

Evans County Joint Comprehensive Plan

Partial Update

A Partial Update of the 2004 Comprehensive Plan for
Evans County and the municipalities of Bellville, Claxton, Daisy, and Hagan, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Evans County Comprehensive Plan Government Committee

Heart of Georgia Altamaha Regional Development Center

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INTRODUCTION

Purpose

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

As stated in the requirements, the purpose of a partial update is to provide a document for use as a policy guide in the interim period between Comprehensive Plan Updates. This was deemed necessary because of shifts in the Statewide Comprehensive Plan Recertification Schedule by DCA to first accommodate Census data, and then a more general change of focus in the Standards and Procedures for Local Comprehensive Planning adopted in 2005. The Joint Evans County Comprehensive Plan was adopted in 2004, and the next required full plan update recertification deadline is not scheduled until October 31, 2013.

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

Background

Evans County is a small rural county in southeast Georgia. It was created in 1914 from parts of Bulloch and Tattnall counties. Farming and forest interests of sawmilling and turpentine were the mainstays of the early economy. The county's growth and founding were enabled by the arrival of the Savannah and Western Railroad through the area in the 1890s. This transportation access and the resulting commercial growth combined with the more distant location of Reidsville, the parent county's county seat, led to the movement for local county establishment. All of the county's municipalities, Bellville, Claxton, Daisy, and Hagan are located along the railroad. The county is now best known as the home of the Claxton Fruit Cake.

Evans County developed because of its agrarian and forest economy and the arrival of the railroad. The county also declined with the decline of the railroads, the mechanization of agriculture, and the emergence of regional trade centers elsewhere facilitated by the automobile and its mobility and widespread growth after World War II. The county population was rather stable with minimal growth from its establishment until World War II. The 1920 Evans County population was 6,594 and its 1940 population, 7,401. The population then slowly ebbed and flowed with decline until in 1970 it was 7,290. Since 1970 the county has exhibited slow but steady growth which has seemed to accelerate in more recent years. This growth was coincidental with new diversified industrial growth, including Claxton Poultry and state government jobs at detention/probation facilities, and improved transportation access of U.S. 301, U.S. 280, and I-16. Location, quality of life facilitated by its rural character, and transportation access to nearby growth centers in Bulloch County and Coastal Georgia have stimulated recent strong population and bedroom community growth. Location, transportation access, and its rural landscape are again the engines behind Evans County's growth although through different means.

The 2008 Census estimate shows an Evans County population of 11,646 up from 10,485 in 2000. The municipal populations of the county in 2008 are estimated as 2,409 for Claxton, 142 for Bellville, 138 for Daisy, and 1,055 for Hagan. All of these population estimates exceed those of 2000, which were 2,276 for Claxton, 130 for Bellville, 126 for Daisy, and 898 for Hagan.

Evans County's location, natural resources, and transportation facilities, particularly its highways, are again allowing steady growth and portend well for future success in growth and development. It is in this context of emerging growth that the community prepares this Partial

Update to its comprehensive plan and outlines its efforts to continue forward with preparation and success.

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

**Projected Population Evans County
2008-2030**

2008	2010	2015	2020	2025	2030
11,646	12,137	13,157	14,264	15,463	16,764

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

These projections reflect current U.S. Census Bureau estimates and exhibit slow, steady growth, but at a rate less than that of the state. These current population projections are somewhat higher than in the existing plan, because of a slightly higher 2008 Census estimate than was previously projected. This 2008 Census estimate was used as a benchmark in future projections.

Plan Development

The *Evans County Joint Comprehensive Plan Partial Update*, as stated, was developed in accordance with the guidelines established by DCA for preparation of Partial Updates. The Partial Update was prepared through the assistance of the Heart of Georgia Altamaha Regional Development Center and with the involved and thorough input of the Evans County Joint Comprehensive Plan Government Committee appointed by the local governments. Committee members included the County Administrator, the County Clerk, the city clerks of Bellville and Hagan, the Mayor and City Clerk of Claxton, and the Mayor and City Clerk of Daisy. Other local officials provided additional input. The local Government Committee, with the assistance of the RDC/RC staff, examined the existing plan for appropriateness, while developing and expanding content to allow for current community accomplishments, desires, and plans. The result is a document which truly does represent an appropriate update to the existing comprehensive plan, a framework for local decision-making in the transition period, and a foundation for the full comprehensive plan update scheduled in the next few years. The public hearing required after the draft Partial Update is prepared, and prior to its submittal to the RC and DCA for formal review, was held on a joint basis June 29, 2009 at the Evans County Courthouse Annex.

Format

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

The components of this Partial Update meet state requirements while addressing local priorities. This Partial Update is an appropriate updating of the local comprehensive plan, and puts a more up-to-date face on community efforts to make itself an improved community for future growth and development. It is an interim guide to decision making until the comprehensive plan is more fully updated, but is also a strong local foundation for that effort which will likely only need relatively minor tweaking and the addition of more detail. The principal community direction and focus espoused here will likely not change. The community continues to prepare to accommodate expected growth, investing in facilities and infrastructure to improve services, to otherwise prepare itself for future growth and development, and to attract new investment, tourism, and other economic development.

QUALITY COMMUNITY OBJECTIVES ASSESSMENT

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

Development Patterns

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

The City of Claxton's and the City of Hagan's zoning ordinances separates different uses and do not allow neo-traditional development "by right," although Hagan has provision for "planned unit developments." Bellville and Daisy do not have zoning ordinances. Actual traditional development is evident in all of the county's cities. Evans County has subdivision regulations and minimal other basic land use regulations. Currently, it seeks to address issues pertaining to land use problems and nuisances individually. Only Hagan participates in the "Tree City" program, and has an organized tree planting program. Claxton also has a tree ordinance, which is applicable to trees in the public right-of-way. Otherwise, there are no local street tree ordinances, nor organized public tree planting campaigns in the community. All Evans County jurisdictions keep their public areas clean and safe, primarily through regular use of prison inmate details. All of the county's municipalities have existing sidewalks, primarily in their downtown areas and within older residential neighborhoods. Sidewalks are not required for new development. Existing sidewalks are generally well-maintained and regularly used by pedestrians, especially in the downtown areas. Because public schools are located in Claxton adjacent to neighborhoods, and Pinewood Christian Academy in Bellville near residential areas,

it is possible for some children there to walk or ride their bikes to school. The entire cities of Bellville, Claxton, Daisy, and Hagan can truly be considered small town “traditional neighborhoods.”

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

Evans County and its cities maintain an informal inventory of vacant sites and buildings available for infill development or redevelopment through local leaders, the Chamber of Commerce and Development Authority. There are no known brownfield areas in the community; however, there are some opportunities for greyfield development in Claxton. Neither Evans County nor its cities have any areas planned for nodal development. Only Daisy allows small lot development. Infill opportunities for commercial and industrial purposes are concentrated along U.S. 301 and U.S. 280, principally U.S. 301 south of Claxton, U.S. 280 east of Hagan, and in the industrial park off U.S. 280 east of Hagan. Residential infill opportunities include the Dasher Property, northwest of U.S. 280 in Claxton and Hagan, off U.S. 301 South in Claxton, the Perkins Mill Road area south of Hagan and Claxton, and along U.S. 280 West and other streets in Daisy. Redevelopment opportunities include commercial buildings such as the old truck stop on U.S. 301 South, Dixon Motor Company, and the Old Georgia Pacific Sawmill in the county (all near Claxton/Hagan); the old apparel factory, old Coke building, the Tos Theater, and Old Courthouse in Claxton; the depot and old Daisy Courthouse in Daisy; and several Railroad Street storefronts in Hagan. Residential areas needing redevelopment in the county include Canoochee Properties, U.S. 280 East of Daisy, North Grady Street north of Claxton and the W.D. Sands Road south of Daisy. In Hagan, residential redevelopment candidates include Hodges Street North, the Brewton/Calhoun streets area, and the area around Cemetery Street/Old Dublin Road.

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

Evans County and all its municipalities have distinctive characteristics which help define their sense of place. These include the National Register-listed Evans County Courthouse and Dr. James W. Daniel House in Claxton, the George W. DeLoach House in Hagan, the Mitchell J.

Green Plantation northeast of Claxton off U.S. 301, and the Remer Glisson Store at old Camp Oliver on Fort Stewart, as well as historic downtowns and residential areas in all the cities, and others. There are also natural resources, such as the Canoochee River and the Evans County Public Fishing Area. Some downtown streetscape improvements have already been made in both Claxton and Hagan, with further needs in all of the municipalities. Although there are no local historic preservation ordinances or commissions in place, all the municipalities each have potential historic districts mostly encompassing historic commercial structures downtown as well as adjacent historic residential areas, which appear eligible for listing in the National Register of Historic Places. Bellville has restored its depot for public use, while Hagan has preserved the George W. DeLoach House. Daisy has signage of its historic properties, while a group is also working on restoring the old Tos Theater in Claxton. There are no design or aesthetics ordinances in any of the cities nor the county; however, Claxton and Hagan have sign ordinances as part of zoning. Evans County has minimal basic land use regulations, including subdivision regulations for manufactured housing and solid waste management ordinances. There is no local plan to protect designated farmland.

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

This is not truly applicable to Evans County as large scale alternatives to the automobile in such a rural county are not realistic. The county is served by DHR's Coordinated Transit Program. All of the municipalities have a good network of well-maintained sidewalks in their downtown areas and some in historic neighborhoods, but there are no sidewalk development ordinances in place. The Heart of Georgia Altamaha RDC's GIS staff inventoried the cities' sidewalks as part of a regional sidewalk survey conducted for GDOT in 2005. The Heart of Georgia Altamaha Regional Bicycle/Pedestrian Plan (June, 2005) includes two proposed regional routes along U.S. 280 and U.S. 301 through Evans County. Although there is no local bike plan, the community does sponsor an annual "Cruisin' in the Country" bike ride. Shared or joint parking for commercial and retail development is allowed county-wide, including the zoned areas of Claxton and Hagan.

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

The historic 19th and 20th century architecture of Evans County, Bellville, Claxton, Daisy, and Hagan reflects the small town, agrarian heritage of the community and the broader Heart of Georgia Altamaha Region. Agriculture and agribusiness, including vegetable production/processing and forestry, continue to be important to the local economy and that of the region. Buurma Farms, one of the nation's largest growers and processors of vegetables, located and is now operating a vegetable processing facility in Evans County. The Claxton and Georgia Fruitcake companies are located in Claxton. Evans County participates in the Georgia Department of Economic Development's Magnolia Midlands regional tourism partnership to promote heritage, nature-based, and agri-tourism. The local Chamber of Commerce further promotes the area's unique tourism opportunities such as the Crusin' in the Country annual bike ride, the long-running Wildlife Festival, and the Evans County Public Fishing Area. The County has further expressed interest in possible pursuit of U.S. Highway 301 promotion. The County and its cities also share a regional identity as part of the 17 county Heart of Georgia Altamaha RC Region.

Resource Conservation

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

There are currently no locally or nationally designated historic districts in Evans County, or its municipalities; however, all the cities have National Register eligible historic districts encompassing areas of downtown and historic residential neighborhoods. Presently, only five properties county-wide are listed in the National Register of Historic Places. They are: the Evans County Courthouse and Dr. James W. Daniel House in Claxton, the George W. DeLoach House in Hagan, the Mitchell J. Green Plantation (farmstead) in unincorporated Evans County, and the old Remer Glisson Store on Fort Stewart. Federal funds have been utilized for downtown streetscape improvements in both Claxton and Hagan. There is currently no local historic preservation commission, but there is an Evans County Historical Society and other local groups active in preservation projects, such as the Tos Theater. Interest has not been expressed in ensuring that new development complements the community's historic development in terms of design, scale, materials, and the like. There is local interest in and support for heritage preservation; however, this is especially difficult in unincorporated Evans County, Bellville, and Daisy due to lack of zoning and comprehensive land use regulation.

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

Evans County has had a long-standing working relationship with the Georgia Department of Natural Resources in support of the Evans County Public Fishing Area. The community does not have a greenspace plan or preservation program as this has not been a local issue because of the large amount of farmland and timberland which dominates existing land use. However, the County's subdivision ordinance does require greenspace retention in a development. The County is also participating in the Fort Stewart Joint Land Use Study to encourage continued agricultural/forestry uses in an identified buffer area adjacent to the military installation. There are no mechanisms to achieve future set asides, especially given low tax bases and the lack of zoning and comprehensive land use regulation in unincorporated Evans County.

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

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

Social and Economic Development

Growth Preparedness Objective. *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances*

and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Evans County and its municipalities have population projections for the next 20 years which help guide community decision-making in terms of infrastructure construction and extension. These projections were again updated as part of this Partial Comp Plan Update. No local government has a formal Capital Improvements Program, but they do have informal lists through the SPLOST and local management. Claxton and Hagan currently have zoning ordinances, which does help guide and direct their growth. Evans County has subdivision regulations and a manufactured housing ordinance. It does try to address individual growth management or nuisance problems through special ordinances or other means. The community has the leadership through the Claxton/Evans Chamber of Commerce and Development Authority and local governments to pursue desired business and industrial growth. Infrastructure improvements have been made or are in progress to attract desired growth, including construction of new water and sewer lines and recreation facilities. Hagan is in the process of establishing a sewer system for the first time. Water and sewer have been made available to the industrial park; there have been airport improvements and workforce development projects accomplished. Five laning of U.S. 280 through Claxton is now underway after years of planning.

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

The community's local economic development agencies work to recruit business and industry which is compatible with businesses already in the community. The relatively recent location of Buurma Farms so attests. The major employers are Claxton Poultry, the Evans County Memorial Hospital, the Georgia Department of Corrections, and the local school system. Although there is a somewhat diverse jobs base, if one of these major employers were to close or leave, especially Claxton Poultry, the local economy would be significantly impacted.

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

Evans County does have an entrepreneur support program in place, including resources through Ogeechee Tech and the local Chamber. The community has been state designated as an

“Entrepreneur Friendly Community.” There are limited jobs in the community for skilled labor, such as those with the Evans County Memorial Hospital and the local school system. There is a good supply of jobs for unskilled laborers, especially at Claxton Poultry, while only limited professional and managerial jobs, such as those at the diversion/probation centers, the hospital, and in the education field.

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

Housing of various types is available in Evans County and its municipalities at relatively affordable cost, thus allowing people who work in the community to live there, although some price ranges may be limited. Available land at reasonable prices, quality schools, access to health care, good recreation facilities/programs, and the relatively lower cost of living in Evans County make it attractive for residential development. There currently are provisions for loft living in Claxton, although there is now only a limited supply. Actual traditional residential development adjacent to downtown exists in all municipalities. Small houses can be built on lots smaller than 5,000 SF in size only in Daisy. Evans County has a manufactured housing ordinance to address mobile home issues such as relocation of older mobile homes in the unincorporated area, while Claxton and Hagan have some guidelines through their zoning ordinances. Multi-family housing and that developed for lower-income households are allowed and supported. The Evans County Housing Authority is active in meeting special housing needs. Although most of its units are located in Claxton, Daisy has two units of senior housing. Hagan has two sets of senior apartments.

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

The Heart of Georgia Altamaha WIA Program provides workforce training opportunities for the entire 17-county Region, including Evans County residents. Post-secondary education is available through Ogeechee Technical College’s Adult Learning Center in Claxton and a satellite site in nearby Glennville, as well as at its main campus in Statesboro (about 20 miles from Claxton). While there are jobs in the community for college graduates, they are limited in number, principally in the school system and health care fields.

