PROGRESS AND CULTURE AMONGST THE PINES

A Joint Comprehensive Plan for Emanuel County, City of Adrian, City of Garfield, City of Nunez, City of Oak Park, City of Stillmore, City of Summertown, City of Swainsboro and City of Twin City, Georgia

August, 2017

Progress and Culture Amongst the Pines

A Joint Comprehensive Plan for Emanuel County, Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City, Georgia

A Joint Comprehensive Plan for Emanuel County, the City of Adrian, the City of Garfield, the City of Nunez, the City of Oak Park, the City of Stillmore, the City of Summertown, the City of Swainsboro, and the City of Twin City, Georgia, in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures established by the Georgia Department of Community Affairs with an effective date of March 1, 2014

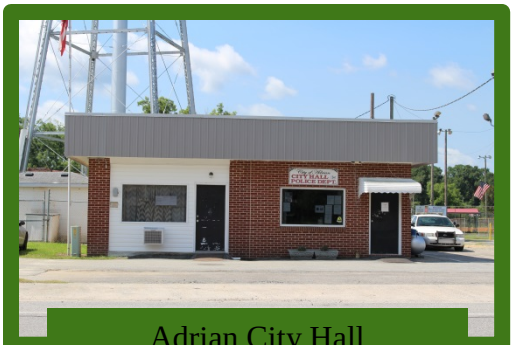
Prepared By:

The Emanuel County Joint Comprehensive Plan Coordination Committee
The Emanuel County Local Governments

Heart of Georgia Altamaha Regional Commission

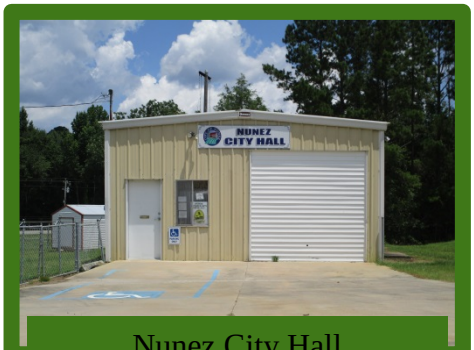
August, 2017

Emanuel County Courthouse



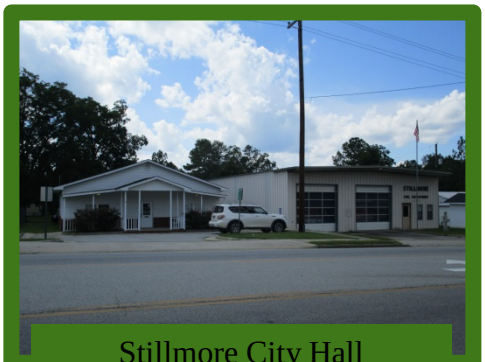
Adrian City Hall

Garfield City Hall



Nunez City Hall

Oak Park City Hall



Stillmore City Hall

Summertown City Hall

Swainsboro City Hall

Twin City City Hall

Table of Contents

	Page
Introduction and Executive Summary	1
Community Goals	15
Community Vision	16
Adrian Municipal Description	29
Garfield Municipal Description	34
Nunez Municipal Description	38
Oak Park Municipal Description	42
Stillmore Municipal Description	47
Summertown Municipal Description	52
Swainsboro Municipal Description	57
Twin City Municipal Description	63
Community Goals	68
Long Term Community Policies	74
Needs and Opportunities	82
Needs and Opportunities	83
Economic Development	98
Land Use	109
Community Work Programs	139
Emanuel County	140
Report of Accomplishments	141
Community Work Program, 2018-2022	145
City of Adrian	151
Report of Accomplishments	152
Community Work Program, 2018-2022	154
City of Garfield	155
Report of Accomplishments	156
Community Work Program, 2018-2022	159
City of Nunez	161
Report of Accomplishments	162
Community Work Program, 2018-2022	164
City of Oak Park	165
Report of Accomplishments	166
Community Work Program, 2018-2022	169
City of Stillmore	171
Report of Accomplishments	172
Community Work Program, 2018-2022	175

Table of Contents

(continued)

	Page
City of Summertown	177
Report of Accomplishments	178
Community Work Program, 2018-2022	180
City of Swainsboro	181
Report of Accomplishments	182
Community Work Program, 2018-2022	190
City of Twin City	197
Report of Accomplishments	198
Community Work Program, 2018-2022	200

Maps

Emanuel County Existing Land Use	114
City of Adrian Existing Land Use	115
City of Garfield Existing Land Use	116
City of Nunez Existing Land Use	117
City of Oak Park Existing Land Use	118
City of Stillmore Existing Land Use	119
City of Summertown Existing Land Use	120
City of Swainsboro Existing Land Use	121
City of Twin City Existing Land Use	122
Emanuel County Future Land Use	127
City of Adrian Future Land Use	128
City of Garfield Future Land Use	129
City of Nunez Future Land Use	130
City of Oak Park Future Land Use	131
City of Stillmore Future Land Use	132
City of Summertown Future Land Use	133
City of Swainsboro Future Land Use	134
City of Twin City Future Land Use	135
Appendix	202
Community Involvement	203

INTRODUCTION AND EXECUTIVE SUMMARY

Progress and Culture Amongst the Pines -- The Emanuel County Joint Comprehensive Plan is a comprehensive plan prepared under the current Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 adopted by the Georgia Department of Community Affairs (DCA) first with an effective date of January 1, 2013, and after minor changes, an effective date of March 1, 2014. It is a joint plan for Emanuel County and its municipalities, the cities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City.

Emanuel County is a large, rural county of about 23,000 persons located in East Central Georgia in an envious position along I-16 at almost the center of a triangle from Macon to Augusta to Savannah. Emanuel County enjoys excellent highway access and has always been associated with important transportation routes from the Ogeechee River to some of Georgia's first roads. Swainsboro, the county seat and largest municipality, lies near the county's geographic center and is often referred to as the Crossroads of the Great South. This designation refers to the only intersection of U.S. highways 1 and 80, which both originally transected the entire country. This crossroads is located in the heart of Swainsboro's downtown. U.S. 1 is a designated Georgia developmental highway and is completely four-laned through the county. In addition to I-16, U.S. 1, and U.S. 80, no less than seven other state or federal highways, including U.S. 221, provide access to the county. These numerous highways are not surprising given that Emanuel County citizens were leaders in the Good Roads Movement for highway improvement, and in U.S. 1 and the Dixie Overland Highway (U.S. 80) advocacy and location. Emanuel Countians, particularly George Brinson and Thomas Jefferson James, were also influential in railroad development. Transportation leadership continues to be evidenced today as the community maintains an outstanding regional airport with an over 6,000 foot runway which is Georgia's 13th longest.

Progressive leadership had always been a hallmark for Emanuel County, and its reach is not limited to transportation. The community has a long history of continually striving for civic improvement; valuing and advancing education, arts, and culture; and association with pine trees. Summertown residents established the well-regarded Summerville Academy in 1856, while Stillmore had a school and college by 1900. One of the reasons that two early Emanuel County towns, Graymont and Summit, merged to become Twin City was the joint efforts in establishing the Emanuel County Institute. This public school utilized the first school bond for construction in Georgia history, and also made first-ever history with its financing of an agriculture and home economics curriculum. This striving for excellence and educational improvements continues unabated in the community. East Georgia State College's main campus is located in Swainsboro as a result of unrelenting local effort, involvement, and financing. This college has also enjoyed unprecedented offerings, yet to be duplicated elsewhere, in specific disciplinary associate's degrees. The community also has a campus of Southeastern Technical College, which was named Georgia's 2016 Technical College of the Year, award winning local schools, and has privately funded the Sudie A. Fulford Community Learning Center for community purposes on the East Georgia campus. There is an outstanding private school, David Emanuel Academy in Stillmore.

Advancing culture is not limited to educational firsts within Emanuel County. Swainsboro was home to the "Peach State Jamboree" in the 1950s, which was one of country music's premier venues in the entire country at the time. Today the community has an active Arts Council, has developed several public event spaces/venues in downtown Swainsboro, and is developing Swainsboro's historic downtown Dixie Theatre into a multi-purpose community arts center. Swainsboro participates in Georgia's Main Street Program, and has developed a unique and flourishing Main Street Market for antiques sales, tourism, and business incubator which has won awards for innovation and problem solving. The community has repurposed many of its historic buildings, and has developed Emanuel County Farm and Home Museum Village to preserve its heritage. The community has held a Pine Tree Festival, now called the Pine Tree Festival and Southeast Timber Expo, for nearly 75 years. It is Georgia's longest continuously operated festival. The community also operates an outstanding library, Franklin Memorial

Library, with an exceptional building and many offerings. There are a number of museums and festivals countywide, including in several of the small towns.

There are other outstanding facilities and services within Emanuel County which are top-notch and not often duplicated in rural communities. The entire county enjoys high-speed broadband internet service. There is a local regional medical center which provides quality services equal to facilities in larger cities and which has received a rare five-star Medicaid Services rating. In addition, there is also a regional health care center service headquartered in Emanuel County but with locations in about a dozen surrounding rural counties. The community has over 1,200 acres devoted to industrial park usage in six different parks, including a new 600 acre rail-served park being developed along U.S. 1 north of Oak Park near I-16. The local industrial parks include the first technology industrial park established in rural Georgia. Emanuel County is home to a number of diversified major industries, including a major UPS distribution facility, and the global leader in canned chicken products (Crider Foods).

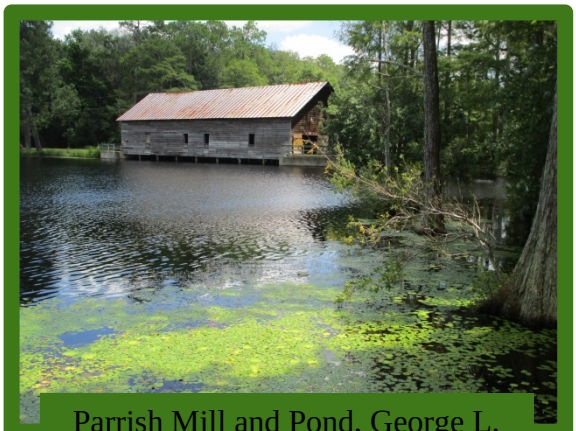
All of these extraordinary amenities, achievements, and attributes evident and exhibited by the Emanuel County community contribute to and result in an unparalleled high quality of life for a rural area. In addition to Swainsboro, Emanuel County is home to seven other municipalities, including Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, and Twin City. All of these small towns are welcoming, family-friendly hometowns with picturesque homes, caring people, city parks, low costs of living, and soothing lifestyles in convenient and accessible locations. Much of the county's landscape, even around Swainsboro, is still dominated by a seemingly endless sea of tall, dark green pine trees and other bucolic, scenic open spaces. One of Georgia's most picturesque state parks, George L. Smith, II State Park is located in Emanuel County just east of Twin City off U.S. 80. It is photogenic and relaxing, and includes a large millpond, covered bridge, and working grist mill. The county is home to much more natural beauty, including the important and starkly beautiful white sandhill Ohoopee Dunes, and the dark tannic waters of the Ogeechee, Ohoopee, and Canoochee rivers. There is much opportunity for endless outdoor fun and adventure, including boating, fishing, hiking, hunting, and birdwatching. At least two private hunting/event destinations/venues are open to the public. Emanuel County truly is an exceptional place which exhibits unexpected progress and culture in

Ogeechee River, Georgia 56 Bridge

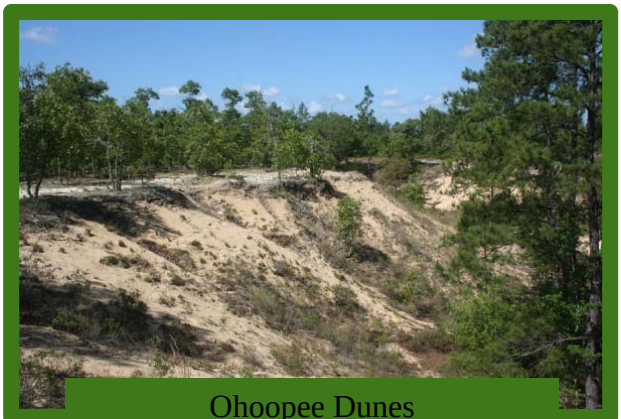
U.S. 1/U.S. 80 Intersection, Downtown Swainsboro

Southeastern Technical College

East Georgia State College Entrance



Parrish Mill and Pond, George L. Smith State Park



Ohoopee Dunes

a majestic rural setting. The result is an extraordinary high quality of life in a remarkable environment and location. Emanuel County is an uncommon rural oasis of surprising quality with much to offer families, retirees, visitors, or entrepreneurs alike. The Emanuel community is a beacon of enlightenment, culture, and opportunity rarely seen in such a tranquil and appealing rural setting. Emanuel County wishes to continue its long standing traditions of progressive leadership; commitment to education, arts, and culture; pursuit of modernization and excellence; and to remain a regional growth and support center and leader in quality rural development.

While there is much to celebrate and be optimistic about both existing and future growth and development within the community, there are issues requiring attention. Over sixteen (16.4) percent of Emanuel Countians are 65 or older, compared to about 13 (13.1) percent in Georgia. More than a fourth (27.0 percent) of the population lives in poverty, compared to 17 percent in Georgia. Incomes overall are low. Per capita money income in the county, as measured by the Census Bureau from 2011-2015, ($17,096) is only about two-thirds (66.4 percent) that of Georgia ($25,737). The county median household income for the same period ($32,229) is also only 65 (65.0) percent that of Georgia ($49,620). Unemployment in the county was 7.8 percent, as an annual average in 2016, high even when compared to the surrounding area, and more than two full percentage points higher than Georgia's 5.4 percent. However, employment within the county did post gains in 2016 after being relatively flat, and even slightly declining, since 2012. Such statistics have resulted in Georgia still ranking Emanuel County as a 2017 Job Tax Tier 1 county. While this ranking is for Georgia's bottom 40 percent or so of counties needing an economic boost, it has the advantage of offering Georgia's largest tax breaks for job creation within Emanuel County, and thus a substantial incentive for business job creator entities and further economic improvement. Emanuel County's economic future does have many positive factors which hold much promise.

The future Emanuel County will continue to take advantage of its assets and opportunities, and address its issues. It will continue to be at the forefront of rural family-centric living, seeking modernization and excellence, supporting the arts and advancement of cultural opportunities, maintaining progressive leadership, and an involved and caring citizenry and furthering an already extraordinary quality of life. The community will be a desired address for

both business and residential growth, and an outstanding place to live, work, do business, recreate, or visit. Growth will be well managed and guided to locate near the existing infrastructure and services of its municipalities, particularly Swainsboro, and will be respective and protective of existing character, and the community's fields, forests, open spaces, and its unique and special natural and cultural resources. The community will truly be recognized as a unique and special oasis of rural development and life known for its envious and coveted quality of life, its urban-like amenities, its progressive and collaborative leadership, its hometown appeal, and an expanding economy which respects and maintains its outstanding character and small town atmosphere. Many more will enjoy living, working, playing, and doing business in Emanuel County as it continues to become an even more extraordinary community and a place where both progress and culture is advanced amongst the pines.

The current DCA planning standards reduced and simplified requirements seeking to engender local plans more attentive to individual needs and generating more local pride, ownership, and use. This Emanuel County Joint Comprehensive Plan was developed with this as an overarching objective. It was intended to be a locally driven plan principally addressing local needs and cultivating widespread community interest, support, and buy-in, while meeting state standards. Even the title of this plan was chosen carefully to stimulate and encourage interest, reading, and implementation. "Progress and Culture Amongst the Pines" widely captures reference to Emanuel County's well-deserved reputation of progress and modernization along with its devotion and support of the arts and culture, and to its future aspirations to further capitalize on the community's rich history and heritage; natural and historic resources; its advantageous location; its superior education, transportation, and other community resources; and to make itself an even better place to live or work. This certainly should generate more curiosity and interest, and hopefully, more ownership and utilization, than the more bland "The Joint Emanuel County Comprehensive Plan." The Emanuel County community, including its municipalities, wants to protect its heritage and rural character; enhance its expanding economy, conserve its fields and forests and natural splendor; maintain its warmth and caring; improve its infrastructure; continue to advance the arts and culture; attract new residents and retirees; locate businesses and compatible jobs; utilize and celebrate its natural and cultural resources and heritage; and grow tourism, among its guiding aims and principles outlined herein. The

community truly wants to be a recognized address and oasis of exceptional rural progress and life, overall quality-of-life, and progressive, leadership welcoming of business, residents, families, and visitors alike, while continuing to support and cultivate education and the arts.

Previous Plans. This comprehensive plan is the third within the County prepared under the auspices of the Georgia Planning Act of 1989. The first was adopted in 1991, and the second in 2007. Both of these previous plan efforts were intensively data and state requirement driven, although local objectives are outlined and portrayed. The second plan does contain some local information which may not easily be found elsewhere and may remain of use. These last plans should remain, at least in hard copy, available from the Emanuel County local governments and the Heart of Georgia Altamaha Regional Commission. At the time of this plan preparation, the 2007 plan is available in digital format on the state (www.georgiaplanning.com) and region (www.hogarc.org) websites.

Data. The emergence of the world wide web with its vast data repositories accessible through free search engines allows anyone easy access to significant amounts and a wide variety of data, and profiles of any jurisdiction, including Emanuel County and its municipalities. For this reason, this comprehensive plan includes only limited data to depict or illustrate points. The current DCA planning standards actually encourage such non-inclusion of data. Almost any data depicted at a moment in time quickly becomes dated, and maybe irrelevant. The world wide web offers the opportunity of more relevant and up-to-date data at the time of access.

There are a variety of reliable public and private sources of data. Of course, the traditional source of official community data is the U.S. Census Bureau. Data on Emanuel County, its municipalities, or any other jurisdiction is quickly accessed at census.gov/quickfacts which provides a summary community profile on many popular data items, and links to even more data. Another quality source of data is the website, www.statsamerica.org, which provides a compilation of primarily government data on many items for any county, city, or town of any size in any state of the U.S. The site is maintained by Indiana University in partnership with the federal Economic Development Administration. The University of Georgia maintains a website, georgiadata.org, where county snapshots, detailed county profiles, and county level data for

nearly 1,300 variables related to a wide variety of subjects on population, labor, natural resources, government, health, education, transportation, crime and more can be accessed. The data can be compared to other counties and the state as well as on a historical change basis, among various user options. The data is compiled from a variety of sources, including *The Georgia County Guide and the Farmgate Value Report* prepared by UGA's Extension Service. The Georgia Department of Community Affairs has available data for cities and counties under "Community Planning Resources," and will also prepare community data reports when requested. The State of Georgia has official labor and economic data in its Georgia Labor Market Explorer as organized by the Georgia Department of Labor at explorer.gdol.ga.gov. Additional state sponsored economic data is available at www.georgia.org. Excellent overall private data sources include www.city-data.com, www.usa.com, and datausa.io; while headwaterseconomics.org is an excellent source for socioeconomic information, including data and interpretation through its economic profile system.

Population Projections. The official 2010 Census population of Emanuel County was 22,598, up by a modest over three (3.5) percent from 2000's 21,837. This growth was much less than that of Georgia's 18.3%, and not quite half that of the national U.S. rate of 9.7%. This continues the slow and generally steady growth of the county since 1970. (There was a dip of 249 persons from 1980 to 1990). Emanuel County's location; its transportation resources, including I-16 and U.S. 1; it proximity to the Georgia ports and three metropolitan centers; its current economic base; its outstanding natural and historic resources; its family-friendly, caring atmosphere; its progressive leadership; and its high overall quality of life portend well for the future. The U.S. Census Bureau estimate for 2016 Emanuel County population is 22,635, up by only 37 people from 2010. This suggests stability and very little current growth, but unlike many rural places, does a show positive, even if slight, upward nudge to continue current and past trends. The high mark of population in Emanuel County was actually 1920 after the railroad and cotton boom. There was a long period of decline in the county from 1920 to 1970. Emanuel County's location, its rich history, progressive leadership, community spirit, attention to the arts, outstanding natural and cultural resources, strong agricultural economy, existing businesses and entrepreneurship, high quality of life, and excellent transportation access to Georgia's ports and

metropolitan centers are positive factors and influences for continued future growth and development.

While past and present population levels are readily available on the world wide web, population projections are not so easily accessed. The Governor's Office of Planning and Budget (OPB) is responsible for generating official state population projections for Georgia counties. Current OPB projections for Emanuel County from 2015 are 25,716 persons in 2030 and 26,968 persons in 2040, showing continuing growth at higher levels. The Heart of Georgia Altamaha Regional Commission (HOGARC) also prepares population projections which have proven to be relatively accurate in the past. HOGARC's population projections for Emanuel County, as noted in the 2013 Regional Assessment of its Regional Plan, show lower projection population levels than the current OPB projections. More recent Regional Commission projections, which take into account lower 2016 Census estimates, project similar, but slightly lower, growth levels, than the earlier Regional Plan projections. These latest Regional Commission projections include 23,688 in 2030 and 24,385 in 2040. Relatively slow, but steady, population growth should be expected and taken into planning account.

Population Projections, Emanuel County

	2010	2016	2020	2025	2030	2035	2040
OPB, 2015	22,598	N/A	24,153	24,997	25,716	26,367	26,968
HOGARC Regional Plan	22,598	N/A	23,805	24,379	24,966	25,567	26,183
Regional Commission	22,598	22,635	23,011	23,347	23,688	24,034	24,385

Sources: State Office of Planning and Budget, 2015, Meaghan Ryan email, 2017; Heart of Georgia Altamaha Regional Commission Regional Plan, Regional Assessment, 2013; Heart of Georgia Altamaha Regional Commission staff projection, 2017.

Coordination with Other Plans. Emanuel County has an approved and adopted hazard mitigation plan prepared for the Federal Emergency Management Agency to remain eligible for federal disaster assistance. This Hazard Mitigation Plan's preparation was coordinated with past comprehensive plan preparation. It is clear that the two most prominent hazards facing Emanuel County that can be influenced by the comprehensive plan are the hazard mitigation plan goals to reduce damage from flood hazards and wildfire, and thereby protect life and health. The

Emanuel County Rural Scene

Adrian United Methodist Church

Piney Woods Disc Golf Course,
East Georgia State College

Historic Dixie Theatre, Swainsboro

Interfor Sawmill

Crider Foods

comprehensive plan objectives to conserve the county's river and stream corridors, to maintain healthy working forests and fields (including employing proper management techniques), to improve fire/emergency management and other public safety services, and to enhance growth management/code enforcement regulation are generally consistent with, and offer implementation to, the hazard mitigation plan.

The Emanuel County Joint Comprehensive Plan is also consistent with the Heart of Georgia Altamaha Regional Commission's Comprehensive Economic Development Strategy. The Strategy's goals and objectives to develop industrial parks; develop/improve local infrastructure; enhance telecommunications infrastructure; retain existing businesses/industry; attract new industry; and spur non-traditional economic development, like tourism and downtown development, are repeated as principal goals in the Emanuel County Comprehensive Plan. The local plan is similarly supportive of espoused state economic goals.

Regional Water Plan and Environmental Planning Criteria Consideration. Emanuel County is part of the Altamaha Regional Water Planning Council. The adopted regional water plan, *Altamaha Regional Water Plan* (2011), and its 2017 update was considered by the Emanuel County Local Plan Coordination Committee and the local governments in preparation of this plan. This local comprehensive plan's objectives to maintain viable agriculture/forestry uses, protect/conserve natural resources, to enhance intergovernmental coordination and government/efficiencies, and upgrade local infrastructure all help implement, and maintain consistency with, the regional water plan. The continuing vision of the regional water plan, "to wisely manage, develop and protect the region's water resources…to enhance quality of life…, protect natural systems…, and support the basin's economy," is inherent in this comprehensive plan's community vision and goals. In the Regional Water Planning Council's 2014 implementation report, Swainsboro's two CDBGs for water and sewer improvements were specifically cited as a supportive implementation activity. Other water/sewer improvements in the county's municipalities would also be supportive implementation.

Similarly, the Environmental Planning Criteria were also considered in the development of this comprehensive plan. The local governments of Emanuel County, including Emanuel

County, the City of Adrian, the City of Garfield, the City of Nunez, the City of Oak Park, the City of Stillmore, the City of Summertown, the City of Swainsboro, and the City of Twin City, are not currently in compliance with the Environmental Planning Criteria, as they have not yet adopted implementing, consistent ordinances. The local governments, with the assistance of the Heart of Georgia Altamaha Regional Commission, have plans to adopt the Region's model "Environmental Conservation, On-Site Sewage Management, and Permit" Ordinance to gain compliance and to comply with the Regional Commission's Minimum Local Government Performance Standards.

Consistency with Quality Community Objectives. In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include: Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Emanuel County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Emanuel County and its municipalities, which is consistent with a quality community and the DCA Quality Community Objectives. The Emanuel County Local Plan Coordination Committee reviewed and considered these Quality Community Objectives at one of its meetings.

Community Involvement. As noted earlier, the Emanuel County Board of Commissioners and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City clearly wanted to take advantage of the new DCA planning standards to develop a broad-based community plan which would involve and excite all concerned, both public and private, with the future growth and development of Emanuel County and its municipalities. To accomplish this, they created a steering committee, the Emanuel County Joint Comprehensive Plan Coordination Committee, of all local stakeholders who could be envisioned to help guide this plan's development, and make the communities better places to live, work, recreate, and learn. This committee did include elected and appointed members from the

governing authorities, local economic development practitioners, and local government staff, as well as many others concerned with community and economic development and other issues within the entire community. This Coordination Committee had notable participation; was actively involved in the development of all facets of this comprehensive plan; and had numerous opportunities to both help develop, review, and revise all components. The first orders of business at any Coordination Committee meeting were review of any revisions to previous elements based on committee input, and chances to return to and modify earlier elements, if desired. The initial meeting of the Local Plan Coordination Committee included a formal identification of strengths and weaknesses of the community, including opportunities and threats (SWOT analysis). This identification was utilized in developing all plan elements. The general public was offered the chance to participate at the two required public hearings (and with the Coordination Committee, if desired, after the initial public hearing). These hearings were advertised through unique wording to specifically generate interest and participation. The initial public hearing was held near the beginning of the plan development process to explain the process, offer opportunity for further participation, and solicit input on an improved community vision and local issues/opportunities. The final public hearing was held after a plan draft was developed and reviewed by the Coordination Committee to allow citizen review, solicit any final input, and inform of pending submittal. In addition to the required public hearings, the community and general public were provided the opportunity to participate in a community drop-in session held at the Franklin Memorial Library in Swainsboro from 2 p.m. to 7 p.m., which was both publicly posted and announced in the local newspaper. A special meeting was held with the local business community and organized by the Chamber of Commerce to receive their input and perspective. A more detailed summary of community involvement is included in an appendix.

Progress and Culture Amongst the Pines is truly a locally developed guide to, and framework for, future growth and development of Emanuel County and its municipalities designed to generate local pride and enthusiasm, to accentuate assets and improve weaknesses, and ultimately bring about a desired future which makes the Emanuel County community an improved place to live and work with an outstanding and enhanced quality of life. It is realized that to take advantage of opportunities and to make a difference will take time and considered

effort, but it is felt this plan is pragmatic and practical in outlining a course and roadmap for steps and actions which can be achieved and which will move the community forward. The plan continues with delineation of the Community Goals element and an overall Community Vision which essentially and succinctly summarizes the community's aspirations and plan's objectives, and also includes a separate description, vision, and needs and opportunities section for each municipality, among other sections.

Harmon Park, Swainsboro

Vann Community Park, Swainsboro

U.S. 1 Streetscape, Downtown Swainsboro

Emanuel Medical Center, Swainsboro

COMMUNITY GOALS

The Community Goals Element is described in the State Minimum Standards and Procedures for Local Comprehensive planning as the most important part of the comprehensive plan. It is a concise summary of future community desires and wishes, and is an easily referenced roadmap for community leaders and all concerned with growth and development of the community and its future. The Emanuel County Joint Comprehensive Plan includes three of the four possible components detailed in the Minimum Standards for the required element. These include: a general Community Vision, separate municipal descriptions/visions, listing of Community Goals, and a description of Long Term Community Policies. These components seek to paint a picture of the desired future community, and answer the planning question, “Where does the community wish to go?” To some degree, the Long Term Community Policies also outline guidance strategy of, “How are we going to get where we desire to go, and also, what do we desire for other development parties to pursue?”

COMMUNITY VISION

"Progress and Culture Amongst the Pines"

Description

Emanuel County is a large, rural county of about 23,000 persons located in East Central Georgia. It is geographically located in almost the center of a triangle from Macon to Augusta to Savannah and along Interstate Highway I-16. The county seat, Swainsboro, is often referred to as the Crossroads of the Great South as the only intersection of U.S. highways 1 and 80, both originally transecting the entire country, is located in the heart of its downtown. U.S. 1 is now completely four-laned through the county, and is one of Georgia's designated developmental highways of the Governor's Road Improvement Program. Emanuel County enjoys excellent highway access even beyond I-16, U.S. 1, and U.S. 80. Other important highways traversing the county include U.S. 221, Georgia 23, Georgia 46, Georgia 56, and Georgia 57. Georgia highways 192 and 297 also are located within the county. Emanuel County even has Georgia Bicycle Route 40 (which primarily is located on Georgia Highway 46) traversing the county. In addition to Swainsboro, Emanuel County is home to seven other municipalities, including Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, and Twin City. All of these small towns are welcoming, family-friendly hometowns with picturesque homes, caring people, and other amenities, city parks, open spaces, and contributions to a high quality of life. Two have local schools. Emanuel County has much quality to offer to families, retirees, visitors, and entrepreneurs.

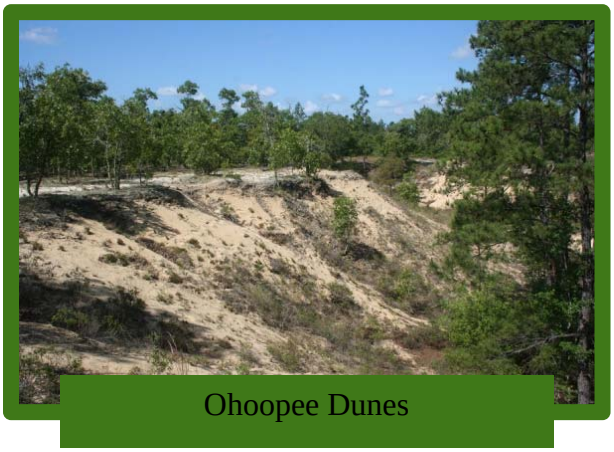
A high quality of life in an impressive natural and historic setting is a calling card for all of Emanuel County. The county has a long history of striving for civic improvement; valuing and advancing education, arts, and culture; and association with pine trees. Even today, much of the county's landscape is dominated by a seemingly endless sea of tall, dark green pines. Verdant pine trees are not the only impressive natural resources of the picturesque landscape as the dark, tannic waters of the Ogeechee, Ohoopee, and Canoochee rivers and their meandering creeks and smaller tributaries punctuate and highlight the scenic, pastoral countryside views. The county is home to one of Georgia's most significant natural communities and floristic areas, the Ohoopee Dunes, otherworldly ancient riverine deposits of beautiful, stark white sandhill dunes which

mesmerizingly contrast with the slow moving, burgundy waters of the Little Ohoopee and Ohoopee rivers. This pristine, exceptional showplace is protected by the Georgia Department of Natural Resources, The Nature Conservancy, and the U.S. Fish and Wildlife Service, but is accessible through educational trails, and the tranquil, yet exotic, Ohoopee River Canoe Trail. Further natural beauty and serenity is offered by the county's 1,600+ acre George L. Smith, II State Park, which is a hidden treasure of exceptional natural, recreational, and historic experiences and impressive facilities. Park amenities include a picturesque, cypress-filled 412-acre lake; the historic, refurbished, and often photographed 1880 Parrish Covered Bridge and Mill; seven (7) miles of scenic trails; a conference center; eight (8) cottages; numerous camping and picnic areas; and regularly scheduled events and activities. Almost 95,000 visitors are transformed by this soothing, relaxing state park experience yearly. There are other recognized special and outstanding natural resources within the county. Two exceptional hunting/special event destinations, Beaver Creek Plantation and Brown's Hunting Camp, both with lodging and various outdoor packages, call Emanuel County home. Beaver Creek also offers a public restaurant. The county also is home to impressive historic homes and commercial buildings dating to its heyday of development from 1870 to 1920 associated with the establishment of railroads and entrepreneurial leadership. Progressive leadership has always been an important local hallmark and key to growth and development.

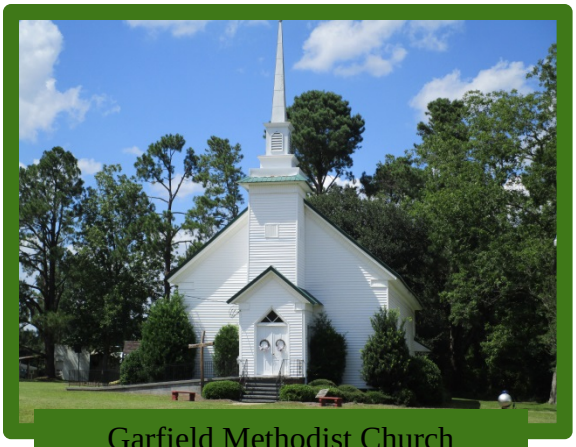
The progressive attitudes and leadership so evident in Emanuel County's history, development, and high quality of life continue today. Emanuel County is home to many impressive and innovative facilities and programs which place it as an enviable rural leader in many areas. Unlike many rural areas, there is access to broadband internet service countywide. The result is an oasis of quality in a scenic setting which displays advantages and amenities more often associated with urban areas. This only enhances the location and attractiveness of Emanuel County as a special place to live, work, play, or do business.

Emanuel County deploys impressive facilities which belie its size and rival those of much larger areas. It truly is an innovative regional and rural leader in its development of facilities, infrastructure, and delivery of services. Emanuel County's airport is a general aviation airport boasting a 6,070 foot runway and state-of-the-art terminal building, aptly named East Georgia Regional Airport and described as a transportation gateway to the Southeast. It has the 13th longest runway of an airport in Georgia, with the capacity to land and take off aircraft as large as

Ogeechee River

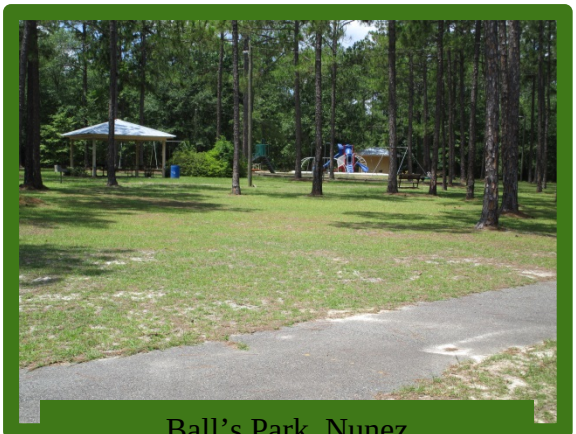


Ohoopee Dunes



Garfield Methodist Church

Morgan House, East Georgia State College



Ball's Park, Nunez

George L. Smith State Park

a Boeing 737-600. The community also maintains an outstanding hospital, Emanuel Medical Center, which has 72 beds and 12 bassinets. Unlike many rural hospitals, Emanuel Medical Center is thriving, and recently received The Centers for Medicare and Medicaid Services Five Star Rating (out of five stars) for patient satisfaction with quality of care. The local hospital is the only one within 100 miles in any direction in the region to receive this highest rating. The community has strongly supported local public schools with modern facilities, and the school system has a motto of "Building Upon Our Tradition of Excellence." The community also has an excellent private school with an outstanding reputation, David Emanuel Academy located in Stillmore, whose motto is dedication to "Excellence in Education." The community library, Franklin Memorial Library, is a full-service public facility with a large collection, free Wi-Fi, membership and access to other state-supported libraries and their offerings, and is host to many community events. The community has an impressive array of parks and recreational facilities and programs, including a water park and local parks in all of the small municipalities. The infrastructure of the community is also top-notch. All of the municipalities provide water service. Swainsboro has a treated water supply system capacity of 1.8 mgd, and a wastewater treatment plant at 3 mgd, ample capacity for growth. The system has been professionally managed by a large private firm specializing in efficiently operating utility systems under contract with the City since 1992.

Emanuel County has much to offer business and industry. The community has over 1,200 acres in six industrial parks, including the East Georgia Industrial Park and its 595 acres being developed along U.S. 1 near I-16. This park is rail-served as well. The community has spearheaded efforts to revitalize the Heart of Georgia Railroad line between Vidalia and Swainsboro which will provide rail access to Class I CSX/Norfolk Southern lines. The Airport Industrial Park consists of 250 acres adjacent to the East Georgia Regional Airport and the four-lane U.S. Hwy. 1. It is directly only 15 minutes away from I-16, and includes a Georgia Ready for Accelerated Development (GRAD) 51 acre site. Another one of these industrial parks is the Pathway Technology Park with 120 acres located adjacent to East Georgia State College with multiple sites and complete with a redundant AT&T/Bell South fiber optic loop. It offers a campus atmosphere with plenty of large trees and curbed and guttered paved roads. This park was the first technology industrial park established in rural Georgia. Emanuel County is currently home to a number of diversified major industries, including a regional UPS distribution facility,

with daily flights to the local East Georgia Regional Airport, and Crider Foods, the global leader in canned chicken products.

Education has always been important to Emanuel County and its citizens. The community currently boasts award-winning public schools in Swainsboro and Twin City, and the esteemed private school, David Emanuel Academy in Stillmore. These schools contain much history and are a testament to local vision, leadership, and civic involvement. The community is also home to a campus of Southeastern Technical College, a unit of the Technical College System of Georgia, which offers many workforce training offerings and college courses for both students and businesses alike. An especially innovative partnership for nurse training is offered by Southeastern Technical College in Swainsboro in conjunction with East Georgia State College. Southeastern Technical College was named Georgia's 2016 Technical College of the Year. East Georgia State College is a four-year state college of the University System of Georgia located on a beautiful, 200 plus acre campus in Swainsboro. East Georgia State College was established through local vision, leadership, and civic involvement in the early 1970s. The college, which began as a local community college, has continued to flourish and gain status to its current four-year college level with two other campuses in the larger cities of Statesboro and Augusta, in addition to the main Swainsboro campus. The local college was the first, and remains the only unit of the University System of Georgia, to offer associate's degrees with a specific disciplinary distinction and field of study beyond "general studies."

