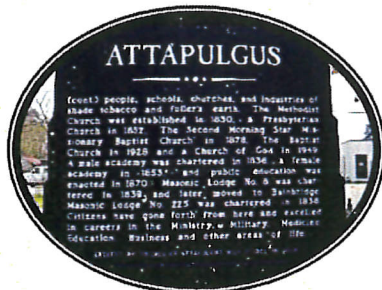


COMPREHENSIVE PLAN 2017

Decatur County and the cities of Attapulugus, Brinson, Climax



The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future.

Prepared by Decatur County and the Cities of Attapulugus, Brinson, and Climax
with the support of the

Southwest Georgia Regional Commission
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INTRODUCTION

The comprehensive plan is a long-range (20-year) statement of a community's vision for development (and redevelopment). By addressing the entire physical environment of the local government and the multitudes of functions, policies, and programs that comprise their day to day workings, the plan seeks to guide the what, when, where, why and how of future physical changes to the landscape of Decatur County and its municipalities.

The purpose of a comprehensive plan is to provide a guide for local government officials and other community leaders for making everyday decisions that are supportive of the community's stated goals for its future. The plan should serve as the local government's guide for assessing development proposals, including rezoning applications and redevelopment plans. For residents, business owners and members of the development community, the plan provides insight into what types of land uses and development are appropriate at various locations throughout the city. Finally, evaluating various local government functions and services, the plan is a point of reference for government staff in preparing capital improvements programs and associated budgets.

The last full Comprehensive Plan for Decatur County and the Cities of Attapulgus, Climax, and Brinson was completed and adopted in 2008 with assistance from the Southwest Georgia Regional Commission (SWGRC). The City of Bainbridge is included in Decatur County but elected to have a separate



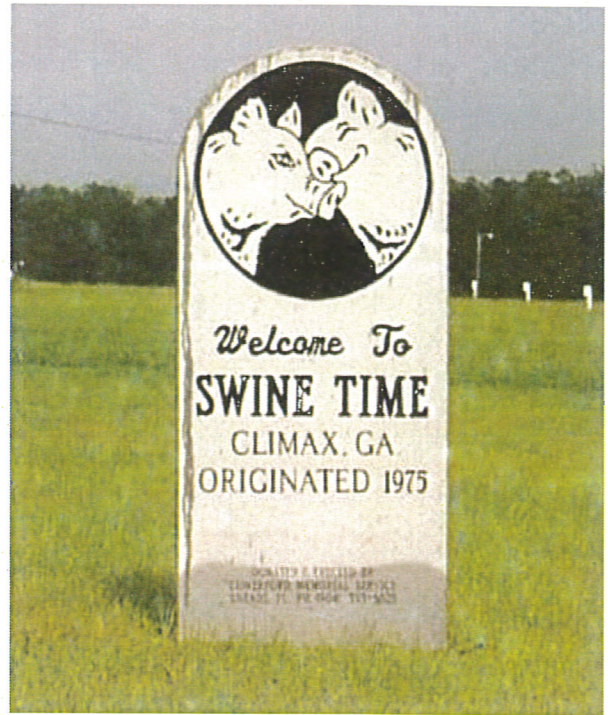
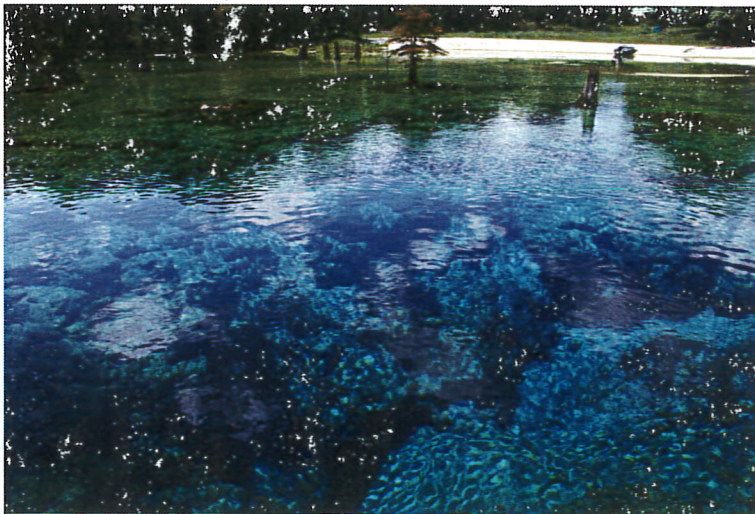
Comprehensive Plan. Although not a lot has changed since 2008, an updated comprehensive plan is required by the Georgia Department of Community Affairs (DCA). The DCA oversees and provides guidance for local comprehensive planning in Georgia. The department's Minimum Standards and Procedures for Local Comprehensive Planning, as updated in January 2013, outlines three required components of a comprehensive plan for all local governments: community goals, needs and

opportunities and a community work program. Decatur County is a Tier 1 job Tax Credit community and therefore according to the DCA's rules will be required to do an economic development element.

Located in Southwest Georgia, Decatur County is home to some 28,000 citizens and is within easy driving distance of four major cities: Dothan, Alabama, Albany and Thomasville, Georgia, and the Capital of Florida, Tallahassee. Rich in cultural, historic, and recreational amenities, Decatur County is a family friendly county offering plenty of activities and resources to accommodate the community's interests.

With its deep agricultural roots and extensive waterways, Decatur County was formed by the Georgia Legislature in 1823 and named for Commodore Stephen Decatur, a naval hero during the War of 1812. Even before that, in 1765, the present site of Bainbridge was an Indian village known as Pucknawhitla and held many names throughout the centuries.

