2015 COMPREHENSIVE PLAN

TERRELL COUNTY

AND THE CITIES OF

BRONWOOD, DAWSON, PARROTT, SASSER

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Prepared with assistance from:

Southwest Georgia Regional Commission

Terrell County: Past and Present

Terrell County is located some 155 miles south of Atlanta, 110 miles due east of Montgomery, Alabama and 130 miles north of Tallahassee, Florida.

Terrell County and its respective governments have chosen to undertake the development of a Comprehensive Community Plan to aid their growth and future development. The broad objectives of the plan are to provide Terrell County residents with a more convenient, efficient, safe, sanitary and attractive rural and urban environment. The plans will provide a broad, over-all guide for both public policy and private decision for future growth and development, and it will coordinate individual plans so that the welfare of the entire county will be protected.

Terrell County was created in 1856 from portions of Lee County and Randolph Counties. Terrell County was named for Dr. William Terrell of Sparta, Georgia, a noted statesman and U.S. Congressman. The City of Dawson, the County's largest City and County Seat, was charted in 1898. It was named for William C. Dawson, A U.S. Senator. Bronwood, previously "Brown's Station", was incorporated in 1883. Parrott and Sasser followed with Parrott named for settlers James and John L. Parrott incorporated in 1898 and Sasser named for Mr. William Sasser was chartered in 1890.

Major settlement of the area began in the early 1800's. Most of the settlers came from the Carolinas and from other sections of Georgia. The County's land area contains some 210,560 acres.

Terrell County has been primarily agricultural since its settlement. Most of the County's farm income is from cultivated crops, such as peanuts, corn, cotton and soybeans. Farming incomes are derived from truck crops, livestock and forest products.. Over the past several decades, there has been a drastic decrease in the number of farms. The size of farms however, has increased considerably and the

average farm in the County ranges from 500 to 600 acres, indicating the economic advantages of land consolidation and the rise of professional farm managers.

Terrell County: Community Input

In October of 2013 the Southwest Georgia Regional Commission and the steering committee invited the general public to attend a meeting to share their vision/goals for the future of Terrell County and its municipalities. The following is what came out of that meeting:

Vision Statement

"In 2034, Terrell County and the cities of Bronwood, Sasser, Parrott and Dawson are committed to providing safe, attractive, progressive communities. This commitment is to enhance the quality of life for its citizens and visitors, while protecting its natural resources for the use and enjoyment of future generations."

Goals

1. **Revitalize downtown and create a vital center with a mix of retail, service business, entertainment and restaurants.**
2. **Promote appropriate commercial development or redevelopment of existing properties that increases values and positively impacts adjoining properties.**
3. **Attract industry that will create jobs for residents of all educational and socio-economic levels.**
4. **Improve infrastructure (sidewalks, paving, lighting, signage) to improve the image and of the community.**
5. **To provide for safe, decent affordable housing for residents.**
6. **Encourage partnerships with nonprofits and provide financial education to renters and first time homeowners.**
7. **To develop a workforce development system that is aligned with the economic and educational goals for the community and that will result in a qualified workforce**
8. **Increase the high school and GED graduation rates. -**
9. **Increase the number of nonprofits that partner with local governments.**
10. **Strengthen and improve healthcare by working with local hospitals so that residents will have access to emergency or critical care when needed.**
11. **Develop and support smart growth principles that encourage mixed-use communities, infill and traditional neighborhood development.**
12. **Encourage best practices and develop policies and programs that protect environmental resources.**
13. **Educate residents and strengthen code enforcement in such a way that it encourages compliance.**

Bronwood
Create a municipal court that is self-sustaining to address municipal and non-criminal offences.

Terrell County
Continue to work with Fire Department to improve fire protection which will lower expense to homeowner's and decrease the Insurance Services Office (ISO) rating.

Terrell County: Assets and Opportunities

Assets

- **Hwy 520 Corridor** – The Highway 520 corridor is the only four lane corridor through Terrell County and the cities of Parrott, Dawson and Sasser. The highway is an invaluable asset to Terrell County primarily for economic development purposes.
- **Infrastructure Capacity** – Terrell County and the cities within all have infrastructure capacities to handle new development of all types within their respective communities.
- **Historic Areas (Main St. Theater, Dawson)** – Historic areas are present in each jurisdiction but none more so than in Dawson. The historic fabric very evident in the downtown and the surrounding neighborhoods.
- **Industrial parcels w/ infrastructure** – Terrell County has a number of Industrial properties waiting for tenants complete with infrastructure.
- **Available Commercial Areas** – Available commercial properties are in each jurisdiction in Terrell County**.**
- **Airport**
- **Elderly Living Facilities** – Terrell County and the cities within boast numerous elderly living facilities that provide housing and care to the elderly.

- **New public school and soon a new elementary school** – The new public school will provide students with modern day facilities that provide an environment to stimulate educational development.
- **Prime Ag Land** – Terrell County has always been an agricultural community and has consistently produced high yields because they have some of the most productive soils in Southwest Georgia.
- Low crime rate

Opportunities

- **Railroad access** – Terrell County and the cities within are connected with rail lines. These lines provide access for the movement of goods to markets outside of the county.
- **Agri-Tourism**
    - Plantations
    - Mark's Mellon Patch
    - Ag experiences
- **County Recreation Park (existing w/ room to grow)** – New facility with room to grow both physically and programming wise.
-

Weaknesses

- Lack of willingness to change
- Underperforming educational system
- Above average High school dropout rate
- Above average Teen pregnancy rate
- Substandard housing
- Leadership development or a lack of new leaders
- Dilapidated properties commercial and rental (Bronwood specifically)
- Getting low income residents to afford a home (Bronwood specifically)

Threats

- City/county disunity
- Apathy
- Healthcare costs
- Lack of growth in smaller cities

Terrell County: Economic Development

The Terrell County Chamber of Commerce contracted with Georgia Tech's Enterprise Innovation Institute to provide the Community Economic Development Readiness Assessment (CEDRA) services to Terrell County in its efforts to develop a short-term action plan for economic development. The full CEDRA can be view in the Appendix 1.

Terrell County must overcome major hurdles to realize successful and sustainable economic development. Economic development is most achievable through the development of a framework for planning and action. The framework must include (1) the development of leadership and community vision, (2) the identification and engagement of local talent – individuals that are able and willing to devote time and energy to community betterment efforts and (3) the building of internal and external relationships to help move the community forward.

Most county leaders would like to see a growth in jobs and industry. Leadership from *every* sector of the community must (1) agree that it is time for progress and (2) fully commit to working together for progress. This report provides y short-term action steps that can serve as the basis for the Terrell County Chamber of Commerce economic development organization's annual program of work.

The recommendations (details located in Appendix 1)from the CEDRA study are as follows:

- **Develop County Leadership**
- **Develop an action plan for the community's economic development program**
- **Develop business strategies to support and foster growth and expansion among existing business and industry.**
- **Enhance youth development efforts to improve the lot of the youth.**
- **Develop a higher quality workforce**

Terrell County: Future Development Map Categories

Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Terrell County and the cities within have separated Commercial into two different subcategories: Central Business District and Highway Commercial.

> **Central Business District –** The CBD area is intended to project and promote suitable areas for business and commercial uses which benefit from proximity to each other, to encourage the intensive development of a centralized business center.
>
> **Highway Commercial –** Highway commercial is to provide for and encourage appropriate development along the major transportation routes which will include a variety of sales and services that will both accommodate the needs of the community and the traveling public, generally consisting of larger lots that allow for larger setbacks and more parking.

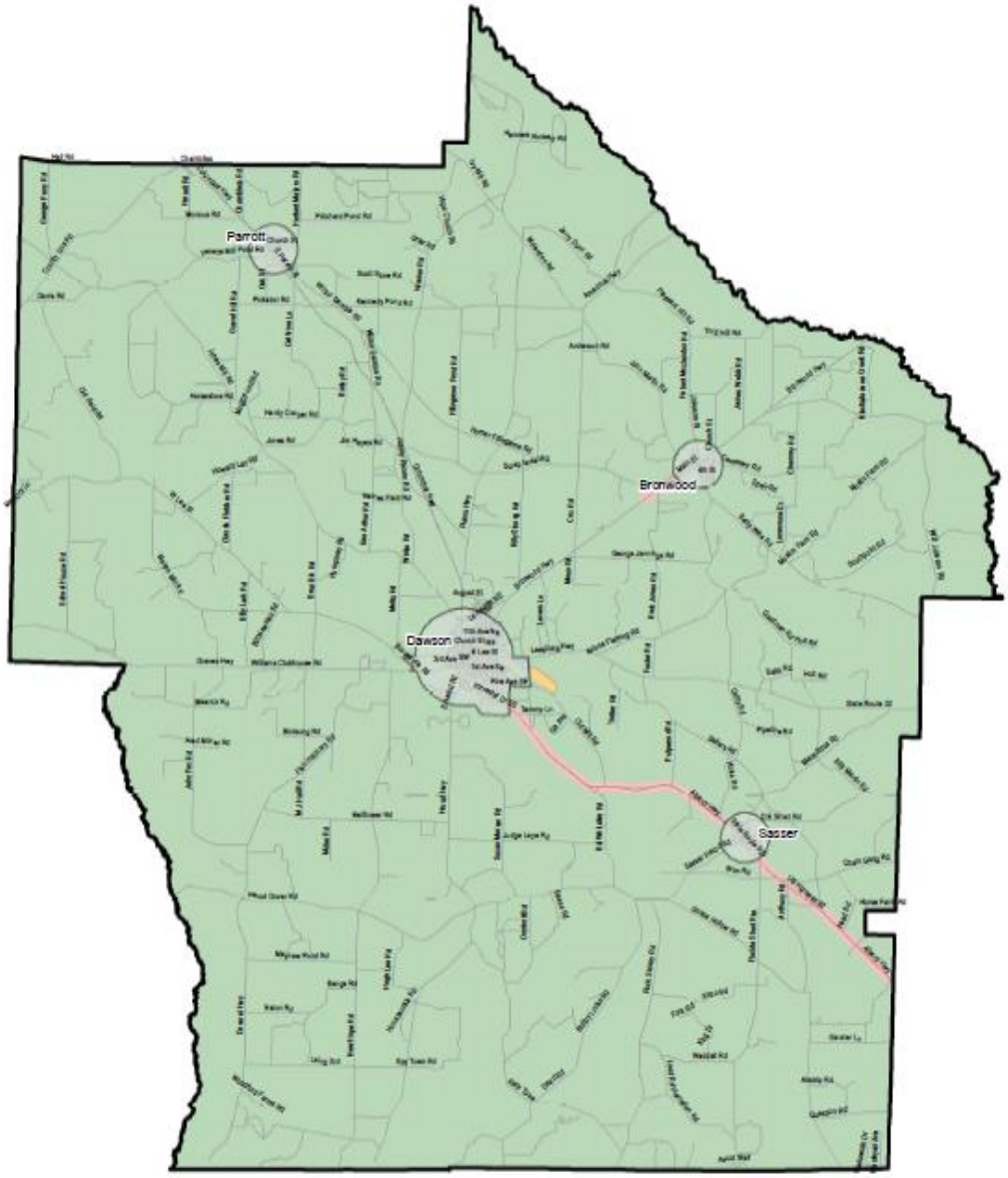
Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Agriculture/Forestry. This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Future Development Maps

Terrell County

Future Land Use Map



0 1.5 3 4.5 6 Miles

Legend

- Agricultural
- Highway Commercial
- Industrial

SWGRC Southwest Georgia Regional Commission

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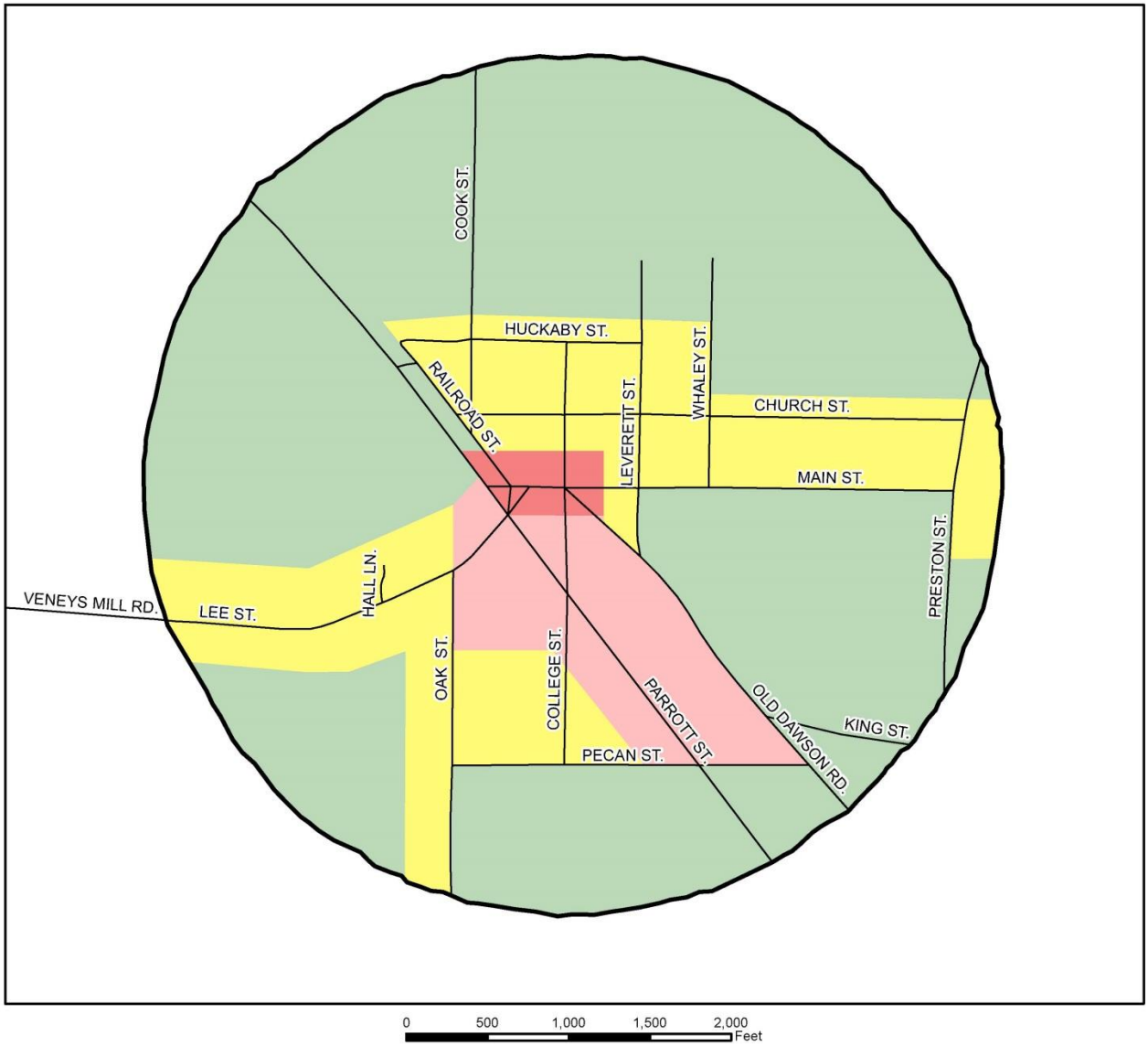
Parrott

