

# 2015 City of Pavo Comprehensive Plan Update

Prepared for the City of Pavo  
By  
Southern Georgia Regional Commission  
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# **I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning**

## **1. Introduction**

The 2014 City of Pavo Comprehensive Plan was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2014 City of Pavo Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Character Areas (this was included as an optional section, because character areas were developed as part of the 2008 Joint Brooks County Comprehensive Plan.)

## **2. Community Involvement**

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

The public hearing kicking off the comprehensive plan process was held on September 15, 2014 at the Pavo City Hall in Pavo, Georgia. It was held for the purpose to make any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update.

## **3. Identification of Stakeholders**

A comprehensive list of potential stakeholders was put together with input from elected officials, and residents. A complete list of all the stakeholders is included in this plan in the Appendix.

## **4. Identification of Participation Techniques**

The following participation techniques were utilized during the update process:

Public Hearings

Workshops

Extensive e-mail correspondence with stakeholders

Special Webpage on SGRC website as well as County and City Website

Dissemination of Information in the newspaper

Fliers

## **5. Conduct Participation Program**

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. Due to the small size of the City, the entire stakeholder group was utilized as the steering committee, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, project website, and

updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city council meetings.

## 6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria as laid out in Chapter 391-3-16 to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

### Suwannee-Satilla Regional Water Plan

City of Pavo is within the area of the Suwannee-Satilla Regional Water Plan which was adopted in September 2011.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs including all agricultural sectors (including agro forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.

4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water – dependent recreational opportunities.
10. Identify opportunities to manage storm water to improve water quality and quantity.
11. Identify and implement cost effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

#### Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation
3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 year 7 day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

#### Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:
  - Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
  - Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
  - Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry and agricultural b
- Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive based programs to manage, increase and restore wastewater and storm water returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and storm water master planning

**Chapter 391-3-16, Rules for Environmental Planning Criteria**

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

## **7. Consideration of DCA Community Quality Objectives**

DCA crafted a series of objectives dealing with a broad range of aspects that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

### **1. Economic Prosperity**

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

#### Best Practices recommended for the City Of Pavo:

- Research and create a source book to identify technical and financial assistance available for local businesses from regional, state and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.
- Plan a tourist and marketing campaign based on the three heritage festivals in town: Peacock Festival, Harvest Festival and Christmas Festival.

### **2. Resource Management**

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

### **3. Efficient Land Use**

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

#### Best Practices recommended for the City Of Pavo:

- Create some regulatory tools like a zoning code to encourage owners to maintain property or utilize vacant or unused properties and structures.
- Consider adopting a rehabilitation code in addition to a new construction code to help keep costs down thereby encouraging rehabilitation of properties.

### **4. Local Preparedness**

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

## **5. Sense of Place**

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

### Best Practices recommended for the City Of Pavo:

- Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single family residences and to regulate appearance, layout and location of manufactured homes.

## **6. Regional Cooperation**

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

### Best Practices recommended for the City Of Pavo:

- Meet regularly with SGRC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.

## **7. Housing Options**

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

### Best Practices recommended for the City Of Pavo:

- Consider creating an ordinance to allow cottage zoning to allow very small single family homes to fill the need for affordable housing, utilize vacant properties and keep cost down for construction and so eliminate the need for manufactured homes.
- Provide education on home loan assistance to foster rehabilitation and revitalization.

## **8. Transportation Options**

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

### Best Practices recommended for the City Of Pavo:

- Create a continuous, well maintained sidewalk network.

## **9. Educational Opportunities**

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

## **10. Community Health**

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

### Best Practices recommended for the City Of Pavo:

- Coordinate with SWGRC or SGRC to participate in the GDOT 5311 program to provide public transportation to the next available public health facility.

## **II. PLAN ELEMENTS**

### **Vision Statement**

The City of Pavo will continue to strive for a small town atmosphere that is characterized by a sense of individual belonging, local businesses and local character. The City's heritage will be preserved through the preservation of landmarks and the City will continue to hold traditional local events such as the Peacock Festival.

Revitalization efforts will turn the downtown of Pavo into a vibrant and attractive town center. Circulation throughout the City of Pavo will provide safe and attractive access to all areas of the community. Residents will be able to take advantage of the community's pedestrian and bicycle pathways that will tie the community's center, recreational amenities, shopping, schools and employment together.

Economic and business initiatives will have expanded the economy through innovation and investment in education and rehabilitation of structures, as well as supportive infrastructure. The community will have an integrated system of technology and utility networks which support a vital economy.