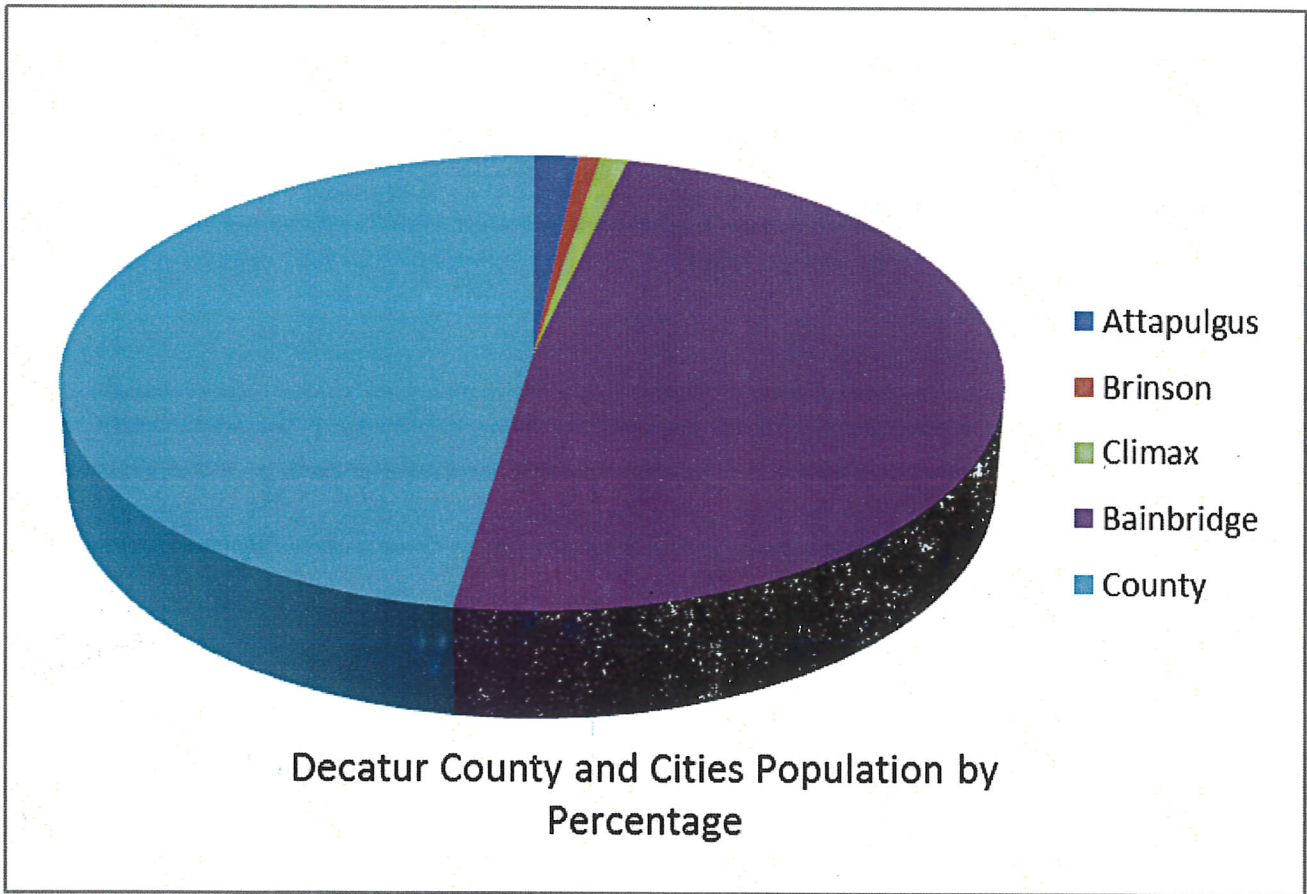
The waterways surrounding Decatur County were instrumental in the early growth and development of the region. Access to the Flint River and Lake Seminole have been long held as natural



commodities for the county and bring in extra tourism and leisure visitors. Sustaining the Decatur County workforce are some of the largest employers from Bainbridge State College and the Decatur County School System, Bainbridge Memorial Hospital, Flint River Mills, and Elberta Crate & Box Company. Additionally, Decatur County has one of the lowest unemployment rates of Region 10.

The population of Decatur County is equal spread from old to young and male to female. The racial makeup of the county is around 55 percent of citizens described as white and 40 percent as Black or

African American. Five percent of the population claim to be of other race with the highest percentage of those as Hispanic or Latino.



PUBLIC INVOLVEMENT ---

SWGRC's Role

The SWGRC's Planning Department facilitated the 2017 Comprehensive Plan update for Decatur County. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered feedback and guidance from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Public announcements of Comprehensive meetings were made in the local newspapers, though community newsletters and flyers, and on social media websites. The initial kickoff meetings were met with a large group representing the county, cities, and community at large. Subsequent meetings continue during the Comprehensive Planning process to address specific elements for the plan.

COMMUNITY PROFILE ---

See more detailed information from Environmental Research Institute (ESRI) in the appendix. ESRI is an international supplier of Geographic Information System (GIS) software and provides this information in a variety of formats (data sets, maps) that can be integrated into nearly every type of organization. We have used ESRI data to examine demographic information about Decatur County and the Cities of Attapulgus, Brinson, and Climax. We have examined population, race, education, housing and employment. ESRI information is based on the most recent U.S. Census information and can be found in the appendix.

