NOTICE THAT:**  
 The RIGHT TO REDEEM the following described property, to-wit:  
 All and only that parcel of land designated as Tax Parcel 032C 026 00, lying and being in Land Lot 327 of the 8th Land District, Quitman County, Georgia, containing 1.01 acres, more or less, being Lots 358 and 359, Winding Way Estates Subdivision, Section 3, shown in Plat Book 1, Page 126, described in Deed Book 66, Page 231, the description contained therein being incorporated by this reference, located on Sandy Drive,  
 will expire and be forever foreclosed and barred on and after the 3rd day of September, 2019.  
 The Tax Deed to which this notice relates is dated the 3rd day of April, 2018 and is recorded in the Office of the Clerk of the Superior Court of Quitman County, Georgia, in Deed Book 120 at Page 741.  
 The property may be redeemed at any time before the 3rd day of September, 2019, by payment of the redemption price as fixed and provided by law to the undersigned.  
 Please be governed accordingly.  
 Harry Hill, Jr.  
 C/o Shadi Ankiewicz-Roland  
 Attorney at Law  
 128 North Branga Street  
 P.O. Box 125  
 Eufaula, AL 36072-0125  
 Telephone (334) 637-9822

**15488 WIREBRASS CONSTRUCTION COMPANY, INC.** hereby gives notice of completion of contract with The Alabama Department of Transportation, for construction of Project No. 315AA-HSP-0051515 on SA-51 from the south of the junction of Bull Road in Clio to 0.300 Mile north of the junction of West Street in Louisville, Barbour County, Alabama. This notice will appear for four consecutive Wednesdays beginning on 07 August 2019 and ending 28 August 2019. All claims should be filed at P.O. Box 48, Arden, Alabama 36311 during this period.  
**WIREBRASS CONSTRUCTION COMPANY, INC.**

**CLASSIFIEDS  
 HAVE  
 WHAT YOU ARE  
 LOOKING FOR.**

**NOTICE OF PUBLIC HEARING**

The Unified Government of Georgetown-Quitman County will hold the second of two public hearings concerning the five-year update of the Georgetown-Quitman County Comprehensive Plan addressing local Needs and Opportunities, Land Use, Broadband Service and five-year Work Program. This meeting will be used to brief the community on plan contents, provide an opportunity for final public suggestions, additions or revisions and notify the community as to when the plan will be submitted for regional and state level reviews. The hearing is scheduled for Thursday, August 22, 2019, 6:00 p.m. in the Board of Commission office located at 25 Old School Road, Georgetown. The public is encouraged to attend. Persons with questions about the hearing, special needs relating to handicapped accessibility or foreign language should contact County Clerk Carolyn Wilson at 229-334-0903.

**NOTICE OF PUBLIC HEARING**

The Unified Government of Georgetown-Quitman County will hold the second of two public hearings concerning the five-year update of the Georgetown-Quitman County Comprehensive Plan addressing local Needs and Opportunities, Land Use, Broadband Service and five-year Work Program. This meeting will be used to brief the community on plan contents, provide an opportunity for final public suggestions, additions or revisions and notify the community as to when the plan will be submitted for regional and state level reviews. The hearing is scheduled for Thursday, August 22, 2019, 6:00 p.m. in the Board of Commission office located at 25 Old School Road, Georgetown. The public is encouraged to attend. Persons with questions about the hearing, special needs relating to handicapped accessibility or foreign language should contact County Clerk Carolyn Wilson at 229-334-0903.

**LOOKING FOR**

her current license number on the bid.  
 The right to reject any or all bids is reserved.  
 JOHN R. COOPER, Transportation Director

Georgetown-Quitman County Comprehensive Plan, Policy and is recorded Agricultural (A-1).  
 The Unified Government of Georgetown-Quitman County Hearing Commission will hold a public hearing on plan application on August 27, 2019 beginning at 6:00 P.M.  
 The Unified Government of Georgetown-Quitman County Board of Commissioners will hold a public hearing for each application on

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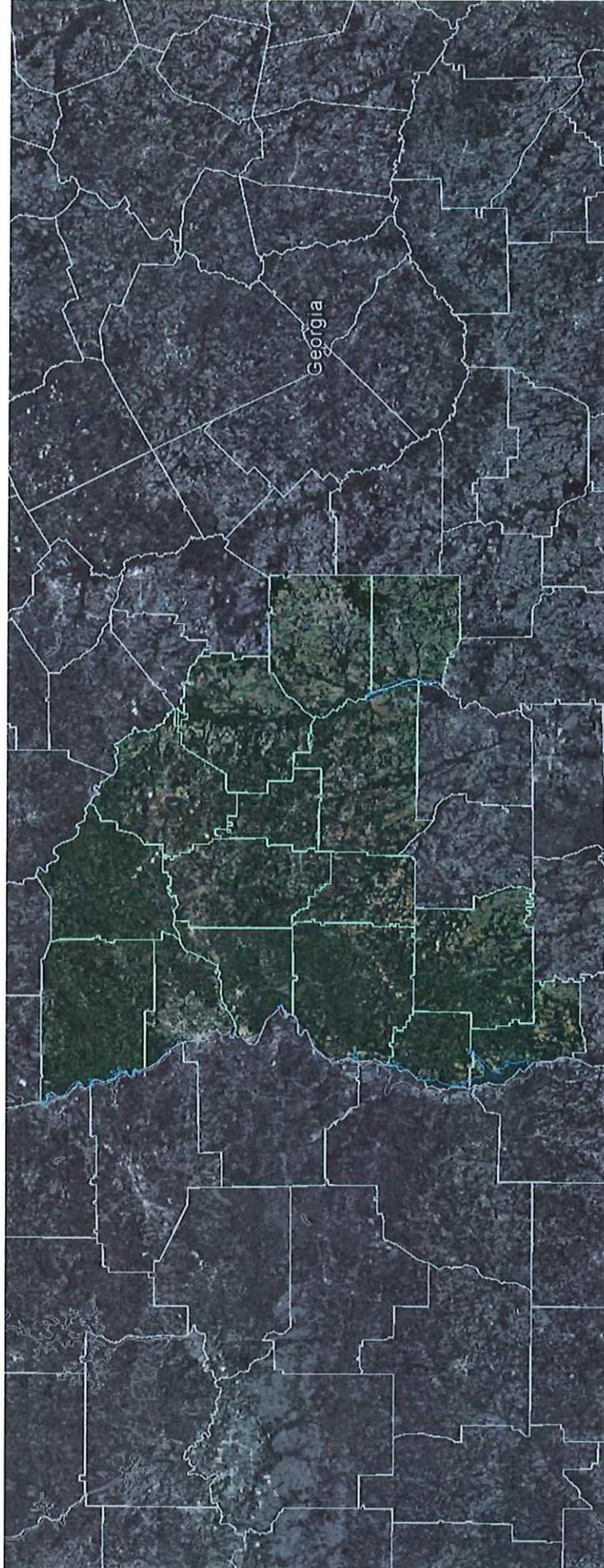
## Appendix B