### **1. Community Goals**

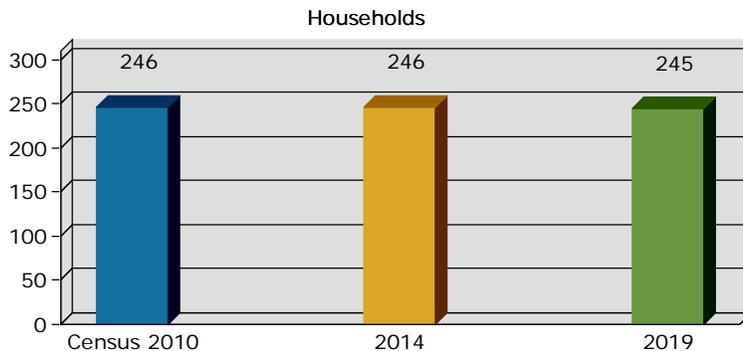
The purpose of the Community Goals Element is to lay out a road map for the City of Pavo's future; to generate local buy-in to the plan and to ensure that the plan is implemented.

- Goal 1: To ensure community growth and development, which benefits all segments of the diverse population.
- Goal 2: To support a growing and balanced economy by supporting existing businesses to meet their needs and attracting new businesses to meet the City's needs.
- Goal 3: To provide for the continued protection of our natural and cultural resources for current and future generations.
- Goal 4: To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.
- Goal 5: To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies and to coordinate land use planning to provide adequate and affordable housing
- Goal 6: To support quality growth and development through promoting local education, providing a quality healthcare facility and public safety.

## 2. Needs and Opportunities

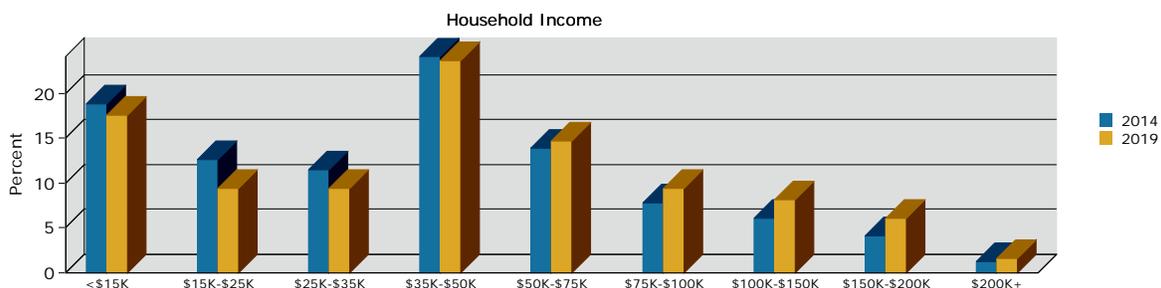
The Needs and Opportunities as shown in this Section were developed in meetings through discussions with stakeholders and residents, experiences by stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities identified in the 2008 Update for Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program.

### a. Analysis of Data and Information



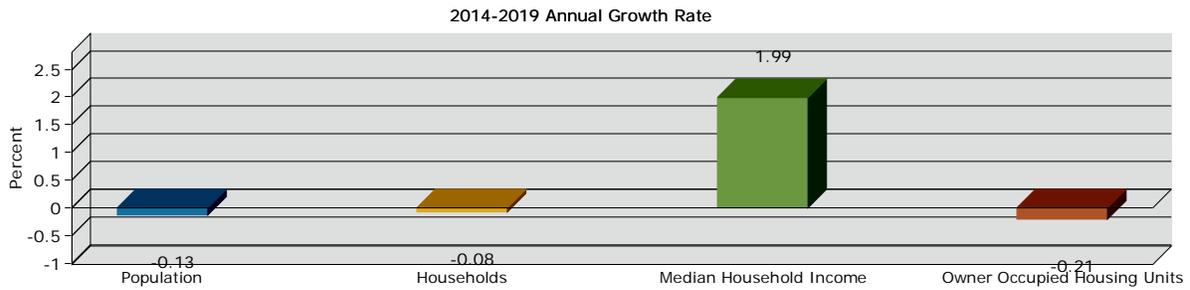
Reviewing the household data shows that the majority of households are family households (72%) with 28% non-family households. 23.6% are households with people living alone. The average household size is 2.55 and the average family size is 3.04

Reviewing the educational attainment data shows that the majority of residents in City of Pavo have a high school degree and some college, (64%). 8.7% have an associate degree and 8.1% have a bachelor's degree. In order to improve the economic development status within the county, additional efforts should be undertaken to raise the educational level of the residents (including professional and vocational training) to raise income levels, quality of life, and attract jobs to the area.