Governmental Relations

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

Evans County and its municipalities participate in the Heart of Georgia Altamaha RC and its efforts to find regional solutions for common issues. The governments also jointly support the Claxton/Evans County Chamber of Commerce and the Industrial Development Authority and the Greater Savannah Alliance for regional economic development, as well as the Magnolia Midlands Tourism Region through the Georgia Department of Economic Development and the Region 9 Economic Development Academy. Evans County has a strong working relationship with neighboring Bulloch County, including a joint E-911 service.

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

Evans County and its municipalities work closely together in a number of areas, including economic development, education, service provision, and comprehensive planning. All local governments are presently generally satisfied with their Service Delivery Strategy. As previously noted, Evans County has a working relationship with nearby Bulloch County, but both the County and its cities work well with other neighboring local jurisdictions. They also participate as active members of the Heart of Georgia Altamaha RC, whose Regional Council represents all 17 Region counties and their cities at regular monthly meetings, the Greater Savannah Alliance for economic development, and with the Fort Stewart Joint Land Use Study Regional Coordinating Committee.

**EVANS COUNTY JOINT
COMPREHENSIVE PLAN PARTIAL UPDATE**

**QUALITY COMMUNITY OBJECTIVES
LOCAL ASSESSMENT SURVEY**

*Quality Community Objectives
Local Assessment*

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

**Quality Community Objectives
Local Assessment**

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

**Quality Community Objectives
Local Assessment**

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

***Quality Community Objectives
Local Assessment***

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

***Quality Community Objectives
Local Assessment***

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

*Quality Community Objectives
Local Assessment*

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

**Quality Community Objectives
Local Assessment**

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

*Quality Community Objectives
Local Assessment*

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

*Quality Community Objectives
Local Assessment*

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

***Quality Community Objectives
Local Assessment***

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

AREAS REQUIRING SPECIAL ATTENTION

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

The areas requiring special attention are defined by DCA as:

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

The evaluation of the existing land use patterns and trends within Evans County and its four municipalities resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Evans County Joint Comprehensive Plan Government Committee. The committee consisted of the County Administrator, County Clerk, the Claxton City Administrator, the Mayor and City Clerk of Daisy, the city clerks of Bellville and Hagan, and other local officials. Committee members attended several meetings to decide what resources in the community were of significant importance and to determine to what area the resources contributed. The areas requiring special attention are shown on Map 1 for Evans County, Map 2 for the City of Bellville, Map 3 for the City of Claxton, Map 4 for the City of Daisy, and Map 5 for the City of Hagan.

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

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

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

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation

resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Evans County

Archaeology Sites. Nearly 400 Evans County sites have been recorded in the State Archaeological Site File at the University of Georgia. Their general locations are shown on Map NCR-10 (page 197) of the full Joint Evans County Comprehensive Plan (2004). The sites range from pre-historic sites where hunters manufactured stone tools to historic Native American and settler sites to small, late 19th and early 20th century farmsteads and naval stores operations. The largest concentration of known archaeological sites is in the southeastern part of the county on the Fort Stewart military installation. This is likely simply because most archaeological work to date has been carried out to meet federal government guidelines and mandates. Most of the known sites appear associated with prehistoric Native American culture, with at least one extant mound site. Further research is expected to yield additional Native American sites, particularly along the Canoochee River, as well as the remains of historic communities, farms, sawmills, and turpentine operations. Development and vandalism continue to be the main threats to Evans County's significant archaeological sites, thus their specific locations are not mapped.

Canoochee River Corridor. The Canoochee River flows through the heart of Evans County, entering the county from the north at the boundary junction of Bulloch and Candler counties and winding south and easterly to just north of Claxton. From there it flows mostly easterly to above Daisy, then southeasterly to its junction with Lotts Creek whereafter it is the eastern boundary of Evans County with Bryan County. It traverses the county for 27 miles. It is easily accessible from GA Highway 169, U.S. 301, U.S. 280, and several other county routes. There are public landings at Brewton Bridge on GA 169 north of Claxton and at Rocks Park adjacent to U.S. 301 North above Claxton. Another landing is available at U.S. 280 on the Bryan County side. It is an important local recreation resource and has a riverkeeper (shared with the Ogeechee River). The

Canoochee River Corridor is protected under Evans County's Part V Environmental Conservation Ordinance passed in 2000.

Evans County Public Fishing Area. This 372 acre facility is located in southeastern Evans County along Sands Pond Road off the Old Sunbury Road and near U.S. 280. The facility is operated by the Wildlife Resources Division of the Georgia Department of Natural Resources to provide public fishing access. The PFA has three ponds empounding a total of 122 acres of water, with an 8 acre, a 30 acre, and an 84 acre pond. Recreational facilities provided include concrete boat ramps, fishing piers, restrooms, picnic areas, and primitive camp sites. Fish species present include bream (bluegill and redear sunfish), largemouth bass, catfish, and crappie.

Canoochee School. Located off U.S. 301 North, the historic Canoochee School is believed to date from the 1930s and was built with funding assistance from the federal Works Progress Administration (WPA). The brick structure ceased use as a school years ago and was being used as a cabinet shop in recent times.

Mitchell J. Green Plantation. The Mitchell J. Green Plantation, also known as Cottonham Plantation, is located northeast of Claxton off U.S. 301 and GA Highway 169. It encompasses more than 4,300 acres, eight buildings, and five structures. Among the extant buildings are the original log cabin built in 1867, the large two-story Plantation Plain style farmhouse constructed in 1877, and an important collection of outbuildings, including a corn crib, smokehouse, and commissary. The property was also the site of the Green community (Bulloch County) post office from 1882 to 1904. The Mitchell J. Green Plantation was listed in the National Register of Historic Places in 1980.

Fort Stewart JLUS Boundary and ACUB Areas. Over six percent of Evans County's land area (17,290) acres is included in the Fort Stewart Military Installation, the largest U.S. Army base on the east coast with over 280,000 acres total of land area. This military installation is home to the 3rd Infantry Division, and is very important to the rapid deployment capabilities and mission of U.S. armed forces. In 2005, a Fort Stewart/HAAF Joint Land Use Study (JLUS) was completed to encourage cooperative land use planning and address land use compatibility issues in and near the military installation's boundary. The purpose of the study was to protect military missions and long-term installation sustainability, while providing for the economic health of the region, reducing encroachment risk of incompatible land uses, and protecting high-value conservation

uses. Evans County participated in this process which identified coordination, communication, and conservation as goals for the study's implementation. The JLUS Boundary Area is the total area of concern included in the study. Special areas of concern are a 3,000 foot boundary/buffer area immediately adjacent to the Fort Stewart installation, required by Georgia law for coordinated land use planning, and a slightly larger Army Compatible Use Buffer (ACUB) area for areas of conservation interest. Evans County continues to participate in a JLUS Regional Coordinating Committee. The principal goals of the JLUS implementation continue to be coordination, conservation, and encouraging continued compatible land uses in the boundary area to the extent possible, but particularly agriculture/forestry uses in the ACUB area. It is not intended to limit growth near the municipalities of Evans County. The ACUB area has specific merit for depiction as a character area in the county's next full comprehensive plan for more detailed attention.

Bellville

Depot. The Bellville Depot was built along the Savannah and Western Railroad at the intersection of the present GA Highway 292 (Bellville-Manassas Road and GA Highway 169). It dates from circa 1890. The City of Bellville purchased the board and batten depot from a private individual in 1993 and rehabilitated it for community use. An official Georgia State Historic Marker is on the property.

Old Warehouses (hatched). Several historic warehouses remain along GA Highway 292 just east of the intersection with GA Highway 169. They are among few remaining commercial structures in Bellville as all the stores in town burned in 1901.

Bernie's Store. The present Bernie's Store is located at the intersection of GA Highways 292 and 169 on the site of the Bellville Post Office and a doctor's office which burned in the 1901 fire. This location was historically, and still is, Bellville's major business center.

Daniel Farm/Cemetery. The antebellum Daniel Farm/Cemetery dates to circa 1856 on land James B. Smith purchased from Benjamin Brewton. The one-and-one-half story log house began as a single pen log house, which was later expanded with shed additions. A later detached kitchen joins the main house via an elevated walkway. The farmstead has numerous

outbuildings, including barns, cribs, sheds, and a tobacco barn. The Walter Emmett Daniel family has owned the property since 1954. They restored the main house in 1998, and it is now used as a guest house. The Daniel-Smith-Tippins Cemetery is located just north of the Daniel House at the intersection of U.S. 280 and GA Highway 169.

Potential Historic District. Bellville began development in 1890 with the coming of the Savannah and Western Railroad and was named for Mrs. Fannie Bell Smith, an early settler who lived in the Daniel House south of U.S. 280. Essentially Bellville's entire core is a potential historic district consisting primarily of late 19th and early 20th century vernacular residences, including the previously described Daniel Farm. The area is bounded generally by Hugh Brewton Road to the north; the properties on the east side of North Henry Street to the east; the south side of GA Highway 292 (Bellville Manassas Road) and a strip along both sides of GA Highway 169 to just south of U.S. 280 on the south; and the area west of GA Highway 169 (Smith Street) to the west. Bellville's present citizens continue its tradition of being an exceptionally well-kept, clean, and quiet community.

Claxton

Downtown Claxton. The City of Claxton was originally known as Hendricks (Station) and developed along the Savannah and Western Railroad on land the Hendricks family owned. Named for public education crusader, Philander A. Claxton, it was incorporated in 1896. Claxton became the county seat of the newly formed Evans County in 1914. U.S. 280 (East and West Main Street) passes through the heart of downtown Claxton beginning at about Smiley Street on the west and running east to the east side of Claxton Avenue. The area extends generally along U.S. 301 (Duval Street) to north of James Street and south of Aaron Strickland Road. The blocks south of U.S. 280 between west of Newton Street to east of U.S. 301 area also included. Downtown Claxton consists of the city's commercial core, including historic late 19th/early 20th century structures, as well as more recent infill development on the sites of earlier buildings and previously undeveloped land. Five-laning of U.S. 280 through the middle of downtown, including moving the railroad south, is currently underway.

Evans County Courthouse. The Classical Revival style Evans County Courthouse was designed by the influential Georgia architect, J.J. Baldwin, and built in 1923 as the new county's first stand-alone courthouse. Located in downtown Claxton set back from U.S. 280 (Main Street), the historic courthouse continues to be utilized for various county functions and court proceedings. It was listed in the National Register of Historic Places in 1980.

Tos Theater (hatched). The historic Tos Theater is located on Main Street in the heart of downtown Claxton. It dates from circa 1920 and was one of a chain of five theaters started by S.G. Tos, an Italian immigrant and founder of Claxton Fruitcake. Originally known as the Italian Garden Theatre, the theater is presently owned by a non-profit organization and being restored as funds permit.

Dr. James W. Daniel House. This National Register-listed property (1983) located at 102 North Newton Street was built in 1910. The one and one-half story house features Craftsman bungalow and Colonial Revival elements. It was the home of a prominent local physician, Dr. James W. Daniel, who practiced medicine in Claxton for many years and invented an improved instrument to remove tonsils.

Old Courthouse (Swap Shop) (hatched). The three-story White Building was built c. 1900 on the south side of Main Street in downtown Claxton by R. King White as a general store. When Evans County was created in 1914, the new county was dedicated at the building, which was the tallest in town. The County leased the upper floors for the courthouse and offices from 1914 until completion of the new courthouse in 1923. Dr. Ben Daniel had his office in the building for many years. Today the local Swap Shop business is located there.

Potential Historic District. A large portion of west central Claxton appears potentially eligible for National Register listing. The general boundaries are West James Street from west of Gilmore Street to North Grady Street on the north; Courthouse Street on the east west to South Grady Street then south to south of West Liberty Street; west to South Clark Street; northwest to include Rose Avenue and west to the Claxton city limit; east along Dean Street/Railroad Avenue to north along Clark Street; and then east along West Main Street (U.S. 280) back to Gilmore. This area has a large concentration of early 20th century residences representative of the architectural styles typically found in neighborhoods from this period.

Daisy

Downtown Daisy. Downtown, or the original core of Daisy, encompasses the area bounded generally as follows: Main Street (C.R. 99) to the north; west of B. Sands Street to the west; north of Melissa Street to the south; to east of and between Ellerbee Avenue/River Street and west of Murphy Avenue. The Old Doctor's Office/Daisy Courthouse is located within the downtown area. The City has preserved these historic commercial storefronts as well as a railroad caboose.

Daisy School (Methodist Church). Daisy Methodist Church was first organized in 1890, the same year the town was established. The congregation met in several different locations through the years, including in church buildings formerly owned by other denominations, until 1949 when they purchased the old Daisy School from the County. The first Methodist service was held in the renovated school on Christmas Day of that year, while the Bishop dedicated the church in 1950. The church is located on U.S. 280.

Daisy Depot (hatched). Located on the west side of River Street, the historic Daisy Depot dates from the late 19th/early 20th century. The structure is in need of rehabilitation due to its deteriorated condition.

Potential Historic District. Established in 1890 along the Savannah and Western Railroad, Daisy was named for Daisy Leola Edwards Miller, the daughter of one of the town's founders. Its potential historic district encompasses all of the downtown area with its commercial structures/preserved storefronts as well as the primarily residential areas west of B. Sands Street approximately half-way to Durrence Avenue; north to U.S. 280 crossing Murphy Avenue to the east; and south to near Melissa Street. Many of these historic structures survive from Daisy's days as a boom town in the early 1900s.

Hagan

DeLoach House. The Late Victorian style George W. DeLoach House is located at the corner of South Railroad Avenue and Strickland Street. It was constructed in 1892 by noted area builder D.J. Nobles. The impressive house with its two-story wraparound porch was the home of one Hagan's founders, George W. DeLoach, who was further instrumental in the creation of Evans County. The City of Hagan leases the property from its non-profit owner for community use. The DeLoach House was listed in the National Register in 1982 for its architecture, important collection of extant outbuildings, and landscape architecture.

Potential Historic District. A large potential historic district exists in west central Hagan. It encompasses primarily historic residences, several churches, and a few remaining commercial structures located along both sides of Main Street (U.S. 280) with most concentrated to the south between about the curve along Calhoun Street to the west; to south of Cedar Avenue on the south; and to east of Perkins Street and just west of Cemetery Road on the east. Most of these historic resources date from the late 19th and early 20th century during Hagan's heyday of early development.

Rapid Development/Change Likely

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

Evans County

Industrial Park (hatched). The Claxton/Evans County Industrial Park is a 384 acre facility located on and south of U.S. Highway 280 approximately three miles west of the center of Claxton

between Hagan and Bellville. Water, sewer, and natural gas services are in place with rail service available to some of the sites. The industrial park is home to several businesses, including South Atlantic Galvanizing and Valmont/Newmark. It also was the home until relatively recently of a Georgia Pacific Sawmill. The community has a 40,000 square foot speculative industrial building available on a six or twelve acre site in the park. Recent locations within the park include a Georgia Power Company 10 acre site for pole storage and an Ogeechee Tech CDL truck driver training facility. The community has an ample supply of vacant industrial land already with services at the site.