Emanuel County today is a thriving, growing community which continues to respect and honor its heritage while exhibiting the progressive attitudes and support for expanded growth and development compatible with its high quality of life, including education, arts, and culture. The community has a theme of "knowing the past and embracing the future." Downtown Swainsboro remains a center of business, government, and social life. Most buildings are commonly referred to as what they once were. The community has an active Emanuel Arts Council, and several public gathering places downtown, including the Boneyard, Patriots Square, and the Main Street Market. The advancement of the arts and culture remains a principal focus. The Main Street Market is an innovative project of the City of Swainsboro and its Downtown Development Authority which developed a large, abandoned furniture store downtown into a retail antiques and local fine arts and crafts market, as well as a community meeting and arts and music space. The Main Street Market is another Emanuel County testament to local vision, civic involvement,

and devotion to arts, culture, and overall quality of life. The Market has been a rousing success, and has transformed into being a business incubator and growing tourist attraction, in addition to being the area's largest antiques, arts, and crafts venue. It also has been a stimulus for additional downtown revitalization, growth of Downtown Development Authority activities, and has provided impetus for the community to develop plans to renovate its historic Dixie Theatre into a modern, functioning theater and a local Community Arts Center. The Main Street Market garnered a statewide award in 2011 for Economic Restructuring-Best Problem Solving from the Georgia Downtown Association.

The community also has developed an Emanuel County Farm and Home Museum where a number of buildings illustrating county history and life are displayed, and the community has built a privately funded Sudie A. Fulford Community Learning Center on the campus of East Georgia State College for continuing education and community learning events. A privately funded Vision Series of guest lectures and exhibits free to the public is also held at East Georgia State College. The community continues to hold a Pine Tree Festival and Southeast Timber Expo, and has for 72 years. It is the longest continuously operated festival in Georgia. The community has demonstrated much civic involvement, homage to education, and patronage of the arts and culture while advancing itself economically throughout its history, and continues to do so. The community truly is a rural leader and innovator which seamlessly combines economic development, modern technology, and devotion to heritage and culture. The result is an amazing quality of life seldom seen in such a beautiful rural setting with a low cost of living.

Background and History

Emanuel County was created in 1812 from former Indian Territory settlement lands. It was carved from lands of Bulloch and Montgomery counties, originally encompassing 1,800 square miles. Even though Emanuel County has given up lands for the creation of five counties, including four in the early part of the 20th Century, it remains Georgia's 7th largest county and now covers 690 square miles. Its current borders touch an incredible nine other Georgia counties. At establishment and for many years, Emanuel's economy was focused primarily on livestock and sheep raising and lumber and turpentine interests. The county did not receive railroad development until the 1870s, and even those were primarily shortline logging tramroads which expanded. The first direct railroad line transecting the entire county did not occur until 1910.

Southeastern Technical College

East Georgia State College

Emanuel Medical Center

Franklin Memorial Library, Swainsboro

East Georgia Regional Airport

East Georgia I-16 Industrial Park Sign

Nevertheless, this railroad development spurred county population growth from 6,134 in 1870 to 25,682 in 1920, which remains the current zenith. The railroads not only brought expanded markets for export of local pine trees and their products, but also carloads of fertilizer into the county which enabled cotton and other agricultural crops to flourish. At the turn of the 20th Century, Emanuel County ranked third in the state in cotton production. Unfortunately, the heavy cutting of timber led to the departure of several major sawmills in the 1910s and this, along with the advent of the boll weevil and the cotton market crash in 1920, caused the county to suffer a long period of slow population decline beginning in 1920 and lasting until 1960. These trends were only heightened by the Great Depression, World War II, the mechanization of agriculture, and the abandonment of local railroads in the 1920s and 1930s. The establishment of the U.S. Highways in the 1920s, and the location of U.S. 1 and U.S. 80 through downtown Swainsboro were especially fortuitous, as both were originally routes transecting the entire United States. U.S. 1 went north-south from Maine to the Florida Keys, and U.S. 80 from Tybee Island, Georgia to San Diego, California. U.S. 1 was paved through Emanuel County in 1927, and Swainsboro soon earned the moniker, the Crossroads of the Great South. The county has exhibited slow, but steady population growth since 1960, with slight hiccup (loss of 249 persons) from 1980 to 1990, to reach its current estimated population of 22,708.

Location of U.S. 1 through Swainsboro and Emanuel County can partially be credited to the tireless efforts of Emanuel County's local Good Roads Movement leadership group and its campaigns. Leadership and civic involvement focusing on civic improvement have been hallmarks in Emanuel County throughout its history. Railroads came to Emanuel County because of the efforts of local entrepreneurs George M. Brinson (Stillmore Air Line Railway), and other investors for the Rogers and Summit Railroad (later Millen and Southwestern Railway) and Brewton and Pineora Railroad. To achieve the direct rail line through the county in 1910, local citizens had to contribute $20,000 and 20 miles of rights-of-way to the Georgia and Florida Railway. The community was also one of the first to develop a local tourist camp which first offered free accommodations to highway travelers, and then led to the development of tourist courts, the precursor to motels. Tourism has always been important to the county.

Education in Emanuel County also evidences strong local leadership and civic involvement. Summertown residents established the Summerville Academy in 1856. Stillmore Military College was established by 1900 because of the local efforts principally of Professor

Y.E. Bargeron and the support of George M. Brinson and others. The college offered a free public library to town residents. The campus later became the venue of Emanuel's current private school, David Emanuel Academy. In 1902, the citizens of Summit and Graymont established Emanuel County Institute (ECI), a public middle and high school, through a joint effort (the two towns soon merged to become Twin City – Georgia's only city created by merger of two established municipalities until the 2014 merger of McRae and Helena). A school bond was financed by eight local private investors, and this was the first school bond used in Georgia to construct a public school. The first state funds for agriculture and home economics education were utilized at ECI in 1915. The school remains a publicly operated school today. After community leaders sought a local state community college in the 1960s, the Georgia University System's Board of Regents relented in 1970, provided the county would provide the land and funding for the initial physical plant. In 1972, Emanuel County citizens approved a $2.1 million bond issue for college construction, and provided 207 acres of land within the Swainsboro city limits for the new college. 190 acres of this land was donated by the wife of then U.S. Senator David Gambrell, Mrs. Luck Flanders Gambrell. Speaker of the Georgia House and Emanuel County native, George L. Smith II, was also instrumental in the establishment of Emanuel County Junior College in 1972. The community also provided temporary office and campus space in downtown Swainsboro to allow the college to accept students in 1973. This college became East Georgia College in 1988, and the four-year East Georgia State College in 2011. In addition to its main Swainsboro campus, East Georgia State also operates satellite campuses in Statesboro and Augusta, including official feeder programs to Georgia Southern and Augusta universities which expand college offerings to more regional students. In 2010, East Georgia State constructed the Sudie A. Fulford Community Learning Center through a private donation from a Swainsboro native and daughter of Sudie Fulford, Ada Lee Correll. The Center is an educational resource center for area K-12 students and teachers, houses the college's continuing education programs, offers small meeting conference space, and contains a 30-seat planetarium.

Civic involvement and engagement and the quality of life have always been exhibited and valued by the citizens of Emanuel County. The local newspaper, *The Forest-Blade*, often rallied local citizens. For example, in 1904 the newspaper complained that "two marshals and a dog were needed to keep hogs and cows off the streets of Swainsboro" and that locals should "Pull for Swainsboro or Pull Out." Louis Proctor established an early movie house in Swainsboro in 1916 which led to a Georgia Supreme Court case over high school students being

banned from school night attendance. Many famous national shows and attractions visited Swainsboro in 1910s. Local citizens also attempted to fund a local Chautauqua movement circuit stop in 1913, but were unable to keep it afloat. A local entrepreneur, Joseph Ehrlich, was reported to be the largest single subscriber to the Second Liberty Issue of Bonds for World War I, and his wife Rebecca Ehrlich was said to have sold more war bonds than any woman in Georgia. The Pine Tree Festival began in 1946 upon impetus by a local attorney for a vehicle for civic improvement and a local forester to curb the local practice of unmanaged forest fires. It was sponsored by the local Kiwanis Club. Even today, the community benefits from a local foundation, the Mill Creek Foundation, which has a mission of community service and improvement. This foundation was established by native son John Morgan, one of the founders of INVESCO Capital Management, to give back to the community. It has provided more than $2 million in improvement grants since its founding in 1986.

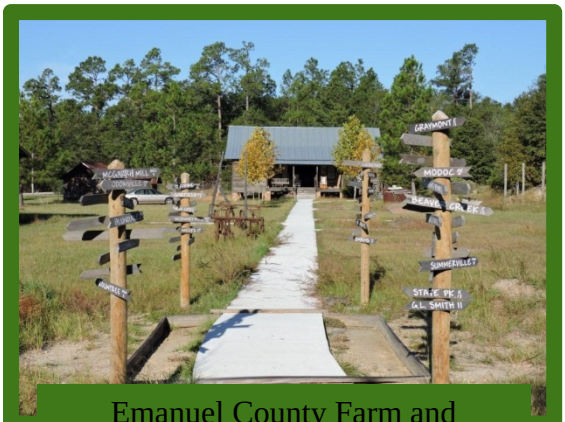
Arts and culture support also has a long history in the community beyond education. In the 1950s, the local radio owner, Jack Thompson, sponsored a “Peach State Jamboree” show every Saturday night at Nancy Auditorium in Swainsboro. The show featured an array of local musicians supplemented by the attraction of famous guests. Swainsboro became a nationally known stop for top country performers as a result. Hank Williams, Jr. played his first concert, at age 8, during the Peach State Jamboree on March 22, 1958. The North Auditorium on Gumlog in Swainsboro also hosted many well-known rhythm and blues/rock artists like Percy Sledge and James Brown.

Emanuel County today remains a beacon of enlightenment and culture, even in a rural setting. East Georgia State College hosts a privately funded initiative (Vision Series) which brings programs of cultural and intellectual enrichment to the Emanuel County area. The college hosts an art gallery with monthly exhibits and artist talks. The community supports an active Emanuel Arts Council which offers regular theatrical performances, and other ventures and events. The Council will have offices and sponsor events in the planned arts center in the historic Dixie Theatre in downtown Swainsboro. The Arts Council mission is “to promote and sponsor cultural programs in all areas of the fine arts for general community betterment.” Other cultural and arts events held downtown by various sponsors include Emanu’ Ole Opry and Open Mic Night, events for up and coming musicians and artists for all to enjoy. The City of Swainsboro is active in downtown revitalization, and was one of the first Main Street programs in Georgia. In

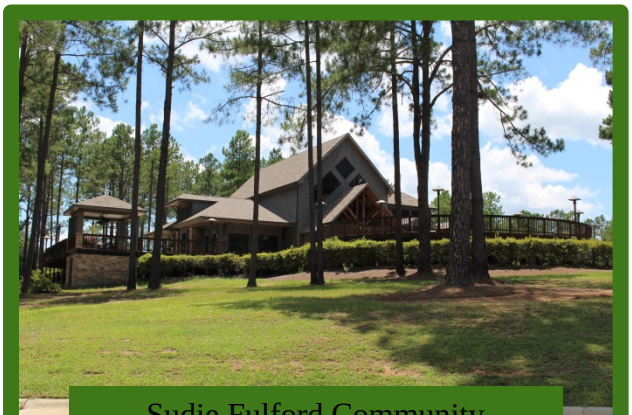
Downtown Swainsboro

Patriot Square, Downtown Swainsboro

Pine Tree Festival and Southeast Timber Expo



Emanuel County Farm and Home Museum



Sudie Fulford Community Learning Center

Crider Foods

2009, the City acquired a large vacant building in downtown, and created the hugely successful Main Street Market, a combination of retail and community space, business incubator, and tourism attraction. As outgrowth of this project, and other downtown revitalization efforts, Swainsboro was redesignated as a Georgia Classic Main Street City in 2015, and accredited as a National Main Street City in 2016. The City of Swainsboro has also acquired, through a donation from the Karrh family, the 1934 Dixie Theatre. This theater is in process of being developed into the Barbara and Tobe Karrh Community Arts Center. The community continues to develop the Emanuel County Farm and Home Museum across from the Emanuel County Fairgrounds into a Settler's Village collection of buildings. Current buildings illustrating the long heritage of the community include Granny's Attic, a typical early home period-furnished; a blacksmith shop; a one-room schoolhouse; and a log cabin. Others are planned. Emanuel County truly does value its heritage, the arts, culture, and education while continuing to maintain progress, and embrace technology and the future.

Future

Emanuel County views itself as a rural, but progressive, county welcoming of growth which further enhances a high quality of life, and advances arts and culture as well as the economy. Growth will be managed and regulated; facilities and services will continue to be improved; but the natural and scenic beauty of the county will be protected and maintained. Forestry and agriculture will remain important and viable components of the economy, and will be utilized as part of a diversified economic development strategy, including nature-based tourism.

The future Emanuel County will continue to be a regional growth center and a leader in quality rural development with a vibrant economy and steady population growth respective of, and complementary to, the historic and natural resources, environment, and scenic beauty of the county. Heritage, arts, culture, and education will continue to be valued and celebrated. The corridor along U.S. 1 from Swainsboro to I-16 will be a center of growth, particularly commercial and industrial. The community's existing industrial parks will be fully developed and filled with bustling and expanding businesses and industries paying good wages, and new avenues and opportunities for further business development will be available. The county will be a leader in education and the timber industry, with state-of-the-art facilities and technology.

Swainsboro, as well as the small cities, will have revitalized downtowns; and Swainsboro will be the hub of a growing commercial and retail sector. All of the small towns will be thriving communities with excellent facilities and services to support and attract residential, small business, and other appropriate growth. The community will be recognized for its quality of life, vibrant cultural institutions, clean and scenic appearance, governmental cooperation, involved citizenry, and its attractive housing developments. The community will display its leadership and assets in well-known and attended festivals, entities and activities highlighting the natural beauty and historic resources of the county, cultural events, people promotion, the arts, and well-funded local museums. The citizenry will be better educated, more skilled, and more involved. Local young people will be able to find good paying jobs upon college graduation. Newcomers will be welcomed, and will want to live and work in, and be a part of the outstanding community. There will be many improved and diverse family-oriented facilities, as well as leisure facilities centered on natural resources. Emanuel County will truly be known as a small town community known for its urban conveniences, but also for its hospitality, quality of life, and culture. The local governments will strongly cooperate with each other and a supportive, involved citizenry to provide the public investment, regulation, and tax incentives necessary to bring about and support the desired future Emanuel County. Emanuel County, as an expanding community and desired place to live, work, and play, will be a shining beacon of enlightenment and culture, and an outstanding example of how rural growth and development should occur. Advancing progress, extraordinary economic development, and innovative solutions will continue to be exhibited by Emanuel County, way beyond that normally seen in rural locations. Emanuel County will be a community and success which will be the envy of much larger communities, and a much desired address for living, working, relaxing, or doing business. The community will remain a beacon of progress, enlightment and culture located amongst the pines, an exceptional rural oasis which enjoys an unexpected and extraordinary high quality of life. Emanuel County will enjoy much acclaim, recognition, and success.

UPS Regional Distribution Center

Adrian

Description

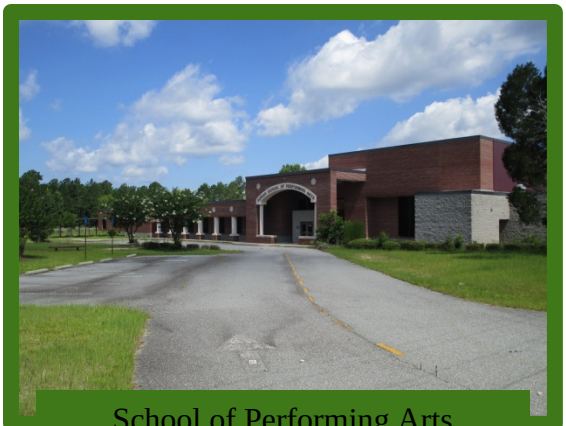
The City of Adrian is a small town of about 660 people located in extreme western Emanuel County at its boundary with Johnson County along the junction of U.S. Highway 80 and Georgia Highway 15/78. The city is located in both counties with the zig-zagging boundary running through the middle of town. This is said to have happened because of a business dispute between landowners Joe Hutchinson and Burrel Kea who both wanted to build a bridge over the Ohoopee River. After losing the rights, Hutcheson had the state legislature put his lands into a different county than those of Kea.

Adrian today is a quiet and quaint small town, with much hometown appeal, filled with friendly, caring folks. The community contains picturesque homes, large commercial structures, and imposing historic churches and public buildings, all of which hold much potential, but many of which indicate glory of a time past. Adrian, in fact was principally a railroad and timber town of the late 1800s/early 1900s, whose economic prominence was short lived. In the 1906 "Comprising Sketches of Georgia…Towns," Adrian was described as being located at the junction of the Dover and Brewton Division of the Central of Georgia and the Wadley and Mount Vernon railways. It was further described as having a money order post office with a number of rural free routes serving the surrounding countryside, express and telegraph offices, several mercantile establishments, and as the principal shipping point for a considerable territory. It mentioned the town had an annual school fund of $600 and a 1900 population of 833. Since Adrian was located near the junction of four counties, Emanuel, Johnson, Laurens, and Treutlen, it quickly became, upon establishment, as the trading center for a large area. It was described in 1911's "A Guide Into the South" as having eight daily passenger trains, a graded high school with four teachers, both black and white churches, a Masonic lodge, bank, cotton ginnery, warehouse, large sawmill, planing mill, variety works, shingle mill, brick yard, first-class hotel, private boarding houses, shops, an up-to-date cotton and country produce market, several brick stores, and a fertilizer factory, all after only 12 years of existence. It was also said then that Adrian would soon become a "great center for trade and

Welcome Sign

City Hall/Police Department

West Main Street, Downtown



School of Performing Arts

Historic Residence

City Park

travel as it was not hemmed in by swamps or threatened by other nearby growing towns." Because of this rapid growth and prominence, Adrian was even proposed to be a county seat of a prospective new county, "James," in 1905.

The proposed new county name of James with Adrian as its county seat is truly no surprise. The City of Adrian's creation was largely because of the efforts of Captain Thomas Jefferson James, prominent lumberman and railroad developer in East Central Georgia. The impetus for Adrian began when Captain James conceived the idea for the Wadley and Mount Vernon Railroad to run from his Old Town Plantation (with connection to the Central of Georgia Railway) to Mount Vernon and its Savannah, Americus, and Montgomery Railroad connection. The railroad was completed to Adrian in 1893 and Captain James, who had purchased the bankrupt Perkins Lumber Company, moved to Adrian and constructed one of the largest sawmills in the state there. He utilized over 1,100 state prisoners to operate the sawmill until the practice was outlawed in 1908. Captain James drilled the first artesian wells for the town, and constructed its first school. These prisoners/sawmillers utilized by Captain James must not have been counted in the Census of 1900 which listed Adrian's official population as 833. Although Adrian's growth accelerated when the Brewton and Pineora Railroad began operating through Adrian in 1897, its fortunes and further potential may have passed along with Captain James when he died in 1911. It is easy to see why Adrian would be proposed as the county seat of "James County" given this history.

Adrian received a post office in 1891 and was named by Postmaster W.R. Smith. It was formally incorporated as a town in 1899. Its town limits were established by the 1899 charter as 5/8 of a mile from the railroad junction of the Wadley and Mount Vernon Railroad and the Bruton and Pineora Railway. An interesting component to this town charter was a provision which exempted "all manufacturing enterprise now or hereafter established for a period of 10 years." This was likely due to the influence of Captain James and his enterprises. The provision was subsequently extended a number of times. Adrian was in national engineering news when Adrian (GA) Power-Works was organized in 1908 with a capital of $50,000 by J.E. Taylor, W.W. Strickland, and others to construct an electric light plant, water supply system, and ice plant within the town. The location of the Dixie Overland Highway, which became U.S. Highway 80, through the town in the late 1910s/early 1920s served as a softening blow to

the loss of the railroads in the 1920s and 1930s, both of which were gone by 1937. Adrian received a new charter as a city in 1920 with a city limit radius of one-mile from the railroads intersection, but this was reverted back to 5/8 of a mile in 1922.

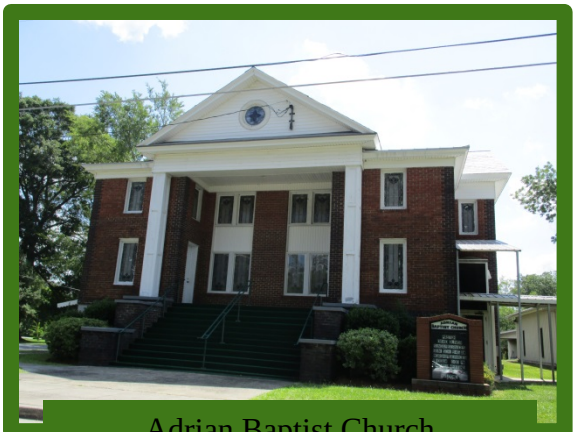
Adrian's 1900 Census population of 833 is its recorded zenith, and it steadily declined to a low of 503 in 1950. In more modern times, Adrian was known as the long time location of Adrian Homes, a manufacturer of modular homes, which was established in 1962. This was the probable principal factor in the city's population expanding from the 503 1950 low to 756 in 1980, from where it declined again to 579 in 2000. Adrian Homes closed in the 2000s, a victim of the Great Recession. Adrian's population has again rebounded to 664 in 2010 due to its hometown appeal, location, and abundant caring community spirit. Adrian does have much appeal as a peaceful small town rich in history and which functions as an extended, close-knit family.

Vision

The City of Adrian wishes to remain a quiet and quaint smalltown with much hometown appeal. The community wishes to have more people recognize and take advantage of its wonderful small town atmosphere, and to further grow its business and economic opportunities. The facilities, services, and appearance of the community would be upgraded, and it would become more prosperous.

Needs

- Water system improvements
- Street and sidewalk improvements
- Recreational facility improvements
- Beautification
- Historic preservation
- Economic development



Adrian Baptist Church

- Public facility/service upgrades
- New city hall

Opportunities

- Historic buildings fabric
- Old Adrian Homes facility
- Old School Building/Grounds
- Churches/People
- Location
- U.S. 80/GA 15

Water Tank

Cheatham Building, Downtown

Charlie's Garage, West Main Street

Adrian United Methodist Church

Historic Residence

Garfield

Description

The City of Garfield is a small town of about 200 persons located in northeastern Emanuel County along Georgia Highway 23 near the Jenkins County line. It is about six miles north of Twin City, and about eight miles from the placid George L. Smith, II State Park. Garfield is a cozy, friendly small town which has been described as where Southern hospitality and charm comes to life and is proudly celebrated. It seems almost as if the town is located in the middle of a serene pecan orchard with inviting old homes and friendly, caring neighbors. Everyone knows everybody and looks out for one another. The community began as a railroad community, but while the railroads abandoned the city in 1950, the neighborly spirit of the 1950s has never left. Old time Southern charm and cooking is certainly remembered and celebrated. Garfield may best be known as the home of Atkinson Candies, which has produced its famous pecan rolls in the town since 1937. Pecan rolls are not the only old-time Southern specialty and cooking one can find in this charming and real "Mayberry." The community has celebrated the Garfield Washpot Cookout Festival for almost 20 years every third weekend in May. The celebration centers around delicious foods cooked over open flames, many in authentic cast iron cookpots (washpots originally intended and used for clothes washing outside). Favorite foods served include pine-resin baked sweet potatoes, fried chicken, barbeque, lacy corn bread, chicken and dumplings, butterbeans, creamed corn, and much more. The festival also includes a parade featuring antique cars and antique tractors, arts and crafts, and local music. Appropriately, the festival is organized by the local volunteer fire department and Masonic Lodge, and its proceeds are used for civic causes for the community.

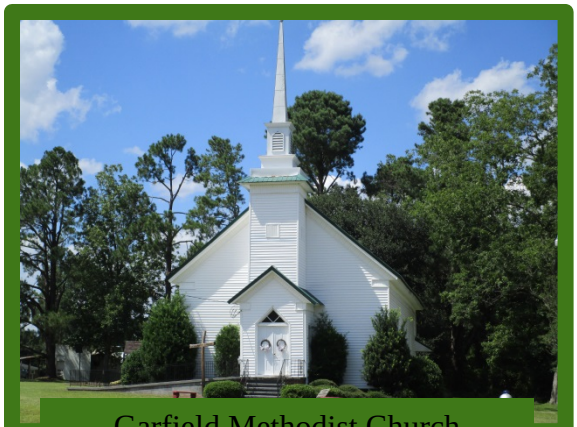
The Millen and Southern Railway came through Garfield in 1891. This railroad was reorganized as the Millen and Southwestern in 1897, and its assets were purchased by the Georgia & Florida Railway in 1906. The Savannah, Augusta, and Northern (SAN) Railway became Garfield's second railway in 1908. The SAN Railway was acquired by George Brinson's (the same George Brinson so instrumental in Stillmore's development) Midland Railway in 1916. In 1924, the Georgia & Florida Railway also acquired the Midland Railway

Post Office

City Hall

Fire Department

City Park


Garfield Methodist Church

Historic Residence

through Garfield. It is interesting to note that Garfield residents had to petition the Georgia Railway Commission in 1908 to force the Georgia & Florida Railway to accept rail cars intended for local businesses, but arriving on the SAN Railway. (They were successful). Both railroads were abandoned by 1950.

Garfield was formally incorporated as a town in August, 1905. The town limits were set as a one-half mile circle from the center of the Bank of Garfield building. In the 1906 *Georgia Sketches of Counties, Towns, etc*., Garfield was described as "a village of Emanuel County located about eighteen miles northeast of Swainsboro on the Millen & Southwestern Railway. It has a money order post office, an express office, some stores, and enjoys a good local trade. The population in 1900 was 104." Garfield reached its recorded population zenith in 1920 with a Census population of 416. The population declined from there to 1950's 213 persons, a level where, despite some fluctuation, it has remained relatively stable. Garfield was not incorporated as a city until 1977. Garfield does remain a small town community full of Southern charm and hospitality, just a little off the beaten path. It offers modern police, fire, water, recreation and housing services, and much appeal for family life and fun.

Vision

The City of Garfield wants to remain a real life, but modern "Mayberry" where Southern charm and hospitality is practiced and evident. The community wishes to retain and celebrate its neighborly atmosphere and old-time Southern caring and cooking, while continuing to improve its services and amenities for family living.

Needs

- Continue water system improvements
- Street, sidewalk, and signage improvements
- Drainage improvements
- Public safety equipment and improvements
- Recreation/park improvements

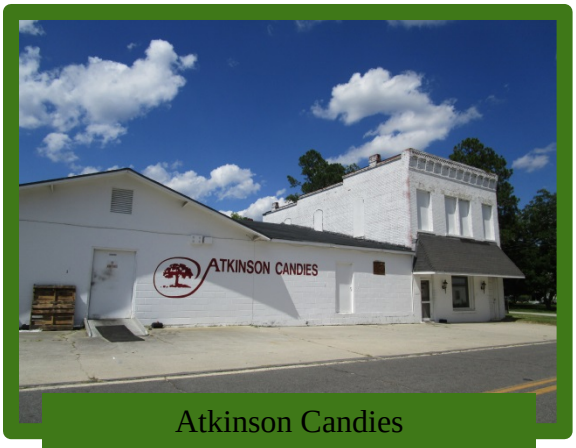
- Housing renovation/blight removal
- Public works equipment upgrades
- Multi-purpose shelter/farmer's market
- Public facility upgrades
- Sewer system feasibility

Historic Commercial Building

Opportunities

- Washpot Cookout Festival
- George L. Smith, II State Park
- Atkinson Candies
- Location
- Public housing complexes

Washpot Cookout Festival



Atkinson Candies

Greene Street

City Hall/Park

Nunez

Description

The City of Nunez is a small farming community located in southern Emanuel County along Georgia Highway 297 about six miles north of I-16. It is located about the same distance south of Georgia 297's intersection with U.S. Highway 1, just south of Swainsboro. The community is a small town always associated with the fields, forests, and natural environment, both economically and socially. For most of its history, the community has been a small town of less than 50 houses and 150 or so people, although there have been wild fluctuations reported from a high of 730 in 1920 to an all time low of 18 in 1960. There were 131 residents reported in the 2000 Census, 147 in the 2010 Census, and a latest Census estimate of 148 in 2016.

Nunez is listed on late 1890s maps, without a railroad, as a settlement in the fertile lands near Yam Grandy Creek. By 1898, Nunez is listed as a station of the Bruton & Pineora Railroad, then controlled by the Central of Georgia Railway. Nunez was formally incorporated as a town in August, 1903 as a one-half mile circle from the depot of the Bruton & Pineora Railroad, which was finally completed in 1901. Nunez' population was recorded as 174 in 1910 after formal incorporation, but quickly zoomed to the aforementioned 730 in 1920 before plummeting back to 162 by 1930. The railroad was abandoned by 1938. Nunez remained a town until March, 1986 when it was formally incorporated by the Georgia legislature as a city with one-half mile circular city limits from where the old Bruton & Pineora depot used to be located. It has had annexations since then, both north and south. Nunez' name has an interesting history. Some say it is named after Dr. Samuel Nunez, one of the first Jewish settlers in the U.S. Dr. Nunez had been a well-known physician in Lisbon, Portugal but was a crypto-Jew who suffered under the Inquisition, and who eventually fled with his family to England in the mid-1720s. Dr. Nunez came to Georgia in July, 1733 only five months after Oglethorpe established the colony. Nunez quickly became a hero by saving many colonists from an epidemic of yellow fever. More likely, the community was probably named for Dr. Nunez' descendant (great-great grandson?), Phillip Hugh Nunez, who enlisted in March, 1862,

City Hall

Post Office

Fire Department

Moore's Recreation Park

Historic Commercial Buildings

Ball's Park

at the age of 40, in Georgia's 48th Infantry Civil War Regiment as part of Emanuel County's McLeod Volunteers. He enlisted as a 3rd Corporal, but was promoted to 1st Corporal in June, 1862, and then to 5th Sergeant in May, 1863. Phillip H. Nunez was killed at Poore River, Virginia on June 30, 1864, and is buried in the Swainsboro City Cemetery.

Today, Nunez remains a quiet small community still surrounded by fields and forests in an excellent location for family living off the beaten path. To reinforce family fun and life, the community has two parks and a modern fire station, as well as other supportive services. There are close-by employment opportunities. Just north of town, Interfor has an existing pine sawmill to take advantage of the county's continuing pine tree heritage. Nunez also almost became the location (and may yet) in the mid-2000s of a new oriented strand board production plant of the Huber Corporation. Just outside of Nunez is the Georgia Sheriffs' Herrington Homestead, a youth home established on 667 acres of farmland donated by Frank Herrington in 1995. The peaceful bucolic atmosphere and its working farm aspects were intentionally maintained by the Georgia Sheriffs Youth Home Association for its benefit to the educational, recreational, and character development of abused, abandoned, or neglected youth. One of Nunez' most famous residents is David Adams, a PGA golfer, who has been quoted as saying Nunez is a beautiful, special place that feels like it's a million miles from everything. While this is an exaggeration of course, and while Nunez' location has much appeal, this does help one understand that Nunez is a wonderful place to enjoy the solace of country living. It is close to much that larger urban areas can offer, but also away from much that many people want to avoid. Nunez offers simple, clean living surrounded by much pastoral beauty far from the maddening crowds.

Vision

The City of Nunez wants to remain a quiet, simple place with a family friendly atmosphere unsullied by urban noise and distraction. The community wishes to continue to offer services to facilitate a more family-friendly and convenient life which invites new residents to avail themselves of the town's favorable location and exhilarating environment and surroundings. The community would also encourage and support new business.

Needs

- Continuing water system upgrades/improvements
- Fire department service/equipment improvements
- Recreation service/park improvements
- City hall/general government facility upgrades/improvements
- Street/sidewalk improvements
- Solid waste collection upgrades
- Farmers' Market/Event Venue
- Post Office renovations

Moore's Recreation Park

Opportunities

- Location
- Community atmosphere/ambience
- Interfor
- Herrington Homestead

Herrington Homestead

Interfor Sawmill

Oak Park

Description

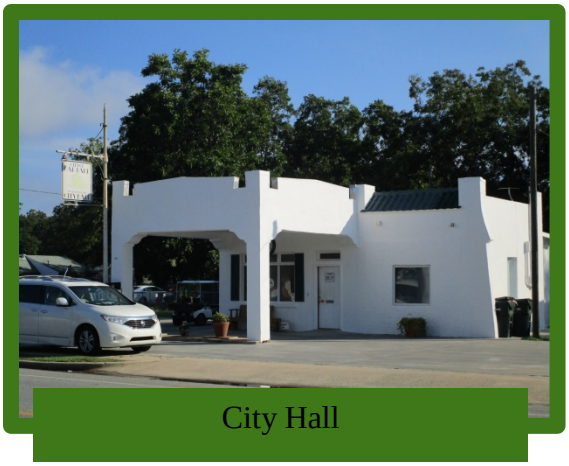
The City of Oak Park is a community of almost 500 persons historically located along U.S. Highway 1 in extreme southern Emanuel County about three miles south of I-16. Its city limits have now been extended to include I-16 and Exit 90. This gives Oak Park an incorporated area of 7.2 square miles, which makes the city geographically the second largest municipality in Emanuel County. Georgia Highway 86 also crosses through the original incorporated Oak Park in a northwesterly-southeasterly direction. Within the extended city limits, Georgia Highway 46 enters the city from the west just north of original Oak Park and exits to the east just north of I-16. The Ohoopee River crosses under U.S. 1 within Oak Park just south of I-16 and just after its Little Ohoopee River confluence to the west. In the mid 2010s, a new U.S. 1 Highway Oak Park Bypass has opened around the historic city portion.

The area around Oak Park was settled early because of the Ohoopee River, its fertile bottomland soils, and vast number of pine trees. The land was part of the Williamson Plantation, a 5,000 acre farmstead established by Solomon Williamson and his father John. Solomon Williamson fought in the Indian War of 1840-41, and served as Justice of the Peace and Judge of the Inferior Court of Emanuel County during the Civil War. He held court sessions at his home, and interestingly, obtained a license to sell liquor at his court sessions. Williamson had been a slaveholder, and even had a school located on his plantation. An important fact is that one of Solomon Williamson's sons was named Horace Greely Williamson, likely in deference to Horace Greely's Reconstruction campaign positions and favoring of amnesty for all Southerners. It is reported that the original settlement was called O'hoopee or O'hoopee Park, which was a well-known recreational site near the Ohoopee River for family outings during the mid 1800s. Two cemeteries remaining near Oak Park are the O'hoopee Cemetery on the southern bank of the Ohoopee River near Oak Park, and the Sol Williamson Cemetery.

In 1904, the Millen and Southwestern Railroad completed its rail line from Monte Junction to Vidalia, and the precursor to Oak Park appeared on maps as the Horace station, apparently named for Solomon Williamson's son. In 1906, the Georgia and Florida Railway acquired the Millen and Southwestern and the 1906 railroad timetable still refers to Horace. However in August, 1906, the City of Oak Park was formally incorporated by the Georgia Legislature as a city of a one-half mile circle in limits centered on the crossing of Herrington Street and the Millen and Southwestern Railroad. Oak Park was also a brief terminus for one of Georgia's ghost railroads, the Garbutt and Donovan Short Line Railway. The Garbutt and Donovan families owned a number of businesses in Lyons, including a large sawmill. They built the 14-mile short line railway as an attempt to divert Millen and Southwestern Railroad traffic from Vidalia to Lyons. A one-mile extension from Selma to Oak Park was completed in 1910, but the railway was abandoned in 1911. Oak Park had a rather short existence as a railroad city. By 1918, the Millen to Pendleton rail line (Old Millen & Southwestern) had become only a short line spur of the Georgia and Florida Railway. It was formally abandoned in 1930.

The City of Oak Park has had two iterations. The city charter granted in 1906 was revoked by the Georgia Legislature in 1917 (the railroad change may have affected). In July, 1929 the Georgia Legislature again approved a charter for the City of Oak Park, provided it was approved by two-thirds of voters in a referendum. The city limits set then did not mention the railroad, but instead was a one-half mile circle from a point in the center of Main Street in front of the center of the Post Office building. In 1980 the city limits were enlarged and set as a one-mile circle from the intersection of U.S. Highway 1 (Main Street) and North Railroad Avenue. These limits were extended three miles north of the original city to include I-16 after its opening. Oak Park was only granted a charter as a city in 2014.

In the early part of the 20th century, Oak Park was a bustling railroad city, but most of its old stores have been lost. City Hall is now located in an old gas station. Another blow to Oak Park development was the loss of the local high school in 1963 in conjunction with county school consolidation, followed by the loss of the grammar school around 1980. Even the Exit 90 I-16 interchange development has suffered economic loss and retraction since the 2008



City Hall

Fire/Police Department

Community Center

Historic High School

Oak Park United Methodist Church

City Park

recession. The relatively recent U.S. 1 Bypass completion is another deteriorating blow to economic recovery in Oak Park, particularly in its historic form.

The City of Oak Park remains in an excellent position for residential attraction, in particular, because of its location and its people. The City has taken ownership of the historic Oak Park High and Grammar schools, and for several years has held a Moonshine Festival on their campuses for old-fashioned fun, and a tribute to illegal brews. This does make one laugh, but also wonder what Old Solomon Williamson may think given the knowledge that he sold liquor at court sessions. Another positive development factor for Oak Park is the planned development of an I-16 industrial park on 600 acres just north of the city by the Emanuel County Joint Development Authority. Oak Park has much potential as a welcoming small city located in a rich and pleasing environment with easy access to much larger urban areas. It is an inviting place to live or do business.

Vision

The City of Oak Park wishes to remain a vital small city welcoming of families and business. The community would continue to upgrade services and facilities, and would seek to divert traffic off the new U.S. Highway 1 ByPass to historic Oak Park. The Exit 90 I-16 interchange would be a bustling economic center. The historic charm of Oak Park and its heritage would be nurtured and featured. The historic Oak Park High School would be a well-utilized social and heritage center which provides a place for the community to gather and celebrate.