Future Land Use Map



Legend

- Agricultural
- Central Business District
- Highway Commercial
- Residential

SWGRC
Southwest Georgia Regional Commission

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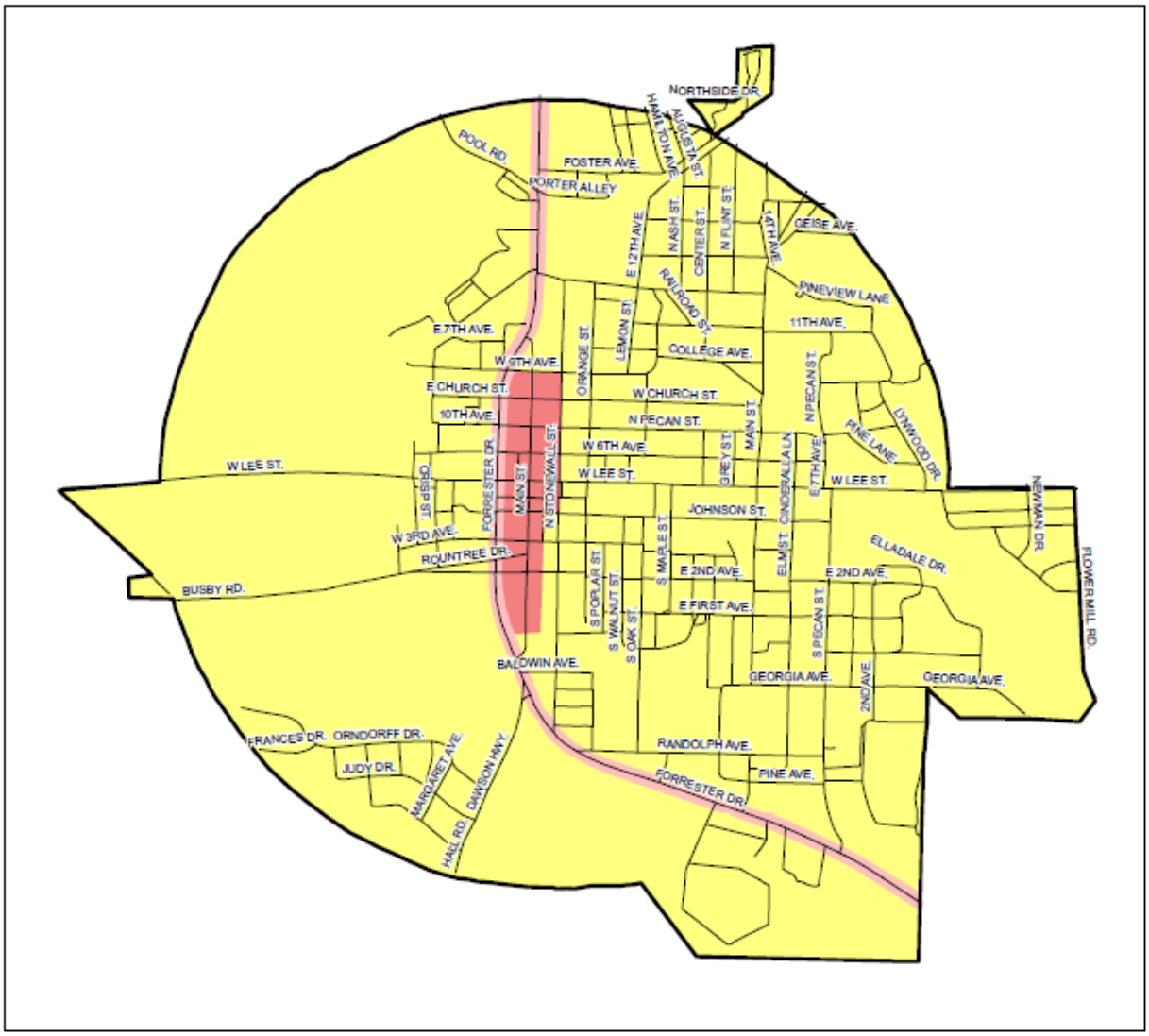
Dawson

Future Land Use Map



0 1,000 2,000 3,000 4,000 Feet

Legend

- Central Business District
- Highway Commercial
- Residential

SWGRC Southwest Georgia Regional Commission

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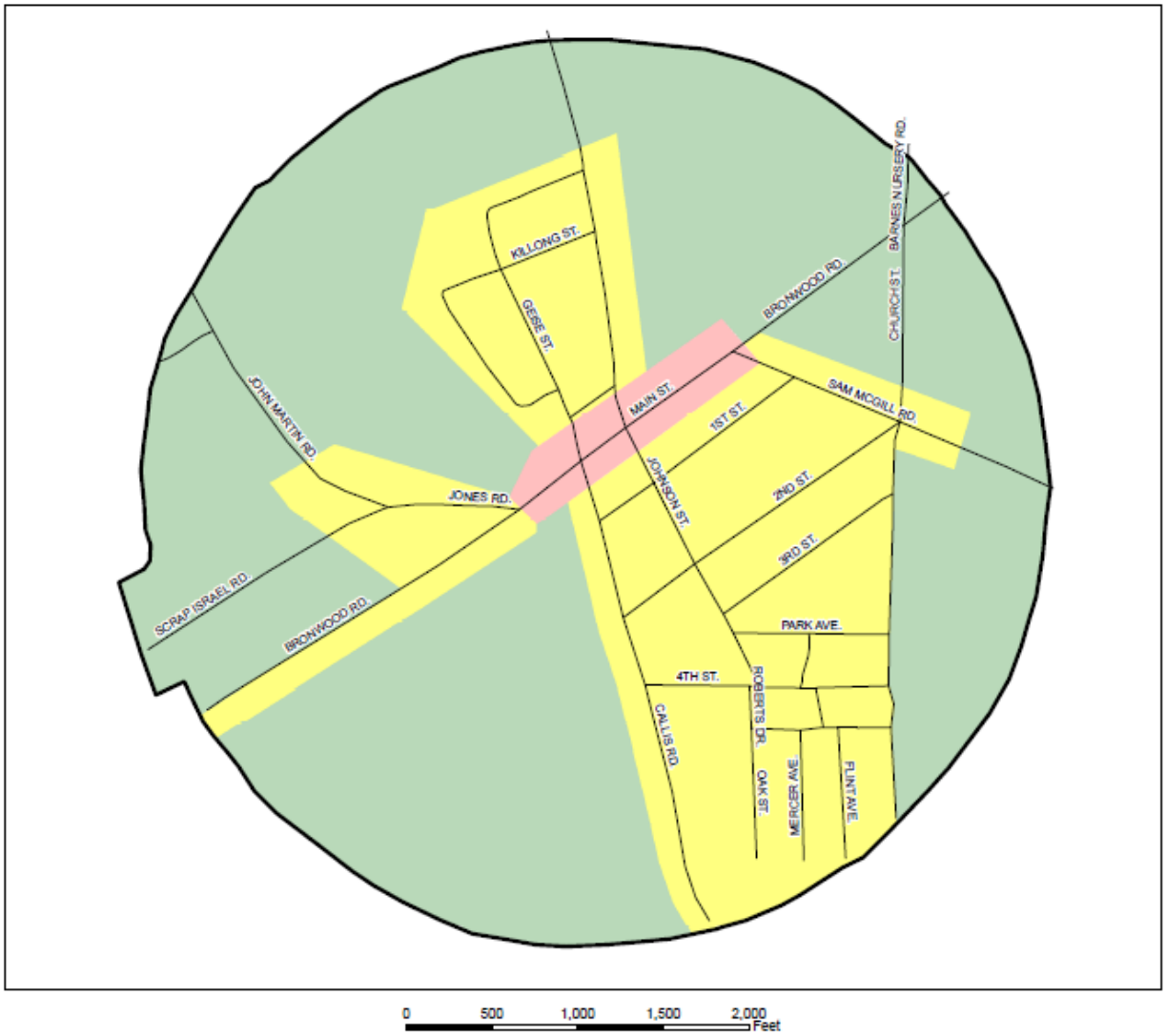
Bronwood

Future Land Use Map



0 500 1,000 1,500 2,000 Feet

Legend

- Agricultural
- Residential
- Highway Commercial

SWGRC Southwest Georgia Regional Commission

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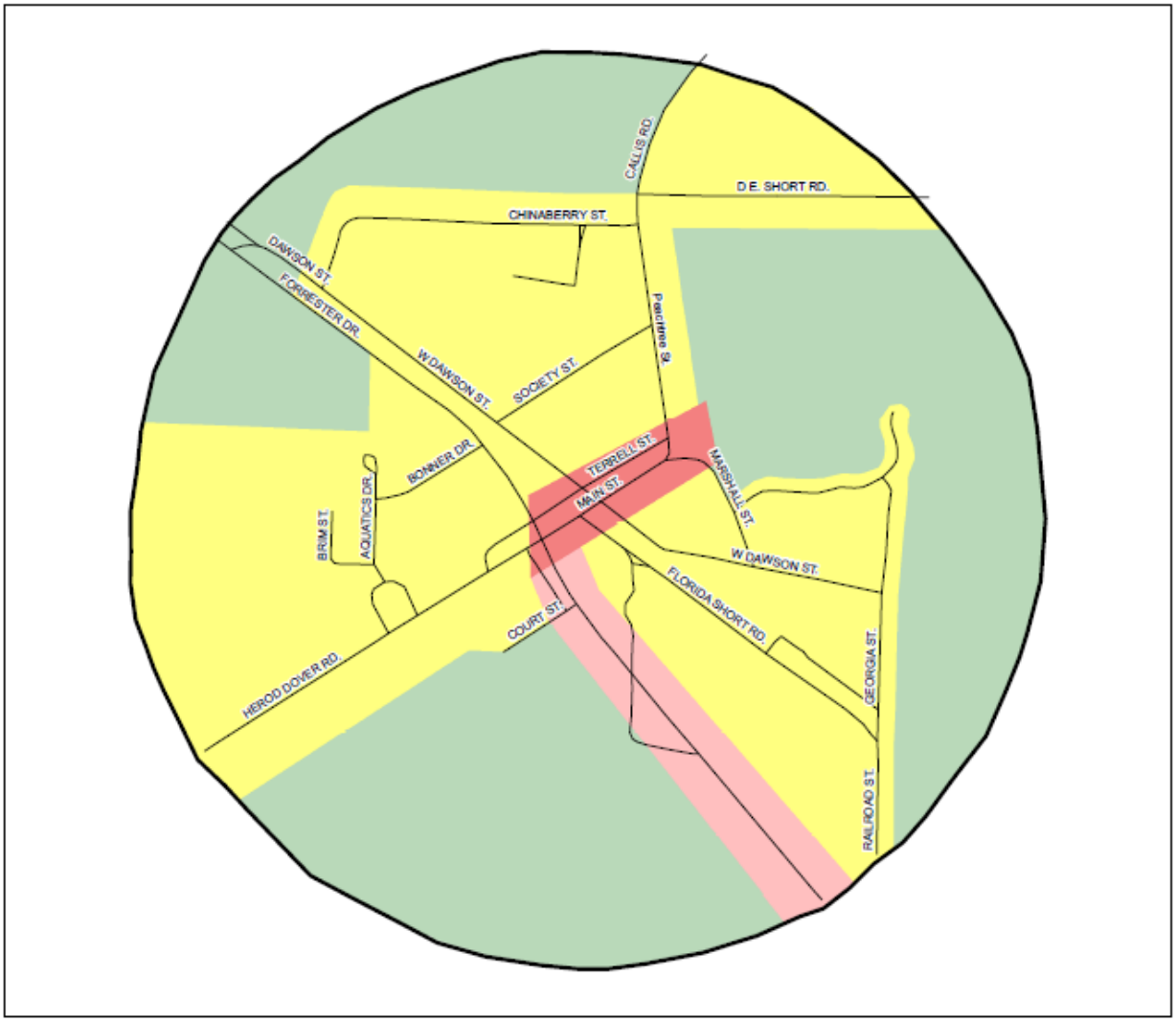
Sasser

Future Land Use Map



0 470 940 1,410 1,880 Feet

Legend

- Agricultural
- Central Business District
- Highway Commercial
- Residential

SWGRC Southwest Georgia Regional Commission

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Community Report of Accomplishments