STEERING COMMITTEE

The Steering Committee was comprised of the elected officials in Decatur County and the cities of Attapulgus, Brinson and Climax.

Dennis Brinson	Pete Stephens	George Anderson	David Mosely	Rusty Davis	Russell Smith
Beverly King	Renee Boyett	Johnny Medley	Stephen Vines, Jr	John Hall II	G. Robert Ward
B. Lamar Maxwell	James Earp	Ashley Miller	H.L. Monty Bullock	Joe Belvin	Tom Powell
Hardy Powell	Charles Haddock	Glenda Worsham	Dennis Bishop	Joseph Kelly	Robert Jones
Vanessa Martin	Alan Thomas	Gary Breedlove	CJ Stafford	Tommie Reynold	

ISSUES & OPPORTUNITIES

On October 5, 2016 community members and government officials met to address issues with their respective districts. The identification of needs and opportunities is an important step in the development of strategies to address those needs and opportunities. Public and community input was a vital part of this process. The list of issues and opportunities listed below represent the one's that the City and County feel rise to the level of priority.

- We have a strong agricultural economy but need to diversify for economic growth and development.
- We need to continue to utilize Lake Seminole and Flint River as a recreational and tourist attraction.
- We need to make better use of our airport facilities
- We need to invest and support local business and seek opportunities to expand business developments.
- We need to continue to support and explore expansion of Solar Farms as an economic development.
- We need to provide recreational opportunities for all ages.
- We need to continue to prepare for growth by investing in human capital and infrastructure (i.e. complete streets).
- We need to continue to educate and train the community for jobs that are available.
- We need to balance jobs and affordable housing.
-

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

Lake Seminole
Flint River
Water Supply
Available Land – Industrial Park
Airport
Agriculture
Race Relations (Attapulgus)
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

Weaknesses

Funding
Road Improvement
Jobs Leaving County
Shaw Closure
Shopping
Restaurants
Recreation in Unincorporated Areas

25 % of Population at or below High School Graduate
Unemployment Rate
Drugs
Employable People
Job Skill Training

Opportunities

Available Space Industry and Development
Better use of Airport
Expanding and Developing Airport
Schooling – Employing People
Investment Opportunities with Businesses
New Businesses and Restaurants
Marketing – “Spend a Day in Decatur County”
Build on Lake and River events and resources
Recreation and Events for Youth and Young Adults/Families
Wildlife Management Area
Solar Farms

Threats

Natural Disaster
Politics/Communication
Funding
Available Land Capacity
Landfill
Job Loss, possible leading to crime
Environment
Commodity Prices
Population Shifts
Drugs
Housing Foreclosures

GOALS & POLICIES: Decatur County and the Cities of Attapulgus, Brinson and Climax

Economic Prosperity:

We will 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:

We will 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

- **We will protect and conserve of our community's resources and will play an important role in the decision-making process when making decisions about future growth and development.**
- **Our 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:

We will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This will 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 will support new land uses that contribute to protecting the environment and preserving meaningful open space.**

Local Preparedness:

We will 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

- **Our 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:

We will 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:

We will promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This will 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:

We will 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:

We will 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:

We will 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.**

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Decatur County and the Cities of Attapulgus, Brinson, and Climax

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

Policies, issues and opportunities, and Community Work Program implementation strategies located in the current Comprehensive Plans for each of our 14 county regions were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities. Portions of the CEDS are included in this plan element and are listed below.

Decatur County has experienced an economic recession over the past years due to the loss of several manufacturers. There have been several manufacturers to close in the area eliminating jobs, Shaw Industries (loss of 186 jobs), PROPEX (loss of 250 jobs), and TRACO (loss of 180 jobs). However, there have been small scaled factories to commence business in Bainbridge employing 12 to 25 jobs and Bainbridge Manufacturing added about 200 jobs. They have recruited retail businesses to downtown Bainbridge creating approximately 60 jobs.

The population of Decatur County is 27,842, which is a population decrease of 622 from the 2010 Census. Other municipalities in Decatur include Attapulgus, Brinson and Climax. Attapulgus has a population of 533 and is the 2nd largest city in Decatur County. Brinson is a small town in Decatur County and has a population of 215. The town of Climax is located at the highest point of the railroad between Savannah Georgia and the Chattahoochee River. Decatur County is the nation's leader in the production of Fuller's Earth, a type of clay with varied chemical uses. Once used for bleaching petroleum and cleaning grease out of wool, Fuller's Earth is currently used as cat litter and as an additive to insecticides and cements.

The City of Bainbridge, Georgia's first inland port has a facility that supports barge transportation. Forested land in Decatur County accounts for 255,000 acres. Forested land is found throughout Decatur County, with a large concentration on either side of the Flint River. This Industrial park

boasts a nine-hole golf course, an airport and several industries including BP-Amoco and Coca Cola. All of these industries have plants that are located within the overall park. The surrounding uses are mostly agricultural.

Decatur County is divided by the Flint River, which flows to meet the Chattahoochee. Together they form the Apalachicola River which flows to the Gulf of Mexico. At the junction of the two rivers, the Jim Woodruff Dam forms Lake Seminole. Seminole State Park, in Bainbridge, is located on the banks of Lake Seminole. This 37,500-acre lake attracts sport fishing, national tournament fishing, deer and duck hunting. The park is home to the gopher tortoise, the only native tortoise in Georgia. Other area attractions include Cheney Griffin Park, the Boat Basin that includes lengthy, scenic walking trails and a camp ground, and Willis Park. Lake Seminole is widely regarded as one of the nation's best lakes for largemouth bass fishing. A system of locks at the dam allows barge traffic to travel between the inland port at Bainbridge and the Gulf of Mexico.