Needs

- Street, sidewalk, and parking upgrades/improvements
- Water system improvements
- Public safety equipment and service improvements
- Recreational facility/park improvements
- Oak Park Grammar and High School renovations

- City hall/general government facility upgrades/improvements
- Further festival/event development
- Beautification

Water Tank

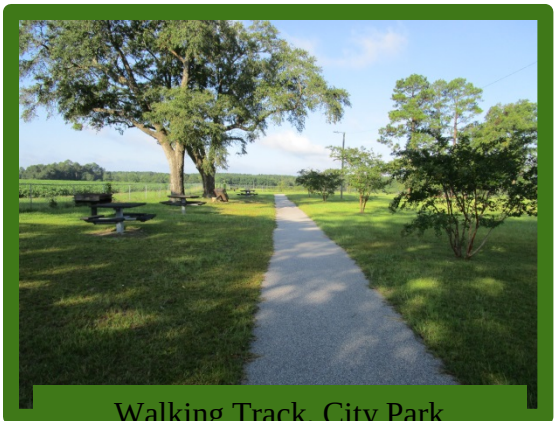
Opportunities

- Location
- I-16, U.S. 1
- Historic Oak Park Grammar and High schools
- Emanuel County I-16 Industrial Park
- Ohoopee River

Historic Grammar School

Event Stage, Moonshine Festival

U.S. 1/I-16 Interchange


Walking Track, City Park

Stillmore

Description

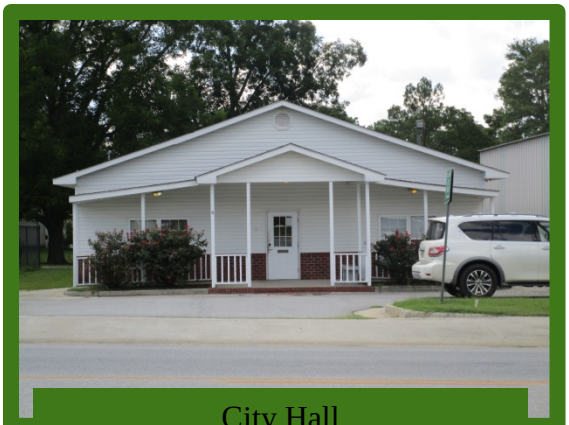
The City of Stillmore is today a thriving small town of about 600 persons located in extreme southeastern Emanuel County at the intersection of Georgia highways 57 and 192, about five miles east of U.S. 1 and five miles north of I-16 and Exit 98. Despite this enviable highway access, there is no railroad service which serves the town. This is a drastic change from the past and very much belies the town's history. Stillmore today is described as a quaint little village with rich history and as a wonderful place to visit at any time of year. At the turn of the 20th Century, Stillmore was Emanuel County's second largest city, a railroad hub with three railroads serving the town, and was even called "The Queen City of Emanuel County." In 1906, Stillmore was described in "Georgia Comprising Sketches of Counties, Towns, etc.," as one of the great railroad centers of the eastern part of the state. It was said to have a bank, several good stores, some factories, express and telegraph offices, a money order post office, large shipping interests and good church and school advantages.

While the railroads are gone, the community remains with many advantages to make it attractive beyond its excellent highway access and location. Education and culture have always been important to the community as it had one of the early schools in Emanuel County, the Stillmore School. Early in the 1900s, Stillmore was also home to Stillmore Military College, one of only about a dozen or so colleges in Georgia at the time. Today, Stillmore is home to the largest private school in Emanuel County, David Emanuel Academy (DEA). DEA was established in 1969, and actually utilized the campus and a structure of the historic Stillmore School until it was lost in a fire in August, 2010. Industry too remains associated with the city. Crider Foods, a global food manufacturer, is headquartered in Stillmore. Crider operates a chicken processing plant in the city which not only is Emanuel County's largest employer, but is the global leader in producing canned chicken. The community is also very family and culturally friendly beyond David Emanuel. Stillmore hosts the largest running Christmas Parade in the county each first Sunday in December; holds an outdoor art exhibit, Art in the Woods, each March; and operates a Stillmore Museum to honor its rich heritage.

Stillmore was just a place in a large pine barrens forest until Georgia M. Brinson and his cousin, B.L. Brinson, constructed a turpentine plant there in the mid-1880s. In 1889, George Brinson also opened a large sawmill. Brinson realized he needed railroad connections to make it easier to both get logs to his sawmill, and the manufactured lumber to market. He incorporated a Brunswick, Athens, and Northwestern Railroad to connect from the Georgia Coast to western North Carolina in 1890, but it was quickly reorganized as the Stillmore Air Line (SAL) in 1892. The SAL built by 1893 a 34-mile section between Stillmore to Collins, Georgia, which had connections to Savannah. By 1896, the SAL had been extended north to Swainsboro, and then to Wadley by 1901. Stillmore was the railroad headquarters and the location of its shops. The Rogers and Summit Railroad, and its successor the Millen and Southern Railway, constructed a 32-mile railroad from Millen to Stillmore by 1892. The third railroad to serve Stillmore was the Brewton and Pineora, which ran from Bruton (near Dublin) to Laurens County to Statesboro in Bulloch County through Stillmore. This railroad reached Stillmore in 1898 and Statesboro in 1901. George Brinson's investments, including a passenger depot built in 1900 and the remaining railroad developments, certainly caused an economic boom in Stillmore at the turn of the 20th century.

Brinson's enterprises brought in employees in large numbers and the need to serve and allow such a concentration of people to govern themselves led to the laying out of community lots in 1892. This came after a formal incorporation of the town in 1889 as a town of one-half mile radius from the railroad depot. One report noted that by 1900 Stillmore's population had reached 2,000. It was said to have 12 passenger trains and 6 freight trains arriving and departing each day, as well as to have 3 banks, 2-3 hotels, a sawmill, a planing mill, and to be the home of Stillmore Military College. Stillmore soon was the site of one of the first electrical systems in the county and Emanuel County's first movie theater.

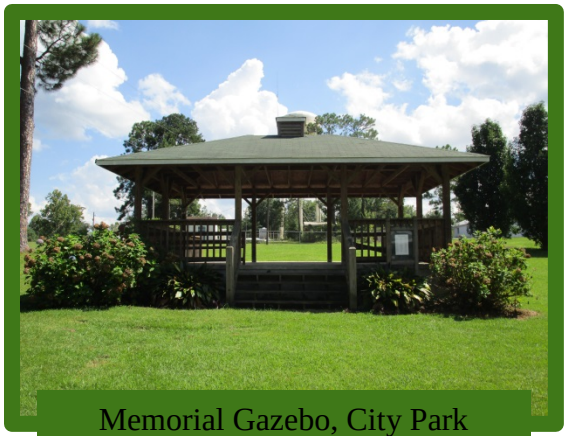
Stillmore's fortunes were short-lived, and may well have exited with George Brinson, who sold his railroad interests to the Central of Georgia in 1906. Brinson turned his investments and attention to developing the Brinson Railway out of Savannah and promoting Springfield, Georgia in Effingham County. All of the Stillmore railroad connections were effectively "short-line" and short lived. The Stillmore Air Line was consolidated into the



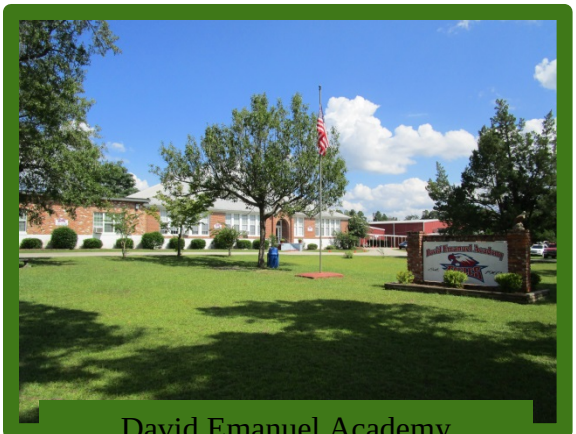
City Hall

Fire Department

Stillmore Museum



Memorial Gazebo, City Park



David Emanuel Academy

Iconic Chicken Sculpture,
Crider Foods

Wadley Southern by the Central of Georgia, and the railroad shops moved to Wadley. In 1900, Stillmore's town limits had been extended to a one mile radius from the Stillmore College building. In August, 1905, Stillmore was reincorporated as a city with city limits remaining one mile from the center of Stillmore College. The official Census population of Stillmore was not 2,000, but 741. The official population zenith for the city was only 916 in 1920. During its heyday at the turn of the 20th century, Stillmore even tried to become the county seat of a new Georgia county. As a partial reaction of nearby Metter trying to create a new county, Stillmore leaders briefly pursued, without success, the establishment of a new county to include portions of Emanuel, Tattnall, and Bulloch counties with Stillmore at its center. The proposed name for the new county was "Stonewall Jackson County." Stillmore was also a bidding town to be the site of Georgia's First District Agricultural Mechanical School, but lost out to Statesboro. The A & M school later became Georgia Teachers College, and has evolved into Georgia Southern University.

The failure to become a county seat; the decline of the railroads, timber industry, and the loss of the cotton crop; the loss of Georgia Brinson's attention; and the Great Depression, all combined to cause Stillmore's prosperity to quickly fade. By 1960, Stillmore's population had fallen steadily to a low of 354. The opening of David Emanuel Academy in 1969, the establishment of nearby I-16, the resurgence of Crider Poultry, and the resilience and determination of its people to improve themselves have basically stabilized the community and its population. Stillmore today is a thriving, family-friendly community, or as some refer a "quaint little village and wonderful place with a rich history." Stillmore is no longer a railroad hub, but it is a community with much to offer, resident and business alike. There is still more to Stillmore!

Vision

The City of Stillmore wants to remain a thriving, family-friendly small town which continues to grow and take advantage of its location, heritage, and existing assets. David Emanuel Academy and Crider Foods would be supported and nurtured, as would other existing concerns. Family-friendly events and outlets, such as the Stillmore Museum, Christmas Parade,

and Art in the Woods, would be treasured and promoted. Stillmore would continue to be a quaint little village, and wonderfully inviting place to visit, live, or do business.

Needs

- Continue water and sewer infrastructure and service improvements
- New water tank
- Continuing public safety improvements, both police and fire
- Street and sidewalk improvements
- Street signage
- Recreation and park facility improvements
- Community house improvements
- Public works/critical facilities upgrades/improvements
- Festival development/Christmas Parade expansion
- Housing improvements and dilapidated housing removal

Water Tank

Opportunities

- Location
- Highway access
- Crider Foods
- David Emanuel Academy
- Stillmore Museum
- Christmas Parade
- Art in the Woods
- T-SPLOST (2010 TIA)

Stillmore United Methodist Church

Crider Foods

Summertown

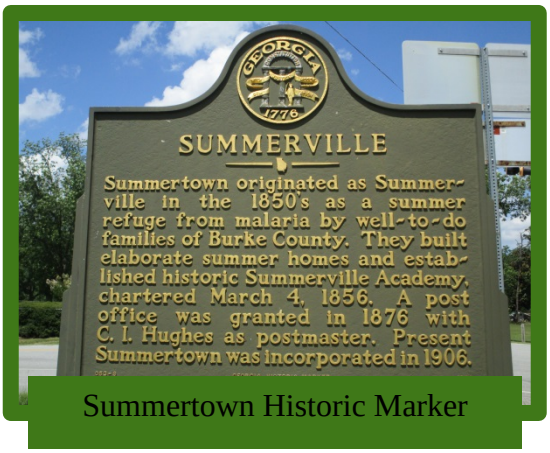
Description

The City of Summertown is a small town of about 160 persons located in extreme northern Emanuel County, about five miles south of the Ogeechee River and Burke County. Today, Georgia Highway 56 passes on the eastern edge of town, while Georgia Highway 192 traverses southeast to northwest through the city's core. Summertown's 20th century's 1906 incorporation date obfuscates much early development and transportation history associated with the community. As noted, the community is located near the Ogeechee River and just south of Burke County, which was one of Georgia's original counties established in 1777. The community also lies near or on early Georgia roads, including the Old Sunbury Road, Old Savannah Road, and the Old Swainsboro-Summerville-Midville Road. These roads were major thoroughfares of post-Revolutionary Georgia or earlier. The Old Savannah Road followed an old Native American Indian trail, and was one of the first routes west of the Ogeechee River leading from coastal Georgia. It was used by General Oglethorpe in his dealings and treaties with the Native Americans.

Summertown originated as the Summerville Community established as a summer refuge in the 1850s by wealthy Burke Countians and other Coastal Georgians to escape the mosquito infested swamps and lowlands along the Ogeechee, and the infectious diseases (primarily malaria) which resulted. They may well have utilized the same name, Summerville, which had been established on an area known as the Hill in Augusta by prominent early Georgians. The Augusta Summerville was established before the 18th century. Its elevation and breezes also afforded summer relief from heat and mosquitos. The residents of Summerville in Emanuel not only built elaborate summer homes, but also established the historic Summerville Academy chartered in March, 1856.

Summerville, like most of Emanuel County, also had extensive lumber interests because of the many Southern yellow pine trees in the surrounding vast forests. One particularly important lumberman and landowner was George Garbutt. Summerville's location

City Hall



Summertown Historic Marker

Entrance Sign

Fire Department

Community Center

City Park

near major transportation routes, including one of Georgia's early railroads, the Central of Georgia which traveled through nearby Midville and had been established in the 1840s, put the community in the sights of Sherman's March to the Sea during the Civil War. Sherman's Right Wing documented records noted the Army's bivouac at Summerville, and the location of the Summerville Steam Saw Mill (likely Garbutt's) on November 29, 1864. Major General Osterhaus noted the area was "a perfect wilderness where long leaf pines covered poor or sandy soil worthless for agricultural purposes…and sparsely settled." Lt. Platter of the 81st Ohio did note "we passed through Summerville, a country town which presented a rather pleasing appearance."

In 1876, Summerville was granted a post office. Summertown has a number of historic churches, including a Summertown Baptist Church first established as Garbutt Baptist Church in 1879, and Summertown Methodist Church which was already a "Methodist Episcopal Church" in 1881. Interestingly, the aforementioned lumberman George Garbutt was prominent in the history of both churches. Garbutt had established Garbutt Baptist in 1879 or earlier, and acquired and deeded nearby land for the Methodist Church in 1881. Many of the Garbutt family are buried in the Summertown Methodist Church Cemetery. In 1889, the Midville, Swainsboro, and Red Bluff Railroad, a 20 mile short line was constructed to give Swainsboro and Emanuel County's lumber interests connection to Midville and its Central of Georgia Railroad. This line became the Atlantic and Gulf Short Line in 1905 and was only briefly leased to the Augusta and Florida Railway in 1906 before the Georgia and Florida Railway bought it out, also in 1906.

The 1906 Georgia and Florida Railway connection finally led to the formal incorporation of the community as Summertown. The town limits were set as a one-half mile circle from the center of the warehouse building of the Augusta and Florida Railroad. It is interesting to note that the Summertown population has always been around 150-160 as one source notes its 1900 population as 168. The 2010 Census population of the city was 160 in 2010, and is estimated at 162 in the latest 2016 Census estimate. The reported population zenith for the community was 215 in 1980, and its nadir was 140 in 2000. An interesting note is that Summertown was one of about 10 Georgia communities where the Georgia Legislature had to take action in 1971 because the Census Bureau failed to enumerate its residents during

the official 1970 census. Summertown was reincorporated as a city in 1986 with the city limits described as a one-half mile circle “from where the old railroad depot used to be.”

Today, Summertown is a quiet small town not to be forgotten whose outstanding frame churches provide important clues to a rich history and long heritage. This intriguing tapestry and the comforting countryside environment which surrounds the community offer much appeal and allure. All of this exists in a location convenient for transportation access to larger urban areas and for endless outdoor recreation opportunities. Summertown is a community where it is always summer, and where there are many positive influences.

Vision

The City of Summertown wishes to remain a special small town which recognizes and celebrates its outstanding history and heritage while providing and accommodating needs for modern, family friendly living. The community wants to reinforce a close-knit, caring atmosphere with much appeal for residential living and for the raising of families in a simple, reassuring country lifestyle.

Needs

- Continuing water system improvements
- Street and sidewalk improvements
- Community Center/park upgrades/improvements
- Drainage improvements
- Fire equipment/facility improvements
- General government equipment/facility improvements

Opportunities

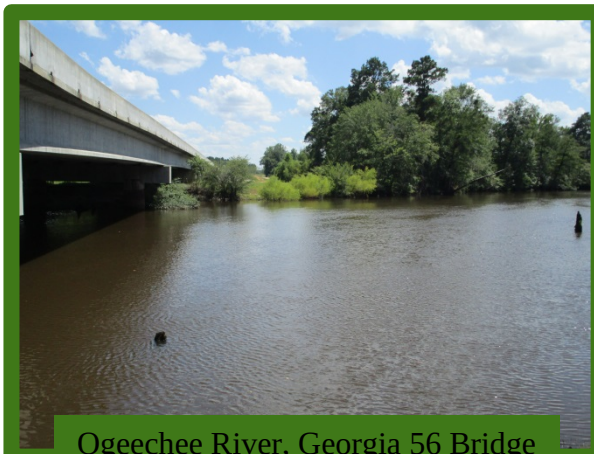
- Location
- History/Heritage

- Ogeechee River
- Community Center

Park with Water tank

Summertown Baptist Church

Historic Residence



Ogeechee River, Georgia 56 Bridge

Swainsboro

Description

The City of Swainsboro is the county seat, and the cultural, social, governmental, and economic center of Emanuel County. The small city of about 7,500 persons is located near the geographic center of the county, and at the crossroads of U.S. Highway 1 and U.S. Highway 80. Because of this intersection location, the community has long been known as the Crossroads of the Great South since U.S. 1 was the principal highway along the east coast from Maine to Key West, and U.S. 80, at its creation, spanned the U.S. from Savannah to San Diego, California. Swainsboro is a charming city rich in history and civic enlightment which belies its size, and where arts and culture have always been highly valued. The community is characterized by a thriving downtown comprised of many historic buildings put to modern uses, interesting public venues and spaces, and other outlets, all supported by concerned and involved citizenry and local governments alike. Swainsboro is a participating and award-winning Main Street Community where economic development and history are mingled for public and private benefit.

The ingrained penchant for community betterment and enlightment exhibited by Swainsboro from its beginnings in the 19th century to ongoing efforts today not only has resulted in a rich heritage of arts and culture appreciation and an unique, impressive, and active downtown, but also in outstanding, modern facilities. The community boasts a modern courthouse which blends a new structure with an adaptively utilized former post office, and many other outstanding facilities, infrastructure, and services. The community has award-winning modern schools, a regional hospital and healthcare center, an expanding regional college, a technical college, and other amenities which belie its size and emulate much larger urban areas. Its regional airport has a 6,000+ foot runway which is the 13th longest in Georgia, and there are five industrial parks within the city limits. The community is home to a regional UPS distribution center.

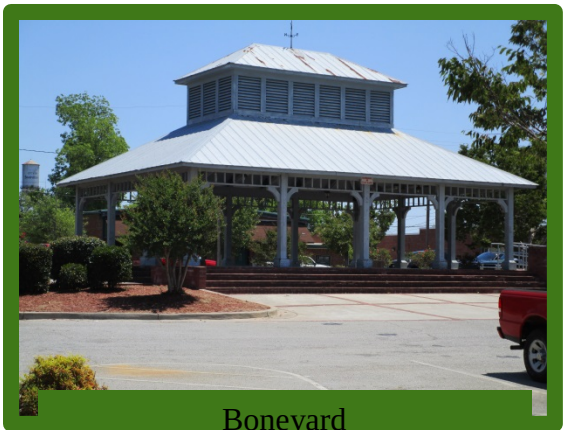
The fact that Swainsboro is the heart and soul of Emanuel County located near its geographic center is no accident. Swainsboro was first designated as the site for county public buildings through an 1814 Georgia General Assembly Act which restricted the location to within one mile of the center of the county designated in 1812 and to the highest hill within three miles of Steve Rich's horse lot near Modoc. The hill, 317 feet high, is now the site of Swainsboro's Downtown Patriot Square. The town is named for State Senator Stephen Swain who introduced the legislation to establish the county. The name is appropriately unique as there is only one Swainsboro in the world. The General Assembly made "Swainsborough" the official public site in 1822. In 1854, Swainsboro was formally incorporated as a town of 100 acres of land reserved for town purposes, but had its name changed to "Paris." In 1857, the General Assembly formally incorporated the town as a half-mile circle from the courthouse and changed its name back to Swainsboro. The town received a new charter in 1887 with the same corporate limits. The town was dissolved and Swainsboro became a city in 1899. At that time, its corporate limits were extended to a one-mile circle of the courthouse, although the city council was given authority to conduct a survey and establish a larger two-mile circle of corporate limits. In 1900, the Swainsboro City Charter was reissued with corporate limits limited to only a one-mile circle of the courthouse. The corporate limits were further clarified and extended in 1957/1958 through a referendum, and have been changed a number of times since.

Although Swainsboro is a most appropriate name for the community, its brief 1850s interlude as "Paris" is not without merit. The community has always exhibited involved and committed leadership which values modernization and advancement while cherishing heritage, the arts, and culture. Swainsboro leaders were instrumental in railroad development; the Dixie Overland Highway/U.S. highway designation, location, and paving; tourist camp development; education; Coca-Cola plant establishment, and many other endeavors. In 1886, Swainsboro was one of 49 weather stations statewide of the Georgia State Weather Service, and one of only 10 in east Georgia. The George L. Smith, II State Park, East Georgia State College, the Southeastern Technical College, the 5-star rated Emanuel Medical Center, the Franklin Memorial Library, the downtown Patriot Square, the East Georgia Regional Airport and other outstanding facilities and services are all testaments to local vision, dedication, and community spirit and support. In the 1950s, Swainsboro and its Nancy Auditorium were one of five

U.S. 1/U.S. 80 Intersection, Downtown

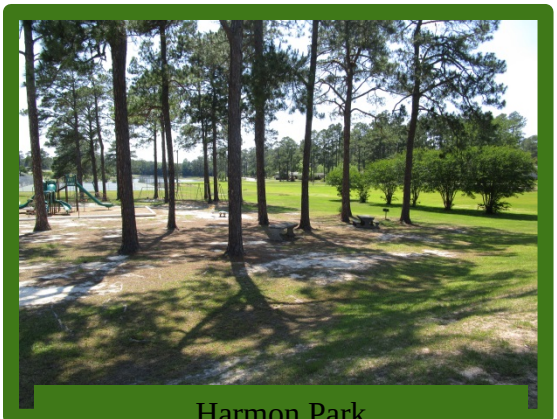
City Hall

Patriot Square



Boneyard

Historic Residence



Harmon Park

important circuit stops for top country music performers. Hank Williams, Jr. made his stage debut in Swainsboro in March, 1958. This community spirit and its striving for improvement, while paying homage and maintaining heritage, arts, and culture, continue today. The community constructed a Sudie Fulford Community Learning Center for civic engagement/improvement on the campus of East Georgia State College, has an active Arts Council, has a reconstructed historic Longview Farm village on the edge of town and maintains a celebrated Boneyard public event venue downtown. Many of the historic buildings downtown retain their historic charm, integrity, and names while accommodating modern adaptive uses. The longest continuing festival in Georgia, the Pine Tree Festival and Southeast Timber Expo, continues to be celebrated downtown. It was established in 1946. The community has won awards for its greyfield development downtown of an abandoned furniture store into a Main Street Market antiques boutique and museum which realizes a growing number of visitors from across the U.S. and beyond. The Historic Dixie Theatre downtown is now being renovated and transformed into the Barbara and Tobe Karrh Community Arts Center. A local foundation established by the native son Morgan family of Invesco Capital fame, Mill Creek Foundation, continues to invest in and stimulate local civic improvement.

Swainsboro truly is a vibrant city of improvement which is rich in history and culture, and is an unexpected oasis of unexpected urban amenities in a beautiful, rural setting of pastoral scenes and evergreen pine trees. The community retains the charm of Southern hospitality and small town appeal, yet offers residential, economic, educational, social, and cultural opportunities associated with an outstanding and high quality of life not usually seen in rural communities and small towns. Swainsboro is an excellent and extraordinary place to live, work, play, visit, or do business. Unlike many rural communities, Swainsboro's population grew steadily for over a century from 1870 (108) to a Census population peak in 1980 (7,602) from where it has remained relatively stable. The City of Swainsboro retains much charm and welcoming invitation for both tranquility and opportunity. It is very much unique as its name.

Vision

The City of Swainsboro will continue to modernize and improve its facilities, services, and economy, while retaining its devotion to heritage, arts, and culture. The community will remain the heart and soul of a unique rural county with much to offer residents, visitors, or entrepreneurs alike. Progressive leadership and committed citizen involvement will continue to push the community to maintain its economic and cultural leadership, civic standing, and outstanding quality of life.

Needs

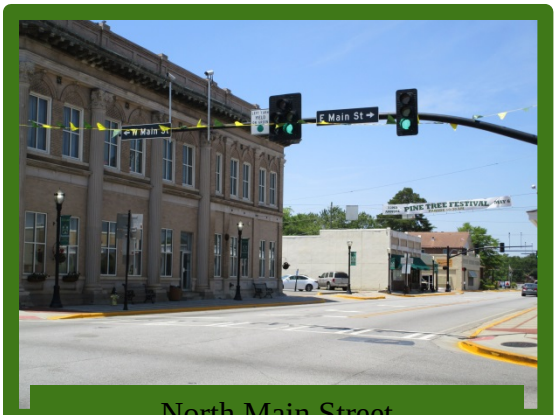
- Continuing water/sewer infrastructure and service improvements
- Continuing street/highway/parking improvements
- Airport improvements
- Rail service improvements
- Sidewalk/bicycle/multi-modal improvements
- Public safety improvements
- City hall/public building improvements
- Dixie Theatre/Arts Center renovation
- Continuing downtown revitalization
- Tourist development/expansion
- Public equipment upgrades
- Continuing industrial park improvements
- Better signage

Fire Department

Opportunities

- Main Street Market
- Existing historic buildings
- Emanuel Arts Council

- Cooperative/collaborative leadership
- Boneyard
- Ohoopee Dunes
- East Georgia State College
- Southeastern Technical College
- Emanuel Medical Center
- Civic groups/churches
- Longview Farm/Emanuel County Historic Preservation Society
- East Georgia Regional Airport
- Existing industrial parks/industry
- Location/I-16/U.S. 1/U.S. 80
- Mill Creek Foundation



North Main Street

Historic Dixie Theatre

Swainsboro-Emanuel County Auditorium

Main Street Market

Twin City

Description

The City of Twin City is a tranquil small town of about 1,750 persons located in eastern Emanuel County along U.S. Highway 80 and Georgia Highway 23. The community is an eclectic time capsule of historic homes and mom and pop businesses surrounded by much natural beauty filled with a close-knit populace of caring, welcoming, and friendly people. This down-home, modern Mayberry was first founded as two close-by railroad strip towns by pioneer families of Emanuel County in the late 1800s/early 1900s. Although the train tracks have long since been removed, the community continues to hold its own because of its location, excellent schools, great recreational opportunities, charming scenery, active churches, and family-friendly serene atmosphere. The peaceful and calming nature of Twin City is further enhanced by the nearby Georgia L. Smith, II State Park, including the much photographed ethereal beauty of its cypress filled blackwater pond and refurbished 1800s gristmill. Twin City's calming appearance and stunning countryside evoke feelings of simpler times, yet offer modern convenience and easy access to more urban amenities. Swainsboro is less than 15 minutes away via U.S. 80 West, while even larger Statesboro is only about 30 minutes away via U.S. 80 East. The community is truly welcoming to all. For visitors and citizens, the City has a splendid welcome center/gathering place replete with historic elements and displays dedicated to a beloved police officer killed in the line of duty. Business and industry is furthered by a functioning development authority established to aid trade, commerce, tourism, industry, and other employment opportunities. This is unique for a town so small. Also unusual for a small town, the community formally participates in the Main Street Program at the Our Town level to keep the community vibrant through historic preservation, tourism, and economic development, and has established a 501 (c) (3) non-profit organization, Historic Twin City, GA, Inc. to aid the cause. In addition to the nearby inviting state park, Twin City has a multi-field recreation complex and formal recreational program; two smaller city parks, including a field associated with the 1960s Negro Baseball League, and a 23 acre passive park surrounding the original 1830s John Rountree log house (independently listed on the National Register), the oldest surviving structure in Emanuel County.

More than ten percent of Twin City's land area (255 acres) is covered by a National Register-listed residential and commercial historic district (listed in 2014) containing approximately 136 separate resources. It is no exaggeration when the community says it is "the little city with big history." Another slogan of the community relates that Twin City is "twice as friendly, twice as nice." While this slogan references the hospitable nature, indomitable spirit, and friendly atmosphere of the town and its people, it also hints of the community's history. Twin City was established in 1921 through the merger of two separate municipalities, Summit and Graymont. Both towns were established by pioneer Emanuel County families to take advantage of the creation of the Rogers & Summit Railroad (later Millen and Southwestern) through the area in the late 1800s. Summit was established by James Rountree whose father was an original land lottery recipient of Emanuel County lands in the early 1800s. Graymont was established by the Durden Brothers, initially through development of the Citizens Trading Company. Summit was formally established as a town in 1898 by the local Superior Court under Georgia Code authorization. Graymont was similarly established as a town in 1900. Both towns were established as cities by the Georgia General Assembly in August, 1905. Summit's city limits were set as a one-half mile circle from the People's Bank, while Graymont's were created as a one-mile circle from a point 158 yards and 58 ½ degrees west of south from the center of the Millen and Southwestern Depot. Despite natural business competition, the town communities worked together for the common civic good. James Rountree donated land between the two communities as a common "civic center" for schools, churches, and public buildings. The two towns gave up separate schools and worked together to establish the public school, Emanuel County Institute in 1903 through a school bond financed by private investors. This was the first school bond ever used in Georgia to finance construction of a public school. Progressive school financing continued to be initiated within the communities as Emanuel County Institute was the first public school to use state funds for agriculture and home economics education purposes in 1915. Emanuel County Institute remains in existence today both as a public middle and high school. Twin City today is also home to the public Twin City Elementary School. Both schools are part of the County public school system.

City Hall

Welcome Sign

Historic Bank of Summit

John Rountree Log House

Twin City Drug Company

Cox Field Park

Despite the natural competition of the municipalities, they recognized the changing economic times brought on by the decline of the timber industry and railroad usage, saw the misfortunes of the nearby Town of Canoochee, and therefore sought a formal merger of the two cities. In 1920, the Georgia General Assembly revoked the Summit and Graymont charters and created the City of Twin City, effective January 3, 1921. The city limits were established as a one-mile circle from the front steps of the Emanuel County Institute. An interesting side note is that an August, 1924 Act of the Georgia General Assembly sought to break up Twin City and reestablish Summit and Graymont as separate entities, but was subject to an October, 1924 referendum approval, which was defeated.

Many of Summit and Graymont's original business buildings survive as well as its historic residences. The Durden's Citizen Trading Company building remains. Many of Emanuel County local businesses today trace their heritage to Summit/Graymont. The Durden Banking Company began in Summit and continues in business today with current branches in Twin City, Metter, and Swainsboro. Daniels Chevrolet of Swainsboro and beyond began as a general store in Twin City in 1926. The O.A. Hall Store, which opened in 1929 in Twin City, is the oldest business in Emanuel County continuously owned by the same family at its original site. It now continues as a pecan buying and agricultural supply concern. Summit and Graymont maintained separate post offices until 1952.

Until 2014, and the merger of McRae and Helena, Twin City had the unique distinction (for almost 100 years), as the only municipality in Georgia formed by the merger of two existing cities. There certainly is still much which sets Twin City apart, from its rich history and amazing architecture to its Southern hospitality and serene landscape. Twin City is most definitely a hidden gem awaiting further discovery, and a calming respite for those who would visit, reside, or do business there.

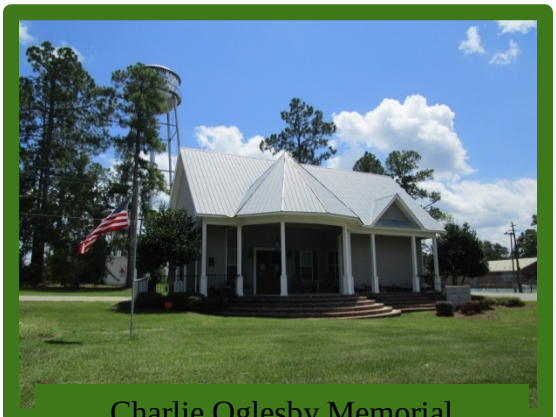
Vision

The City of Twin City wishes to remain an exceptional small town unique in appearance, environment, and atmosphere, yet satisfying for both the soul and modern life. The community will work hard to become one of the most popular heritage and nature based

tourism destinations in Georgia, and to be an even better place to visit, live, or work. The community will strive to continue to improve facilities, services, and economic opportunities, and be even more recognized as a truly special small town full of much history and indefatigable spirit.

Needs

- Water and sewer infrastructure and service improvements
- Drainage improvements
- Street resurfacing and other improvements
- Sidewalks/bicycle/multi-modal improvements
- Public safety improvements
- Recreational facilities upgrades/improvements
- Public buildings rehabilitation/improvements
- Historic resources rehabilitation
- Tourism development/expansion
- Economic development



Charlie Oglesby Memorial Welcome Center

Opportunities

- National Register Historic District
- John Rountree Log House
- Adam Brinson Log Cabin
- Charlie Oglesby Memorial Welcome Center
- George L. Smith, II State Park
- Recreational facilities/parks/Pop Boogie Field
- Main Street Program/Historic Twin City, GA, Inc.
- Development Authority of Twin City
- Location
- Existing businesses
- Civic groups/churches

Emanuel County Institute

Community Goals

Economic Development

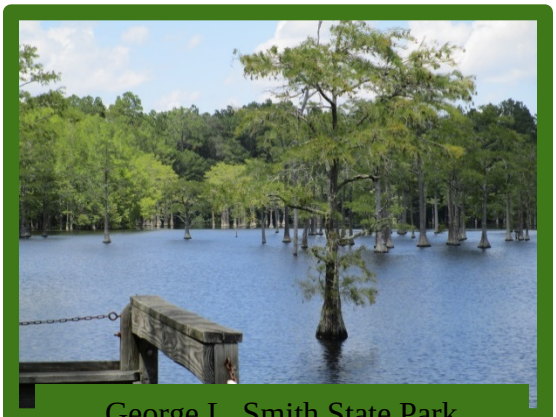
- Continued local/regional/state agency coordination/cooperation
- Retention of local graduates
- Ongoing continuing education/job skills improvements
- Retention/expansion of existing businesses/industries
- Attraction of new business/industry/jobs
- Local entrepreneurship support
- Continued improvement/enhancement of infrastructure to accommodate desired economic growth and improve service
- Proactive infrastructure/other improvements at existing industrial parks/sites
- Improved access to and quality of transportation of all kinds
- Increased local/regional tourism development/promotion
- Protection/promotion of Emanuel County's significant natural and cultural resources for recreational use
- Community aesthetics/appearance improvements
- Enhanced downtown revitalization countywide
- Recognition as leader in rural technology
- Attraction of new residents/retirees
- Compatible development supportive of community's rural character/quality of life
- Continued economic viability of agricultural/forestry land uses
- Proactive managed, compatible growth and development

Patriot Square, Downtown Swainsboro

Crider Foods

Natural and Cultural Resources

- Compatible, supportive development of existing rural character/landscapes
- Conservation/protection of Emanuel County's significant natural resources, including Ogeechee, Ohoopee, and Canoochee rivers
- Protection/promotion of George L. Smith, II State Park, Ohoopee Dunes, and county's rivers for recreational use
- Compatible economic utilization of natural and cultural resources
- Continued economic viability of agricultural/forestry/open space land uses
- Utilization/preservation/adaptive use of historic/cultural resources/heritage of Emanuel County
- Continued downtown revitalization countywide
- Continued growth/development/enhancement of local heritage/cultural festivals/ events/museums/tourism
- Promotion/expansion of nature-based, heritage, and agri-tourism
- Growth management/natural and cultural resources protection



George L. Smith State Park

Durden's General Store, Norristown

U.S. 1/South Main Street, Swainsboro

Housing

- Improved quality of existing and new housing
- Development of a more diverse housing mixture
- Improved quality of life for local homeless population
- Substandard housing upgrades and blight removal
- Continued utilization of available state/federal programs
- Guided/planned compatible residential development
- Community aesthetics/appearance improvements

Historic Residence, Swainsboro

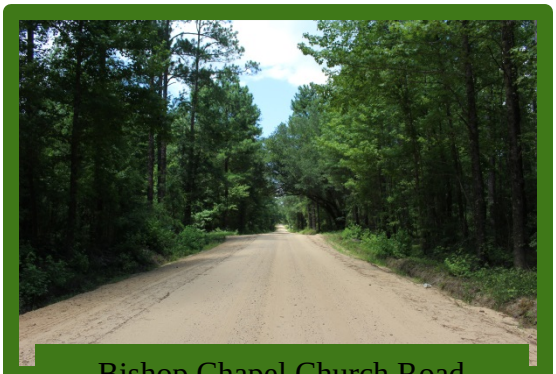
Historic Residence, Garfield

Historic Residence, Twin City

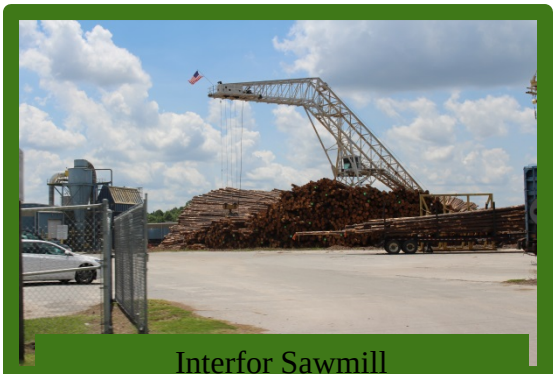
Rural Residence, Emanuel County

Land Use

- Planned/managed compatible growth and development
- Rural character/quality of life preservation
- Maintenance/protection/enhancement of agricultural/forestry/open space land uses
- Utilization of existing and new infrastructure to guide desired growth/development
- Compatible enhancement/development of parks/recreational/cultural facilities/activities
- Revitalization of existing commercial areas/downtowns countywide
- Continued promotion of infill development/location of use management
- Community aesthetics/appearance improvements
- Enhancement of solid waste/recycling facilities/initiatives
- Implementation of coordinated land use planning regulations and code enforcement



Bishop Chapel Church Road



Interfor Sawmill

Park and High School, Oak Park

West Main Street, Swainsboro

Community Facilities and Services

- Infrastructure and services expansion/maintenance/upgrades, as needed
- Utilization of infrastructure to guide desired growth
- Transportation access/quality improvements of all types and their promotion
- Continued educational facilities/services/technology maintenance and enhancements, as needed
- Advocacy/support for continued expansion of facilities/offerings of East Georgia State College and Southeastern Technical College
- Recognition as leader in rural technology
- Park/recreational facilities/activities maintenance/improvement/development, as needed
- Enhancement of local solid waste/recycling facilities/programs/initiatives in conjunction with community appearance improvements
- Maintenance/expansion of Emanuel Medical Center and other local healthcare facilities/services
- Continued upgrades to public safety/fire/emergency medical facilities/services, as needed
- Continued support for and enhancement of cultural facilities/opportunities
- Provision/maintenance of adequate local governmental facilities/services

Emanuel Medical Center

Sudie Fulford Community Learning Center

Stillmore Museum

Swainsboro Fire Department

Intergovernmental Coordination

- Maintenance/enhancement of local, regional, and state cooperation
- Services sharing/cooperation/consolidation where appropriate and feasible
- Coordinated land use growth management planning/regulation/code enforcement
- Utilization/support of public/private partnerships for services, including cultural, enhancement, where appropriate