In July 2013, the U.S. unemployment rate stood at 7.6 percent according to the Department of Labor Statistics. The State of Georgia is almost 2 percentage points higher at 9.3% unemployment rate and City of Pavo showed a 10.7% unemployment. In 2012 according to the U.S. Census American Community Survey median household income for Pavo is \$34,554 and mean household income was listed at \$44,597, also median family income was \$39,375 and mean family income was \$52,806. Median earnings for workers in this same time frame is \$22,000 showing that high unemployment rate and low average salary reflects the large portion of the residents without a higher education. Research and studies have shown repeatedly that higher wages and employment are a result of better education. In order to attract higher paying jobs, City of Pavo must address the issue of education in the community and increase high school and college graduation rates. Along with this issue, Pavo must develop incentives to attract companies to the area then that will employ these graduates and develop incentives

to keep these residents in the County. Currently the mean travel time to work is approximately 35 minutes (US Census DP03).



Currently the City of Pavo has 274 housing units, of which 13.5% are vacant. The majority are single family residences and 30.7% are mobile homes. Only 3.6% of the housing stock has been constructed since 2000 and 31.2% are renter occupied. These numbers are derived from the US Census Bureau DP 04. A recommendation for City of Pavo would be to undertake a housing survey to specifically identify those units that are vacant, the reasons for the vacancies and the condition of the older housing stock in general. This could serve as a basis for increased rehabilitation efforts and grants to improve the housing stock and decrease the vacancy rate in the City of Pavo.

## **b. Community Issues And Opportunities**

The following is a list of issues and opportunities discussed and developed during stakeholder workshops. As with other parts of the Comprehensive Plan, this list should be amended and fine-tuned on a regular basis to ensure it remains a viable representation of the issues and opportunities facing the City of Pavo. Each of the issues and opportunities mentioned here are addressed either with a policy or with a specific project in the Community Work Program.

### **Population**

#### **Issues**

The City of Pavo has a diverse population, which brings with it language barriers and cultural differences.

The City has a large percentage of retirees who need many services such as health care and recreation, which is expensive for a city to provide without sufficient tax income.

#### **Opportunities**

Establish programs at the Thomas County Public Library and area technical colleges to help address potential language barriers.

The existing retiree population is a great resource for volunteers and expertise in all areas of the community including business and education

### **Economic Development**

#### **Issues**

The community faces low wages and a high rate of poverty. These facts are in part due to inadequate job opportunities as there are very few high wage jobs in Pavo.

A large number of residents in the City of Pavo commute daily to work in adjacent counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county.

Lack of adequate water and complete lack of sewer provides a substantial barrier to retention and expansion of existing businesses, let alone attraction of new businesses.

#### **Opportunities**

Efforts should be made to not only provide higher paying jobs in the City of Pavo, but also promote shopping with local businesses.

Improve the water system and develop a sustainable sewer system for the City in order to be able to retain and attract more businesses and residents.

Raise the community's awareness of local businesses. This could be done by including notices of events or sales with the local water bill.

Build on the popularity of the Peacock (2<sup>nd</sup> Saturday in May), Harvest (October 10 – 18) and Christmas Festivals (weekends starting November 1) to attract visitors and businesses to the City.

### **Natural and Cultural Resources**

#### **Issues**

The City of Pavo does not have historic preservation guidelines to preserve existing historic buildings or places.

### **Opportunities**

Designate the local gym as a local historic building to encourage preservation and use.

Develop a local inventory of historically significant buildings, places and events.

### **Community Facilities and Services**

#### **Issues**

Pavo lacks a sewer system creating residential health hazards and impeding business development and job growth.

Pavo is in need for water system improvements. Some areas of the county are at greater risk for fire damage due to distance from fire stations or the presence of railroads that may interfere with fire rescue operations.

A local parks are in need of improvements and updates.

The City does not have sufficient sidewalks and existing ones are in need of repair and maintenance.

The City does not have an activity center for Seniors.

Broadband access is too slow and unreliable, often not available. This presents a significant barrier to attracting new businesses and residents.

#### **Opportunities**

Conduct a feasibility study to implement a sanitary sewer system for the City of Pavo.

Explore the feasibility of operating a senior activity center as part of the community center.

Expand and remodel City Hall by including the two adjacent buildings.

Provide more water lines and spickets at the Park and update the water tank to facilitate picnics and growing a garden. Explore grant opportunities for this project as funding is not available at this time.

### **Housing**

#### **Issues**

The City of Pavo has many homes that in poor condition and/or lack necessary facilities.

Several houses are abandoned, the City needs to develop a mechanism to clean up and rehabilitate abandoned homes.

#### **Opportunities**

Residents will benefit from increased awareness of housing assistance programs such as homebuyer education, down payment assistance, housing rehabilitation and reconstruction programs. The City of Pavo should work with Brooks County and Thomas County to offer such programs within the City.

Work with the Southern Georgia Regional Commission to obtain a housing rehabilitation grant for the City of Pavo.

### **Land Use**

#### **Issues**

The City of Pavo has several abandoned properties which need to be cleaned up.