Terrell County Short Term Work Program Report of Accomplishments

Work Program Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	STATUS
Develop a Parks and Recreation Plan	x	x	x	x	x	County	n/a	General Fund	Complete
Make Capital Facility Improvements to Livestock Pavilion as Needed	x	x	x	x	x	County	$100,000.00	County	Complete
Update Service Delivery Strategy as needed	x	x	x	x	x	County/Cities	n/a	n/a	Complete
Continue Road Paving, priority Program	x	x	x	x	x	County	$3,000,000.00	General Fund/Grants	Complete. Ongoing
Purchase New Solid Waste Management Equipment as Needed	x	x	x	x	x	County	$150,000.00	General Fund/Grants	Not accomplished. No longer a county service.
Study the Feasibility of Developing a Public Water System	x	x	x	x		County	n/a	n/a	Complete
Continue Support of the Terrell County Chamber of Commerce	x	x	x	x	x	County	$175,000.00	General Fund	Complete
Continue to Work With Municipal Governments in Economic Development Efforts	x	x	x	x	x	County	n/a	n/a	Complete
Continue to Support the County's Industrial Development Authority	x	x	x	x	x	County	n/a	n/a	Complete
Support DCA's Housing Initiative Program	x	x	x	x	x	County	n/a	n/a	Complete
Structure and Implement a Marketing Plan to Bring New Industry to the Industrial Park or Terrell County	x	x	x	x	x	County/Chamber of Commerce	$5,000.00	General Fund/Grants	Complete
Support the Revitalization Efforts of Bronwood, Dawson, Parrott and Sasser	x	x	x	x	x	County	$4,000.00	General Fund/Grants	Complete
Aggressively Pursue Retail and Light Industry to Locate in Terrell County	x	x	x	x	x	County	$2,000.00	General Fund/Grants	Complete
Update zoning Ordinance and Maps	x	x	x	x	x	County	n/a	n/a	Complete
Update Subdivision Regulations	x	x	x	x	x	County	n/a	n/a	Complete
Continue to Support Technical Training of Code Enforcement Officials	x	x	x	x	x	County	$4,000.00	General Fund	Complete
Continue to Monitor County Landfill Facility	x	x	x	x	x	County	$125,000.00	General Fund	Complete
Set up archives for County records		x				County	$50,000.00	General Fund	Postponed. Pick back up in 2015
Open PDC building to house inmates			x			County	$200,000.00	General Fund	Complete
Renovate Tax Commissioner and Tax Offices				x		County	$300,000.00	SPLOST	Complete

Bronwood Short Term Work Program Report of Accomplishments

Work Program Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	STATUS
Replace Undersized Water Mains	x					City	$200,000.00	General Fund/Grants	Not accomplished – no funds
Install Additional Fire Hydrants	x	x	x	x	x	City	$5,000.00	General Fund/Grants	Not accomplished – no funds
Make City-wide Drainage Improvements	x	x	x	x	x	City	$100,000.00	General Fund/Grants	Underway. 2017. Currently working on Church, Mercer, Flint, Oak and Roberts
Develop Cul-de-sacs at City Dead-ends Streets: Church, Roberts, Mercer and Flint	x	x				City	$30,000.00	General Fund/Grants	Underway - 2017
Develop/acquire a city storage facility and street/road building department	x	x				City	$5,000.00	General Fund	Postponed – No funds at this time
Develop two central trash site locations with fencing and landscaping			x			City	$5,000.00	General Fund	Not accomplished – city now has curbside
Purchase a backhoe			x			City	na	General Fund	Complete.
Purchase a trencher				x		City	na	General Fund	Not accomplished – no funds
Repair well house on Guy Street		x				City	na	General Fund	Complete
Remove trees at well house on Main Street	x					City	$2,500.00	General Fund	Complete
Study feasibility for city sewer system	x					City	na	General Fund	Postponed – other priorities
Update the Code of Ordinances	x		x		x	City	$5,000.00	General Fund	Underway - 2015
Renovate City Hall					x	City	$100,000.00	General Fund	Complete
Implement landscaping improvement program	x	x	x	x	x	City	na	General Fund	Complete
Promote community housing initiative program (DCA)	x	x	x	x	x	City	na	General Fund	Complete
Renovation of substandard housing units		x				City	$50,000.00	General Fund	Not accomplished – no funds
Investigate funding for restoration of Historic Bronwood Calaboose	x	x	x	x	x	City	na	General Fund	Postponed – no funds

Dawson Short Term Work Program Report of Accomplishments

Work Program Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	STATUS
Develop a Pedestrian Sidewalk and Bike Pathway Plan	x	x				City of Dawson	n/a	Local Funds	Not Complete. Dawson does not need this given the size of the town
Natural Gas Pipe- Replacement/ Improvement Project	x	x	x	x	x	City of Dawson	$1,000,000.00	CDBG Grant/Local Funds	Complete
Parks/Playground Improvement	x	x	x			City of Dawson	$100,000.00	Grants/Local Funds	Underway – spring 2014
Water and Sewer Improvements	x	x	x	x	x	City of Dawson	$750,000.00	Grants/Local Funds	Underway - 2015
Develop an Off-Street Parking Plan	x	x	x	x	x	City of Dawson	n/a	Local Funds	Postponed – other priorities
Renovation Project- Main Street Theater and Cultural Center- Phase 2	x	x	x	x	x	Dawson/ Downtown Development Authority	$1,000,000.00	One Georgia/ USDA/ Local Funds	Complete
Continue Housing Rehabilitation Program	x	x	x	x	x	City of Dawson	$2,000,000.00	CDBG Grant/Local Funds	Underway - 2014
Raze Dilapidated Structures	x	x	x			City of Dawson	$5,000.00	CDBG Grant/Local Funds	Ongoing
Implement Housing Counseling Program		x				City of Dawson/ Housing Authority	n/a	Local Funds	Ongoing
Develop Annexation Plan		x				City of Dawson/ Housing Authority	n/a	Local Funds	Not Accomplished. Politically unpopular

Parrott Short Term Work Program Report of Accomplishments

Work Program Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	STATUS
Develop a Recreation Plan	x					City	n/a	n/a	Underway - 2017
Pave Unpaved Steets (4): King, Whaley, Hall and Telefare	x	x	x	x	x	City	$300,000.00	General Fund/DOT	Not Accomplished - Project Changed to remove Whaley & Telfair. Postponed for King & Hall Lane
Acquire Land for Recreation and Park Development	x	x	x	x	x	City	$3,000.00	General Fund/Donations	Underway – 2018- currently in planning stage
Seek Grants for Proposed Recreation Improvements	x	x	x	x	x	City	n/a	n/a	Underway – 2018 – researching grants
Create Cul-de-sacs on Hall and Telfare Streets	x	x	x	x	x	City	$10,000.00	General Fund/Grants	Not Accomplished - Project Changed to include Hall only
Widen, Curb and Gutter Sidewalks at College Street to Georgia 520	x	x	x	x	x	City	Unknown	General Fund/DOT	Underway – 2018- currently in planning stage
Develop Passive Park Facility on Main Street Near Fire Department.	x	x	x	x	x	City	$10,000.00	General Fund/Grants	Underway – completion spring 2014. Hopefully.
Purchase Needed Equipment For City Fire Truck	x	x	x	x	x	City	$5,000.00	General Fund/Grants	Underway – 2016 – a few more items needed
Provide New Equipment for the Fire Department	x	x	x	x	x	City	$7,000.00	General Fund/Grants	Complete. Ongoing
Amend Service Delivery Strategy as Needed	x	x	x	x	x	City	n/a	n/a	Underway - 2014
Repair Sidewalks at Main and Railroad	x	x	x	x	x	City	$1,000.00	General Fund/Grants	Complete
Continue to implement downtown revitalization program	x	x	x	x	x	City	n/a	n/a	Underway – Ongoing. Trying to attract new businesses
Support the County Chamber of Commerce	x	x	x	x	x	City	n/a	n/a	Complete.
Support the County's industrial development authority	x	x	x	x	x	City	n/a	n/a	Complete.
Rehabilitate 20 homes	x	x	x	x	x	City	$400,000	City	Postponed. No funding

Adopt local housing codes	x	x	x	x	x	City	n/a	n/a	Complete
Raze six (6) dilapidated homes	x	x	x	x	x	City	$40,000	General Fund	Underway - 2017
Support the DCA community housing initiative program	x	x	x	x	x	City	n/a	n/a	Complete
Update zoning ordinance	x	x	x	x	x	City	$1,000	General Fund	Complete.
Consider adopting subdivision regulations	x	x	x	x	x	City	n/a	n/a	Underway - 2016

Sasser Short Term Work Program Report of Accomplishments

Work Program Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	STATUS
Develop a Recreation Plan	x	x	x	x	x	City	n/a	Private funds & General fund	Not Accomplished – Project scaled back and changed. Established park in downtown area
Develop Clean Community Program	x	x	x	x	x	City	n/a	n/a	Not Accomplished – full blown program not needed. Cleaning done by Volunteer Staff
Seek Grants for Proposed Recreation Improvements	x	x	x	x	x	City	$5000.00	General Fund/ Grants	Underway. Plan to establish walking trail at park & install playground equipment
Build a New Fire Station	x	x	x	x	x	City	$100,000.00	General Fund/ Grants	Not Accomplished - Fire service handled by Terrell county
Replace Undersized Water Lines	x	x	x	x	x	City	$150,000.00	General Fund/ Grants	Complete
Enroll and Train New	x	x	x	x	x	City	$10,000.00	General Fund/ Grants	Not Accomplished - Fire service &

Firefighters									**training handled by Terrell county**
Seek Reduction in ISO Rating	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Not Accomplished - Controlled by Terrell County**
Convert Fire Station/Building to Clerk's Office and Record Storage	**x**	**x**	**x**	**x**	**x**	**City/County**	**$20,000.00**	**General Fund/ Grants**	**Not Accomplished - Current office & storage sufficient**
Convert present clerk's office into meeting room and voting poll location	**x**	**x**	**x**	**x**	**x**	**City**	**$5,000.00**	**General Fund/ Grants Activity cancelled. Current office, meeting room et. Are sufficient**	**Not Accomplished - Current office & storage sufficient**
Improve storm drainage on Dawson Street	**x**	**x**	**x**	**x**	**x**	**City/County**	**Est $12,000**		**Complete** **2012**
Remove abandoned grain silos and develop area for extension train boarding and parking	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**General Fund/ Grants**	**Complete. Silos removed and train no longer comes through Sasser**
Install new well	**x**	**x**	**x**	**x**	**x**	**City**	**$300,000.00**	**Grant**	**Complete 2011**
Resurface Dawson Street	**x**	**x**	**x**	**x**	**x**	**City**	**0 Cost to city**	**LARP/DOT**	**Complete 2011**
Create a Downtown Development Authority	**x**	**x**	**x**	**x**	**x**	**City**	**$10,000.00**	**General Fund/ Grants**	**Not Accomplished – All buildings in town are currently privately owned**
Establish the Better Hometown program	**x**	**x**	**x**	**x**	**x**	**City**	**$1,000.00**	**General Fund/ Grants**	**Not Accomplished – we have only 5 merchants**
Support the Terrell County Development Authority	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Complete**

Work with the Georgia Department of Industry Trade Tourism on Economic Development	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Not Accomplished – We haven't gotten to it and will seek other means**
Support the Terrell County Chamber of Commerce	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Complete**
Rehabilitate 6 homes	**x**	**x**	**x**	**x**	**x**	**City**	**0**	**General Fund/ Grants**	**Complete. Home purchased and refurbished by private individuals**
Update local housing codes as needed	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Complete. see zoning ordinance.**
Support the Housing Initiative Program (DCA)	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Not Accomplished. It just didn't happen**
Raze 2 dilapidated and abandoned homes	**x**	**x**	**x**	**x**	**x**	**City**	**0**	**n/a**	**Complete. Torn down by owners** **1 done 2011** **1 done 2012**
Consider imposing city property tax	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Complete. Considered/not approved added dollars to water fee**
Update comprehensive plan	**x**					**City**	**0**	**General Fund**	**Complete**
Update subdivision regulations as needed	**x**	**x**	**x**	**x**	**x**	**City**	**0**	**General Fund**	**Not Accomplished. No need to update**
Update zoning ordinance as needed	**x**	**x**	**x**	**x**	**x**	**City**	**$500.00**	**General Fund**	**Complete**
Adopt ground water recharge ordinance (as required).	**x**	**x**	**x**	**x**	**x**	**City**	**n/a**	**n/a**	**Not accomplished. Not needed at this time**

Community Work Program

General Objectives for cities and county	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Possible Funding Source
Repaving of identified roads/streets in both County and Cities	X	X	X	X	X	County, Cities	$3 Million	General Fund/Grants
Clean up dilapidated properties in both County and Cities	X	X	X	X	X	County, Cities	$100k	General Fund/Grants
Increase the amount of senior living apartments in both County and Cities	X	X	X	X	X	County, Cities	Staff Time for marketing	General Fund/Grants
Address the lack of sidewalks in the cities of Terrell County with streetscape improvements	X	X	X	X	X	All Cities	$1 Million	General Fund/Grants
Develop sites in the cities of Terrell County for recreational fields (basketball or multi use courts)	X	X	X			All Cities	$100k	General Fund/Grants
Terrell County Objectives	**2015**	**2016**	**2017**	**2018**	**2019**	**Responsible Party**	**Cost Estimate**	**Possible Funding Source**
Identify land for community events (fairs, festivals, etc.)	X	X				County	Staff Time	General Fund
Expansion/renovation of airport	X	X	X			County	$2 Million	General Fund
Set up archives for County records		X	X	X		County	$50k	General Fund
Continue to Implement the recommendations of the Terrell County CEDRA	X	X	X	X	X	County COC	Staff Time	General Fund
Bronwood Objectives	**2015**	**2016**	**2017**	**2018**	**2019**	**Responsible Party**	**Cost Estimate**	**Possible Funding Source**
Make Citywide Drainage Improvements	X	X	X	X		Bronwood	$100k	Grants/General Fund
Develop Cul-de-sacs at City Dead-ends Streets: Church, Roberts, Mercer and Flint	X	X	X	X		Bronwood	$30k	Grants/General Fund
Develop/acquire a city storage facility and street/road building department		X	X	X	X	Bronwood	$5k	General Fund
Study feasibility for city sewer system		X	X	X	X	Bronwood	N/A	General Fund
Update the Code of Ordinances	X	X				Bronwood	$5k	General Fund
Increase homeownership rates of low income residents	X	X	X	X	X	Bronwood	N/A	General Fund/Grants
Investigate funding for restoration of Historic Bronwood Calaboose	X	X	X	X	X	Bronwood	N/A	General Fund