Emanuel County Board of Education, Swainsboro

East Georgia I-16 Industrial Park Sign

Harmon Park, Swainsboro

Boneyard, Downtown Swainsboro

Long Term Community Policies

Economic Development

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

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

The community will work together with its secondary and post-secondary institutions to continue to improve the educational and skills levels of the local work force

The community will continue Vision 2020, or similar partnerships of business, educational, government, and community leaders, to improve the educational and skill levels of its young people

The community will continue to support local post-secondary education opportunities and their expansion, including Southeastern Technical College's Swainsboro campus and East Georgia State College, as needed, through infrastructure upgrades, increased program offerings, and other means

The community will collaboratively support the local school system and colleges and otherwise develop cooperative efforts to improve the literacy rate

The community will focus on the needs of existing local industries and entrepreneurs in its support and quest of business/industry retention and growth

The community will seek to attract new developments compatible with, and supportive of, existing industry and the natural resources of the county, and the financial benefit to the county

The community will highlight and cooperate to maintain and enhance the viability and importance of the existing small town industries throughout the county

The community will work to maintain the attractiveness of its existing industrial parks and improve infrastructure where needed to attract new tenants

The community will continue to work together to develop the I-16 industrial park along the intersection of U.S. 1 and I-16 to take advantage of the community's access to Georgia's ports

The community will continue to upgrade, as needed, and promote East Georgia Regional Airport and its industrial park with GRAD site

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 development and designation of an east-west truck route for U.S. 80 so as to lessen the through truck traffic in downtown Swainsboro

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

The community will continue to support and grow the Pine Tree Festival and Southeast Timber Expo

The community will support protection and promotion of George L. Smith, II State Park, Ohoopee Dunes Natural Area and Wildlife Management Area, and the county's rivers for recreational use

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 all its municipalities

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

The community will continue to support and grow the Main Street Market in downtown Swainsboro as a retail outlet, business incubator, and tourism attraction

The community will continue to cooperate and work to be known as a leader in rural technology and as a progressive community of innovation through continued development of Pathway Technology Park and other means

The community will seek to attract retirees through promotion of the low cost of living, climate, and access to healthcare, recreation opportunities, the arts/cultural enrichment, and broadband services

The community will promote to economic prospects its 4-lane transportation access via U.S. 1 and I-16; its geographic location; and its proximity to the port of Savannah

The community will continue to utilize and support the Swainsboro-Emanuel County Chamber of Commerce, the Emanuel County Development Authority, and other agency programs/resources to further develop/grow the local economy

The community will seek 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 development as a regional fruit/vegetable growth area, use of the local agricultural center, support of the poultry industry, enhancement of local farmers markets, and expansion of agri-tourism

The community will actively support and participate in the State designated Georgia Grown U.S. 1 Trail through Emanuel County

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

The community will continue to cooperate and coordinate, both publicly and privately, to implement its community vision, and achieve its desired future growth and development

Natural and Cultural Resources

The community will seek and promote development which is respective, compatible, and maintains and supports the existing rural character, open spaces, and landscapes of Emanuel County

The community will seek to conserve and protect the Ogeechee, Ohoopee, and Canoochee rivers, the Floridan Aquifer, other important natural resources, and the open spaces and landscapes of the county

The community will support protection and promotion of George L. Smith, II State Park, Ohoopee Dunes Natural Area and Wildlife Management Area, and the county's rivers for recreational use

The community will encourage the continued vitality and expansion of traditional and alternative agricultural and forestry uses and enterprises

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, including increased nature-based, heritage, and agri-tourism, including the Georgia Grown U.S. 1 Trail through Emanuel County

The community will protect, maintain, utilize, celebrate and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic and cultural buildings, places and structures, especially those in its downtowns

The community will continue to maintain its downtowns as economic, social, cultural, and governmental centers, and to find innovative uses of existing buildings, such as has been done with the Main Street Market in Swainsboro

The community will support the development and continuing successful use of the Historic Dixie Theatre into the Barbara and Tobe Karrh Community Arts Center

The community will support the continuing growth and operation of the Pine Tree Festival and Southeast Timber Expo, the Garfield Washpot Cookout Festival, the Oak Park Moonshine Festival, and other festivals and events celebrating local heritage and tourism

The community will continue to support the development and operation of local museums such as the Emanuel County Farm and Home Museum, the Swainsboro Museum of Coca-Cola Advertisement, the Stillmore Museum, and others

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 promote and develop enhanced solid waste and recycling facilities and initiatives, seek to expand as appropriate, and otherwise improve the appearance of its communities and countryside

Housing

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

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

The community will seek to address the problem of homelessness, especially that of veterans, through increased awareness and outreach efforts

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 encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

The community will seek to encourage and manage new residential location within Emanuel County which is compatible with its community vision and rural character

The community will provide guidance to and for location of compatible housing developments 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 construction codes, subdivision regulations, and appropriate, targeted land use and nuisance regulation

Land Use

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

The community will cooperate to implement and enforce coordinated, comprehensive quality development standards, consistent code enforcement, and appropriate regulation to implement its community vision, protect its rural character and quality of life, and address nuisance issues

The community will maintain agriculture/forestry as economically viable land uses through traditional and alternative enterprises, such as development as a regional fruit/vegetable growth area, support of the poultry industry, enhancement of local farmers markets, and nature-based and agri-tourism

The community will actively support and participate in the State designated Georgia Grown U.S. 1 Trail through Emanuel County

The community will cooperatively invest in its infrastructure to encourage and guide development of the Greater Swainsboro area, including but not limited to the U.S. 1 South Corridor between Swainsboro, I-16, and Oak Park; the U.S. 1 Swainsboro By-Pass; and the Georgia 297 Corridor from U.S. 1 to Nunez

The community will seek development and designation of an east-west truck route for U.S. 80 so as to lessen the through truck traffic in downtown Swainsboro

The community will seek to enhance existing recreation and leisure facilities and support the development of new facilities/uses, both public and private, as needed, which complement the existing natural/cultural resources and the community character/vision and which promote tourism and related uses

The community will seek to revitalize existing commercial areas and maintain the downtowns of all its municipalities as important, functioning economic, social, cultural, and governmental centers

The community will maximize utilization of the public and private investment in infrastructure and facilities of its industrial parks, commercial areas, and other developed areas through infill and other compatible developments

The community will work to improve the general appearance and aesthetics of the county, including the entranceways into the county and all of its municipalities and the landscaping of its streetscapes and new developments, to enhance its community character/quality of life and be more inviting to people/visitors

The community will promote and develop enhanced solid waste and recycling facilities and initiatives, seek to expand as appropriate, and otherwise improve the appearance of its communities and countryside

Community Facilities and Services

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

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

The community will cooperatively invest in infrastructure, particularly water/sewer service, as needed, to encourage and guide development of the Greater Swainsboro area, including but not limited to the U.S. 1 South Corridor between Swainsboro, Oak Park, and I-16; along the U.S. 1 Swainsboro By-Pass; and along the Georgia 297 Corridor from U.S. 1 to Nunez

The community will pursue, develop, and promote transportation improvements of all types (highway, existing road paving/resurfacing, 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 development and designation of an east-west truck route for U.S. 80 so as to lessen the through truck traffic in downtown Swainsboro

The community will upgrade, as needed, and promote East Georgia Regional Airport and its industrial park with GRAD site

The community will continue to cooperate to fully develop and maintain the necessary infrastructure and other upgrades to its existing industrial parks to attract and support additional tenants

The community will fully develop and market the rail-served East Georgia Regional Industrial Park at I-16 for industrial and business recruitment

The community will seek to continue to enhance educational and technological opportunities by continuing to maintain and upgrade its educational facilities and programs, both local and post-secondary, including Southeastern Technical College's Swainsboro campus and East Georgia State College

The community will continue to cooperate and work to be known as a leader in rural technology/countywide broadband access through continued development of Pathway Technology Park and other means

The community will enhance and promote its numerous existing parks and establish new parks/ recreational/leisure facilities to serve existing and future populations, and to

further cultivate/support tourism and local youth and adult populations in accordance with the community's character/vision

The community will continue to support the Franklin Memorial Library through facility, equipment, staffing, program, and other improvements/expansion, as needed

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

The community will maintain and expand Emanuel Medical Center, Ogeechee Behavioral Health Regional Center, East Georgia Healthcare Center, and other health care facilities and programs, as needed, to remain a rural leader, and to support existing and future residents

The community will continue to upgrade or develop local government facilities/services to better serve local citizens, attract economic development, and/or improve the quality of life

The community will continue collaborative planning to proactively address service improvement and other needs to address expected future population and development concerns

The community will continue to improve public safety services and facilities to support an expanding population, improve quality of service, and better coordinate in times of emergency and disasters

The community will encourage and support cultural organizations, such as the Emanuel Arts Council, and maintenance and promotion of existing cultural facilities and opportunities, including the Swainsboro Auditorium and Main Street Market in downtown Swainsboro

The community will support development of the Barbara and Tobe Karrh Community Arts Center in the renovated historic Dixie Theatre in downtown Swainsboro

Intergovernmental Coordination

The community will continue to cooperate locally, regionally, and on the state level to improve, develop, expand, grow, and plan for the desired future Emanuel County expressed and outlined in its community vision and comprehensive plan

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

The community will continue to support existing and future collaboration between Southeastern Technical College and East Georgia State College on the cooperative nursing program initiative and in other endeavors

The community will organize and hold regularly scheduled meetings of the Emanuel County Joint Comprehensive Plan Local Plan Coordination Committee to evaluate plan implementation

The community will support collaboration of a local public safety planning group

NEEDS AND OPPORTUNITIES

The Needs and Opportunities Element is required of all local governments by the Minimum Standards and Procedures. The community needs are those weaknesses or liabilities which have to be addressed, changed, or mitigated to help achieve the desired community future. The community opportunities are strengths and assets which can be utilized as starting points and foundations to easily accentuate or capitalize on to move the community forward on its desired future path. The Needs and Opportunities Element generally answers the planning question, "Where are we currently?" The answers can provide the compass point guidance necessary to begin and advance along the improvement journey. The Emanuel County Joint Comprehensive Plan identifies each community goal as an issue for improvement, and further identifies local needs and opportunities, as appropriate, for each issue.

Needs and Opportunities

Needs:

- Continuing local, regional, and state cooperation/coordination (Economic Development (ED), Natural and Cultural Resources (NCR), Housing (HO), Land Use (LU), Community Facilities and Services (CFS), Intergovernmental Coordination (IC))
- Retention of local graduates (ED)
- Continuing education/job skills improvements (ED)
- Continuation of Vision 2020 or similar partnerships (ED)
- Continuing support for and enhancement of both local and post-secondary education resources, including Southeastern Technical College's Swainsboro campus and East Georgia State College (ED, CFS, IC)
- Improve local literacy rate (ED, CFS, IC)
- Existing business/industry support, including small town industries countywide (ED, NCR, CFS, IC)
- Support for new and existing entrepreneurs (ED, NCR, LU, CFS, IC)
- New compatible business/industry/jobs attraction/creation (ED, LU, CFS, IC)
- Additional diverse, well-paying employment opportunities (ED)
- Maintenance/enhancements/full development of existing industrial parks (ED, CFS, IC)
- Continued development and marketing of rail-served I-16 Industrial Park at U.S. 1, including 250,000 gallon water tank, water infrastructure extension, permanent wastewater infrastructure, and natural gas provision (ED, CFS, IC)
- Continuing upgrades/promotion of East Georgia Regional Airport and industrial park with GRAD site, including additional t-hangars, entrance/signage improvements, and others as needed (ED, CFS, IC)
- Continued improvements/promotion of transportation access/quality (ED, CFS, IC)
- Reopening of rail access between Swainsboro and Vidalia (ED, CFS, IC)
- Continuing street and road improvements, including paving and resurfacing projects utilizing TIA and other funding (ED, CFS, IC)

- Improved bicycle/pedestrian facilities (ED, CFS, IC)
- Sidewalk improvements in Twin City, Swainsboro, and other cities countywide (CFS, IC)
- Sidewalk and trail master plan for Twin City, including possible route to George L. Smith, II State Park (ED, NCR, CFS, IC)
- Provision of county-wide public transportation available to all local citizens (ED, CFS, IC)
- Traffic signal installation at U.S. 1 Swainsboro Business and Bypass intersection (ED, CFS, IC)
- Designation of U.S. 80 East-West truck route to alleviate truck traffic through downtown Swainsboro (ED, NCR, CFS, IC)
- Completion of Fairground Road Extension (CFS, IC)
- Location of I-16 traversing southern Emanuel County/proximity to Savannah and Brunswick ports and three metropolitan areas promotion/marketing (ED, IC)
- Facilitation of desired development at I-16 interchanges in Emanuel County (ED, LU, CFS, IC)
- Local/regional tourism enhancement/growth through festivals, such as Pine Tree Festival and Southeast Timber Expo in Swainsboro, Garfield's Washpot Cookout Festival, Oak Park's Moonshine Festival, and possible development of other festivals; recreation/leisure activities; heritage tourism; agri-tourism; nature-based tourism; and other means (ED, NCR)
- Establishment of Chicken Festival in Stillmore (ED, NCR, CFS, IC)
- Protection/promotion of local/regional tourist attractions, including George L. Smith, II State Park; Ohoopee Dunes Natural Area and Wildlife Management Area; the county's rivers; Beaver Creek Plantation, Brown's Hunting Camp, and other hunting/fishing opportunities; Emanuel County Farm and Home Museum; Georgia Sports Arena; local produce and farm markets/businesses; Swainsboro and Twin City historic districts; and others (ED, NCR, CFS, IC)
- Community appearance/aesthetic improvements, such as redevelopment of declining areas, streetscape improvements, and gateway/entranceway enhancements (ED, NCR, HO, LU, CFS, IC)

- Construction of new entranceway/gateway signage along U.S. and GA highway entrances into Twin City, at Garfield city limits along Georgia 23, and for Oak Park (ED, NCR, CFS, IC)
- Continued support for downtown revitalization efforts in all county municipalities (ED, NCR, HO, LU, CFS, IC)
- Continued growth and support for Main Street Market in downtown Swainsboro as business incubator/tourism attraction/retail outlet (ED, NCR, CFS, IC)
- Completion of Swainsboro DDA's development of downtown historic tour (ED, NCR, CFS, IC)
- Establishment of downtown façade incentive grant program for Swainsboro (ED, NCR, HO, LU, CFS, IC)
- Completion of Phase II of Downtown Swainsboro streetscape/lighting/parking improvements project (ED, NCR, CFS, IC)
- Stabilization of historic Knapp Building in Adrian (ED, NCR, LU, CFS, IC)
- Stabilization of historic National Register-listed Rountree Log House at Carilee Coleman Park in Twin City (ED, NCR, CFS, IC)
- Preservation/utilization of historic Adam Brinson Log Cabin in Twin City (ED, NCR, CFS, IC)
- Continued efforts to achieve recognition as rural technology leader through ongoing development of Pathway Technology Park, promotion of countywide high speed broadband access, and other means (ED, CFS, IC)
- New resident/retiree attraction through increased quality of life promotion (ED, NCR, HO, LU, CFS, IC)
- Continued utilization/support of Swainsboro-Emanuel County Chamber of Commerce, Emanuel County Development Authority, Development Authority of Twin City, and others (ED, NCR, HO, CFS, LU, IC)
- Redesign of county branding (logo, seal, slogan) (ED, CFS, IC)
- Compatible development supportive of community's rural character/quality of life (ED, NCR, LU, CFS)
- Agricultural/forestry land uses viability support through traditional and alternative enterprises (ED, NCR, LU, IC)

- Development as regional fruit/vegetable growth area and active participation in Georgia Grown U.S. 1 Trail through Emanuel County (ED, NCR, LU, IC)
- Proactive management of future growth/development through community investment and appropriate regulation to implement community vision (ED, NCR, HO, LU, CFS, IC)
- Continuing protection for Emanuel County's significant natural resources (ED, NCR, LU, IC)
- Adoption/enforcement of model ordinance based on Georgia DNR's Part V Environmental Planning Criteria for significant wetlands, groundwater recharge areas, and protected river corridors (NCR, LU, IC)
- Canoochee, Ogeechee, and Ohoopee rivers conservation/protection and compatible recreation usage (ED, NCR, IC)
- Completion of Little Ohoopee River Blue Trail (ED, NCR, CFS, IC)
- Growth management/natural and cultural resources protection (ED, NCR, HO, LU, CFS, IC)
- Compatible development/utilization of natural and cultural resources (ED, NCR, LU, CFS, IC)
- Renovation of historic Dixie Theatre into Barbara and Tobe Karrh Community Arts Center (ED, NCR, LU, CFS, IC)
- Historic resources preservation/reuse/promotion, such as Emanuel County Offices in historic Coleman Hotel and Mitchell Building, former bank building as Swainsboro City Hall, and Coleman House Restaurant/B&B (ED, NCR, HO, CFS)
- Renovation of historic Coleman Hotel and Mitchell Building for Emanuel County office use (ED, NCR, CFS, IC)
- Complete renovation of historic Oak Park Grammar and High schools for public use (ED, NCR, CFS, IC)
- Continued support for development/operation of local museums, such as Emanuel County Farm and Home Museum, Swainsboro Museum of Coca-Cola Advertisement, Stillmore Museum, and others (ED, NCR, LU, CFS, IC)
- Development/promotion of enhanced solid waste and recycling facilities/initiatives with expansion as appropriate to improve local appearance (ED, NCR, LU, CFS, IC)

- Consolidation of green box sites and development of manned convenience centers throughout unincorporated Emanuel County (NCR, LU, CFS, IC)
- Solid waste collection upgrades in Nunez (CFS, IC)
- Housing quality/appearance improvements through rehabilitation, removal, code enforcement, and regulation (ED, NCR, HO, LU, CFS, IC)
- Support for diverse housing mix, including additional affordable, rental, elderly, compatible workforce housing, and single family starter homes (ED, NCR, HO, LU, CFS, IC)
- Increased awareness/outreach to address growing local homeless population (ED, NCR, HO, LU, CFS, IC)
- State/federal programs utilization (ED, NCR, HO, LU, CFS, IC)
- Utilization of planning, regulation, and existing and new infrastructure location to guide desired/compatible residential/housing growth/development supportive of community's vision/rural character (ED, NCR, HO, LU, CFS, IC)
- Coordinated countywide land use planning/construction codes/subdivision/ manufactured housing regulations/targeted land use and nuisance ordinances/growth management implementation and enforcement (ED, NCR, HO, LU, CFS, IC)
- Continued removal of dilapidated housing in Stillmore (ED, NCR, HO, LU, CFS, IC)
- Acquisition and clean-up of abandoned properties in Garfield (ED, NCR, HO, LU, CFS, IC)
- Continued support for and enforcement of Swainsboro's existing zoning ordinance and update, as needed (ED, HO, LU, CFS, IC)
- Cooperative investment in infrastructure to encourage/guide development of Greater Swainsboro area, including but not limited to U.S. 1 South Corridor between Swainsboro, I-16, and Oak Park; U.S. 1 Swainsboro Bypass; and Georgia 297 corridor from U.S. 1 to Nunez (ED, NCR, LU, CFS, IC)
- Enhancement of existing recreation/leisure facilities and development of new facilities/programs as needed (ED, NCR, LU, CFS, IC)
- Utilization of compatible infill development whenever possible (ED, NCR, HO, LU, CFS, IC)

- Promotion of available land for economic development/residential/retiree attraction (ED, NCR, HO, LU, CFS, IC)
- Possible annexation of approximately seven (7) miles of I-16 into City of Oak Park (ED, NCR, LU, CFS, IC)
- Potential annexation of outlying areas into City of Stillmore as requested and appropriate (ED, NCR, LU, CFS, IC)
- Upgrades to/expansion of existing infrastructure and services to attract desired, compatible growth and development (ED, NCR, LU, CFS, IC)
- Wastewater treatment system upgrades in Swainsboro, including rehabilitation of lift stations #3, #10, and #15 (CFS, IC)
- Water system upgrades, as needed, in Swainsboro, including replacement of Well Tank #3 (CFS, IC)
- Replacement of water lines throughout Adrian and cleaning/maintenance of drainage ditches (CFS, IC)
- Upgrades to Garfield's water system, including replacement of water meters north of Monroe Street and purchase of water filtration system to remove manganese (CFS, IC)
- Drainage improvements in Garfield along Hall Street (CFS, IC)
- Completion of CDBG project to improve drainage system north of Harrington Street in Oak Park (CFS, IC)
- Improvements to Stillmore water system, including construction of new 300,000 gallon water tank and repainting exterior/relining interior of existing water tower (CFS, IC)
- Repair/replacement of backup pumps at all lift stations, as appropriate, in Stillmore (CFS, IC)
- Construction of retaining wall at Summertown Community Center to improve drainage (CFS, IC)
- Improve street and drainage conditions in Coursey Road Neighborhood and Princess/Queen/King streets area in Twin City (CFS, IC)
- Rehabilitation of each sewer lift station (5 total) in Twin City utilizing CIPP relining method (CFS, IC)
- Inventory and update of Twin City's water meters (CFS, IC)

- Road resurfacing in unincorporated Emanuel County averaging 8-9 miles/year, as needed (CFS, IC)
- Upgrades to Emanuel County Road Department equipment, as needed (CFS, IC)
- Completion of TIA Bands 2 and 3 projects in Emanuel County, Garfield, and Swainsboro (CFS, IC)
- Resurfacing of Sybil and Monroe streets in Garfield and acquisition of tractor for right-of-way maintenance (CFS, IC)
- Establishment of parking lanes along Harrington Street and at Oak Park City Hall with proper signage (CFS, IC)
- Street improvements in Oak Park, including resurfacing 2.1 miles, installation of speed bumps, and other enhancements, as needed (CFS, IC)
- Paving of Fourth, Atlanta, and Second avenues, Edenfield Road, and Airline Railroad and First streets in Stillmore (CFS, IC)
- Sidewalk improvements and street resurfacing in Twin City (CFS, IC)
- Continued maintenance/upgrades to retain excellent quality local and post-secondary educational facilities/services/technology (ED, CFS, IC)
- Development of combined Twin City-Emanuel County Recreation Department (ED, CFS, IC)
- Development of two (2) multi-purpose soccer/football fields and reseal parking lot at recreation complex (ED, LU, CFS, IC)
- Upgrades to Harmon Park, including landscaping, playground equipment, dog park, bathroom renovations, resealing parking lot, and other improvements as needed (ED, CFS, IC)
- New LED scoreboards on seven (7) ballfields at Carmichael Recreation Complex (CFS, IC)
- Improvements at Connie Kight Recreation Center, including new gym floor and purchase of emergency generator (CFS, IC)
- Construction of new community house/multi-use facility in Swainsboro (CFS, IC)
- New playground equipment for parks in Adrian, Stillmore, Summertown, and Cross Green community (CFS, IC)
- Development of additional property in Garfield for recreation (CFS, IC)

- Possible event venue/farmer's market construction/facility improvements at Ball Recreation Park in Nunez and continuing recreation improvements at Moore's Recreation Park (CFS, IC)
- Land acquisition/development of new ballfield in Oak Park (LU, CFS, IC)
- Upgrade of playgrounds and equipment in Twin City (CFS, IC)
- Development of outdoor classroom and interpretive signage at Carilee Coleman Park in Twin City (NCR, CFS, IC)
- Continued efforts to maintain/expand local Emanuel Medical Center, Ogeechee Behavioral Health Regional Center, East Georgia Healthcare Center, and other healthcare facilities/services to remain rural leader (ED, CFS, IC)
- Continued maintenance and provision of adequate local governmental facilities/services (ED, CFS, IC)
- Review/update of Emanuel County Code of Ordinances (CFS, IC)
- Development of County animal control ordinances, hiring of enforcement officer, and upgrade of animal shelter (CFS, IC)
- Collection of GIS data for use by County Public Works, Public Safety, and Tax Assessor (CFS, IC)
- County to contract service for accessory finder program for Tax Assessor's Office (CFS, IC)
- County solicitation of personal property auditing services (CFS, IC)
- Renovation of Mitchell Building for County use (NCR, CFS, IC)
- Renovations to community service buildings, including DFACs, Health Department, Ogeechee Health, USDA Soil & Water Conservation, and Cooperative Extension (CFS, IC)
- Development of social media outreach program for County to connect with community (CFS, IC)
- Renovations to Swainsboro City Hall, including new air conditioning unit and installation of new elevator (NCR, CFS, IC)
- New office equipment (computers, software, copier, printers) and phone system for Swainsboro City Hall (CFS, IC)

- Acquisition of new computers and related equipment and a vehicle for Swainsboro Inspections and Code Department (CFS, IC)
- Equipment for City of Swainsboro, including backhoe and mulching machine (CFS, IC)
- Completion of updating City of Adrian's Code of Ordinances to achieve compliance (CFS, IC)
- Acquisition/update of old school property for City of Adrian and recreation department use (CFS, IC)
- Construction of multi-purpose shelter, primarily for farmer's market use and other activities, in Garfield (CFS, IC)
- Acquisition of one pick-up truck for City of Garfield (CFS, IC)
- Upgrades at Nunez City Hall and Annex, including renovations such as flooring replacement and fence repairs (CFS, IC)
- Renovations to U.S. Post Office building in Nunez (CFS, IC)
- Acquisition of lawnmower or tractor for grass maintenance in Oak Park (CFS, IC)
- Renovation/expansion of Oak Park City Hall (CFS, IC)
- Implementation/collection of City property tax in Oak Park (CFS, IC)
- Continued support for the local Oak Park Beautification Committee and its organization of city cleanup days, Moonshine Festival, holiday celebrations, and the like (CFS, IC)
- Acquisition of generators for critical facilities in Stillmore, including City Hall, firehouse, city well, and wastewater treatment plant and portable generator for lift station (CFS, IC)
- Renovations to Stillmore community house, including improved handicapped accessibility (CFS, IC)
- Acquisition of equipment for City of Stillmore, including commercial lawn mower, tractor, and auger (CFS, IC)
- Upgrade/expansion/promotion of Stillmore Christmas Parade (CFS, IC)
- Renovations to Twin City City Hall (CFS, IC)
- Completion of Twin City's multi-year audit backlog (CFS, IC)
- Continued improvements to local public safety services, equipment, facilities, and emergency/disaster coordination, as needed (CFS, IC)

- Construction of new Emanuel County E911/EMA building and upgrade of E911 equipment (CFS, IC)
- Upgraded County emergency communications infrastructure, such as hand held radios, repeaters, towers, and mobiles (CFS, IC)
- Local firearms range construction (CFS, IC)
- State and national (CALEA) certification for Swainsboro Police Department (CFS, IC)
- Addition of one (1) police officer per shift at Swainsboro Police Department (CFS, IC)
- Long-term evidence storage facility and impound yard for Swainsboro Police Department (CFS, IC)
- Replacement of Swainsboro Police patrol cars as needed, and installation of vehicle tag reader system on each patrol vehicle (CFS, IC)
- Acquisition of one (1) K-9 dog for Swainsboro Police criminal investigations (CFS, IC)
- Upgraded computer system for Swainsboro Police Department (CFS, IC)
- Upgrades to mobile and portable radios for Swainsboro Fire and Police departments (CFS, IC)
- Purchase of new fire engine for Swainsboro Fire Department (CFS, IC)
- Renovations/expansion of Swainsboro's Southside Fire Station, including installation of emergency power source (CFS, IC)
- Construction of fire training tower for Swainsboro and Emanuel County fire departments (CFS, IC)
- Acquisition of drone system for Swainsboro Fire Department use (CFS, IC)
- Employ one (1) additional firefighter per shift, receptionist, and other personnel, as needed for Swainsboro Fire Department (CFS, IC)
- Purchase of additional, upgraded equipment, as needed for Swainsboro and Emanuel County fire departments (CFS, IC)
- Increased funding for training and uniforms for Swainsboro Fire Department (CFS, IC)
- Improvements to City of Swainsboro's early alert system (CFS, IC)
- Refurbishment/replacement of 12 fire hydrants in Adrian (CFS, IC)
- Public safety equipment, including radar and LIDAR for speed detection and digital radios, and one (1) police vehicle for Garfield (CFS, IC)
- Nunez Fire Department equipment, including a brush truck and turnout gear (CFS, IC)

- Oak Park Fire Department equipment, including new fire truck and turnout gear (CFS, IC)
- Purchase of new pursuit vehicle for Stillmore Police Department and 3,000 gallon tanker truck for fire department (CFS, IC)
- Renovations to existing Stillmore Fire Department building (CFS, IC)
- Continued support for and enhancement of cultural organizations, such as the Emanuel Arts Council, and opportunities, including Swainsboro-Emanuel County Auditorium and Main Street Market (CFS, IC)
- Development of annual Emanuel Festival of the Arts (CFS, IC)
- Permanent art gallery creation within revitalized Dixie Theatre/Karrh Community Arts Center (CFS, IC)
- Creation of interactive Art Stroll in Swainsboro (CFS, IC)
- Development of mobile art studio, traveling art clubs to provide student art classes, and traveling art camp (CFS, IC)
- Continued maintenance/enhancement of local, regional, state cooperation (ED, NCR, HO, LU, CFS, IC)
- Continued efforts to seek sharing/cooperation/consolidation in delivery of services (ED, CFS, IC)
- Continued support for existing and future collaborations between Southeastern Technical College and East Georgia College, such as the nursing program (CFS, IC)
- Continued support for Emanuel Medical Center/East Georgia Healthcare Regional Partnership (CFS, IC)
- Regularly scheduled meetings of Emanuel County Joint Comprehensive Plan Local Plan Coordination Committee to evaluate plan implementation (CFS, IC)
- Continued support for local public safety planning group collaboration (CFS, IC)
- Update/keep current crisis/local emergency operations management plans (CFS, IC)

Opportunities:

- Continuing existing local, state, and regional cooperation/coordination (ED, NCR, HO, LU, CFS, IC)
- Excellent local schools, including Vision 2020 and other programs, facilities, and technology (ED, CFS, IC)
- David Emanuel Academy in Stillmore (ED, CFS, IC)
- Local post-secondary education access at East Georgia College and Southeastern Technical College's Swainsboro campus, as well as other nearby institutions (ED, IC)
- Local Emanuel County leadership programs (ED, CFS, IC)
- Heart of Georgia Altamaha Workforce Innovation and Opportunity Act (WIOA) Program (ED, IC)
- Access to Georgia Quick Start Program and other training options (ED, IC)
- Existing businesses/industries, such as UPS distribution facility (ED, NCR, CFS, IC)
- Existing agricultural/forestry uses, such as Crider Foods and Interfor with diverse products (ED, NCR, LU, IC)
- Designation of Georgia Grown U.S. 1 Trail through Emanuel County (ED, NCR, LU, CFS, IC)
- Six existing industrial parks with available space (ED, LU, CFS, IC)
- I-16/U.S. 1 industrial park being developed (ED, LU, CFS, IC)
- Ongoing East Georgia Regional Airport upgrades (ED, CFS, IC)
- Industrial park with GRAD site at East Georgia Regional Airport (ED, CFS, IC)
- Former Adrian Homes facility (ED, LU, CFS, IC)
- Atkinson Candies in Garfield (ED, CFS, IC)
- County-wide access to high speed broadband communications (ED, CFS, IC)
- Rural technology leadership, including ongoing development of Pathway Technology Park (ED, CFS, IC)
- Ample/excess water supply and sewer capacity (ED, NCR, HO, LU, CFS, IC)
- Transportation improvements, including TIA-funded projects (resurfacing, paving) (ED, CFS, IC)

- U.S. 1 Bypass of Swainsboro (ED, LU, CFS, IC)
- U.S. 1 bicycle lanes (ED, NCR, CFS, IC)
- Georgia Bicycle Route 40 (ED, NCR, CFS, IC)
- Proximity to I-16, Georgia ports, and three metropolitan areas (Savannah, Macon, and Augusta (ED, CFS, IC)
- Local tourism events/venues, such as long running Pine Tree Festival and Southeast Timber Expo in Swainsboro, Washpot Cookout Festival in Garfield, Moonshine Festival in Oak Park, Annual Civil War Trail Tour, and possible Chicken Festival in Stillmore (ED, NCR, CFS, IC)
- Nature-based, agri-tourism, recreation, and other tourism venues, including George L. Smith, II State Park, Ohoopee Dunes Natural Area and Wildlife Management Area, Beaver Creek Plantation, Brown's Hunting Camp; local produce and farm markets/businesses; Georgia Sports Arena; and Ohoopee/Ogeechee/Canoochee rivers (ED, NCR, LU, CFS, IC)
- Local cultural/historic resources, such as Swainsboro historic district, Twin City National Register Historic District, Emanuel County Farm and Home Museum, National Register-listed Stillmore Methodist Church, National Register-listed John Rountree Log House and Adam Brinson Log Cabin in Twin City, and others (ED, NCR, CFS, IC)
- Emanuel County Historic Preservation, Inc. (NCR, IC)
- Oak Park Beautification Committee (ED, NCR, CFS, IC)
- Downtown Swainsboro revitalization, including Georgia Main Street designation, Main Street Market, Dixie Theatre rehabilitation, Boneyard, façade grant program, and streetscape improvements (ED, NCR, HO, LU, CFS, IC)
- Historic Twin City, Georgia, Inc. (ED, NCR, CFS, IC)
- New resident/retiree attraction through quality of life/amenities promotion (ED, NCR, HO, LU, CFS, IC)
- Strong local governments/leadership/partnerships, such as Swainsboro-Emanuel County Chamber of Commerce; Emanuel County Development Authority; Swainsboro Downtown Development Authority; Development Authority of Twin City, and others (ED, NCR, HO, LU, CFS, IC)

- Rural character (ED, NCR, HO, LU, CFS, IC)
- Available land and water (ED, NCR, HO, LU, CFS, IC)
- Relatively low cost of living (ED, CFS, IC)
- Significant natural resources, including Ogeechee, Ohoopee, and Canoochee rivers (ED, NCR, LU, IC)
- Protected natural properties, including Ohoopee Dunes Natural and Wildlife Management areas (ED, NCR, LU, IC)
- Little Ohoopee River Blue Trail under development (ED, NCR, CFS, IC)
- Planned renovation of Coleman Hotel for continued Emanuel County office use and Mitchell Building for County use (ED, NR, CFS, IC)
- Historic Oak Park Grammar and High schools (NCR, CFS, IC)
- Swainsboro Museum of Coca-Cola Advertisement (ED, NCR, CFS, IC)
- Stillmore Museum (NCR, CFS, IC)
- Brothers Keepers Program (CFS, IC)
- Existing zoning in Swainsboro (ED, HO, LU, CFS, IC)
- Sudie A. Fulford Community Learning Center (ED, CFS, IC)
- Local Mill Creek Foundation (ED, NCR, CFS, IC)
- Existing Emanuel County Recreation Department/parks/recreation facilities/programs, including Billy C. Carmichael Recreation Complex (ED, CFS, IC)
- Swainsboro Country Club Golf Course (ED, CFS, IC)
- Herrington Homestead/Georgia Sheriff's Youth Home near Nunez (ED, HO, LU, CFS, IC)
- Emanuel Medical Center, Ogeechee Behavioral Health Regional Center, East Georgia Healthcare Center, and other local medical facilities (ED, CFS, IC)
- Strong local public safety/enforcement (CFS, IC)
- Fire service improvements, including Class 3 ISO rating in Swainsboro (CFS, IC)
- Existing cultural facilities/services, including the Swainsboro-Emanuel County Auditorium (ED, NCR, CFS, IC)
- Emanuel Arts Council (ED, CFS, IC)
- Art in the Woods event (ED, CFS, IC)
- Franklin Memorial Library (ED, CFS, IC)

- 2010 TIA funded local transportation project improvements (ED, CFS, IC)
- Existing local, regional, and state partnerships, including Heart of Georgia Altamaha Regional Commission, others (ED, NCR, CFS, IC)
- Southeastern Technical College/East Georgia State College Nursing Program collaboration (ED, CFS, IC)
- Emanuel Medical Center/East Georgia Healthcare Regional Partnership (ED, CFS, IC)
- Local public safety planning collaboration (CFS, IC)

ECONOMIC DEVELOPMENT

Economic prosperity is a key to community improvement. A community's comprehensive plan seeks at its core to make the community a better place to live, work, and recreate. To improve quality of life, there is a need for income and an increased tax base to help enhance the ability to afford needed and desired improvements, and afford better housing and a higher standard of living. Commerce and economic development have a major influence on overall population growth and development. The relationship is quite evident in Emanuel County and has been throughout its history. The Ogeechee, Canoochee, and Ohoopee rivers and the forested lands of Emanuel provided avenues of exploration and access to life sustaining wildlife populations both to Native Americans and European explorers long before the county's formal establishment. The area's settlement in the late 1700s and early 1800s related to Indian treaties and land lotteries for persons seeking new lives, fortunes, and religious expression. The first county development related to waterborne commerce on the Ogeechee River, and then to the opening of early public roads, and general stores to serve the surrounding countryside. The completion of the Central of Georgia Railway through adjacent Burke County in the 1840s led to growth and development in Emanuel County. The railroad also opened up markets and fierce competition over the county's abundant yellow pine forests, lumber resources, and agricultural products. The Central of Georgia and other close-by railroad developments led investors like Thomas Jefferson James and George Brinson to seek to develop railroads through Emanuel County. While the local railroads were not developed until beginning in the 1870s, and a railroad was not completed through the county until 1910, they stimulated heavy economic investment and development. The resulting economic influence and prosperity led to more market availability and local development. Emanuel County's population more than quadrupled as a result, going from 6,134 in 1870 to 25,862 in 1920 (the all-time high for the county not yet reattained). Similarly, the decline of turpentine and the cutting of the large pine trees, the cotton market collapse, and then the railroads, as highways and the flourishing of larger regional service centers led to local stagnation or decline, particularly in the smaller towns, but in an overall impact in the county, as well. The location of U.S. 1 and U.S. 80 in Swainsboro served to soften these blows there, and unlike the county or small towns, continued to see steady growth without

any retraction until 1980. The opening of I-16 in the county in the 1970s was a new economic stimulus, as have been diversifying industry, Walmart, and East Georgia State College. Economic attributes and transportation continue to impact the Emanuel County community's future. The county's highways, particularly I-16 and U.S. 1, and the community's airport have had many positive impacts on Swainsboro/Emanuel County. The location of I-16 turned around a long period of decline for Emanuel County from 1920 until 1960. Location, transportation resources, progressive leadership; agriculture; proximity to Georgia's ports and metro areas; abundant and outstanding natural and cultural resources; the continuing civic consciousness and devotion of the community to the arts and culture; the continuing importance and local attention to education, particularly East Georgia State College and Southeastern Technical College; and the extraordinary high quality of life within the county remain key factors and attractors in future growth and development. Because of its economic history and successes, its progressive leadership, its cooperative spirit, its significant cultural and natural resources, and its overall quality of life, Emanuel will continue to be a thriving community of progress and culture. As a result, the community continues to enjoy slow, but steady growth and development.