The City of Pavo has seen an increase in the number of manufactured homes. While manufactured homes represent an affordable form of housing for many people, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.

**Opportunities**

Rehabilitate vacant & abandoned properties and homes. Work with a Community Development Organization or housing authority on infill development to provide affordable and good quality housing choices.

Work with Brooks County and Thomas County Code Enforcement to assist in cleaning up abandoned properties and homes.

Develop basic zoning regulations to help with the revitalization of the City and to help with implementing Comprehensive Plan goals and policies.

**Transportation**

**Issues**

The City of Pavo needs continuous sidewalks and more paved streets.

**Opportunities**

The City of Pavo's street network is ideal for the development of a multi-purpose trail network as well as for future bike routes.

Establish crosswalks at City Hall, the restaurant, the grocery store and at the previous bank building to encourage new use of that building.

**Education, Healthcare and Public Safety**

**Issues**

The City of Pavo has no healthcare service and no medical facility within city limits.

**Opportunities:**

Attract a medical clinic to the City of Pavo.

Expand the members of the volunteer fire department and the number of First Responders to improve fire and public safety coverage within the City.

### **3. Policies**

The following policies were developed to address the previously mentioned Issues and Opportunities and should be used by community leaders in everyday and long term decision making. Adherence to these goals and policies will help ensure our limited community resources are used most efficiently.

The development of the goals and policies for the City of Pavo took into account community feedback, previous goals and policies, and newly established issues and opportunities. Overall, the goals and policies were developed to ensure our community vision becomes a reality.

**GOAL 1: POPULATION** – To ensure community growth and development, which benefits all segments of the diverse population.

- **POLICY 1.1** The City of Pavo should be marketed as a viable location for retirees due to its central location, climate and affordability.
- **POLICY 1.2** Establish programs at the Thomas County Public Library and area technical colleges to help address potential language and cultural barriers.

**GOAL 2: ECONOMIC DEVELOPMENT** – To support a growing and balanced economy by supporting existing businesses to meet their needs and attracting new businesses to meet the City's needs.

- **POLICY 2.1** The issue of commuting workers needs to be addressed by the creation of higher-wage jobs in the City of Pavo and by encouraging people to shop in the City of Pavo.
- **POLICY 2.2** Develop programs to assist local businesses and industry and to assist people in starting new businesses.

**GOAL 3: NATURAL AND CULTURAL RESOURCES** – To provide for the continued protection of our natural and cultural resources for current and future generations.

- **POLICY 3.1** Areas where natural features would be endangered by development shall be conserved.
- **POLICY 3.2** Cultural resources should be preserved and used to market the area.
- **POLICY 3.3** The City of Pavo should develop a local inventory of historically significant buildings.
- **POLICY 3.5** The City of Pavo should adopt local Historic Preservation guidelines for the protection of the many historic and cultural resources throughout the City.

**GOAL 4: COMMUNITY FACILITIES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

- **POLICY 4.1** Water system improvements should be undertaken as soon as possible to mitigate fire hazards and increase business opportunities.
- **POLICY 4.2** Research possibilities of constructing or using infill to provide activity center for seniors.
- **POLICY 4.3** Improve and update the local parks in Pavo
- **POLICY 4.4** Conduct a feasibility study to design and construct a central sewer system for the City of Pavo.

**GOAL 5: HOUSING –** To ensure access to adequate and affordable housing options for all residents in all income levels.

- **POLICY 5.1** The City of Pavo should pursue the identification of substandard housing and develop a neighborhood revitalization strategy.
- **POLICY 5.2** The existing housing stock should be proactively protected and rehabilitated, utilizing public-private partnerships when necessary.
- **POLICY 5.3** The City of Pavo should partner with Brooks County and the Quitman Housing Authority and other agencies and organization to promote awareness of housing issues and options the community has for increasing rates of homeownership, down payment assistance, rehabilitation and reconstruction.

**GOAL 6: LAND USE –** To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

- **POLICY 6.1** Existing neighborhoods should be protected from encroaching incompatible uses through land use controls such as basic zoning regulations.

**GOAL 7: TRANSPORTATION –** To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

- **POLICY 7.1** City of Pavo will continue to utilize the LMIG program.
- **POLICY 7.2** The City of Pavo should research programs which will help it to provide paved roads and continuous paved sidewalks.

**GOAL 8: PUBLIC SAFETY, EDUCATION and HEALTHCARE –** To support quality growth and development through promoting local education, providing a quality healthcare facility and

- **POLICY 8.1** Continue efforts to promote schools and public relations with agencies, organizations and the public in the surrounding areas.
- **POLICY 8.2** Support initiatives to attract and locate healthcare facilities and services within City limits.