Decatur County is home to several annual festivals. The River Town Days held in the middle of March, July 4th Celebrations, Bikefest, and many other annual events. The Town of Climax plays host to the annual Swine Time Festival each November. This lighthearted event recognizes the contribution of pork products to the region's economy. There is also the Decatur County Fall Festival and Fair in October in Bainbridge. These festivals bring in thousands of people into Decatur County each year and contribute positively to the economy.

Bainbridge is also home to Bainbridge State College, a unit of the University System of Georgia. The college is currently merging with Abraham Baldwin Agriculture College (ABAC) in Tifton, Georgia. Both campuses are using ABAC name. The consolidation is currently underway and should be an economic boost to Decatur County. The Board of Regents hopes to better serve students and broaden academic programs for students in South Georgia and ultimately improving student success.

TRANSPORTATION

Road Network

Decatur County is served by a good and improving network of state and federal highways, including U.S. 27 and 84 and State Routes 97, 253, 262, 309, 310 and 311. Although significant progress has been made in recent years, Decatur County is in an area of Georgia which has not historically benefited from major state expenditures on transportation infrastructure. Consequently, economic development efforts have been hampered. U.S. Highway 27 is a 4 lane south to I-10 and Florida. U.S. Highway 84 is 4 lanes west and east. U.S. Highway 84 west takes to Alabama and U.S. Highway 84 east to I-75 and I-95. U.S. Highway 84 and Highway 27 both serve as important routes and these two routes will become major routes for I-10 and I-75 traffic.

Public transportation is provided by Decatur County Transit. They also provide contracted transportation for Medicaid and Department of Human Resource clients. In FY 2016, nearly 30,000 trips were provided to residents of Decatur County and the cities of Attapulgus, Bainbridge, Brinson and Climax.

US Highways 84 and 27 both serve as important routes and these two routes will become major routes for I-10 and I-75. The highest traffic volumes are found on the city's main arterials: US 84/27 Bypass, Shotwell Street, Tallahassee Hwy, Scott Street, West Calhoun Street and Dothan Road (US 84).

Railroads

CSX offers mainline rail service into Bainbridge. Southwestern Railroad provides shoreline services to portions of the county including the Decatur County Industrial Park. Decatur County is not served by a public transportation system but transportation is provided by a rural transit on demand system which handles non-emergency transportation. Rural communities face unique challenges with the growing populations of elderly and disabled residents and the lack of physicians and other health care providers.

Decatur County owns over 14,000 feet of rail spurs in the Decatur County Industrial Park. The Georgia Southwest Railroad has multiple rail lines across Southwestern Georgia and Southeastern Alabama with one of the lines running from Bainbridge, Georgia to Columbus, Georgia and another line that runs directly to the port of Panama City Florida.

The Decatur County Airport is located five miles northwest of Bainbridge near the Industrial Park. There is a double hangar terminal located to the east of the airport that is currently rented for private plane storage. Both these facilities are considered adequate.

FUTURE LAND USE

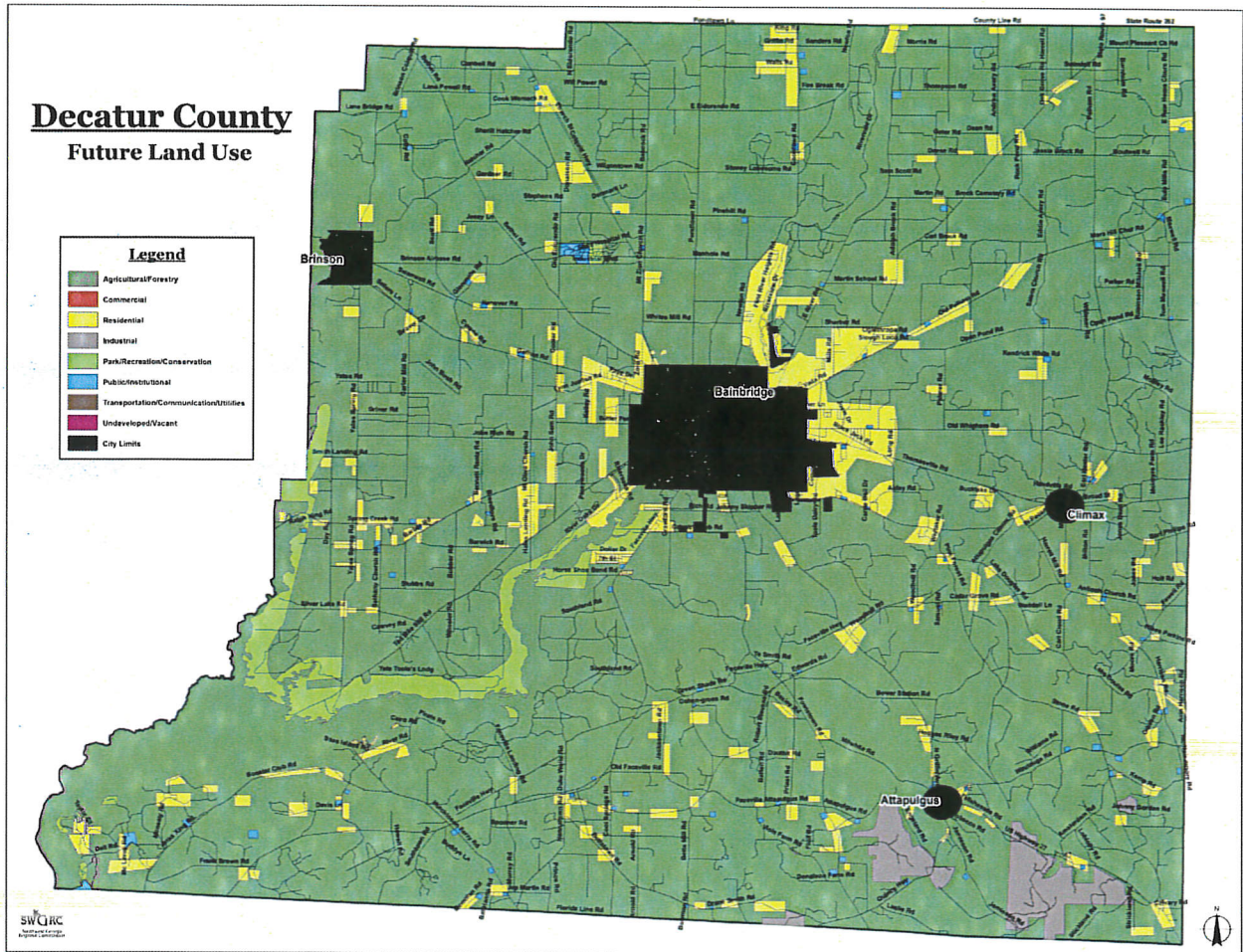
Land use for small communities must maintain rural characters and strength economic potential. Rural Communities need to identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities that encourages sustainable rural development, while respecting the rights of rural community and residents.