Sasser Objectives	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Possible Funding Source
Seek Grants for Proposed Recreation Improvements	X	X	X	X	X	Sasser	$100k	General Fund/ Grants
Improve the Sasser City Park with picnic tables and bathroom facility that can be utilized/shared by downtown businesses		X	X	X		Sasser	$50k	General Fund/Donations/Grants
Parrott Objectives	**2015**	**2016**	**2017**	**2018**	**2019**	**Responsible Party**	**Cost Estimate**	**Possible Funding Source**
Develop a Recreation Plan	X	X	X	X		Parrott	N/A	General Fund
Pave unpaved Streets: King St. & Hall Lane	X	X	X	X	X	Parrott	$300k	General Fund/GDOT
Acquire land for recreation and park development	X	X	X	X	X	Parrott	$3k	General Fund/Donations
Seek grants for proposed recreation improvements	X	X	X	X	X	Parrott	N/A	General Fund/Grants
Create Cul-de-sac on Hall St.	X	X	X	X	X	Parrott	$5k	General Fund/Grants
Widen, Curb and Gutter Sidewalks at College Street to Georgia 520	X	X	X	X	X	Parrott	$850k+	General Fund/Grants
Develop Passive Park Facility on Main Street Near Fire Department.	X					Parrott	$10k	General Fund/Grants
Purchase Needed Equipment For City Fire Truck	X	X	X	X	X	Parrott	$2k	General Fund/Grants
Provide New Equipment for the Fire Department	X	X	X	X	X	Parrott	$7k	General Fund/Grants
Amend Service Delivery Strategy as Needed	X					Parrott	N/A	N/A
Continue to implement downtown revitalization program	X	X	X	X	X	Parrott	N/A	N/A
Rehabilitate 20 homes	X	X	X	X	X	Parrott	$400k	General Fund/Grants
Raze six (6) dilapidated homes	X	X	X	X	X	Parrott	$40k	General Fund
Consider adopting subdivision regulations	X	X	X	X	X	Parrott	N/A	N/A

Appendix 1 Terrell County CEDRA

Community Economic Development Readiness Assessment

Terrell County, Georgia

Report

For

Terrell County Chamber of Commerce

August 30, 2008

Prepared by

Hortense Jackson

Art Ford

The Terrell County Chamber of Commerce contracted with Georgia Tech's Enterprise Innovation Institute to provide the Community Economic Development Readiness Assessment (CEDRA) services to Terrell County in its efforts to develop a short-term action plan for economic development.

Broadly speaking, every community has the potential to *market itself to new businesses*, *support existing industries*, *grow new firms*, and *attract new dollars through channels such as tourism*. All of these strategies will eventually improve the community's tax base. But to do so, the community must know (1) what its businesses and residents need, (2) whether its infrastructure provides the level of support needed for economic development, and (3) what economic development processes exist to conduct the aforementioned strategies. The purpose of CEDRA is to help identify specific actions local economic developers can incorporate into their economic development processes for implementing these strategies.

On May 30, 2008, Hortense Jackson conducted a CEDRA interview with Gina Webb - (The Terrell County Chamber of Commerce), Rhonda Gordon - (The City of Dawson) and Heavenly Whitehead - (Terrell County Family Connections). The assessment instrument contained four sections:

- General Community Information
- Infrastructure
- Economic Development Processes
- Community Stakeholder Interviews

CEDRA does not produce a formal economic development adjustment plan, comprehensive economic development strategy, or other strategic plan as such instruments include long-term goals and objectives and more complex actions. Rather, the information is reviewed to provide feasible and relatively short-term action steps that can serve as the basis for an economic development organization's annual program of work.

Communities served through CEDRA receive (1) a set of recommendations for *immediate actions* designed in accordance with the responses they provided to the assessment questions, related to growing a successful economic development program, and (2) a copy of the completed assessment questionnaire which can serve as a 'checklist' of items for future consideration.

Based upon the answers from the assessment questionnaire and other data or information collected, following are a set of key action items the development authority, chamber of commerce, and the community should consider for implementation over the next year. Key findings and comments are provided under the section entitled *Summary and Comments by Section* that follows the *Recommended Key Action Items* section.

Overview

Terrell County must overcome major hurdles to realize successful and sustainable economic development. Economic development is most achievable through the development of a framework for planning and action. The framework must include (1) the development of leadership and community vision, (2) the identification and engagement of local talent - individuals that are able and willing to devote time and energy to community betterment efforts and (3) the building of internal and external relationships to help move the community forward.

Most county leaders would like to see a growth in jobs and industry. Leadership from *every* sector of the community must (1) agree that it is time for progress and (2) fully commit to working together for progress. This report provides y short-term action steps that can serve as the basis for the Terrell County Chamber of Commerce economic development organization's annual program of work.

Recommendations 1: Develop County Leadership.

Terrell County leaders must focus on building a progressive-mindset and work diligently as a unified team to achieve community goals. In order for Terrell County leadership to overcome the hurdles to realize economic development, community leaders must adopt a "can do" attitude and develop a single vision and plan for the county's economic development future to overcome problems of not working together. Economic Development doesn't happen on its own but occurs through solid and visionary leadership having a "can do" attitude and exhibit a willingness to take risks. Because the county's economic vitality and future growth is at risk, there is a pressing and urgent need for county and collective decision-making.

Terrell County should develop a community vision.

1. **Commit to a 5 to 10 year vision for the county and fully participate in the upcoming comprehensive planning process.**

   Terrell County has a unique opportunity to recertify for the state's local planning requirements. The planning requirements emphasize involvement of stakeholders and the general public in preparations of plans that include a well-conceived and achievable vision for the future of the community. The comprehensive plan development process should be participatory, including input from a broad range of community members including community leaders, stakeholders (i.e. elected officials, development authority board members, chamber officials, members of existing industry, entrepreneurs and small business owners, representatives from the board of education, area colleges and technical schools, representatives of civic and clergy organizations, teachers, students, citizens etc.). Efforts should be made to have a diverse representation in the planning process that reflects the demographic characteristics (race, age, gender, occupation, etc.) of the community.

2. **Develop a short-term program of work.**

   A key component in the comprehensive planning process is the development of a short-term work program. The county should identify specific implementation actions the local government, economic development organizations, or other entities need to take in a five-year time frame to improve community and economic development efforts. The plan should incorporate the goals and objectives of the major community stakeholder organizations.

Recommendations 2: Develop an action plan for the community's economic development program.

Terrell County should develop an action plan for the community's economic development program that incorporates the goals and objectives of the chamber of commerce, the development authority, downtown development authority, and local governments and educational system.

1. **Develop measurable short-term economic development goals**.

(a) Seek to broaden the leadership base to include a more diverse group of leaders into the community and economic development.

(b) Facilitate local training programs for elected officials - an "Advanced Leadership Development" series that is designed to prepare current leaders to effectively deal with today's changing social and economic issues.

(c) Host an economic development retreat to bring elected officials, stakeholders, chamber of commerce and development authority board members together to develop the economic development action plan. Enlist federal, state and regional economic development resources to tailor training programs to fit the needs of the community.

(d) Set annual economic development objectives and implement a system for tracking results.

(e) Participate in federal and state programs that support economic development efforts in rural communities (e.g., USDA Rural Development, EDA, and Georgia Department of Community Affairs).

(f) Strengthen current community development efforts to promote tourism and link to the region's tourism initiatives. Consider tying local tourism activities into a regional tourism event.

(g) Develop professional marketing materials and website materials to promote the community assets using live video clips.

(h) Strengthen efforts to revitalize downtown Dawson and other cities in the county.

(i) Regularly report progress and positive results to community stakeholders (leaders and citizens) relating to these objectives.

2. **Participate in community mediation and conflict resolution programs**. Leaders and managers in public office often face challenges of mediating and resolving conflict in an environment of limited resources. Terrell County should seek outside assistance to help current leaders overcome the range of conflicts that hinder the development and implementation of a shared vision.

3. **Identify and train sales team**. The sales team should represent leaders from all facets of the community and stakeholders. Sales team training should be conducted annually with new and old members to improve competitiveness. The training should include economic development principles, the process for attracting and re-training business, incentives, and the importance of confidentiality.

4. **Schedule annual meetings with state project managers at the Georgia Department of Economic Development**.

   The Terrell County sales team should make a formal presentation to state project managers to communicate Terrell County's accomplishments and vision for economic development. This will help increase Terrell County's visibility.

5. **A youth leadership component should be incorporated into leadership development efforts**. In an effort to retain young talented youth training programs should be developed to foster

development in basic citizenship/civic-mindedness, multi-cultural understanding, leadership, entrepreneurship, and career-opportunities. Participants should participate in community betterment projects. The Fanning Institute offers programs specifically geared for community youth development (e.g., Youth Leadership in Action).

6. **Graduates of any previous leadership development or economic development training programs, who are not already engaged in community betterment efforts, should be recruited to fill key roles in the community's strategic planning and decision-making process**. In addition, graduates should be actively engaged to identify and recruit new individuals to bring into the leadership development process.

7. **The county should encourage greater participation among citizens and leadership in economic development basic training programs - such as those offered through the Georgia Academy for Economic Development - so they can better understand the importance of economic development and how they can play an active role**. Each year, the county should strive to identify new or emerging leaders to send to these programs. Engage more business leaders and civic leaders in the process.

Recommendation 3: Develop Business Strategies to Support and Foster Growth and Expansion among Existing Business and Industry

Enlist the support of regional economic development partners (Georgia Department of Economic Development, Georgia Department of Community Affairs, Georgia Tech and others) to help the county develop annual programs:

1. **Launch a Buy Local Campaign**- The community should join together to urge residents to "think local first" when shopping by developing a coalition of locally owned businesses and a public awareness campaign to build public awareness of the benefits of supporting homegrown enterprises. This effort should help local citizens make the connection between their quality of life and the choices they make through their purchases.

2. **Develop a Business Retention and Expansion Program**- Terrell County should work to nurture the existing business base and develop business retention and expansion strategies that focus on supporting existing businesses to help them innovate and create more jobs and opportunities. Focusing efforts on this area is critical for replacing jobs lost or preventing further job loss. The chamber should participate in programs such as the Georgia Business Insight program. **Business Insight** is a statewide program sponsored by the Georgia Department of Economic Development (GDEcD) that encourages firms to stay, grow and create more jobs in local communities. Through the program, economic development professionals and local teams visit businesses to access their needs and offer assistance whenever necessary to develop strategic actions for local economic development.

3. **Develop a community based program to foster entrepreneurship and new business development**.

   In the new global economy, there is a rise in the small business entrepreneur as technology has become the great equalizer between large and small businesses. With both the rapid growth and continuous turnover in small businesses and the need for workers to continuously upgrade their skills to ensure marketability, the development of the entrepreneurial spirit and the corresponding skill set are important. Having a coordinated strategy for entrepreneurial programs is important to leveraging new business resources in support of industry.

(a) Form a committee and identify a champion who will lead the community in the entrepreneurship and small business development strategy. The committee must be truly representative of the county, including all municipalities, K-12 education, downtown development, minorities, city and county government, small business owners, financial services, and other entities that have a stake in the local strategy (agriculture, healthcare, SBDC, Department of Labor, youth services, newspaper, etc.).

(b) Increase community awareness of and support for strategies, needs and resources; educate the community about the benefits of "homegrown" business development and fast-growth companies.

(c) Foster relationships with state and federal resource providers by facilitating educational sessions that help local leadership learn how entrepreneurs can be supported.

(d) Identify local entrepreneurs (potential, existing, and growth). Members of the committee should face to face visits to local entrepreneurial firms to interview, review, and compile results to determine appropriate strategies to better support them.

(e) The committee should identify unique local assets of the county that foster entrepreneurship and small business such as tourism, agriculture, historic features, location and geography, nature-based venues, and educational specialties.

Recommendation 4: Enhance Youth Development Efforts to Improve the Lot of the Youth.

Terrell County should work to improve the county's human capital. New and innovative youth development programs should empower and provide youth with learning opportunities in the areas of academic, career exploration parenting, teen pregnancy prevention, healthy lifestyles, personal and life skills management.

1. **Community leaders (civic and business) should show high school students how they can fit into the region and its economy after graduation**. They should visit high school classrooms, work with guidance counselors, mentor students, and seek other ways to help students develop a vested interest in the county.

2. **The county should ensure that high school students participate in the comprehensive planning process and other community betterment efforts**. The county should explore the feasibility of creating a youth service corp. (e.g., AmeriCorps) to conduct community-based projects. This service corp. would provide a channel for leadership and character development among the youth, an opportunity youth to become vested members of the community and support for some of the social needs that exist within the county.