U.S. 301. This multi-lane highway traverses the county north-south through the center of Claxton. Most modern commercial growth of the county has been along this highway. Claxton Poultry's processing plant, the county's largest employer, is located east of U.S. 301 North, north of Claxton at the Canoochee River. The county's major shopping center is located adjacent to and east of U.S. 301 in the northern city limits of Claxton. Recent annexations of Claxton have been southwest of U.S. 301 South to accommodate residential and other growth stimulated by general economic activity and the location in recent years of a new Claxton Elementary School just west of U.S. 301 South (6463 South U.S. 301). The area along U.S. 301 South in Claxton is the location of most of the lands available for development in the city. Recent developments along U.S. 301 North include an O'Reilly Auto Parts. There are several areas/lots available on both sections of highway for infill/redevelopment. This land availability, traffic counts, and existing development are all factors in continuing commercial/residential development along U.S. 301.

U.S. 280. This highway is the traditional route of east-west development of the county traversing all of the county's municipalities. It meets U.S. 301 in downtown Claxton, and was the fronting highway for most of Claxton's historic downtown. The highway is currently being five-laned through Claxton (including relocation of the railroad south) after being multi-laned through Hagan previously. As noted earlier, the Claxton-Evans Industrial Park is located south of U.S. 280 east of Hagan. Until recently, commercial development other than that along U.S. 301 had located along U.S. 280, primarily in Hagan. A new Ace Hardware located along U.S. 280 in west Claxton in recent years. The completion of the multi-laning of U.S. 280 in Claxton and the

pending construction of a sewer system in Hagan will further stimulate growth, development, and redevelopment of U.S. 280, primarily west in Claxton and in Hagan.

Bellville

No areas of rapid change/development were noted for the City of Bellville.

Claxton

U.S. 301 and U.S. 280. See the discussion of both highways above under Evans County. The area near U.S. 301 South and Perkins Mill Road is particularly thought to have potential for new residential as well as commercial growth, but this area would require infrastructure extension to reach its potential. The Dasher property northwest of U.S. 280 and Claxton/Hagan and Brookhaven Subdivision near U.S. 301 South in Claxton are two likely areas of residential growth in/near Claxton.

Daisy

U.S. 280 West (hatched). This area west toward Claxton has seen construction of an auto body shop and a couple of houses, and offers continued potential for such growth because of highway access and land availability.

Hagan

U.S. 280 (hatched). See discussion of U.S. 280 above in Evans County. This highway is the only thoroughfare in the City of Hagan and is the location of essentially all of its commercial activity, including icons such as NeSmith Chevrolet and Harry's Barbeque. The Post Office is now located in a new facility along U.S. 280 in east Hagan. The corridor is expected to see continued and more rapid growth with completion of the city's new sewer system.

New Sewer System. The City of Hagan is currently constructing a public sewer system under funding from the United States Department of Agriculture's Rural Development and other agencies. This will be the city's first public sewer system, and will be a strong stimulus for additional growth and development. It will service most, but not all, of the city's area as planned. Commercial growth will likely continue to focus on the U.S. 280 corridor, while residential growth will primarily be concentrated in South Hagan, especially near Perkins Mill Road.

Development Outpace Infrastructure

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

Evans County

U.S. 301 South and Perkins Mill Road (hatched). This area is just south of Claxton along U.S. 301. It is located south of the new Claxton Elementary School. Perkins Mill Road curves southeast out of Hagan to its intersection with U.S. 301. Perkins Mill is already home to recent up-scale residential development within the county and Hagan. This area would be a natural continuation of that development and would be given further impetus because of the school.

Brookhaven is the name of one new subdivision already in this area. U.S. 301 South from Claxton to this intersection has already been identified as an area of expected commercial and residential growth. Infrastructure extensions for water, and especially sewer, from Claxton and/or Hagan would be necessary for full realization of this expected growth.

Bellville

There are no areas in Bellville noted for rapid or extensive growth, and thus, no areas where development will outpace infrastructure. There are unmet needs for improved water service, including an elevated water storage tank. There is also no public sewer system.

Claxton

U.S. 301 South. As noted elsewhere, this area of expected growth, both in the city and in unincorporated Evans County, needs water and sewer extensions to fully develop and meet growth expectations.

Daisy

There were no areas noted in Daisy, although there may be future need to upgrade water line sizes or to make minor extensions. There is no public sewer system either, but one is not likely needed in the next 20 years.

Hagan

Sewer System. The construction of a \$5 million sewerage and wastewater treatment system for the City of Hagan, which had long been planned, has been initiated. The sewer system plans received Georgia EPD approval in 2009, and construction is expected to be complete in 2011. The system is being funded through USDA Rural Development and other agencies. It is expected to stimulate commercial growth along U.S. 280, and residential growth throughout the city, but especially in its southern part.

Perkins Mill Road to South City Limits (hatched). This area has long been an area for up-scale residential growth in Evans County. The new sewer system will be an additional stimulus for further growth, as is its connection with U.S. 301 South just below the Claxton Elementary School. The extreme southern portions of this road within Hagan and outside the city limits are not being served with the initial design of the sewer system. Future extensions of infrastructure from Hagan or Claxton, as appropriate, will likely be necessary.

Tattnall Street and Benjamin Road. These are additional areas in south Hagan which have seen, and will likely see more, residential development. Again the new sewer system will not reach these areas initially, and infrastructure extensions will be necessary for these areas to fully develop.

Areas Needing Redevelopment

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

Evans County

Canoochee Properties (hatched). This private subdivision in Evans County was developed in the floodplain of the Canoochee River just off Ga. Hwy. 169 before development of Evans County Subdivision Regulations. Flood stage for the Canoochee River in the area is 11.0 feet, and several homes in the development along Parker Springs Road become flooded at minimal flood stage. The main access road into the development, Hillside Road, becomes flooded at 13.5 feet. Roads are unpaved and narrow creating impassable situations with limited rainfall. The County needs donation of wider road easements to accept and maintain roads within the development. There are housing quality issues within the development as well.

U.S. 280 East of Daisy and W.D. Sands Road (Old Savannah Road). These are areas of substandard housing in need of redevelopment located east of Daisy along and near U.S. 280 in eastern Evans County.

North Grady Street (hatched). This is an area just north of the city limits of the City of Claxton with predominantly low income and minority residents suffering from substandard housing and other development quality issues.

Old Truckstop, U.S. 301 South (hatched). This is an abandoned service station/truck stop east of U.S. Highway 301 in southern Evans County just north of the Tattnall County line. While it is a deteriorating eyesore to some, it is also one of the few remaining testaments in Evans County to the heyday of U.S. 301 as a main north-south travel route along the U.S. East Coast. It is an example of roadside Americana. It is in need of redevelopment/reuse.

Bellville

Old Warehouses (hatched). These historic structures are located along the railroad in Bellville just east of GA Hwy. 169. The deteriorating wooden tin structures are historic remnants of cotton and/or turpentine businesses in the early history of the community.

Claxton

The following structures in Claxton have been identified as needing redevelopment and/or rehabilitation, primarily because of vacancy and deterioration:

Old Courthouse (Swap Shop), Railroad Street (hatched). This three-story historic structure in downtown Claxton began its life as a general store, but earned additional historic status when the newly created County government leased its upper floors upon the county's creation in 1914 as a temporary courthouse and county office space. It served as the courthouse until 1923 and completion of the current Evans County Courthouse. It is very important to Evans County's commercial and governmental history.

Tos Theater (hatched). This downtown Claxton theater was created in the 1920s by S.G. Tos, the Italian immigrant and merchant who put Claxton on the map with establishment of the Claxton Bakery and its world-famous fruitcake. It has potential beyond its historic significance for community/arts use. A local non-profit group is attempting to rehabilitate the landmark.

Old Coke Building (hatched). The Claxton Coca-Cola Bottling Works building at 615 West Main Street on U.S. 280 West in Claxton opened in 1931. Eldred L. Tippins, Sr. had first started bottling Coca-Cola in 1916 in the Masonic Lodge. The landmark is important to both the history of commerce in Claxton, and in the history of Coca-Cola distribution.

Old Apparel Factory (hatched). The old Claxton Manufacturing Company building is located at the corner of South Peters and East Smith streets in Claxton. The ladies undergarment manufacturer was acquired in 1985 by Sanmark-Stardust, and was closed in the early 1990s.

Daisy

Depot (hatched). The historic Savannah and Western Railroad Daisy Depot dates from the early establishment of the town and Evans County, which have been labeled a creation of the railroad age. It is no longer located along the railroad, but is now located on the west side of River Street, just off U.S. 280. It is in deteriorated condition.

Old Doctor's Office/Daisy Courthouse. This downtown historic building is now used as Daisy City Hall, and was the office of Dr. George W. Ellarbee at the time of city incorporation. The courthouse name comes from the common reference to voting places, which again was part of the building's history.

Hagan

3 Storefronts along Railroad Street. These three structures are the only remaining commercial structures in the City of Hagan's historic and original downtown area next to the railroad. They are part of a potential historic district (mostly residential), and are in deteriorated condition. Commercial enterprise within the city has shifted to U.S. 280 north of the old railroad center.

Cemetery Street/Old Dublin Road, Hodges Street North, and Brewton/Calhoun streets (hatched). These are all areas of substandard housing with could be target areas for community development revitalization strategies, especially housing quality improvement efforts.

Large Abandoned Structures/Sites

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

Evans County

Old Truckstop (hatched). Located along U.S. 301 South near the Tattnall County line, this vacant service station/truck stop remains as an important reminder of U.S. 301's heyday as a major north-south travel route along the U.S. East Coast. The building is currently deteriorated and in need of redevelopment/reuse.

Dixon Motor Company. This abandoned car dealership is located on the north side of U.S. 280 just west of the Hagan city limits. Because of its prominent location, the property is attractive for redevelopment or reuse.

Old Georgia Pacific Sawmill. The former Georgia Pacific Sawmill is in the 384 acre Claxton-Evans County Industrial Park located on the south side of U.S. 280 between Hagan and Bellville. The sawmill closed in recent years due to the economic downturn in the timber business and subsequent consolidation of existing facilities. The sawmill site has all utilities available and is in need of reuse or redevelopment.

Bellville

No large abandoned properties were noted in Bellville.

Claxton

Old Apparel Factory (hatched). The old Claxton Manufacturing Company building at the corner of South Peters and East Smith streets closed in the early 1990s. The company produced ladies' undergarments at the site. The facility could be reused for a variety of industrial purposes.

Tos Theater (hatched). Built circa 1920 on Main Street in downtown Claxton, the Tos Theater ceased operation a number of years ago. A non-profit organization currently owns the historic theater and is working to restore it for future use as funding is available.

Old Coke Building (hatched). The historic Claxton Coca-Cola Bottling Works building at 614 West Main Street (U.S. 280 West) opened in 1931, replacing the previous bottling works which had begun at the local Masonic Lodge in 1916. The Claxton plant ceased operation years ago when it consolidated with the Statesboro operation. Today the two-story brick structure is in dilapidated condition.

Daisy

There were no such structures noted in Daisy.

Hagan

Hagan does not have any large abandoned structures within its city limits.

Infill Opportunities

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

Evans County

Industrial Park (hatched). The 384 acre Claxton-Evans County Industrial Park is located east of Hagan and south of U.S. 280 between Hagan and Bellville. It has full water, sewer, electricity, and natural gas services available, and most of the site can be served by rail. The park is operated through the Claxton-Evans County Industrial Development Authority. The operating businesses within the park include concrete pole manufacturing, a metal galvanizing operation, electric company pole storage, and a satellite truck driver training facility of Ogeechee Tech. Plenty of space and vacant sites are available at the park, including a vacant 40,000 square foot speculative building. The park is the only such park in the community, and the community primarily encourages most industrial prospects to locate there.

U.S. 301 South and Perkins Mill Road (hatched). As discussed earlier under areas of “rapid development/change” and “infrastructure need,” this area south of Claxton along U.S. 301 South is a likely area for both commercial and residential growth in the county. This is because of available land, traffic counts, the location nearby of the relatively new Claxton Elementary School on U.S. 301 South between the area and Claxton city limits, and existing residential growth near the area in Claxton and Hagan.

Bellville

No known opportunities for infill were noted in Bellville, although new homes had been recently constructed along Hugh Brewton Road. Ownership patterns inhibit future growth.

Claxton

U.S. 301/MLK. This is a vacant 5+ acre tract of land located behind the new O'Reilley Auto Parts on U.S. 301 North in Claxton. The land is commercially zoned and fully provided with all city services.

U.S. 301 South. This area as noted before has the available land and the growth factors to make it attractive for development. Some infrastructure extension would be necessary for full development outside the city, although some vacant property within the city limits would already be serviced.

Dasher Property. This mostly vacant property is located north of U.S. 280 between Claxton and Hagan. Much of the property has recently been annexed into northwest Claxton. It is proposed for residential development, but because of the economic downturn remains primarily a pecan orchard at present.

Daisy

U.S. 280 West (hatched). This area along U.S. 280 West in Daisy has had new homes and an auto body shop recently constructed, and more land is available for additional homes. The properties are serviced by City water.

Lakeside Avenue. This area north of U.S. 280 West is attractive for residential development as lots have been subdivided around a pond. While some lots have been built on, other vacant ones are available.

Railroad Avenue East, Ivy Avenue, Sheppard Avenue, and Ellerbee Avenue. These areas are all located in the southern part of Daisy, south of the old center of town, where residential growth is expected to occur. The areas are listed as infill opportunities because outside investors have purchased lands there and have subdivided lots.

Hagan

Perkins Mill Road (hatched). This road, which was once the location of the important Perkins Sawmill in the early history of the town, traverses southeasterly through the entire town after beginning at Turnpike Road just east of the historic town center. From Hagan, Perkins Mill Road winds easterly back to U.S. 301 South. The Perkins Mill Road area has been a preferred location for upscale residential development in Evans County for a number of years. Not all lands are developed, and the new sewer system in Hagan should be a new stimulus for additional residential growth near or along the road. The new sewer system will not initially serve the far reaches of the road within the city limits or outside.

U.S. 280 (hatched). As noted earlier, commercial development in Hagan long ago shifted to the multi-laned U.S. 280, especially as Claxton had less lands readily available. The new sewer system will provide further stimulus for more intense commercial growth to take advantage of vacant land available along U.S. 280.

Dasher Property. This area as noted previously lies between Hagan and Claxton, but is partly in both jurisdictions. A substantial portion has recently been annexed into northwest Claxton. It is intended for residential development, and its attractive existing landscape mostly as a pecan orchard, along with the available city services, should be a strong magnet for future residential development after the economic downturn ends.

Concentration of Housing/Income Need

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

Evans County

North Grady Street (hatched). Located on North Grady Street just north of the Claxton city limit, this area is an eligible CDBG target area needing street, drainage, and housing rehabilitation assistance.

Winnmere Estates. This subdivision consisting of both single family site built and manufactured homes, is located on the west side of Hendrix Bridge Road on Winnmere Drive, across from Wallace Parker Road, in the north central part of the county. Many of the residences need renovations due, in part, to the residents' low incomes and the subsequent consequences of lack of investment and upkeep.

Lacasa Del Carmen. Located on the east side of U.S. 301 North near the Bulloch County line, Lacasa Del Carmen is another subdivision which has both single family and manufactured housing needing renovations. The residents' low incomes and/or unemployment have contributed to the neighborhood's impoverished condition. The area is especially visible given its location along one of the main routes into Evans County.

Canoochee Properties (hatched). A private subdivision developed within the Canoochee River floodplain (prior to Evans County's subdivision regulations), Canoochee Properties is located just off GA Highway 169 near the north central part of the county. Several homes on Parker Springs Road in the development become flooded at minimal flood stage (11 feet), while others along the main access road (Hillside) flood at 13.5 feet. The narrow, unpaved roads become impassable with only limited rainfall. As a result, many of the houses in the subdivision have

sustained water damage, while there are also construction quality issues. Extensive housing renovations are needed in some cases. There is great need for general redevelopment in the area.