### River Valley Region Comprehensive Economic Development Strategy:

Survey Results	1
Action Plan	18

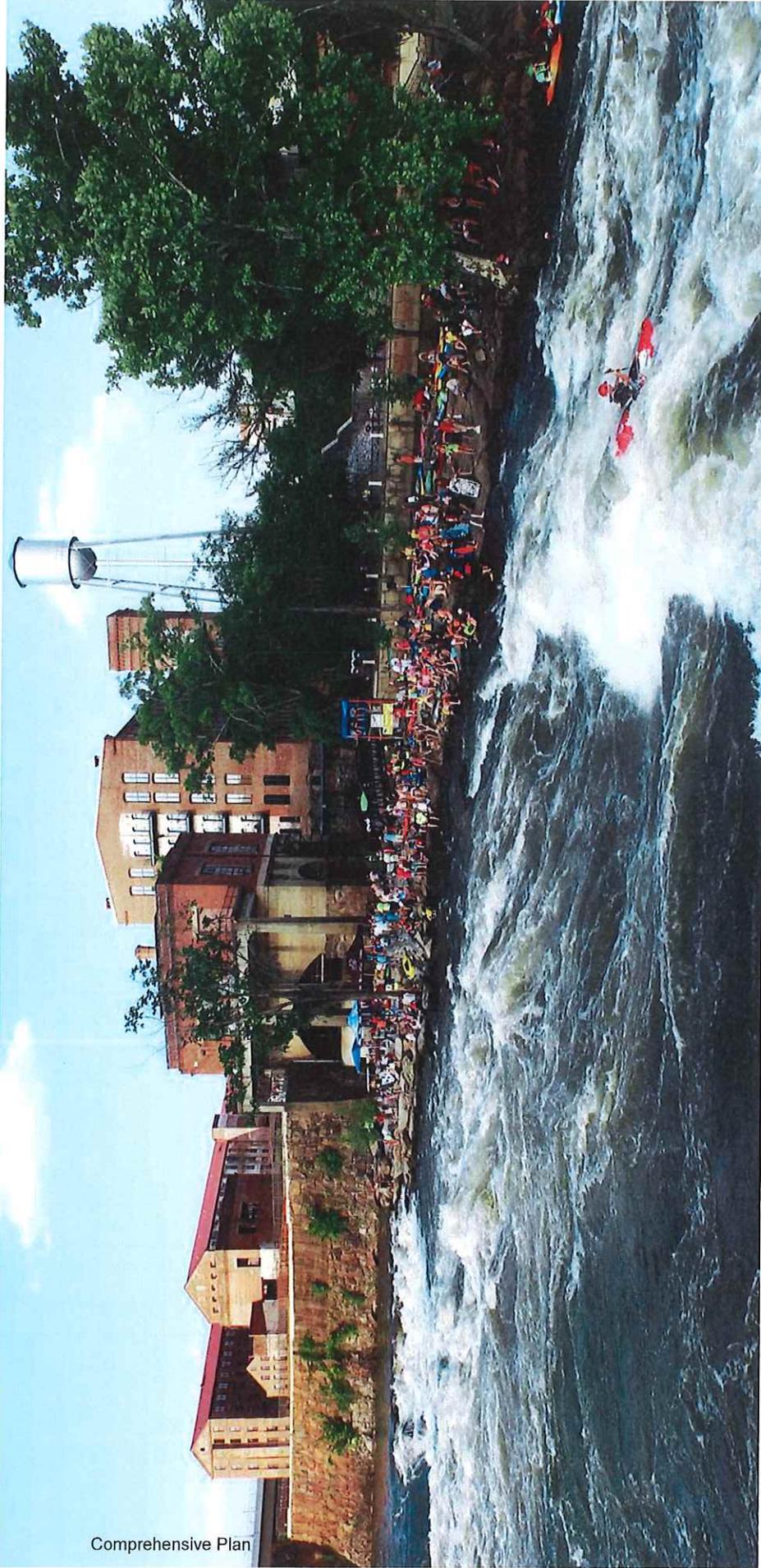


# Comprehensive Economic Development Survey Results



## 2017 Regional Data

Survey responses gathered through region-wide administration with Survey Monkey host site



The River Valley Regional Commission (RVRC) is tasked with conducting a Comprehensive Economic Development Strategy (CEDS) for the 16 counties in west-central Georgia every 5 years with annual updates. In order to inform this project, a survey is developed and distributed within the region.

The survey was developed with online services and available between January 2017 and May 2017. The targeted response group for the survey included those with an interest in Economic Development, and 267 total people responded. Staff distributed information regarding administration of the survey via e-mail, multiple meetings, social media, and with TV appearances on Columbus Consolidated Government's TV station.

To better understand the responses from those surveyed in such a diverse region, we asked respondents to indicate the county in which they lived. The survey results were then analyzed based on location specific results. Four separate analyses were conducted: All counties combined; Columbus (Muscogee County alone) as the major metropolitan area in the region; Crisp and Sumter Counties (two of the largest regional economic centers – both having higher education, regional retail and significant medical facilities); and the 13 of 16 remaining rural counties.

Results of the survey follow, and will be used in conjunction with existing economic development plans and individual by the CEDS committee and staff to develop the next 5 year plan for the region. More information about the CEDS process can be found on the RVRC website.

# Overall County Results

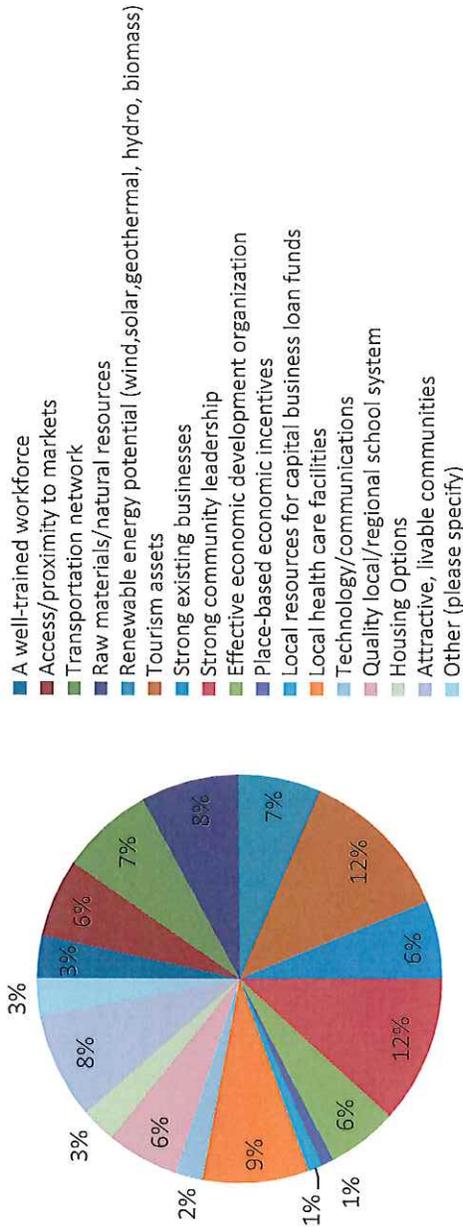
## Strengths:

Tourism and Community Leadership highlight overall results for all counties collectively.

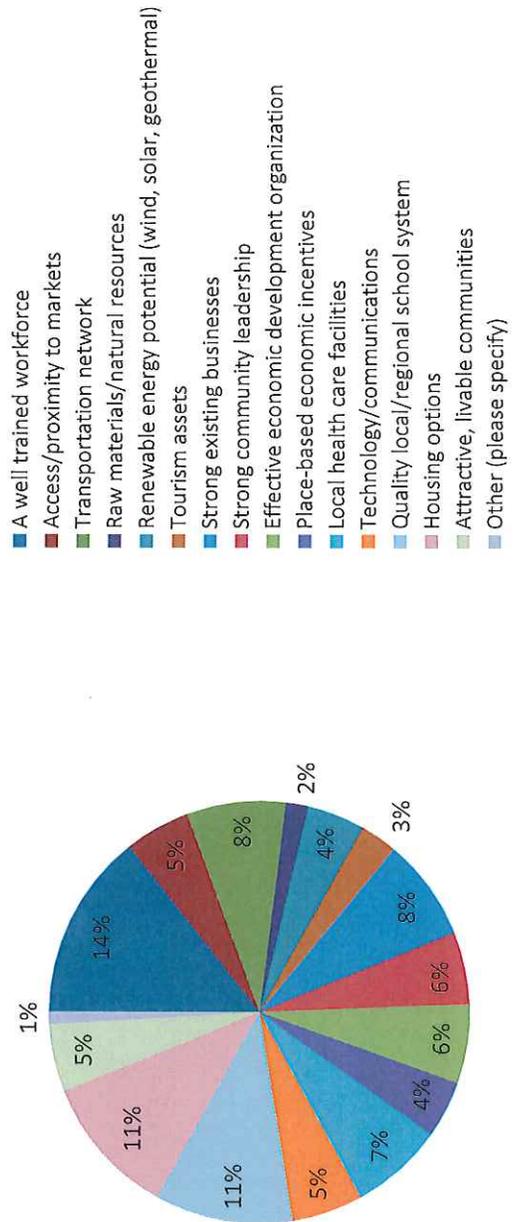
## Weaknesses:

All include concerns about a well trained workforce, but housing and quality school systems are also a concern.

Please select up to five (5) from the following that you think best characterize the greatest economic development strengths of your home county



Please select up to five (5) from the following that you think are the most significant economic development weaknesses or deficiencies in your home county



# Overall County Results

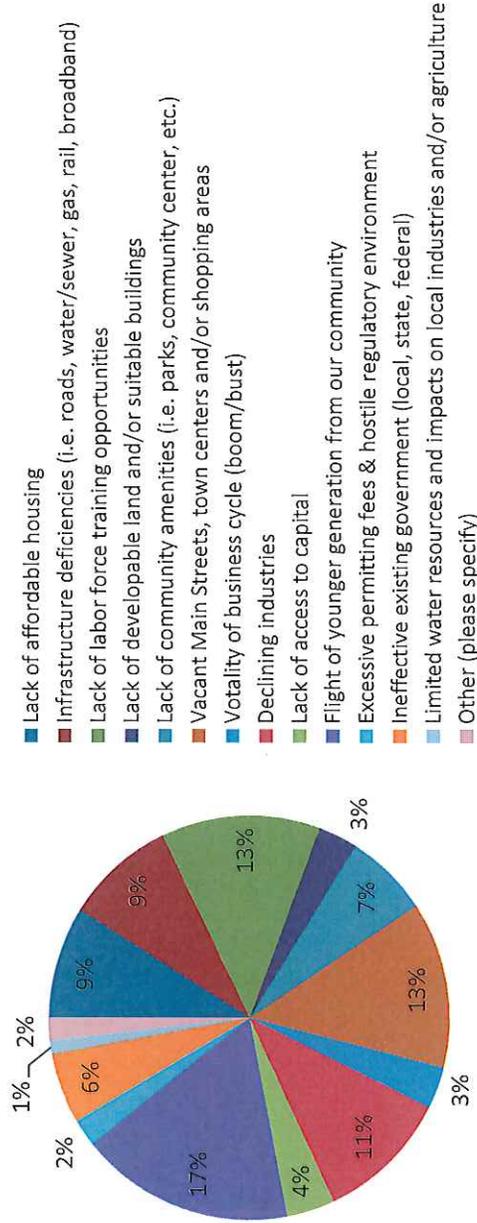
## Threat:

The perceived number one threat in the region, flight of the younger generation is understandably a universal concern in the region.