3. **Community leaders should build greater awareness at the middle and high schools, community churches, and at other community entities about the hazards associated with drug abuse, teenage pregnancy, sexually transmitted diseases and other issues affecting youth**. Local media, faith-based organizations, parent-teacher associations, and other outlets should be utilized to blanket the community's youth and their parents with pertinent information regarding behavioral, mental and physical health. Community programs such as Network of Trust should continue to be on-going initiatives designed to help alleviate teen parenting and improve the overall general health of youth.

4. **Terrell County should expand efforts to identify students at-risk for becoming a high school dropout as early in their educational path as possible**. It should examine the effectiveness of the

assistance provided to these students, and make appropriate adjustments. Special outreach should be conducted help students connect with community initiatives and events so they develop a sense of community.

5. **The school systems should examine the effectiveness of any existing mentoring, tutoring, and training programs, and adjust programs appropriately**. It should expand the availability of effective programs and utilize business partnerships as much as possible to launch new programs such as the CHOICES Educational Program, BIG BROTHER/BIG SISTER, and the REAL GAME OF LIFE community service program.

Recommendation 5: Develop a Higher Quality Workforce

Terrell County must embrace the belief that workforce development is everybody's business in the community. Workforce development is hindered by the perception that it is confined to a specific field such as social programs, industrial programs or education programs. Each field is too narrow for the modern economy where clients must constantly add to their pool of knowledge in order to maintain or raise their standard of living.

Many factors that impact Terrell County's workforce are outside the immediate realm of education and training. For example, even if training and effective work programs are available, they are of little use to an individual who cannot get to them because of a lack of transportation or affordable care for dependents. The barriers that are most common barriers include: the lack of wide-spread availability of reasonable quality healthcare, housing, technology, childcare and transportation. As a result, the county should develop a plan to remove work barriers to ensure that more Terrell county residents can participate in the workforce.

1. **Participate in the Department of Community Affairs' "Communities of Opportunities" Initiative**.

   Terrell County should participate in the "Communities of Opportunities" initiative to help local leaders better understand the dynamics at work in their communities that prevent progress. A community improvement strategy should be developed and aligned with the state's vision for a safer, healthier and more educated Georgia.

2. **Become a Georgia Certified Work Ready Community**

   The county should fully participate in the **Georgia Certified Work Ready Community** program to strengthen the local workforce. The community-based program is an initiative that enables Georgia communities to validate their workforce and demonstrate that they have a qualified pool of job seekers that are "ready to work". Communities must show a commitment to improving their high school graduation rates and that residents in various specified labor market groups have successfully obtained a Georgia work ready certificate.

   The **Work Ready Certificate** is designed to provide employers skilled workers based upon a set of recognized work ready skills standards. Jobseekers are given an opportunity to enhance their employability by obtaining a work ready credential that is transferable and transportable.

   Additionally, the community should:

   (a) Create a "one-stop consortium" of workforce service providers.

   (b) Review/adjust school curriculum/programs as needed.

   (c) Expand adult training and retraining options to meet the needs of potential industry targets.

(d) Commit to enhancing community livability. (i.e., affordable housing)

(e) Market the county as "a place to live, work, play, and be entrepreneurial."

3. **The Terrell County School System's leadership team should participate in Georgia's Leadership Institute for School Improvement.**

Since Georgia's public education system is the primary resource for preparing students for the jobs of the 21st century, Terrell County's educational system must make improvements to graduate more qualified, skilled students to meet the workforce requirements of new and expanding businesses especially those identified in Georgia's strategic industries.

The school system should participate in the Georgia Leadership Institute for School Improvement (GLISI) program. GLISI conducts a comprehensive review of performance data within the schools and pinpoints areas to focus improvement upon. The organization also provides workshops to teachers focused on enhancing their abilities to generate greater student achievement within the classroom. GLISI's evaluation, academic research, and dissemination of these practices are designed to promote changes in leadership practice and policies. The program targets several major areas of school improvement:

- Improved leader performance
- Local performance cultures
- Improved conditions of leader practice
- Adequate supply of high-performing leaders at all levels
- High degree of engagement in performance improvement - leaders, faculty, staff, stakeholders, partners, and students
- Improved, sustainable P-16 achievement
- Innovations, new knowledge, and breakthroughs

4. **Develop the workforce pipeline within the education community.**

The first step in preparing tomorrow's workforce is to engage students in the job market of the 21st century. By showing students why their education is important and how it will prepare them for their careers, students will begin to connect with school and work harder to prepare for their future goals. By utilizing the Stay in School middle school career counseling initiative and the Governor's high school graduation coaches in the development and implementation of a comprehensive and holistic career development program.

1. Build a curriculum-based career development program that will engage students in a meaningful career exploration and planning process, from grade to grade and from middle grades to high school to post secondary education.
2. Create an interface career development program with the business community to align career exploration with industry and to increase communication with, and support from business and industry.
3. Include a 'work ethics in career development program within the school curricula.
4. Support the Georgia Department of Education's career pathways initiative in secondary education.

5. Engage at-risk and out-of-school youth and young adults in education and workforce training. Efforts should be made to identify Terrell County's at-risk and out-of-school

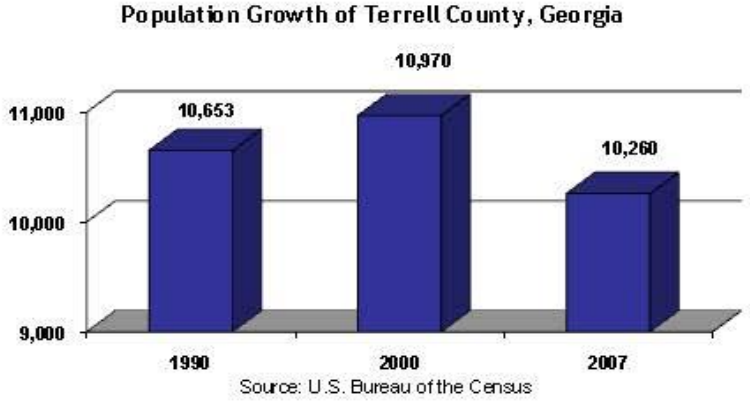
youth especially those who are not motivated or engaged in the education system. Out of school youth and young adults are defined as those aged 16 through 21 who have dropped out of school for any reason. In order to provide solutions to for youth in at-risk situations, the county must:

6. Improve and increase the coordination between the public and private social services agencies that know who and where these youth are, and the businesses, community groups and public agencies that have the experience and the resources to involve these youth in proven, goal-oriented programs that lead directly to training and jobs. The cooperation of business and industry in designing and implementing these programs is essential.
7. Work with community agencies and information systems to help locate at risk youth for early intervention.
8. Develop a plan with support from the business community to re-engage out-of-school youth in a proven, best practice, accelerated education program. This program should ensure students complete their high school diplomas and prepare them to enter the workforce.

Summary & Comments by Section

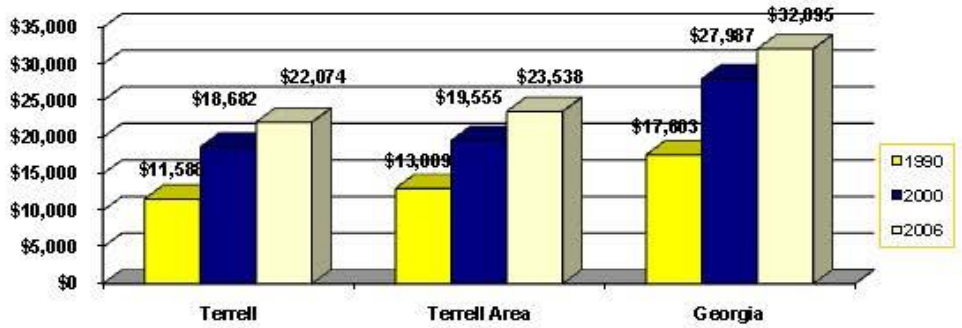
Part I - General Community Information

- Terrell County's population decreased from 10,970 in 2000 to 10,260 in 2007, a - 6.5 percent change while the state of Georgia's population grew by 16.6 percent during the same period.
- The growth rate by net migration from 2006 to 2007 decreased by -17.4 percent while Georgia's rate increased by 13.3 percent which indicates that more residents left the county than joined the county during this period. The average growth rate for Georgia counties from 2006 to 2007 was 6.6
- Terrell County has consistently experienced a serious decline in population over the last 77 years. From 1930 to 2007, the change in Terrell county's population declined by -43.9 percent while Georgia's population grew by 228.3 percent. The average growth rate for Georgia counties increased by 210 percent during the same period.



- During the period from 2000 to 2006, the per capita income grew by 18.1 percent, however, at $22,074, Terrell County still lags behind the region and Georgia. The poverty level has slightly improved since 2000 from 28.55 percent to 24.43 percent which remains higher than Georgia's level. This indicates a slight decrease in the number of residents who lack the means to support themselves adequately.

Per Capita Income, 2000-2006



Source: U.S. Bureau of Economic Analysis

- In 2006, Terrell County's shares of population below the age of 18 were 27.2 percent which is slightly higher than Georgia's 26.2 percent share of youth.
- In 2007, residents that were 65 years or above of age made up a total of 13.7 percent of the population which is higher than Georgia's rate of 9.7 percent.
- Black residents accounted for more than half the population (- 60.9 percent) in 2007, while Caucasians accounted for 37.8 percent. Hispanic residents accounted for 1.7 percent while residents of other descent comprised (.90 percent) to the total population.
- Terrell County's current monthly unemployment rate as of December 2008 is 7.6 percent which is less that the state's rate of 7.8 percent. Since 2005, Terrell County's average unemployment rate of 5.9 has been higher than Georgia's average rate of 4.73

Unemployment Rate for Terrell County- 2005- 2008

\Month/Year	Terrell County	Georgia
October 2008	7.2	6.9
November 2008	7.4	7.2
December 2008	7.6	7.8
2005	6.6	5.2
2006	5.5	4.6
2007	5.6	4.4

Source: Georgia Department of Labor

- Local government accounts for the largest share (28.61 percent) of Terrell County's jobs in 2008 while manufacturing accounted for the second largest share of jobs (18.5 percent). Retail trade provided 11.7 percent of jobs in 2008. Additional jobs are available in several industries: healthcare, state government, accommodation and food, finance and insurance, federal government, agriculture, forestry, fishing and hunting; other services, professional, scientific and

technology, construction, information, real estate, rental and leasing; transportation and warehousing; administrative support and waste management.

Terrell County Top Industries- 2008

Industry	Percent of Total Jobs
1. Local Government	28.6
2. Manufacturing	18.5
3. Retail Trade	11.7
4. Wholesale Trade	9.9
5. Healthcare/Social Assistance	7.7
6. Accommodations and Food	4.4
7. Finance and Insurance	4.2
8. Agriculture, Forestry, Fishing & Hunting	3.4
9. Other Services	2.4
10. Professional, Scientific, & Technical	2.2
11. Construction	1.4
12. Information	1.3
13. Real Estate, Rental, & Leasing	0.8
14. Transportation and Warehousing	0.7
15. Administrative Support & Waste	0.4

- Terrell County is home to approximately 229 employers who account for 2,415 jobs in the community.
- More than half of Terrell County's residents (54.1 percent) work inside the county. A large percentage (30.5 percent) of residents work in Dougherty County while 4.4 percent of residents work in Lee County.
- Terrell County's form of government is traditional commission.
- Revenues provided from the county's tax digest grew significantly (143.86 percent) from the year 2000 to 2008.

Community Stakeholder, Business and External Partner Interviews

Overview

From May 30, 2008 to August 30, 2008, Art Ford and Hortense Jackson conducted confidential interviews with a team of twelve Terrell County stakeholders, five statewide and regional economic developers and private developers, two legislative representatives, and one representative from the Terrell County Development Authority. All participants have a vested interest in the county's future economic development. These stakeholders shared their perspectives on Terrell County's growth potential, expectations, and overall goals.

Stakeholders and partners were asked questions relating to Terrell County's strengths, weaknesses, opportunities, and threats for economic development as well as their thoughts concerning key economic development strategies and various support mechanisms relating to the community's future potential.

The interview team conducted a large portion of these interviews on-site during a prescheduled time. However, several stakeholders were unable to be interviewed during the prescheduled time, but wanted to

offer their insights and contacted Georgia Tech to be interviewed after the on-site interviews were conducted. The regional and statewide partners who participated in the interviews were identified by state economic development organizations and county leaders. Every partner had working familiarity with the county, each sharing experiences with community leadership from the last two years.

The interview team would like to thank all stakeholders for taking the time to share their thoughts, insights, and ideas relating to the economic development potential of Terrell County. Following is a summary of that input for Terrell County.

Participating Stakeholders and External Partners

The Terrell County stakeholders who participated in the interviews were identified by representatives of the Terrell County Chamber of Commerce.

Stakeholders represented several key organizations and interests in Terrell County, such as:

- City of Bronwood
- City of Dawson
- City of Sasser
- Dawson Tarpaulins
- Sowega Engineering
- Terrell County Department of Family and Children Services
- Terrell County Development Authority
- Terrell County Board of Education
- Terrell County Chamber of Commerce
- Terrell County Board of Commissioners
- Terrell County Family Connections

Partners represented several key organizations such as:

- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- Georgia Legislature
- Georgia Power Company
- Small Business Development Center
- Southwest Georgia Regional Development Center
- Sumter EMC

Background

- The community's greatest assets for economic development are available land, highways, the airport and the dinner theater.
- Terrell County's most serious economic development challenges faced by your community are a lack of willingness to change , city and county disunity, and a general lack of understanding of how economic development is accomplished at the community level.
- While the community's economic base is stagnant, generally, the community is supportive of programs to foster economic development.
- The county is supportive of programs to foster socially equitable development.
- The community is not supportive of programs to foster environmentally sound development.
- The top three employers in the county are: Tyson foods, Terrell County board of Education and golden Peanuts.