The future land use categories are not zoning classifications. Instead, they act to inform leaders on decisions regarding rezoning and development. They will identify the specific use that is proposed for a parcel. The future land use categories are defined below:

Land Use Classifications	
Residential	The predominant use of land is residential, single-family and multi-family dwelling units
Commercial	Non-industrial business uses, including retail sales, office, service and entertainment facilities, organized in one building or grouped together in a shopping center or office building.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional	Includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Transportation/Communication/Utilities	Includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Parks/Recreation/Conservation	Land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Agriculture/Forestry	Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
Undeveloped/Vacant	Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

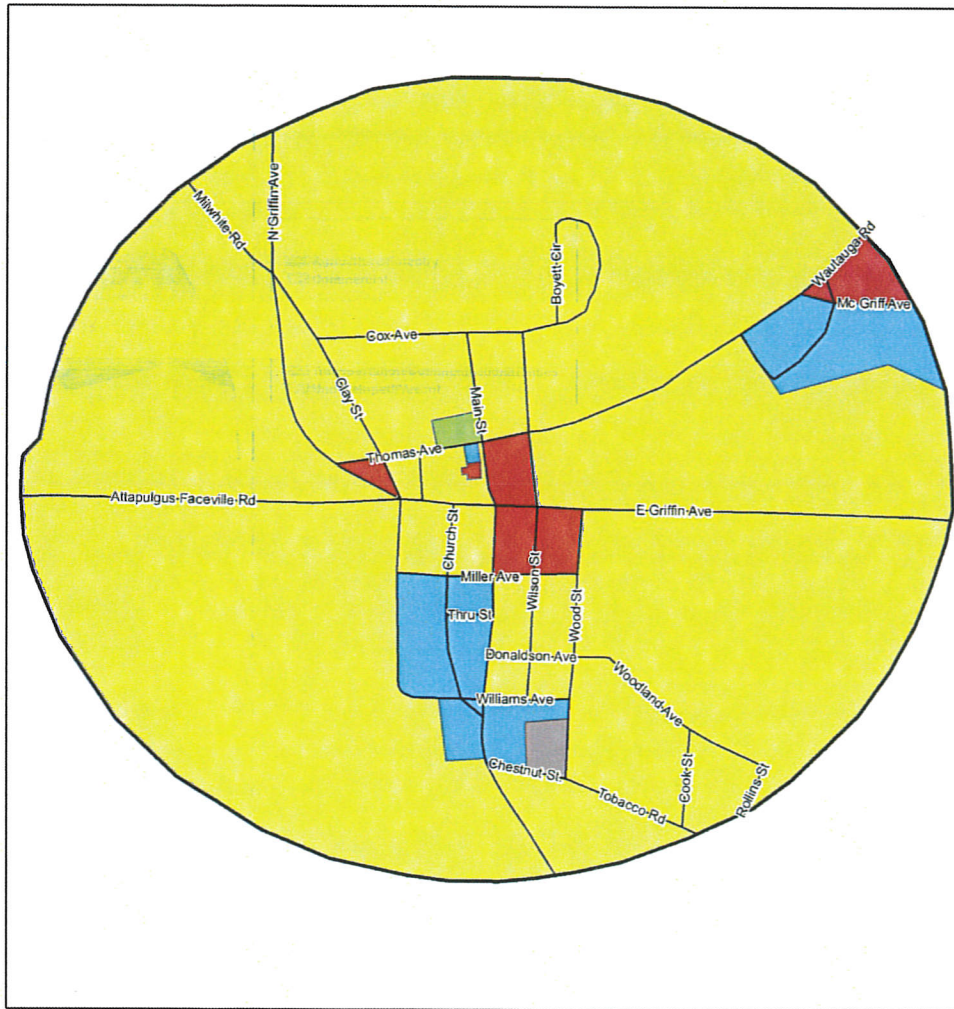
FUTURE LAND USE MAP

(Please see Appendix for larger for rendering of the maps)