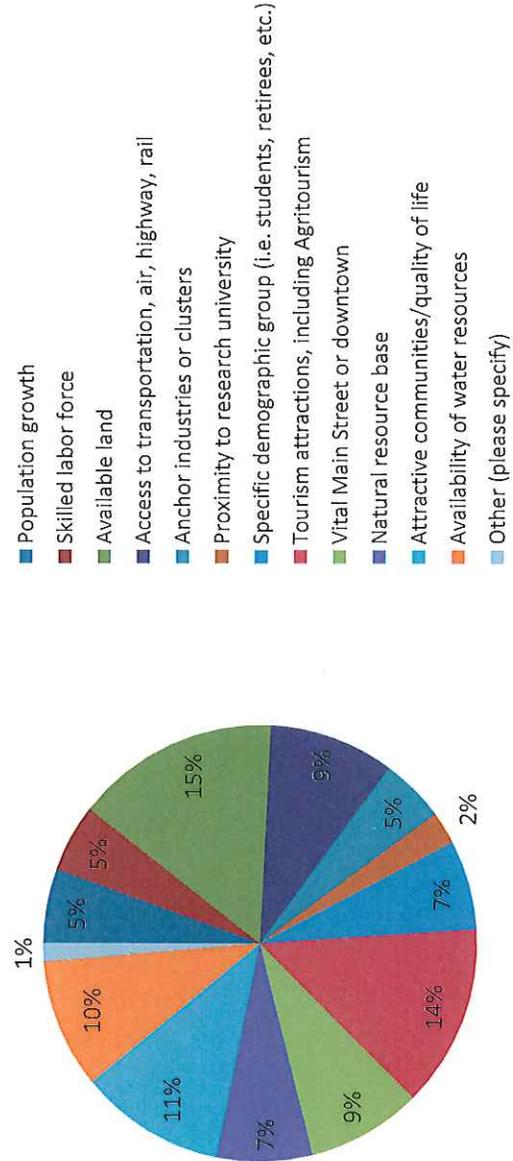
## Opportunity:

The biggest opportunity seen overall is available land. This was true in all counties except the City of Columbus (Muscogee County). Tourism attractions were also an important opportunity throughout the region.

Please select up to five (5) from the following that you think most threaten or limit the economic development potential of your home county



Please identify the economic opportunities that provide the most potential for your county. Please select the top five (5) opportunities



# Overall County Results

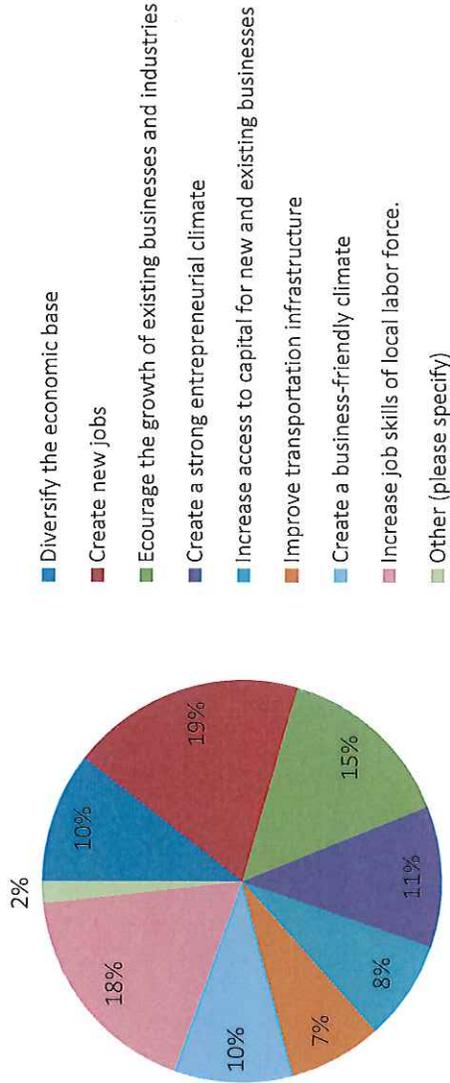
## Top goals:

The creation of new jobs is paramount. Encouraging growth of existing businesses is also very important.

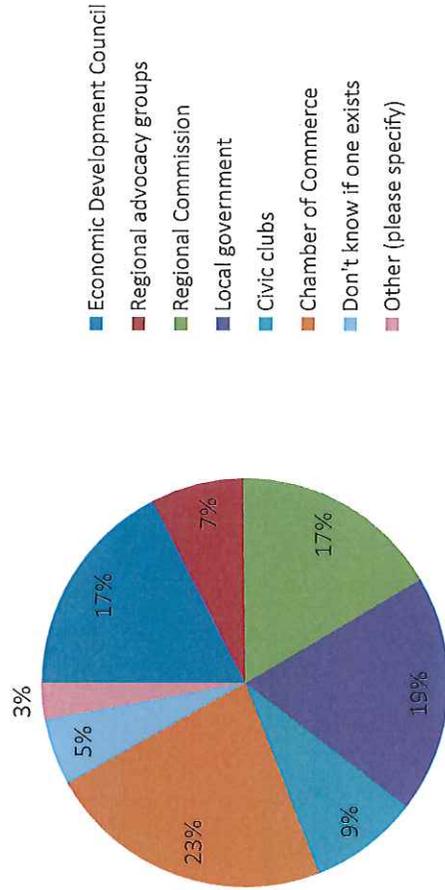
## Partnerships:

Chambers are seen as important partners, although the economic development partnerships and entities do vary throughout the region.

What should be your home county's top measurable goals or strategies for economic development? (What would the county like to achieve?) Please select up to five (5) strategies



To your knowledge, what partnerships have formed in your county to work together to solve economic development issues? Check all that apply

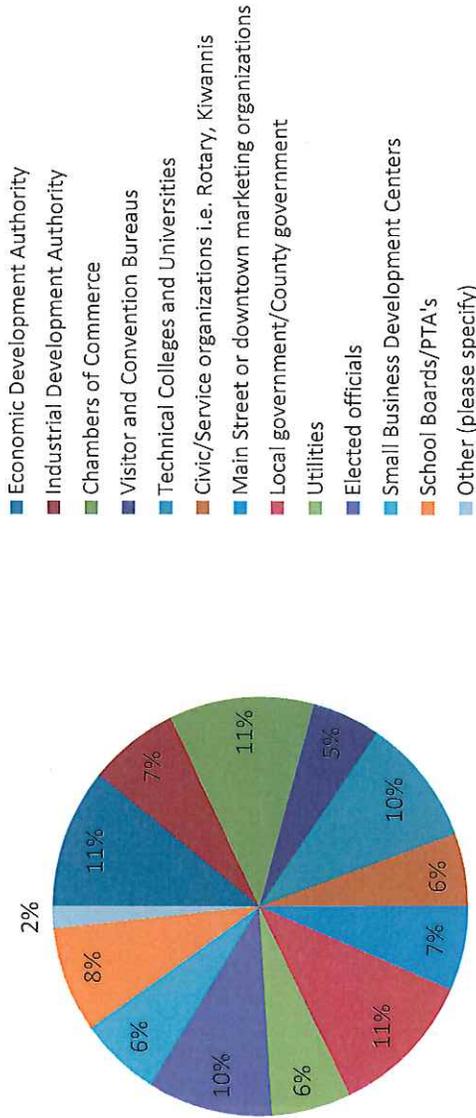


# Overall County Results

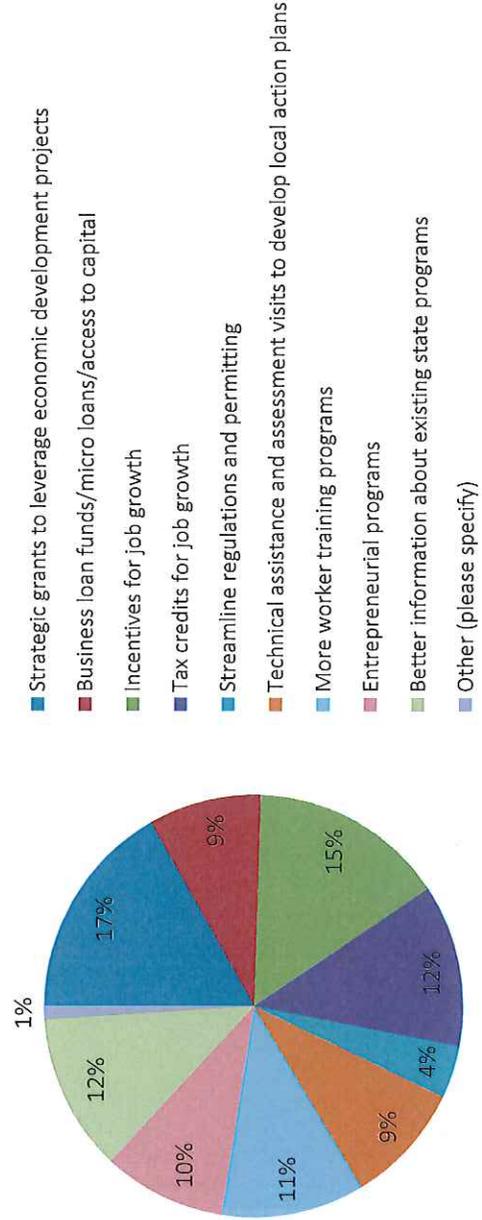
## Resources:

Grants are important, but there is broad agreement that a full suite of tools is needed for economic development. One of the most actionable items is developing (and presumably disseminating) better information about existing state programs.

