

FY 2023-2027 Joint Comprehensive Plan

Brooks County, Barwick, Morven, Pavo, and Quitman

Adopted July 11, 2022



Top to bottom L-R: Pavo Water Tower, Quitman BC3 Memorial Park, Quitman Historic Home, Morven City Hall, Pavo City Hall Peacock, Quitman Camellia Trail, Morven Cane Grinder, City of Barwick Welcome Sign, Barwick Historic Home, Brooks County Wetland, Brooks County Cotton, Brooks County Courthouse, Brooks County UGA Ext. Office 2022. Photos by James Horton

<u>STEERING COMMITTEE MEMBERS 2021-22</u>	Amanda Manning – Quitman Free Press
Buddy Holwell – Quitman Business Owner	Sandy Rentz Yates – Morven City Clerk
Cleveland Shy – Pavo City Council	Connie Friedel – Barwick City Clerk
Cyndi Johnson – Brooks County Citizen	Donna Hickman – Pavo Citizen
Dorothy Beatty – Pavo Citizen	I.J. McCann – Barwick Mayor
James Maxwell – Brooks County Commissioner	Jason Hylton – Brooks County Farmer’s Coop
Jim Owens – Brooks County Roads Superintendent	Jessica McKinney – Brooks County Administrator
June Furney – Brooks County Hospital Administrator	Kathryn Patrick – Director Brooks Co. Chamber
Kelly Lane – DCA Representative	Kendall Blankumsee – Quitman Business Owner
Kim Daniels – Brooks County Administration	Lola Slydell – Quitman City Clerk
Lynwood Yates – Morven Chief of Police	Maria Hardman – Quitman Citizen
Mark Hickman – Pavo Police	Marry Collins – Pavo City Clerk
Marvin Bryan – Mayor of Pavo	Meg Hester – Barwick City Manager
Dr. Nancy Dennard – Mayor of Quitman (2018-21)	Pat Hall – Pavo City Council Member
Patricia Williams – Brooks County City Clerk	Peg Howard – Quitman Business Owner
Patrick Folsom – Brooks County Commission Chairman	Raphael Maddox – Quitman City Manager
Shelly Kirkendoll – Executive Director Quitman Presbyterian Home	Stephanie Mata – Brooks County Development Authority Director
Tonya Healey – Assistant Superintendent Brooks County Schools	Willie Cody – Brooks County Commissioner

Brooks County Commission

Patrick Folsom – Chairman
 Willie Cody
 Myra Exum
 James Maxwell
 Lee Larko

City of Barwick

Iverson McCann – Mayor
 Tim Andrews
 Rosetta Herring
 Dale Hicks
 Michael Manley

City of Morven

Anita Hill - Mayor
 Ann Guess
 Danny Johnson
 Octavia Miller
 Allen Nelson
 Billy Smith

City of Pavo

Marvin Bryan - Mayor
 Pat Hall
 Joey Dean
 Ricky Dean
 Cleveland Shy
 Larry Williams

City of Quitman

Zinda McDaniel - Mayor
 Don Morgan
 Mark Devane
 Mattie Neloms
 Lula Smart

Southern Georgia Regional Commission

James Horton – Senior Planner - Author
 Elizabeth Backe – Planning Director
 Loretta Hylton – Senior Planner
 Sherry Davidson – Government Services Dir.
 Amy Martin – Transportation Planner





Prepared for: Brooks County, Barwick, Morven, Pavo, and Quitman by: James A. Horton

Table of Contents

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning	5
1. Introduction	5
2. Community Involvement – Stakeholder Identification	5
3. Identification of Participation Techniques	6
4. Public Hearings and Workshops	6
5. Regional Water Plan and Environmental Planning Criteria	10
Suwannee-Satilla Regional Water Plan	10
Suwannee-Satilla Regional Water Plan Goals:	11
Short Term Water Quantity Management Practices (0-10 Years)	12
Short-Term Water Quality Management Practices (0 – 10 Years):	12
Chapter 391-3-16, Rules for Environmental Planning Criteria	13
Regional Water Quality Assessment Project	14
Regional Water Project Goals.....	14
Water Quality Testing Data for Brooks County.....	15
Supporting Maps and Charts.....	16
Regional Watershed Map	16
Regional Impaired Streams Map	16
Project Goals for Historic Septic Data.....	18
Supporting Maps	18
Upper Okapilco Creek 319(h) Grant Project.....	18
Sites Listed on the 303(d) List of Impaired Streams for Brooks County	19
Better Back Roads.....	20
Additional Resources to Consider	20
II. PLAN ELEMENTS.....	21
1. Community Vision	21
2. Goals	23
3. Historical Narratives of Brooks County, Barwick, Morven, Pavo and Quitman	24
Brooks County History.....	24
City of Barwick History	24
City of Morven History	25
City of Pavo History.....	26
City of Quitman History	26
4. Needs and Opportunities.....	28
5. Analysis of Data and Information	44
6. Consideration of DCA Quality Community Objectives	47
7. Community Policies	50
8. Broadband Element	63

9. Community Work Program – Report of Accomplishments	66
9.a Report of Accomplishments: Brooks County (2018-2022).....	66
9.b Report of Accomplishments: City of Barwick (2018 - 2022).....	70
9.c Report of Accomplishments: City of Morven (2018-2022)	72
9.d Report of Accomplishments: City of Pavo (2018-2022)	73
9.e Report of Accomplishments: City of Quitman (2018-2022)	76
10. Community Work Program	80
10.a Brooks County 5-Year Community Work Program Update FY2023-2027.....	80
10.b City of Barwick 5-Year Community Work Program Update FY2023-2027	84
10.c City of Morven 5-Year Community Work Program Update FY2023-2027	86
10.d City of Pavo 5-Year Community Work Program Update FY2023-2027	88
10.e City of Quitman 5-Year Community Work Program Update FY2023-2027	90
11. Brooks County Transportation Network Element	93
12. Land Use Element – Character Areas.....	97
Agriculture Character Area	97
Conservation Area and Greenspace Character Area	99
Downtown and Town Center Character Area.....	102
Historic Character Area	106
Commercial Corridor Character Area	109
Industrial Activity Center Character Area	112
Public Institutional Character Area	115
Residential Character Area	117
Rural Residential Character Area	119
Rural Village Character Area	121
Appendices	124

Adopted July 11, 2022

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2022 Brooks County, Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The plan contains the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Broadband Element
- Land Use Element
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)
- Transportation Element
(As a community that partially lies within a designated Metropolitan Planning Organization.)

2. Community Involvement – Stakeholder Identification

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

- a) An initial Stakeholder Group was identified including City and County elected and appointed officials, city and county staff, law enforcement, local businesses and industries including the Health Care Sector, Board of Education, Chamber of Commerce, Brooks County Development Authority, and the general public.
- b) Ample opportunities for participation in the planning process were utilized throughout the process. These included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders;

individual meetings with local government officials; and information on the Southern Georgia Regional Commission's website, local government websites and social media.

- c) A public participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; four workshops, open to the public, for the development of the plan update with one special workshop focusing on Economic Development. A final public hearing to receive any final public comments before transmitting the plan draft to DCA for review was held. Identified stakeholders were invited to all meetings and attended, yielding specific input in plan content.

- d) Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets and published advertisements.

3. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Two Public Hearings:
 - Kick-off
 - Transmittal
 - Adoption
- Four Workshops:
 - Goals, issues, and opportunities
 - Report of Accomplishments & Community Work Program
 - Land Use/Economic Development
 - Special Economic Development Workshop/Presentation
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special Webpage on SGRC website as well as County and City Websites
- Dissemination of Information in the newspaper (public notices, advertisements)

4. Public Hearings and Workshops

1st Public Hearing – “Kick-off”

The initial public hearing was held on August 2, 2021 in conjunction with the Brooks County Commissioner's meeting at the Brooks County Courthouse. The meeting was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update.

Workshop 1

The first workshop was held on September 7, 2021. The purpose of the workshop was to update the goals in the comprehensive plan and to conduct a Strength, Weaknesses, Opportunities and Threats (SWOT) analysis for Brooks County and cities of Barwick, Morven, Pavo and Quitman. A discussion of the goals from the previous version of the plan was conducted and then the SWOT analysis was passed out to the group for them to write down their responses. The results of the SWOT analysis are included in the Appendix.

Workshop 1 - Brooks County Comp. Plan update SWOT analysis



Workshop 2

The second workshop was held on October 5, 2021. The purpose of the workshop was to review the needs and opportunities from the previous plan update. The results of the SWOT analysis from Workshop 1 were also provided.

Workshop 2 - Brooks County Comp. Plan update



July 25, 2022

Workshop 3

The third workshop was held on November 9, 2021. The purpose of the workshop was to update the policies in the comprehensive plan. This was done through open discussions using the newly revised goals, needs and opportunities from the previous meeting and the policies from the previous comprehensive plan as a starting point.

Workshop 3 – Brooks County Comp. Plan update



Workshop 4

The fourth workshop was held on January 11, 2022 and was a meeting that focused on economic development opportunities for Brooks County and the cities of Barwick, Morven, Pavo and Quitman. SGRC staff James Horton gave a PowerPoint presentation on the basics of economic development and Elizabeth Backe, SGRC Planning Director spoke on the financial assistance programs to aid the economic development process.

Workshop 4 – Economic Development Brooks Co. Comp. Plan update



July 25, 2022

Final Public Hearing

A final public hearing was held on May 2, 2022 in order to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA on May 3, 2022 the day following the public hearing.

Adoption

Brooks County adopted the plan on July 11, 2022; the City of Barwick adopted the plan on July 19, 2022; the City of Morven adopted the plan on July 19, 2022; the City of Pavo adopted the plan on July 18, 2022 and the City of Quitman adopted the plan on July 5, 2022.

5. Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Brooks County and the Cities of Barwick, Morven, Pavo and Quitman lie within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan has identified the following 13 goals to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws.

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agroforestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the region's and state's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

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

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

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

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

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

1. Point Sources:
 - A. Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
 - B. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
2. Non-Point Sources:
 - A. Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
 - B. Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
3. Non-point Source Existing Impairments:
 - A. Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

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

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

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

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

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

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

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

6. SGRC Environmental Assessment

Regional Water Quality Assessment Project

- Awarded to SGRC in January 2020, estimated completion in December 2022.

Background Information

Of the region's 1,500 miles of waterways, 1,178 do not support their designated use (Georgia Environmental Protection Division, 2018). Problems with nonpoint source pollution have been ongoing and are addressed in the Georgia Water Plan, the Georgia Environmental Protection Division (EPD) Nonpoint Source Pollution Plan, the Suwannee Satilla Regional Water Plan, the SGRC Regional Plan, and the Comprehensive Plans for all 18 counties within the region. Furthermore, as identified in their Comprehensive Plans, many counties in the region are seeking to utilize waterways for recreation and economic growth. To this end, water quality and health are important to all stakeholders.

Regional organizations seeking to address the nonpoint source FC pollution within impaired waterbodies will benefit from understanding what and where the significant contributing sources are. Specific data will be useful when considering BMP types, locations, and interested parties when requesting funding such as the Environmental Quality Incentives Program, and the EPD's 319(h) grants.