#### 4. Community Work Program

##### City of Pavo Community Work Program Update Report of Accomplishments

Activity	2008	2009	2010	2011	2012	ROA
<b>Cultural Resources</b>						
Develop a historic resource inventory	x	x	x	x	x	in progress, not complete
<b>Economic Development</b>						
<b>Housing</b>						
Approve land use controls (zoning or land development codes)	x	x	x	x	x	Pavo City Council opposes, current no further action
Collaborate with Thomasville Housing Authority in meeting housing needs.	x	x	x	x	x	Deleted, no funds available
<b>Natural Resources:</b>						
<b>Land Use:</b>						
Adopt zoning and/or other land use ordinances to control impact of new development on water system	x					Council enacted Manufactured Home Moratorium to encourage permits changed in new CWP as discussing potential move to land use controls
<b>Community Facilities:</b>						
Continuously research the possibility of obtaining a sewer system	x	x	x	x	x	Complete entered next phase
Adopt land use controls on growth in place of moratorium	x					Delete moved to land use element
<b>Intergovernmental Coordination:</b>						
Consider joining the Brooks County/ Quitman Parks and Recreation Department	x	x	x	x	x	completed
Pavo and Barwick should work together with governments and agencies on both sides of the county line to maximize benefits	x	x	x	x	x	completed

### 3. Community Work Program

#### City of Pavo Community Work Program FY 2015 - 2019

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source
<b>Cultural Resources</b>									
Designate the old Pavo Gym/school building as historic property		x	x			3	City of Pavo	Staff Time	General Funds
Develop a historic resource inventory		x				3	City of Pavo	Staff Time	General Funds

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source
<b>Economic Development</b>									
Develop a promotion campaign to attract business in coordination with the local Chambers of Commerce	x	x				2	City of Pavo Local Chambers of Commerce	Staff Time	General Funds

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source
<b>Housing</b>									
Identify Homes and Parcels for revitalization and infill	x	x				5	City of Pavo Brooks County and Thomas County Housing Authorities	Staff Time	General Funds
Apply for CDBG funds	x					5	City of Pavo SGRC	Staff Time	General Funds

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source
<b>Land Use:</b>									
Discuss the potential for move to land use controls	x					6	City of Pavo	Staff Time	General Funds

Activity	2015	2016	2017	2018	2019	Goal	Responsible Party	Estimated Cost	Funding Source
<b>Community Facilities:</b>									
Develop a Senior Citizens Activity Program	x					4	City of Pavo	staff time/volunteers	general funds
Develop a Youth Activity Program	x					4	City of Pavo	staff time/volunteers/ Pavo Civic Club Boys & Girls Club	general funds
Issue an RFI to design a plan for improvements to the water system	x					4	City of Pavo	staff time	general funds
Apply for CDBG for water system improvements		x				4	City of Pavo SGRC	staff time	general funds
Construct water system improvements			x	x		4	City of Pavo	staff time TBA based on design study	DCA, EDA
Issue an RFI to design a plan to construct a city wide sewer system	x					4	City of Pavo	staff time (feasibility study \$50,000)	general funds
Apply for CDBG to construct sewer system		x				4	City of Pavo SGRC	staff time	general funds
Construct sewer system			x	x		4	City of Pavo	staff time TBA based on design study	DCA, EDA
Construct improvements to the local parks	x	x				4	City of Pavo	staff time \$10,000	general funds grants
Research a grant to rehabilitate the old gym			x			4	City of Pavo	staff time \$150,000	general funds grants

## **5. Economic Development Element**

The September 2012 Comprehensive Economic Development Strategy (CEDS) as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for the City of Pavo.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each of our 18 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals for the City of Pavo:

### **Goal:**

Improve/upgrade the educational levels and labor force skills within the region.

### **Objective:**

Develop and support community based efforts to address improved educational levels and labor force skills.

### **Objective:**

Support the continued improvement of the educational system in addressing educational/skills improvement and ensure WIA coordination.

### **Goal:**

A well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

### **Objective:**

Improve educational attainment by reducing high school drop-out rates.

### **Goal:**

Public services and facilities adequate to accommodate existing and future growth.

**Objective:**

Industrial Parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region.

**Objective:**

Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.

**Objective:**

Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

**Goal:**

Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.

**Objective:**

Assist local governments with the development of a Building Inspection Program.

**Objective:**

Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

**Objective:**

Work with local governments to develop ordinances for manufactured home usage and placement.

**Goal:**

Provide affordable housing options for low-to-moderate income persons.

**Objective:**

Develop homebuyer programs for low-to-moderate income persons

**Goal:**

Conservation, maintenance and improvement of existing/future housing and neighborhoods, and the elimination of substandard housing conditions in the region.