What other key community organizations should be involved in the development of the CEDS? Check all that apply



What resources/actions from the State of Georgia would be most helpful to your home county in order to implement a plan? Please select up to five (5) resources



# City of Columbus Results

## Top 5 economic development strengths of county:

1. Strong community leadership 13%
2. Tourism assets 12%
3. Strong existing business 11%
4. Attractive, livable communities 10%
5. Local health care facilities 9%

## Top 5 economic development weaknesses of county:

1. Quality local/regional school system 13%
2. A well trained workforce 12%
3. Transportation network 12%
4. Housing options 12%
5. Renewable energy potential (wind, solar, geothermal) 9%

## Top 5 threats/limitations to economic development potential of county:

1. Flight of younger generation from our community 17%
2. Declining industries 14%
3. Lack of affordable housing 11%
4. Infrastructure deficiencies (i.e. roads, water/sewer, gas, rail, broadband) 11%
5. Lack of labor force training opportunities 11%
6. Vacant Main Streets, town centers and/or shopping areas 11%



# City of Columbus Results

## Top 5 potential economic opportunities of county:

1. Tourism attractions, including Agro-tourism 15%
2. Attractive communities/quality of life 14%
3. Vital Main Street or downtown 13%
4. Skilled labor force 8%
5. Anchor industries or clusters 8%
6. Availability of water resources 8%

## Top 5 goals or strategies for economic development of county:

1. Create new jobs 19%
2. Increase job skills of local labor force 16%
3. Create a strong entrepreneurial climate 14%
4. Diversify the economic base 13%
5. Encourage the growth of existing businesses and industries 12%

## Top 5 known established partnerships for economic development of county:

1. Chamber of commerce 21%
2. Local government 20%
3. Regional Commission 17%
4. Economic Development Council 13%
5. Regional advocacy groups 12%



# Crisp and Sumter County Results

## Top 5 economic development strengths of county:

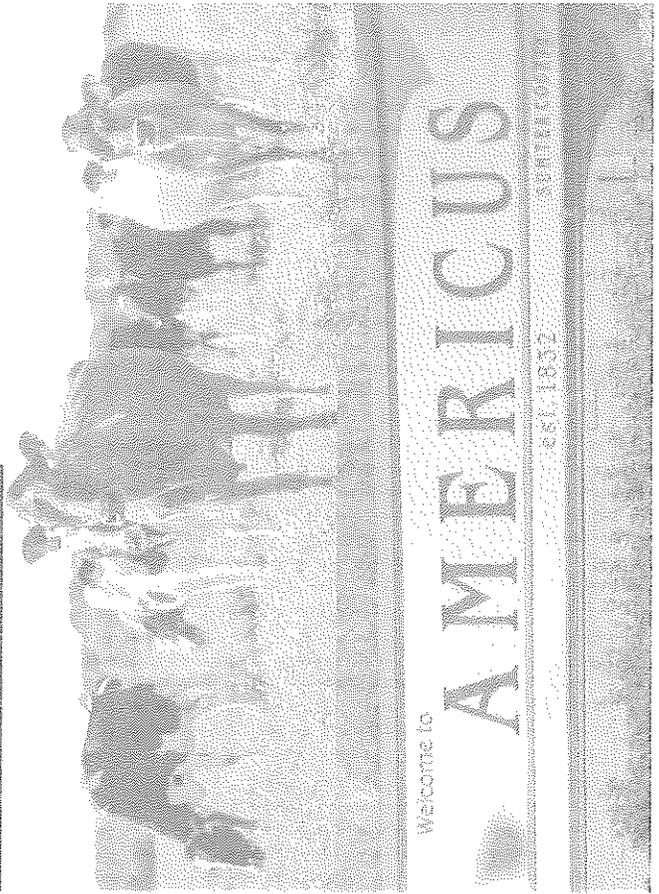
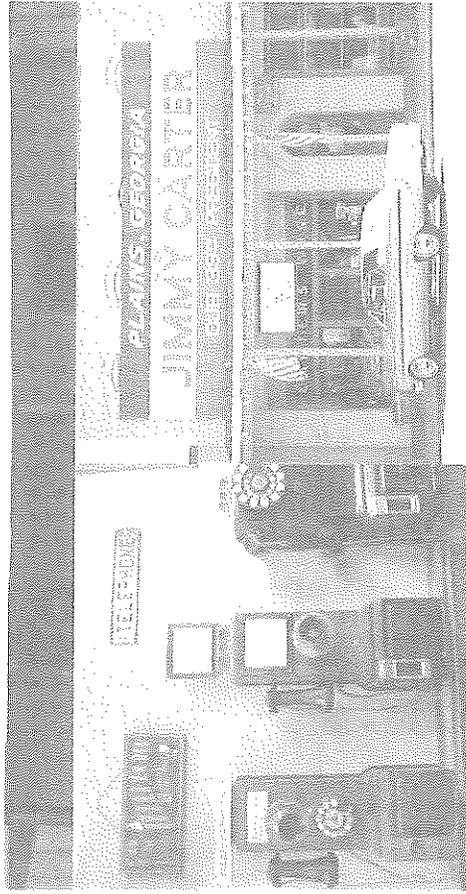
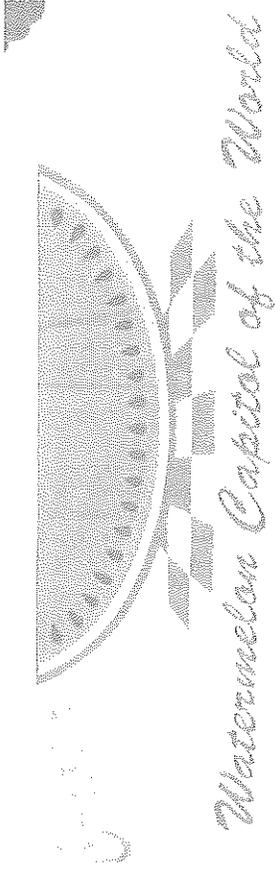
1. Tourism assets 17%
2. Local health care facilities 12%
3. Access/proximity to markets 8%
4. Strong community leadership 8%
5. Effective economic development organization 8%
6. Attractive, livable communities 8%

## Top 5 economic development weaknesses of county:

1. A well trained workforce 16%
2. Technology/communications 10%
3. Quality local/regional school system 10%
4. Transportation network 9%
5. Strong community leadership 9%

## Top 5 threats/limitations to economic development potential of county:

1. Flight of younger generation from our community 21%
2. Declining industries 13%
3. Vacant Main Streets, town centers and/or shopping areas 11%
4. Ineffective existing government (local, state, federal) 9%
5. Lack of community amenities (i.e. parks, community center, etc.) 8%