Regional Water Project Goals

- The long-term goal of this project is to improve regional water quality, funding efficiency and best management practice (BMP) efficacy.
- This project involves a comprehensive review of the region's fecal coliform (FC) impaired waterbodies using data analysis, water quality sampling, Steering Committee input and oversight Citizen Scientist involvement and public education and engagement.
- Regional outreach and education will include Georgia Adopt-A-Stream (AAS) training events for both chemical and bacterial protocols. Nonpoint source pollution workshops will be held in communities near FC impaired waterbodies to help inform residents of the changes they can make to improve water quality.
- The resulting product will be a list of significant nonpoint sources of FC pollution in each impaired water body. The project will provide prioritized areas for BMP implementation, recommended BMP types, and homeowners/landowners/business owners interested in future BMP funding opportunities. The Southern Georgia Regional Commission (SGRC) will develop a publicly available, user- friendly Geographic Information Systems (GIS) web-map showing the 303(d) listed waters from 2012, 2014, 2016, and 2018 reports.

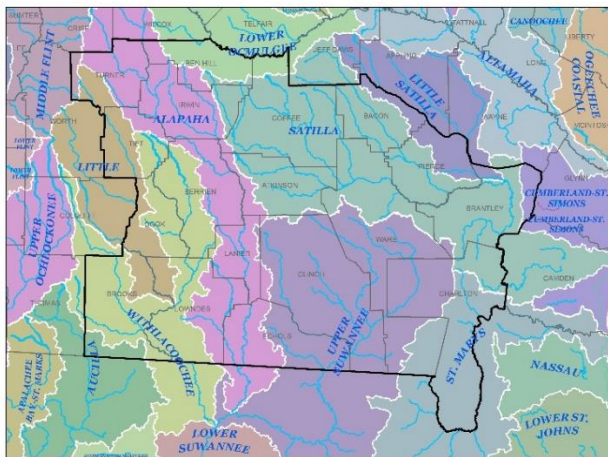
Water Quality Testing Data for Brooks County

County	Site Name	Site Number	GPS Coordinates	GOMAS FC Data	GOMAS Data Date	Current Data	Monitoring Date
Brooks	Crooked Creek @ Devane Rd near Quitman, GA	6714	30.7903, -83.5065	N/A	N/A	2000 CFU/100 mL; TNTC	10/4/2020; 6/22/2021
Brooks	Okapilco Creek - U.S. Highway 84 near Quitman, GA	6643	30.786111, -83.525833	80 MPN/100 mL	9/16/2008	33 cfu/100 mL; 3200 CFU/100 mL	10/4/2020; 6/22/2021
Brooks	Withlacoochee River - U.S. Highway 84	6603	30.793056, -83.453611	235 MPN/100 mL	12/20/2011	0 CFU/100 mL	10/4/2020
Brooks	Okapilco Creek at Coffee Road near Morven, GA	7010	30.916667, -83.586667	70 MPN/100 mL	9/16/2008	0 CFU/100 mL; 3933 CFU/100 mL	4/5/2021; 6/22/2021
Brooks	Pride Branch (fka Negro Branch) at County Road 125 near Quitman, GA	7011	30.750833, -83.591667	170 MPN/100 mL	12/16/2003	133 CFU/100 mL	4/5/2021
Brooks	Piscola Creek at SR 76 near Quitman, GA	7012	30.745000, -83.591111	130 MPN/100 mL	9/16/2008	33 cfu/100 mL	4/5/2021
Brooks	Little River at SR 122	7013	31.000937, -83.458218	100 MPN/100 mL	4/28/2000	0 CFU/100 mL	4/5/2021
Brooks	Spring Branch u/s of Withlacoochee River near Valdosta, GA	6703	30.828340, -83.385311	N/A	N/A	233 cfu/100 mL	2/15/2020
Brooks	Trib. Withlacoochee at Clyattville Rd, nr Valdosta, GA	6371	30.668934, -83.422086	N/A	N/A	133 cfu/100 mL	2/22/2020

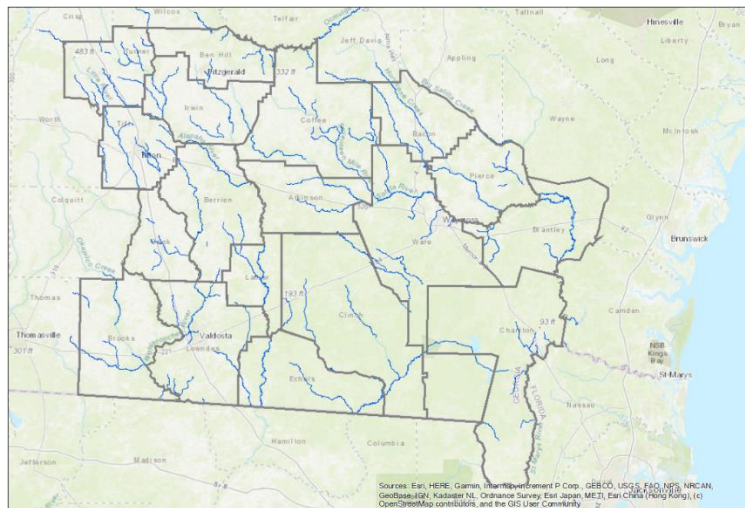
Brooks	Mule Creek at US Hwy 122	7143	30.9669, - 83.7057	N/A	N/A	33 cfu/100 mL	4/5/2021
Brooks	Okapilco Creek at US Hwy 122	7144	30.9956, - 83.6043	N/A	N/A	0 CFU/ 100 mL; 266 CFU/ 100 mL	4/5/2021; 6/22/2021

Supporting Maps and Charts

Regional Watershed Map



Regional Impaired Streams Map



July 25, 2022

Historic Septic Data Inventory for Brooks, Clinch, Echols, and Lowndes Counties to support activities in the Suwannee-Satilla Regional Water Plan

- SGRC applied for project funding in October 2021 to receive State SEED Grant Funds

Project Background for Historic Septic Data

- According to the Georgia Statewide Nonpoint Source Management Plan, Onsite Sewage Disposal Systems (OSDS), usually referred to as septic systems, are common methods of decentralized sewage management. In Georgia, the Department of Public Health (DPH) regulates decentralized systems that treat less than 10,000 gpd and discharge into an absorption field (O.C.G.A. § 31-2A-11). These systems are also one of the leading contributors to fecal coliform impairments in streams, and detailed knowledge of the historic septic sites is needed to “build comprehensive knowledge of the effects of OSDS on water quality (Georgia Statewide Nonpoint Source Management Plan, Long Term Goal 2).”
- Previously, the Southern Georgia Regional Commission (SGRC) has partnered with UGA Marine Extension Service, Coastal Health District, Local Health Departments, and EPD’s Coastal Nonpoint Source Program to create the WelSTROM database which is now widely used for housing current septic information. However, during the process of implementing the “Regional Analysis and Prioritization for Fecal Coliform Impairment Sources” SEED Grant previously awarded in April of 2020, SGRC hoped to reference historic WelSTROM and local Department of Public Health (DPH) septic records and quickly realized that there was no data available before the early 2000’s. This is an issue that has also been impacting the planning and implementation phases of local environmental health offices when installing new OSDS, inspecting older systems for maintenance, and viewing the high demand areas for future permit and land use planning.
- The resulting Historic Septic Data Inventory for Brooks, Clinch, Echols, and Lowndes Counties to support activities in the Suwannee-Satilla Regional Water Plan project will address needs identified in the Suwannee-Satilla Regional Water Plan (SSRWP) such as the “Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning (Table ES-3),” for the “promotion of efficient uses and management of surface and groundwater resources to allow for sufficient supplies for current and future generations (SSRWP, Goal 6).” By combining the historic and current septic record information with the assistance of regional stakeholders, SGRC hopes to identify “high-density” areas where there is a large concentration of septic systems within 300 feet of impaired waterways throughout Brooks, Clinch, Echols, and Lowndes Counties that may be contributing to fecal contamination in the watershed. This will ultimately allow SGRC to take part in future septic repair activities that can be found in the Statewide Nonpoint Source Management Plan through “identifying parts of prioritized watersheds that may have been affected by OSDS, either due to high density or poor function of septic systems, ”and provide conformation that the “high-density” areas have the potential to be human induced (SSRWP, Table 6-1, NPS-1). Understanding this information will allow regional organizations seeking to address possible fecal contamination within the Suwannee-Satilla Region to better identify areas to increase public awareness for septic system maintenance (SSRWP, Table 6-1, EDU-3), to continue with adopting a historical septic data collection process in the remaining SSRWPC and RC counties, and implement the EPD’s 319(h) grants for septic repair or replacement. An additional use for this data is sharing resulting reports and maps with the SGRC’s partners; including the

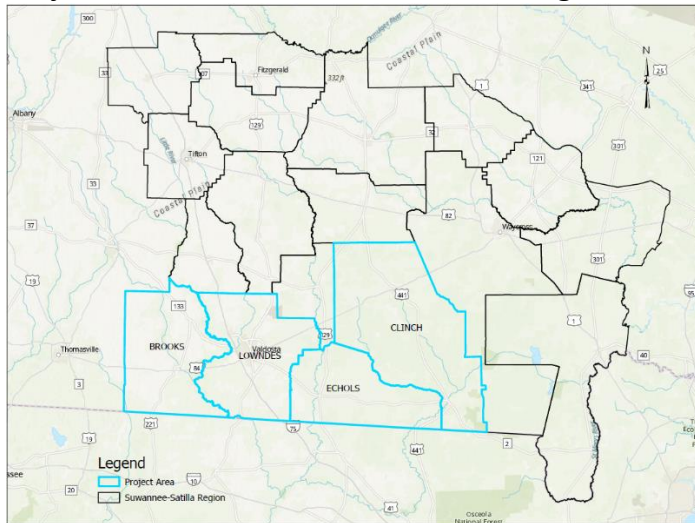
neighboring state of Florida to encourage continued information sharing beyond state lines, and to address any potential concerns they may have regarding failing septic systems in the project area.

Project Goals for Historic Septic Data

- Following and possibly amending the established protocols of the digitizing existing paper records of all septic systems in Brooks, Clinch, Echols, and Lowndes County project areas, and creating an associated GIS layer to be shared with Project Area Counties to fit the RC and Health District needs.
- Develop a protocol to estimate possible septic failure along impaired waterbodies based on age and proximity (within 300 feet) to impaired waterbodies.
- Assess any connection between septic impacts and water quality degradation, and record methods and findings in a report to submit to the SSRWPC and EPD.
- Develop educational programs on nonpoint source pollution, water conservation, and septic system maintenance.

Supporting Maps

Project Area within SGRC and SSRWPC Region



Upper Okapilco Creek 319(h) Grant Project

- Okapilco Creek Watershed is located in Brooks, Colquitt and Worth Counties. It is within the Mid-South Soil & Water Conservation Districts and located in the 10 – digit hydrologic unit code (HUC) 0311020305. It is also part of the Suwannee River Basin, which occupies an area of approximately 10,000 square miles with approximately 5,560 square miles of the basin within Georgia.
- According to the State of Georgia’s 2020 Clean Water Act 305(b)/ 303(d) list, Okapilco Creek was found to be “not supporting” its designated use due to high fecal coliform levels and low dissolved oxygen.
- Generally looking to address agricultural and septic land use concerns near impaired waterbodies, however there are a significant portion of urban BMP’s that can be completed in accordance with several concerns mentioned in the previous comprehensive plan.