Bellville

There are no concentrations of blight in Bellville. The City is known for its clean and neat appearance.

Claxton

No such areas were identified in Claxton. The City has previously received CDBG awards for housing rehabilitation and completed projects in a number of low income neighborhoods.

Daisy

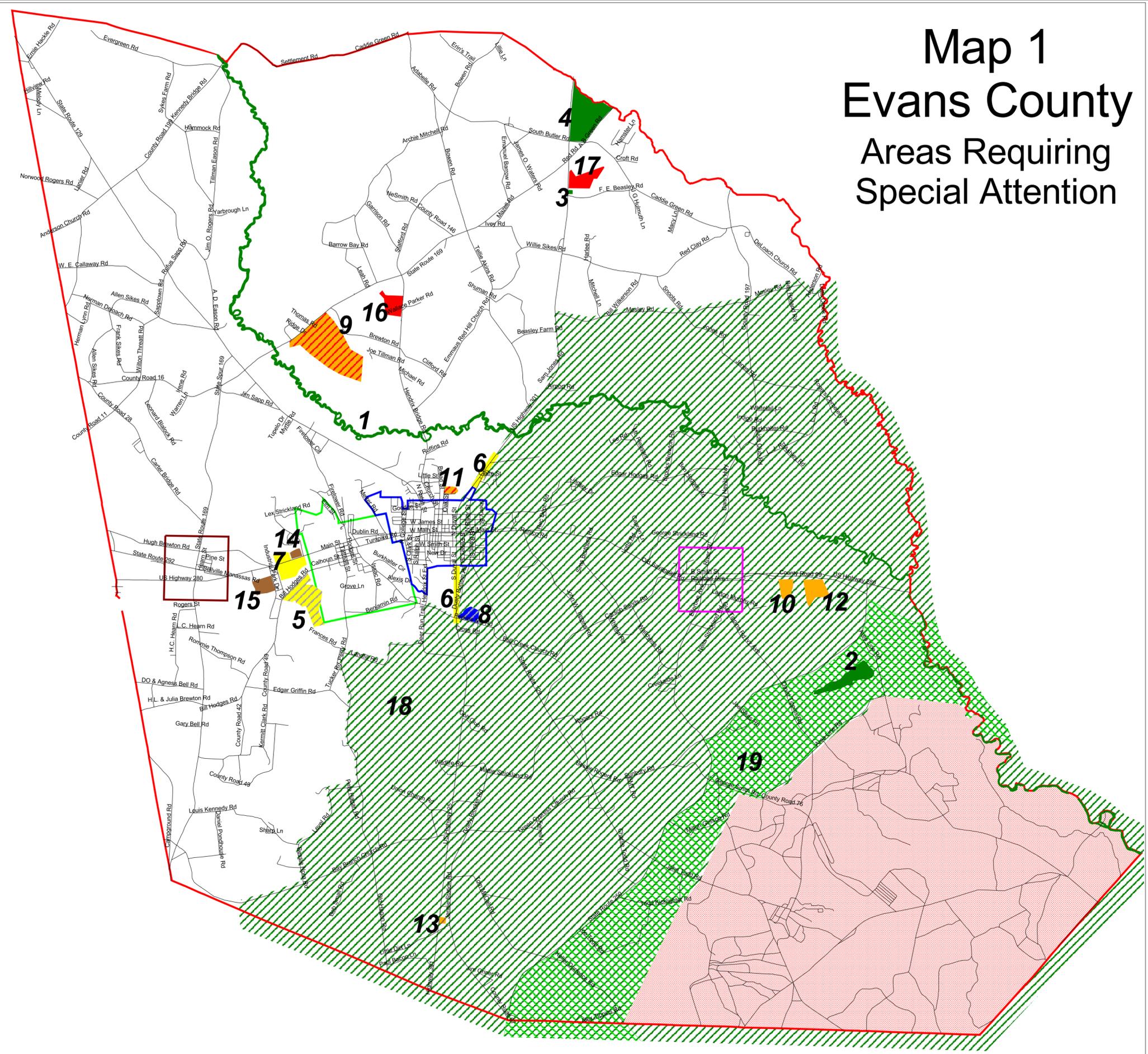
John McNeal Street. There are some older manufactured homes in need of renovations located south of downtown Daisy along John McNeal Street and west to Ellerbee Avenue. Low incomes are largely responsible for the blighted condition of the housing in this area.

Hagan

Cemetery Street/Old Dublin Road, Hodges Street North, and Brewton/Calhoun streets (hatched).

These are all areas of substandard housing which could be target areas for community development revitalization strategies, especially housing quality improvement efforts.

Map 1 Evans County Areas Requiring Special Attention



- Special Areas**
- Canoochee River
 - JLUS Boundary
 - ACUB Buffer Area
 - Natural/Cultural Resources
 - Rapid Development/Change Likely
 - Development Outpace Infrastructure
 - Areas Needing Redevelopment
 - Large Abandoned Structures
 - Infill Opportunities
 - Concentration of Housing/Income Need
 - Rapid Development/Change Likely (Infill Opportunities)
 - Development Outpace Infrastructure (Infill Opportunities)
 - Areas Needing Redevelopment (Concentration of Housing/Income Need)
 - Areas Needing Redevelopment (Large Abandoned Structures)
- Roads**
- Roads
 - Bellville City Limits
 - Claxton City Limits
 - Daisy City Limits
 - Hagan City Limits
 - County Boundary
 - Fort Stewart

Evans County Areas Requiring Special Attention		
Natural/Cultural Resources	Areas Needing Redevelopment	Infill Opportunities
1. Canoochee River	9. Canoochee Properties	5. Industrial Park (hatched)
2. Public Fishing Area	10. U.S. 280 East of Daisy	8. U.S. 301 South and Perkins Mill Rd. (hatched)
3. Canoochee School	11. North Grady St.	
4. Mitchell J. Green Plantation	12. W.D. Sands Rd. (Old Savannah Rd.) Concentration of Housing/Income Need	
18. JLUS Boundary	13. Old Truckstop	11. North Grady St. (hatched)
19. ACUB Buffer Area		16. Winnmere Estates
	Large Abandoned Structures	17. Lacasa Del Carmen
	13. Old Truckstop (hatched)	9. Canoochee Properties (hatched)
	14. Dixon Motor Co.	
	15. Old Georgia Pacific Sawmill	
	Development Outpace Infrastructure	
	8. U.S. 301 South and Perkins Mill Rd.	



Map 2

City of Bellville

Areas Requiring Special Attention



City of Bellville Areas Requiring Special Attention

Natural/Cultural Resources	Rapid Development/Change Likely	Areas Needing Redevelopment	Infill Opportunities
1. Depot	None Noted	2. Old Warehouses (hatched)	None Noted
2. Old Warehouses	Development Outpace Infrastructure	Large Abandoned Structures	Concentration of Housing/Income Need
3. Bernie's Store	None Noted	None Noted	None Noted
4. Daniel Farm/Cemetery			
5. Potential Historic District			

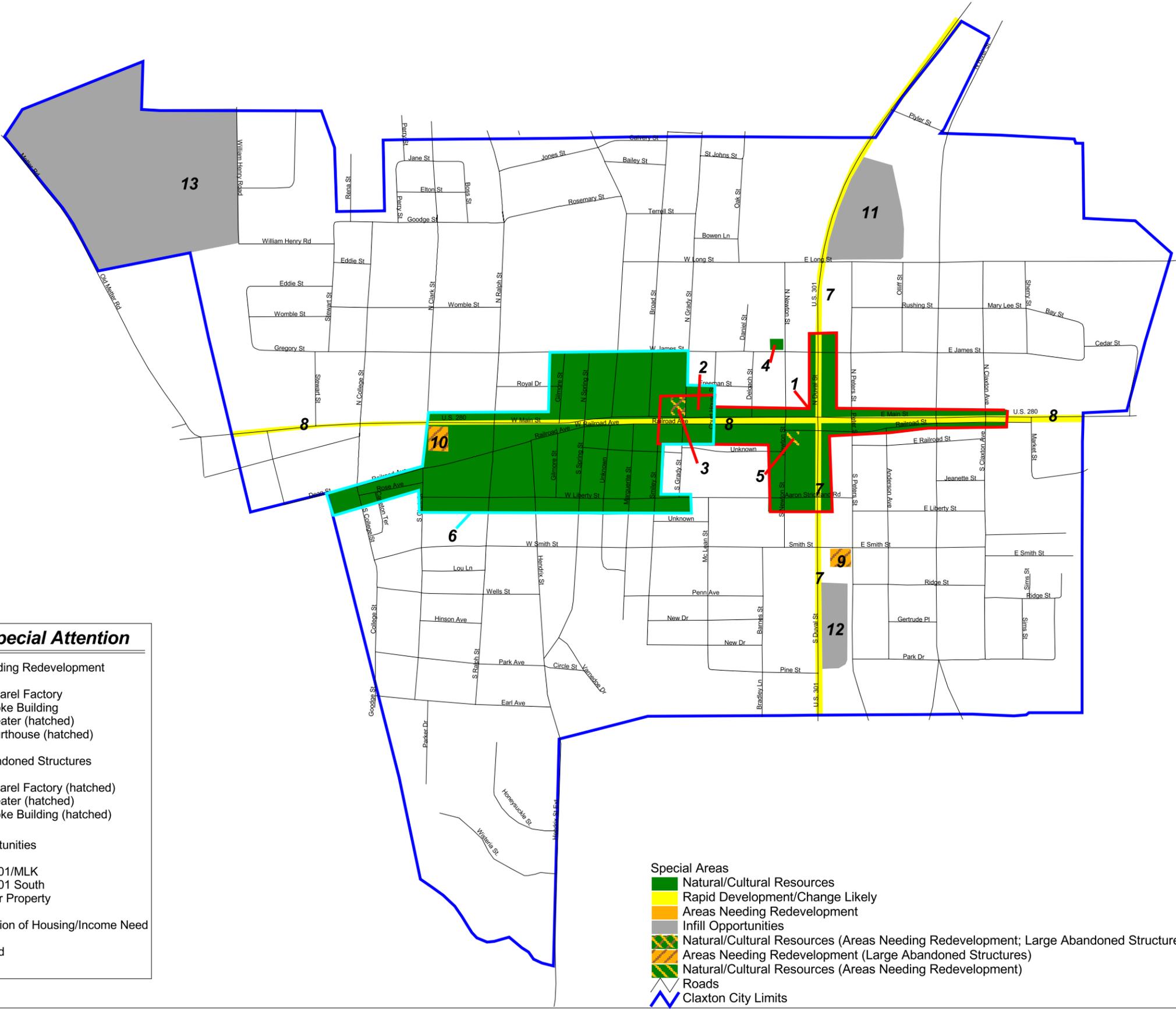
- Special Areas
-  Natural/Cultural Resources
 -  Natural/Cultural Resources (Areas Needing Redevelopment)
 -  Roads
 -  Bellville City Limits



Map 3

City of Claxton

Areas Requiring Special Attention



City of Claxton Areas Requiring Special Attention

Natural/Cultural Resources	Areas Needing Redevelopment
1. Downtown Claxton	9. Old Apparel Factory
2. Evans County Courthouse	10. Old Coke Building
3. Tos Theater	3. Tos Theater (hatched)
4. Dr. James W. Daniel House	5. Old Courthouse (hatched)
5. Old Courthouse (Swap Shop)	
6. Potential Historic District	Large Abandoned Structures
	9. Old Apparel Factory (hatched)
Rapid Development/Change Likely	3. Tos Theater (hatched)
7. U.S. 301	10. Old Coke Building (hatched)
8. U.S. 280	
Development Outpace Infrastructure	Infill Opportunities
None Noted	11. U.S. 301/MLK
	12. U.S. 301 South
	13. Dasher Property
	Concentration of Housing/Income Need
	None Noted

Special Areas

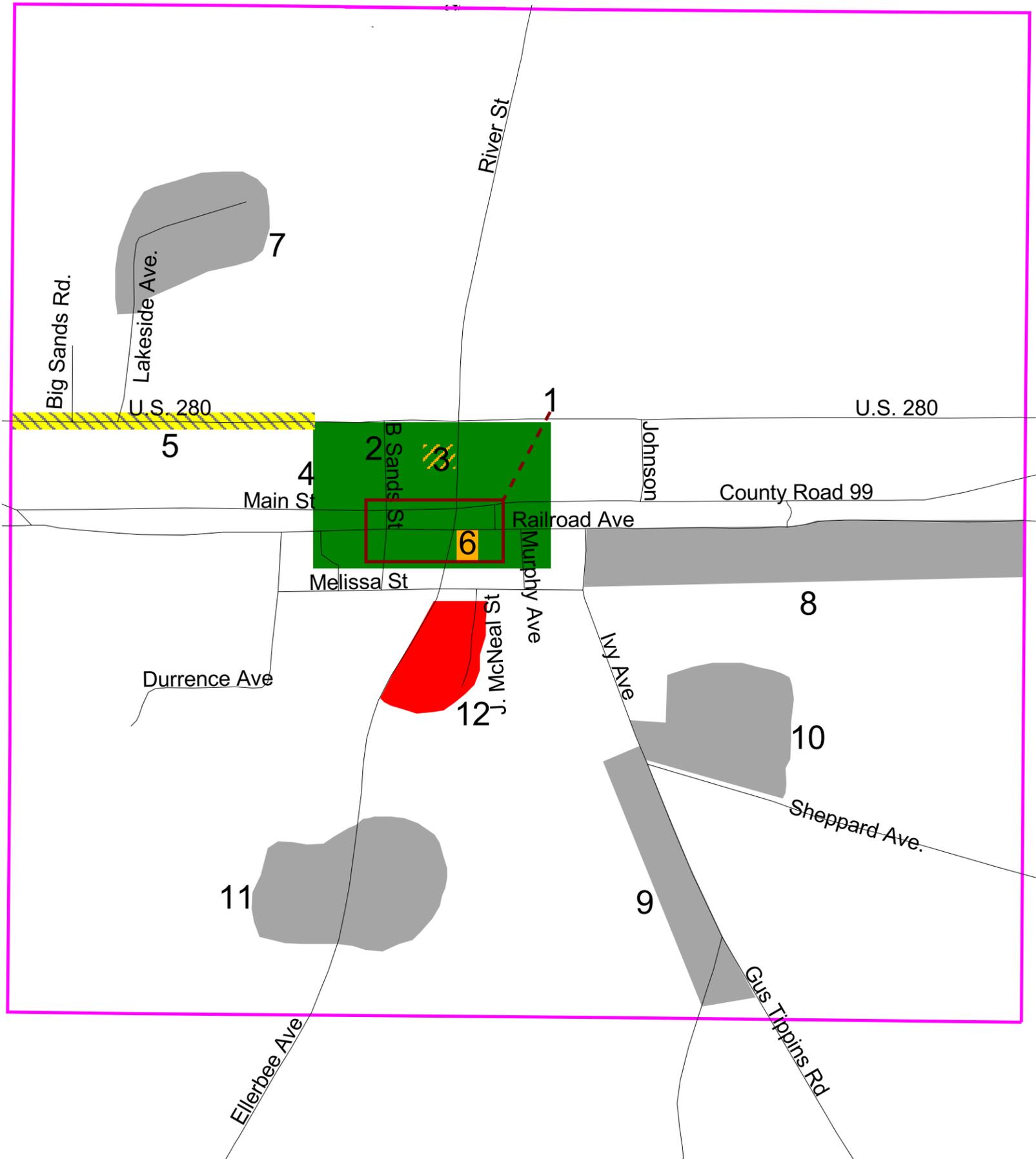
- Natural/Cultural Resources
- Rapid Development/Change Likely
- Areas Needing Redevelopment
- Infill Opportunities
- Natural/Cultural Resources (Areas Needing Redevelopment; Large Abandoned Structures)
- Areas Needing Redevelopment (Large Abandoned Structures)
- Natural/Cultural Resources (Areas Needing Redevelopment)
- Roads
- Claxton City Limits