Emanuel County today is a rural community of about 23,000 persons located in the spacious confines of Georgia's 7th largest county in East Central Georgia. It enjoys an excellent geographic location along Interstate Highway 16, and along the important U.S. highways, 1 and 80, about centrally located between the Georgia metropolitan areas of Augusta, Macon, and Savannah. The community benefits from many appealing assets and attributes for growth and development from outstanding natural beauty and resources, excellent educational and local government facilities, progressive local leadership and civic involvement, impressive existing industry and business-friendly support and assistance, and a long-standing dedication and commitment to supporting and celebrating arts, culture, and history. All of this combines to evidence and support an extraordinary high quality of life very appealing for continued growth and development not often seen in a rural area.

Emanuel County has long had an economic relationship with the pine tree and entrepreneurship which continues today. The community's fields and forests remain a vibrant part of community and economic vitality today as much of the landscape remains forested with

managed pine plantations. The community has a number of business concerns directly or indirectly connected to these forests, including logging operations and a large sawmill currently operated by the Canadian firm Interfor. The county's forests and outdoors also support outdoor adventure enterprises including well-known hunting/special event destinations. Locals continue to celebrate this heritage and way of life with a Pine Tree Festival and Southeast Timber Expo which has operated for over 70 years. It is Georgia's oldest continuously operated festival. The community's agrarian heritage is also remembered in a preserved village collection of historic buildings on significant acreage at the Emanuel County Farm and Home Museum, a Washpot Cookout Festival in Garfield, and an annual old-fashioned country fair.

Emanuel County's heyday of development came from 1870 to 1920 as entrepreneurs such as George M. Brinson, Thomas Jefferson James, and others organized and developed railroads to access and market the county's timber. The railroads also allowed the import of fertilizer into the county, and the growth of agricultural corps, especially cotton. By the early 1900s, Emanuel County ranked third in the state in cotton production. But the boom and bust potential in economic flurries was soon evidenced in Emanuel County. The heavy timber cutting caused by the railroad development led to the closing of large sawmills in the 1910s, and along with the advent of the boll weevil combined with the cotton market crash of 1920 led to local economic decline, including the closing or cutback of some of the local railroads. These trends were only heightened by the Great Depression, World War II, and the mechanization of agriculture. As a result, county population declined from 1920 to 1960, and even though it has slowly grown since then until the present, it remains some 3,000 persons below that enumerated in 1920. The location of U.S. highways 1 and 80, and later I-16 within the county, the county's fortuitous geographic location near and between Georgia metro areas, and the continued progressive leadership in developing educational and community facilities and cultural opportunities have all provided assets and calling cards critical to recovery and renewed economic development.

Progressive leadership within Emanuel County did not stop with railroad development. The county has always been associated with leading edge educational development and a striving for excellence and innovation in its community development. This began with the development

of Summerville Academy in 1856, Stillmore Military College in the 1890s, and the unique development of Emanuel County Institute by the joint efforts of Graymont and Summit. This school utilized the first school bond in Georgia to construct a public school, and was also the first to use state funds for agriculture and home economics education. It remains a functioning part of the school system today. The community is home today to both a technical college and a four-year college of the official public educational systems of Georgia due to the dedication and persistence of local citizenry. Local bonds and donation of land led to the establishment of a state junior college in the county in the early 1970s. This college has now grown into East Georgia State College which has expanded into satellite campus locations in much larger areas, and has developed groundbreaking and heralded programs not duplicated elsewhere in the University System. The community has also developed and funded a unique community learning center on the East Georgia State College Campus in the 2010s. The local Southeastern Technical College was recognized as Georgia's Technical College of the Year in 2016.

Civic involvement, the pursuit of excellence, and progressive leadership to always strive to improve the quality of life has not been limited to education. Swainsboro was a nationally recognized stage on the country music circuit in the 1950s, and was the scene of Hank Williams, Jr.'s debut. Swainsboro is active in downtown revitalization and participates in the Main Street Program. The community has repurposed many of its historic downtown buildings, developed innovative public spaces, and established a Main Street Market. This Market has won awards for its economic restructuring efforts, become a business incubator, and a well-recognized regional antique mall. The community has always been prominent in its appreciation of the arts, and is currently developing a historic downtown theater into a cultural arts center with widespread community support. The community has also developed top-notch facilities from award-winning schools, highly regarded water and sewer facilities with ample capacity for growth, abundant and varied recreational parks and facilities, a five-star regional hospital, an expansive library, and a regional airport with the 13th longest runway in Georgia. Emanuel County has developed six industrial parks covering over 1,200 acres for business and industry, including the first technology park in rural Georgia, As a result, Emanuel County is home to a diverse industrial base including the Interfor sawmill, a regional UPS distribution facility, and Crider Foods, the global leader in canned chicken products. Emanuel County is truly an exceptional place to live,

work, play, visit, or do business with much success and much to offer. The community enjoys an extraordinary high quality of life and offers facilities and opportunities not usually seen in a rural area, or for that matter, in many larger more urban areas. There are many positive assets and opportunities for future economic growth.

For all of Emanuel County's relative economic successes it remains in Georgia Job Tax Credit Tier 1, meaning it remains in the bottom 40 percent of counties on factors including unemployment rate, per capita income, and percentage of residents below the poverty level. This is primarily a function of being a rural county in South Georgia, and such status does allow a business creating new jobs to claim Georgia's highest job creation tax credit (~$4,000/job). It also conceals the fact that Emanuel County has more attractive assets for growth and is better off in many respects than a number of the surrounding regional counties.

There are certainly continuing needs for Emanuel County's economic development. The per capita money income in Emanuel County as reported by the Census Bureau for 2011-2015 is $17,096, only about two-thirds (66.4 percent) that of Georgia as a whole ($25,737). Median household income is $32,229, also less than two-thirds that of Georgia ($49,620). More than one-fourth of Emanuel County citizens are in poverty (27.0%), compared to only 17.0% in Georgia as a whole. This high poverty has persisted for a number of decades. There are needs for more jobs, and higher paying jobs. Unemployment in the county was an extraordinarily high 7.8% in 2016, compared to 5.4% in the state, and this is even higher than the Emanuel Area average of 6.6%. The county average weekly wage is only $616, below the regional average of $677, and well below the state average of $993. A concerning statistic is that about one third (32.1%) of county workers have to travel outside Emanuel County for work according to the American Community Survey (2011-2015). Job skills of local residents are also a concern; about 25% of local residents are without a high school diploma compared to 15% statewide. Transfer payments represent about 37% of total personal income compared to about 18% statewide. There is more home ownership in the county (66.7%) than Georgia (63.3%), and housing costs are cheaper within the county. The median value of owner-occupied housing units, 2011-2015, was $67,800 in Emanuel County as compared to $148,100 in Georgia, and median

gross rents, 2011-2015, were $563 in the County as compared to $879 in Georgia. Compared to the rest of the country, Emanuel County's cost of living is 17.1% lower than the U.S. average.

There are other opportunities and cause for optimism for future economic development in Emanuel County beyond housing and cost of living advantages. Employment within the county is concentrated within the government, manufacturing, retail trade/services, and agriculture sectors, and there is relative employment stability, with advances in 2016. There remain many unrealized opportunities related to the abundant fields and forests and outstanding natural resources of the county, as well as its location. The cost of living in Emanuel County is relatively very low, and the crime rate is low making it even more attractive as a place to live for families and new residents and retirees, especially given the appealing quality of life. Continuing population growth is anecdotal evidence that the outstanding quality of life, local culture, outdoor fun, and community location are contributing to attraction success. The county's location, its pastoral landscapes punctuated by abundant and outstanding natural and cultural resources, the local access to arts and culture, the varied outdoor recreation opportunities, the low cost of living, the wonderful family-friendly hometown atmosphere, and the progressive leadership present locally provides even more opportunity for success.

The Emanuel County community has chosen a multi-faceted approach and strategy to improve its economic status and further economic development in the county. The following goals and objectives were chosen to address identified economic development issues in Emanuel County.

Address Educational Levels/Improve Jobs Skills

Emanuel County has a long history of educational leadership, and will continue to support its outstanding school system, the East Georgia State College, Southeastern Technical College campus, and regional Workforce Innovation and Opportunity Act programs. It will develop public/private partnerships through its Chamber of Commerce, civic groups, the technical college, and continuing intergovernmental cooperation.

Support/Enhance/Maintain Viability of Agriculture/Forestry Uses

The community will support efforts to create additional markets, explore alternative crops, and seek value-added businesses which keep such uses viable and profitable. The marketing and development of agri-tourism and nature-based tourism are other means. The support of Crider Foods, Pine Tree Festival and Southeast Timber Expo, the Georgia Sports Arena, existing agricultural operations and outlets, the reestablishment of farmers markets, and others are tremendous assets and opportunities.

Address/Improve Infrastructure/Facilities

The Emanuel County community will jointly work to solve any infrastructure and facility deficiencies or needs, including highway needs, and otherwise address water/sewer, drainage and other needs, particularly for fire protection. The excellent availability of exceptional facilities, like the East Georgia Regional Airport, the numerous recreational facilities, and many more are all evidence that the community is committed to this policy.

Nurture Existing Businesses/Entrepreneurs/Industries

This ongoing effort has been critical to past successes, and will continue with passion. The Emanuel County community will work through its development authorities and Chamber of Commerce, and in cooperation with Southeastern Technical College, East Georgia State College, and state agencies, to meet local needs and encourage expansions and new local business development. Special efforts will be made for agricultural/forest interests. Crider Foods, the global leader in canned chicken products, is an exceptional resource.

Attract New Businesses/Jobs

The Emanuel County community, through its Joint Development Authority, Chamber of Commerce, other authorities, and intergovernmental cooperation, will seek compatible business and industrial development. The community will participate in state designation programs, and will cooperate in providing appropriate funds in making full-time economic development efforts

more efficient and effective. State tax credits and local tax incentives for job creation will be marketed. The GRAD certification of local industrial parks is another important and valuable tool in community marketing, as is the technology park and broadband availability countywide. Further enhancing existing industrial sites and developing the new rail served industrial park near I-16 will assist. The U.S. Highway 1/I-16 crossroads location and the rail and airport facilities are major assets and calling cards. The location, family-friendly hometown atmosphere, many natural and cultural amenities, and overall high quality of life will attract more than people.

Develop/Enhance Tourism

Emanuel County's extraordinary natural and heritage resources, outdoor amenities and splendor, starring the George L. Smith, II State Park, the Ohoopee Dunes, and the Ogeechee, Canoochee, and Ohoopee rivers; unique existing and potential festivals; Downtown Swainsboro and the Main Street Market; its location along important highways; as well as its farms and scenic countryside offer much more potential to increase visitors. The long-running Pine Tree Festival and Southeast Timber Expo also has room for growth. The Garfield Washpot Cookout and the Oak Park Moonshine festivals are very unique and also have much expansion potential. There is extraordinary local history and heritage which can also be further utilized.

Improve Transportation Access/Quality

The Regional T-SPLOST, which will result in many needed local resurfacing and other road improvements, will enhance the community as a place to live and work. It may open up other opportunities for job creation, as well. These and other improvements could enhance local travel and make business markets more accessible. They will also make it more attractive to live in Emanuel County, but work elsewhere. Promotion of trails and bicycling and other nature-based or heritage tourism would also help quality of life and economic development. The expansion of Georgia's ports will make the county location even more attractive, especially given the railroad availability. The East Georgia Regional Airport and its continued improvement is also extremely important.

Revitalize Downtowns

The historic fabric and available buildings in Swainsboro and in the other municipalities allow for even more opportunity, despite ongoing and past successes of the Main Street Program. Twin City has much unrealized potential, as do others. The historic nature of these structures allows for development incentives, preservation of unique character, and enhanced quality of life. Community projects in historic structures create civic pride and community cooperation. They also can stimulate private investment.

Develop/Improve Local Industrial Parks/Sites

The community has an almost unheard of number of available industrial parks, sites, and buildings to market, more than most rural areas. This is a tremendous asset for marketing. The existing industrial parks need further improvement, and the new rail-served park near I-16 awaits development. There is further need to continue and build on recent successful efforts in industrial expansion and location.

Promote Quality of Life/Civic and Community Pride/Location

Emanuel County has additional opportunities to promote its small town and rural character, hometown atmosphere, availability of arts and culture, and overall quality of life through its Chamber and other means. The welcoming, family-centric hometown atmosphere; low crime rate; low cost of living; the abundant historic fabric and outstanding natural areas; the local charm and history; the farm and home museum, active arts council, and other cultural outlets; the many, active churches and civic clubs; the general outdoor fun; and the landscape and outdoor amenities are all easy selling cards. The overall county location and easy access to larger urban areas further contribute and facilitate promotion of the county as an excellent place to live, visit, or do business.

Enhance Intergovernmental Cooperation

Community efforts working together both within the county, and through neighbors, the region, and state agencies can only facilitate success and scope of effort. This will build on, and take advantage of, the strong tradition of local cooperation and adaptive and progressive leadership. An active chamber of commerce and many civic groups can only make public/private partnerships easier to achieve and more successful. Active participation in regional economic, tourism, and natural resource partnerships offers much potential and benefit.

Address Growth Management/Rural Character Preservation

A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed limited individual land use regulations to address specific issues and nuisances, but more stronger, general, and coordinated efforts and joint code enforcement are needed, beyond those in Swainsboro. The community can also utilize infrastructure location and civic organizations and programs to assist.

Enhance Economic Development Marketing

Emanuel County has long been noted for its progressive local leadership and community cooperation and collaboration. Reenergized efforts supported by the local governments, local chamber, and local civic groups can accomplish much to help the community cooperate and advance in economic development. Participation in regional and state partnerships and utilizing state designation programs can help. State job tax credits and recently developed local tax incentives can be highlighted.

Support of Adult/Youth Leadership Programs

Progressive, cooperative leadership with a strong civic consciousness and concern for the greater good has long been a hallmark of Emanuel County. There is always a need to nurture new leadership and continue the tradition as time does not stop for anyone.

Attract New Residents/Retirees

Emanuel County has much to offer both business and residents alike from location and transportation access, to built and natural environment, to family-friendly hometown atmosphere, low cost of living, an extraordinary quality of life and much opportunity. To grow the economy and tax base which allows better incomes and the ability to afford improved services, there is a need for more people. Marketing the community and allowing others to realize how truly unique and special the community is can help accomplish this.

LAND USE

The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for sustainable growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state quality community objectives.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future

plans or options can be precluded or prevented by such uncontrolled growth, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for necessary land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the desired pattern of growth and development.

Emanuel County and its municipalities are united in their vision and desires for growth. It is a rural county with abundant and exceptional natural and cultural resources, great pastoral and natural beauty, envious location, excellent transportation access, and many assets for growth. The community has a long history of balancing agriculture and industry, preserving and celebrating past heritage while advancing the new and modern, utilizing and conserving natural and cultural resources, celebrating the arts, promoting education and culture, and exhibiting progressive leadership for the general good. For these reasons, particularly given the county's central location between metro areas, I-16 and other highway access, the high level of government services, and the overall extraordinary quality of life, the community has enjoyed and continues to enjoy steady growth somewhat unusual in its consistency for a rural area since 1960. The community's vision for its future growth and development is one that maintains and builds upon this growth while protecting the existing character, atmosphere, and high quality of life. This growth would protect and utilize the community's exceptional natural and cultural resources and scenic landscapes, while continuing to grow and develop in a manner conducive and compatible with such beauty, family fun, outdoor adventure, appreciation of education and the arts, and overall high quality of life. Land uses would continue to look similar to those existing, and the small-town, family-friendly, but progressive, rural character and atmosphere would be maintained. Infrastructure and amenities would be expanded and developed to support

and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed or developing areas, particularly the U.S. 1 Corridor from I-16 to Swainsboro. Agricultural and forestry uses would be kept viable and remain the principal land uses of the county. The superlative natural and cultural resources would be protected and utilized for increased tourism. These rural open landscapes would be an integral component of the economy of the county, and the preservation of rural character supportive of open space and natural and cultural resource protection. Commercial and industrial growth would be compatible and supportive of continued agricultural/forestry uses, and would maintain the high quality of life and small-town, rural character while providing additional jobs and economic opportunity. All of this would be components of a concerted strategy to attract new residents, retirees, and economic development supportive and complementary to existing uses and character which further adds to the extraordinary quality of life.

While technically only the City of Swainsboro is required, because of its zoning ordinance, to have a Land Use element in its comprehensive plan under the current DCA planning standards, all Emanuel County local governments have chosen to include the element in this joint comprehensive plan. Existing land use maps visually convey to all concerned the current landscape and correlation of extant development. Future land use maps illustrate to all concerned the community's vision and desires for additional growth and development. Such depictions also lend credence and supporting background information important to understanding and illustrating official local government policy in designating lands unsuitable for solid waste handling facilities in local solid waste management plans. Land use maps do provide official display of community desires and goals for compatible future growth and development.

The community's land use maps are, however, a general policy guide and framework, not necessarily a rigid or unchangeable picture of future growth and development. Not all growth or developments can be foreseen, and other events could necessitate a change in community vision or desires. The depicted pattern of desired future growth and development displayed on future land use maps is a current statement and reflection of community expectations and desires. It provides a context, framework and background for the public and private sector to utilize to plan, evaluate, shape, guide, and evaluate proposed developments and other decisions affecting the use

of the land and community growth and development. The plan provides a context for forethought, examination of impacts and consequences, and mitigation of land use decisions on the community's growth and development and desired future patterns and community vision.

Existing Land Uses. Existing land use patterns for Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City are depicted on the following maps. A table depicting the existing distribution of land use acreages is shown below.

Land use categories utilized in the development of this plan and in the land use maps are the standard categories established by the Georgia Department of Community Affairs and defined in the planning standards as below.

- **Residential**. The predominant use of land within the residential category is for single-family and multi-family dwelling units.

- **Commercial**. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, located as a single use in one building or grouped together in a shopping center or office building.

- **Industrial**. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

- **Public/Institutional**. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

- **Transportation/Communications/Utilities**. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities,

radio towers, telephone switching stations, airports, port facilities or other similar uses.

- **Park/Recreation/Conservation**. This category is for land dedicated to active or passive recreational and conservation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, other wild lands, golf courses, recreation centers or similar uses.

- **Agriculture**. This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or similar rural uses.

- **Forestry**. This category is for land dedicated to commercial timber, pulpwood production, or other woodland use.

Existing Land Use Distribution, 2017
(Acres)

Emanuel County

Land Use Category	Acreage	Percent of Total
Agriculture	120,602	27.28
Commercial	1,910	0.43
Forestry	271,442	61.40
Industrial	1,417	0.32
Park/Recreation/Conservation	4,427	1.00
Public/Institutional	3,950	0.89
Residential	25,240	5.71
Transportation/Communications/Utilities	13,104	2.97
Total	442,092	100

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2017.

Emanuel County is Georgia's 7th largest county in geographic area and boasts a growing population of about 23,000 persons. The large rural county is located in East Central Georgia and has many assets and appealing advantages for continued growth. Its geographic location is

Emanuel County Land Use

Existing Land Use

Agriculture/Forestry
Commercial
Industrial
Park/Recreation/Conservation
Public/Institutional
Residential
Transportation/Communication/Utilities

11,0005,500 0 11,000 22,000 33,000 44,000 Feet

N

HOGARC Geospatial Information Systems

Source: Heart of Georgia Altamha RC, 2017

City of Adrian Land Use

Existing Land Use

- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

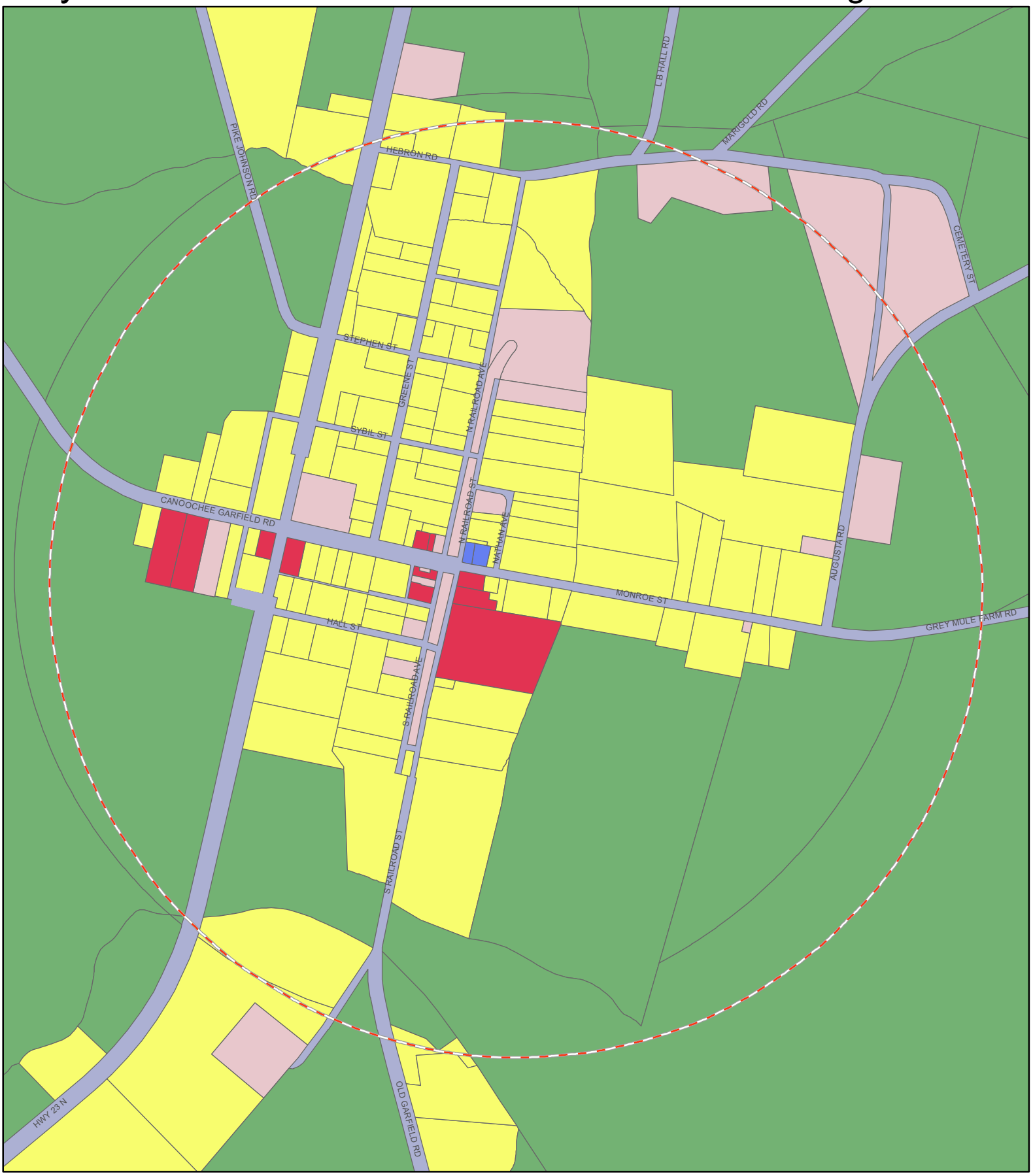
Source: Heart of Georgia Altamha RC, 2017

540 270 0 540 1,080 1,620 2,160 Feet

HOGARC Geospatial Information Systems

City of Garfield Land Use

Existing Land Use



Agriculture/Forestry
Commercial
Industrial
Park/Recreation/Conservation
Public/Institutional
Residential
Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

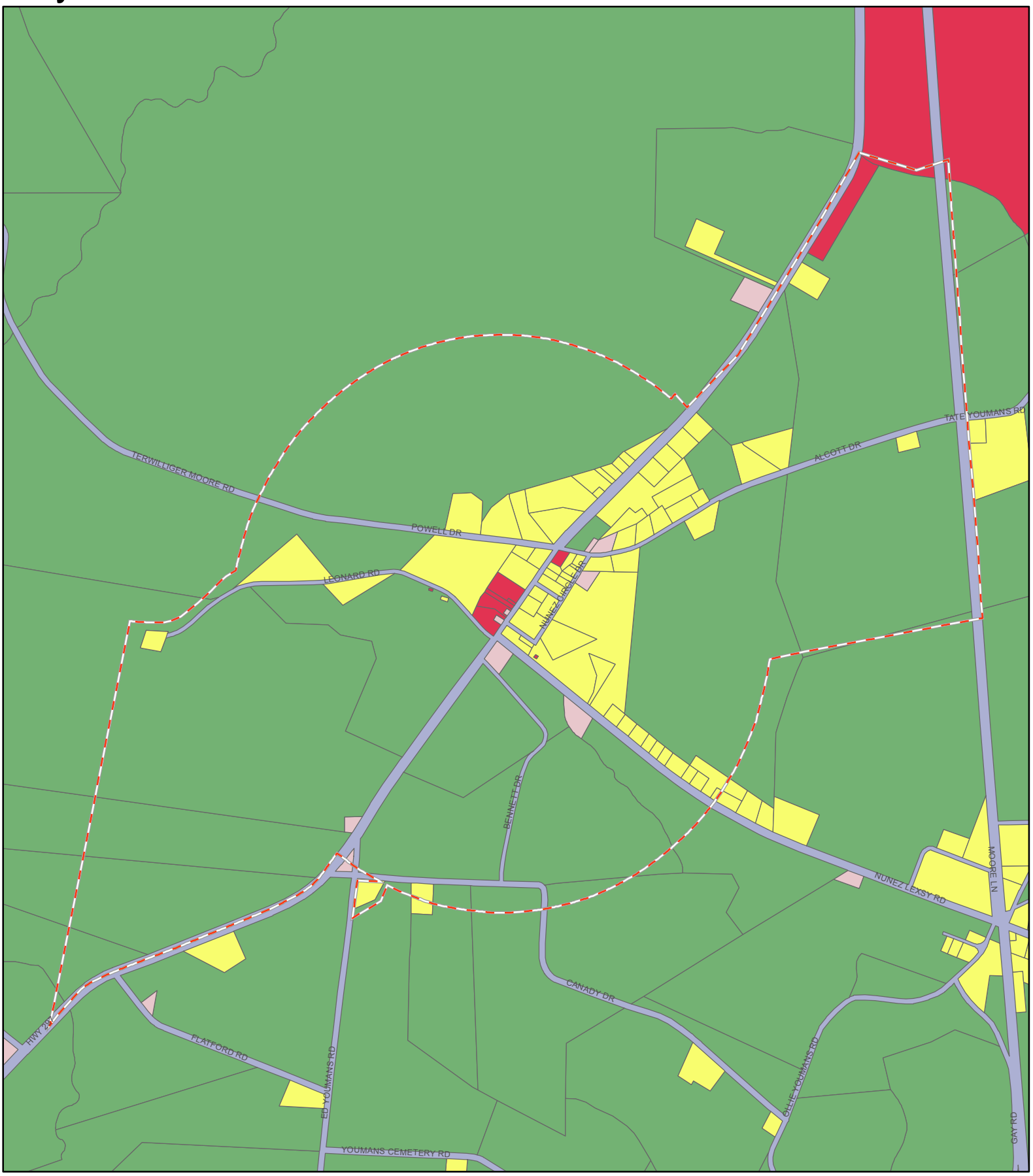
330 165 0 330 660 990 1,320
Feet

N

HOGARC
Geospatial Information Systems

City of Nunez Land Use

Existing Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

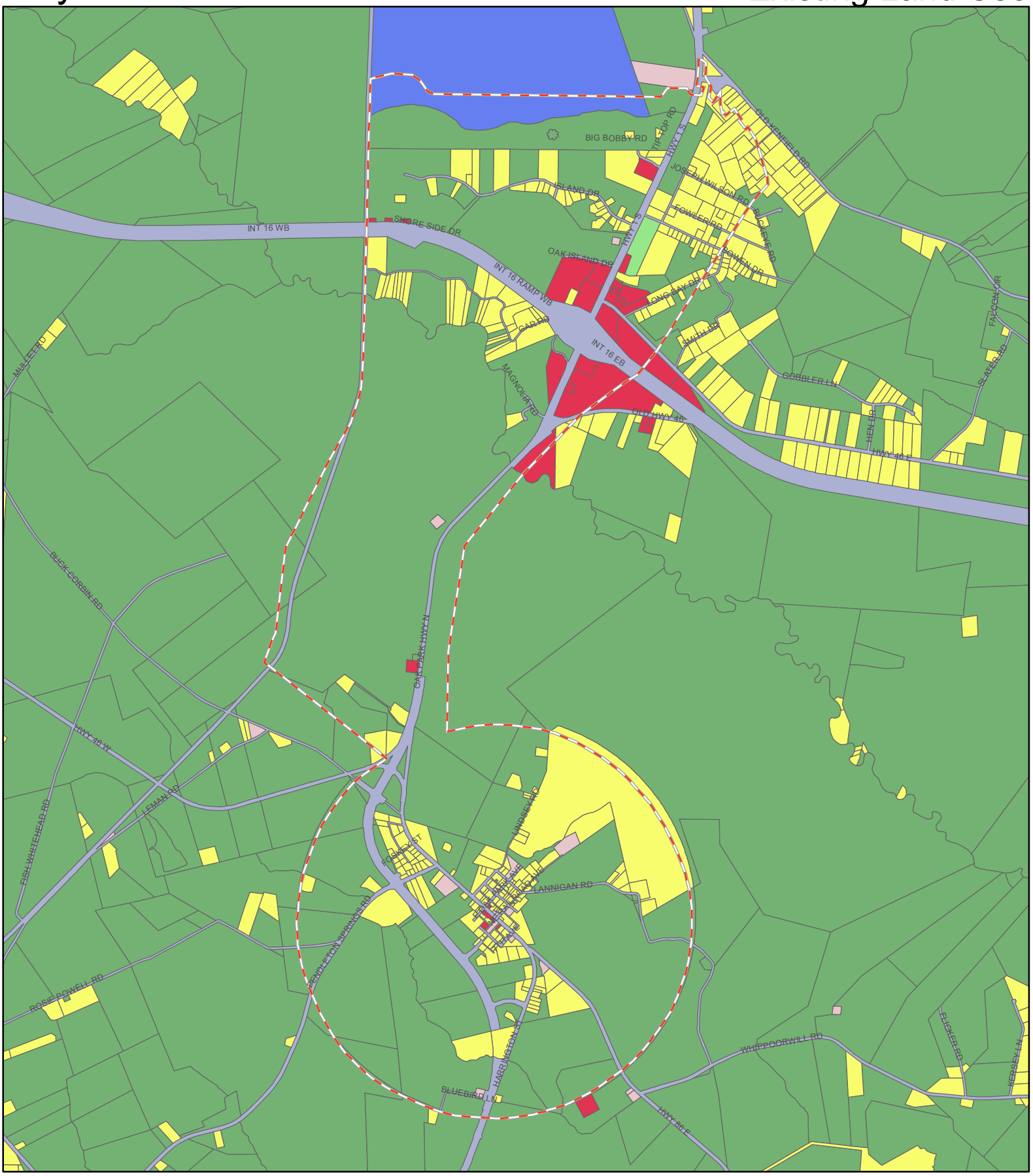
Source: Heart of Georgia Altamha RC, 2017

570 285 0 570 1,140 1,710 2,280 Feet

HOGARC Geospatial Information Systems

City of Oak Park Land Use

Existing Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

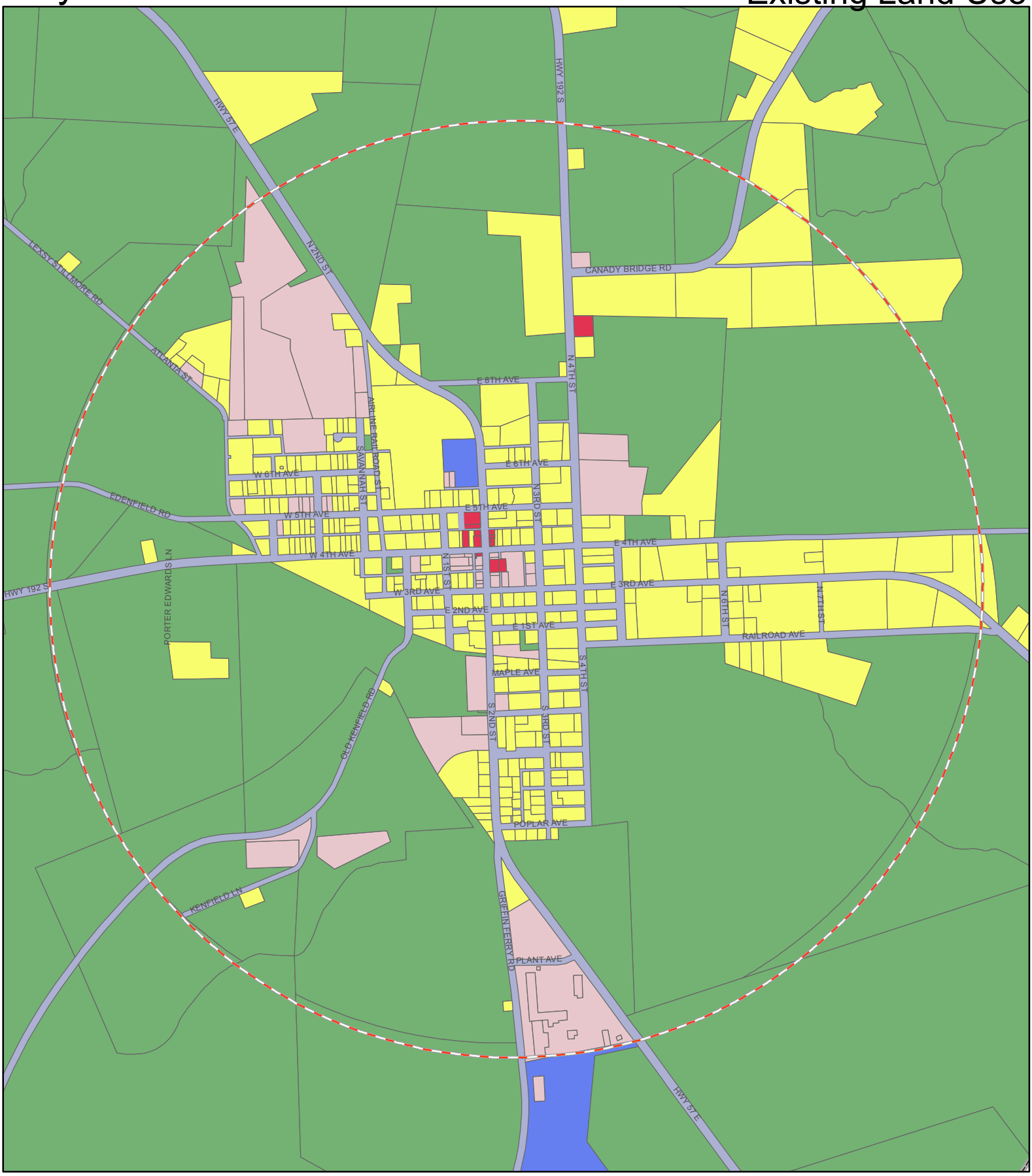
1,500 750 0 1,500 3,000 4,500 6,000 Feet