July 25, 2022

- Possible Project Areas
 - Upper Okapilco Creek is in the hydrologic unit code (HUC) #0311020305. Political jurisdictions of this segment of Upper Okapilco Creek are Colquitt County, Thomas County, and Brooks County.
 - Lower Okapilco Creek is in the hydrologic unit code (HUC) #0311020306. Political jurisdictions of this segment of Upper Okapilco Creek are Brooks County and the City of Quitman.
 - **** THIS PROJECT LOCATION IS NO LONGER VIABLE FOR AGRICULTURAL BMP'S DUE TO NPDES PERMITTING ON AGRICULTURAL LANDS**

Sites Listed on the 303(d) List of Impaired Streams for Brooks County

County	Stream Name	Location Information	Listing	Stream Miles	Priority Classification	Designated Use
Brooks	Little Suwannee Creek	Headwaters to Suwannee Creek	Assessment Pending	6	3	Fishing
Brooks/Thomas	Mule Creek	Headwaters to Reedy Creek nr Pavo	Not Supporting (FC, DO)	8	4a	Fishing
Brooks	Okapilco Creek	Little Creek to Rainy Creek	Not Supporting (FC)	10	4a	Fishing
Brooks	Okapilco Creek	Rainy Creek to Mule Creek	Not Supporting (FC)	5	4a	Fishing
Colquitt	Okapilco Creek	Upstream SR S1540 to U.S. 319, Moultrie	Not Supporting (FC)	10	4a	Fishing
Colquitt	Okapilco Creek	SR 37 to Hog Creek S. of Moultrie	Not Supporting (FC)	10	4a	Fishing
Colquitt	Okapilco Creek	Hog Creek to Little Creek	Not Supporting (FC)	4	4a	Fishing
Brooks	Okapilco Creek	SR 76, Quitman to Withlacoochee River	Not Supporting (FC)	5	4a	Fishing
Brooks/Thomas	Piscola Creek	Downstream Whitlock Branch @ Ozell Rd to Allen Branch	Not Supporting (FC, DO)	12	4a	Fishing
Brooks/Thomas	Piscola Creek	Allen Branch to Okapilco Creek nr. Boston	Not Supporting (FC)	13	4a	Fishing

Brooks	Pride Branch	Headwaters to Pisco Creek, Quitman	Not Supporting (FC, DO)	9	4a	Fishing
--------	--------------	------------------------------------	-------------------------	---	----	---------

Better Back Roads

- Brooks County is not eligible for the 319(h)-grant funding for this project, but there is a source of “Healthy Watershed Initiative Funding” through Georgia EPD.
- This funding is appropriated to communities with stream segments listed as “supporting” their designated use (fishing, swimming, etc.). However, the funding may also be used for a project in which there is no current data showing any kind of impairment status.
- The Better Back Roads projects that can be proposed under this funding are to repair and manage dirt roads that have not yet been identified as having either a Biota M (Macroinvertebrate) or Biota F (Fish) impairment. These impairment categories simply differentiate the different communities that are impacted by sedimentation runoff in the streams.
- Additional site analysis and project proposals can be completed by contacting the SGRC Environmental Project Manager.

Additional Resources to Consider

- SGRC Agritourism Map (est. completion by Oct. 2022)
- SGRC Ecotourism Brochure

II. PLAN ELEMENTS

1. Community Vision

The Vision and Goals were first developed in the 2010 plan and later updated in 2017. In the 2022 plan, the Vision was rewritten to reflect the current views on growth and direction of development of the county and cities. The only changes to the goals in the 2022 update was the addition of the Broadband Goal - #9.

Vision:

In the near future, Brooks County will be, as it is today, a beautifully scenic rural South Georgia County rich with green forests, fertile farmlands and natural resources. Despite the projected and planned growth, Brooks County will continue to embrace a small-town atmosphere while offering a surge in development and technology with a robust community of retail, hospitality, recreation, and job growth. The county and the cities of Barwick, Morven, Pavo and Quitman will have stable populations living in safe and comfortable homes served by dependable and well-maintained utilities and infrastructure. Citizens will be able to access the latest communication technologies, within the cities and throughout the county, for personal and business use.

Characterized by welcoming communities and a sense of individual belonging, Brooks County will become a destination community with the enticement of permanent relocation. The community's rich heritage will be bonded through the preservation of prominent landmarks and sites. These sites will be of paramount importance to citizens and elected officials by creating a draw to outside interests, potentially feeding tourism and media worthy focus. Neighborhoods and the downtown areas will be well-maintained, attractive and supported by residents and its local businesses. Natural and historic resources will have been preserved by the local governments and citizens working together to take advantage of available regulations, economic resources, and through in-kind contributions. With the evolution and adoption of ordinances, the county and cities will thrive in clean, well-organized and welcoming communities to citizens and visitors.

Residents young and old will be able to take advantage of safe and user-friendly motorized and non-motorized pathways tying the multitude of available resources together to create cultural mecca's and community epicenters. Downtown Quitman will be a quieter and safer through the integration of a bypass for major, heavy load transportation vehicles and agricultural equipment from traveling through the heart of downtown. Healthcare will be a growing focus with a local hospital and medical providers equipped to provide emergency, in-patient care with diagnostics and small procedures, rehabilitative, wellness/preventative, and urgent care services for all residents. The local airport will show growth and expansion by providing variations in hanger services, fuel accessibility, and transportation services to increase flight traffic and become an attractive agent for business and pleasure travel in a non-commercial capacity. Public transportation will be available to all within the county for access to in-county and out-of-county services as well.

There will be ample recreation and public spaces available for indoor and outdoor activities. Cities and populated areas of the county will have access to quality grocery stores, restaurants, specialty shops,

historic attractions and fun and exciting festivals for locals and visitors alike. Venues will be available to host and serve local events, forging opportunities to encourage visitors to our communities.

The Brooks County Development Authority will have made a lasting footprint on Brooks County and its municipalities by focusing on initiatives that encourage and successfully integrate new industry, retail development, restaurant/hospitality services. These initiatives will be balanced and fed with, direct to business, talent pool resources through Economic Development Authority's partnership with the Chamber of Commerce, providing opportunities to foster ongoing education programs, for willing and productive citizens. In turn, Brooks County and the cities will be afforded a more diversified economy that will boast ample job opportunities, with sustainable salaries, for both professional and non-professionals. Through direct actions and commitments of the Development Authority, new businesses and industries will be carefully planned so as to take advantage of the best locations for their business activities while preserving important natural and cultural resources, farmland, and existing commercial and residential areas. Job creation will support the average working citizens nurturing and encouraging them to choose Brooks County as their choice in where they work, play, and live.

Synergy between the Brooks County/Quitman Chamber of Commerce and all of the municipalities in which it serves, will exemplify engagement through fostering Welcome Programs to incoming businesses, establish programs that allow opportunities for existing and new businesses to showcase their services and/or products, and provide a platform for ongoing networking across business within and throughout the county.

Brooks County Schools will continue to expand opportunities for sports and cultural learning while keeping up with the latest technologies readying students for immediate entrance to the workforce and higher education. With advancements/integration of technology coupled with learning/living environments that have provided ample educational resources, students will graduate with tangible skills and experiences while still possessing a sense of place and an appreciation for the beauty and charm of rural South Georgia. With the increased availability of resources and opportunities, some will have an ambition to stay and make a home locally while others will choose to move away to a more urban area carrying with them the diversity of education and culture. At retirement, many Brooks County natives will move back home to enjoy the rich beauty and rural character of their childhood home and continue to enjoy fun times with friends and family.

2. Goals

- Goal 1: **NATURAL AND CULTURAL RESOURCES** – To provide for and promote the continued protection of our natural and cultural resources for current and future generations.
- Goal 2: **ECONOMIC DEVELOPMENT** – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy and to ensure community growth and development, which benefits all segments of the diverse population.
- Goal 3: **HOUSING** – To encourage access to appropriate and affordable housing options for all residents in all income levels.
- Goal 4: **LAND USE** – To ensure that the County’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.
- Goal 5: **COMMUNITY FACILITIES & SERVICES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.
- Goal 6: **INTERGOVERNMENTAL COORDINATION** – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.
- Goal 7: **EDUCATION and HEALTHCARE** – To support quality growth and development through promoting local education and expanding healthcare facilities and options.
- Goal 8: **TRANSPORTATION** – To encourage coordination of land use planning and transportation planning.
- Goal 9: **BROADBAND** – To provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities.

3. Historical Narratives of Brooks County, Barwick, Morven, Pavo and Quitman

Brooks County History

Brooks County, Georgia is a South Georgia county of 498 square miles in size located near the center of the state at its southern border with Florida and is the 27th largest county in the state of Georgia which has a total of 159 counties. Pioneers settled in the area that is now Brooks County in 1823. The influx of settlers was so great that in two years there were approximately 200 families in the area. This rapid growth was made possible by the construction of the Coffee Road which ran southwest from the Ocmulgee river near Jacksonville, Georgia, to the Florida line. With so many people coming into the area, a new county (Lowndes) was created from the southern half of Irwin County which became the basis for the subsequent development of Brooks County.

Brooks County was formed on December 11, 1858 with the majority of its land area coming from Lowndes County and a small portion coming from now Thomas County. It was named for Preston Brooks, a member of Congress prior to the Civil War. Census records from 1860 show that there were 563 families living in the area of Brooks County just one year after the county was created. The Inferior and Superior Court records from 1859 to 1861 show the citizenry of the new county beginning immediately to establish courts, appoint officers, build a courthouse and lay out and build roads and bridges, creating a functioning county government early in 1859. The current historic Brooks County Courthouse was designed by John Wind and constructed in Quitman in 1859 and remodeled in 1892.

Brooks County's terrain is generally flat as it is located in the Southern Coastal Plain physiographic province which explains the flat terrain of the land. The Little River and Withlacoochee Rivers form the eastern boundary of the county between Brooks and Lowndes Counties. In addition to these rivers, Brooks County has the Okapilco, Mule, Slaughter, Piscola, Cat, Negro and Jones creeks and their tributaries which combined with the Little and Withlacoochee form the drainage system for the county.

The climate, terrain and fertile soils in Brooks County have always been conducive to farming and agricultural activities which has always been the main economy for the county in the past and remains so today.

City of Barwick History

Barwick is located in the northeast section of Brooks County and has played an important role in the economy of Brooks County for many years. The area where Barwick is today was first opened up by the development of the Coffee Road which was the earliest vehicular and postal route in the area opened up in 1823. A community existed in the area before 1850, but the City of Barwick was not incorporated until 1903.

Barwick as known today had its beginnings in the early 1890's when the railroad was extended there. There has been a post office there since 1894. The city was incorporated August 17, 1903 and was named after R. H. (Bob) Barwick, a Primitive Baptist leader who was well respected in the community. In an effort to get the town started, T.M. Massey offered free land to anyone who would build a permanent home on the land.

Barwick has had a long history and was home to the first hospital in Brooks County. Dr. S.E. Sanchez built the county's first hospital in Barwick in 1920 and it was the only hospital in the county until 1936 when a hospital was constructed in Quitman. In earlier years, Barwick had a thriving downtown with grocery stores, drug stores, barber shops, hardware stores and much more. It was also recognized as the watermelon capital of the world at one point in its history. In 1940, President Franklin D. Roosevelt's "New Deal" touched the City of Barwick with the construction of a log cabin built at a cost of \$7,000 as a Works Progress Administration project. The cabin is still in existence today and is used as a community center. Today Barwick is still a quaint historic southern town with live oak trees, wide streets, historic buildings and wonderful people, and with a population of less than 400 citizens it is one of Georgia's smallest cities.

Historic Downtown Barwick is located along both sides of East Main Street and is composed of one and two-story masonry buildings. The downtown is surrounded by a historic residential area with one and two-story homes constructed of wood and having partial, full-width and wrap-around porches. Both Barwick's historic downtown and historic residential areas should be qualified for nomination to the National Register of Historic Places and as a Local Historic District.