# Crisp and Sumter County Results

## Top 5 potential economic opportunities of county:

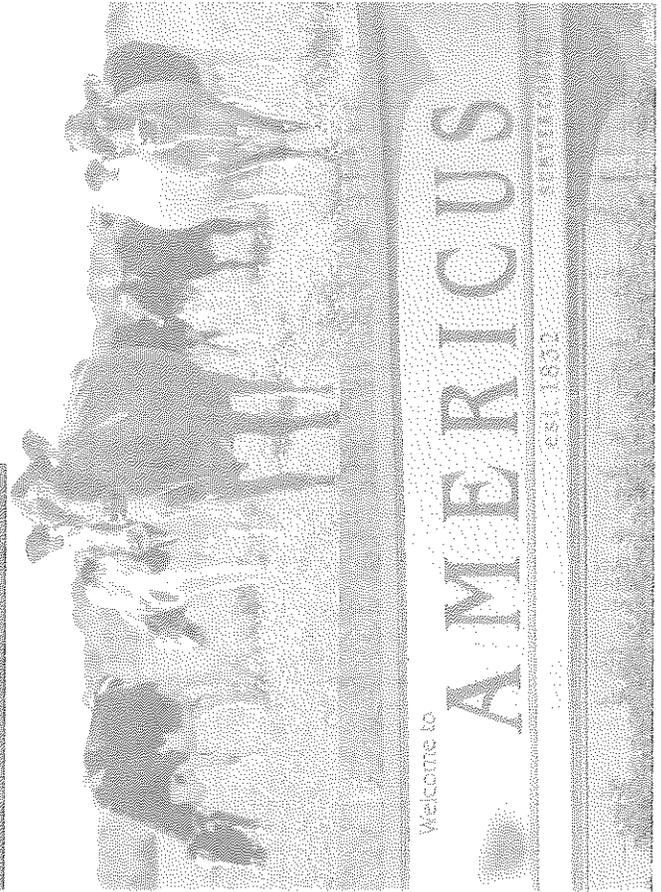
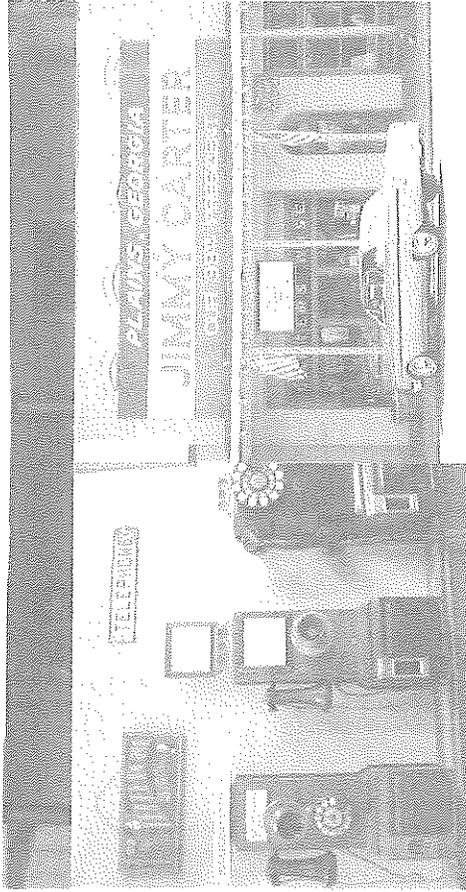
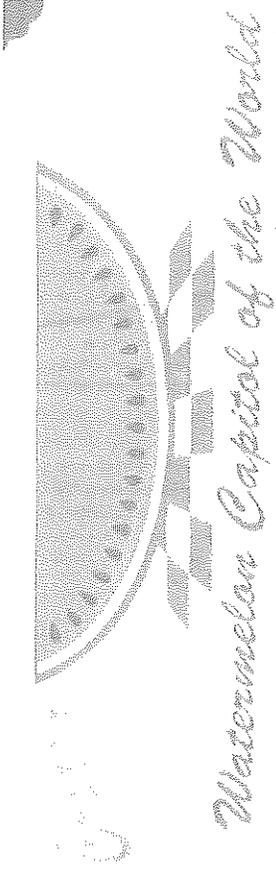
1. Available land 18%
2. Tourism attractions, including Agro-tourism 16%
3. Vital Main Street or downtown 13%
4. Specific demographic group (i.e. students, retirees, etc.) 12%
5. Access to transportation, air, highway, rail 11%

## Top 5 goals or strategies for economic development of county:

1. Create new jobs 20%
2. Increase job skills of local labor force 19%
3. Encourage the growth of existing businesses and industries 16%
4. Diversify the economic base 11%
5. Create a business friendly climate 9%

## Top 5 known established partnerships for economic development of county:

1. Chamber of commerce 23%
2. Economic Development Council 21%
3. Regional Commission 19%
4. Local government 14%
5. Regional advocacy groups 9%



## Rural County Results

### Top 5 economic development strengths of county:

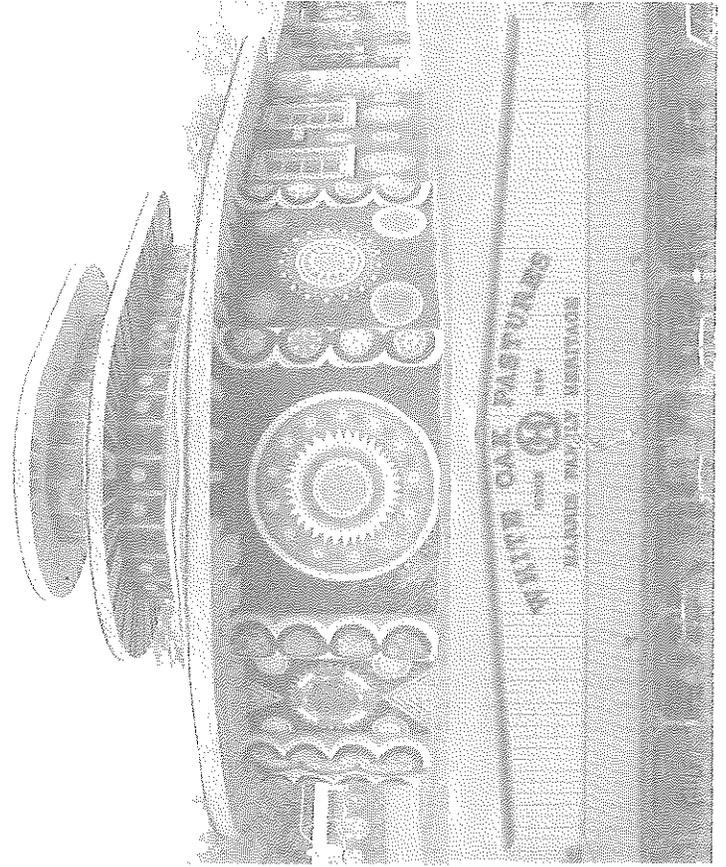
1. Tourism assets 12%
2. Strong community leadership 12%
3. Raw materials/natural resources 11%
4. Renewable energy potential (wind, solar, geothermal, hydro, biomass) 9%
5. Transportation network 8%

### Top 5 economic development weaknesses of county:

1. A well trained workforce 15%
2. Housing options 11%
3. Strong existing business 10%
4. Quality local/regional school system 10%
5. Local health care facilities 9%

### Top 5 threats/limitations to economic development potential of county:

1. Flight of younger generation from our community 16%
2. Lack of labor force training opportunities 14%
3. Vacant Main Streets, town centers and/or shopping areas 14%
4. Lack of affordable housing 9%
5. Declining industries 9%



## Rural County Results

### Top 5 potential economic opportunities of county:

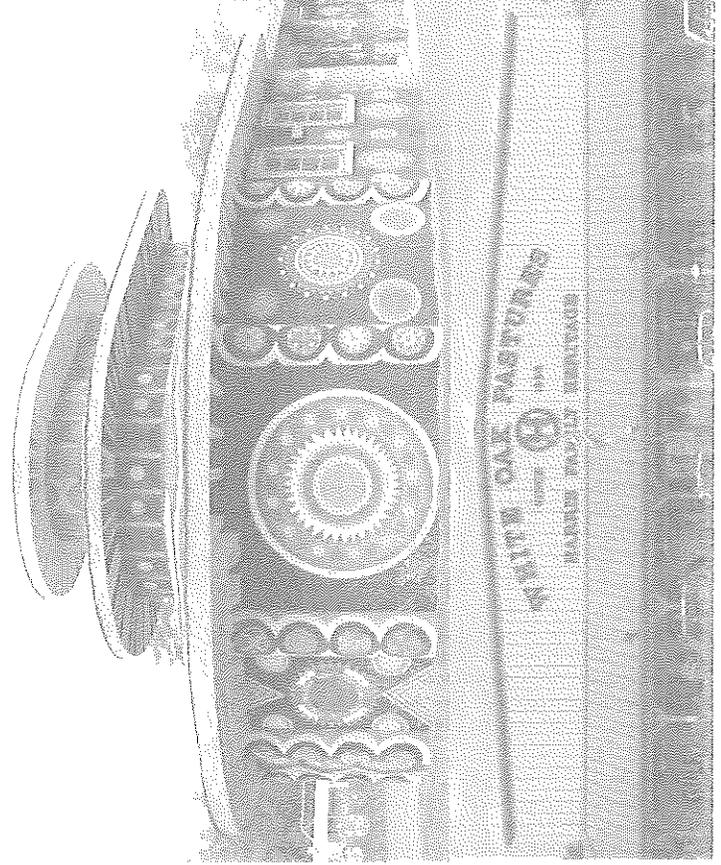
1. Available land 19%
2. Tourism attractions, including Agro-tourism 13%
3. Access to transportation, air, highway, or rail 12%
4. Availability of water resources 11%
5. Natural resource base 9%
6. Attractive communities/quality of life 9%

### Top 5 goals or strategies for economic development of county:

1. Create new jobs 19%
2. Increase job skills of local labor force 18%
3. Encourage the growth of existing businesses and industries 15%
4. Create a strong entrepreneurial climate 11%
5. Create a business friendly climate 11%