Map 4

City of Daisy

Areas Requiring Special Attention



City of Daisy Areas Requiring Special Attention

Natural/Cultural Resources	Rapid Development/Change Likely	Areas Needing Redevelopment	Infill Opportunities
1. Downtown Daisy	5. U.S. 280 West (hatched)	3. Depot (hatched)	5. U.S. 280 West (hatched)
2. Daisy School (Methodist Church)	Development Outpace Infrastructure	6. Old Doctor's Office/Daisy Courthouse	7. Lakeside Ave.
3. Depot (hatched)	None Noted	Large Abandoned Structures	8. Railroad Ave. East
4. Potential Historic District		None Noted	9. Ivy Ave.
			10. Sheppard Ave.
			11. Ellerbee Ave.
			Concentration of Housing/Income Need
			12. John McNeal St

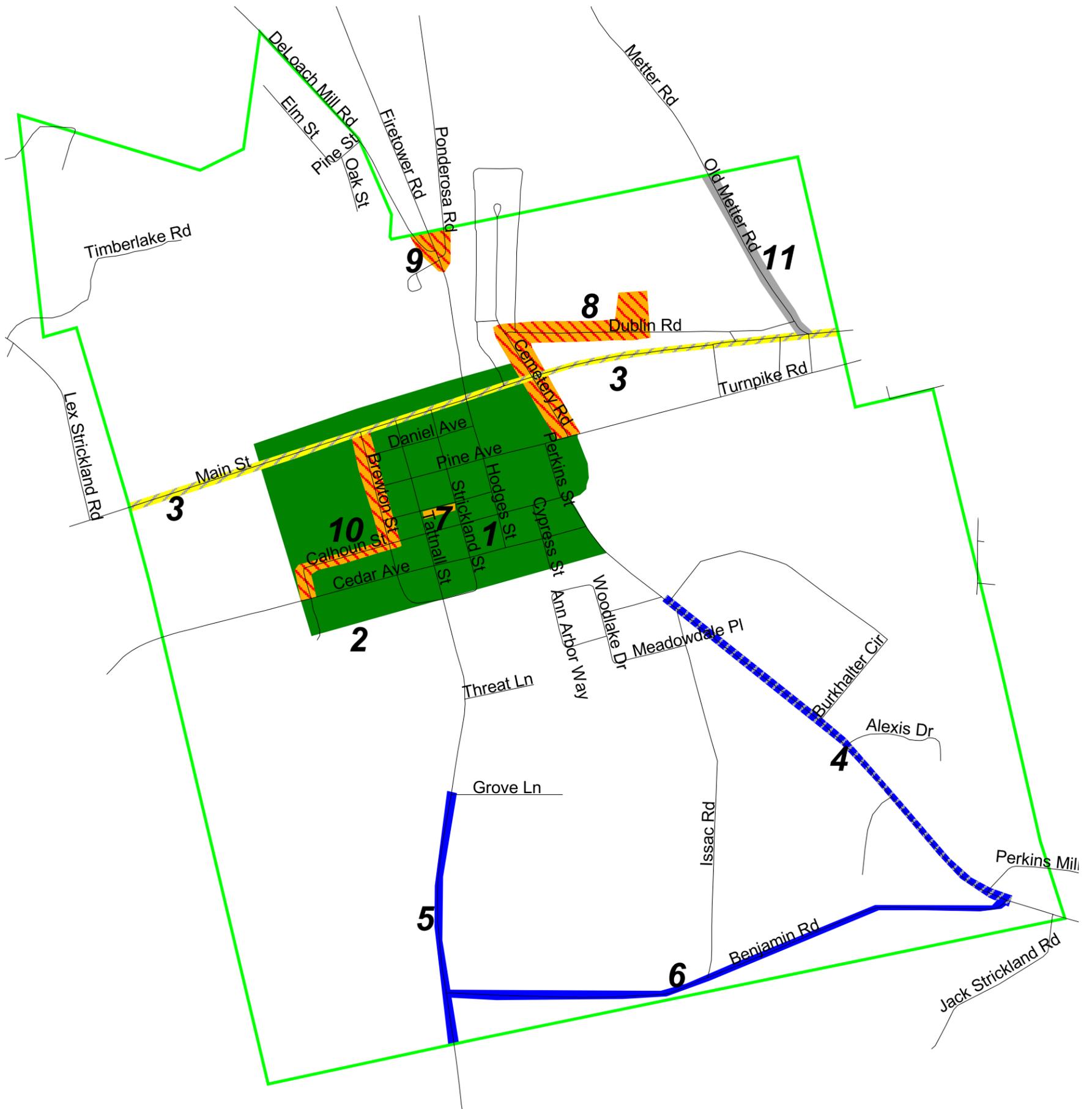
- Special Areas**
- Natural/Cultural Resources
 - Rapid Development/Change Likely
 - Areas Needing Redevelopment
 - Infill Opportunities
 - Concentration of Housing/Income Need
 - Natural/Cultural Resources (Areas Needing Redevelopment)
 - Rapid Development/Change Likely (Infill Opportunities)
 - Roads
 - Daisy City Limits



Map 5

City of Hagan

Areas Requiring Special Attention



City of Hagan Areas Requiring Special Attention

Natural/Cultural Resources

1. DeLoach House
2. Potential Historic District

Rapid Development/Change Likely

3. U.S. 280

Development Outpace Infrastructure

4. Perkins Mill Rd.
5. Tattall St.
6. Benjamin Rd.

Areas Needing Redevelopment

7. Storefronts (Original Downtown)
8. Cemetery St./Old Dublin Rd.
9. Hodges St. North
10. Brewton/Calhoun sts.

Large Abandoned Structures

None Noted

Infill Opportunities

3. U.S. 280 (hatched)
4. Perkins Mill Rd. (hatched)
11. Dasher Property

Concentration of Housing/Income Need

8. Cemetery St./Old Dublin Rd. (hatched)
9. Hodges St. North (hatched)

Special Areas

- Natural/Cultural Resources
- Rapid Development/Change Likely
- Development Outpace Infrastructure
- Areas Needing Redevelopment
- Infill Opportunities
- Rapid Development/Change Likely (Infill Opportunities)
- Development Outpace Infrastructure (Infill Opportunities)
- Areas Needing Redevelopment (Concentration of Housing/Income Need)
- Roads
- Hagan City Limits



Identification of Issues and Opportunities

Economic Development

- Local, regional, and state cooperation
- Retention of local graduates
- Education levels/job skills improvements
- Proximity to GSU and Ogeechee Tech
- High drop-out rates
- Business/industry retention
- Recruitment of new economic development
- Full-time economic development director
- Small business/entrepreneurial development
- Improvement of Claxton-Evans Industrial Park
- Transportation improvements (U.S. 280 and U.S. 301 four-laning, other)
- Tourism development/promotion
- Rattlesnake Round-up
- Evans Co. Public Fishing Area
- Enhanced economic development marketing
- Community aesthetics/appearance improvements
- Downtown commercial area revitalization
- Rural character/Quality of Life preservation
- Marketing of agricultural/forestry uses
- Attraction of new residents/retirees/quality of life
- Historic district/sites promotion/maintenance
- U.S. 280 promotion
- U.S. 301 promotion as interstate alternative
- Job diversification
- High illiteracy rate
- Regional detention centers retention/growth
- Airport upgrades
- New festival development

Natural and Cultural Resources

- Compatible, supportive development
- Natural resources conservation/protection
- Outdoor recreation improvements and promotion (PFA, landings)
- Compatible economic utilization/opportunities
- Historic resources preservation/utilization
- Tos Theater rehabilitation
- Growth management/regulation

- Community aesthetics/appearance improvements

Housing

- Improvement of housing quality
- Need for additional affordable housing
- Need to improve substandard housing/eliminate blight
- Diversity of housing mix
- Utilization of state/federal programs
- Need to guide/plan residential development
- Community aesthetics/appearance improvements
- Need for coordinated and comprehensive land use/manufactured housing/zoning regulations and code enforcement
- Attraction of new residents/retirees/quality of life

Land Use

- Need for planning/growth management/code enforcement
- Need for coordinated and comprehensive land use/manufactured housing/zoning regulations/code enforcement, particularly in unincorporated areas
- Rural character/Quality of life preservation
- Preservation of agricultural and forestry areas
- Recreational/leisure facilities upgrades/development
- Infill development and location of use management
- Community appearance/aesthetics improvements
- Utilization of infrastructure to guide growth
- Annexation
- Ft. Stewart buffer

Community Facilities and Services

- Provision of adequate government facilities, including cities administrative facilities
- Infrastructure expansion/maintenance upgrade
- Development of adequate water/sewer service as needed
- Infrastructure development to guide growth
- Highway improvements/upgrades (U.S. 280 and U.S. 301 four-laning, paving)
- Airport improvements
- Bicycle/pedestrian facility improvements (Cruisin' in the Country)
- More county road/city street paving
- Education facilities/service improvements
- Solid waste/recycling facility/service improvements
- Health care system improvements
- Cultural facilities/services enhancements
- Public safety enhancements, including new public safety complex/jail
- Fire service improvements

- Adequate training of public safety/fire personnel
- Recreational facilities/activities service improvements
- Adequate emergency medical services

Intergovernmental Coordination

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

IMPLEMENTATION PROGRAM

The Evans County Joint Comprehensive Plan Partial Update, as has been stated in the Introduction, is an interim update to the community's adopted 2004 comprehensive plan. Both documents were prepared under the Georgia Department of Community Affairs' Local Planning Requirements established under the Georgia Planning Act of 1989. Again, this current Partial Update is but a refining update to the existing full plan, as required for the moment. Although a full plan update is not scheduled until 2013, this partial plan update will serve as an interim guide and will establish a foundation for a new full plan which will be prepared at that time. The plan has been developed under an extensive community participation program to truly be a reflection of the community's concerns and desires for the future.

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

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

Evans County Joint Comprehensive Plan

Long Term Policies

Economic Development

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

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

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

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

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

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

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

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

The community will seek to enhance and grow tourism as an important component of the local economy through existing and new festivals, recreation and leisure facilities/activities, agri-tourism, and nature based tourism

The community will work to enhance economic development marketing efforts through the Chamber of Commerce, Development Authority and other regional/state agencies, as well as through a full-time economic development director

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

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

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

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

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

The community will seek to attract new residents and retirees through promotion of location and quality of life

The community will promote and maintain its cultural heritage by encouraging the use of its historic buildings, historic districts, and landmark structures

The community will work cooperatively to increase awareness of tourism attractions located on U.S. 280 and U.S. 301, and promote the latter as an interstate alternative

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

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

The community will work to support the prison and detention center and their expansions, as needed, through infrastructure upgrades and other means

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

Natural and Cultural Resources

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

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

The community will seek to conserve and protect its public fishing area and will work to improve and promote its outdoor recreation or nature venues

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

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

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

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

Housing

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

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

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

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, and compatible workforce housing

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

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

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

The community will seek development compatible with its quality of life and attraction of new residents and retirees

Land Use

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

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

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

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

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

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

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

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

The community will work together to explore the feasibility of annexation where appropriate and desired

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

The community will cooperate with Fort Stewart and the Joint Land Use Study Committee to encourage continued agriculture/forestry/conservation uses and otherwise encourage low density uses in the identified buffer area to help protect the mission of Fort Stewart and minimize land use conflicts

Community Facilities and Services

The community will provide and maintain adequate government facilities

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

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

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

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

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

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

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

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

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

The community will work to improve fire service county-wide, including adequate training of personnel

The community will enhance and promote existing parks and establish new parks/recreational facilities and activities to serve existing and future populations and to further cultivate/support tourism

The community will seek to conserve and protect its public fishing area and will work to pursue additional public and private outdoor recreation or nature venues

Intergovernmental Coordination

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

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

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

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2008	Revitalize, participate in, and fully fund an active Leadership Evans program	Y	2008						The program started in 2008. It is funded by a grant through the Fanning Institute of UGA's Carl Vinson Institute of Government.
ED, CFS, IC	2004	Seek funding for airport improvements including enhanced navigational aids, possible construction of T-Hangars, expansion and upgrading of the terminal, beacon tower refurbishment, replacement of deteriorated lighting, and possible runway extension	N		Y	2014				Continuous improvements have been made to the airport, including enhanced navigational aids, expansion and upgrading of the terminal, beacon tower refurbishment, replacement of deteriorated lighting, and runway extensions. Due to funding restraints some projects were temporarily postponed; however, improvements have begun again and are expected to be completed within the next five years.
ED, CFS	2004	Advocate the near-term five-laning of U.S. 280 through the county	N		N			Y	Beyond 2014	The five-laning of U.S. 280 through Evans County has been postponed, likely beyond 2014, due to a lack of funding at the state level.
ED, CFS, IC	2009	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	N		Y	Ongoing				This is an ongoing process and will continue to be an issue until U.S. 301 is multi-laned throughout Georgia.
ED	2008	Establish a long distance learning center in Evans County	Y	2009						Construction of a long distance center for CDL programs through Ogeechee Tech was completed in 2009 at the Evans County Industrial Park.
ED	2009	Develop and fund a professional marketing plan for Evans County	N		N			Y	2010	An in-depth marketing plan has not been established due to other priorities. Various marketing projects have been discussed, it is anticipated that efforts to develop a plan will begin in 2010.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, IC	2004	Purchase additional property as needed near the industrial park for future expansion	N		Y	Ongoing				This is an ongoing process. Additional land will be purchased on an as needed basis to accommodate existing/potential industry opportunities.
ED, IC	2004	Participate in the Greater Savannah Alliance, GEDA, and other statewide organizations	Y		Y	Ongoing				Participation will continue on an ongoing basis.
ED, CFS, IC	2004	Investigate the feasibility of consolidation of local government services	N		Y	Ongoing				The County continues to support and encourage consolidating services with its municipalities, where appropriate, to reduce costs to citizens. The County and Claxton have jointly purchased land for construction of a public safety complex. This item will continue on an as needed basis.
ED	2009	Investigate the feasibility of establishing a pre-release center for federal prisoners in Evans County	N		N		N		Y	Dropped due to lack of interest.
ED	2008	Investigate the feasibility of establishing a federal probation office in Evans County	N		N		N		Y	Dropped due to lack of interest.
ED, IC	2007	Advocate the Department of Corrections to establish a state diversion center	N		N		N		Y	Dropped due to lack of interest.
ED	2005	Advocate the location of additional federal and state offices in Evans County	N		N		N		Y	Encouragement of locating federal and state offices will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS	2007	Construct a new facility to house the Welcome Center, Chamber, and IDA	N		Y	2011				The County is currently looking for a location to house the agencies. The Old Evans County Courthouse has been considered. The County plans on applying for TE grants to help with the cost of rehabilitation. It is anticipated that this will be completed by 2011.
ED, NCR, CFS	2004	Advocate state development of additional picnic facilities/shelters at the Evans County Public Fishing Area	N		N			Y	2010	Due to lack of funding this project has not been completed. It is expected to be initiated in 2010.
ED	2006	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2007						Evans County was designated as an "Entrepreneur Friendly" community in December 2007. This designation enables qualified entrepreneurs and small business owners access to customized market data and EFIF grants.
NCR, LU, IC	2007	Develop specific new ordinances identified by the Planning Commission or otherwise as necessary or needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	Y	2008						Ordinances are evaluated yearly. There is a need for additional nuisance and multi-family housing ordinances, which will be included in the New STWP.
NCR	2009	Expand existing Canoochee River clean-up efforts (Rivers Alive) to include Bull Creek Bridge area	N		Y	Ongoing				Clean-up efforts have been made to include the Bull Creek Bridge area. Additional action will be taken as funds are available.
NCR, CFS	2008	Upgrade outdoor facilities at Rocks Park/ Brewton Bridge boat landings along the Canoochee River	N		N			Y	2013	Postponed until 2013 due to a lack of adequate and available funding at the present time.