- Three companies were identified that export their products outside the United States:
  - David's vitamins
  - Tyson Foods
  - Golden Peanuts
- When asked to rate the community for each of the select sustainable development features, on a scale of one to five, where 1 means "not at all good" and 5 means "very good", traffic flow was rated as the highest sustainable feature with a "rating of 5" while health and human services, quality of jobs, and recreational amenities were identified as not good at all with a rating of 2.

Affordable Housing	3
Air Quality	4
"Clean" Industries (non-polluting)	4
Diversified Economic Base	3
Educational Services	3
Green Space / Open Space	3
Health & Human Services	2
Job-Housing Balance	3
Natural Resource Protection	4
Pedestrian-Friendliness	4
Quality Jobs	2
Recreational Amenities	2
Social Services	4
Traffic Flow	5
Water Quality	4

Part II - Measuring Infrastructure

Physical Infrastructure

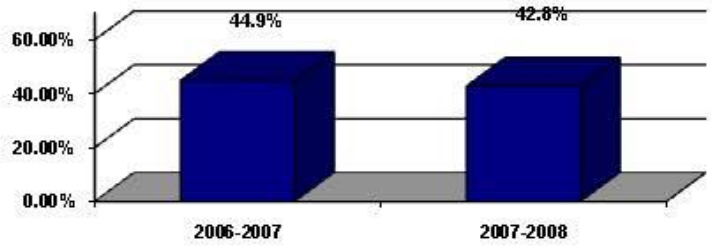
- Terrell County is approximately 20 miles from a major metropolitan area in Albany, Georgia.
- Terrell County does not have direct interstate access. The closest interchange from the county line is an estimated 65 miles. The widening of Georgia Highway 520 has greatly improved access to the community.
- Terrell County is about 25 miles from an airport with commercial service. The county is currently served by Georgia Southwestern.
- Mediacom provides internet and high-speed communications to the county.
- Terrell County is supported by water, sewer, gas and electricity services. There is excess water supply and wastewater capability in the county.
- The county is located in a non-attainment area which indicates that the air pollution levels are compliant with the National Ambient Air Quality Standards.
- The City of Dawson is working to improve the downtown business district to become aesthetically pleasing and vibrant.

Human Resource Infrastructure

- Terrell County is located within 25 miles or more of several institutions for higher learning:
  - South Georgia Technical College

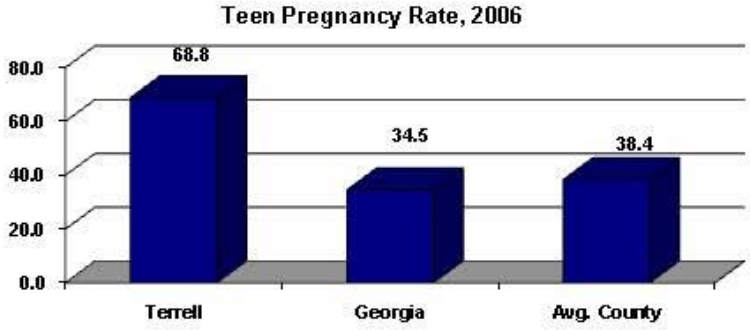
- Georgia Southwestern State University
- Andrew College
- Albany Technical College
- Troy University
- Albany State University
- LaGrange College at Albany
- Darton College

- The community's local public school system is not experiencing an overcrowding issue and is reported to be able to handle as much as a 10 percent increase in its student population. The school "did not meet" Adequate Yearly Progress (AYP) under the No Child Left Behind Federal Law from 2006 to 2008.
- Terrell County's high school dropout rate for 2007-2008 (42.8 percent) was higher than the state's average (24.6 percent). From 2006 to 2007, the county's dropout rate was (44.9 percent).



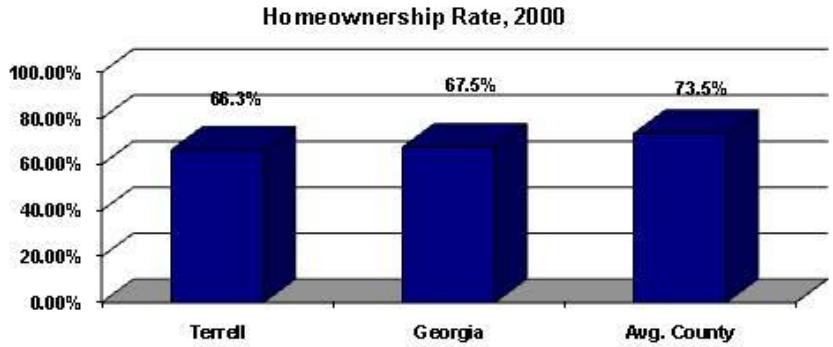
Source: Georgia Department of Education

- The community's school system is reported to have several programs to foster job-based skills among the students including: apprenticeship program (funded by a Georgia Department of Education grant), WIA programs- after-school tutoring and some job shadowing. The school system does not have an entrepreneurship program for its students.
- Terrell County's teen pregnancy rate in 2006 (68.8 per 1,000 teens) represents a significant increase over Georgia's rate of (34.5 per 1,000 teens) and was higher than that for the average county in Georgia.



Source: University of Georgia's County Guide

- Terrell County's crime rate (crimes per 100,000 population) in 2007 was 1,413.3 which was lower than that for the state (4,189) and the average county in Georgia (2,742.7). The community's juvenile arrest rate was considerably less than Georgia's rate or the average county in Georgia.
- It is reported that 3 doctors serve Terrell County, and that community residents have access to several health care facilities in the area.
- Terrell County's homeownership rate (66.3 percent) is relatively high when compared to the average rate for Georgia (67.5 percent) and the average county in Georgia (73.9 percent). However, substandard housing is reported to be a severe problem and substandard trailers are evident in the community.



Source: University of Georgia's County Guide

- While Terrell County had 57.13 percent of its residents registered to vote in 2008, the community's voter participation rate of 75.3 percent was about the same for Georgia (75.4 percent) and significantly higher than the average county in Georgia (74.3 percent) in 2008.

Public Policy / Government Infrastructure

- Terrell County collected $6.9 million in total revenues in 2000. In 2004, the county received $7.0 million, an increase of 1.0%. Total revenue in 2004 equaled $641 per capita. The statewide revenue per capita for this same year was $736.
- From 2000 to 2004, own source revenues for Terrell County rose from $5.0 million to $5.8 million, an increase of 16.2%. Own source revenues include revenues from property taxes, sales taxes, and excise and special use taxes. Per capita own source revenues amounted to $526 in 2004. This compares to a statewide per capita amount of $631.
- From 2000 to 2004, the county collected an average of $235 per capita in property taxes during the past five years. This amount was greater than the average of $217 per capita collected by counties with similarly-sized populations. For the same period, the average per capita amount of county property tax collected in Georgia was $288. On average, property taxes accounted for 50.0% of the county's own source revenue during the period of 2000 to 2004.
- General operating expenditures for Terrell County in 2000 equaled $5.5 million, or $500 per capita. By 2004, general operating expenditures increased by 12.4% to $6.2 million, or $562 per capita. General operating expenditures per capita for counties with similarly-sized populations was $505 in 2004. The statewide average was $626 per capita during the same period.

- Historically, the top three expenditure categories for counties are public safety, administration, and health and human services. In 2004, Terrell County spent $2.5 million or 37.6% of total county spending on public safety which includes law enforcement, fire services and jails. Expenditures for administration totaled $708,528, amounting to 10.9% of total expenditures. The county expended $939,420 or 14.4% of total expenditures on health and human services.

- From 2000 to 2004, Terrell County had an average of $88,000 in long-term debt outstanding, resulting in an average per capita debt of $8. This amount was less than the $118 per capita average of counties with similarly-sized populations.

Part III - Measuring Economic Development Processes

- The Terrell County Chamber of Commerce is the lead organization responsible for economic development in the community. The Chamber has a board, paid staff and is funded through membership dues.
- The development authority is relatively inactive in the county.
- There are several graduates of the Georgia Academy for Economic Development and alumni of the Leadership Terrell program.
- When asked to identify the development authority's working relationship that needs the most improvement, the Chairperson identified local city and county governments, noting that elected officials do not understand the value of economic development.
- The Terrell County Chamber of Commerce does not track and maintain community information on a regular basis but pulls it from various sources when needed.
- Terrell County does not have a written economic development plan, or a system for tracking results of the economic development program (which would be advisable to have in place once economic development objectives are established) but plans to use the recommendations of this report to form a short-term action plan.

DETAILED FINDINGS

Community Vision

Stakeholders and external partners were asked to share their vision for Terrell County over the next 5 to 10 years.

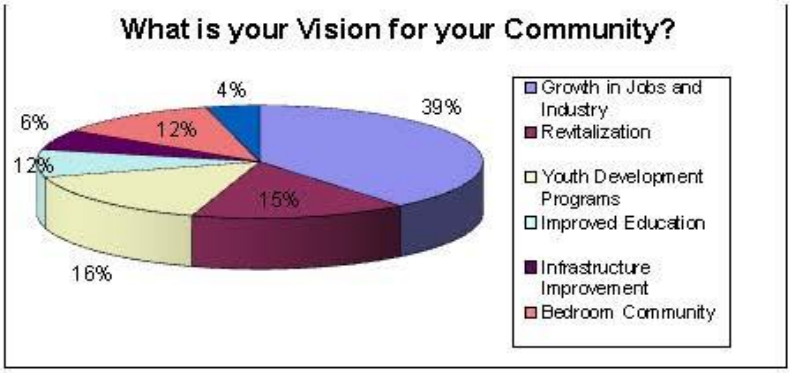
- Over one-third (39 percent) of the vision statements provided by stakeholders related to growth and jobs within Terrell County, accounting for the largest share of responses. Largely, stakeholders would like to see more progress in the community and a vision for moving forward.

- Youth development was the second most frequently mentioned, accounting for 16 percent of all responses provided. Providing support for existing and prospective businesses was frequently mentioned by stakeholders, accounting for 16 percent of the responses.

- Stakeholders also envision a more revitalized community, accounting for 15 percent of the responses.

- Some stakeholders advocated the need for improvement in the local school system, infrastructure and tourism development.

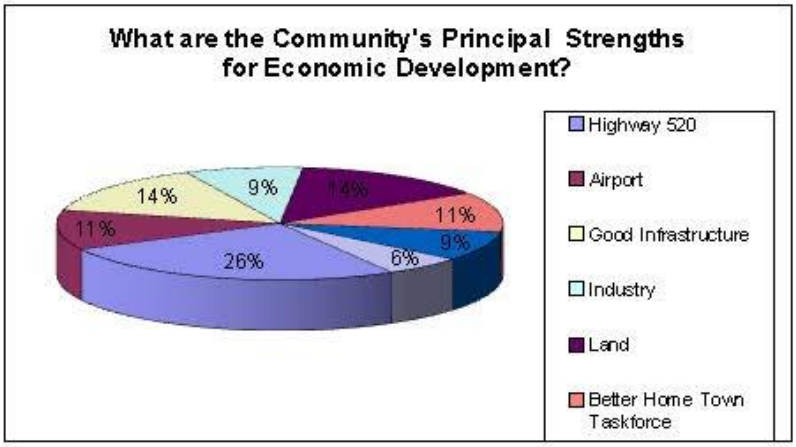
- Generally, most of the vision statements provided by community stakeholders related to community betterment. Also important to note is that most of the vision statements were relatively realistic, that is, they're reachable over time. Terrell County's ability to achieve the stakeholders' vision will largely depend upon its own community will, follow-through, patience, and perseverance.



Strengths for Economic Development in Terrell County

When asked to identify strengths for economic development in Terrell County, the stakeholders named several:

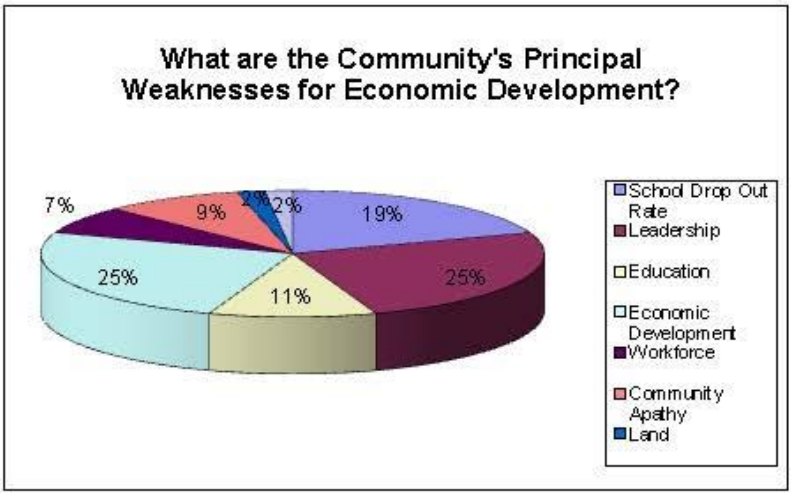
- Topping the list were strengths related to Highway 520. This accounted for over one-fourth (26 percent) of all responses provided.
- Assets relating to Terrell County's land and good infrastructure were the second most frequently mentioned (14 percent) by stakeholders.
- Stakeholders also viewed Terrell County's airport and Better Hometown Task Force as a key strength which accounted for 11 percent of the responses.
- Other frequently mentioned strengths included those relating to Terrell County's industry and an active chamber of commerce.