N

HOGARC Geospatial Information Systems

City of Stillmore Land Use

Existing Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

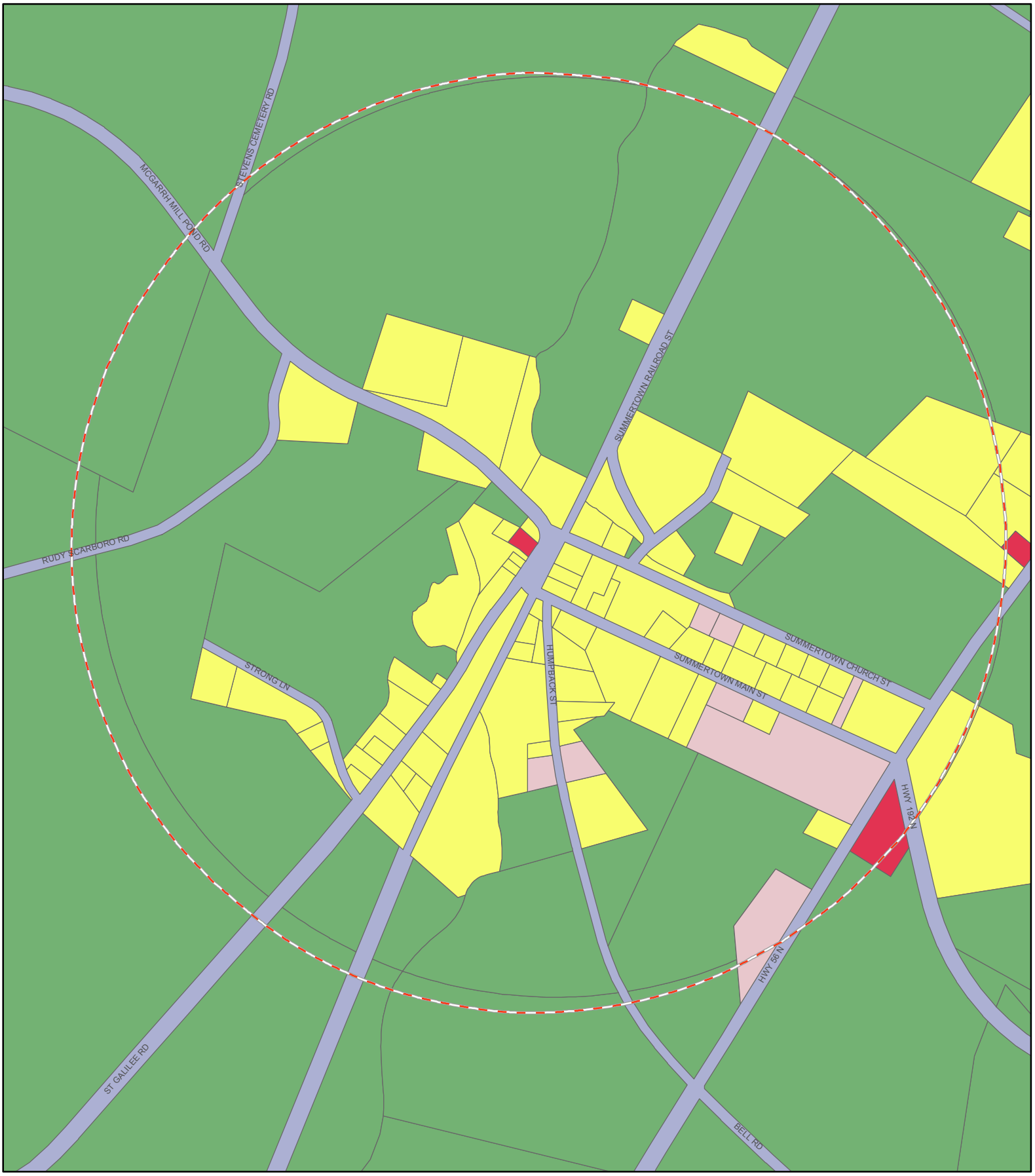
660 330 0 660 1,320 1,980 2,640 Feet

N

HOGARC Geospatial Information Systems

City of Summertown Land Use

Existing Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

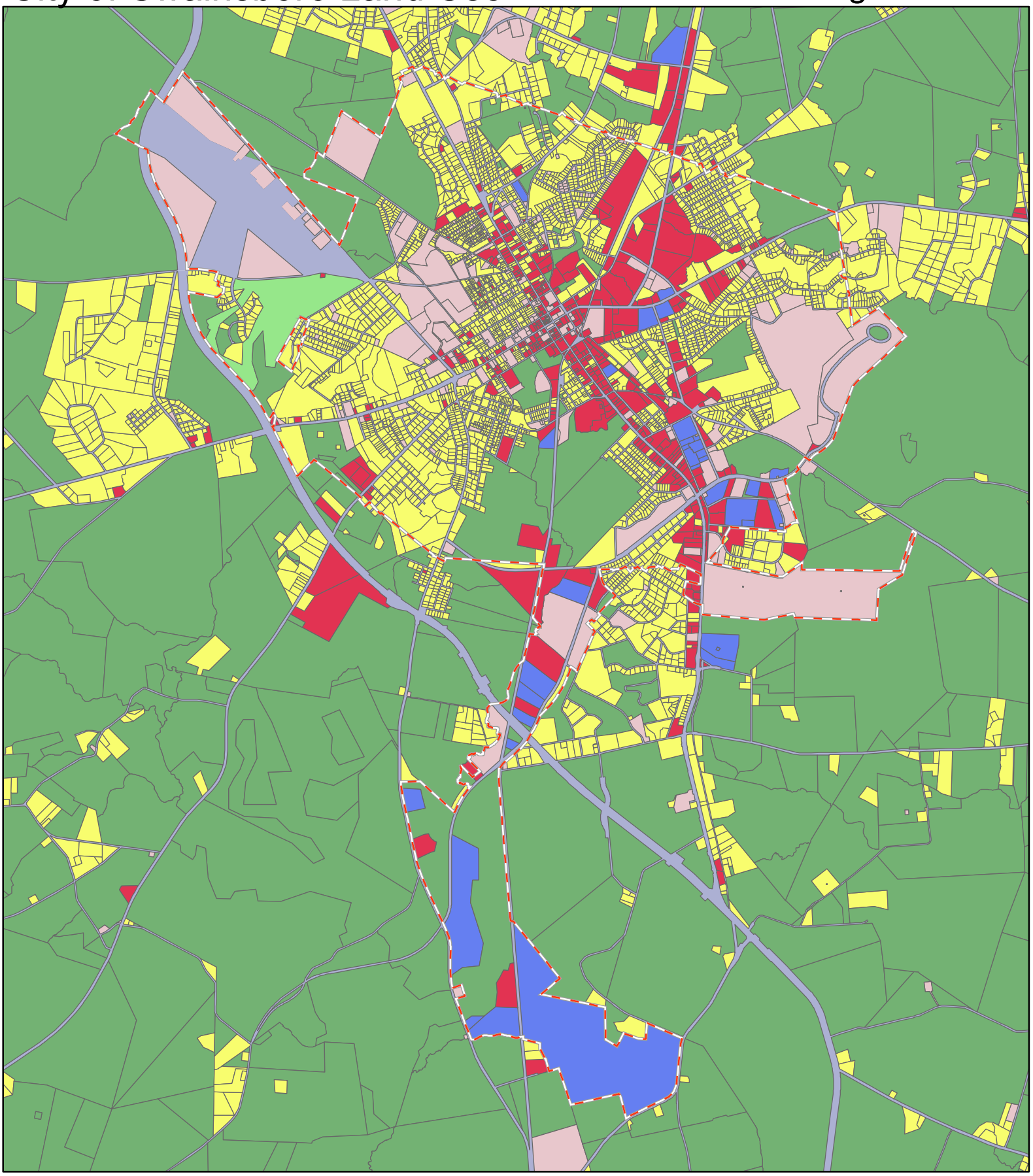
330 165 0 330 660 990 1,320 Feet

N

HOGARC Geospatial Information Systems

City of Swainsboro Land Use

Existing Land Use



Agriculture/Forestry
Commercial
Industrial
Park/Recreation/Conservation
Public/Institutional
Residential
Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

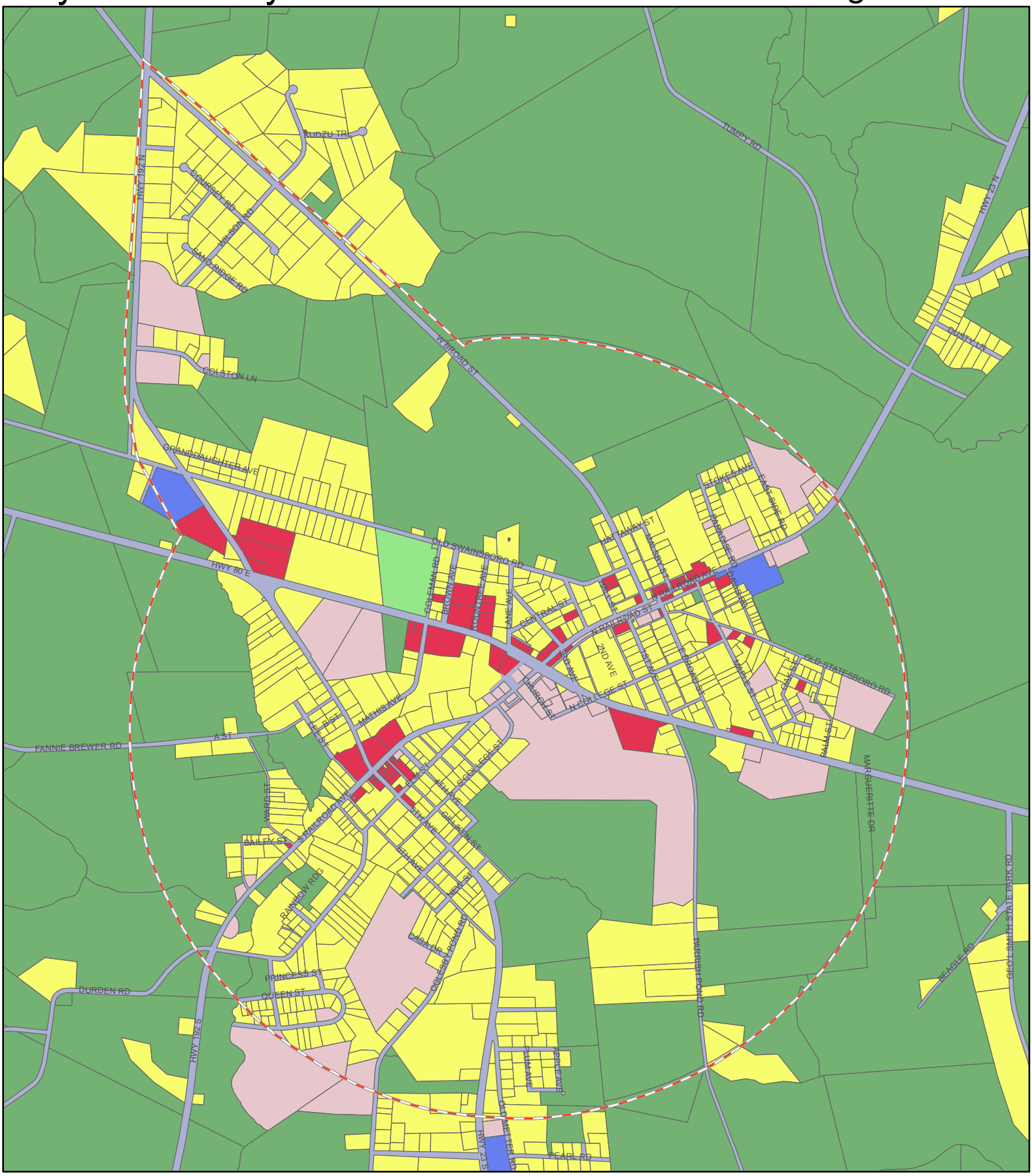
2,000 1,000 0 2,000 4,000 6,000 8,000
Feet

N

HOGARC
Geospatial Information Systems

City of Twin City Land Use

Existing Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

800 400 0 800 1,600 2,400 3,200 Feet

N

HOGARC Geospatial Information Systems

almost in the center of a triangle formed by Georgia's Augusta, Macon and Savannah's metropolitan areas. Emanuel enjoys excellent transportation access as it is located along Interstate Highway 16. Its largest city, Swainsboro, the county seat, is located at the crossroads of U.S. highways 1 and 80, which both once traversed the entire U.S. Swainsboro soon earned the moniker, Crossroads of the Great South. There are other important highways within the county including U.S. Highway 221, and no less than six state routes. In addition to excellent highway access, Emanuel County enjoys an airport, East Georgia Regional, which includes Georgia's 13th longest runway at 6,070 feet, rail service, and even a state designated bicycle route.

Beyond transportation access, the community has many developed locations for business and industry. The community has six designated industrial parks containing more than 1,200 acres. The community has broadband telecommunications availability countywide and developed the first technology industrial park in rural Georgia. This Pathway Technology Park, with redundant fiber optic loop, is located adjacent to the community's four-year state college, East Georgia State College. The community also has a principal campus of Southeastern Technical College, a unit of the Technical College System of Georgia, and award-winning public and private secondary schools. There is already an array of diverse industry located within the county, including a Canadian-owned sawmill, a regional UPS distribution facility, and Crider Foods, the global leader in canned chicken products.

Beyond the outstanding physical attributes for growth in Emanuel, there is an excellence in facilities and services truly unexpected in a rural community. There are professionally managed water and sewer facilities and services with ample capacity of growth. There is a five-star rated regional hospital, an extraordinary local library, a wide variety of local recreational parks and facilities, and a local commitment and striving for progressive leadership and desire to innovate and improve. Southeastern Technical College was designated Georgia's 2016 Technical College of the Year. East Georgia State College is located in Swainsboro only as a result of local fundraising and civic leadership, and has continued to grow to include off-campus satellite locations and to offer distinctive, innovative programs not duplicated elsewhere in Georgia's University System. The community has long been a leader in education and attention to arts and

culture. It was once an important nationwide stage for country music, and today has an active arts council, a working farm museum village, noted public event spaces downtown, and has won awards for its efforts in downtown revitalization. The community is now proudly developing a historic downtown theater into a broadly supported community arts center. The community's historic Pine Tree Festival and Southeast Timber Expo has been celebrated for nearly three-fourths of a century, and is Georgia's longest continuously operated festival.

These wonderful physical attributes, facilities and services, the visionary leadership and committed dedication to history, arts, and culture all contribute to a very appealing and extraordinary quality of life conducive to further growth and development in the community. Beyond these outstanding assets, the community also enjoys exceptional natural beauty and resources. The pine tree has long been important to the county and even today, the community is appropriately nestled in a seemingly never-ending and mesmerizing sea of tall verdant pines. The community is also home to one of the most picturesque and well visited state parks, the George L. Smith, II State Park, complete with a stunning 412-acre, cypress-filled lake and an often photographed historic covered bridge and grist mill. In addition, some of the most important and visually appealing natural areas of Georgia, the Ohoopee Dunes, are located within the county. These stark-white sandhills along the Little Ohoopee and Ohoopee rivers stand in stark contrast to the slow-moving, clear, but burgundy-stained adjacent river waters. These many appealing assets of Emanuel County and the resulting high quality of life are mostly without equal in rural Georgia, and even many urban areas. They will continue to attract people and businesses to live, work, play, visit and do business within Emanuel County.

These assets and admirable traits have allowed Emanuel County to continue with steady growth since 1960 despite globalization, the mechanization of agriculture, the decline of individual manufacturing concerns, or recessionary periods which have devastated many rural communities. The community exhibits relatively strong growth now, and still has many assets for continued growth and development. These include location, transportation facilities, progressive leadership, top-notch community facilities and services, nurtured and celebrated outlets for arts and culture, and outstanding natural and cultural resources. The community

continues to invest in its infrastructure, public facilities, and other amenities to encourage, support, and attract compatible future growth and development.

Similar growth and development trends are expected to continue as a result. There continues to be much potential for additional residential and business growth and more diverse economic development by embracing and augmenting its backdrop of facilitating community resources, impressive heritage, abundant cultural and natural resources, and overall quality of life. The community truly should continue to enjoy success and expanding growth and development by utilizing its many assets to continue to welcome even more people, business, and industry.

Most current growth is concentrated in or near Swainsboro, including residential, commercial, and industrial. Commercial development has concentrated in Swainsboro, particularly in downtown and along U.S. 1 and U.S. 80, especially south and west of downtown towards the U.S. 1 Bypass. The industrial park areas in and near Swainsboro have been, and will likely be, the home of most industrial development. There is also the new rail-served industrial park to be developed north of Oak Park adjacent to the railroad and near I-16. The U.S. 1 Corridor from I-16 to Swainsboro could see both commercial and industrial uses grow, as could the U.S. 1 Bypass west of Swainsboro. The smaller municipalities could also see some limited commercial growth. Residential growth within the county has been relatively limited, and not particularly concentrated. It has been scattered single-family housing, predominantly manufactured housing, within existing agricultural/forest uses, but again more generally west and south of Swainsboro particularly from Georgia 297 to Old Nunez Road and near the U.S. 1 Bypass. There has been only limited growth in the smaller municipalities, although they have land available for development.

These development trends and growth patterns are expected to continue. The county's future land uses will closely resemble existing land uses. Agricultural, forestry, and conservation uses will continue to predominate the landscape, and maintain the outstanding existing small-town and rural character and appealing high quality of life.

Future land use maps for Emanuel County, Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City are included following this description.

Land Use Goals. Emanuel County and its municipalities seek future growth and development respective of the small-town and rural character, the rich heritage, abundant natural and cultural resources and agricultural/forestry/conservation uses, and the existing high quality of life. The community desires balanced growth patterns which promote economic development, but maintain and keep viable existing agricultural, forestry and conservation uses, which sustain its heritage, abundant natural and cultural resources, and which are otherwise compatible and complementary of existing uses and scale of development. The community has chosen the following land use goals to help bring about its desired future and delineated community vision.

Address Growth Management/Guide Compatible Development

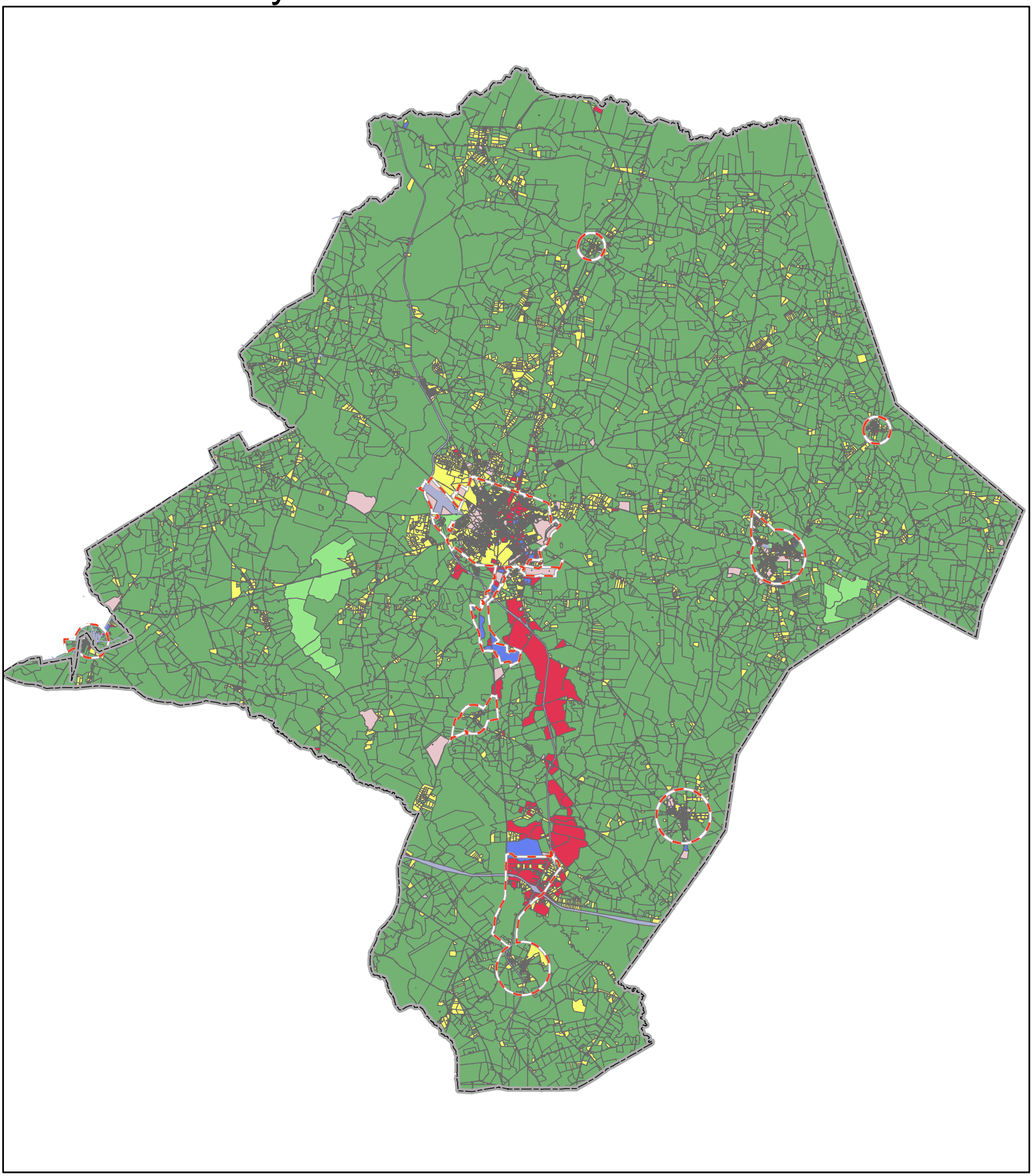
A well planned community and one which appears neat, orderly, and attractive supports and encourages additional investment. The community has developed zoning only in Swainsboro, and otherwise has only limited individual land use regulations to address specific issues and nuisances, but more general and coordinated efforts and joint code enforcement are needed. The community can also utilize infrastructure location; improvement of facilities and services; support of agricultural, forestry, and conservation uses; downtown revitalization; and involvement of its citizenry to assist. Swainsboro can update and modernize its zoning ordinance, and possibly contract code enforcement to others, to assist with furthering these goals.

Maintain Open Spaces/Agricultural/Forestry Uses/Rural Character/Quality of Life

Development of new markets, supporting creation of alternative crops and uses, celebrating the heritage of these uses, providing professional support, and attracting compatible agribusiness or other supportive economic development ventures all can help achieve this. Support and facilitation of existing local outlets, like the Pine Tree Festival and Southeast Timber Expo, the Georgia Sports Arena, and others, the reestablishment of farmers markets, and

Emanuel County Land Use

Future Land Use



Agriculture/Forestry
Commercial
Industrial
Park/Recreation/Conservation
Public/Institutional
Residential
Transportation/Communication/Utilities

N

11,0005,500 0 11,000 22,000 33,000 44,000
Feet

Source: Heart of Georgia Altamha RC, 2017

HOGARC
Geospatial Information Systems

City of Adrian Land Use

Future Land Use

- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

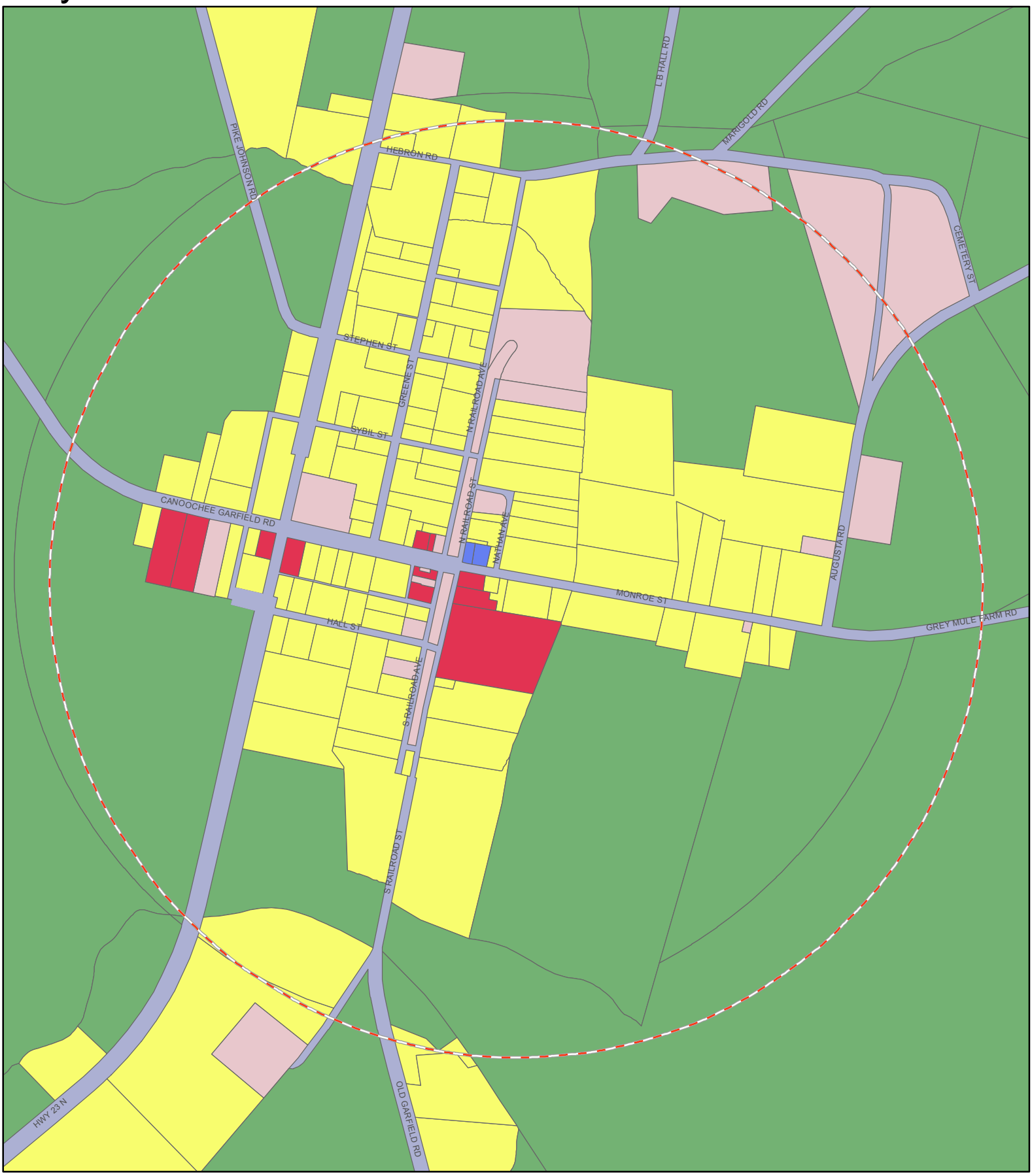
Source: Heart of Georgia Altamha RC, 2017

540 270 0 540 1,080 1,620 2,160 Feet

HOGARC Geospatial Information Systems

City of Garfield Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

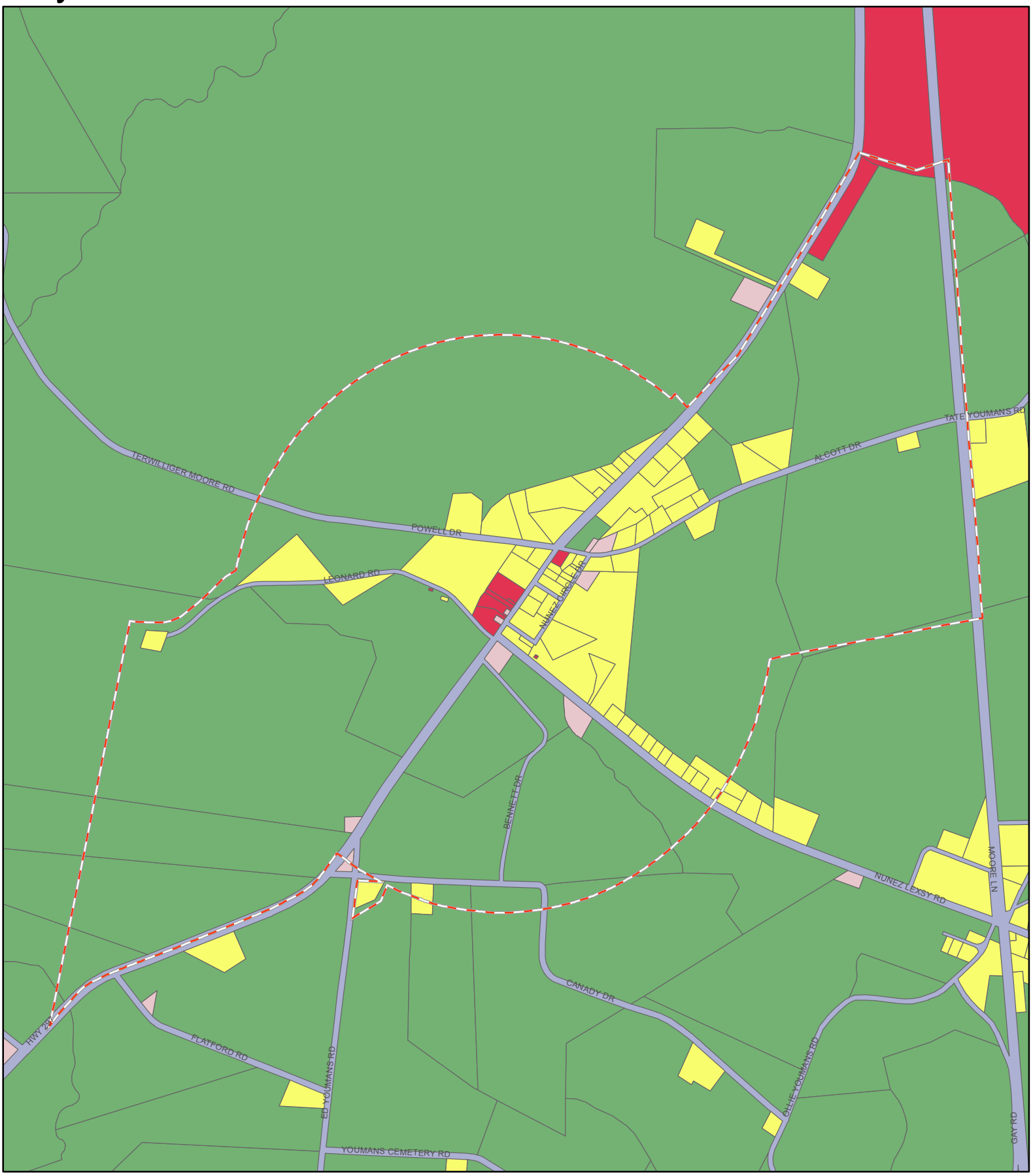
Source: Heart of Georgia Altamha RC, 2017

330 165 0 330 660 990 1,320 Feet

HOGARC Geospatial Information Systems

City of Nunez Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

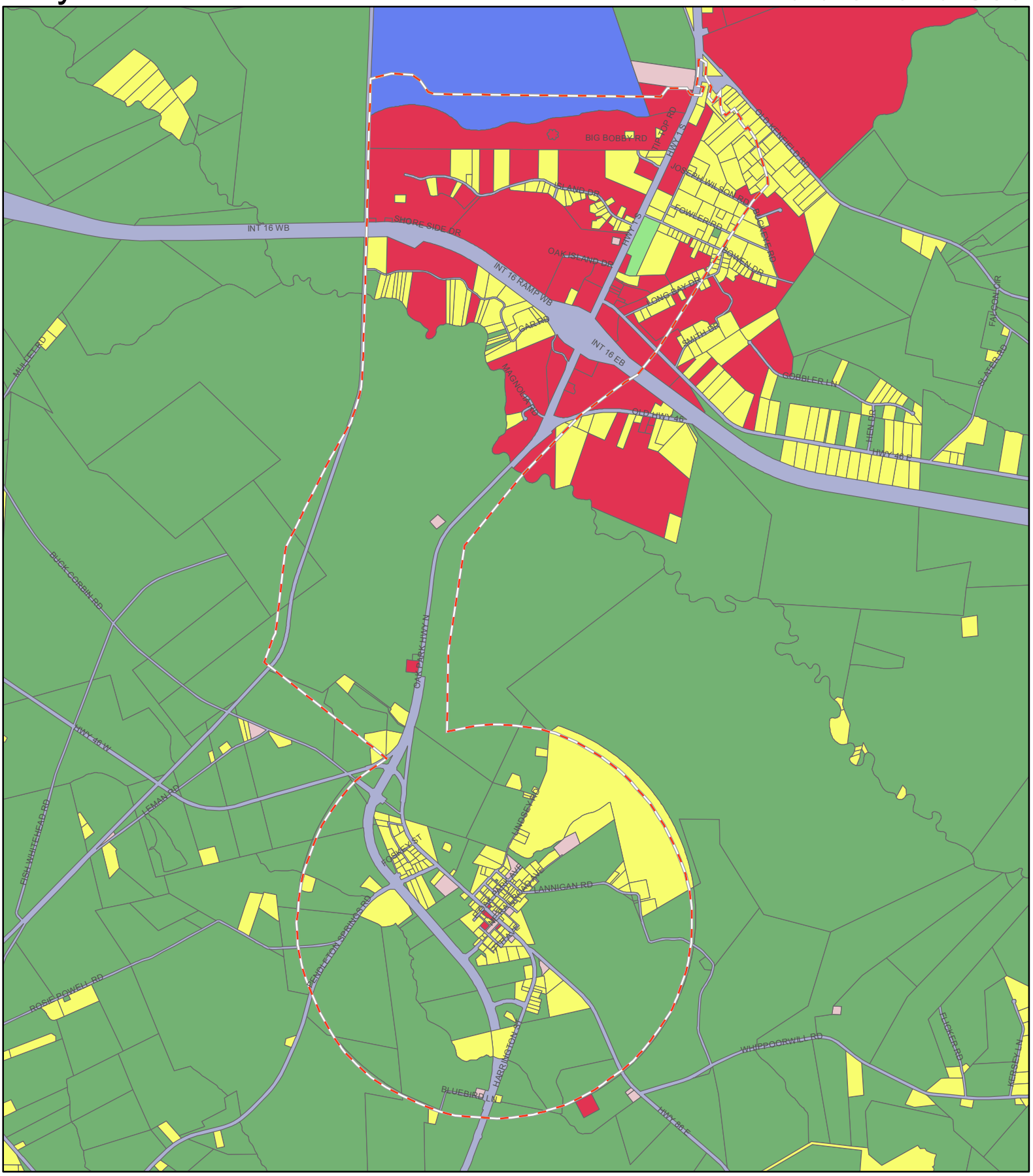
Source: Heart of Georgia Altamha RC, 2017

570 285 0 570 1,140 1,710 2,280 Feet

HOGARC Geospatial Information Systems

City of Oak Park Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

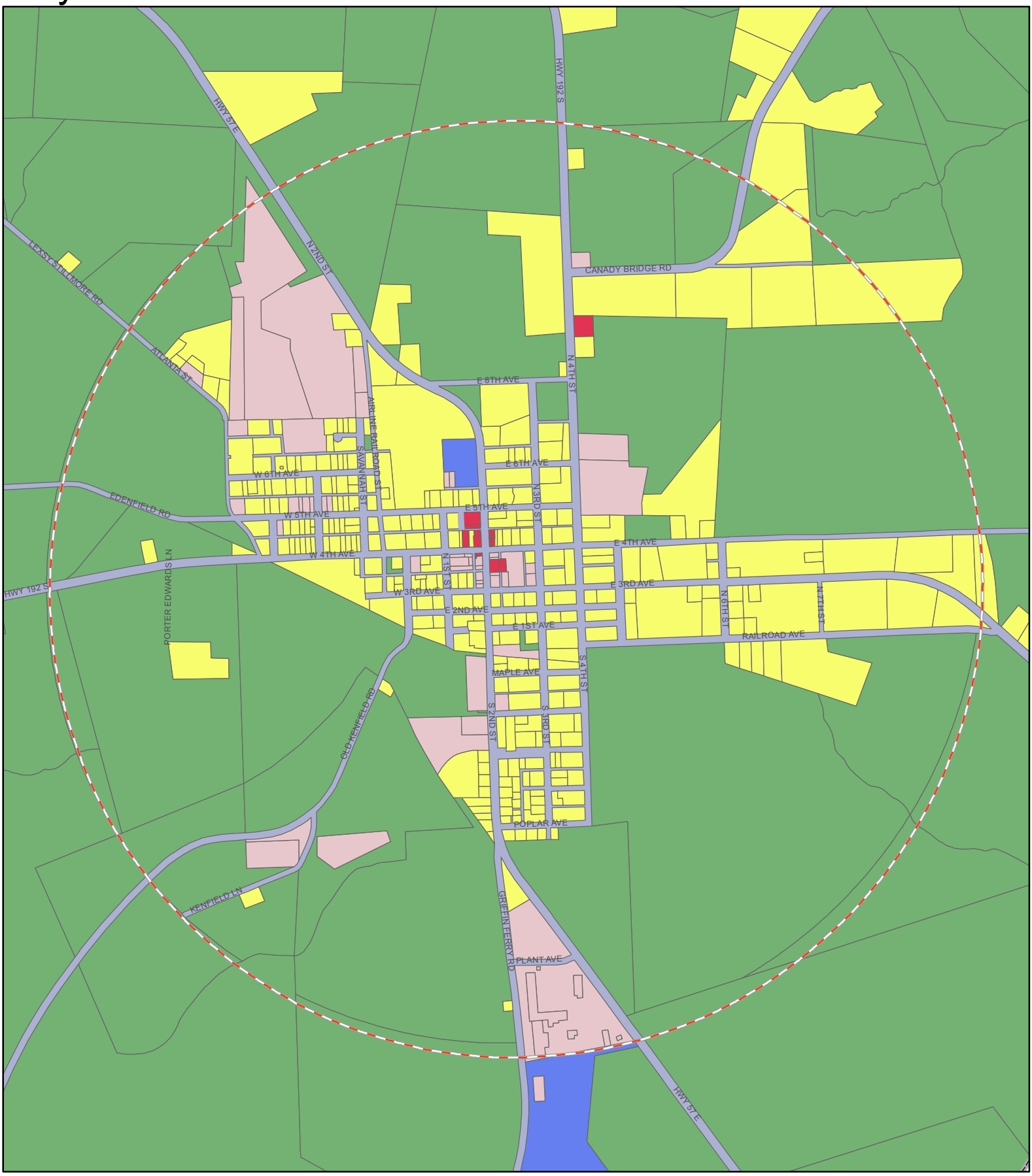
Source: Heart of Georgia Altamha RC, 2017

1,500 750 0 1,500 3,000 4,500 6,000 Feet

HOGARC Geospatial Information Systems

City of Stillmore Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

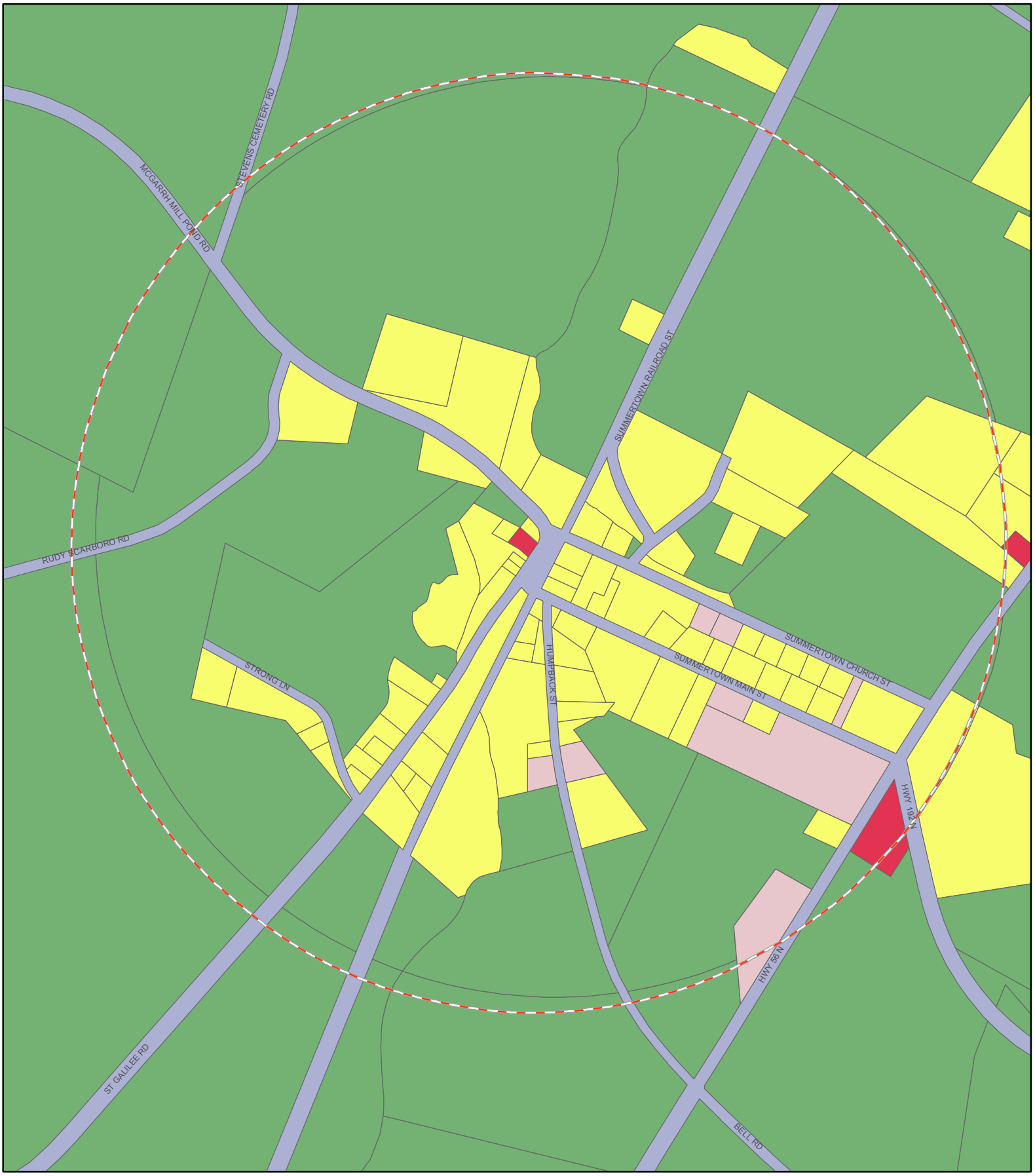
Source: Heart of Georgia Altamha RC, 2017