City of Morven History

Morven is located in the norther portion of Brooks County and is the oldest community in the county established by Europeans and first inhabited circa 1823 after the construction of the Coffee Road. It was originally laid out in large cotton plantations. In 1828 Hamilton Sharpe built a log store and post office which was known as Sharpe's Store and a new community which also became known as "Sharpe's Store" grew up around it. In 1853 the name was changed from Sharpe's Store to Morven. The name Morven originated from a mountain in Caithness, Scotland known as Morven.

In 1897 the South Georgia Railroad was constructed through Morven and in 1900 the Georgia Legislature incorporated Morven. In the 1920's a second railroad – the Valdosta/Morven & Western Railroad was constructed through Morven. The city's water system was installed in 1923 when the town raised an \$8,000 bond to pay for its construction. August of 1924 saw the advent of electric lights in Morven through the efforts of a group of the local ladies who were determined to see it done. The first paved road in Morven was built between 1948-49 and connected to Quitman.

Morven's historic downtown is located along Railroad, Park and Main Streets along with some buildings facing the Adel Highway (Highway 76). The Morven post office is located at the corner of Gordon Street and Adel Highway. The Morven City hall now occupies the former Morven School constructed in 1914 as the Morven High School. Later the building was changed to an elementary school when the county high school was located in Quitman. In the mid 1990's a

new elementary school was constructed in Morven and the old school was vacated. The City of Morven took possession of the building and rehabilitated the historic two-story brick structure for a new city hall and police department. In addition to housing the city services, the school functions as a community meeting center and auditorium. The grounds of the city hall have a community park with playground equipment and a walking track.

City of Pavo History

Pavo is located in the northwest section of Brooks County a few miles north of Barwick. It was incorporated on August 17, 1903 and has its historic downtown located on both sides of Harris Street which runs east and west through the town. Pavo was originally named “McDonald” after a prominent local family but there was confusion between McDonald and McDonough near Atlanta and the mail kept getting mixed up. Subsequently the name was changed to “Pavo” a Latin word for “peacock” after postmaster Duncan D. Peacock.

The historic downtown is composed of one and two-story masonry buildings with wide paved sidewalks out front. The City of Pavo has its city hall located downtown at the corner of Harris Street and Main Streets in a preserved historic building. The two-story building once housed the Pavo Theater in the western bay where city hall offices are and the Pavo Drug Store in the eastern bay where the city council meets today. Surrounding the historic downtown is an historic residential neighborhood consisting mostly of one and two-story wood framed homes with partial, full-width and wrap-around porches.

The City of Pavo owns the historic former Pavo Elementary School and maintains it as a community meeting facility and the headquarters for the Pavo Peacock Festival, a local festival. Next to the school is the historic Pavo Gym which has been a center of activity in Pavo for many years. Pavo’s historic downtown and historic surrounding residential district would be eligible for preservation through the use of a local historic district ordinance with the designation of a historic district.

City of Quitman History

Quitman is the County Seat of Brooks County and it was incorporated on February 1, 1859 and named for Mexican War veteran John A. Quitman. Jeremiah Wilson was in charge of surveying the town and developing its layout in addition to selling the lots all within a ninety-day period. Quitman is known as Georgia’s Camellia City because of the famous Betty Sheffield Camellia developed there and also because of the prominence of private camellia gardens. A Betty Sheffield camellia garden with a bronze statue of Betty herself is located at the Quitman Brooks County Museum and Cultural Center in downtown Quitman.

Quitman is laid out on a grid pattern with the Brooks County Courthouse located on the highest central point of the town at the center point. There is a historic downtown in Quitman composed mainly of one and two-story buildings of masonry construction, but there are some three-story and one four-story building there as well. Surrounding the downtown is a historic

residential district composed of one and two-story homes of wood, masonry and stucco construction.

A unique feature of Quitman is the central landscaped parkways along Screven Street (U.S. Highway 84) its main east/west route and on North and South Court streets which intersect perpendicularly to form a cross pattern. The parkways contain camellias, azaleas, Live Oak trees and palm trees and mowed grass.

Quitman's Historic District was designated to the National Register of Historic Places in 1981 and at that time, it was one of the largest in the state – although that is no longer true today. The district includes the historic downtown and surrounding historic residential area. Quitman has previously adopted a historic preservation ordinance and is now eligible to designate a Local Historic District for the protection of its historic downtown and historic residential areas.

4. Needs and Opportunities

The needs and opportunities for Brooks County and the cities of Barwick, Morven, Pavo and Quitman were initially developed in Workshop 1 in a two-part process: 1. A Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis; and 2. A group discussion of the most pertinent needs and opportunities.

1. Natural and Cultural Resources

A. Cultural Resources

Needs:

1. Brooks County and the cities of Barwick, Morven, Pavo and Quitman do not have established Local Historic Districts with Historic Preservation Commissions and Design Guidelines to protect existing historic buildings and resources locally, and therefore valuable historic resources may be lost.
2. Brooks County has not adopted a Tree Ordinance for the protection of the county's natural forest resources.

Opportunities:

1. All communities have the opportunity to adopt proactive regulations to protect local historic resources. A model Historic Preservation Ordinance is available which establishes a local historic preservation commission that can then propose a local historic district to be approved by the local government. A model historic preservation ordinance is available on the Georgia Department of Community Affairs website at dca.ga.gov. This action should be taken before continued development results in a permanent loss of the County's natural forests and cultural resources.
2. A tree ordinance defines how to manage and care for public and/or privately-owned trees and is meant to help build a healthy and sustainable community forest. Brooks County has the opportunity to explore and adopt a tree ordinance for the protection of forests by adopting a Tree Ordinance. The Georgia Forestry Commission offers a sample tree ordinance on its site at gatrees.org.
3. Brooks County's natural, cultural, and historic resources including cemeteries, bridges and churches, could be utilized and marketed to increase economic and

tourism opportunities in the community. The County could make a promotional video of potential sites and place it on their webpage for public viewing.

4. The local gym in Pavo could be designated as a local historic landmark to encourage preservation and use. A model historic preservation ordinance is available on the Georgia Department of Community Affairs website at dca.ga.gov.
5. A collaborative historic resources inventory for the cities of Barwick, Morven, Pavo and Quitman would help them move towards establishing a Local Historic District for resource protection and tourism development.
6. Promote and encourage the Georgia Centennial Farm Program for recognizing historic family farms in Brooks County.
7. Brooks County has the opportunity to take advantage of the Georgia Film, Music & Digital Entertainment Office's program called "Camera Ready Communities" to ensure that it has a local film-friendly liaison to assist producers and location managers.

B. Natural Resources

Needs:

1. Lack of public access to rivers.
2. Brooks County does not have any public boat ramps.

Opportunities:

1. Brooks County Commissioners can survey local rivers for possible locations for new public boat ramps and facilities. The Georgia Department of Natural Resources may have funding through either the Land and Water Conservation Fund or the Georgia Wildlife Viewing Grants Program.
2. Promotion and Protection of Natural and Cultural Resources. Brooks County's natural resources could be utilized and marketed to increase economic and tourism opportunities in the community. Brooks County could make a promotional video of scenic places for its website and other promotional uses.

2. Economic Development

Needs:

1. Despite the fact that Brooks County and its communities have a low unemployment rate; the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities and few high-wage jobs available in Brooks County.
2. A large number of residents in Brooks County and its communities commute daily to work in other counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county.
3. Lack of adequate water and of sewer and other infrastructure in several areas of the County and the Cities provide a substantial barrier to retention and expansion of existing businesses, let alone attraction of new businesses.

Opportunities:

1. Brooks County's diversifying economic sectors will be able to incorporate more industry with the help of the Brooks County Development Authority and the Brooks County Industrial Park. Likewise, the Chamber of Commerce and the Brooks County Development Authority will be able to assist existing businesses and industries grow and expand. The development of a Joint Economic Development Plan that includes Brooks County and the cities of Barwick, Morven, Pavo and Quitman could outline desired economic development strategies and therefore create more local jobs. The expansion of broadband throughout the county in areas where it doesn't currently exist will allow a more diverse mix of industries dependent on technology and communication to locate within the county providing more in-county jobs.
2. Local entrepreneurs who become successful can be a dependable contribution to the community and provide jobs for local citizens for years to come. Many rural communities are following the trend of promoting entrepreneurialism and Brooks County has the opportunity to follow this trend by utilizing many local and state resources. Developing more broadband access in the County and the Cities of Barwick, Morven, Pavo and Quitman will allow more people to work from their homes therefore creating more in-county jobs.
3. Brooks County should continue to work in coordination with the cities of Barwick, Morven, Pavo and Quitman to develop water and sewer for areas in the County which are underserved in order to expand the opportunity for economic development. The cities Barwick, Morven and Pavo should explore the possibility of

developing their own municipal sewer systems so that larger restaurants, businesses and industries could locate there.

4. There is an economic development strategy referred to as “capacity building” whereby a community may apply for funding to develop certain facilities in an effort to be ready for potential new development. Southern Georgia Regional Commission’s Community and Economic Development Department can assist local communities in increasing their economic development capacity.
5. To raise the community’s awareness of local businesses, the county and cities could publish a list of current business license holders in their jurisdiction on their respective websites. The county and cities could actively promote local farmer’s markets in an effort to connect the locals to local farm products and produce. A Saturday market could be established and maintained locally.
6. Quitman and Brooks County have the opportunity to support and capitalize on the new filming industry moving into Quitman through coordination, meetings, and plans. The industry has the potential to increase local revenues, create jobs and increase the use of local services and suppliers. The industry can also generate tourism and utilize vacant warehouse buildings.
7. The popularity of the Peacock (2nd Saturday in May), Harvest (October 10 – 18) and Christmas Festivals (weekends starting November 1) could substantially help to attract visitors and businesses to Brooks County and its Cities. Brooks County is hosting several recurring annual public events to attract visitors which are as follows: Independence Day Celebration – 4th Friday in June; Brooks County Skillet Festival – 3rd Saturday in October; Tree Lighting Ceremony – 1st Friday in December of each year.

3. Housing

Needs:

1. Brooks County and its Cities have many homes that are in poor condition and/or lack necessary facilities. Neighborhoods with a high amount of housing units in poor condition require revitalization.
2. Several houses are abandoned, Brooks County and its cities need to develop a mechanism to clean up and rehabilitate abandoned homes.
3. Lack of housing weatherization and energy efficiency is a big issue with the existing housing stock.

4. Manufactured housing seems to be a more affordable choice for some than stick-built housing. However, manufactured housing is generally not compatible within historic districts and does not contribute to heritage tourism.

Opportunities:

1. Encourage and support Homebuyer Education– While Brooks County is very aware of its housing problems, the community could benefit from increased awareness of housing assistance programs such as homebuyer education, down-payment assistance, housing rehabilitation and reconstruction programs. Brooks County could also learn much from other small rural areas that have combated housing problems. Housing rehabilitation grants such as HUD’s CHIP/CDBG for Brooks County and its cities would provide additional opportunities for rehabilitation of existing homes and construction of new ones where the existing ones do not meet the rehabilitation criteria.
2. Rehabilitate vacant & abandoned properties and homes. Work with a Community Development Organization or housing authority on infill development to provide affordable and good quality housing choices. Working with Brooks County Code Enforcement would assist in causing abandoned homeowners to either repair and/or clean up abandoned properties and homes.
3. Increase and encourage efforts and programs for housing weatherization and energy efficiency. For those above the income level to qualify for weatherization, the County and Cities could establish funds to assist where needed.
4. Habitat for Humanity could assist with new housing to meet the needs within Brooks County and its cities. Establish areas of the county and cities whereby manufactured housing could be placed outside of historic districts while still being allowed in residential areas.
5. Establish a county-wide Land Bank. Land banks are public or nonprofit entities created by local governments to acquire, manage, maintain and facilitate the redevelopment of underutilized, vacant blighted, tax delinquent properties.