Challenges for Economic Development in Terrell County

When asked to identify challenges for economic development in Terrell County stakeholders and external partners provided the following statements:

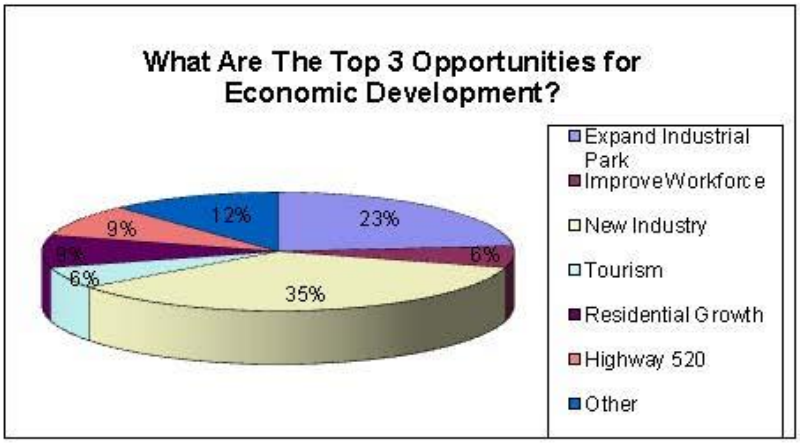
- Concerns relating to workforce and lack of economic development were the most frequently mentioned, accounting for 25 percent of all responses given. Much of these concerns related to the quality of the workforce.
- Challenges relating to Terrell County' school system and the high school dropout rate were the second most frequently mentioned, accounting for 19 percent of the responses given.
- Other frequently mentioned concerns included leadership, healthcare, and education.



Opportunities for Economic Development in Terrell County

Terrell County stakeholders and external partners provided several responses when asked to identify opportunities for economic development within the community.

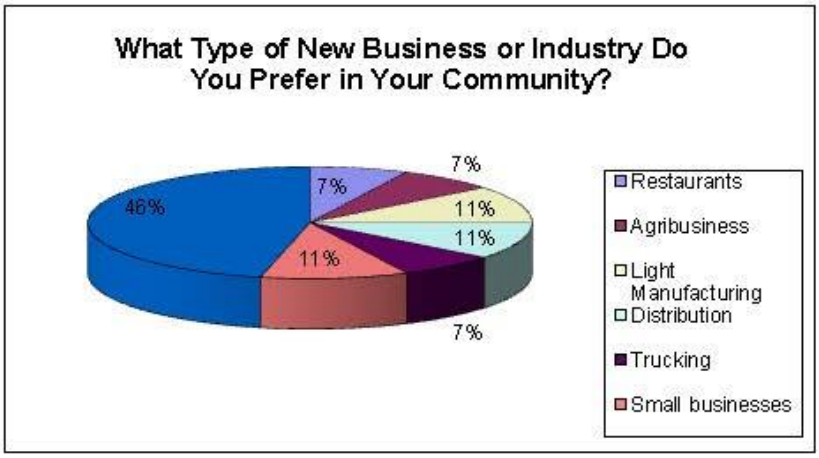
- Opportunities relating to industry growth and development were the most frequently mentioned, accounting for 35 percent of all responses given by stakeholders. When elaborating, stakeholders cited the need for small manufacturing, agribusinesses, and companies that support the peanut industry.
- The second most frequently mentioned opportunity was expansion of the existing industrial park, which accounted for (23 percent) of the responses by stakeholders.
- Stakeholders also mentioned other opportunities related to improvement of the workforce, residential growth, tourism and development along highway 520, which accounted for (12 percent) of the responses.



Preferred Industries for Terrell County

When asked to identify preferred industries for the community, Terrell County stakeholders and external partners provided the following statements:

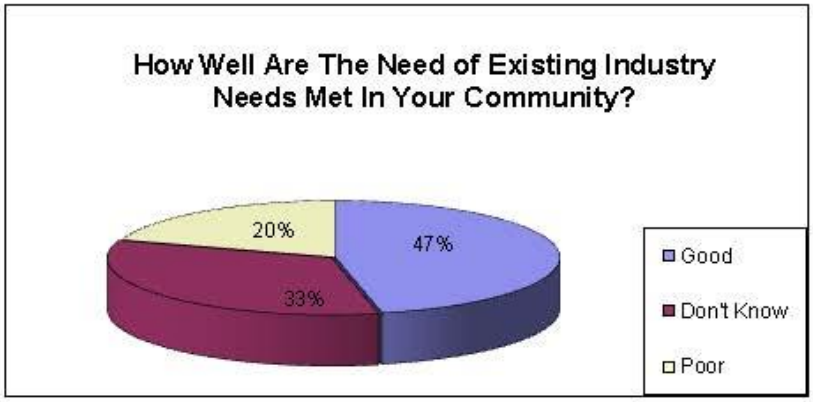
- Any type of business or industry was frequently mentioned, accounting for 46 percent of all responses given.
- Stakeholders stated that light manufacturing, small business and distribution would be suitable for the county, accounting for 11 percent of the responses.
- Several stakeholders mentioned that restaurants, agri-businesses, and trucking companies are needed in the county, accounting for 7 percent of the responses.



Meeting the Needs of Existing Business and Industry

Terrell County stakeholders and external partners provided several responses when asked if the needs of existing business and industry are being met.

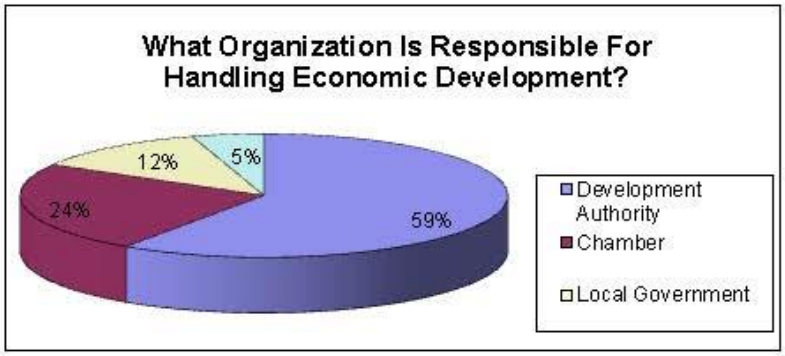
- Just less than half (47 percent) of Terrell County stakeholders indicated they believe existing business and industry needs are being met due to leadership and collaborative efforts. Some stakeholders provided specific examples. These include:
- About 33 percent of stakeholder responses indicated that they "did not know" if the needs of existing business and industry were met.
- One-fifth (20 percent) of stakeholders stated that the business needs are not being met, as indicated by their "poor" rating.



Local Economic Development Organization

Stakeholders were asked to identify the lead organization or entity responsible for Terrell County's economic development. Several stakeholders mentioned more than one organization or entity, signaling the need for a team approach to fostering economic development within the community.

- The Terrell County Development authority received the most frequent mentions by community stakeholders, accounting for 59 percent of the total responses given. Some of the stakeholders mentioned stated that the inactivity of the development authority has hindered the lack of business and economic growth in the county.
- The chamber of commerce was the second most frequently mentioned entity, accounting for 24 percent of the stakeholder responses.
- The city and county governments were the third most frequently mentioned, accounting for 12 percent of the responses.

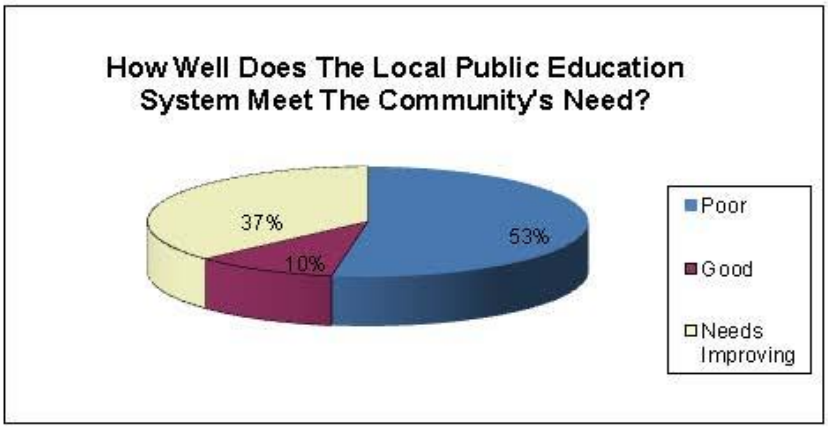


Education

Stakeholder Responses

Terrell county stakeholders and external partners were asked to indicate whether the school system met the community's needs or not.

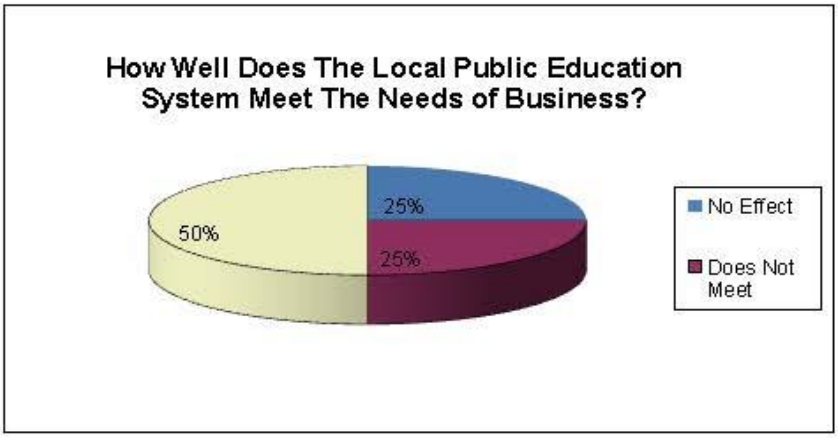
- More than half of the stakeholder responses (53 percent) indicated that the school system does not meet the community's needs as indicated by the "poor" rating.
- Some of the stakeholders indicated that the school system is making improvements, but needs improving according to 37 percent of the responses.
- A smaller percentage of stakeholder responses (10 percent) indicated that the school system was meeting the needs of the community.



Business Leader Responses

When business leaders and external partners were asked to indicate whether the school system met the needs of local businesses, the provided the following responses:

- Half of the stakeholder responses (50 percent) indicated that the school system needs improvement.
- One-fourth of stakeholder responses (25 percent) stated that local school system does not meet the needs of the local industry and new hires are often recruited from other counties.
- Twenty five percent of stakeholder responses noted that the local school system has no impact effect on the business community.



Financial Institutions- Economic Development

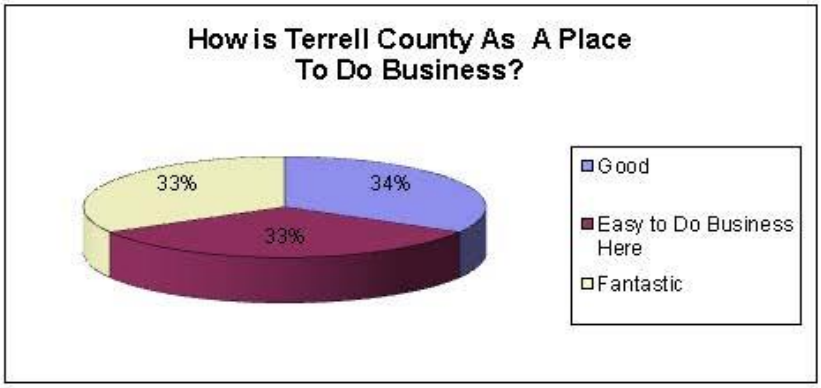
Stakeholders and business leaders were asked to indicate whether local financial institutions were supportive or not supportive of Terrell County's economic development efforts.

- Just less than half (40 percent) of the community stakeholders viewed the banks to be "very supportive" of Terrell County's economic development efforts.
- Some of the stakeholders indicated that the financial institutions in the area were "supportive", which accounted for 40 percent of the responses.
- About one-fifth (20 percent) of the stakeholders responses noted that their companies do not conduct business with local financial organizations so it did not apply to their companies' operations.

Terrell County as Place to Do Business

Business Leaders and external partners were asked to rate Terrell County as a place to do business.

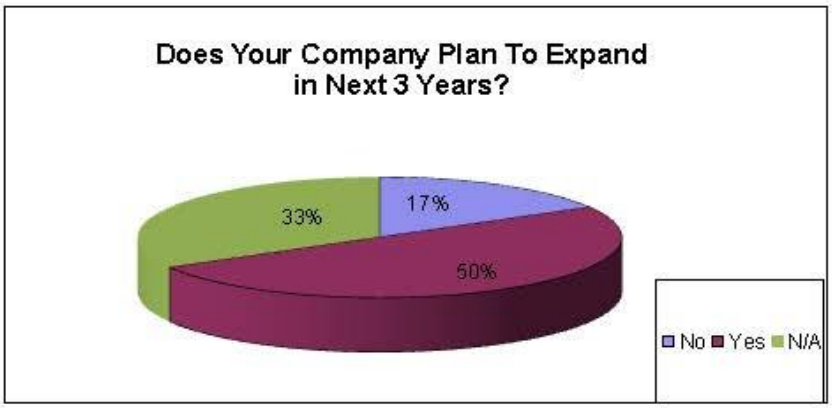
- When asked "How is Terrell County as a place to do business", over one-third (34 percent) of the business leaders rated the county as a "very good" place to do business.
- Over one-third (33 percent) of the business leaders indicated that Terrell County is an easy place to do business.
- One-third (33 percent) of the business leaders stated that Terrell County is a fantastic place to do business.