660 330 0 660 1,320 1,980 2,640 Feet

HOGARC Geospatial Information Systems

City of Summertown Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

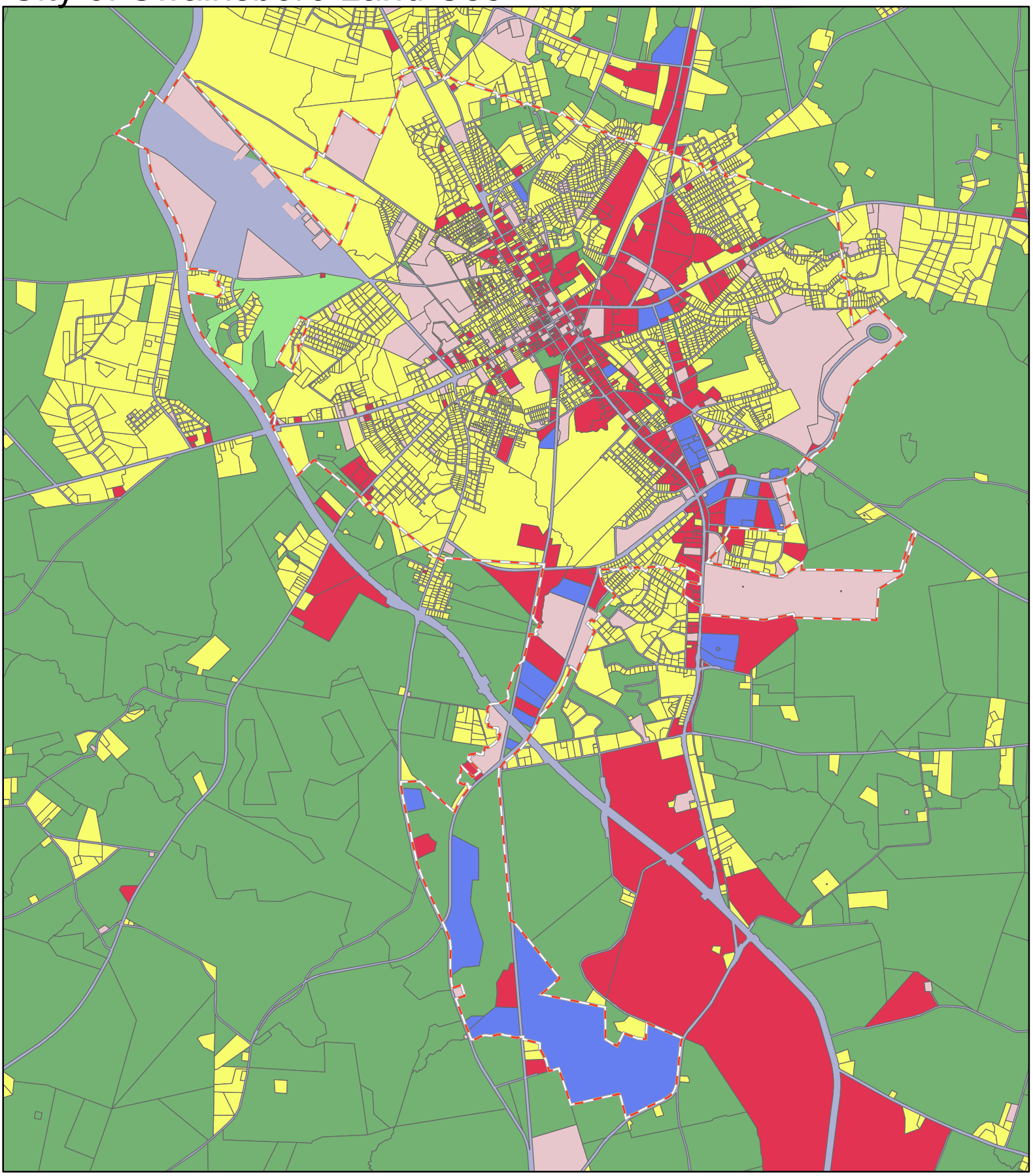
330 165 0 330 660 990 1,320 Feet

N

HOGARC Geospatial Information Systems

City of Swainsboro Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

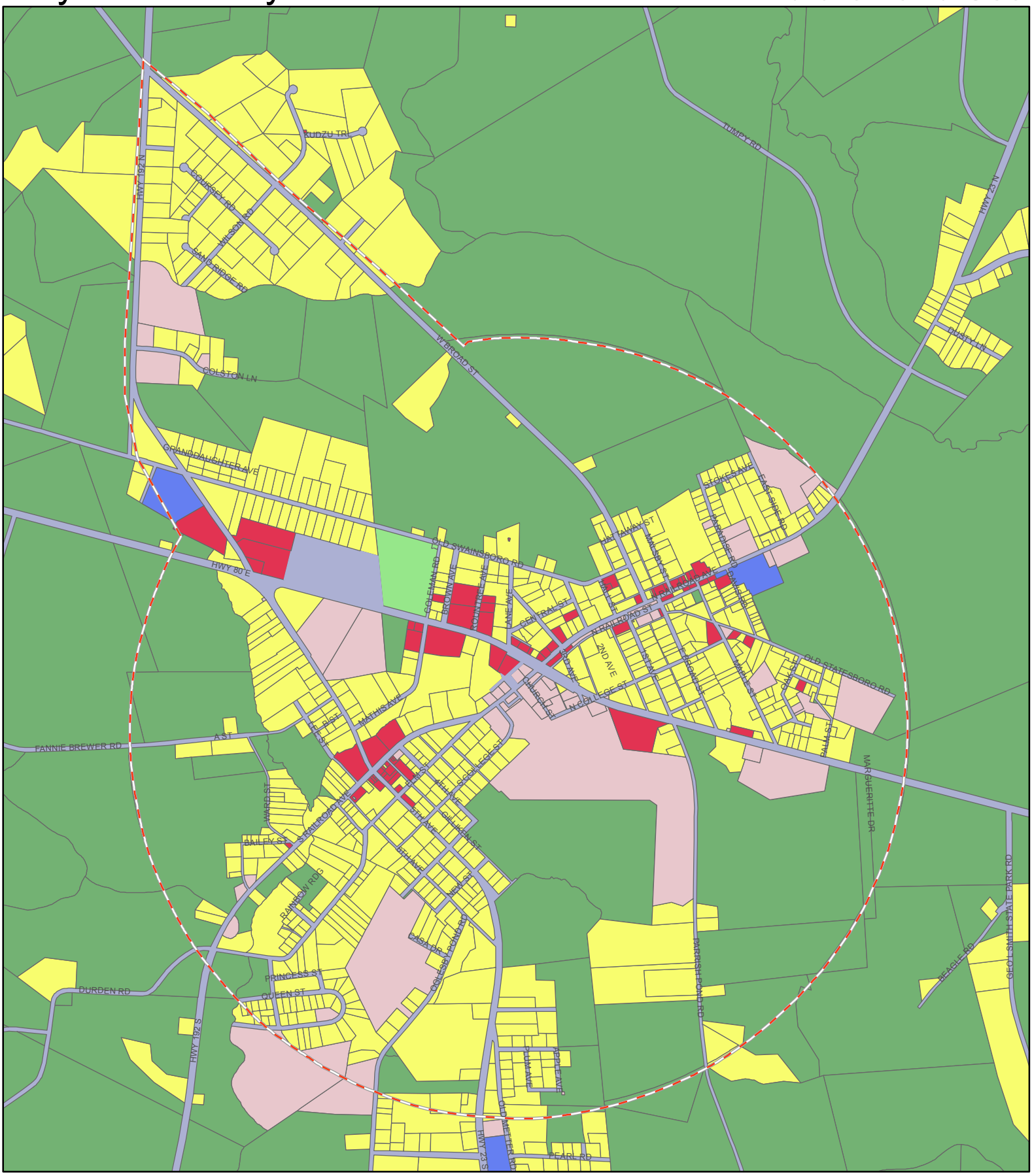
2,000 1,000 0 2,000 4,000 6,000 8,000 Feet

N

HOGARC Geospatial Information Systems

City of Twin City Land Use

Future Land Use



- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Source: Heart of Georgia Altamha RC, 2017

800 400 0 800 1,600 2,400 3,200 Feet

N

HOGARC Geospatial Information Systems

creation of new avenues and outlets will also help. Developing and supporting outdoor events/facilities/festivals, and encouraging more tourism will provide additional support.

Encourage Infill Development

It only makes sense to utilize lands and buildings where taxpayers and private interests have invested in providing costly infrastructure and construction in the past before extending additional infrastructure or incurring completely new construction costs. There are an abundance of available vacant commercial, industrial and residential structures within the community, as well as areas with readily available infrastructure, including commercial areas in Swainsboro. Available historic buildings located in Swainsboro, Twin City, and in the other smaller municipalities, or elsewhere are avenues for preservation of character and heritage and opportunities for economic and community development utilizing existing served areas. Attractive and relatively low-cost historic homes are a potential attraction for retirees and families alike.

Improve Community Appearance/Aesthetics

Emanuel County and its municipalities have much intrinsic natural and cultural beauty and Old South and family-friendly charm attractive to residential location and tourism. Landscaping/beautification efforts, general clean-up, and rehabilitation/upgrade of existing structures/areas will serve to accent and highlight this. Enhanced solid waste management and recycling initiatives can also assist in these endeavors.

Seek Compatible Development/Utilization

Growth supportive, not disruptive through use, scale, or intensity, of the community's existing rural character, small-town atmosphere, extant heritage, abundant natural and cultural resources, and current agricultural/forestry/conservation uses is desired.

Utilize Infrastructure to Guide Growth/Development

It only makes investment sense to utilize infrastructure and areas where the community has already invested tax dollars to the extent possible to realize greater returns and avoid disruption of agriculture/forest or other lands important to the economy or character of the community. If necessary, the extension of new infrastructure and facilities can steer development to areas desired by the community for new growth to occur.

Encourage Tourism

Emanuel County has a rich history, much of it related to its superlative natural and cultural resources and its pastoral landscapes. Certainly the Ogeechee, Ohoopee, and Canoochee rivers are outstanding assets with much unrealized potential for increased recreation and tourism within the county. The Ohoopee Dunes are extraordinary and found nowhere else in the world, and the George L. Smith, II State Park is one of the most unique and appealing in Georgia. There is extensive history and heritage related to naval stores and agriculture which begs for further attention and promotion. The Pine Tree Festival and Southeast Timber Expo offers even more potential as do the Garfield Washpot Cookout and Oak Park Moonshine festivals. In addition to utilization as an economic development venue, such tourism can build larger audiences and citizen support for further protection and enhancements of these special resources themselves. The Georgia Sports Arena and Main Street Market, the Twin City National Register Historic District and others also hold much promise for increased visitors. Trail and bicycle path development connecting resources/venues within the county, and on a regional basis, also has much potential.

Downtown Revitalization

The historic fabric and available buildings in downtown Swainsboro, Twin City, and elsewhere allow for additional opportunity and enhanced development, even as Swainsboro's Downtown Development Authority and Main Street Program have already realized much. The historic districts allow for local, state, and federal incentives while providing outlets for new businesses preserving unique character and history, and further enhancing the quality of life. Community projects in historic structures, as has been seen in downtown Swainsboro, create civic pride, facilitate community cooperation, and provide further avenues for community use and celebration. They can also stimulate private investment. The Main Street Market has already proven to be an excellent business incubator and stimulus for further private development, as well as a tourism draw. The Barbara and Tobe Karrh Community Arts Center being developed in the historic Dixie Theatre also holds much promise as a tourism draw and economic magnet.

COMMUNITY WORK PROGRAMS

The Community Work Program Element is the chosen implementation strategy which the community has identified to begin its path toward improvement and its desired future growth and development. These are the immediate steps the community has chosen to address identified community issues, needs, and opportunities, and begin the journey to achieve the desired community vision. This plan element answers the questions, “How are we, as a community, going to get where we desire, given where we are?” The Emanuel County Joint Comprehensive Plan includes a separate community work program for each local government involved, as well as a report of accomplishments on their previous work program. The Long Term Policies identified under the Community Goals element identifies implementation activities and ideals which may take longer than five years, or because of circumstances involved, including finances, are not envisioned to begin in the near future.

EMANUEL COUNTY

EMANUEL COUNTY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED CFS LU IC	2013	Continue to pursue the development of the Emanuel/I-16 Industrial Park, including constructing an asphalt entry road to the first cleared lot	Y	2014						Improvements have been completed at the industrial park including an entry road in 2014.
ED CFS LU IC	2014	Seek the installation of a 500,000 gallon water tower to serve the I-16 Industrial Park and the north side of the City of Oak Park			Y	2018				The project now has approved funding and is anticipated to be complete in late 2018, although water tank size has been reduced to 250,000 gallons.
ED CFS LU IC	2015	Pursue the extension of water infrastructure and wellhead equipment to Lot #1 in the I-16 Industrial Park			Y	2018				The project was now has approved funding and is anticipated to be complete in late 2018.
ED FST LU IC	2015	Seek to design and construct permanent wastewater infrastructure for the I-16 Industrial Park			Y	2018				The project was now has approved funding and is anticipated to be complete in late 2018.
ED CFS LU IC	2017	Pursue the installation of a natural gas line in the I-16 Industrial Park					Y	2021		Project has been postponed until funds become available.
ED CFS LU IC	2013	Continue to seek funding to further upgrade Swainsboro's airport, including constructing a new terminal building, a new community hangar, and other improvements as appropriate	Y	2015						A new terminal building was completed in 2015 along with a new community hangar. The County plans to develop the US 1 entrance to the airport in 2018-2019. The County will also seek to develop signage at the Kite Hwy. entrance. The new Community Work Program will reflect multiple action items in detail relating to airport improvements.

EMANUEL COUNTY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED CFS LU IC	2014	Continue to pursue the reopening of rail access between Swainsboro and Vidalia to assist with the development of the Rayonier Wood and Huber Engineered Wood facilities and other future developments			Y	2020				Annual funding is appropriated by the State of Georgia to continue clearing the old rail line. Currently the rail is open from the City of Oak Park to Swainsboro. Completion of the rail line rehabilitation is anticipated in 2020. An updated description will be provided in the new Community Work Program to reflect a change of industries seeking to utilize the rail line.
ED CFS LU IC	2013	Seek to install a traffic signal and increased community signage along the U.S. 1 Swainsboro Bypass to improve traffic flow and enhance community marketing efforts	Y	2015						A new traffic signal was constructed at the U.S. 1 Bypass and GA Highway 56 intersection. Community “Gateway” signage has been added to two (2) entranceway corridors to the city along U.S. 1 Bypass.
ED NCR HO LU IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action item has been dropped due to lack of community interest.
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR’s Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2013	Resurface Lambs Bridge Road	Y	2013						Project was completed with TIA funds in 2013.
CFS	2013	Construct Fairground Road Extension			Y	2018				Project is anticipated to be complete in early 2018.

EMANUEL COUNTY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Resurface Canoochee Road	Y	2014						Project was completed with TIA funds in 2014.
CFS	2016	Resurface Odomville Church Road			Y	2018				Project is anticipated to be complete in 2018.
CFS	2016	Resurface Meeks Road	Y	2016						Project was completed with TIA funds in 2016.
CFS	2016	Resurface Quick Road			Y	2018				Project is anticipated to be complete in 2018.
CFS	2016	Resurface Old Kenfield Road			Y	2018				Project is anticipated to be complete in 2018.
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.

EMANUEL COUNTY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro, Stillmore, and Twin City							Y	Action item has been dropped due to lack of community interest.

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Complete installation of a 250,000 gallon water tower to serve the I-16 Industrial Park and the north side of the City of Oak Park	X							X		Dev. Auth., GEFA, USDA, Rural Dev't	$750,000	X	X	X	
Complete the extension of water infrastructure and wellhead equipment to Lot #1 in the I-16 Industrial Park	X							X		Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't, SPLOST	$500,000 (total)	X	X	X	
Construct permanent wastewater infrastructure for the I-16 Industrial Park	X							X		Dev. Auth, DCA (OneGeorgia), GEFA, USDA Rural Dev't, SPLOST	$2.5 million (total)	X	X	X	
Pursue the installation of a natural gas line in the I-16 Industrial Park				X				X		Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Dev't, SPLOST	$1.4 million (total)	X	X	X	X
Pursue the reopening of rail access between Swainsboro and Vidalia to assist with, and sustain the development of the Interfor facility and other future developments	X	X	X					X	Swainsboro	Chamber, Dev. Auth., GDOT	N/A (No DOT estimate available)	X	X		

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors	X							X	All	HOGARC	NA				
Construct Fairground Road Extension	X							X		GDOT TSPLOST	$507,823	X	X		
Resurface Odomville Church Road	X							X		GDOT TSPLOST	$210,000	X	X		
Resurface Quick Road	X							X		GDOT TSPLOST	$350,000	X	X		
Resurface Old Kenfield Road	X							X		GDOT TSPLOST	$840,000	X	X		
Construct additional T-Hangars at the airport		X						X	X	FAA	$300,000	X	X	X	
Develop entranceway signage at GRAD site adjacent to airport (U.S. 1 side)	X							X	Swainsboro		$20,000	X			
Develop Entranceway signage at Kite Highway (S.R. 57) airport entrance	X							X	Swainsboro		$20,000	X			
Develop Animal Control Ordinances	X							X							
Hire Animal Control Officer to enforce new Animal Control Ordinances		X						X			$30,000 (annual)				
Upgrade Animal Shelter		X						X		SPLOST	$150,000	X			

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Review and update County Code of Ordinances			X					X			$20,000				
Resurface 8-9 miles of roadway per year						X		X		LMIG	$1 million	X	X		
Enhance/upgrade road department equipment, as needed						X	X	X			$1.5 million	X	X		
Consolidate green box sites and develop manned convenience centers		X		X				X			$150,000	X			
Construct a new E911/EMA Building		X						X		SPLOST, GEMA	$100,000	X	X		
Upgrade E911 equipment		X						X		911 Fees, SPLOST, GEMA, FEMA	$300,000	X	X	X	
Upgrade Emergency communications infrastructure (handled radios, repeaters, towers, mobiles)			X					X		BOE, EGC, SETC, GSP	$500,000	X			
Collect GIS Data for use with Public Works, Public Safety, Tax Assessor						X		X				X			
Contract service for accessory finder program for Tax Assessor’s office	X							X			$25,000	X			

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Solicit personal property auditing services	X	X	X					X			$50,000	X			
Coleman Hotel Renovation (County offices) – Exterior, Interior, All floors	X						X	X		SPLOST	$6 million	X	X	X	
Renovate Mitchell Building Interior & Exterior	X						X	X		SPLOST	$2.5 million	X	X	X	
Community service building renovations: DFACS, Health Department, Ogeechee Health, USDA/Soil & Water Conservation, Cooperative Extension					X		X	X		SPLOST	$1.5 million	X			
Construct a local gun range for public use	X							X		GA DNR	$1.2 million	X	X		
Develop combined Twin City-Emanuel County Recreation Department	X							X	Twin City		NA	X			
Construct two (2) multipurpose soccer/football fields					X			X	Swainsboro		$100,000	X			

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Enhance natural features at Harmon Park (landscaping and playground equipment) and addition of dog park				X				X			$130,000	X			
Bathroom renovations at Harmon Park				X				X			$60,000	X			
Install a new gym floor at the Connie Kight Recreation Center		X						X	X		$95,000	X			
Construct a new community house/multi-use facility					X			X	X		$250,000	X			
Purchase and install an emergency power generator at the Connie Kight Recreation Center	X							X	X	FEMA, GEMA	$60,000	X	X	X	
Reseal parking lot at the recreation complex and Harmon Park		X						X	X		$40,000	X			
Install new playground equipment in various recreation authority maintained parks				X				X		Swainsboro-Emanuel County Rec. Auth.	$65,000	X	X	X	
County branding redesign (logo, seal, slogan)	X							X			$15,000	X			

EMANUEL COUNTY COMPREHENSIVE PLAN
COMMUNITY WORK PROGRAM
2018-2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Develop gateway signage at county lines along state routes			X					X			$40,000	X			
Develop social media outreach program (job postings, monthly employee feature, information dissemination, connection between government and citizens)	X							X			$3,000	X			
Complete TIA Band 3 Projects (Old Savannah Rd., Pendleton Springs Rd., Parrish Pond Rd.)			X	X	X			X		GDOT TIA	$1,792,000	X	X		
Construct a fire training tower			X					X	X	FEMA, GEMA	$70,000	X	X	X	

CITY OF ADRIAN

CITY OF ADRIAN
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, CFS	2017	Explore the feasibility of establishing a sewer system and pursue funding as appropriate	Y	2015						City received cost estimates on multiple sewer system designs. City determined the cost of investment and continued operation of a sewer system is not financially feasible.
ED, NCR, HO, LU, IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action has been dropped because it is viewed as a long term policy. To conform to the latest planning standards, this action will be moved to the long-term policies section.
NCR	2014	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2013	Seek funding to pave three remaining unpaved streets	Y	2015						Church Street and A Street have been improved with an all-weather surface.
CFS	2013	Seek to refurbish existing fire hydrants			Y	2020				City has replaced one fire hydrant on Smith Street; Twelve hydrants remain to be replaced or refurbished.
CFS	2013	Seek to complete the interior of the new fire house	Y	2016						Project was completed in 2016.
CFS	2013	Complete the updating of the City's Code of Ordinances to achieve state compliance			Y	2018				City has adopted multiple ordinances pertaining to Water Conservation, Burial Permitting, and Animal Control. City seeks to complete updating of the City Code of Ordinances in 2018.

CITY OF ADRIAN
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Pursue renovations to City Hall, the Community Center, and medical office building	Y	2016						City completed renovations to City Hall and the Community Center in 2016 with funding from county SPLOST funds; the medical office building is no longer in use and is not desired to be renovated.
CFS	2013	Pursue improvements to the City's ballfield	Y	2015						City completed improvements include new paint for various structures and repaired fencing.
LU	2013	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2013	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2013	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.
LU	2013	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City							Y	Action item has been dropped due to lack of community interest.

CITY OF ADRIAN
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands, groundwater recharge areas, and river corridors	X								X	HOGARC	NA				
Seek to refurbish or replace 12 existing fire hydrants			X						X		$40,000 (Total)	X			
Complete the updating of the City's Code of Ordinances to achieve state compliance	X								X		$1,000	X			
Replace waterlines throughout city		X							X	DCA CDBG, GEFA, USDA	$300,000	X	X	X	
Seek to acquire old school property and update for city and recreation department use			X						X	Emanuel County BOE	$60,000	X			
Seek to stabilize/renovate the Knapp building in downtown			X						X		$50,000				
Clean and maintain city drainage ditches		X							X		$10,000	X			

CITY OF GARFIELD

CITY OF GARFIELD
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, NCR, HO, LU, IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action has been dropped because it is viewed as a long term policy. To conform to the latest planning standards, this action will be moved to the long-term policies section.
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2016	Acquire one new pump for the City's wells	Y	2016						Action was completed in 2016.
CFS	2017	Pursue funding to construct a new fire station	Y	2016						A new fire station was completed in 2016.
CFS	2015	Seek funding to develop additional property acquired for the City's recreation area			Y	2018				The City is currently developing existing property for use as a recreational area complete with new playground equipment.
CFS	2015	Pursue funding to construct a tennis court							Y	City no longer desires to build a tennis court and will focus on efforts to build a basketball court.
CFS	2015	Seek funding to construct a walking track							Y	Project dropped due to lack funds.
CFS	2012	Seek funding to complete Phase II of renovations to City Hall, including installing a new roof and siding	Y	2012						New roofing and siding were installed on city hall in 2012.
CFS	2012	Pursue funding for drainage improvements along Green and Hall streets			Y	2018				City has completed improvements along Green Street and intends to complete Hall Street improvements in 2018.

CITY OF GARFIELD
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2012	Seek to acquire and clean up abandoned properties			Y	2018				City has formally contacted abandoned property owners to request action by owner.
CFS	2013	Resurface Old Augusta Road	Y	2015						Project was completed in 2015.
CFS	2016	Resurface Sybil Street			Y	2018				Project is on schedule to be completed in late 2017 or early 2018.
HO, IC	2017	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action item has been dropped due to lack of community interest.
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.

CITY OF GARFIELD
Comprehensive Plan Community Work Program
Report of Accomplishments

			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	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City							Y	Action item has been dropped due to lack of community interest.

CITY OF GARFIELD
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands	X								X	HOGARC	NA	X			
Seek funding to develop additional property acquired for the City's recreation area	X								X		$60,000	X			
Pursue funding for drainage improvements along Hall Street	X								X		$15,000	X			
Seek to acquire and clean up abandoned properties	X								X		$20,000	X			
Resurface Sybil Street	X								X	GDOT	$27,128 (TSPLOST)	X			
Resurface Monroe Street			X						X	GDOT LMIG	$25,000	X	X		
Purchase tractor for right of way maintenance		X							X	SPLOST, TSPLOST	$50,000	X			
Purchase speed detection equipment (Radar, Lidar) for patrol vehicles			X						X	SPLOST	$2,500	X			
Purchase one (1) police vehicle	X								X	SPLOST, USDA	$40,000	X		X	

CITY OF GARFIELD
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Purchase one (1) city pick-up truck			X						X		$30,000	X			
Construct new gateway/welcome signage and landscaping at city limits along GA Hwy. 23		X							X	GDOT	$20,000	X	X		
Construct a multipurpose shelter for primary use as a farmers market and event hosting				X					X	USDA	$70,000	X		X	
Replace water meters for accounts north of Monroe Street			X						X	GEFA, USDA	$30,000	X	X	X	
Purchase water filtration system capable of eliminating Manganese in the city water system					X				X	DCA, GEFA, USDA	$225,000	X	X	X	
Purchase digital radio communications equipment for police and city fire vehicles	X								X	USDA	$15,000	X		X	

CITY OF NUNEZ

CITY OF NUNEZ
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, NCR, HO, LU, IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action has been dropped because it is viewed as a long term policy. To conform to the latest planning standards, this action will be moved to the long-term policies section.
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2014	Seek funding to purchase Christmas decorations	Y	2015						Light pole decorations were purchased and are on display during the appropriate season.
CFS	2015	Seek to replace the flooring at City Hall					Y	2018		Item was postponed due to lack of funds.
CFS	2015	Repair fencing around City Hall					Y	2019		Item was postponed due to lack of funds.
CFS	2013	Pursue the construction of a new entrance and parking improvements to the Ball Recreation Park	Y	2015						A new entrance way and parking improvements were completed in 2015.
CFS	2014	Explore the feasibility of constructing a Farmers' Market or other venue in which to hold events at the Ball Recreation Park					Y	2019		Item was postponed due to lack of funds.
CFS	2012	Seek funding to acquire playground equipment	Y	2015						Item was completed in 2015. City received a grant to purchase new playground equipment.
CFS	2012	Pursue funding for fire equipment upgrades, including a brush truck, communications system, and turnout gear			Y	2019				Fire department received new radios in 2015. City is still in pursuit of funding for a brush truck and turnout gear. Item will be modified in the new community work program to reflect the progress made with this item.

CITY OF NUNEZ
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
HO, IC	2017	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action item has been dropped due to lack of community interest.
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City							Y	Action item has been dropped due to lack of community interest.

CITY OF NUNEZ
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands	X							X	All	HOGARC	NA				
Seek to replace the flooring at City Hall	X								X		$3,000	X			
Repair fencing around City Hall		X							X		$1,500	X			
Explore the feasibility of constructing a Farmers' Market or other venue in which to hold events at the Ball Recreation Park		X							X		$1,000	X			
Pursue funding for fire equipment upgrades, including a brush truck, and turnout gear		X							X	FEMA, GEMA	$125,000	X	X	X	
Create/contract for garbage collection service for city residents			X						X		Fee for Service	X			
Renovate City Hall Annex	X								X		$15,000	X			
Renovate U.S. Post Office building			X						X		$20,000	X			

CITY OF OAK PARK

CITY OF OAK PARK
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, CFS, LU, IC	2012	Coordinate as needed with Emanuel County and the Joint Development Authorities with the development of the Emanuel/I-16 Industrial Park							Y	The City has dropped this action item due to financial infeasibility. The project is now under control of the Emanuel County Development Authority.
ED, NCR, HO, LU, IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action has been dropped because it is viewed as a long term policy. To conform to the latest planning standards, this action will be moved to the long-term policies section.
NCR	2014	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas, protected river corridors, and wetlands			Y	2018				The City anticipates the adoption of an ordinance in late 2017 or early 2018.
CFS	2014	Seek funding to acquire new turnout gear and a new fire truck					Y	2018		Action was postponed due to lack of available funding.
CFS	2014	Seek funding to acquire lighting for the walking track	Y	2014						Project was completed in 2014.
CFS	2014	Pursue the construction of a new water tower for the City's north side and the new Industrial Park area as feasible							Y	The City has dropped this action item due to financial infeasibility. The project is now under control of the Emanuel County Development Authority.
CFS	2013	Seek to acquire land as feasible to construct a new ballfield			Y	2018				City is currently in negotiations for purchase of adequate land.
CFS	2012	Pursue the establishment of a Moonshine Festival to promote the history of the area as well as to attract visitors	Y	2012						The Oak Park Moonshine Festival was created in 2012 and occurs annually.

CITY OF OAK PARK
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2015	Seek funding to acquire playground equipment	Y	2015						Playground equipment was purchased and placed at the old school to compliment the walking track.
CFS	2013	Seek to utilize the former grammar school building for use as a community center as appropriate							Y	City has decided to drop this action item based on needs of the community. The former grammer school building is now being utilized as a fall festival and event center.
CFS	2013	Pursue the utilization of the former high school as a facility for elderly residents as appropriate	Y	2015						City has renovated the former high school for use as the Moonshine Festival headquarters.
CFS	2013	Update city drainage system including ditches, culverts, etc.			Y	2018				City was awarded a CDBG to improve the drainage system north of Harrington Street. Project is expected to be complete by 2018.
CFS	2013	Establish parking lanes and along Harrington St and at City Hall to be used for parking at city events.					Y	2020		Action was postponed due to lack of funding.
CFS	2013	Acquire signage for parking lanes, gateways, parks, etc.					Y	2019		Action was postponed due to lack of funding.
CFS	2013	Seek funding for street improvements, including resurfacing of 2.1 miles of city streets, speed bumps in sensitive areas, etc.					Y	2019		Action was postponed due to lack of funding.
HO, IC	2017	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action item has been dropped due to lack of community interest.

CITY OF OAK PARK
Comprehensive Plan Community Work Program
Report of Accomplishments

			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	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro and Twin City							Y	Action item has been dropped due to lack of community interest.
LU	2013	Establish a Beautification Committee to assist in promotion and maintenance of landscaping and aesthetics within the City and along gateways	Y	2012						A committee was formed in 2012 for the purpose of planning citywide events (i.e. Moonshine Festival, holiday celebrations, and city clean up days).

CITY OF OAK PARK
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas, protected river corridors, and wetlands	X								X	HOGARC	NA				
Seek funding to acquire new turnout gear and a new fire truck	X								X	FEMA, GEMA	$200,000	X	X	X	
Seek to acquire land as feasible to construct a new ballfield	X								X		$100,000	X			
Update city drainage system including ditches, culverts, etc.	X								X	DCA (CDBG)	$350,000	X	X	X	
Establish parking lanes along Harrington St and at City Hall to be used for parking at city events			X						X		$2,500	X			

CITY OF OAK PARK
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Acquire signage for parking lanes, gateways, parks, etc.		X							X		$2,000	X			
Seek funding for street improvements, including resurfacing of 2.1 miles of city streets, speed bumps in sensitive areas, etc.		X							X	GDOT (LMIG)	$355,000	X	X		
Purchase new lawnmower or tractor for grass maintenance	X								X	GDOT (TSPLOST)	$20,000	X	X		
Pursue annexation of approximately 7 miles of Interstate 16		X							X		$10,000	X			
Purchase phosphate filtration system for water system				X					X		$10,500	X			
Purchase new radar equipment for police vehicles	X								X	USDA	$5,000	X		X	
Purchase new camera equipment for police vehicles and officers	X								X	USDA	$3,800 each	X		X	
Renovate and expand City Hall					X				X	USDA Loan	$50,000	X		X	
Renovate remaining unfinished rooms in old grammar school building			X						X		$35,000	X			
Implement City property tax and begin collections		X							X		$10,000	X			

CITY OF STILLMORE

CITY OF STILLMORE
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, NCR, HO, LU, IC	2017	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action has been dropped because it is viewed as a long term policy. To conform to the latest planning standards, this action will be moved to the long-term policies section.
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2015	Pursue funding to acquire new street signage	Y	2016						A citywide street sign replacement project was completed in 2016.
CFS	2013	Seek to pave the following streets: Fourth Avenue, Atlanta Avenue, Edenfield Road, Airline Railroad Street, 1st Street, and 2nd Avenue					Y	2020		Action was postponed due to lack of funding.
CFS	2013	Seek to acquire generators for critical facilities (City Hall, firehouse, city well, WWTP) and a portable generator for the lift station					Y	2019		Action was postponed due to lack of funding.
CFS	2015	Construct a new building for the fire department					Y	2020		Action was postponed due to lack of funding. Item will be revised in the new Community Work Program to reflect the city's desire to renovate the existing fire station instead of constructing a new building.
CFS	2014	Pursue funding to acquire a 3,000 gallon tanker truck for the fire department					Y	2020		Action was postponed due to lack of funding.
CFS	2015	Seek to construct a 100,000 gallon water tank					Y	2020		Action was postponed due to lack of funding. Action will be revised to reflect a change in scope from a 100,000 gallon water tank to a 300,000 gallon tank.

CITY OF STILLMORE
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Pursue renovations to the community house, including interior renovations and improved handicapped accessibility					Y	2020		Action was postponed due to lack of funding. Project is anticipated to be completed with SPLOST funding in a newly passed SPLOST referendum.
CFS	2012	Explore the feasibility of potential annexation of outlying areas as appropriate					Y	2021		Action was postponed due to lack of annexation requests.
CFS	2013	Investigate the feasibility of establishing a Chicken Festival to honor local history and heritage					Y	2020		Action was postponed due to lack of interest by citizens groups.
CFS	2012	Pursue funding as needed to acquire a new tractor, auger, and backhoe			Y	2019				City purchased a backhoe in 2012 and anticipates the purchase of a new tractor and auger in 2019.
CFS	2012	Seek the removal of dilapidated housing as appropriate			Y	2022				Since 2012, City of Stillmore has purchased and removed 18 dilapidated houses. This action is anticipated to be complete in 2022.
CFS	2012	Pursue the acquisition of new playground equipment as appropriate					Y	2019		Action was postponed due to lack of funding.
CFS	2012	Explore the feasibility of acquiring land for a new ballfield as appropriate	Y	2015						Land acquisition was determined not to be financially feasible for the construction of a ballfield.
CFS	2013	Pursue the purchase of two commercial lawn mowers for city upkeep			Y	2019				City purchased one commercial lawn mower for city upkeep in 2014. Staff anticipated the purchase of 1 new lawn mower in 2019.
CFS	2012	Pursue funding as needed to upgrade/expand/ promote the Christmas Parade					Y	2020		Action was postponed due to lack of funds.

CITY OF STILLMORE
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Seek to repair/replace pumps at all lift stations as appropriate			Y	2022				Since 2012, the City has replaced one pump in each of the five sewer lift stations. The City anticipated replacing the backup pumps in each of the five lift stations, one pump per year; action to be completed by 2022.
HO, IC	2017	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action item has been dropped due to lack of community interest.
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

CITY OF STILLMORE
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands	X								X	HOGARC	NA				
Seek to pave the following streets: Fourth Avenue, Atlanta Avenue, Edenfield Road, Airline Railroad Street, 1st Street, and 2nd Avenue			X						X	GDOT	$300,000/mile	X	X		
Seek to acquire generators for critical facilities (city hall, firehouse, city well, WWTP) and a portable generator for the lift station		X							X	FEMA, GEMA	$50,000 each	X	X	X	
Renovate existing fire department building for continued use by the fire department (Old Action: Step Construct a new building for the fire department)			X						X		$75,000	X			
Pursue funding to acquire a 3,000 gallon tanker truck for the fire department			X						X	FEMA, GEMA	$220,000	X	X	X	
Seek to construct a 300,000 gallon water tank			X						X	DCA (CDBG), GEFA, USDA Rural Dev't.	$650,000	X	X	X	
Pursue renovations to the community house, including interior renovations and improved handicapped accessibility			X						X	SPLOST	$30,000`	X			
Explore the feasibility of potential annexation of outlying areas as appropriate				X					X		NA				

CITY OF STILLMORE
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Investigate the feasibility of establishing a Chicken Festival to honor local history and heritage			X						X	Garden Club, Private Business	$1,000	X			X
Pursue funding as needed to acquire a new tractor, and auger		X							X		$30,000	X			
Seek the removal of dilapidated housing as appropriate					X				X		$25,000	X			
Pursue the acquisition of new playground equipment as appropriate		X							X		$30,000	X			
Pursue the purchase of a commercial lawn mower for city upkeep		X							X	GDOT (TSPLOST)	$12,000	X			
Pursue funding as needed to upgrade/expand/ promote the Christmas Parade			X						X		$5,000	X			
Seek to repair/replace back-up pumps at all lift stations, one per year	X	X	X	X	X				X	DCA (CDBG), GEFA, USDA	$60,000	X	X	X	
Repaint exterior and reline the interior of the existing water tower					X				X	DCA (CDBG), GEFA	$100,000	X	X	X	
Purchase new pursuit vehicle for police department	X								X	USDA	$50,000	X		X	

CITY OF SUMMERTOWN

CITY OF SUMMERTOWN
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, NCR, HO, LU, IC	2013	Pursue the development of zoning and other supportive countywide land use regulations							Y	Action was dropped due to lack of community interest.
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
CFS	2013	Construct a retaining wall at the Community Center to help improve drainage					Y	2020		Project action was postponed due to lack of funding.
CFS	2016	Seek funding to upgrade software for the City's computer system	Y	2016						The City upgraded computer systems at City Hall in 2016.
HO, IC	2017	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action was dropped due to lack of community interest.

CITY OF SUMMERTOWN
Comprehensive Plan Community Work Program
Report of Accomplishments

			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	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action was dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action was dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action was dropped due to lack of community interest.
LU	2017	Develop comprehensive land use management or zoning ordinances in the smaller municipalities compatible with zoning and other land use regulations developed countywide and in the cities of Swainsboro, Stillmore, and Twin City							Y	Action was dropped due to lack of community interest.