4. Land Use

Needs:

1. Some areas in Brooks County, Quitman, and other cities within the county, are experiencing an imbalance of housing types. Barwick, for example, has seen a rapid increase in the percentage of manufactured homes. While manufactured homes represent an affordable form of housing for many people of Brooks County, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.

2. Brooks County and its cities are experiencing growth pressure from the solar energy industry to develop currently undeveloped and agricultural lands into solar fields for power generation.
3. Brooks County's land is flat, fertile and generally good soil and is heavily used for farming and crop production. Agricultural uses in Brooks County should be protected against encroaching uses that take the land out of production. New industries and residential subdivisions should not be planned on usable agricultural lands.
4. The Troupville area of Brooks County in the Northeast section of the county is unincorporated and is considered to be a Rural Village. Rapid growth in the area has occurred because of its proximity to Valdosta and its inclusion in the Valdosta Urbanized Area. As population in the area grows so do the demands for services.

Opportunities:

1. Corridors leading into a community or towards a downtown area should be protected from unattractive land use or land use that is inconsistent with the character of the community. Overlay districts with design requirements could be used to achieve this in areas where zoning exists. Information on Overlay Districts is available at Southern Georgia Regional Commission.
2. Brooks County has already adopted a Solar Ordinance and there is an opportunity for the cities of Barwick, Morven, Pavo and Quitman to adopt a solar ordinance before lands in those cities with higher and better uses than solar fields are taken up by the industry. Southern Georgia Regional Commission has a Model Solar Ordinance available on its website: SGRC.us.
3. Brooks County should focus development of new industries and residential areas into currently existing areas zoned for such development and make sure those areas are filled completely before considering changing any existing agricultural zoning to a new use. Agricultural lands and forested areas should be looked upon as valuable assets for protection.
4. Troupville has the opportunity to incorporate as its own governing municipality and lead the growth and development of the area. Brooks County should explore the desire for incorporation with Troupville residents through a Town Hall Meeting.
5. encourage the residents of Troupville to organize and determine if they are interested in pursuing incorporation. Once incorporated, Troupville's sales tax revenue should be delivered back to Brooks County instead of going to Valdosta as it currently does.

6. Basic zoning regulations in areas of the county currently with none would help with revitalization efforts and help with implementing Comprehensive Plan goals and policies. Barwick, Morven and Pavo should all explore the potential of adopting basic zoning regulations. Southern Georgia Regional Commission has a model ordinance that may be customized to these communities and is willing to assist in the process.
7. Every community should periodically review current land use ordinances and look to see where additional or new ordinances, rules and regulations, should be adopted or where existing ones should be updated or amended to fit present needs.
8. The existing retiree population is a great resource for volunteers and expertise in all areas of the community including business and education. The retiree population is a good resource for volunteers with experience to assist with festivals, tours and activities such as researching local histories and writing those histories in accounts or transcribing them into brochures and tours for walking and driving. Retiree volunteers may also put together National Register of Historic Places nominations to highlight local history. Retirees may also be a good resource to serve on local boards and committees.

5. Community Facilities and Services

Needs:

1. Bicycle facilities are very limited in Brooks County and the cities of Barwick, Morven, Pavo and Quitman. Citizens of Brooks County and its cities do not utilize bicycling for transportation or pleasure to any measurable extent.
2. Barwick, Morven, and Pavo all lack sewer systems which impedes their economic development opportunities. Quitman has aging sewer infrastructure and the sewer pond needs to be dredged.
3. Some areas of the county are at greater risk for fire damage due to distance from fire stations or the presence of railroads that may interfere with fire rescue operations.
4. Barwick's water system consists of old galvanized steel pipes which need to be updated. The City of Barwick needs financial assistance to address the problem.
5. The City of Quitman has an aging water system consisting of galvanized water pipes that frequently break and cause leaks that cause streets to be disrupted and dug up ruining the pavement.
6. In many cases, public parks are just mowed green grass areas and not organized recreational facilities with equipment and infrastructure.
7. The city of Barwick does not have sufficient sidewalks and existing ones need to be repaired and maintained.

8. The City of Quitman needs repair to its sidewalks and to add new sidewalks where needed.
9. The City of Quitman needs to inspect all storm drains for broken cover plates and clogging. Storm drains with broken covers are a hazard to pedestrians and animals and clogged drains flood streets during heavy rain events create a hazard for motorists.
10. Brooks County and its communities have a diverse population, which brings language barriers and cultural differences which provides issues for equal government services.
11. It is increasingly difficult to recruit volunteers for the Volunteer Fire Department.
12. The County and cities need more law enforcement officers to provide adequate coverage.
13. Quitman needs a fire station on the east side of the railroad tracks to be able to provide service when a train passes the crossing.
14. Brooks County has an area of 3,000 acres of solar panels that has a potential for wildfire and may have access issues for fire equipment.
15. Pavo would benefit from a senior center for local residents.
16. The City of Quitman needs more offices in its existing city hall to accommodate a growing staff.
17. The City of Pavo needs more water spigots at the Pavo Park to make the park more user-friendly and facilitate the possibility of a public garden.
18. Walker Street School in Quitman is a vacant and unused facility providing no current public benefit.
19. The Brooks County airport has been upgraded with a good runway to accommodate more airplanes but lacks other facilities like fueling, hangars, office/restrooms, etc. which may be hindering the airport's ability to contribute more to the local economic development effort.

Opportunities:

1. Brooks County's environment and natural resources are very appropriate for the development of a multi-purpose trail network as well as for future bike routes. A list of potential transportation improvements aimed at bicycle and pedestrian users is available for the county and cities to utilize for items in their work programs relating to bike/ped active transportation. The list is referred to as: "Work Program Recommendations to include in SGRC Local Comp. Plans from the GDOT Pedestrian Safety Action Plan and GDOT Bicycle Safety Action Plan."

2. A feasibility study to implement a sanitary sewer system for the Cities of Pavo, Morven and Barwick would be a great first step in implementing more economic development potential. Barwick, Morven and Pavo can meet with local economic development specialists and grant writers to look into the feasibility and possibility of installing sewer systems. The costs of infrastructure, such as creating a sewer system, may exceed the economic and environmental benefits. Communities should examine the costs and benefits of new community facilities as well as the cost of not obtaining those facilities.
3. Brooks County can plan for the development of new fire stations to give the county better and faster service for fire coverage. SGRC's Community and Economic Development Department provides guidance on the potential improvement of community fire department facilities.
4. Barwick can have its water system tested for safety and environmental compliance. If issues are found then Barwick can apply to the HUD CDBG program for replacement of the system in low-income areas. In non-low-income areas of the city, Barwick can apply to GEFA or USDA for loans to replace the system.
5. The City of Quitman can identify individual leaks and repair them as they happen until a long-term solution may be found. The City has the opportunity to repair the existing system or replace it in parts or its entirety as necessary. If the condition warrants partial or total replacement, then the City can look into the potential of the HUD CDBG program for replacement of the system in low-income areas and then apply to GEFA or USDA for loans to replace the remainder.
6. Brooks County and the cities of Barwick, Morven, Pavo and Quitman can identify community park and recreation needs and plan for upgraded in their local budgets. Further funding assistance may be available through a grant assisted by the SGRC Community and Economic Development Department.
7. The City of Barwick can use CDBG funding to repair, replace or construct new sidewalks in low-income neighborhoods.
8. The City of Quitman can use CDBG funds to repair, replace or construct new sidewalks and repair damaged ones in areas where low-income neighborhoods exist. In areas not eligible for CDBG funds, the City of Quitman may make sidewalk spot repairs over time to alleviate the problem and annually budget for new ones as needed.
9. Storm drains without covers can be very hazardous to pedestrians and animals. The City should take it upon itself to repair the drain coverings as needed. To overcome flooded streets in heavy rains, the City of Quitman needs to begin a process of cleaning out storm drains. To prevent future clogging, the City of Quitman should purchase a street sweeping machine and hire a technician to sweep leaves and debris from street gutters regularly.

10. The local library may be a helpful resource to assist with language barrier issues.
11. Increasing the number of employees of the fire department and the number of First Responders would improve fire and public safety coverage within the County. Additional training and incentives should be explored by the County to attract more volunteers.
12. A pay scale and benefit study for law enforcement officers in Brooks County and the cities of Morven, Pavo and Quitman would be the first step in the process of acquiring more officers for better police coverage.
13. A mutual aid agreement between the County and Cities for Fire Service may help with issues that interfere with fire rescue operations.
14. Brooks County public works department should inspect emergency vehicle access at the 3,000-acre solar farm to make sure that equipment can enter in case of a fire event. Brooks County's adopted Solar Ordinance should cover all safety and management aspects of solar farms as they relate to county residents.
15. A senior activity center as part of the community center In Pavo would be a great asset to the community. The city should explore the possibility of grant funding for such a center.
16. The existing Quitman city hall could be expanded with more offices. The City of Quitman should begin budgeting as is possible and also look into loans or grants to help offset the costs of the expansion.
17. The City of Pavo should plan for new water lines in the Pavo Park in their general fund if possible and if not should seek grant funds for new park infrastructure.
18. The Old Walker Street School is vacant and needs to be repurposed. It has an auditorium which could serve as a municipal theater venue. The City of Quitman should look into the possibility of grant funding to upgrade the building's infrastructure (electric, plumbing, HV/AC, auditorium lighting and sound, etc.) to make it usable as a public auditorium and meeting place for clubs, classes, studio space, etc.
19. Construction of a fuel depot would increase the ability of the airport to serve larger planes. Brooks County will also look into the possibility of increasing the number and size of available airplane hangars at the airport. The county can look into the potential of developing office/restrooms to accommodate airport users.

6. Intergovernmental Cooperation

Needs:

1. Many agreements between the County and the Cities have been verbal only and should be formalized through written agreements.
2. More communication is needed between Brooks County and the cities of Barwick, Morven, Pavo and Quitman in order to focus more on economic development and quality of life improvement.

Opportunities:

1. Brooks County and the cities of Barwick, Morven, Pavo and Quitman have the opportunity to formalize agreements through their own respective attorneys developing contracts that both parties can agree to and formalize through council/commission meetings and subsequently sign to form legally binding documents.
2. Brooks County and the cities of Barwick, Morven, Pavo and Quitman have begun a process of intergovernmental communication throughout the Comprehensive Plan update workshops. As a result, a fourth workshop was held which brought together the elected and appointed officials from the County and its municipalities to discuss the future of economic development in Brooks County. Working individually with each municipal and county government to ascertain its needs and vision, the Development Authority organized the first Countywide Economic Development Meeting, which will meet quarterly, in an effort to develop and maintain a strategic economic development plan, establishing and utilizing best practices and benchmarking tools to assess and address its progress on a continual basis.

7. Education and Healthcare

Needs:

1. The challenge facing Brooks County Schools is the retention of personnel. While there is an overall shortage of teachers across the state, it is even more difficult to attract and retain staff for rural school systems. A large number of the Brooks County Schools staff commute from neighboring counties because of a lack of housing. While Brooks County School system is competitive in salaries and supplements offered to staff members, many choose to accept jobs in the county in which they reside because of the commute.
2. Brooks County School system should continue to grow, innovate and renew its programs and facilities to remain attractive to residents and newcomers to the area for their

children's education. Excellent schools can act as a support to economic development strategies.