**EVANS COUNTY
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NCR	2004	Rehabilitate the historic Tos Theatre in downtown Claxton for public use	N		Y	2014				Interior renovations have begun. The project is expected to be complete by 2014, and this will be reflected in the New STWP.
NCR, IC	2008	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	N		N			Y	2010	No formal committee has been established due to other priorities; however, Evans Day has been designated as a step towards the centennial celebration. Plans to select a committee have been agreed upon. A committee is anticipated to be in place by 2010.
CFS, IC	2008	Seek funds to expand recycling activities countywide	N		Y	Ongoing				The County receives state funds to assist with the annual clean up day. The County continues to seek funds to expand its recycling activities. Funds are needed to support the annual clean up day and this will be reflected on the New STWP.
CFS, IC	2009	Establish a countywide Clean and Beautiful Committee	N		N			Y	2010	This item is postponed until 2010. An annual clean up day has been established.
CFS	2006	Investigate curbside solid waste collection in Evans County	Y	2006						Accomplished in 2006, the County utilizes a contractor for curbside collection.
CFS	2008	Investigate the feasibility of constructing a volunteer fire department(s) in the unincorporated area(s) of Evans County	N		N			Y	2014	Postponed until 2014 due to the lack of adequate funding. There is a need for volunteer fire departments in the northern and southern part of the county, and this item will be reworded to reflect this.
CFS, IC	2005	Study the feasibility of consolidating all law enforcement agencies in Evans County	N		N			Y	2014	This option has been explored; however, it has been postponed due to a lack of funding.

**EVANS COUNTY
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Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2005	Seek funds to upgrade EMS equipment and facilities as needed	Y	2009						A new ambulance was purchased in 2009. Equipment and facility upgrades will continue on an as needed basis.	
CFS, IC	2008	Construct a new joint law enforcement facility	N		N			Y	2014	Postponed until 2014 due to the lack of adequate funding.	
CFS, IC	2005	Investigate the feasibility of establishing a joint animal control program countywide	Y	2006						Accomplished in 2006.	
CFS	2005	Expand the Evans County Health Department for additional spacing and staff	N		N			N		Y	Dropped due to the adequate condition of the current facility.
CFS	2008	Prepare a countywide master plan to best determine proper utilization and expansion of all existing recreational facilities within the county	N		N			Y	2010		No formal plan has been done due to the lack of adequate funding. An inventory of all recreational facilities equipment and services offered is available. It is anticipated that a plan will be developed in 2010.
CFS	2009	Seek funding to upgrade and expand fitness equipment at the Senior Center	N		Y	Ongoing					This item will continue on an as needed basis.
CFS	2005	Seek funds to acquire additional lands and develop new facilities as necessary based on the recreation master plan	Y	2009							Additional land was acquired to add new ballfields and restroom amenities based on the current inventory of recreational facilities.
CFS	2005	Seek funds as needed to obtain additional public library equipment to expand and improve service	N		Y	Ongoing					This item will continue on an as needed basis.
HO, LU, IC	2009	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton	N		N			Y	2014		Postponed due to the lack of adequate funding.

**EVANS COUNTY
Comprehensive Plan Short Term Work Program
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2005	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	N		N		Y	2014		This item is postponed due to a lack of qualifying homes and community interest/participation. The County will apply for funds for housing rehabilitations on an as needed basis.
HO	2008	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N		Y	2014		Postponed due to other priorities at the present time.
HO, IC	2007	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	N		Y	Ongoing				The subdivision ordinance was amended in 2007, while the manufactured housing/mobile home park ordinance was amended in 2008. It is anticipated that additional regulations will need to be amended; this will be done on an as needed basis.
LU, IC	2007	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	N		N		Y	2010		The committee has not met in three years due to a lack of support. Due to lack of participation from members it is vital that a more organized structure is developed. A planning committee is needed and will be put into effect by 2010.
LU	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N		N		Y	Has been dropped due to the lack of activity from the designated planning committee. The items will be addressed through programs and services rendered by the countywide planning committee.
LU, IC	2008	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		Y	2010		These items will be developed by the countywide planning committee.

**EVANS COUNTY
Comprehensive Plan Short Term Work Program
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			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2008	Establish a comprehensive zoning ordinance in the county and all its municipalities	N		N		N		Y	Dropped due to the current lack of adequate public support.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2005	Revitalize, participate in, and fully fund an active Leadership Evans program	Y	2008						The program started in 2008. It is funded by a grant through the Fanning Institute of UGA's Carl Vinson Institute of Government.	
ED, CFS	2005	Advocate the near-term five-laning of U.S. 280 through the county	N		N			Y	Beyond 2014	The five-laning of U.S. 280 through Evans County has been postponed likely beyond 2014, due to a lack of funding at the state level.	
ED, CFS, IC	2009	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	N		N			N		Y	Although the City supports ongoing efforts to multi-lane U.S. 301, the highway does not pass through the City. Therefore, there is no direct City involvement.
ED	2005	Develop and fund a professional marketing plan for Evans County	N		N			Y	2010		An in-depth marketing plan has not been established due to other priorities. Various marketing projects have been discussed, however it is anticipated that efforts to develop a plan will begin in 2010.
ED, CFS, IC	2005	Investigate the feasibility of consolidation of local government services	N		Y	Ongoing					The City continues to support and encourage consolidating services with all municipalities, where appropriate, to reduce costs to citizens.
ED	2009	Investigate the feasibility of establishing a pre-release center for federal prisoners in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED	2008	Investigate the feasibility of establishing a federal probation office in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED, IC	2007	Advocate the Department of Corrections to establish a state diversion center	N		N			N		Y	Dropped due to lack of interest.

**CITY OF BELLVILLE
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2005	Advocate the location of additional federal and state offices in Evans County	N		N			N		Y	Encouragement of locating federal and state offices will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2006	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2007							Evans County was designated as an “Entrepreneur Friendly” community in December 2007. This designation enables qualified entrepreneurs and small business owners access to customized market data and EFIF grants.
NCR, LU, IC	2008	Develop specific new ordinances identified by the Planning Commission or otherwise as necessary or needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community’s plans and vision, and to encourage quality growth	Y	2008							The City adopts ordinances that have been established by the County. Additional ordinances will be established on an as needed basis.
NCR, IC	2007	Organize a committee to begin planning for Evans County’s Centennial Celebration in 2014	N		N			Y	2012		No formal committee has been established due to other priorities; however, Evans Day has been designated as a step towards the centennial celebration. Plans to select a committee have been agreed upon. A committee is anticipated to be in place by 2012.
CFS	2005	Seek funding as needed for drainage improvements in Bellville in identified areas of need	N		Y	2011					It is anticipated that ongoing improvements will be completed by 2011.

**CITY OF BELLVILLE
Comprehensive Plan Short Term Work Program
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CFS	2005	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Bellville	Y	2008						This was accomplished in December 2008, with funding from DOT.	
CFS	2007	Seek CDBG and other funding as needed for upgrading water system in Bellville	Y	2008						The water system was upgraded in 2008, through local funds.	
CFS	2007	Construct an elevated storage tank in Bellville and Daisy	N		N			Y	2010	Postponed until 2010 in Bellville due to a lack of funds.	
CFS	2009	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy	N		N			Y	2014	Postponed until 2014 due to a current lack of feasibility.	
CFS, IC	2009	Establish a countywide Clean and Beautiful Committee	N		N			N		Y	Dropped due to lack of community participation. An annual countywide clean up day has been established.
CFS	2006	Investigate curbside solid waste collection in Evans County	Y	2006							Accomplished in 2006.
CFS	2007	Construct a recreation area (s) in the cities of Bellville and Daisy	N		N			N		Y	Dropped due to lack of available land and funds.
CFS, IC	2005	Investigate the feasibility of establishing a joint animal control program countywide	Y	2006							The County provides animal control to all municipalities.
CFS	2008	Prepare a countywide master plan to best determine proper utilization and expansion of all existing recreational facilities within the county	N		N			N		Y	This item has no reference to Bellville because there are no recreational facilities in the community.
CFS	2005	Seek funds to acquire additional lands and develop new facilities as necessary based on the recreation master plan	N		N			N		Y	Dropped due to the lack of available land.
HO, LU, IC	2009	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton	N		N			N		Y	Dropped due to lack of interest.

**CITY OF BELLVILLE
Comprehensive Plan Short Term Work Program
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2005	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	N		N		N		Y	Dropped due to lack of qualifying homes.
HO	2008	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N		N		Y	Dropped due to a lack of community involvement.
HO, IC	2007	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	N		Y	Ongoing				This item is ongoing; the community does not have any mobile homes or subdivisions. Other land development regulations may be adopted on an as needed basis.
LU, IC	2005	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	N		Y	2010				The committee has not met in three years due to a lack of support. Due to lack of participation from members it is vital that a more organized structure is developed. A planning committee is needed and will be put into effect by 2010.
LU	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N		N		Y	Has been dropped due to the lack of activity from the designated planning committee. The items will be addressed through programs and services rendered by the countywide planning committee.
LU, IC	2008	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		Y	2010		These items will be developed by the countywide planning committee.

**CITY OF BELLVILLE
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			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
LU, IC	2008	Establish a comprehensive zoning ordinance in the county and all its municipalities	N		N		N		Y	Dropped due to a lack of community interest and feasibility.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2008	Revitalize, participate in, and fully fund an active Leadership Evans program	Y	2008						The program started in 2008. It is funded by a grant through the Fanning Institute of UGA's Carl Vinson Institute of Government.
ED, CFS, IC	2005	Seek funding for airport improvement including enhanced navigational aids, possible construction of T-Hangars, expansion and upgrading of the terminal, beacon tower refurbishment, replacement of deteriorated lighting, and possible runway extension	N		Y	2014				Continuous improvements have been made to the airport, including enhanced navigational aids, expansion and upgrading of the terminal, beacon, tower refurbishment, replacement of deteriorated lighting, and runway extensions. Due to funding restraints some projects were temporarily postponed; however, improvements have begun again and are expected to be completed with the next five years.
ED, CFS	2005	Advocate the near-term five-laning of U.S. 280 through the county	N		Y	2011 (Claxton)	Y	Beyond 2014 (Co.)		The five-laning of U.S. 280 through Claxton will be complete by Fall 2011. Although the remainder of U.S. 280 in the county is part of the Governor's Road Improvement Program (GRIP). Construction has been postponed likely beyond 2014 due to a lack of funding at the state level. This will be listed as a separate entry in the New STWP.
ED, CFS, IC	2009	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	N		Y	Ongoing				This is an ongoing process and will continue to be an issue until U.S. 301 is multi-laned throughout Georgia.
ED	2005	Develop and fund a professional marketing plan for Evans County	N		N		Y	2010		An in-depth marketing plan has not been established due to other priorities. Various marketing projects have been discussed, however it is anticipated that efforts to develop a plan will begin in 2010.

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Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS, IC	2005	Investigate the feasibility of consolidation of local government services	N		Y	Ongoing				The City continues to support and encourage consolidating services with all municipalities, where appropriate, to reduce costs to citizens. This item will be continued on an as needed basis.
ED	2009	Investigate the feasibility of establishing a pre-release center for federal prisoners in Evans County	N		N			N	Y	Dropped due to lack of interest.
ED	2008	Investigate the feasibility of establishing a federal probation office in Evans County	N		N			N	Y	Dropped due to lack of interest.
ED, IC	2007	Advocate the Department of Corrections to establish a state diversion center	N		N			N	Y	Dropped due to lack of interest.
ED	2005	Advocate the location of additional federal and state offices in Evans County	N		N			N	Y	Encouragement of locating federal and state offices will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2008	Establish a long distance learning center in Evans County	Y	2009						Construction of a long distance center for CDL programs through Ogeechee Tech was completed in 2009 at the Evans County Industrial Park.
ED, IC	2004	Purchase additional property as needed near the industrial park for future expansion	N		Y	Ongoing				This is an ongoing process. Additional land will be purchased on an as needed basis to accommodate existing/potential industry opportunities.

**CITY OF CLAXTON
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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED, CFS	2007	Construct a new facility to house the Welcome Center, Chamber, and IDA	N		Y	2011				The County is currently looking for a location to house the agencies. The Old Evans County Courthouse has been considered. The County has applied for TE grants to help with the cost of construction. It is anticipated that a facility will be in place by 2011.
ED	2006	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2007						Evans County was designated as an "Entrepreneur Friendly" community in December 2007. This designation enables qualified entrepreneurs and small business owners access to customized market data and EFIF grants.
NCR, LU, IC	2007	Develop specific new ordinances identified by the Planning Commission or otherwise as necessary or needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	Y	2008						The City has a codes and building ordinance. Amendments to these ordinances or additional ordinances will be developed as needed.
NCR	2005	Implement in phases Downtown Claxton's master Plan to improve the area's appearance and infrastructure and further revitalization efforts	N		Y	Ongoing				The City has a TE Grant for \$450,000 that will be used to improve the appearance of downtown in conjunction with façade grants through the Downtown Development Authority. Future improvements will continue on an as needed basis.
NCR	2005	Rehabilitate the historic Tos Theatre in downtown Claxton for public use	N		Y	2014				Interior renovations have begun. The project is expected to be complete by 2014; this will be reflected in the New STWP.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NCR, IC	2008	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	N		N		Y	2012		No formal committee has been established due to other priorities; however, Evans Day has been designated as a step towards the centennial celebration. Plans to select a committee have been agreed upon. A committee is anticipated to be in place by 2012.
CFS, IC	2008	Seek funds to expand recycling activities countywide	N		N		N		Y	Dropped due to lack of community involvement.
CFS	2005	Seek funding as needed for drainage improvements in Claxton in identified areas of need	N		Y	Ongoing				Improvements have been made in some areas. Additional projects have been identified with a projected cost of \$350,000. Improvements will continue on an as needed basis.
CFS	2005	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Claxton	N		Y	Ongoing				Some \$400,000 was spent on sidewalk improvements, and an additional \$500,000 is needed for further improvements. This item will be continued on an as needed basis.
CFS	2005	Seek CDBG and other funding as needed for upgrading water system in Claxton	N		N		Y	2010		Postponed until 2010, due to lack of adequate funding.
CFS	2005	Seek funding as needed to upgrade sewerage services to all unserved residents of Claxton	N		Y	2011				Some \$500,000 was spent on upgrades; additional funds are needed to complete sewerage upgrades. The City has applied for funds through the American Recovery and Reinvestment Act. Pending adequate funding, it is anticipated that upgrades can be completed by 2011.
CFS, IC	2005	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy	N		N		N		Y	Dropped due to location.