Attapulcus

Future Land Use

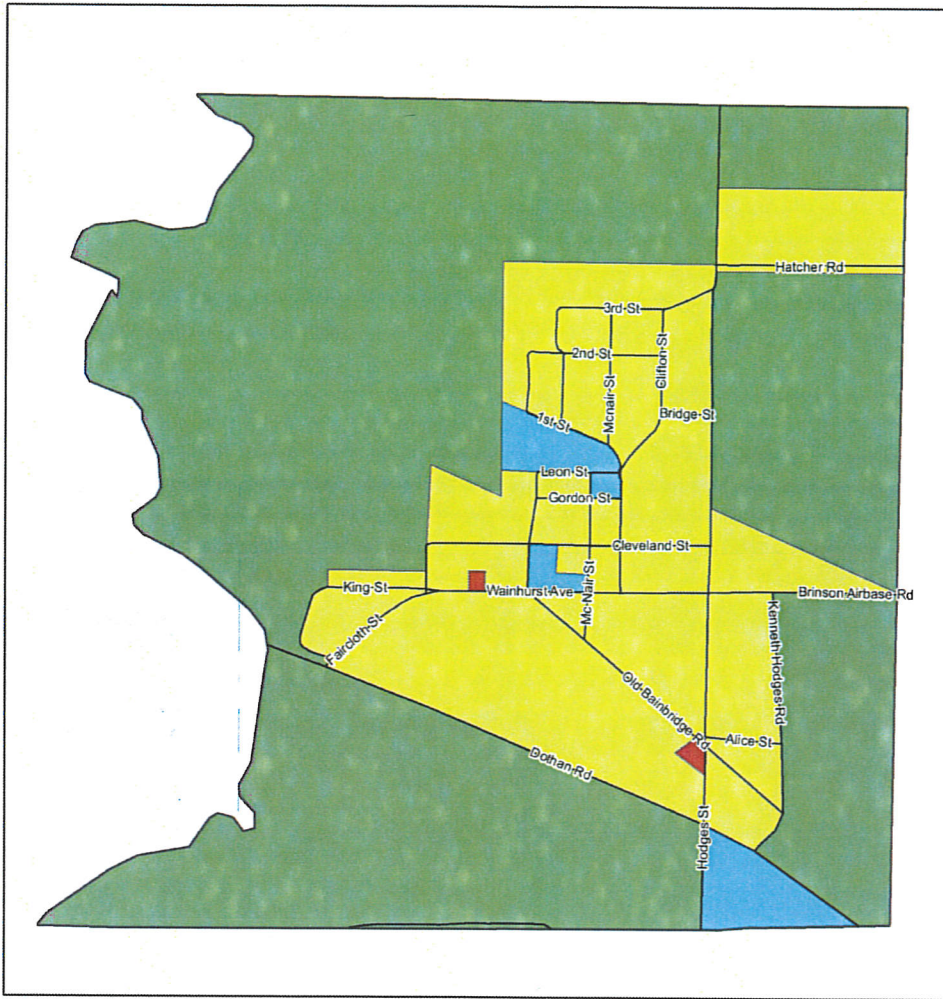


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Brinson

Future Land Use



Legend	
	Agriculture/Forestry
	Commercial
	Residential
	Industrial
	Parks/Recreation/Conservation
	Public/Institutional
	Transportation/Communication/Utilities
	Undeveloped/Vacant



Climax

Future Land Use



Legend

- Agriculture/Forestry
- Commercial
- Residential
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities
- Undeveloped/Vacant

SWGRC
Southwest Georgia
Regional Commission



REPORT OF ACCOMPLISHMENTS

ATTAPULGUS REPORT OF ACCOMPLISHMENTS									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Contract with Decatur County to hold elections	X	X	X	X	X	\$4,000	City	General Funds	Complete
Explore contracting with County Planner for planning assistance as needed	X	X	X	X	X	Varies per project	City	Taxes/General Funds	Complete
Explore installing fire hydrants where necessary	X	X	X	X	X	\$1,000 each	City	Enterprise Funds/Grants	Postponed Did not receive grant
Promote and encourage the use of the Regional Coordinated Transportation Program	X	X	X	X	X	n/a (county provides)	City/County	County funded	Complete
Attract business to downtown area	X	X	X	X	X	n/a	City/RC	Part of RC dues	Underway Completion 2022
Work with RC Historic Preservation Planner to upgrade streetscape; benches, planters, trash receptacles, etc.	X	X	X	X	X	n/a	City/RC	Part of RC dues	Postponed Grant funds not available
Work with Historic Preservation Planner to develop plans	X	X	X	X	X	n/a	City/RC	Part of RC dues	No longer being considered Not feasible for

for antique lighting and sidewalk improvements									Attapulgus
Replace city water tank	X					\$500,000	City	CDBG	Complete
Make improvements to outdoor recreational facility when necessary	X	X	X	X	X	n/a/varies	City	SPLOST	Underway Completion 2022
Develop preliminary drainage improvement study for the City	X	X	X	X	X	\$10,000	City	General Funds	No longer being considered Engineering study. Did not receive Grant
Establish satellite Sheriff's/EMS office		X				n/a	City/County	General Funds	No longer being considered Not feasible per Decatur Co. Sheriff's Office
Collaborate with Community Action Council to determine if weatherization or rehabilitation funding is available for senior citizens			X			n/a	City/RC	Part of RC dues	No longer being considered No sufficient work focus to oversee project.
Review and update ordinances as necessary	X	X	X	X	X	\$3,000	City/RC	General Funds	Underway Completion 2022