3. Childcare has become a problem for working parents as the costs have risen so high that many can't afford to keep their children in daycare while they are working.
4. Local livestock shows are a great opportunity for students to participate in animal care and learn show techniques for their livestock. However, only students with access to farms are able to house and take care of livestock while preparing for shows. Other students are left out of the process because of their lack of farm access.
5. Dropouts from school has always been a problem for Brooks County School system.
6. Brooks County Schools have been perceived as not as competitive as some private schools in the area.
7. The Cities of Pavo, Barwick and Morven have no healthcare service and no medical facility within the city limits.
8. The Current Brooks County Hospital facility in Quitman is land-locked which will not allow for growth.
9. There are only three physician's offices in Quitman. Currently there are only two physicians in Quitman and three mid-level providers.
10. There is no dentist in Quitman.
11. There is a large mental health population with unmet needs.
12. Brooks County and its communities have a large percentage of retirees who need many services such as health care and recreation, which is expensive for a city to provide without sufficient tax income.

Opportunities:

1. The Brooks County school system should coordinate efforts with the Brooks County Development Authority to determine the need for available housing for teachers and staff working in Brooks County Schools. Additional available housing may help reduce the number of commuting teachers and staff and make it easier for the school system to attract and retain staff.
2. conduct a survey of teachers and staff who commute to the school to work to determine if they would be interested in housing located within the county and if so what type and size of housing is required. Based on the results of the study, Brooks

County School system should then know the extent of what is needed in housing to accommodate teachers and staff. Representatives of the school system could then contact local builders and developers to publicize the needs for housing.

3. Brooks County Schools has completed a new athletic complex and a new 500 plus seat performing arts center. The new athletic complex is comprised of a field house, softball field, baseball field, and football practice field. Plans are made to add a track, tennis courts, and soccer field. The Performing Arts Center will allow for guest performances from well-known artists, traveling drama tours, community events, concerts, and student performances from dance, band, chorus, and theater. In collaboration with the Partnership with the Arts and Community in Education (PACE), the Performing Arts Center has the potential to have a huge impact on the community. Brooks County School system strives to continually expand its programs and services to not only meet, but exceed expectations. Curriculum Directors for the school system have the opportunity to meet with the county Development Authority on the creation of a new economic development plan and utilize this information to build new school programs and technologies that promote students entering the local job market.
4. Brooks County Schools has opened an Early Learning Center to provide Prekindergarten services to the community's 4-year-olds. Brooks County Schools has also opened a fully licensed and quality rated Child Care Learning Center to serve the families of 2 and 3-year-olds. Plans have been made to open an additional room to serve 1-year-olds.
5. A state-of-the art Agricultural Barn is being built on the campus of Brooks County High School and will allow students who do not have access to farms to keep livestock on site for learning labs and livestock shows.
6. Brooks County Schools has implemented a Pledge 2 Graduate (P2G) initiative in all schools to reinforce the goal of all students to graduate. The P2G initiative is a collaborative effort between the schools and community partners.
7. Current efforts to improve public relations with the Brooks County School System should continue. The perception of the school system has a direct impact on migration into Brooks County. Success stories on new program and student achievements posted to social media are an excellent way to promote goodwill and interest in the system.
8. Continue the current partnership with Archbold Medical Center in Thomasville to provide healthcare to the citizens of Brooks County.
9. Brooks County currently owns land where a new hospital could be constructed.
10. Through Archbold Medical Center, explore a partnership with Philadelphia College of Medicine's satellite campus in Moultrie for physician recruitment and/or increased

access to health in Brooks County. Explore ways Brooks County and the City of Quitman could increase financial support.

11. There was a dentist office in Quitman and it burned down. The sign is still there and the lot is still being maintained. The Quitman Brooks County Chamber of Commerce and the Brooks County Development Authority could meet with the dentist who formally had an office there to determine future plans for dentist services in Quitman.
12. Brooks County donates towards indigent care for those in the community in need. If more needs arise, the County can explore options at that time.
13. Brooks County and the cities of Barwick, Morven, Pavo and Quitman are planning to work together to devise a joint Economic Development Plan. Economic development brings quality of life improvements for all in the community.

8. Transportation

Needs:

1. There is a need for the paving/resurfacing of roads and the installation/maintenance of sidewalks. Many communities in Brooks County and its cities have a need for the creation or improvement of sidewalks that are handicap accessible. Morven needs more paved streets within its city limits.
2. Two wooden bridges on Hempstead Church Road and Hodges Road need to be repaired and maintained.
3. The County has inadequate and aged cross-drain structures which need to be replaced and upgraded.
4. The Class 3 rail short line inside Brooks County needs regular maintenance where U.S. Highway 84 and other city streets cross it.
5. There is a need for fueling stations and extra hangars at the airport in addition to a restroom/office facility.

Opportunities:

1. Maintain highway infrastructure using grant funding and other funding opportunities. Funding may include, but is not limited to: Local Maintenance and Improvement Grant (LMIG), Regional Transportation Investment Act (TIA), Georgia Transportation Infrastructure Bank (GTIB), etc. Seek out assistance from the Southern Georgia Regional Commission to help with the prioritization of roadway infrastructure and multimodal

improvements based on local knowledge and transportation related data. Creating the county and city road priority lists in this manner will help to create a more efficient network for Brooks County and the cities of Barwick, Morven, Pavo and Quitman.

2. Continue to identify and inventory historic sites, i.e. homes, buildings, roads, bridges, etc. and work to preserve and maintain. Market for heritage tourism.
3. The County is in the process of replacing the cross-drain structures now.
4. The railroad company, DOT and the City of Quitman should communicate with each other and plan for the continued maintenance of street/track intersections within the City.
5. The County should explore the potential for a fueling station and assess the number and size of hangars needed to make the airport more usable for professional business use.
6. In addition to the identified issues, the County and the cities of Barwick, Morven, Pavo and Quitman should integrate consideration of economic development, land use and transportation network impacts when planning new transportation projects. They should also seek out technical assistance for transportation and multi-modal related concerns. This can vary in the form of grants, reports, studies, etc. Consider the concept of Complete Streets by installing multi-modal pedestrian and bicycle networks, especially in smaller cities.

9. Broadband

Needs

1. Broadband access is too slow and unreliable, often not available, especially outside the City of Quitman boundaries. This presents a significant barrier to attracting new businesses and residents.
2. There is a lack of broadband service in areas all over the County and within the cities of Barwick, Morven and Pavo.

Opportunities:

1. Expanding telecommunication options and technology including fiber optics (Broadband) in the County and the cities of Barwick, Morven and Pavo will help in efforts to recruit industry and increase the quality of life of local residents.

2. Brooks County will meet with Windstream and Hargray Fiber to discuss increasing the Broadband service in the county. The cities of Barwick, Morven and Pavo should coordinate with the County on any communication and possible expansion of Broadband within Brooks County.

5. Analysis of Data and Information

Census Data for Brooks County, Barwick, Morven, Pavo and Quitman

Brooks County

According to the U.S. Census Bureau American Community Survey, the 2020 Decennial Census showed Brooks County, Georgia as having a population of 16,301, a 3.6% increase since the 2010 census which showed Brooks County with a total population of 16,243. Of the total population, 57% is classified as White alone and 35% of the population is classified as Black or African American alone. American Indian and Alaska native comprise 0.3% of the population while Asian alone comprises 0.4% of the population. Native Hawaiian and other Pacific Islander alone make up only .03% of the population while those of some other race alone comprise the remainder at 2.80%.

Brooks County is located within the Valdosta Metropolitan Statistical Area (MSA). The population is 48.8% male and 51.2% female. The percentage of the population under the age of 18 is 22.2% and the percentage over the age of 65 is 18.9%. There are 7,791 housing units in the county and it is estimated that 6,359 are occupied and 921 unoccupied. Homeowners occupy 74% of the housing units as compared to 26% in rental. The median home value is \$107,800 and the median rent is \$685. The median household income for Brooks County is \$38,285 and 46.7% of the households have an income between \$10,000 to \$34,999. The percentage of the population in Brooks County classified to be below the national poverty level is 4,015 people or 24.6% of the population.

City of Barwick

According to the U.S. Census Bureau American Community Survey, the 2020 Decennial Census showed the City of Barwick with a total population of 363, a 6.0% decrease since the 2010 census which showed Barwick with a total population of 386. Of the total population, 149 or 41.04% is classified as White alone and 192 or 52.90% is classified as Black or African American alone. American Indian and Alaska Native alone comprise only .82% of the population while Asian alone comprise .55% and those of some other race comprise the remainder at 2.2%.

Barwick's population is 49.2% male and 50.8% female. The percentage of the population under the age of 18 years is 25.6% and the percentage over the age of 65 is 16.4%. There are 161 housing units in Barwick and it is estimated that 127 are occupied and 34 are unoccupied. Homeowners occupy 56% of the housing units as compared to 22% in rental. The median home value is \$66,900 and the median rent is \$760. The median household income for Barwick is \$31,750 and 51.1% of the households have an income between \$10,000 to \$34,999. The percentage of the population in Barwick classified to be below the national poverty level is 46 people or 12.7% of the population.

City of Morven

According to the U.S. Census Bureau American Community Survey, the 2020 Decennial Census showed the City of Morven with a total population of 506, a 10.4% decrease since the 2010 census which showed Morven with a total population of 565. Of the total population, 192 or 38% is classified as White alone and 249 or 49% is classified as Black or African American alone. Hispanic or Latino backgrounds make up a total of 47 or 9.28%. The survey shows a total of 0 American Indian and Alaska Native alone inhabitants while Asian alone comprise only .4%. The category of "Some Other Race alone" shows zero for Morven.

Morven's population is 49.9% male and 50.1% female. The percentage of the population under the age of 20 is 18%. Morven has a total of 255 housing units and of those 228 are occupied. It is estimated that 52% of the total housing units are owner occupied while 37% are renter occupied. The median home value for Morven was not computed but the median rent is computed at \$720. The median household income for Morven is \$23,750 and 55.3% of the households have an income between \$10,000 to \$34,999. The percentage of the population in Morven classified to be below the national poverty level is 176 people or 31.1% of the population.

City of Pavo

According to the U.S. Census Bureau American Community Survey, the 2020 Decennial Census showed the City of Pavo with a total population of 622, a 0.8% decrease since the 2010 census which showed Pavo with a total population of 627. Of the total population, 63.7% is classified as White alone and 34.7% is classified as Black or African American alone. The census does not show any inhabitants from the American Indian and Alaska native, Asian or Hawaiian descent in Pavo's population.

Pavo's population is comprised of 44.6% males and 55.4% females. The percentage of the population under the age of 20 is 26.1%. Pavo has a total of 293 housing units and of those 259 are occupied and 34 are unoccupied. Homeowners occupy 78.1% of the housing units as compared to 21.9% in rental. The median home value in Pavo is \$83,600 and the median rent is \$568. The median household income for Pavo is \$36,607 and 46% of the households have an income between \$10,000 to \$34,999. The percentage of the population in Pavo classified to be below the poverty level is 116 people or 18.6% of the population.

City of Quitman

According to the U.S. Census Bureau American Community Survey, the 2020 Decennial Census showed the City of Quitman with a total population of 4,064, a 5.6% increase since the 2010 census which showed Quitman with a population of 3,850. Of the total population, 1,035 or 25.4% is classified as White alone and 2,815 or 69.35 of the population is classified as black or African American alone. American Indian and Alaska Native alone comprise only .30% while Asian alone comprise .73% and Native Hawaiian and other Pacific Islander alone comprise a very small portion at .05%. Those of some other race comprise .93% of the total population in Quitman.