Business Expansion

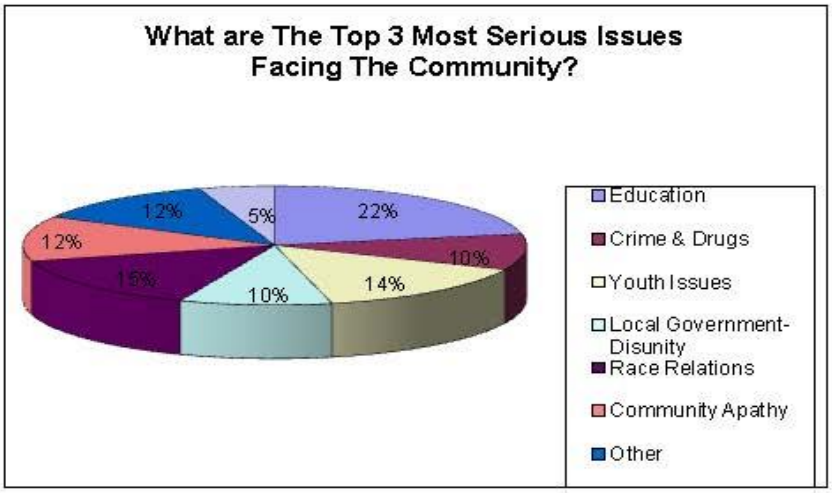
Business leaders were asked to describe their short term business growth plans.

- When asked "Does Your Company Plan To Expand in Three Years", fifty percent (50 percent) of the business leaders plan to expand in three years.
- Over one-third (33 percent) of the business leaders stated that business expansion is not a part of their future plans.
- Another one-third (33 percent) of the business leaders noted stated that Terrell County is a fantastic place to do business.



Most Serious Issues

- Terrell County stakeholders, business leaders, and external partners provided several responses when asked to identify the most serious issues affecting the community's economic development.
- Issues relating to education were the most frequently mentioned, which accounted for 22 percent of the responses provided by stakeholders due primarily to:
  - The high drop-out rate among high school students
  - The lack of high academic achievement in the public school system
- Race relations was the second most frequently mentioned, accounting for 15 percent of the responses especially between city and county government leaders..
- Stakeholders also cited several issues related to the youth development which accounted for 14 percent of the responses.
- Issues receiving a fair degree of mention by stakeholders included issues relating to the crime and drugs, government disunity, community apathy, and jobs.


What are The Top 3 Most Serious Issues Facing The Community?
22%
10%
14%
10%
16%
12%
12%
5%
Education
Crime & Drugs
Youth Issues
Local Government-Disunity
Race Relations
Community Apathy
Other

Appendix 2 Public Notices and Meeting Sign In Sheets

PUBLIC NOTICE

The Terrell County Board of Commissioners and the cities of Bronwood, Dawson, Parrott and Sasser have scheduled a meeting on Monday, March 24, 2014 from 3:00 PM until 5:00 PM at Terrell County Chamber of Commerce located at 211 West Lee Street, Dawson, GA.

The purpose of this meeting will be to discuss the Terrell County Comprehensive planning process.

The public is invited to attend.

PUBLIC HEARING NOTICE

The City of Dawson, City of Bronwood, City of Parrott, Town of Sasser and Terrell County Board of Commissioners is conducting a public hearing to begin the Terrell County Comprehensive Plan on October 24, 2013 at 10:00 A.M. at City of Dawson, City Hall, 101 South Main Street, Dawson, GA. The current plan will expire on October 31, 2014. In accordance with the Georgia Minimum Standards and Procedures For Local Comprehensive Planning (chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of the public hearing is to brief the community on the process to be used to develop the comprehensive plan and offer opportunities for public participation in development of the plan and to obtain input on the proposed planning process.

Copies of the current comprehensive plan are available for viewing at Dawson City Hall, 101 S. Main Street, Dawson, GA, between the hours of 8:30 A.M. - 5:00 P.M. or at Terrell County Board of Commissioners, 955 Forrester Drive, Dawson, GA between the hours of 8:00 A.M. - 12:00 P.M. and 1:00 P.M. - 5:00 P.M., Monday - Friday.

Questions should be directed to Barney Parnacott, City Manager, City of Dawson, 229-995-4444 or alternatively call Barbara Reddick, Southwest Georgia Regional Commission, 229-522-3552.

Terrell County
Board of Commissioners

P.O. Box 585
Dawson, GA 39842-0585
E-mail: ga3516@pioneercredit.net

PUBLIC NOTICE

The Terrell County Board of Commissioners and the cities of Bronwood, Dawson, Parrott, and the Town of Sasser have scheduled a meeting on Monday, December 16, 2013 from 3:00 P.M. until 5:00 P.M. at Dawson City Hall located at 101 South Main Street, Dawson, GA.

The purpose of this meeting will be to discuss the Terrell County Comprehensive planning process.

The public is invited to attend.

Terrell County
Board of Commissioners

The Dawson News, December 12, 2013

PUBLIC NOTICE

The Terrell County Board of Commissioners and the cities of Bronwood, Dawson, Parrott, and the town of Sasser have scheduled a meeting on Monday, January 27, 2014 beginning at 3:00 P.M. at the Terrell County Chamber of Commerce, 211 West Lee Street, Dawson, Georgia.

The purpose of the meeting will be to continue work on the Terrell County Comprehensive Plan that includes all the municipalities located within Terrell County.

The public is invited to attend.

Terrell County
Board of Commissioners

The Dawson News, January 23, 2014 Page 3

PUBLIC NOTICE

The Terrell County Board of Commissioners and the cities of Bronwood, Dawson, Parrott, and the town of Sasser have scheduled a meeting on Monday, March 24, 2014 from 3:00 P.M. until 5:00 P.M. at the Terrell County Chamber of Commerce located at 211 West Lee Street, Dawson, GA.

The purpose of this meeting will be to discuss the Terrell County Comprehensive planning process.

The public is invited to attend.

Terrell County
Board of Commissioners

The Dawson News, March 20, 2014

but of the Living!

Laurel G. Smith

PUBLIC HEARING NOTICE

The Terrell County Board of Commissioners is conducting a public hearing to begin the Terrell County Comprehensive Plan on June 4, 2014 at 9:00 A.M. during the Terrell County Board of Commissioners regular meeting, 955 Forrester Drive, Dawson, GA. The current plan will expire on October 31, 2014. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the regional commission for review.

Copies of the current comprehensive plan are available for viewing at Terrell County Board of Commissioners, 955 Forrester Drive, Dawson, GA between the hours of 8:00 A.M. - 12:00 P.M., and 1:00 P.M. - 5:00 P.M., Monday - Friday.

Questions should be directed to the Terrell County Board of Commissioners office at 229-995-4476. Or, alternatively call Steve O'Neil, Southwest Georgia Regional Commission, 229-522-3552 ext. 1616.

To view a copy of the draft Terrell County Comprehensive Plan, go to www.terrellcountygeorgia.com.

Terrell County
Board of Commissioners

The Dawson News, May 29, 2014

www.swgrc.org
30 West Broad Street
PO Box 346
Camilla, GA 31730
229 522 3552
229 522 3558(fax)

SWGRC
Southwest Georgia
Regional Commission

October 25, 2013

To: Terrell County Board of Commissioners and Cities of Bronwood, Dawson, Parrott and Sasser

From: Barbara Reddick, Senior Planner

RE: Comprehensive Plan

This is a reminder of the meeting scheduled for Monday, October 28 2013 from 3:00 PM until 5:00 PM.

You received a notice of the meeting in a letter dated October 2, 2013. The meeting will be held at Dawson City Hall, 101 South Main Street, Dawson, Georgia.

A notice of the meeting was also posted as a called meeting in each city and county.

Please call me if you have questions. (229) 522-3552

Looking forward to working with your community!

SWGRC
Southwest Georgia Regional Commission

Terrell County & Cities Comprehensive Plan
Tuesday 1/27/14 - 3:00 PM – 5:00 PM
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Jim Palmer	229 449 7839	yankeejspe@windstream.net	Sasser Council
Cherry Howell	229-698-5391	bchowell131@yahoo.com	Sasser Mayor
JACK Powell	229 - 698 - 5846	USAFPOWELL@WINDSTREAM.NET	TERRELL CTY PLANNING COM
Martha Ann Cox	229.995-4410	mac4410@yahoo.com	Terrell Co Zoning
Elijah Jordan	(229) 869-6977	jordan.elijah70@gmail.com	Bronwood-Mayor
Gina Webb	229-995-2011	tccc@windstream.net	Terrell Co. Chamber
Margaret Holbrook	229-995-2011 229-869-1951	tcfc@windstream.net	Terrell Co. Family Connection

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SWGRC
Southwest Georgia Regional Commission

Terrell County & Cities Comprehensive Plan
Monday 3/24/14 - 3:00 PM – 5:00 PM
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Margaret Halbrook	229-995-2011	tcfc@windstream.net	Terrell Co Family Connection
Gina Webb	229-995-2011	tccc@windstream.net	Terrell Co. Chamber of Commerce
Ed Wade	229 623 2520	ekwade@windstream.net	City of Parrott
Martha Ann Cre	229.995.4440	ma4440@yahoo.com	Terrell Co.
Angela Jabb	226-698-6614	sasser39885@windstream.net	Town Sasser
Jim Palmer	229-449-7839	Yankeejsp@windstream.net ~~Sasser Co~~	Sasser Council
Cleng M Howell	229-698-5391	bchowell131@yahoo.com	Sasser Mayor
Barney Parnott	229 995 4444	barneyp1@windstream.net	Dawson City Manager
Jerome C. Johnson	229-995-3292		Dawson Ga.
Thelma Johnson	229-995-3292		Dawson Ga.

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SWGRC
Southwest Georgia Regional Commission

Terrell County & Cities Com[illegible]ehensive Plan [redacted]
Monday, October 28, 2013 – 3:00 PM
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Barbara Reddick	(229)522-3552	breddick@swgrc.org	SW GA Reg. Commission
Gina Webb	(229)995-2011	tccc@windstream.net	Terrell Co. Chamber
Ed Wade	229 3570044	ekwade@windstream.net	City of Parrott
Martha Ann Cox	229-995-4410	mac44100@yahoo.com	Terrell Co. Code Enforcement & Zoning
Barney Parnacott	229 995 4444	barneyp1@windstream.net	City of Dawson
Christopher Wright	229-995-4444	mrckwright89@gmail.com	City of Dawson
Cherryn Howell	229-698-5391	bchowell1151@yahoo.com	Town of Sasser
James Palmer	229-449-7839	yankeesp@windstream.net	" " "
Angela Tabb	229-698-6614	sasser[illegible]@windstream.net	Town of Sasser
Artie Gardner Sr.	229-995-6438	agardner[illegible]@Aol.com	City of Dawson
Beth Parnacott	229-995-4078	bethoo1@windstream.net	Terrell County BOC
Davina Davila	229-995-5708	cityofbronwood@windstream.net	Bronwood

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Comp. Plan Meeting

Sign-In Sheet

12/16/13

Name	Email
Barney Parnacott	barneyp1@windstream.net
Beth Parnacott	bethoo1@windstream.net
Gina Webb	tccc@windstream.net
Ed Wade	ckwade@windstream.net
Cherry Howell	bchowell131@yahoo.com
Jim Palmer	yankeejsp@windstream.net
Martha Ann Coe	mac4410@yahoo.com
JACK H. Powell	USAFPOWELL@WINDSTREAM.NET
Jim Brinkley	jpb4637@gmail.com

A RESOLUTION TO ADOPT THE TERRELL COUNTY AND CITIES OF PARROTT, BRONWOOD, DAWSON AND SASSER JOINT COMPREHENSIVE PLAN

WHEREAS, the Commissioners of Terrell County, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the County Commissioners held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input;

WHEREAS, in the development of the comprehensive plan, Terrell County examined, evaluated, and where applicable incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A.12-2-8. and:

THEREFORE, BE IT RESOLVED by the Commissioners of Terrell County, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 1 day of october 2014.

Commission Chairman

Wilbur T. Gamble, Jr.

Witness

Beck Parnacott

A RESOLUTION TO ADOPT THE TERRELL COUNTY AND CITIES OF PARROTT, BRONWOOD, DAWSON AND SASSER JOINT COMPREHENSIVE PLAN

WHEREAS, the City Council of Bronwood, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Bronwood examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A.12-2-8. and;

THEREFORE, BE IT RESOLVED by the City Council of Bronwood, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 22nd day of September 2014.

Mayor

Elijah Jordan

Witness

Donna Davis

A RESOLUTION TO ADOPT THE TERRELL COUNTY AND CITIES OF PARROTT, BRONWOOD, DAWSON AND SASSER JOINT COMPREHENSIVE PLAN

WHEREAS, the City Council of Dawson, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Dawson examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A.12-2-8. and:

THEREFORE, BE IT RESOLVED by the City Council of Dawson, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 9th day of October 2014.

CITY OF DAWSON, GEORGIA
COMMITTED TO A BETTER QUALITY OF LIFE FOR ALL
CLERK'S OFFICE

Mayor

Christopher K. Wright

Witness

Sheri L. Howard

A RESOLUTION TO ADOPT THE TERRELL COUNTY AND CITIES OF PARROTT, BRONWOOD, DAWSON AND SASSER JOINT COMPREHENSIVE PLAN

WHEREAS, the City Council of Parrott, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Parrott examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A.12-2-8. and:

THEREFORE, BE IT RESOLVED by the City Council of Parrott, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 7 day of October 2014.

Mayor

W.E. Wade

W.E. Wade, Jr.

Witness

Nancy A. Beagle

A RESOLUTION TO ADOPT THE TERRELL COUNTY AND CITIES OF PARROTT, BRONWOOD, DAWSON AND SASSER JOINT COMPREHENSIVE PLAN

WHEREAS, the City Council of Sasser, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government status;

WHEREAS, the City Council held public hearings to allow private citizens to review the Comprehensive Plan and gathered the citizens input;

WHEREAS, in the development of the comprehensive plan, the City of Sasser examined, evaluated, and where applicable, incorporated considerations of both the Flint River Basin Regional Water Development and Conservation Plan and the Environmental Planning Criteria pursuant to O.C.G.A.12-2-8. and:

THEREFORE, BE IT RESOLVED by the City Council of Sasser, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 15th day of Sept 2014.

Mayor

Cherry M Howell

Cherry Howell

Witness

Angela Sabb