BRINSON REPORT OF ACCOMPLISHMENTS

Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Work with Chamber of Commerce and Decatur County to promote Development of U.S. Hwy. 84	X	X	X	X	X	City/Chamber	N/A	General Funds	Underway 2022
Implement Georgia Municipal Association's Georgia Cities Week each year and plan projects for the event in Brinson – participate in this project	X	X	X	X	X	City	None	N/A	Underway 2022
Review, and amend if necessary, the zoning ordinance to ensure that it encourages green space preservation			X			City	None	N/A	Underway 2022
Conduct survey to determine what type of recreational facilities are needed and amend STWP to outline projects and costs		X		X		City	\$1,000	General Funds	Postponed Lack of funds and staff
Enforce Existing ordinances and codes	X	X	X	X	X	City	None	N/A	Underway 2022
Form a Housing Committee that will report monthly to the City Council			X			City	None	N/A	Postponed Lack of funds and staff
Encourage the development of a city-wide beautification program				X		City	None	N/A	Underway 2022
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date	X	X	X	X	X	City	None	N/A	Underway 2022

CLIMAX REPORT OF ACCOMPLISHMENTS									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Annex one mile radius of county into city limits			X			None	City	n/a	No longer being considered Funding Not Available
Develop zoning ordinance				X		\$3,500	City/RC	General Fund	Underway Completion 2018
Attract a financial institution to the area					X	None	City	n/a	No longer being considered Financial Institution located 6 miles of Climax
Paint Parker Park gazebo	X					\$1,000	City	General Fund/Grants	Underway Completion Date 2018
Paint Parker Park pavilion	X					\$2,000	City	General Fund/Grants	Underway Completion Date 2019
Repair and paint Parker Park bathrooms	X					\$3,500	City	General Fund/Grants	Postponed
Repave Parker Park walking track					X	\$25,000	City	Grants	Underway Completion Date 2018
Install fence in children's park		X				\$20,000	City	SPLOST	Postponed Lack of Funding
Install water pipes city-wide	X	X	X	X	X	\$500,000	City	CDBG/SPLOST	Postponed Lack of Funding
Install city-wide surface water drainage system	X	X	X	X	X	\$500,000	City	CDBG/SPLOST	Postponed until CDBG Grants can be a service
Resurface Broad Street		X				None	City	LARP	Postponed Lack of Funding

DECATUR COUNTY REPORT OF ACCOMPLISHMENTS									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
Support adult literacy programs and dropout prevention programs	X	X	X	X	X	None.	Decatur County	n/a	Underway Completion Date 2022
Support vocational education programs	X	X	X	X	X	None	Decatur County	n/a	Underway Completion Date 2022
Continue to support the Chamber of Commerce and Development Authority	X	X	X	X	X	\$200,000/yr.	Decatur County	General Fund/Dedicated millage rate	Underway Completion Date 2022
Identify and pursue industries that contribute to the county's tax base	X	X	X	X	X	None	Decatur County/Development Authority	n/a	Underway Completion Date 2022
Maintain and improve industrial parks	X		X	X	X	\$400,000/yr.	Decatur County	General Fund/Enterprise Funds/SPLOST	Underway Completion Date 2022
Establish crossroad communities as "Community Designated Places" (US Census Bureau)					X	None	Decatur County	n/a	Underway Completion Date 2022
Research feasibility of adopting comprehensive storm water management ordinances		X				None	Decatur County	n/a	Completed
Limit the density and intensity over groundwater recharge areas	X	X	X	X	X	None	Decatur County	n/a	Underway Completion Date 2022
Consider developing buffer zones along roadways		X				None	Decatur County	n/a	Completed
Research feasibility of adopting comprehensive	X					None	Decatur County	n/a	Completed

landscape requirements									
Research the feasibility of enacting ordinances to protect slopes			X			None	Decatur County	n/a	Completed
Adopt the appropriate Part V environmental ordinances			X			None	Decatur County	n/a	Completed
Require open space in subdivision development		X				None	Decatur County	n/a	No longer being considered Low Priority
Seek easements to increase public access to scenic areas			X			None	Decatur County	n/a	No longer being considered Low Priority
Consider feasibility of new EMS/Fire substation				X		\$350,000	Decatur County	General Fund	Completed
Coordinate with city planning department in order to provide continuity of county land use objectives	X	X	X	X	X	None	Decatur County	n/a	Underway Completion Date 2022
Work toward establishing a housing monitoring system			X			\$50,000/yr.	Decatur County	General Fund	No longer being considered Lack of Funding
Enforce the county's building code ordinance	X	X	X	X	X	\$60,000	Decatur County	General Fund	Underway Completion Date 2022
Consider developing procedures for the use of selective demolition as a means of stabilizing neighborhoods			X			\$5,000/yr.	Decatur County	General Fund	Completed
Encourage public/private partnerships for the purpose of rehabilitating substandard housing				X		\$5,000/yr.	Decatur County	General Fund	Completed
Adopt land use	X					\$5,000	Decatur County	General Fund	No longer

regulations to specifically protect prime agricultural land									being considered Lack Priority
Consider Adopting a Zoning Ordinance		X				\$20,000	Decatur County	General Fund	No longer being considered Lack of Support
Continue to pave and resurface secondary roads	X	X	X	X	X	\$1,500,000/yr.	Decatur County	SPLOST	Underway Completion Date 2022
Continue to maintain bridges	X	X	X	X	X	\$25,000/yr.	Decatur County	General Fund	Underway Completion Date 2022
Ensure capability to service all types of general and corporate aviation	X	X	X	X	X	\$100,000/yr.	Decatur County	General Fund	Underway Completion Date 2022