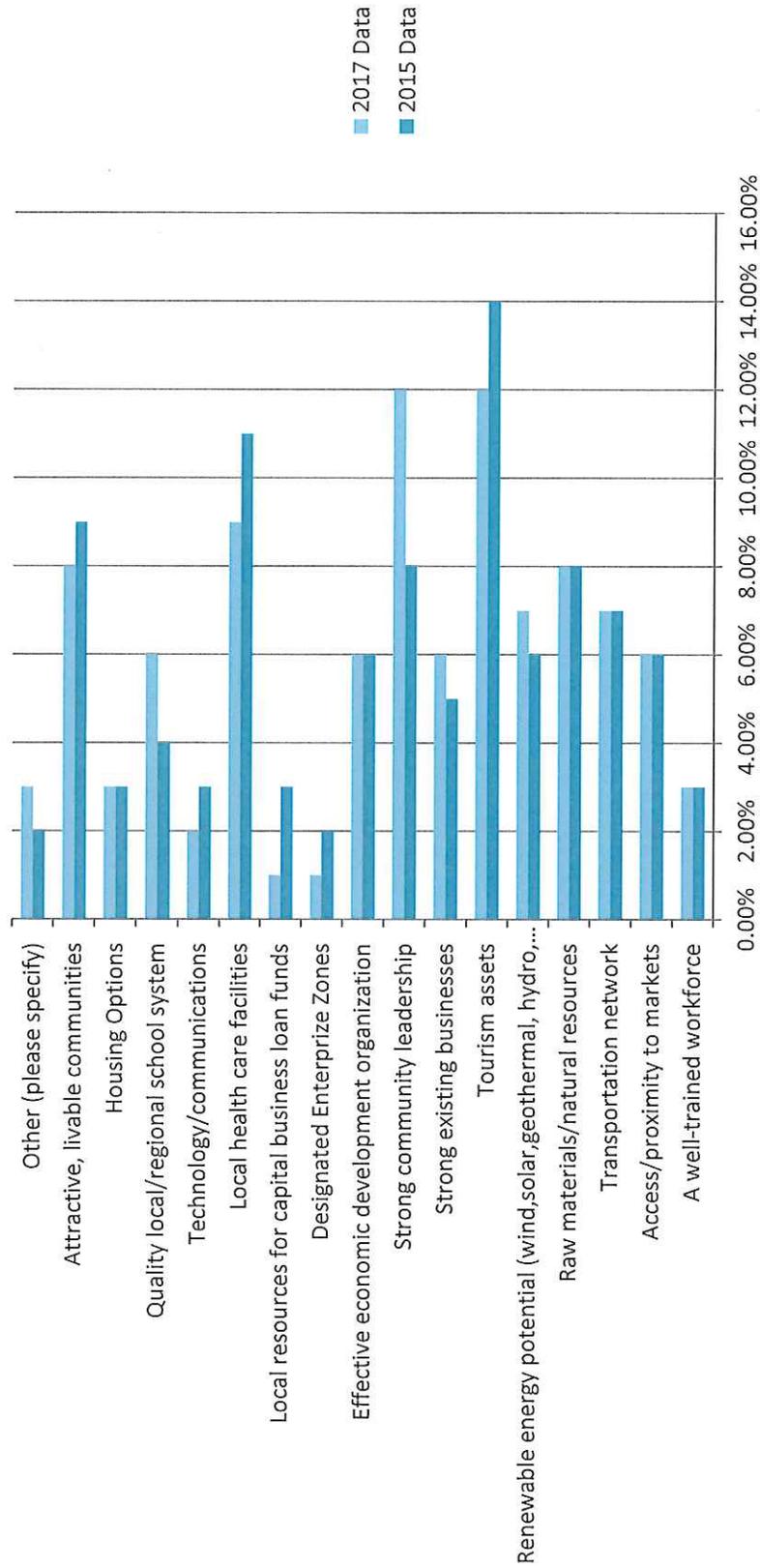
### Top 5 known established partnerships for economic development of county:

1. Chamber of commerce 24%
2. Economic Development Council 19%
3. Local government 19%
4. Regional Commission 16%
5. Civic clubs 8%



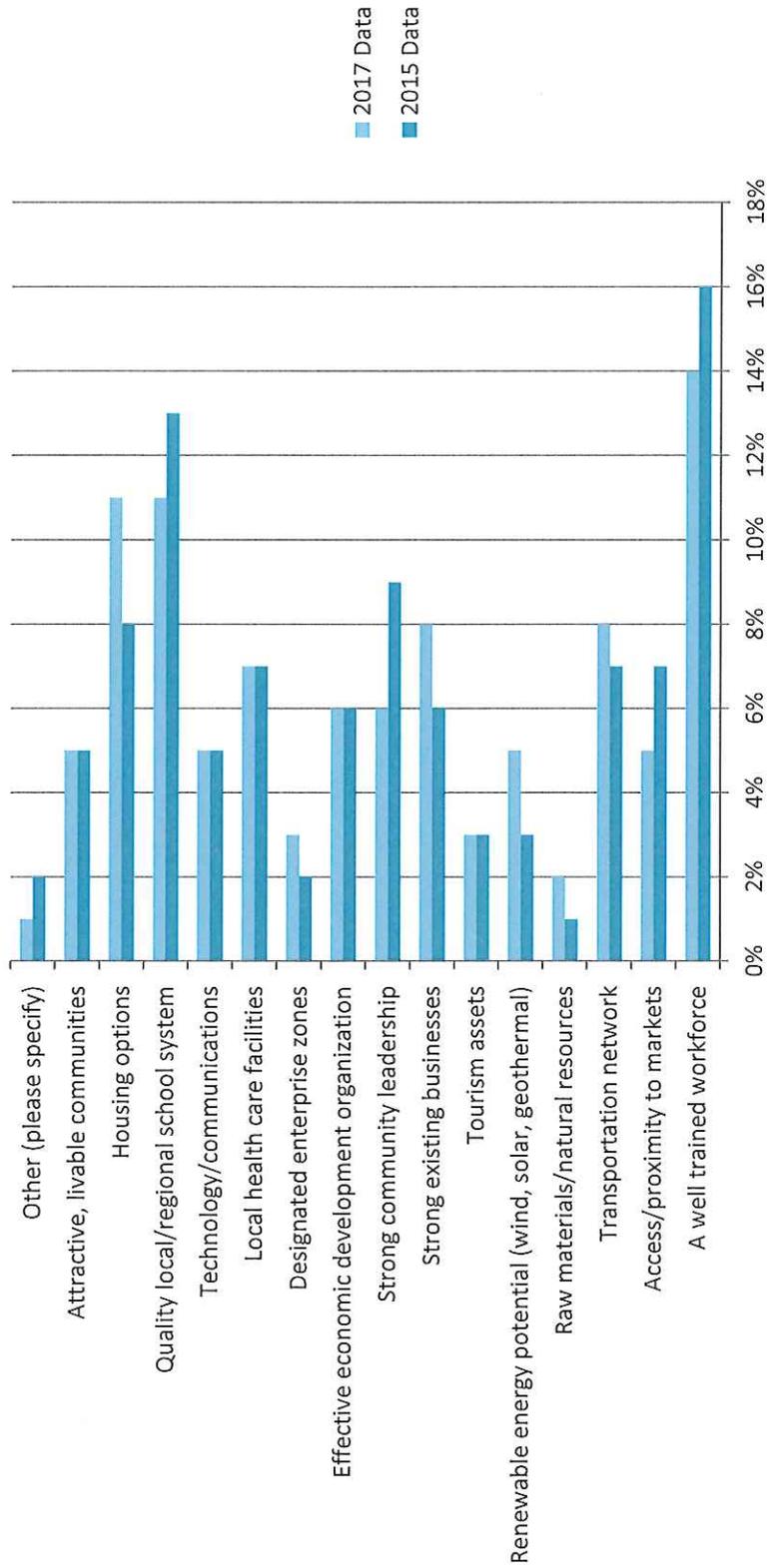
## Survey Comparison Chart

**Your County's Economic Strengths:** Please select up to five (5) from the following that you think best characterize the greatest economic development strengths of your home county