Quitman's population is 48.5% male and 51.5% female. The percentage of the population under the age of 20 is 32.7% and the percentage over the age of 65 is 16.2%. There are 2,017 housing units in Quitman and it is estimated that 1,710 or 85% are occupied as compared to 244 or 13% are unoccupied. Homeowners occupy 42% of the housing units as compared to 35% in rental. The median home value is \$53,800 and the median rent is \$341. The median household income for Quitman is \$30,269 and 58% of the households have an income between \$10,000 to \$34,999. The percentage of the population in Quitman classified to be below the poverty level is 1,140 people or 28% of the population.

6. Consideration of DCA Quality Community Objectives

DCA Quality Community Objectives and Best Practices:

1. Economic Prosperity

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Identify financial assistance programs – grants and loans, that the cities can apply for and use to assist in existing business retention and new business development. Continue working on the development of a joint Economic Development Plan.
- Continue to market existing local festivals and develop new festivals to attract tourism: Brooks County 4th of July Celebration and the Skillet Festival, Tree-lighting Celebration, Morven’s Peach Festival and Pavo’s Peacock Festival. Barwick is working towards promoting its famous history with the watermelon with a town monument.

2. Resource Management

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Create an inventory of environmentally sensitive areas such as groundwater recharge areas, river corridors and wetlands, as a first step to create a local strategy for minimizing negative impacts on water quality and quantity.
- Explore the field of solar power generation and its technologies in relation to Land-use practices and make sure that it correlates.

3. Efficient Land Use

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- Explore Green Building Techniques for the rehabilitation and re-use of existing buildings for adaptive re-use in the developed areas before moving to undeveloped areas.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to

opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Ensure consistency of Brooks County's and the Cities of Barwick, Morven, Pavo and Quitman's ordinances with the adopted comprehensive plan.**
- **Pursue CDBG grants to implement needed infrastructure projects.**
- **Continue implementation of a Service Delivery Strategy.**

5. Sense of Place

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single-family residences and to regulate appearance, layout and location of manufactured homes.**
- **Morven, Barwick, Pavo and Quitman should explore adopting Historic Preservation Ordinances to protect their historic resources.**

6. Regional Cooperation

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

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

7. Housing Options

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Provide education on home loan assistance to foster rehabilitation and revitalization.**
- **Adopt Zoning Ordinances that have zones that provide for the development of a variety of housing types. If zoning is already in place, review it for potential updates to include zones for a multiplicity of housing types on differing sized lots in particular zones.**

8. Transportation Options

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Create a continuous, well maintained sidewalk network, especially around schools.**
- **Ensure safe, adequate and well-designed facilities for bicyclists.**

9. Educational Opportunities

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Brooks County School system should always be involved in the Comprehensive Planning process and remain in touch with officials from Brooks County and Cities of Barwick, Morven, Pavo and Quitman to make sure planning efforts are coordinated.**

10. Community Health

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

Best Practices recommended for Brooks County and the Cities of Barwick, Morven, Pavo and Quitman:

- **Coordinate with SGRC to market the GDOT 5311 program which can provide affordable transportation to all healthcare appointments within and outside of the county.**
- **Brooks County Hospital should always be involved in the Comprehensive Planning process and should remain in contact with officials in Brooks County, Barwick, Morven, Pavo and Quitman.**

7. Community Policies

1. Natural and Cultural Resources

Goal 1: To provide for the continued protection of our natural and cultural resources for current and future generations.

Needs and Policies

Brooks County and the cities of Barwick, Morven, Pavo and Quitman do not have established Local Historic Districts with Historic Preservation Commissions and Design Guidelines to protect existing historic buildings and resources locally, and therefore valuable historic resources may be lost.

- **Policy 1.1:** Historic and cultural resources should be preserved and used to market the area. Brooks County and the cities of Barwick, Morven, Pavo and Quitman should all use their websites to highlight local historic and cultural features of interest.
- **Policy 1.2:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should develop a local inventory of historically significant buildings.
- **Policy 1.3:** Brooks County and each city should adopt a local historic district ordinance, designate a historic preservation commission, designate a local historic district and develop design guidelines for the protection of the many historic and cultural resources throughout the county and each city.
- **Policy 1.4:** The City of Pavo should designate the historic gymnasium as a local landmark under a historic preservation ordinance.
- **Policy 1.5:** Brooks County should continue to promote the Georgia Centennial Farm Program throughout the county.

Brooks county has not adopted a Tree Ordinance to protect the county's natural forest resources.

- **Policy 1.6:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should adopt a model Tree Ordinance to define how to manage and care for public and/or privately-owned trees to help build a healthy and sustainable community forest.

Lack of public access to rivers.

- **Policy 1.7:** Brooks County should evaluate potential sites for the development of boat ramps in the county and apply for funding (grants) to construct public boat ramps to grant public access to local rivers.

2. Economic Development

Goal 2: To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy and to ensure community growth and development, which benefits all segments of the diverse population.

Needs and Policies

Despite the fact that Brooks County and its communities have a low unemployment rate, the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities and few high-wage jobs in Brooks County.

- **Policy 2.1:** Efforts to assist local businesses and expand industry through economic development throughout the county should continue and be expanded to increase job opportunities across all wage levels.
- **Policy 2.2:** Develop a county-wide economic development plan with input and participation from Brooks County and the cities of Barwick, Morven, Pavo and Quitman. The Brooks County Development Authority will spearhead this effort.
- **Policy 2.4:** Brooks County and the cities of Barwick, Morven, Pavo, and Quitman and the Brooks County Development Authority should encourage increasing job training opportunities for county residents. Coordinate with schools and businesses to increase local workforce skills targeted to the strengths of the county and to new technologies appropriate for the area.
- **Policy 2.5:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should explore grant funds for capacity building for future business and industrial development.
- **Policy 2.6:** Brooks County and the cities of Barwick, Pavo, Morven and Quitman should examine their local lands and resources and publish a listing on their respective websites of prospective lands and buildings ready for potential development. This information should also be shared with the Brooks County Development Authority to best utilize their geospatial software for a wider marketing audience.
- **Policy 2.7:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should publish photographs, success stories and dates of festivals of local events and happenings of interest to locals and tourists alike on their respective websites.
- **Policy 2.8:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should focus on tourism – historic, agritourism, etc.
- **Policy 2.9:** Brooks County Development Authority in conjunction with Brooks County and the cities of Barwick, Morven, Pavo and Quitman should develop and formalize and economic development toolbox that addresses all aspects of the development process.

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

- **Policy 2.10:** The issue of commuting workers should be addressed by focusing on the creation of additional job opportunities including higher-wage jobs in Brooks County and by encouraging people to shop in Brooks County. Further development of Broadband capabilities within Brooks County will assist in more work at home potential.

Lack of adequate water and of sewer and other infrastructure in several areas of the County and the Cities provides a substantial barrier to retention and expansion of existing businesses, let alone attraction of new businesses.

- **Policy 2.11:** Brooks County Development Authority should develop programs to support local businesses and industry and to assist entrepreneurs in starting new businesses. The City of Quitman should utilize its Revolving Loan Funds to assist with new business start-ups.
- **Policy 2.12:** Additional federal and state funding opportunities should be researched and pursued by Brooks County and the cities of Barwick, Morven, Pavo and Quitman to develop improved and increased water and sewer capacities to benefit industry retention and expansion. Brooks County and the cities of Barwick, Morven, Pavo and Quitman should work together to determine if some water and sewer needs might be met through expansion of the county's system.

3. Housing

Goal 3: To encourage access to appropriate and affordable housing option for all residents in all income levels.

Houses in Poor Condition – Brooks County and its Cities have many homes that in poor condition and/or lack necessary facilities. Neighborhoods with high amount of housing units in poor condition require revitalization.

- **Policy 3.1:** The existing housing stock should be proactively protected and rehabilitated, utilizing public-private partnerships when necessary. Habitat for Humanity can partner with Brooks County and the cities of Barwick, Morven, Pavo and Quitman to provide new housing opportunities to qualified applicants.
- **Policy 3.2:** Existing neighborhoods should be protected from encroaching incompatible uses through land use controls.
- **Policy 3.3:** Brooks County should partner with the Quitman Housing Authority and other agencies and organization to promote awareness of housing issues and options the community has for increasing rates of homeownership, down payment assistance, rehabilitation and reconstruction.
- **Policy 3.4:** Brooks County should partner with its Cities to increase the use of CHIP Grants for housing rehabilitation.

Several houses are abandoned - Brooks County and its cities need to develop a mechanism to clean up and rehabilitate abandoned homes.

- **Policy 3.5:** All communities within Brooks County should pursue the identification of substandard housing and develop a neighborhood revitalization strategy including the working with Brooks County Code Enforcement to repair and/or clean-up properties and if need be the use of standardized demolition procedures.
- **Policy 3.6:** Brooks County should establish a county-wide land bank to acquire, manage, maintain and facilitate the redevelopment of underutilized, vacant blighted, tax delinquent properties.

Lack of housing weatherization and energy efficiency is a big issue with the existing housing stock.

- **Policy 3.7:** The existing housing stock should be proactively protected and rehabilitated, utilizing public-private partnerships when necessary.

Manufactured housing seems to be a more affordable choice for some than stick built housing. However, manufactured housing is generally not compatible within historic districts and does not contribute to heritage tourism.

- **Policy 3.8:** The cities of Barwick, Morven, Pavo and Quitman should utilize zoning to prevent the placement of manufactured housing inside of historic districts and areas. Another option to manufactured homes is modular housing which is affordable and can be placed on permanent foundations mimicking stick-built housing.

4. Land Use

Goal 4: To ensure the County's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Some areas in Brooks County and its communities are experiencing an imbalance of housing types. Barwick, for example, has seen a rapid increase in the percentage of manufactured homes. While manufactured homes represent an affordable form of housing for many people of Brooks County, manufactured homes contribute less to the tax base and an imbalance of them can create funding problems for the community.

- **Policy 4.1:** Communities without zoning ordinances should consider adopting a zoning ordinance or other land use ordinance such as an Overlay District to protect the desired character of a particular area. The imbalance of housing types should be addressed through the implementation of zoning and/or overlay districts.
- **Policy 4.2:** Communities should review land use controls to determine their effectiveness in protecting major corridors and in-town corridors and update zoning ordinances as needed.
- **Policy 4.3:** High density development should be discouraged in areas without adequate central water and sewer infrastructure to serve the development.

- **Policy 4.4:** Local governments should consider subdivision regulations that will ensure that new subdivisions are consistent with the character of the community.

Brooks County and its cities are experiencing growth pressure from the solar energy industry to develop currently undeveloped and agricultural lands into solar farms for power generation.

- **Policy 4.5:** Brooks County has already adopted a solar ordinance, but the cities of Barwick, Morven, Pavo and Quitman have not. Barwick, Morven, Pavo and Quitman should adopt Solar Ordinances that guide the development of solar installations in the desired direction.
- **Policy 4.6:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should adopt or amend zoning ordinances to direct development on existing vacant and/or undeveloped properties or areas prior to establishing new ones.

Brooks County's land is flat, fertile and generally good soil and is heavily used for farming and crop production. Agricultural uses in Brooks County should be protected against encroaching uses that take the land out of production. New industries and residential subdivisions should not be planned on usable agricultural lands.

- **Policy 4.7:** Brooks County should examine its current zoning ordinance to assure that agricultural and farming lands are given high priority protection from encroaching uses such as residential, industrial, and solar developments and anything else that might destroy the land.
- **Policy 4.8:** Public facilities and services shall be coordinated with land use planning to promote more compact urban area development, preservation of natural resources, and development of activity centers.
- **Policy 4.9:** Responsible land use patterns should be promoted by shared services and facilities where feasible and most efficient.