COMMUNITY WORK PROGRAM

ATTAPULGUS COMMUNITY WORK PROGRAM								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Explore pros and cons of installing fire hydrants where necessary	X	X	X	X	X	\$1,000 each	City	Enterprise Funds/ Grants
Increase businesses in downtown area	X	X	X	X	X	n/a	City/RC	Part of RC dues
Work with RC Historic Preservation Planner to upgrade streetscape; benches, planters, trash receptacles, etc.	X	X	X	X	X	n/a	City/RC	Part of RC dues
Make improvements to outdoor recreational facility when necessary	X	X	X	X	X	n/a/varies	City	SPLOST
Review and update ordinances as necessary	X	X	X	X	X	\$3,000	City/RC	General Funds
Update Community Work Program				X	X	n/a	City	General Funds

BRINSON COMMUNITY WORK PROGRAM								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Work with Chamber of Commerce and Decatur County through meetings to market and promote the Development of U.S. Hwy. 84	X	X	X	X	X	City/Chamber	N/A	General Funds
Implement Georgia Municipal Association's Georgia Cities Week each year and plan projects for the event in Brinson – participate in this project	X	X	X	X	X	City	None	N/A
Review, and amend if necessary, the zoning ordinance to ensure that it encourages green space preservation			X			City	None	N/A
Conduct survey to determine what type of recreational facilities are needed and amend STWP to outline projects and costs		X		X		City	\$1,000	General Funds
Enforce Existing ordinances and codes	X	X	X	X	X	City	None	N/A
Form a Housing Committee that will report monthly to the City Council			X			City	None	N/A
Provide funding for the development of a city-wide beautification program				X		City	None	N/A
Review, and amend if necessary, the zoning ordinance to ensure that it remains up to date	X	X	X	X	X	City	None	N/A

CLIMAX COMMUNITY WORK PROGRAM								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
General Planning								
Develop zoning ordinance	X					\$4,000	City	General Fund
Economic Development								
Paint Parker Park gazebo	X	X	X		X	\$1,500	City	General Fund
Paint Parker Park pavilion	X	x	x	X	X	\$2,5000	City	General Fund/Grants
Paint Parker Gates	X		X		X	\$500	City	General Funds
Repair and paint Parker Park bathrooms	X	X	X	X	X	\$3,500	City	General Fund/Grants
Resurface Parker Park walking track		X	X	X	X	\$20,000	City	SPLOST
Install fence in children's park	X	X	X	X	X	\$20,000	City	SPLOST
Install water pipes city-wide	X	X	X	X	X	\$500,000	City	CDBG/SPLOST
Install city-wide surface water drainage system	X	X	X	X	X	\$500,000	City	CDBG/SPLOST
Resurface Broad Street	X	X	X	X	X	None	City	LARP
Install metal Roof – Climax Depot	X	X	X	X	X	\$40,000	City	SPLOST
Paint Climax Depot	X	X	X	X	X	\$4,000	City	General Funds/Grants
Purchase Road and Street Equipment	X	X	X	X	X	\$70,000	City	SPLOST
Purchase Fire Dept. Equipment		X	X	X	X	\$12,000	City	SPLOST
Apply for grant funding for city wide Surface Drainage System	X	X	X	X	X	\$500,000	City	CDBG
Land Use								
Resurface City Streets based on priority	X	X	X	X	X	\$45,000	City	LMIG/General Funds
Other Considerations								
Apply for grant funding to increase pumping capacity of wells from 220 gpm to 1000 gpm	X	X	X	X	X	\$250,000	City	CDBG

DECATUR COUNTY COMMUNITY WORK PROGRAM								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Meet with and work with schools and other agencies to increase adult literacy programs and dropout prevention programs	X	X	X	X	X	None.	Decatur County	n/a
Meet with and work with educational institutions to increase the vocational education programs	X	X	X	X	X	None	Decatur County	n/a
Provide limited financial support to support the Chamber of Commerce and Development Authority Programs	X	X	X	X	X	\$200,000/yr.	Decatur County	General Fund/Dedicated millage rate
Identify and pursue industries that contribute to the county's tax base	X	X	X	X	X	None	Decatur County/Development Authority	n/a
Provide funding to maintain and improve the industrial parks	X		X	X	X	\$400,000/yr.	Decatur County	General Fund/Enterprise Funds/SPLOST
Establish crossroad communities as "Community Designated Places" (US Census Bureau)					X	None	Decatur County	n/a
Limit the density and intensity over groundwater recharge areas	X	X	X	X	X	None	Decatur County	n/a
Coordinate with city planning department through meetings in order to provide continuity of county land use objectives	X	X	X	X	X	None	Decatur County	n/a
Enforce the county's building code ordinance	X	X	X	X	X	\$60,000	Decatur County	General Fund
Continue to provide funding to pave and resurface secondary roads based on priority	X	X	X	X	X	\$1,500,000/yr.	Decatur County	SPLOST
Continue to provide funding to maintain bridges	X	X	X	X	X	\$25,000/yr.	Decatur County	General Fund
Provide funding to build capability to service all types of	X	X	X	X	X	\$100,000/yr.	Decatur County	General Fund

general and corporate aviation								
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APPENDIX

Resolutions

Attendance Sheets

Public Hearing Advertisements

Future Land Use Map

Environmental Research Institute (ESRI)