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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS, IC	2009	Establish a countywide Clean and Beautiful Committee	N		N		N		Y	Dropped due to lack of community participation. A countywide annual clean up day has been established.
CFS	2008	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County	N		Y	Ongoing				Each municipality has at least one fire station. The City will work with the County and the other municipalities to continue to help provide adequate services to citizens on an as needed basis.
CFS	2009	Construct a new police department facility in Claxton	N		N		N		Y	Dropped due to a lack of adequate funding.
CFS, IC	2008	Construct a new joint law enforcement facility	N		N		Y	2014		The County and Claxton have jointly purchased property to construct the facility. This item has been postponed until 2014 due to the lack of adequate funding.
CFS, IC	2005	Study the feasibility of consolidating all law enforcement agencies in Evans County	N		Y		Y	2014		This option has been explored; however, it has been postponed due to a lack of funding.
CFS	2005	Modernize Claxton’s administrative structure, including the city’s charter and personnel policies, as needed	N		N		N		Y	Dropped due to existing policies and structure adequately representing city organizational composition.
CFS	2009	Investigate the feasibility of extending the city limits of Claxton	Y	2008						Accomplished in 2008, two areas were annexed.
CFS	2007	Renovate and expand Claxton’s current city hall, police department, and fire department facility	N		Y	Ongoing				This is an ongoing process, renovations are made yearly.
CFS, IC	2005	Investigate the feasibility of establishing a joint animal control program countywide	Y	2006						The County provides animal control to all municipalities.

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Comprehensive Plan Short Term Work Program
Report of Accomplishments**

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU, IC	2009	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton	Y	2008						Accomplished in 2008, the City hired a building inspector.
HO	2005	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	N		Y	2011				In 2008 some \$500,000 was spent to improve substandard housing, an additional \$150,000 is needed to address the other substandard housing. Pending adequate funding, it is anticipated that improvements can be completed by 2011.
HO	2008	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N	Y	Dropped due to a lack of community involvement.
HO, IC	2007	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	Y	2007						The City has a mobile home ordinance. Additional ordinances or codes will be developed on an as needed basis.
LU, IC	2007	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	N		N			Y	2010	The committee has not met in three years due to a lack of support. Due to lack of participation from members it is vital that a more organized structure is developed. A planning committee is needed and will be put into effect by 2010.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N		N		Y	Has been dropped due to the lack of activity from the designated planning committee. The items will be addressed through programs and services rendered by the countywide planning committee.
LU, IC	2008	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		Y	2010		These items will be developed by the countywide planning committee.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2008	Revitalize, participate in, and fully fund an active Leadership Evans program	Y	2008						The program started in 2008. It is funded by a grant through the Fanning Institute of UGA's Carl Vinson Institute of Government.	
ED, CFS	2004	Advocate the near-term five-laning of U.S. 280 through the county	N		N			Y	2014	The five-laning of U.S. 280 through Evans County has been postponed likely beyond 2014, due to a lack of funding at the state level.	
ED, CFS, IC	2009	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	N		N			N		Y	Although the City supports ongoing efforts to multi-lane U.S. 301, the highway does not pass through the City. Therefore, there is no direct city involvement.
ED	2005	Develop and fund a professional marketing plan for Evans County	N		N			Y	2010		An in-depth marketing plan has not been established due to other priorities. Various marketing projects have been discussed, however it is anticipated that efforts to develop a plan will begin in 2010.
ED, CFS, IC	2004	Investigate the feasibility of consolidation of local government services	N		Y	Ongoing					The City continues to support and encourage consolidating services with all municipalities, where appropriate, to reduce costs to citizens.
ED	2009	Investigate the feasibility of establishing a pre-release center for federal prisoners in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED	2008	Investigate the feasibility of establishing a federal probation office in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED, IC	2007	Advocate the Department of Corrections to establish a state diversion center	N		N			N		Y	Dropped due to lack of interest.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2005	Advocate the location of additional federal and state offices in Evans County	N		N			N		Y	Encouragement of locating federal and state offices will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2006	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2007							Evans County was designated as an “Entrepreneur Friendly” community in December 2007. This designation enables qualified entrepreneurs and small business owners access to customized market data and EFIF grants.
NCR, LU, IC	2007	Develop specific new ordinances identified by the Planning Commission or otherwise as necessary or needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community’s plans and vision, and to encourage quality growth	Y	2008							The City adopts ordinances that have been established by the County. Additional ordinances will be established on an as needed basis.
NCR, IC	2008	Organize a committee to begin planning for Evans County’s Centennial Celebration in 2014	N		N			Y	2012		No formal committee has been established due to other priorities; however, Evans Day has been designated as a step towards the centennial celebration. Plans to select a committee have been agreed upon. A committee is anticipated to be in place by 2012.
CFS	2005	Seek funding as needed for drainage improvements in Daisy in identified areas of need	Y	2008							This was accomplished in 2008.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS	2005	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Daisy	Y	2008						Some \$30,000 was spent in 2008 to improve curbs and gutters. An additional \$25,000 is needed for sidewalk improvements.
CFS	2005	Seek CDBG and other funding as needed for upgrading water system in Daisy	Y	2008						The water system was upgraded in 2008.
CFS	2005	Construct an elevated storage tank in Bellville and Daisy	N		N			N	Y	Dropped in Daisy due to lack of interest. Not needed currently.
CFS	2005	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy	N		N			Y	2014	Postponed until 2014 due to a current lack of feasibility.
CFS	2005	Investigate curbside solid waste collection in Evans County	Y	2005						Accomplished in 2005, the City has a contract with Sullivan Environmental Services.
CFS, IC	2009	Establish a countywide Clean and Beautiful Committee	N		N			N	Y	Dropped due to lack of community participation. A countywide annual clean up day has been established.
CFS	2008	Seek funds to expand the Daisy fire department and upgrade equipment as necessary	Y	2008						The City has acquired a 4,000 gallon tanker and a new fire truck.
CFS, IC	2005	Investigate the feasibility of establishing a joint animal control program countywide	Y	2006						The County provides animal control to all municipalities.
CFS, IC	2005	Study the feasibility of consolidating all law enforcement agencies in Evans County	N		N			N	Y	This item has been dropped because it does not relate directly to Daisy, since the City does not have law enforcement.
CFS	2007	Construct a recreation area (s) in the cities of Bellville and Daisy	N		N			N	Y	Dropped due to lack of available land.
CFS	2009	Investigate the feasibility of extending Daisy's city limits	N		N			N	Y	Dropped due to lack of interest.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO, LU, IC	2009	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton	N		N		N		Y	Dropped due to lack of interest.
HO	2005	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	N		Y	Ongoing				This item is an ongoing process. The City has applied for grants that would help with housing rehabilitations. This item will be included on the New STWP.
HO	2008	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N		N		Y	Dropped due to a lack of community involvement.
HO, IC	2007	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	N		Y	Ongoing				Ordinances and regulations are evaluated yearly to see if there is a need for change. Daisy adopts ordinances that are established by the County.
LU, IC	2007	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	N		Y	2010				The committee has not met in three years due to a lack of support. Due to lack of participation from members it is vital that a more organized structure is developed. A planning committee is needed and will be put into effect by 2010.
LU	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N		N		Y	Has been dropped due to the lack of activity from the designated planning committee. The items will be addressed through programs and services rendered by the countywide planning committee.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU, IC	2008	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N		Y	2010		These items will be developed by the countywide planning committee.
LU, IC	2008	Establish a comprehensive zoning ordinance in the county and all its municipalities	N		N		N		Y	Dropped due to a lack of community interest.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2008	Revitalize, participate in, and fully fund an active Leadership Evans program	Y	2008						The program started in 2008. It is funded by a grant through the Fanning Institute of UGA's Carl Vinson Institute of Government.	
ED, CFS	2004	Advocate the near-term five-laning of U.S. 280 through the county	N		N			Y	Beyond 2014	The five-laning of U.S. 280 through Evans County has been postponed likely beyond 2014, due to a lack of funding at the state level.	
ED, CFS, IC	2009	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	N		N			N		Y	Although the City supports ongoing efforts to multi-lane U.S. 301, the highway does not pass through the City. Therefore, there is no direct city involvement.
ED	2005	Develop and fund a professional marketing plan for Evans County	N		N			Y	2010		An in-depth marketing plan has not been established due to other priorities. Various marketing projects have been discussed, however it is anticipated that efforts to develop a plan will begin in 2010.
ED, CFS, IC	2004	Investigate the feasibility of consolidation of local government services	N		Y	Ongoing					The City continues to support and encourage consolidating services with its municipalities, where appropriate, to reduce costs to citizens.
ED	2009	Investigate the feasibility of establishing a pre-release center for federal prisoners in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED	2008	Investigate the feasibility of establishing a federal probation office in Evans County	N		N			N		Y	Dropped due to lack of interest.
ED, IC	2007	Advocate the Department of Corrections to establish a state diversion center	N		N			N		Y	Dropped due to lack of interest.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2005	Advocate the location of additional federal and state offices in Evans County	N		N			N		Y	Encouragement of locating federal and state offices will continue on an ongoing basis. However, this item is being dropped due to its wording as a policy statement rather than a specific activity. Instead, it will be addressed in the future through the Implementation Policies and Strategies of the Comprehensive Plan.
ED	2006	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	Y	2007							Evans County was designated as an "Entrepreneur Friendly" community in December 2007. This designation enables qualified entrepreneurs and small business owners access to customized market data and EFIF grants.
NCR, LU, IC	2007	Develop specific new ordinances identified by the Planning Commission or otherwise as necessary or needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth	Y	2008							The City has a codes and building ordinance. Amendments to these ordinances or additional ordinances will be developed as needed.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NCR, IC	2008	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014	N		N			Y	2012		No formal committee has been established due to other priorities; however, Evans Day has been designated as a step towards the centennial celebration. Plans to select a committee have been agreed upon. A committee is anticipated to be in place by 2012.
CFS	2005	Seek funding as needed for drainage improvements in Hagan in identified areas of need	Y	2009							This was accomplished in April 2009, through the use of local funds.
CFS	2005	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Hagan	Y	2005							This was accomplished in 2005.
CFS	2005	Seek CDBG and other funding as needed for upgrading water system in Hagan	Y	2006							The water system was upgraded in 2006.
CFS	2009	Construct a new sewerage system in Hagan	N		Y	2011					Construction was set to begin in 2007, due to EPD approval of site location the project was postponed until 2009. EPD approval has been received, and the project should be complete in 2011.
CFS	2008	Investigate privatized solid waste collection in the City of Hagan	Y	2005							Accomplished in 2005.
CFS, IC	2009	Establish a countywide Clean and Beautiful Committee	N		N			N		Y	Dropped due to lack of community participation. An annual clean up day has been established.
CFS, IC	2005	Study the feasibility of consolidating all law enforcement agencies in Evans County	N		N			Y	2014		This option has been explored; however, it has been postponed until 2014 due to a lack of funding.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CFS, IC	2008	Construct a new joint law enforcement facility	N		Y	Ongoing				The County and Claxton have jointly purchased property to construct the facility. This item has been postponed until 2014 due to the lack of adequate funding.
CFS	2009	Investigate the feasibility of employing full-time firefighters in Hagan	N		Y	Ongoing				This item is assessed each year, at the present time it is still not feasible. This item will continue to be assessed each year.
CFS	2009	Expand the Hagan police force and employ three full-time officers and dispatchers	N		Y	2012				This item is still in the process of being completed. The City now has two full-time and three part-time officers. It is anticipated that this will be completed by 2012.
CFS	2008	Update Hagan's administrative structure, including the city charter	N		N		N		Y	Dropped due to the effectiveness of the current administrative structure.
CFS	2009	Investigate the feasibility of extending the city limits of Hagan	N		N		Y	2011		The City will look into extending the city limits in 2011 once the new sewerage system is complete.
CFS	2008	Investigate the feasibility of employing a city manager for Hagan	N		N		Y	2010		Postponed until 2010 due to the lack of adequate local funds.
CFS	2005	Investigate the feasibility of establishing a joint animal control program countywide	Y	2008						The City recently received an animal control license.
CFS	2007	Construct a new fire department facility	N		Y	Ongoing				This item will be continued on an as needed basis.
HO, LU, IC	2009	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton	Y	2009						Accomplished in 2009, the City has a building inspector.

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

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2005	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	N		Y	2011				This item is an ongoing process. The City has applied for grants that would help with housing rehabilitations. Anticipate completion by 2011.
HO	2008	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes	N		N			N	Y	Dropped due to a lack of community involvement.
HO, IC	2007	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	N		Y	Ongoing				Ordinances and regulations are evaluated yearly to see if there is a need for change.
LU, IC	2007	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	N		N			Y	2010	The committee has not met in three years due to a lack of support. Due to lack of participation from members it is vital that a more organized structure is developed. A planning committee is needed and will be put into effect by 2010.
LU	2007	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	N		N			N	Y	Has been dropped due to the lack of activity from the designated planning committee. The items will be addressed through programs and services rendered by the countywide planning committee.
LU, IC	2008	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	N		N			Y	2010	These items will be developed by the countywide planning committee.

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED	Investigate the feasibility of hiring a full time IDA director	X					X			\$40,000/yr	X			
ED, CFS, IC	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway.	X	X	X	X	X	X	Claxton	DOT, Airport Auth.	\$2.35 million (total)	X	X	X	
ED, CFS	Complete the five-laning of U.S. 280 through the county	X	X	X	X	X	X	All	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X	X	
ED, CFS, IC	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	X	X	X	X	X	X	All	Chamber, IDA	NA				
ED	Develop and fund a professional marketing plan for Evans County	X	X				X		Chamber, IDA	\$10,000 (total)	X			
ED, IC	Purchase additional property as needed near the industrial park for future expansion	X	X	X	X	X	X	Claxton	Chamber, IDA	\$100,000 (total)	X			
ED, IC	Participate in the Greater Savannah Alliance, GEDA, and other statewide organizations						X		Chamber, IDA	NA				
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, CFS, IC	Investigate the feasibility of consolidation of local government services	X	X	X	X	X	X	All		No extra cost, part of normal city/county activities	X			
ED, CFS	Construct a new facility to house the Welcome Center, Chamber, and IDA	X	X				X	Claxton	Chamber, IDA, DOT (TE)	\$600,000 (total)	X	X	X	
ED, NCR, CFS	Advocate state development of additional picnic facilities/shelters at the Evans County Public Fishing Area	X					X		DNR	\$10,000	X	X		
ED	Investigate the feasibility of hiring a full time planning director and clerk	X	X	X	X	X	X			\$60,000/yr	X			
NCR	Expand existing Canoochee River clean-up efforts (Rivers Alive) to include additional areas as needed	X	X	X	X	X	X		Canoochee Riverkeeper	NA				
NCR, CFS	Upgrade outdoor facilities at Rocks Park and Brewton Bridge boat landings along the Canoochee River				X		X			\$15,000	X			
NCR	Rehabilitate the historic Tos Theatre in downtown Claxton for public use	X	X	X	X	X	X		Recreation Comm., HPD	\$1.5 million	X	X		
NCR, IC	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014			X	X	X			Chamber	NA				