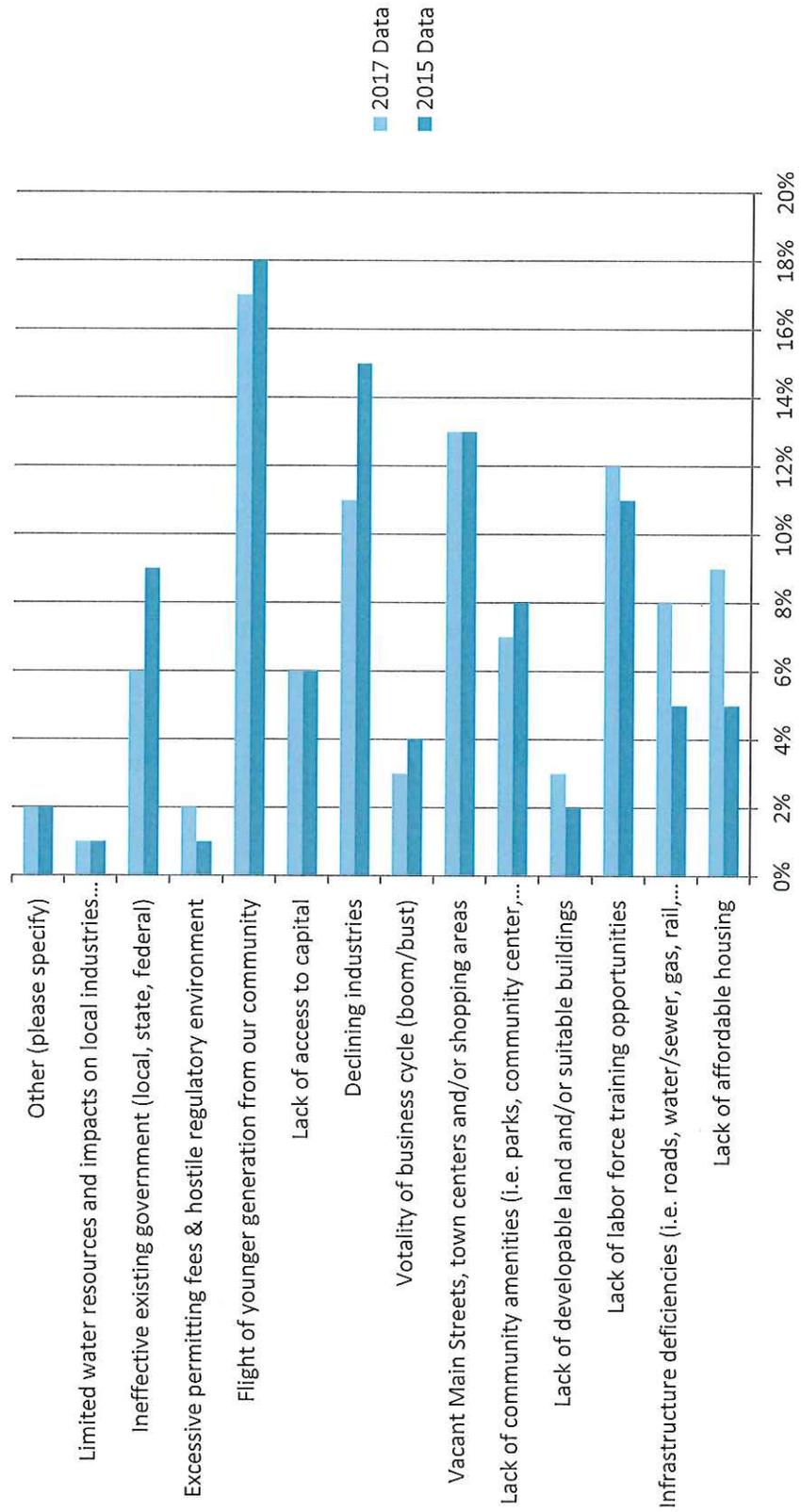
## Survey Comparison Chart

**Your County's Economic Weaknesses:** Please select up to five (5) from the following that you think are the most significant economic development weaknesses or deficiencies in your home county.



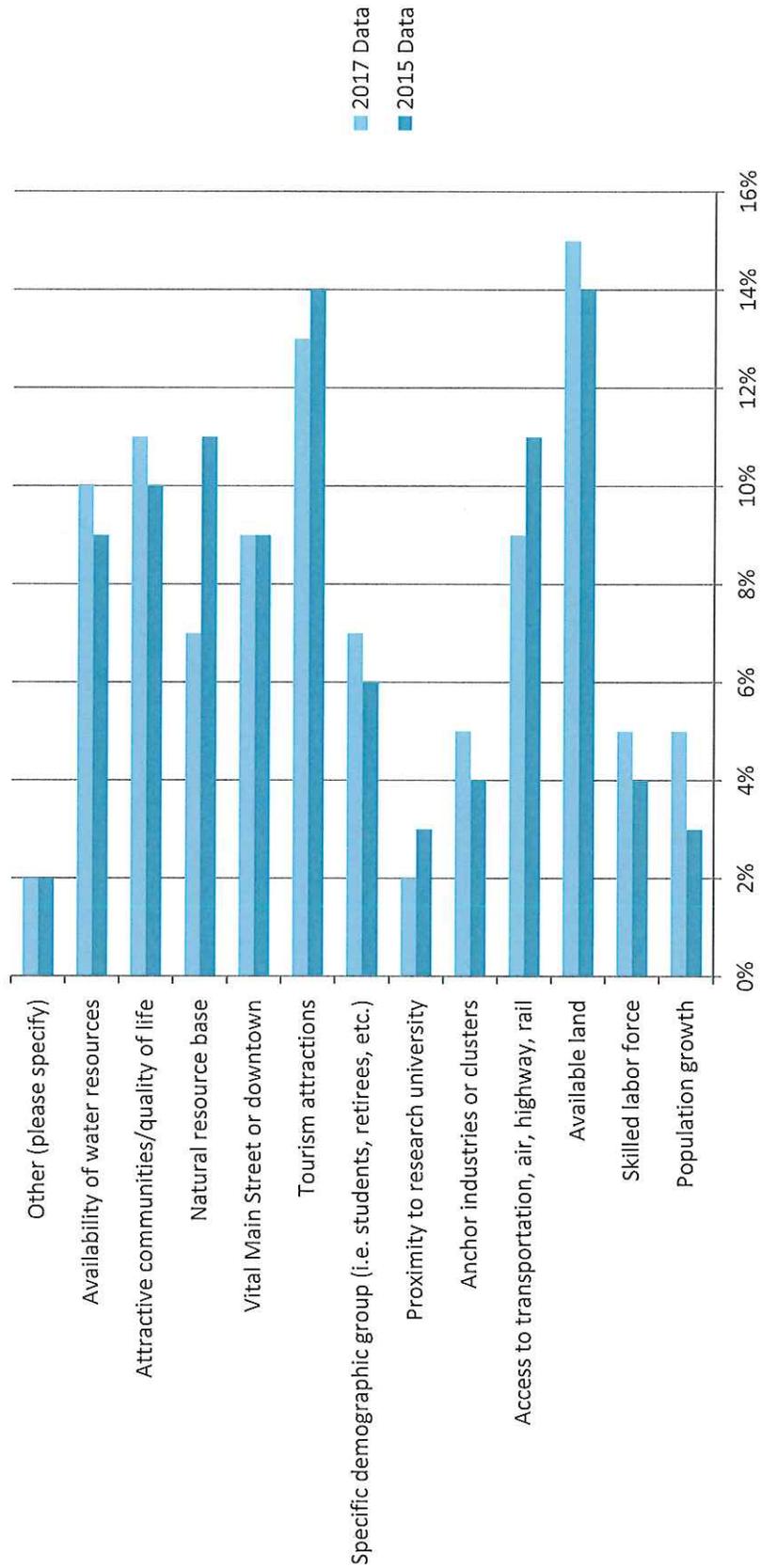
## Survey Comparison Chart

**Economic Threats or Limitations:** Please select up to five (5) from the following that you think most threaten or limit the economic development potential of your home county.



## Survey Comparison Chart

**Economic Opportunities:** Please identify the economic opportunities that provide the most potential for your county. Please select the top five (5) opportunities.



**Name one action the State of Georgia could undertake to help advance economic development in your home county:**

“Increase education with regards to starting/maintaining a successful business”

“Continue to promote the film industry and other related fields”

“Job training for the disabled”

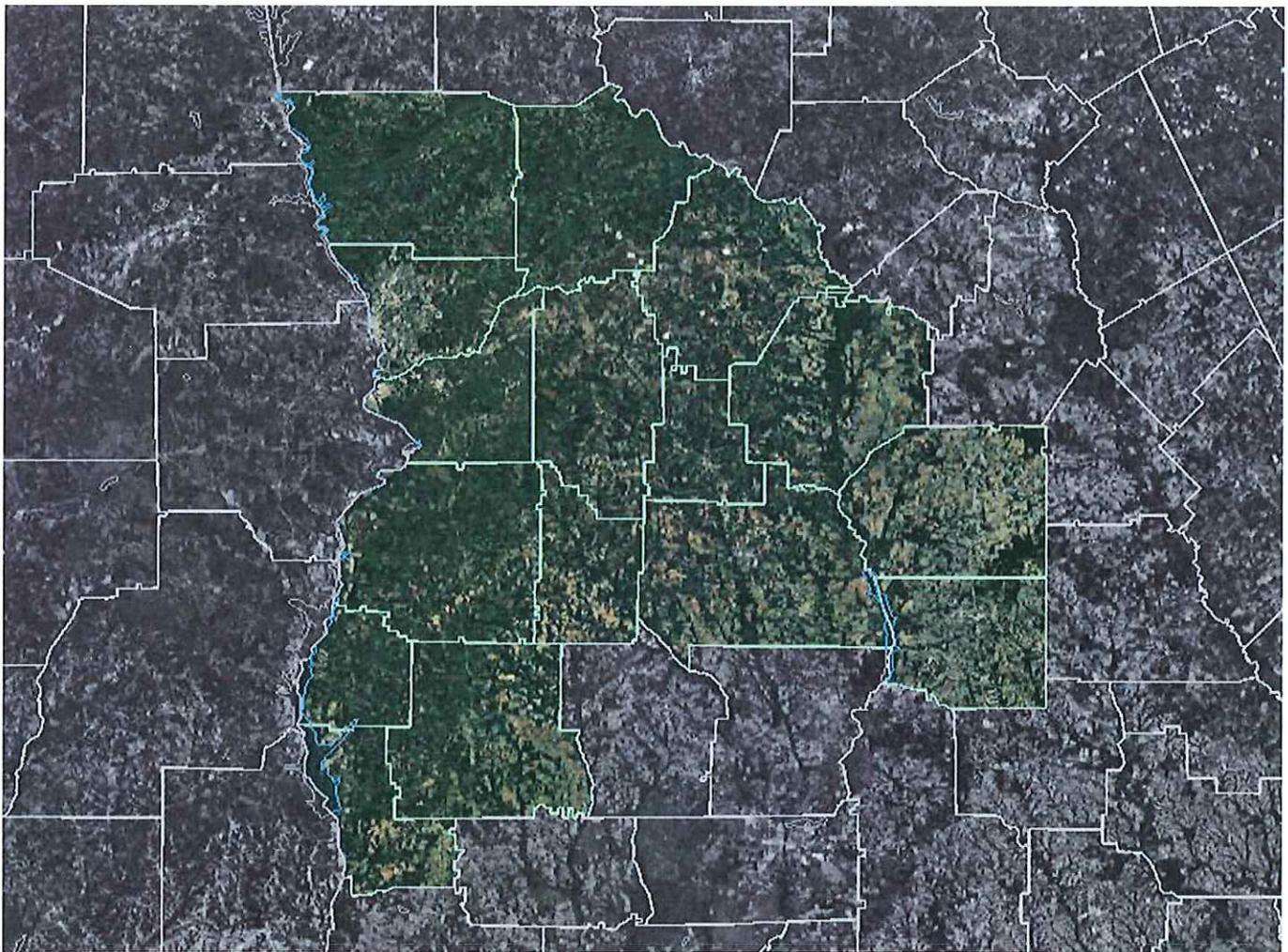
**Other comments:**

“Develop more areas than just downtown. Build buildings with interesting architecture that will make people want to visit. Place them in places that people will notice on their way to Ft. Benning and Panama City. It doesn't have to be a skyscraper, just big and interesting enough to be noticed. Create a large tourist attraction, some kind of amusement park, water park, etc. whitewater is nice but it's not enough. Promote Columbus to be favorably featured in movies, pop culture”

