

*Decatur County and Cities
Comprehensive Plan 2017
October 5, 2017
4:00 P.M.*

Present: From Decatur County -Vice Chairman Stephens, Commissioner Russell Smith, County Administrator Alan Thomas and County Clerk Beverly King; From Attapulgus – Mayor Johnny Medley; From Brinson – City Clerk Ashley Miller and From Southwest Georgia Regional Commission – Barbara Reddick.

Vision Statement: Community Goals and Policies

Economic Prosperity:

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

POLICY

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

Resource Management:

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

POLICIES

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Efficient Land Use:

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

POLICIES

- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.

Local Preparedness:

Identify and put in place the prerequisites for the type of future the community seeks to achieve.

These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

POLICIES

- **The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.**
- **Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.**
- **Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.**

Regional and Local Cooperation:

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

POLICIES

- **We will seek opportunities to share services and facilities with neighboring and local jurisdictions when mutually beneficial.**
- **We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)**
- **We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions**

Housing Options:

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

POLICIES

- **We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.**
- **We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.**

Transportation Options:

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

POLICY

- **We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.**

Educational Opportunities:

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by

expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

POLICIES

- **We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.**
- **We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.**

Community Health:

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

POLICY

- **We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.**

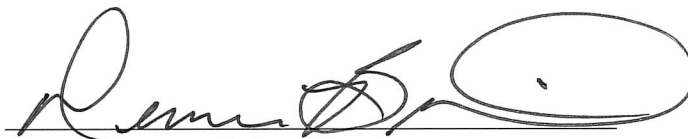
*Decatur County and the Cities of Attapulcus,
Brinson, and Climax*

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

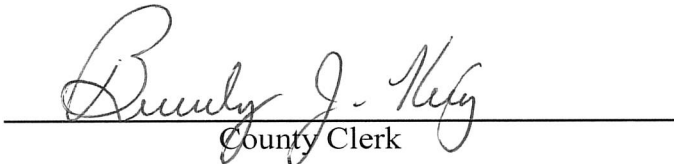
Lake Seminole
Flint River
Water Supply
Available Land — Industrial Park
Airport
Agriculture
Race Relations (Attapulcus)
Low Crime Rate
Infrastructure
Road Access — 4 Lane US highways
New High School
State College
Technical School
County and City Communication
Solar Farm (Georgia Power)
Fire Protection
Joint 911
New Recreation Authority with Dedicated Funding
Available Buildings
Walmart and Tractor Supply
Small Businesses
Landfill
Fishing and Hunting (Bass Tournament)
Wildlife Management

Approved:



Chairman

Attest:



County Clerk