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
NCR, CFS	Seek funds for tourist attractions at the public fishing area including, cottages and RV hook up	X	X	X	X	X	X		DNR	\$300,000		X		
CFS	Seek funding for hospital equipment and service improvements, as needed	X	X	X	X	X	X		DCH, FEMA, GEMA	\$500,000 (total)	X	X	X	
CFS	Seek funds to upgrade EMS equipment and facilities as needed	X	X	X	X	X	X		FEMA, GEMA	\$50,000 (total)	X	X	X	
CFS, IC	Seek funds to expand recycling activities countywide					X	X		DCA, GEFA	\$25,000	X	X		
CFS	Construct a new fire department in the northern and southern part of the county	X	X	X			X		FEMA, GEMA	\$550,000	X	X	X	
CFS, IC	Seek funds to consolidate all law enforcement agencies in Evans County					X	X	Claxton, Hagan		\$15,000	X			
CFS	Construct a new joint law enforcement facility					X	X	Claxton, Hagan		\$4 million	X	X	X	
CFS	Construct a new Evans County jail facility					X	X	Claxton, Hagan		\$4 million	X	X	X	
CFS	Prepare a countywide master plan to best determine proper utilization and expansion of all existing recreational facilities within the county	X					X		Recreation Comm.	\$20,000	X			
CFS	Seek funding to upgrade and expand fitness equipment at the Senior Center					X	X		Recreation Comm.	\$10,000	X			

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS, IC	Establish a countywide Clean and Beautiful Committee	X					X		Civic Orgs.	NA				
CFS	Pursue funding as needed to continue to make upgrades to the public library	X	X	X	X	X	X		Reg. Library Bd., DTAE	\$20,000 (total)	X	X		
CFS	Seek funds for Evans County annual clean up day	X	X	X	X	X	X	X		\$30,000 (total)	X	X		
CFS	Seek funds to widen, resurface, and upgrade Old Highway 250 and Sunbury Rd.	X	X	X	X	X	X		DOT	\$3 million		X	X	
CFS	Seek funds to make County administrative buildings energy efficient	X	X	X	X	X	X			\$300,000		X	X	
HO, IC	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	X	X	X	X	X	X	All	Planning Comm.	NA				
HO, LU, IC	Establish countywide enforcement of Georgia's Uniform Construction Codes, possibly through a cooperative agreement with the City of Claxton					X	X	Claxton		\$30,000 (enforcement)	X			

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

Element	Activity	Responsibility								Estimated Cost	Funding Source			
		2010	2011	2012	2013	2014	County	City	Other		Local	State	Federal	Private
LU, IC	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	X					X	All		\$1,000 (enforcement)				
LU	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	X	X	X	X	X	X	All	Planning Comm.	NA				
NCR, LU, IC	Prepare and adopt a MOU between the County and Fort Stewart for coordination and implementation of the JLUS' cooperative planning efforts	X					X		Fort Stewart, CGRC	N/A	X		X	
NCR, LU, IC	Continue to participate in the Fort Stewart/HAAF JLUS Regional Coordinating Committee	X	X	X	X	X	X	All	Fort Stewart, CGRC	N/A				

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, CFS	Complete the five-laning of U.S. 280 through the county	X	X	X	X	X	X	All	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X	X	
ED	Develop and fund a professional marketing plan for Evans County	X	X				X		Chamber, IDA	\$10,000 (total)	X			
ED, CFS, IC	Investigate the feasibility of consolidation of local government services	X	X	X	X	X	X	All		No extra cost, part of normal city/county activities	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
NCR, IC	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014			X	X	X			Chamber	NA				
NCR	Continue to maintain and upgrade Depot in Bellville, as needed	X	X	X	X	X		X		\$12,500 (total)	X			
CFS	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy					X		X	DCA (CDBG)	\$500,000	X	X	X	

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

Element	Activity	Responsibility								Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City	Other		Local	State	Federal	Private	
CFS	Seek funding as needed for drainage improvements in Bellville in identified areas of need	X	X						X		\$250,000 (total)	X			
CFS	Seek funding as needed for water system upgrades	X	X	X	X	X			X		\$250,000	X			
CFS	Construct an elevated storage tank in Bellville	X	X						X	DCA (CDBG)	\$250,000	X	X	X	
HO, IC	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	X	X	X	X	X	X		All	Planning Comm.	NA				
LU, IC	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	X						X	All		\$1,000 (enforcement)				
LU	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	X	X	X	X	X	X		All	Planning Comm.	NA				

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

Element	Activity	Responsibility					County	City	Other	Estimated Cost	Funding Source			
		2010	2011	2012	2013	2014					Local	State	Federal	Private
ED, CFS, IC	Seek funding for airport improvements including construction of T-Hangars and parallel taxiway	X	X	X	X	X	X	Claxton	DOT, Airport Auth.	\$2.35 million (total)	X	X	X	
ED, CFS	Complete the five-laning of U.S. 280 through Claxton	X	X				X	Claxton	Chamber, IDA, DOT	\$18.8 million (total)	X	X	X	
ED, CFS	Complete the five-laning of U.S. 280 through Evans County	X	X	X	X	X	X	All	Chamber, IDA, DOT	NA	X	X	X	
ED, CFS, IC	Participate in regional efforts to advocate the multi-laning of U.S. 301 through Georgia as a north-south Interstate alternative	X	X	X	X	X	X	Claxton	Chamber, IDA	NA				
ED	Develop and fund a professional marketing plan for Evans County	X	X				X		Chamber, IDA	\$10,000 (total)	X			
ED, CFS, IC	Investigate the feasibility of consolidation of local government services	X	X	X	X	X	X	All		No extra cost, part of normal city/county activities	X			
ED, IC	Purchase additional property as needed near the industrial park for future expansion	X	X	X	X	X	X	Claxton	Chamber, IDA	\$100,000 (total)	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, CFS	Construct a new facility to house the Welcome Center, Chamber, and IDA	X	X				X	Claxton	Chamber, IDA, DOT (TE)	\$600,000 (total)	X	X	X	
NCR	Implement in phases Downtown Claxton's Master Plan to improve the area's appearance and infrastructure and further revitalization efforts	X	X	X	X	X		X	DOT (TE)	\$450,000	X	X	X	
NCR	Continue to utilize a façade grant program and other downtown revitalization efforts through the Downtown Development Authority to assist with downtown renovations and improvements	X	X	X	X	X		X	DDA	\$60,000	X	X		X
NCR	Rehabilitate the historic Tos Theatre in downtown Claxton for public use	X	X	X	X	X	X		Recreation Comm., HPD	\$1.5 million	X	X		
NCR, IC	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014			X	X	X			Chamber	NA				
CFS	Seek funding as needed for drainage improvements in Claxton in identified areas of need	X	X	X	X	X		X		\$350,000	X			
CFS	Seek funding as needed for sidewalk improvements, including curbs and gutters, in Claxton	X	X	X	X	X		X	DOT (TE)	\$400,000	X	X	X	

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek CDBG and other funding as needed for upgrading water system in Claxton	X	X					X	DCA (CDBG)	\$500,000	X	X	X	
CFS	Seek funding as needed to upgrade sewerage services to all unserved residents of Claxton	X	X					X	DCA (CDBG)	\$500,000	X	X	X	
CFS	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County			X			X	X		No extra cost (part of normal city/county activities)				
CFS	Construct a new joint law enforcement facility	X	X	X	X	X	X	Claxton, Hagan		\$500,000	X			
CFS	Study the feasibility of consolidating all law enforcement agencies in Evans County					X	X	Claxton, Hagan		\$15,000	X			
CFS	Renovate and expand Claxton's current city hall, police department, and fire department facility	X	X	X	X	X		X		\$150,000	X			
HO	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	X	X				X	X	DCA (CDBG, CHIP)	\$150,000	X	X	X	

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

Element	Activity	Responsibility								Estimated Cost	Funding Source			
		2010	2011	2012	2013	2014	County	City	Other		Local	State	Federal	Private
LU, IC	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	X					X	All		\$1,000 (enforcement)	X			
LU	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	X	X	X	X	X	X	All	Planning Comm.	NA				

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, CFS	Complete the five-laning of U.S. 280 through the county	X	X	X	X	X	X	All	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X	X	
ED	Develop and fund a professional marketing plan for Evans County	X	X				X		Chamber, IDA	\$10,000 (total)	X			
ED, CFS, IC	Investigate the feasibility of consolidation of local government services	X	X	X	X	X	X	All		No extra cost, part of normal city/county activities	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
NCR, IC	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014			X	X	X			Chamber	NA				
CFS	Investigate the feasibility of providing or extending sewerage services to Bellville and Daisy	X	X	X	X	X		X	DCA (CDBG)	\$500,000	X	X	X	
CFS	Seek funding as needed for sidewalk improvements	X	X					X		\$25,000	X			

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek funding for street improvements in Daisy	X	X					X		\$150,000	X			
CFS	Seek funding as needed for water system upgrades, as needed	X	X	X				X	DCA (CDBG)	\$150,000	X	X	X	
HO	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	X	X	X	X	X	X	X	DCA (CDBG, CHIP)	\$500,000	X	X	X	
HO, IC	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	X	X	X	X	X	X	All		NA				
LU, IC	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	X					X	All		\$1,000 (enforcement)				
LU	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	X	X	X	X	X	X	All	Planning Comm.	NA				

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
ED, CFS	Complete the five-laning of U.S. 280 through the county	X	X	X	X	X	X	All	Chamber, IDA, DOT	NA (no DOT estimate available)	X	X	X	
ED	Develop and fund a professional marketing plan for Evans County	X	X				X		Chamber, IDA	\$10,000 (total)	X			
ED, CFS, IC	Investigate the feasibility of consolidation of local government services	X	X	X	X	X	X	All		No extra cost, part of normal city/county activities	X			
ED	Develop additional incentives for business/industry retention and expansion and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
ED	Develop incentives for new business/industry attraction and implement as appropriate	X	X	X	X	X			Chamber, IDA	\$5,000 (total)	X			
NCR, IC	Organize a committee to begin planning for Evans County's Centennial Celebration in 2014			X	X	X			Chamber	NA				
CFS	Complete construction of sewerage system in Hagan	X	X					X		\$5 million (total)	X	X	X	

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Seek funds to install a new water well	X	X	X	X	X		X	USDA	\$220,000	X	X	X	
CFS	Investigate the feasibility of employing a full-time police officer	X	X	X				X	COPS, Homeland Security	\$110,000			X	
CFS, IC	Seek funds to consolidate all law enforcement agencies in Evans County					X	X	Claxton, Hagan		\$15,000	X			
CFS	Investigate the feasibility of constructing a volunteer fire department (s) in the unincorporated area (s) of Evans County			X			X	X		No extra cost (part of normal city/county activities)				
CFS	Investigate the feasibility of employing full-time firefighters in Hagan	X	X	X	X	X		X		\$80,000/yr.	X			
CFS	Investigate the feasibility of extending the city limits of Hagan		X					X		No extra cost, part of normal city activity	X			
CFS	Investigate the feasibility of employing a city manager for Hagan	X	X	X	X	X		X		\$30,000/yr.	X			
CFS	Construct a new joint law enforcement facility					X	X	Claxton, Hagan		\$2 million	X			
CFS	Seek funding for firefighting equipment upgrades	X						X	FEMA	\$218,000			X	

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

Element	Activity	Responsibility							Estimated Cost	Funding Source				
		2010	2011	2012	2013	2014	County	City		Other	Local	State	Federal	Private
CFS	Continue to renovate existing fire station and/or develop new station as needed	X	X	X	X	X		X	FEMA	\$250,000 (total)	X	X	X	
HO	Seek funding, such as CDBG and CHIP funds, for rehabilitation of substandard housing as needed	X	X				X	X	DCA (CDBG, CHIP)	\$500,000	X	X	X	
HO, IC	Upgrade countywide land development regulations, including improved subdivision standards and manufactured housing standards to regulate individual manufactured homes and mobile home parks	X	X	X	X	X	X	All		NA				
LU, IC	Upgrade and revitalize the county planning committee through establishment as a formal, ongoing countywide planning commission with organized structure and term limits for members	X					X	All		\$1,000 (enforcement)				
LU	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance	X	X	X	X	X	X	All	Planning Comm.	NA				

RESOLUTION

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

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

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

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

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 29, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

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

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

SO RESOLVED, this 7th day of July, 2009.

BY: [Signature]

ATTEST: [Signature]

RESOLUTION

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

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

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

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

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 29, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

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

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

SO RESOLVED, this 6TH day of July, 2009.

BY: James DeWood Tooth Jr
MAYOR, BELLVILLE

ATTEST: Donald H. Spoth
City Clerk

RESOLUTION

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

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

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

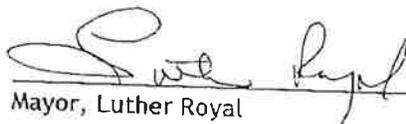
WHEREAS, this coordinated and comprehensive planning process has resulted in *The Joint Evans County Comprehensive Plan Partial Update (2009)*, including a separate "Five-Year Short-Term Work Program" for the City of Claxton in this plan update;

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 29, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

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

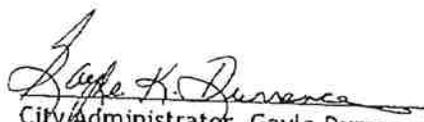
NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Claxton certify that public participation and other requirements of the Local Planning Requirements for this required Partial Comprehensive Plan Update have been met, and that *The Joint Evans County Comprehensive Plan Partial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

SO RESOLVED, this 6th day of July, 2009.



Mayor, Luther Royal

Attest:



City Administrator, Gayle Durrence

RESOLUTION

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

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

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

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

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 29, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

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

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

SO RESOLVED, this 30th day of June, 2009.

BY: Samuel Brown Jr.
Mayor
City of Daisy

ATTEST: Caroly S. Brown
City Clerk
City of Daisy

RESOLUTION

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

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

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

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

WHEREAS, requirements for public participation in the development of this comprehensive plan update as mandated by the Local Planning Requirements have been met, including a public hearing held on June 29, 2009 to brief the public on the draft update and receive further input prior to submission of the comprehensive plan update for review and comment; and

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

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

SO RESOLVED, this 23 day of July, 2009.

BY: Urban E. Owen

ATTEST: Marsha B. Sapp

RESOLUTION

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

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

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

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

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

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

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

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

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

SO RESOLVED, this 26th day of October, 2009.

BY: RS 7

ATTEST: June Brees

RESOLUTION

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

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

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

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

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

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

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

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

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

SO RESOLVED, this 26th day of October, 2009.

BY: James Duwood Tooth Jr.

ATTEST: Donna H. Joubert

RESOLUTION

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

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

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

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

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

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

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

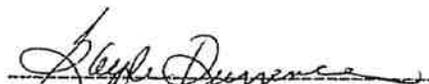
NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Claxton hereby approve and adopt *The Evans County Joint Comprehensive Plan Partial Update (2009)*, as part of Evans County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus updating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

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

SO RESOLVED, this 26th day of October, 2009.

— 
Luther W. Royal, Mayor

Attest:


Gayle Durrence, City Administrator

RESOLUTION

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

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

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

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

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

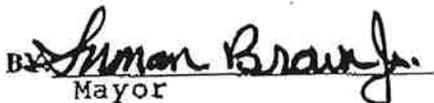
WHEREAS, *The Evans County Joint Comprehensive Plan Partial Update (2009)*, has now been certified by this review as adequately addressing the Local Planning Requirements and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989;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

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

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

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

SO RESOLVED, this 26th day of October, 2009.

BY: 
Mayor

ATTEST: 
City Clerk

RESOLUTION

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

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

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

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

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

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

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

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

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

SO RESOLVED, this 16 day of October, 2009.

BY: Vernon E. Ouse

ATTEST:

Prerick Colley