**Objective:**

All cities and counties should be encouraged to establish and maintain an annual housing condition inventory; and adopt or revise and update building and housing codes, using applicable state or national models.

**Objective:**

All substandard housing units, which are inventoried and suited for rehabilitation, should be scheduled for rehabilitation in a manner consistent with the local comprehensive plan.

## **6. Land Use Element - CITY OF PAVO CHARACTER AREAS**

### **Agricultural Area**



#### **DESCRIPTION:**

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

#### **DEVELOPMENT STRATEGY:**

The rural character of this area should be maintained by strictly limiting new development and protecting farmland and open space.

**PERMITTED ZONINGS:** N/A

#### **PREFERRED LAND USES:**

Agriculture and Forestry, parks and recreation, conservation. A regional trail network be explored in this area that could be connected to a county-wide or regional network.

#### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Sense of Place
- 2) Resource Management
- 3) Efficient Land Use

#### **IMPLEMENTATION MEASURES:**

**Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide and agricultural buffer.

#### **Creating a Network of Greenways and Trails**

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

**Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

**Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

## Downtown



Downtown City Hall

### DESCRIPTION:

The traditional downtown area and immediately surrounding commercial, industrial or mixed use areas.

### DEVELOPMENT STRATEGY:

Downtown should include a mix of retail, office, services and employment to serve the local market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels. Design should be very pedestrian-oriented with strong, walkable connections between different uses. The pedestrian friendly environment should be enhanced by adding or expanding sidewalks and creating other pedestrian-friendly trail/bike routes linking libraries, neighborhood centers, health facilities, shopping, parks, schools, etc.

### PERMITTED ZONINGS:

N/A

The City of Pavo should adopt land use standards and regulations for the protection and enhancement of this area.

### PREFERRED LAND USES:

The City should maintain a mix of land uses in their downtown areas including commercial, office, residential and institutional. While increased density should not only be allowed, but encouraged, pockets of green space are recommended as well.

### QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Resource Management
- 3) Efficient Land Use
- 4) Local Preparedness
- 5) Economic Prosperity
- 6) Housing Options
- 7) Transportation Corridors
- 8) Community Health

### IMPLEMENTATION MEASURES:

**Historic design standards:** Provides for protection and enhancement of places, districts, sites, buildings, structures, and works of art having a special historic, cultural, or aesthetic interest or value.

**Infill development program:** Encourage infill development in downtown, while also regulating this development to ensure protection of quality of life in affected neighborhoods.

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

**Mixed use zoning:** Mixed-use zoning allows different types of uses (such as housing, commercial and office) to locate within the same area, provided the uses are reasonably compatible. Encourages creation of vibrant, walkable community and neighborhood centers.

**Right-of-way improvements:** Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

## Scenic Corridor



### DESCRIPTION:

Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

### DEVELOPMENT STRATEGY:

Guidelines should be established on new development to protect the characteristics deemed to have scenic value. Guidelines should also be enacted for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design. Access should be managed to keep traffic flowing, using directory signage to clustered developments. Pedestrian linkages should be provided to nearby residential or commercial districts.

PERMITTED ZONINGS: N/A

The City of Pavo should adopt land use standards and regulations to accommodate and support this Character Area.

### QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Sense of Place
- 5) Community Health
- 6) Heritage Preservation
- 7) Transportation Corridor

### IMPLEMENTATION MEASURES:

**Access Control Measures:** To ensure properties are interconnected to allow for greater traffic circulation and increased public safety.

**Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide and agricultural buffer.

### **Creating a Network of Greenways and Trails**

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. It is important to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

**Right-of-way improvements:**

Right-of-way improvements are any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.

**Water Resource Management:** Managing and protecting water supply and watersheds; providing safe drinking water and wastewater treatment services.

**Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, stream flow and geometry, and water quality.

## Traditional Area – Transitioning



Single Family Residence

### DESCRIPTION:

The residential area in the older parts of Pavo. Characteristics include high pedestrian orientation, sidewalks, street trees, street furniture, on-street parking, small regular lots, limited open space, buildings close to or at the front property line, low degree of building separation, neighborhood-scale businesses scattered throughout the area. This area may be somewhat stable, yet is showing signs of transitioning towards a state of decline.

### DEVELOPMENT STRATEGY:

The focus should be on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should also be provided.

### PERMITTED ZONINGS:           N/A

The City of Pavo should adopt land use standards and regulations to assist in stopping any further deterioration in this area and to work as a catalyst for revitalization.

### PREFERRED LAND USES:

The dominant land use in this area is residential. A mix of uses, including neighborhood commercial and office would be suitable as well. It is recommended that all communities identify a central point that can act as a gathering point for the immediate community.

### QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

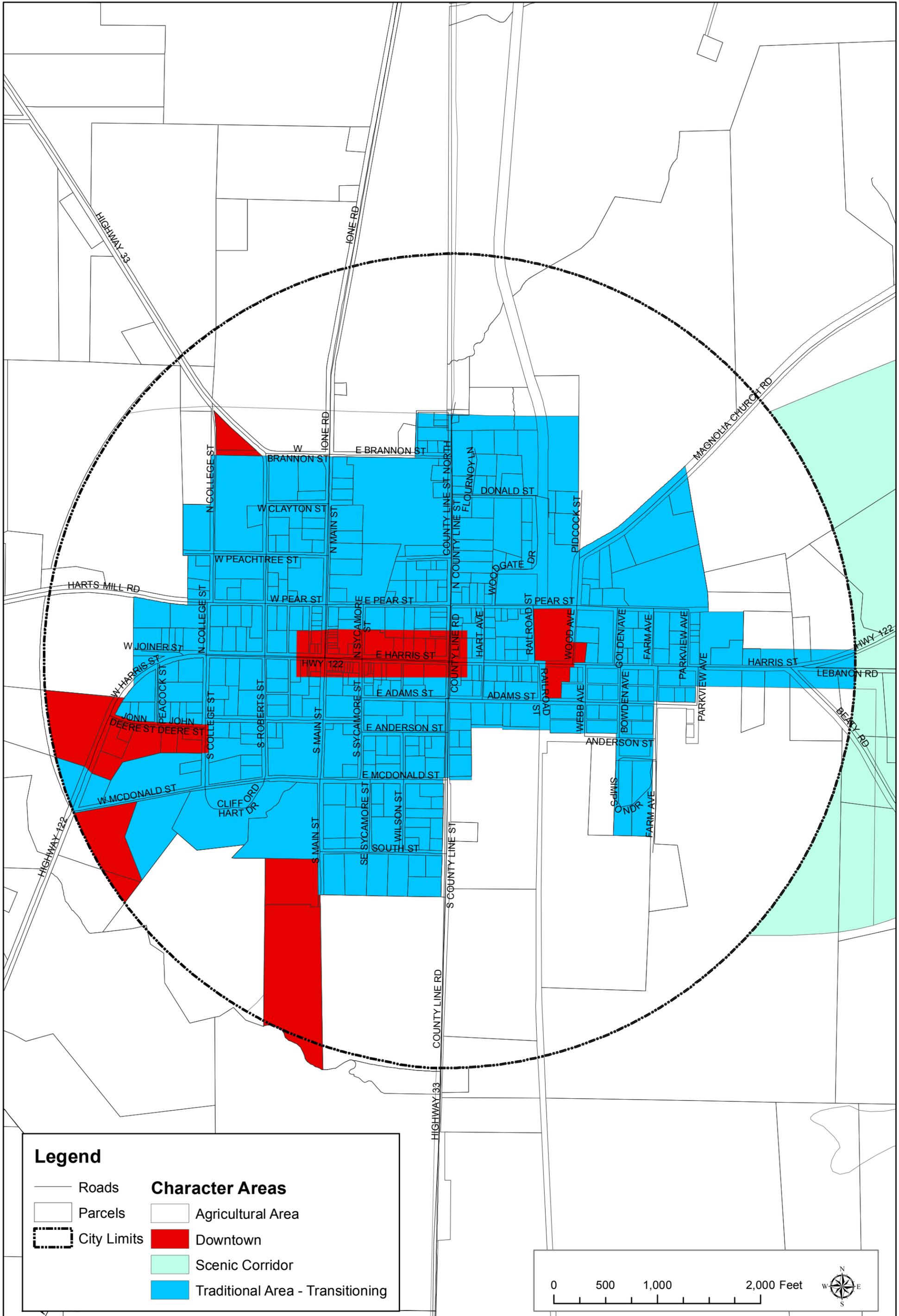
### IMPLEMENTATION MEASURES:

**Promote infill housing:** develop incentive and rewards programs to utilize abandoned properties and demolish vacant unsuitable housing in favor of construction new homes.

**Promote clean up and improved maintenance of existing properties and buildings:** consider working with Brooks County Code Enforcement and the Pavo City Police to encourage clean up and develop incentive and rewards program to foster voluntary participation.

**Creating a Network of continuous sidewalks:** this will increase the safety of neighborhoods and provide a more coherent look to the neighborhood.