“Support CSU Business School growth, as our next generation of leaders should come from them. More intern programs-promote Columbus at University job fairs-great companies AFLAC, Pratt & Whitney, TSYS, CSU, WCBradley, etc.”



# River Valley Region Action Plan Comprehensive Economic Development Strategy



**Legend**

High Priority	→	Low Priority
🔥🔥🔥🔥		🔥
Most Expensive	→	Least Expensive
\$\$\$\$		\$

Comprehensive Plan

**Timeline:**

- 1-3 years to complete
- 3+ years to complete
- Ongoing activity





## Goals and Objectives

There are two basic goals for this CEDS. These goals focus on maximizing the potential for people and place in the River Valley region.

### Develop the People Resources of the Region Sustain and Improve the Land Assets of the Region

All objectives of the CEDS can be placed into one of the two goals. These goals strive to help people achieve their potential and ensure availability of land assets that can match the needs of the region to maximize utilization and gain economic growth. The objectives of the region will be outlined and prioritized in the following pages more specifically.

### Objectives

- Provide quality, genuine places and experiences for visitors
- Assist the Workforce of the region gain the knowledge, skills, and abilities necessary for regional jobs in the 21st Century
- Support the Recruitment, Retention and Expansion of Businesses in the region
- Assist the region in sustaining and improving Quality of Life
- Foster Community Leadership
- Support Agriculture
- Improve Infrastructure
- Support Main Street and Downtown Improvements
- Improve Housing Stock
- Maintain environmental integrity in the region



Comprehensive Plan

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Provide quality, genuine places and experiences for visitors</b>			
Encourage support and advertise regional festivals and events that attract local residents and Atlanta Metro residents		\$\$	
Encourage participation in regional tourism entities (Presidential Pathways, Plantation Trace and associated tourism associations)		\$	
Encourage and expand existing cultural arts in the region		\$\$	
Utilize Camera Ready program and maintain it in each county in the region		\$	
Create better marketing materials		\$\$	
Train frontline workers about the assets of the region		\$\$	
Develop unique lodging throughout the region		\$\$\$	
Develop tourism packages that foster cross marketing		\$	
Support bike routes and regional trails on greenways and blue ways (land and water)		\$	
Educate about the importance of Historic Preservation		\$	
Encourage the use of state parks and facilities in the region		\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Assist the workforce of the region in gaining knowledge, skills, and abilities necessary for regional jobs in the 21st Century</b>			
Maintain connections with local employers to ensure that skills needed are addressed in workforce training initiatives (Employer Committee, Technical College, Dept. of Labor)		\$	
Facilitate and encourage programs within the local school systems- Dual Enrollment/Move on When Ready		\$	
Support the transition from military to civilian jobs		\$	
Encourage apprenticeships and internships for businesses to teach high school and college age students; develop region-wide mentoring programs to include internships and apprenticeships		\$\$	
Support local university and technical colleges in their missions of serving local residents		\$	
Support soft skills training throughout the region		\$\$	
Support adult education services, including WIOA efforts to train and re-train individuals		\$\$	
Expand adult education programs		\$\$	
Work together with WIOA Area 14 & 15 to ensure regional gaps are closed on workforce education and opportunities are retained		\$\$	
Provide high quality early childhood education (including family support services) and available daycare throughout the region		\$\$	
Encourage the Cradle to Career concept to expose students to a variety of career possibilities		\$	
Encourage increase in high school graduation rates and reduction of school drop out rates		\$	

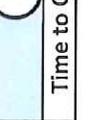
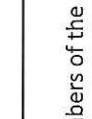
Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Support the recruitment, retention, and expansion of businesses in the region</b>			
Support local and regional development authorities by providing technical assistance, information on tax credits , low interest loans, and other incentives as requested		\$	
Explore and support local economic development plans; provide technical assistance where needed		\$	
Support mission and continued work of Ft. Benning and be prepared for future BRAC		\$\$	
Continue to support Columbus MakesIT/River City Foundry		\$\$	
Market comprehensive economic development in the region		\$\$	
Use business retention and expansion tools to ensure coordination		\$\$	
Identify and utilize existing Revolving Loan Funds available in the region to partner with traditional financing sources to encourage local investment		\$\$	
Create linkages between Lee County, AL, Auburn, and the region for academic and business development		\$\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Assist the region in sustaining and improving quality of life</b>			
Provide sources of best practices for quality of life issues		\$	
Implement Code Enforcement in all of the region		\$\$	
Create and enhance spaces that are high in quality and are people oriented attractions		\$\$\$	
Address transportation issues for all residents of the region		\$	
Improve under utilized properties and work to eradicate blight in the region		\$\$\$	
Promote vibrant and attractive corridors with beautiful gateways		\$\$	
Implement where appropriate the Complete Streets program		\$\$	
Develop a litter reduction program		\$	
Increase the number of bike, hiking, and water trails in the region		\$\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Foster Community Leadership</b>			
Provide information and resources on best practices online and through newsletters and other communication tools		\$	
Provide lunch and learn opportunities to learn best practices		\$	
Support statewide, Region 8, and local entities leadership programs		\$\$	
Develop and share data and information		\$	
Develop stronger communication system o get information distributed		\$\$	
Support regional efforts, technical support, and training for local and regional leaders		\$\$	
Establish leadership programs at schools		\$	
<b>Objective: Support Agriculture</b>			
Support the development of value added agricultural products		\$\$	
Improve agricultural land usage and support the increased utilization of land resources and programs in the region		\$\$	
Support local grown and farm to market economy		\$	
Encourage small producers to use the Georgia Grown program		\$	
Encourage the use of 'buy local' and 'Georgia Grown' programs		\$	
Look into possibility of creating joint-use commercial kitchens		\$\$	
Develop an agri-tourism trail		\$\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Improve Infrastructure</b>			
Support the Cordele Inland Port physical plant and all necessary road and rail connections to enhance facility		\$\$\$\$	
Identify and promote industrial parks in the region, including virtual parks/virtual buildings and viable development authorities to support		\$	
Improve East-West connections for road and rail		\$\$\$\$	
Support a regional TIA program in the future		\$	
Use the Digital Economy Plan to address telecommunication deficiencies		\$\$	
Update existing E-911 systems in the region		\$\$	
Rails spurs to industrial parks		\$\$\$\$	
Continue to support solar development in the region		\$	
Use GPS technology to identify underground utilities, including sewer and water infrastructure		\$\$	
Support rail connection to Columbus from Atlanta		\$\$\$\$	
Get 3 industrial parks listed as GRAD certified sites		\$\$	
Invest in airports-both in Columbus and smaller airports in the region		\$\$\$\$	
Support Walter F George Lock rehabilitation		\$\$\$\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Support Main Street</b>			
Encourage infill development in our downtowns		\$	
Use and support Main Street and Better Hometown Organizations throughout the region		\$\$	
Allow for pop-up stores in empty storefronts		\$	
Provide technical assistance and training opportunities		\$	
Develop and encourage Urban Redevelopment Plans		\$\$	
Encourage the preservation and use of historic buildings in the region		\$	
Assist with streetscape programs		\$	
Allow for loft and other residential development in our downtowns		\$	

Key Action	Priority	Cost Estimate	Time to Complete
<b>Objective: Improve Housing Stock</b>			
Support code enforcement, nuisance ordinances and zoning laws throughout the region		\$\$	
Encourage and support Land Banks		\$	
Eliminate substandard housing		\$\$	
Support housing redevelopment		\$\$	
Eradicate blight		\$\$\$	
Support GICH and encourage communities to become members of the program		\$	
Encourage the development of infill housing		\$	
Provide a variety of housing stock		\$\$\$	
Evaluate regional housing stock		\$	
<b>Objective: Maintain environmental integrity in the region</b>			
Support regional representation in tristate water issues along ACF waterways		\$	
Brownfield redevelopment		\$\$	
Balance storm water and pollution runoff with development needs		\$	
Continue to support Army Corps of Engineers to keep navigable waterways open		\$	