CITY OF SUMMERTOWN
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands	X								X	HOGARC	NA				
Construct a retaining wall at the Community Center to help improve drainage			X						X		$2,500	X			
Seek to upgrade city playground equipment and park infrastructure		X							X	GA DNR	$20,000	X	X		

CITY OF SWAINSBORO

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
ED, CFS, LU, IC	2013	Construct a new terminal building at the airport	Y	2015						New terminal building construction was completed in 2015.
ED, CFS, LU, IC	2012	Construct a new community hangar at the airport	Y	2015						The new community hanger was completed in 2015.
ED, CFS, LU, IC	2014	Construct additional T-Hangars at the airport					Y	2019		Project has been postponed due to lack of funding.
ED, CFS, LU, IC	2012	Seek funding to provide crack and seal to the runway at the airport	Y	2013						Airport runway was improved with crack and seal in 2013.
ED, CFS, LU, IC	2014	Pursue the reopening of rail access between Swainsboro and Vidalia to assist with the development of the Rayonier Wood and Huber Engineered Wood facilities and other future developments					Y	2019		Annual funding is appropriated by the State of Georgia to continue clearing the old rail line. Currently the rail is open from the City of Oak Park to the City of Swainsboro. Completion of the rail line rehabilitation is anticipated in 2020. An updated description will be provided in the new Community Work Program to reflect a change of industries seeking to utilize the rail line.
ED, CFS, LU, IC	2012	Seek to install a traffic signal and increased community signage along the U.S. 1 Swainsboro Bypass to improve traffic flow and enhance community marketing efforts	Y	2015						A new traffic signal was constructed at the U.S. 1 Bypass and GA Highway 56 intersection. Community “Gateway” signage has been added to two (2) entranceway corridors to the city along U.S. 1 Bypass.
NCR	2017	Adopt and enforce a model ordinance based on the Georgia DNR’s Part V Environmental Planning Criteria for groundwater recharge areas and wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
NCR	2012	Complete the establishment of a Historic District for the downtown area	Y	2014						A historic district has been created with proper zoning for the district adopted by city council in 2014.
NCR, CFS	2012	Complete Phase II of downtown streetscape/ lighting/parking improvements	Y	2012						Project was successfully completed in 2012.
CFS	2012	Seek funding to replace those water lines having asbestos and become galvanized	Y	2014						The City successfully completed two (2) CDBG awarded projects in 2012 and 2014 to replace water system deficiencies in the Lucky Street and Lake Luck target areas.
CFS	2012	Replace all clay sewer pipes over four inches in the Lake Luck area and seek funding for other areas of need	Y	2014						The City was awarded CDBG funding to complete sewer and water systems replacement in 2012 (Lucky Street) and 2014 (Lake Luck).
CFS	2013	Seek to construct a SPLASH Pad at the Recreation Complex	Y	2014						Project was completed in 2014.
CFS	2013	Construct a skate park at the Recreation Complex					Y	2019		Project was postponed until funding becomes available.
CFS	2015	Pursue the construction of a dog park			Y	2018				Swainsboro anticipates the completion of the dog park construction in early 2018.
CFS	2013	Construct a new city/county fire station	Y	2016						A new fire station was completed in 2016.
CFS	2017	Acquire a new fire pumper	Y	2016						A new fire pumper truck was purchased in 2016.
CFS	2012	Seek to hire additional full-time firefighters as appropriate			Y	2019				The City has hired firefighters as normal staff turnover has occurred.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2012	Seek to obtain an ISO Class 3 rating	Y	2016						The City has obtained an ISO Class 3 rating for fire protection.
CFS	2012	Purchase laptop computers for all firefighting vehicles as appropriate	Y	2014						Computers were purchased for all firefighting vehicles in 2014. As new technology and software becomes available, the city will review the need for additional upgrades.
CFS	2014	Acquire upgraded computer software for City Hall	Y	2014						City Hall computer software was upgraded in 2014. As new technology and software becomes available, the City will review the need for additional upgrades.
CFS	2012	Pursue the installation of new energy efficient windows at City Hall	Y	2015						New, energy efficient windows were installed at City Hall in 2015.
CFS	2012	Pursue second floor renovations to City Hall and install a new elevator as appropriate					Y	2021		Renovations have been postponed until funding becomes available.
CFS	2012	Acquire a new vacuum sewage truck	Y	2016						A new vacuum sewage truck was purchased in 2016.
CFS	2017	Seek to rehabilitate Lift Station #10					Y	2019		Action has been postponed until funding available.
CFS	2017	Pursue the rehabilitation of Lift Station #3					Y	2019		Action has been postponed until funding available.
CFS	2017	Seek to rehabilitate Lift Station #15					Y	2019		Action has been postponed until funding available.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			Accomplished		Underway		Postponed		Dropped	
Element	**Initiation Year**	**Description**	**Y/N**	**Year**	**Y/N**	**Est. Comp. Date**	**Y/N**	**Element**	**Initiation Year**	**Description**
CFS	2017	Replace Well Tank #3					Y	2019		Action has been postponed until funding available.
CFS	2017	Purchase a new air compressor and hammer	Y	2016						A new air compressor and hammer were purchased in 2016.
CFS	2012	Acquire a new trash pump	Y	2015						A new trash pump was purchased in 2015.
CFS	2016	Seek to purchase a new meter truck	Y	2015						A new meter truck was purchased in 2015.
CFS	2012	Acquire a new backhoe as appropriate					Y	2019		Action was postponed due to lack of funding.
CFS	2014	Seek to acquire a new mulching machine					Y	2020		Action was postponed due to lack of funding.
CFS	2016	Purchase a new dump truck	Y	2014						A dump truck was purchased in 2014.
CFS	2012	Seek to acquire a new tractor and bush hog as appropriate	Y	2014						A tractor and bush hog (mower) were purchased in 2014.
CFS	2012	Purchase a new boom truck as funds are available	Y	2013						A boom truck was purchased in 2013.
CFS	2013	Obtain state certification for the Police Department					Y	2019		Certification remains a high priority for the police department and the city will seek state certification in 2019.
CFS	2014	Pursue Calea (national) certification for the Police Department					Y	2021		Certification remains a high priority for the police department. National certification will be sought after state certification is obtained.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2012	Acquire a new computer system for the Police Department as funds are available	Y	2014						A computer system was purchased for the police department in 2014. As new technology and software becomes available, the City will review the need for additional upgrades.
CFS	2012	Purchase one new police vehicle per officer as appropriate	Y	2014						This action has been accomplished each year as the City budgets to replace vehicles at their projected end of life.
CFS	2014	Seek to add one new police officer per shift			Y	2018				The police department operates 24 hours a day using 4 shifts. The City has created and hired two (2) new patrol officer slots and assigned them each to a shift. Two (2) shifts remain an officer short and the positions will be filled in 2018.
CFS	2012	Install mobile data terminals for the Police Department	Y	2012						Mobile data terminals (MDTs) were installed in police vehicles in 2012.
CFS	2013	Revise the Police Department's Standard Operating Procedures manual	Y	2016						Standard operating procedures for the police department have been revised and are regularly reviewed to remain current with changes in court rulings and accepted police practices. Action is complete and will be reflected in the long term policies section in accordance with new DCA comprehensive planning requirements.
CFS	2012	Seek to obtain Main Street designation	Y	2016						Swainsboro was designated as a Georgia Main Street Community in 2016.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Pursue the revitalization of the former Dixie Theatre			Y	2018				A new roof was installed on the former Dixie Theatre in 2016. Further renovations to the Dixie Theatre are expected to be completed in 2018.
CFS	2013	Establish a downtown historic tour			Y	2018				The Downtown Development Authority is currently designing and gathering information for various locations to be included in an interactive historic tour.
CFS	2013	Seek to establish a Downtown Façade Incentive grant program as funds are available			Y	2022				The Downtown Development Authority has partnered with downtown businesses to cost share façade renovations. This program is offered on an ongoing basis for downtown business owners.
CFS	2015	Seek funding to construct a facility for long-term evidence storage for the police department					Y	2020		Action was postponed due to lack of funds.
CFS	2015	Seek to acquire an impound yard for the police department					Y	2020		Action was postponed due to lack of funds.
CFS	2013	Resurface North Green Street	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2013	Resurface Lambs Bridge Road within the city limits	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2013	Resurface North Coleman Street	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2013	Resurface East Meadowlake Parkway	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Resurface King Circle Drive	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2013	Resurface Braswell Boulevard	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2013	Resurface Short Street	Y	2015						Project was completed on schedule as a TSPLOST Band 1 Project
CFS	2016	Resurface Industrial Way	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface Fortune Loop	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface Hill Street	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface Thigpen Drive	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface Oaklawn Drive	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface William Rountree Street	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface Howard Street	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2016	Resurface Prosperity Drive	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
CFS	2016	Resurface West Meadowlake Parkway	Y	2017						Project was completed on schedule as a TSPLOST Band 2 Project
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Construct additional T-Hangars at the airport		X						X	X	FAA	$300,000	X	X	X	
Pursue the reopening of rail access between Swainsboro and Vidalia to assist with, and sustain the development of the Interfor facility and other future developments	X	X	X					X	X	Chamber, Dev. Auth., GDOT	N/A (No DOT estimate available)	X	X		
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for groundwater recharge areas and wetlands	X								X	HOGARC	N/A				
Construct a skate park at the Recreation Complex		X							X		$100,000	X			
Pursue the construction of a dog park	X								X		$25,000	X			
Seek to hire additional full-time firefighters as appropriate		X							X		$160,000	X			
Pursue second floor renovations to City Hall and install a new elevator as appropriate				X					X		$600,000	X			
Seek to rehabilitate Lift Station #10		X							X	DCA (CDBG), GEFA, USDA	$150,000	X	X	X	

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Pursue the rehabilitation of Lift Station #3		X							X	DCA (CDBG), GEFA, USDA	$150,000	X	X	X	
Seek to rehabilitate Lift Station #15		X							X	DCA (CDBG), GEFA, USDA	$150,000	X	X	X	
Replace Well Tank #3		X							X	DCA (CDBG), GEFA, USDA	$1 million	X	X	X	
Acquire a new backhoe as appropriate		X							X		$75,000	X			
Seek to acquire a new mulching machine			X						X		$75,000	X			
Obtain state certification for the Police Department		X							X		$3,000	X			
Pursue CALEA (national) certification for the Police Department				X					X		$5,000	X			
Seek to add one new police officer per shift	X								X	DOJ, Homeland Security	$200,000	X	X	X	
Pursue the revitalization of the former Dixie Theatre	X								X	DDA, DNR (HPD), SPLOST	$1 million	X	X		

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Establish a downtown historic tour	X								X	Chamber, DDA	$5,000	X			
Seek to establish a Downtown Façade Incentive grant program as funds are available					X				X	DDA	$20,000	X			
Seek funding to construct a facility for long-term evidence storage for the police department			X						X		$100,000	X			
Seek to acquire an impound yard for the police department			X						X		$50,000	X			
Complete TIA Band 2 Project *(Downtown Streetscape)*	X	X							X	GDOT TIA, TE	$299,864	X	X		
Complete TIA Band 3 Projects *(Arden Dr., Race Track St., Martin Luther King, Jr., Mcleod Bridge Rd., Old Nunez Rd., East Moring St., Lake Luck Dr., Kite Rd., Moreland Ave.)*			X	X	X				X	GDOT TIA	$1,213,800	X	X		
Purchase new office equipment (computers, software, copier, printers) for City Hall	X	X	X						X	SPLOST	$100,000	X			
Purchase new phone system for City Hall				X					X	SPLOST	$5,000	X			
Purchase new Air Conditioning Unit for City Hall					X				X	SPLOST	$5,000	X			

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Purchase new office equipment (computers, software, copier, printers) for Inspections and Codes Department	X								X		$3,500	X			
Purchase a vehicle for Inspections and Code Department			X						X		$10,000	X			
Purchase and install new LED scoreboards on 7 ballfields	X							X	X		$45,000	X			
Construct two (2) multipurpose soccer/football fields					X			X	X		$100,000	X			
Install a new gym floor at the Connie Kight Recreation Center		X						X	X		$95,000	X			
Construct a new community house/multiuse facility					X			X	X		$250,000	X			
Purchase and install an emergency power generator at the Connie Kight Recreation Center	X							X	X	FEMA, GEMA	$60,000	X	X	X	
Reseal parking lot at the recreation complex and Harmon Park		X						X	X		$40,000	X			
Purchase new fire engine	X								X	FEMA	$400,000	X	X	X	

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Purchase industrial washer, dryer, folding tables, training books, ice machine for fire department, and lights for storage room.	X								X		$21,000	X	X	X	
Purchase drone system for use by the fire department.	X								X	FEMA, GEMA	$6,000	X	X	X	
Upgrade handheld flashlights for all firefighters	X								X	FEMA, GEMA	$3,000	X	X	X	
Purchase color coded attack hoses	X								X	FEMA, GEMA	$8,500	X	X	X	
Install emergency power source for Southside Fire Station	X								X	FEMA, GEMA	$10,000	X	X	X	
Upgrade mobile and portable radios for fire and police departments		X							X		$32,000	X			
Purchase a mobile air and light unit		X							X	FEMA, GEMA	$200,000	X	X	X	
Purchase wildland/rescue gear		X							X	FEMA, GEMA, Ga. Forestry	$10,000	X	X	X	
Purchase Rescue tools set		X							X	FEMA, GEMA	$60,000	X	X	X	
Construct a fire training tower			X					X	X	FEMA, GEMA	$70,000	X	X	X	

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Renovate and expand Southside Fire Station			X						X		$15,000	X			
Purchase a Kieser & Forcible Entry prop			X						X		$2,000	X			
Upgrade personnel pagers			X						X		$20,000	X			
Purchase an AED device for each fire department unit				X					X		$15,000	X			
Seek increased funding for training and uniforms for the fire department	X								X		$12,600	X			
Update 10 self-contained breathing apparatus (SCBA) per year						X			X	FEMA AFG	$300,000	X		X	
Replace 10 sets of turn out gear per year						X			X	FEMA AFG	$175,000	X		X	
Purchase Vetron System Al Units (19 total)						X			X	FEMA AFG	$30,000	X		X	
Improve/upgrade city’s early alert system		X	X	X	X				X	FEMA, GEMA	$100,000	X	X	X	

CITY OF SWAINSBORO
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Develop an annual traveling art camp to visit citizens throughout the county.				X					X	Emanuel Arts Council	$1,500				X
Seek funding for a school bus to be utilized as a mobile art studio.				X					X	Emanuel Arts Council	$3,000				X
Develop traveling art clubs to provide art classes for students in grades 1-8.			X						X	Emanuel Arts Council, EC BOE	$3,000				X
Create a permanent art gallery within the revitalized Dixie Theatre.			X						X	Emanuel Arts Council	$3,000	X			X
Create an interactive Art Stroll in the City of Swainsboro.			X						X	Emanuel Arts Council, DDA	$2,000	X			X
Develop an annual Festival of the Arts.		X							X	Emanuel Arts Council, DDA	$5,000	X			X
Purchase 1 K-9 (dog) for criminal investigations.		X							X		$12,000	X			
Purchase and install vehicle tag reader system on each patrol vehicle.			X						X		$37,000	X			
Upgrade computer system for Police Department					X				X		$25,000	X			
Replace patrol vehicles as each vehicle approaches end of useful service life						X			X	USDA	$35,000/yr.	X		X	

CITY OF TWIN CITY

CITY OF TWIN CITY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
NCR	2013	Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands			Y	2018				The City anticipates the adoption of an environmental ordinance in late 2017 or early 2018.
NCR	2012	Complete the establishment of a Historic District	Y	2014						A Historic District was confirmed by the State of Georgia in 2012 and by the National Register of Historic Places in 2014.
NCR	2012	Pursue the designation of National Register listing of homes within the Historic District	Y	2014						Homes within the Historic District were included in the 2014 National Register listing.
CFS	2012	Construct a new police station	Y	2013						New police station was constructed in 2013.
CFS	2014	Pursue renovations to City Hall upon completion of the new police department facility					Y	2020		Project has been postponed due to lack of funding.
CFS	2014	Seek funding to upgrade playgrounds and playground equipment					Y	2018		While local private investments for park upgrades have occurred, the City has postponed spending public funds for playground equipment due to lack of funding. Project is anticipated to begin in 2018.
CFS	2014	Pursue funding to acquire additional road/street equipment	Y	2013						City purchased a limb collection truck in 2013.
CFS	2014	Pursue funding for sidewalk improvements					Y	2020		Action has been postponed due to lack of funding.
CFS	2013	Seek funding for curb/gutter improvements in the commercial districts							Y	Action item has been dropped due to lack of immediate need.

CITY OF TWIN CITY
Comprehensive Plan Community Work Program
Report of Accomplishments

			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**
CFS	2013	Pursue resurfacing of streets					Y	2019		Action has been postponed due to lack of funding.
HO, IC	2013	Pursue the adoption of Georgia's Uniform Construction Codes countywide, including the development of a coordinated and unified housing/ codes enforcement program							Y	Action item has been dropped due to lack of community interest.
LU	2016	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options							Y	Action item has been dropped due to lack of community interest.
LU	2016	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation							Y	Action item has been dropped due to lack of community interest.
LU	2017	Develop specific new ordinances identified by the Planning Committee or otherwise as 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	Action item has been dropped due to lack of community interest.
LU	2017	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance							Y	Action item has been dropped due to lack of community interest.

CITY OF TWIN CITY
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Adopt and enforce a model ordinance based on the Georgia DNR's Part V Environmental Planning Criteria for wetlands	X								X	HOGARC	NA				
Pursue renovations to City Hall upon completion of the new police department facility			X						X	SPLOST	$250,000	X			
Seek funding to upgrade playgrounds and playground equipment	X								X		$30,000	X			
Pursue funding for sidewalk improvements			X						X	GDOT	$500,000	X	X	X	
Pursue resurfacing of streets		X							X	GDOT (LMIG), TSPLOST	$100,000	X	X		
Improve street and drainage conditions in the Coursey Road/Neighborhood			X						X	DCA (CDBG)	$600,000	X	X	X	
Improve street and drainage conditions for Princess Street, Queen Street, and King Street area					X				X	DCA (CDBG)	$600,000	X	X	X	
Rehab each sewer lift station (5 Total) utilizing CIPP relining method		X	X	X					X		$75,000 Total	X			
Complete multi-year audit backlog of city audits to regain QLG status with DCA	X								X		$60,000	X			
Construct new entranceway (gateway) signage along US and GA highway entrances		X							X	GDOT	$60,000	X	X		

CITY OF TWIN CITY
Comprehensive Plan Community Work Program
2018 – 2022

	Years							Responsibility			Estimated Cost	Funding Source			
Activity	2018	2019	2020	2021	2022	Each Year	Beyond 2022	County	City	Other		Local	State	Federal	Private
Inventory and update water meters		X	X						X	USDA	$30,000	X		X	
Stabilize historic log house at Carilee Coleman Park		X							X	GA DNR	$50,000	X	X		
Construct outdoor classroom at Carilee Coleman Park			X						X	GA DNR	$10,000	X	X		
Design and place interpretative signage in Roundtree Park		X							X	GA DNR	$10,000	X	X		
Develop a sidewalk and trail master plan for Twin City and possible route to George L. Smith State Park	X								X	HOGARC, GDOT, GA DNR	20,000		X		
Develop combined Twin City-Emanuel County Recreation Department	X							X	X			X			

APPENDIX

APPENDIX
COMMUNITY INVOLVEMENT

The Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) encourage and require that each element of the comprehensive plan "be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public." The Emanuel County local governments took this requirement to heart and placed increased emphasis on getting community leaders, stakeholders, and the general public involved. The need for strong community involvement from a broad spectrum of stakeholders was emphasized by the Regional Commission in communications with the local governments. As a result, the local governments put forth considerable effort for broad community involvement and participation in this comprehensive plan's development.

The local governments coordinated establishment of a steering committee which they called the "Local Plan Coordination Committee" approximately one to two months ahead of the scheduled first committee meeting, and invited through formal e-mail and direct contact as many stakeholders and community leaders as they could envision. Regional Commission planning staff had previously counseled the local governments to make such efforts a priority a number of times, including in a plan implementation meeting held in November, 2016, in the letter offering Regional Commission plan preparation assistance, and in direct communication and follow-up for plan development organization. DCA's Suggested Community Plan Stakeholder List, some specific known local candidates, and a model invitation for stakeholder participation were provided for local government use. In addition to local government direct contact, the local governments involved local media, including the local radio station, and their public meetings to notify the general public and any other interested parties to participate. The official public advertising of the required public hearing further invited all those interested to participate. Similar efforts by the local media and local governments occurred prior to the final committee meeting and public hearing to review the draft plan prior to its formal submittal.

In another attempt to reach out to the general public and to provide further opportunity for community involvement and input outside of the formal public hearing setting, an open community-wide drop-in session was held from 2:00 p.m. – 7:00 p.m. at the Franklin Memorial Library where people could attend at their convenience, receive a one-on-one explanation and introduction to the planning process, and offer their input. Notice of this extra effort to invite community stakeholder involvement and participation was reported in the newspaper and officially posted, as well as announced on the community website, emanuelcountylive.com. In addition, a special meeting was held with the local business community to receive input and perspective from the private sector. This meeting was organized by the Swainsboro-Emanuel County Chamber of Commerce.

These considerable efforts for achieving meaningful community involvement were considered a success by the local governments. The committee meetings participation did include numerous appointed and elected local officials, local economic development practitioners, other local agencies and organizations, and many others. The first committee meeting, as well as the first public hearing, included a strengths/weakness (SWOT analysis) exercise. The results of these strengths/weaknesses exercises were also reviewed at the second committee meeting. In standard practice, the first order of business at each committee meeting was to review all prior committee inputs and their summary by staff for committee amendment before moving to the next input topic. Much community involvement and input was provided in all facets and elements of the comprehensive plan's development. The local governments were very pleased both with the community involvement/input and the results.

The actual documents utilized or published during the community involvement and comprehensive plan preparation process are provided in this appendix. These include the local government stakeholder invitation, the local government official public hearing advertisements, the community drop-in session notice, and the Local Plan Coordination Committee and local business community meeting agendas. A list of stakeholders invited to participate in the comprehensive plan preparation process and a list of active participants on the Local Plan Coordination Committee and involved in plan preparation are also included.

Emanuel County Stakeholder Invitation

The Emanuel County Board of Commissioners, in conjunction with the cities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City, is initiating a process to prepare a new countywide joint comprehensive plan in accordance with Georgia law. While this plan is necessary to maintain local government eligibility for state grants, loans, and permits, it is also an important blueprint for addressing local concerns, and establishing a guide for community growth and development. We need the assistance and involvement of the entire community, both public and private.

You have been identified as someone involved and important to Emanuel County and its future. You are invited and encouraged to participate on the Emanuel County Joint Local Plan Coordination Committee which will help develop our new joint comprehensive plan. The first meeting of this Committee will be Wednesday, February 15, 2017 at 10:30 a.m. at the Emanuel County Commissioners Meeting Room. The plan development process will involve about five (5) meetings of the Committee over the next few months.

Please participate in this important process with us, or send someone else from your organization in your stead.

If you have any questions, please call County Administrator Guy Singletary at 478-237-3881 or City Administrator Al Lawson at 478-237-7025. Please RSVP to the County if you are willing to assist us in this important endeavor.

PUBLIC HEARING NOTICE

Emanuel County Joint Comprehensive Plan
"The Future of All of Emanuel County"

The local governments of Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City are in the initial stages of a process to develop a new joint comprehensive plan in accordance with state law. It is desired that this plan not only meet state requirements, but also truly express the Community's wishes for the future growth and development of the Community.

Please come to this meeting and express your desires about the Community's future vision, the issues and opportunities facing the Community, and what should be done to make Emanuel County and all its municipalities better places to live and work. What should be the Community's guiding principles, and what can be done to generate local pride and enthusiasm about the future of all of Emanuel County?

Other topics to be covered will be the ongoing preparation of an update to the countywide joint solid waste management plan, also in compliance with state law.

PUBLIC HEARING DATE AND TIME: Thursday, March 9, 2017 at 5:30 p.m.

LOCATION OF PUBLIC HEARING: County Commissioners Meeting Room, Emanuel County Board of Commissioners Office

Please attend, voice your opinions, and be involved. Help your community be proud about its future. All persons with a disability or otherwise needing assistance should contact Emanuel County Board of Commissioners, 101 North Main Street, Swainsboro, Georgia, or call (478) 237-3881.

HEART OF GEORGIA ALTAMAHA REGIONAL COMMISSION

NEWS RELEASE

PUBLIC INVITED TO PARTICIPATE IN DROP-IN SESSION ON LOCAL GOVERNMENTS' COMPREHENSIVE PLAN

DATE: **Monday, March 13, 2017** **2:00 – 7:00 PM**

LOCATION: **Franklin Memorial Library, Swainsboro**

Are you concerned about the future of Emanuel County, Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and/or Twin City? Do you have thoughtful ideas on what needs to be done to make the community a better place? What do you consider to be pressing needs and issues in the community?

The local governments of Emanuel County, the Emanuel County Board of Commissioners and the cities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City, are in process of updating their comprehensive plan required by state law. The current joint comprehensive plan dates from 2007, and is the principal guide to the long-term growth and development of Emanuel County and its municipalities. The new update will focus on achieving a vision set by the community on what it wants to be, and addressing identified needs and opportunities.

You are cordially invited to get involved and to participate in this plan update process. You may do so by attending a public drop-in session concerning the comprehensive plan update to be held at Franklin Memorial Library in Swainsboro from 2:00 p.m. to 7:00 p.m. on Monday, March 13, 2017. The session is designed to be informal, to answer any questions you may have, and to allow for one-on-one input at your convenience. Planning staff from the Heart of Georgia Altamaha Regional Commission will be on hand to discuss the plan and its process, and to receive your input and ideas. There will be no formal presentation. The event is designed as a drop-in at whatever time is convenient for those wishing to participate or learn more.

Please attend and voice your ideas. We want to hear them. Let us know what you think. Do your part in making Emanuel County an even better place to live, work, and play.

PUBLIC HEARING NOTICE

Emanuel County Joint Comprehensive Plan
"Progress and Culture Amongst the Pines"

The Emanuel County Board of Commissioners and municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City are in the process of finalizing a new joint comprehensive plan in accordance with state law.

The comprehensive plan is titled "Progress and Culture Amongst the Pines" to generate interest and enthusiasm, and to summarize its aspirations. The plan outlines a community vision, identifies needs and opportunities, and delineates long term policies and a community work program to provide a guide and blueprint for future growth and development within the community jurisdictions. The plan is in draft finalization before submittal to the state for review.

The purpose of the hearing is to brief the community on the content and strategies outlined in the draft comprehensive plan, to address the issues and opportunities facing Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City, obtain any final citizen input, and notify the community of the pending submittal of the comprehensive plan for state and regional review.

PUBLIC HEARING DATE AND TIME: Tuesday, August 15, 2017 at 5:00 p.m.

LOCATION OF PUBLIC HEARING: Emanuel County Commissioners' Meeting Room

Please attend and voice your opinions. Help your community achieve a better future. All persons with a disability or otherwise needing assistance should contact Emanuel County Board of Commissioners, 101 North Main Street, P. O. Box 787, Swainsboro, Georgia 30401, or call (478) 237-3881.

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Emanuel County Commissioners Meeting Room, Swainsboro, GA

February 15, 2017

AGENDA

Introductions

Background/Committee's Purpose

Proposed Timetable of Plan Development

Community Strengths/Weaknesses Identification (SWOT)

Community Vision Input

Next Meeting
- **Draft Community Vision Review**
- **Issues and Opportunities Input**

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Southeastern Technical College Auditorium, Swainsboro, GA

March 14, 2017

AGENDA

Introduction

Draft Community Vision Review

Possible Plan Title

Issues and Opportunities Input

Next Meeting – Tuesday, April 11, 2017, 10:30 a.m.
- **Revised Draft Community Vision Review**
- **Draft Issues and Opportunities Review**
- **Goals/Policies Input**

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Sudie Fulford Center, East Georgia State College, Swainsboro, GA

April 11, 2017

AGENDA

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Long Term Policies Input

Next Meeting – Tuesday, May 9, 2017 at 10:30 a.m.
- **Revised Community Vision Review**
- **Revised Issues and Opportunities Review**
- **Revised Draft Long Term Policies Review**
- **Economic Development/Land Use/Plan Coordination**

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Sudie Fulford Center, East Georgia State College, Swainsboro, GA

May 9, 2017

AGENDA

Revised Draft Community Vision Review

Revised Draft Issues and Opportunities Review

Revised Draft Long Term Policies Review

Economic Development Issues Discussion

Plan Coordination

Land Use Discussion

Next Meeting – Late June/July. Date to be determined. Draft Plan Review.

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
LOCAL PLAN COORDINATION COMMITTEE MEETING
Emanuel County Commissioners' Meeting Room, Swainsboro, GA

August 15, 2017

AGENDA

Draft Plan Review

Submittal Discussion

Public Hearing – Tuesday, August 15, 2017, Emanuel County Commissioners' Meeting Room, 5:00 p.m.

EMANUEL COUNTY JOINT COMPREHENSIVE PLAN
CHAMBER OF COMMERCE/LOCAL BUSINESSES
LOCAL PLAN COORDINATION MEETING
Sudie Fulford Center, East Georgia State College, Swainsboro, GA

May 9, 2017

AGENDA

Draft Community Vision Review

Draft Issues and Opportunities Review

Draft Long Term Policies Review

Economic Development Issues/Goals Input

Next Local Plan Coordination Committee Meeting – Late June/July. Date to be determined. Draft Plan Review.

Stakeholders Invited to Participate in Emanuel County Joint Comprehensive Plan Preparation Process

Emanuel County Board of Commissioners
City of Adrian
City of Garfield
City of Nunez
City of Oak Park
City of Stillmore
City of Summertown
City of Swainsboro
City of Twin City
Emanuel County Board of Education
East Georgia State College
Southeastern Technical College
Swainsboro-Emanuel County Chamber of Commerce
Emanuel County Development Authority
Swainsboro-Emanuel County Development Authority
Swainsboro Downtown Development Authority
Development Authority of Twin City
Emanuel County Farm Bureau
Emanuel County Cooperative Extension
Georgia Power
Altamaha EMC
Canoochee EMC
Excelsior EMC
Jefferson Energy
Planters EMC
Washington EMC
Georgia Forestry Commission
Emanuel County Fire/Emergency Management Agency
Swainsboro Fire Department
Emanuel County Fire Department
Swainsboro Police Department
Swainsboro Public Works
Swainsboro Building Inspector
Swainsboro Housing Authority
Swainsboro-Emanuel County Parks & Recreation Department
Emanuel County Sheriff's Department
Emanuel County Public Works
Spivey State Bank
Citizens Bank
Queensboro Bank
Durden Bank
Local Churches
Local Civic Clubs
Emanuel County Health Department
Emanuel Medical Center
The Swainsboro Forest-Blade
Emanuel County Tax Assessor
Franklin Memorial Library
Emanuel DFACS
Emanuel Arts Council
Yeomans Wood and Timber Company
Handi House Manufacturing
Swainsboro Walmart
MyEyeDr.
Ray Clinic
Swainsboro Planning Commission
Dixie Theatre Project Chairman
OMI, Inc.
Emanuel County Superior Court
Livingston Realty

Note: Both elected and appointed local government and local economic development officials participated.

Active Participants in Emanuel County Local Plan Coordination Committee Meetings and Plan Preparation

Emanuel County Board of Commissioners
- Rusty Lane, County Commissioner
- Matt Blackburn, County Commissioner
- Guy Singletary, County Administrator

City of Adrian
- Kim Adams, Mayor
- Lori Ann Trammell, City Clerk

City of Garfield
- Willie Worthen, Mayor
- Leigh Rainey, City Clerk

City of Nunez
- Vicki Hooks, Mayor
- Christy Womack, City Clerk

City of Oak Park
- Larry Wilson, Mayor
- Monica Slater, City Clerk

City of Stillmore
- Reagan Slater, Mayor
- Rhonda Turner, City Clerk

City of Summertown
- Don Bishop, Mayor
- Linda Kirkland, City Clerk

City of Swainsboro
- Charles Schwabe, Mayor
- Al Lawson, City Administrator

City of Twin City
- Eileen Dudley, Mayor
- Matt Donaldson, Mayor Pro Tem

Emanuel County Board of Education
- John Allen Bailey, Board Member

East Georgia State College
- Dr. Robert Boehmer, President
- Michelle Goff, Director of Operations
- Dr. Tim Goodman, Professor
- Katelyn Moore
- Wiley Gammon, Chief of Police/Director of Public Safety

Southeastern Technical College
- Gail Ware, Vice-President for Institutional Effectiveness

Emanuel County Development Authority
- Jack Bareford, President

Swainsboro-Emanuel County Chamber of Commerce
- Eliza Noles, Events/Tourism Director
- Ken Warnock, CEO

Swainsboro Downtown Development Authority
- Lynn Brinson, Director
- Daisy Reeves, Board of Directors

Development Authority of Twin City
- Matt Donaldson

Emanuel Medical Center
- Damien Scott, CEO
- Erma Jenkins
- Tiffany Thomas

Ogeechee Behavioral Health Services
- Wanda Ellison

Emanuel County Family Connection
- Barb Moore, Chair

Emanuel County Cooperative Extension
- Mark Crosby, Coordinator

The Swainsboro Forest-Blade
- Gail Williamson, Publisher

WXRS Radio
- John Wagner, News Director/Operations Manager

Emanuel County Humane Society
- Barb Moore, CEO

Swainsboro Police Department
- Randy Ellison, Chief

Active Participants in Emanuel County Local Plan Coordination Committee Meetings and Plan Preparation (continued)

Swainsboro and Emanuel County Fire Departments
- Mike Strobridge, Chief

Franklin Memorial Library
- Ann Buxton, Manager
- Barb Moore, Assistant Manager

Emanuel County Superior Court
- Kristen Hall, Clerk

Swainsboro-Emanuel County Parks and Recreation Department
- Tony Mangieri, Director

Emanuel Arts Council
- Jacquie Brasher, Executive Director
- Katelyn Moore

Emanuel Leadership
- Sharon Edenfield
- Tiffany Thomas

Georgia Power
- Kenny Griffin

Stanford Quality Collison
- Christopher Stanford

Crider Foods
- Shelly Wimberly, Export Manager

Georgia Department of Economic Development
- Mandy Barnhart, Classic South Tourism Project Manager

East Georgia Healthcare Center
- Jennie Wren Denmark, CEO

Spivey State Bank
- Steven Rigdon, Division President

Emanuel County Officials
- Brad Kirby, Road Department
- Anthony Bennett, Road Department
- Earl Conrad, Road Department
- Stewart Bowen, Road Department
- Keith Ross, Public Works Director
- Danny Holden, Maintenance
- Martha Culbreth, EMA/911
- Courtney Terwilliger, EMS Director
- Kerry Curry, Elections
- Matt Braswell, Code Enforcement
- Don Wilkes, Probate Court
- Rocky Davis, Sheriff's Department
- Dawn Braddy, Magistrate Court
- Ronald Wiggins, Magistrate Court Judge
- Darrell Gray, Tax Assessor
- Sandra Wright, Tax Commissioner

Others
- Donald Jenkins, Community Action for Youth
- Syvetta Young, Community Action for Youth
- Peggy Gay, Garfield resident
- Mary Kangeter, Garfield resident

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, Emanuel County, Georgia has participated with the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines*, for Emanuel County and its municipalities; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines*, has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning and meeting all requirements as established by the Georgia Department of Community Affairs under the Georgia Planning Act of 1989; and

WHEREAS, Emanuel County is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Emanuel County Board of Commissioners hereby approves and adopts the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as Emanuel County's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Emanuel 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 16th day of October, 2017.

BY: Hugh Foskey

ATTEST: Stacy Scarboro

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Summertown, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Summertown; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Summertown is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Summertown hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Summertown's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Summertown 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 26 day of October, 2017.

BY: Don V Bussey **ATTEST:** Linda C Kirkland

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Adrian, Georgia has participated with Emanuel County and the municipalities of Garfield, Nunez, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Adrian; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Adrian is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Adrian hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Adrian's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Adrian 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 13 day of October, 2017.

BY: Kim Adams **ATTEST:** Doreann Trammell

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Garfield, Georgia has participated with Emanuel County and the municipalities of Adrian, Nunez, Oak Park, Stillmore, Summertown, Swainshoro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Garfield; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Garfield is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Garfield hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Garfield's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Garfield 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 18 day of October, 2017.

BY: _____ **ATTEST:** _____

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Nunez, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Oak Park, Stillmore, Summertown, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Nunez; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Nunez is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Nunez hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Nunez's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Nunez 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 23rd day of October, 2017.

BY: Vicki Hooks, Mayor **ATTEST:** Christy McDonald, 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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Oak Park, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Nunez, Stillmore, Summertown, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Oak Park; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Oak Park is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Oak Park hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Oak Park's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Oak Park 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 25th day of October, 2017.

BY: _____ **ATTEST:** _____

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Stillmore, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Summertown, Swainsboro, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Stillmore; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Stillmore is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Stillmore hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Stillmore's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Stillmore 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 17th day of October, 2017.

BY: _____ **ATTEST:** Rhonda Tuten

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Swainsboro, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, and Twin City in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Swainsboro; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Swainsboro is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Swainsboro hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Swainsboro's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Swainsboro 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 27 day of October, 2017.

BY: _____ **ATTEST:** _____

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 "Minimum Standards and Procedures for Local Comprehensive Planning," effective March 1, 2014, under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, community involvement, and coordinated review; and

WHEREAS, the City of Twin City, Georgia has participated with Emanuel County and the municipalities of Adrian, Garfield, Nunez, Oak Park, Stillmore, Summertown, and Swainsboro in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, and the Minimum Standards and Procedures for Local Comprehensive Planning through the Emanuel County Joint Comprehensive Plan Coordination Committee, and with the assistance of the Heart of Georgia Altamaha Regional Commission, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process has resulted in the development of a new joint comprehensive plan, *Progress and Culture Amongst the Pines,* for Emanuel County and its municipalities, including the City of Twin City; and

WHEREAS, the new joint comprehensive plan 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 Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* has now been certified by this review as adequately addressing the Minimum Standards and Procedures for Local Comprehensive Planning 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 Twin City is now desirous of adopting *Progress and Culture Amongst the Pines* as 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 Twin City hereby approve and adopt the Emanuel County Joint Comprehensive Plan, *Progress and Culture Amongst the Pines,* as the City of Twin City's official local comprehensive plan under the Georgia Planning Act of 1989, as amended, and thus replacing its previous comprehensive plan adopted in 2007.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Twin City 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 24th day of October, 2017.

BY: Eileen M. Dudley
EILEEN M. DUDLEY, MAYOR

ATTEST: Constance D. Hughes
CONSTANCE D. HUGHES, CITY CLERK