# City of Pavo Character Areas



## Legend

- |   |  |
|---|--|
|  Roads       | <b>Character Areas</b>   |
|  Parcels     |  Agricultural Area                |
|  City Limits |  Downtown                         |
|   |  Scenic Corridor                  |
|   |  Traditional Area - Transitioning |



# **APPENDIX**

**Southern Georgia Regional Commission  
City of Pavo  
Comprehensive Plan Update  
"KICK-OFF Meeting  
Date: 9/15/2014**

	Organization	Phone	Email
Paula Jarrett	NA	229 226-7227	ejarrett@roic.net
Eugene Jarrett	NA	"	"
Betty Ruvis	Concord Atlanta	859-2428	
Barbara Adams	General Atomics		
Timberland Living			
Wellspring.com	Pavo Baptist Ch.	229-377-9726	Pavobaptistchurch@gmail.com
Charles Rowe	Pavo Police Dept.	229-855-2111	Pavopolice@windstream.net
Michele Barrett	City of Pavo	229-859-2110	mbarrett@windstream.net
Sallie Burgess	Pavo Historical House Arch. Purification	229-425-3469	SallieBurgess@gmail.com
Margie Rowland		859-26699	

Southern Georgia Regional Commission  
 City of Pavo  
 Comprehensive Plan Update  
 "KICK-OFF Meeting"  
 Date: 9/15/2014

Name	Organization	Phone	Email
David Davis		859-2767	
Emily Fleming		859-2919	
Faye Walker		859-2236	F.Kwalker@windstream.net
Darcie Grind		859-9176	
Joey Dean		560-7148	joeydean@jphhd.com
Fay Walker		859-2236	F.Kwalker@windstream.net
Tricky Tom		229-560-2234	

Tuesday, September 9, 2014

[www.timesenterprisepress.com](http://www.timesenterprisepress.com)

Thomasville Times-Enterprise 5A

were forced from their... related when officers at...

# STAFF ORIENTATION

## Kick Off - Public Hearing For the City of Pavo Comprehensive Plan Update September 15, 2014

A public kick-off meeting will be held at 6:00 PM on September 15, at the Pavo City Hall, located at 1010 East Harris Street, Pavo, Georgia 31778. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in the development process of the plan, and to obtain input on the proposed planning process.

Persons with special needs relating to disability or access of foreign language should contact the Pavo City Hall Office at 229-859-2110. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0195.

All persons are invited to attend the Public Hearing. If you would like more information, please contact Janice McKinnon, SGRC Planner at (229) 533-5277.

## ATTENTION

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# Community deserves an explanation

Saturday, September 13, 2014

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Thomasville Times-Enterprise 5A

protect the brand and this is not a brand rolling in. Hence his initial decision to slap Rice's wrist. He wanted to give Rice every...  
 why did she marry the guy, right? Nobody can argue that out. So, clomp on that...  
 Victim, Rush...  
 radio show, hit that one hard...  
 why did she marry the guy, right? Nobody can argue that out. So, clomp on that...

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**Kick Off - Public Hearing For the City of Pavo Comprehensive Plan Update**

**September 15, 2014**

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All persons are invited to attend the Public Hearing. If you would like more information, please contact Janice McKinnon, SGRC Planner at (229) 333-5277.

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Thomasville, GA 31784

Southern Georgia Regional Commission  
 City of Pavo  
**Comprehensive Plan Update Public Review and Comment for Submittal for Review**  
 Date: 10/20/2014

Name	Organization	Phone	Email
Beth Stevens	City of Pavo		
Barbara Adams	City of Pavo		
Taye Charles	City of Pavo		
Shay Dean	City of Pavo		
Shawn H. Davidson	SGRC		
Michele Barrett	City of Pavo		Pavocity@windstream.net
Cynthia Jones	Pavo Police Dept		philip@ci.windstream.net
Debbie Woods	City of Pavo		beckyphil@pavo.com
Tammy Flourey	John Doe		
Kaye Walker	John Doe		



## City of Pavo

1010 E. Harris Street  
Phone 229-859-2110

P. O. Box 157  
Fax 229-859-2319

Pavo, GA. 31778  
pavocity@windstream.net

October 21, 2014

Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, GA 31601

RE: Comprehensive Plan Update Submittal

City of Pavo has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Michele Barrett, Pavo City Clerk at 229-859-2110 and pavocity@windstream.net.

Sincerely,



Faye Walker, Mayor  
City of Pavo

Enclosures

*The City of Pavo is an equal opportunity service provider and employer.*

**CITY OF PAVO**  
**RESOLUTION TO ADOPT**  
**2014 CITY OF PAVO**  
**COMPREHENSIVE PLAN UPDATE**

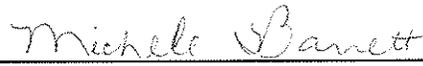
**WHEREAS**, the City of Pavo has completed the 2014 Comprehensive Plan Update.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the City of Pavo does hereby adopt the 2014 City of Pavo Comprehensive Plan Update.

Adopted this 17th day of November, 2014.

  
\_\_\_\_\_  
Faye Walker, Mayor

  
\_\_\_\_\_  
ATTEST: Michele Barrett, City Clerk