5. Community Facilities and Services

Goal 5: To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Bicycle facilities are very limited in Brooks County and the cities of Barwick, Morven, Pavo and Quitman. Citizens of Brooks County and its cities do not utilize bicycling for transportation or pleasure to any measurable extent.

- **Policy 5.1:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should provide notice of currently available bicycle facilities and bicycle events on their respective websites. They should also use their websites to encourage bicycling and walking as active transportation alternatives. The county and cities should plan some bicycle friendly equipment such as bicycle racks, bike lanes, etc. and look into the possibility of creating "Complete Streets" where possible.

Barwick, Morven and Pavo all lack sewer systems that could impede their economic development opportunities. Quitman has aging sewer infrastructure and the sewer pond needs dredging.

July 25, 2022

- **Policy 5.2:** Barwick, Morven and Pavo should consider feasibility studies to design and construct a central sewer system for all incorporated areas where needed.
- **Policy 5.3:** The impacts of new development should be considered and planned by local governments so as to maintain or improve appropriate levels of service.
- **Policy 5.4:** The City of Quitman should prioritize funding in the general budget to hire a professional firm to dredge the city's sewer pond. The City should continue monitoring and maintaining the system after dredging.

Some areas of the county are at greater risk for fire damage due to the distance from fire stations or the presence of railroads that may interfere with fire rescue operations.

- **Policy 5.5:** Brooks County should assess the distance and response time of the different fire stations and service areas throughout the county and plan for added stations if necessary.

Barwick's water system consists of old galvanized steel pipes which need to be updated. The City of Barwick needs financial assistance to address the problem.

- **Policy 5.6:** Barwick needs to undertake water system improvements as soon as possible. Barwick should apply to CDBG for water system replacement in areas of low-income residents. In other areas, Barwick should apply to GEFA or USDA for loans to replace the system.

The City of Quitman has an aging water system consisting of old galvanized steel pipes that frequently break and cause leaks that cause streets to be disrupted and dug up ruining the pavement.

- **Policy 5.7:** Quitman needs to undertake water systems improvements as soon as possible. Quitman should apply to CDBG for water system replacement in areas of low-income residents. In other areas, Quitman should apply to GEFA or USDA for loans to replace the system.

In many cases, public parks are just mowed green grass areas and not organized recreational facilities with equipment and infrastructure.

- **Policy 5.8:** The cities of Barwick, Morven, Pavo and Quitman should improve and update local parks and beautify vacant parcels as landscaped green space where appropriate inside and outside of city centers.
- **Policy 5.9:** Areas with inadequate community facilities like Barwick, Morven and Pavo should consider ways to enhance or create new community facilities and services to aid in the economic development of Brooks County. Each community should examine the costs and benefits of new infrastructure before developing grant applications.
- **Policy 5.10:** Consider programs to landscape and beautify existing medians on main highways in incorporated areas within the Brooks County and the cities of Barwick, Morven, Pavo and Quitman.

The City of Barwick does not have sufficient sidewalks and existing ones need to be repaired and maintained.

- **Policy 5.11:** The City of Barwick should apply to CDBG funding to add new or repair sidewalks in low-income areas. In other areas, the city should budget repairs and new sections of sidewalk each year as the general budget allows.

The city of Quitman needs repair to its sidewalks and to add new sidewalks where needed.

- **Policy 5.12:** The City of Quitman should apply to CDBG for funding to add or repair sidewalks in low-income areas. In other areas, the city should budget repairs and new sections of sidewalks each year as the general budget allows.

The City of Quitman needs to inspect all storm drains for broken cover plates and clogging. Storm drains with broken covers are a hazard to pedestrians and animals and clogged drains flood streets during heavy rain events make it hazardous for motorists.

- **Policy 5.13:** The City of Quitman should immediately inventory all storm drains for broken covers and put protective barriers over them until repairs can be made. The City of Quitman should then inspect all storm drains in the city for clogging problems and then budget funds to clean them out.
- **Policy 5.14:** The City of Quitman should purchase a street sweeping machine to keep the street gutters clear of leaves and debris to prevent clogging and street flooding in the future. Clean streets will also support tourism and economic development as well as for the enjoyment of residents.

Broadband access is too slow and unreliable, often not available, especially outside the City of Quitman boundaries. This presents a significant barrier to attracting new businesses and residents.

- **Policy 5.15:** Brooks County should assess the deficiencies of Broadband within the county and plan for solutions. Brooks County should meet with Hargray Fiber to determine where Broadband expansion is appropriate and how it should be added or upgraded for better services to residents and businesses. The cities of Barwick, Morven and Pavo should explore all possibilities for the development of Broadband in their cities.
- **Policy 5.16:** The City of Barwick should plan and construct a local internet hot spot in the old voting precinct downtown for the convenience of citizens who do not have Broadband or reliable internet.

Brooks County and its communities have a diverse population, which brings language barriers and cultural differences which provides issues for equal government services.

- **Policy 5.17:** Brooks County should be sure that all of its policies and applications are available in alternative languages appropriate for the differing residents of the county. Brooks County should make sure that its website has available applications in the languages of the population of the county. Since a growing segment of the population in Brooks County speaks Spanish as their first language, it may be beneficial for Brooks County to make sure to have an employee with Spanish speaking ability on staff to help with interpretations as necessary.

It is increasingly difficult to recruit volunteers for the Volunteer Fire Department.

- **Policy 5.18:** Brooks County should offer advanced training and extra certification courses to volunteers to the fire department to generate more interest for volunteers. Brooks County may also need to offer financial incentives in the form of stipends to attract more volunteers.

The County and cities need more law enforcement officers to provide adequate coverage.

- **Policy 5.19:** Brooks County and the cities of Morven, Pavo and Quitman should do a pay-scale study to make sure that officer salaries are in line with the current rates. Offering higher salaries to officers should generate more candidates for the positions. Consider pursuing COP grants to fill vacant positions or create additional positions.

The City of Quitman needs a fire station on the east side of the railroad tracks to be able to provide service when a train passes the crossing.

- **Policy 5.20:** The City of Quitman and Brooks County should develop a mutual-aid agreement for the County to provide fire services to the east side of Quitman to always assure service if the railroad track is blocked.

Brooks County has an area of 3,000 acres of solar panels that has a potential for wildfire and may have access issues for fire equipment.

- **Policy 5.21:** The Brooks County Fire Chief should inspect the entrance to and access throughout the existing 3,000-acre solar site on the Barwick Road to make sure that fire vehicles can access the site entrance and move throughout the site for fire control.

Pavo would benefit from a senior center for local residents.

- **Policy 5.22:** The City of Pavo should look into potential grants for funding sources for a new senior center in the city.

The City of Quitman needs more offices to accommodate a growing staff.

- **Policy 5.23:** The City of Quitman should assess its current office for potential building expansion and if not feasible should consider developing additional offices elsewhere in the downtown area. If expansion is not possible, the City of Quitman should consider developing an entirely new city hall complex in the downtown area of Quitman.

The City of Pavo needs more water spigots in Pavo Park to make the park more user-friendly and facilitate the possibility of a public garden.

- **Policy 5.24:** The City of Pavo should plan to add water lines and spigots at key locations within Pavo Park. A line item should be placed in the general budget for this activity.

Walker Street school in Quitman is a vacant and unused facility providing no current public benefit.

- **Policy 5.25:** The City of Quitman should assess the condition of Walker Street School and plan for its adaptive use as a local community center and municipal auditorium. The City should apply for grants for this project where possible.

The Brooks County Airport has been upgraded with a good runway to accommodate more airplanes but lacks other facilities like fueling, hangars, office/restrooms, etc. which may be hindering the airport's ability to contribute more to the local economic development efforts.

- **Policy 5.26:** Brooks County should explore the cost options of a fuel depot, additional hangars and an office/restroom to make the airport more user-friendly to visitors and businesses for the purposes of convenience to Brooks County residents and economic development.

6. Intergovernmental Coordination

Goal 6: To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

Many agreements between the County and the Cities have been verbal only and should be formalized through written agreements.

- **Policy 6.1:** Cross jurisdictional coordination and collaboration should be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life. Agreements between governments shall be developed by practicing attorneys of law and be equitable, formalized written documents signed by both parties.
- **Policy 6.2:** The value of joint comprehensive planning efforts and resulting documentation should be utilized on a regular basis as a vital tool for addressing community issues and opportunities and policies.
- **Policy 6.3:** Public entities within each community should utilize shared services and information to ensure consistent planning efforts.
- **Policy 6.4:** Pavo and Barwick should utilize their positions in two counties and two regions to further promote economic development and quality growth.

More communication is needed between Brooks County and the cities of Barwick, Morven, Pavo and Quitman in order to focus more on economic development and quality of life improvement.

- **Policy 6.5:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman shall meet together on a quarterly basis under the direction of the Brooks County Development Authority in order to develop a joint economic development plan.

7. Education and Healthcare

Goal 7: To support quality growth and development through promoting local education and expanding healthcare facilities and options.

The challenge facing Brooks County Schools is the retention of personnel. While there is an overall shortage of teachers across the state, it is even more difficult to attract and retain staff for rural school systems. A large number of the Brooks County Schools staff commute from neighboring counties because of lack of housing. While Brooks County Schools is competitive in salaries and supplements offered to staff members, many choose to accept jobs in the county in which they reside because of the commute.

- **Policy 7.1:** Continue efforts to promote schools and public relations with agencies, organizations and the public in the surrounding areas.
- **Policy 7.2:** The Board of Education should be in communication with the Brooks County Development Authority to determine the needs for teacher and staff housing and set plans in motion to overcome the shortage of available housing.

Brooks County school system should continue to grow, innovate and renew its programs and facilities to remain attractive to residents and newcomers to the area for their children’s education. Excellent schools can act as a support to economic development strategies.

- **Policy 7.3:** Brooks County School System should continue developing new facilities and programs that keep them competitive with surrounding schools. Brooks County should partner with the school system to involve the public and students in activities where possible.
- **Policy 7.4:** Brooks County School system should be involved with the Brooks County Development Authority in the development of a new Brooks County Economic Development Plan.

Childcare has become a problem for working parents as the costs have risen so high that many can’t afford to keep their children in daycare while they are working.

- **Policy 7.5:** Brooks County school system should continue providing expanded childcare services to Brooks County citizens to bridge the gap of insufficient daycare centers and the high cost of private daycare which is unaffordable to many Brooks County residents.

Local livestock shows are a great opportunity for students to participate in animal care and learn show techniques for their livestock. However, only students with access to farms are able to house and take care of livestock while preparing for shows. Other students are left out of the process because of their lack of farm access.

- **Policy 7.6:** Brooks County school system should provide and maintain a livestock facility on school grounds for students without farm access, to be able to board, groom and train their animals for participation in local and non-local livestock shows.

Dropouts from school has always been a problem for Brooks county school system.

- **Policy 7.7:** Brooks County school system has instituted a Pledge 2 Graduate (P2G) initiative in all schools which is a cooperative with community partners. Brooks County school system should continue to fund and support this program as long as necessary to reduce the drop-out rate in the county.

Brooks County schools have been perceived as not as competitive as some private school in the area.

- **Policy 7.8:** Brooks County school system should continue public relations techniques that bring positive feedback. The school system should continue to innovate and develop programs that support the latest technologies and encourage engagement from the community.
- **Policy 7.9:** Brooks County school system should post success stories and achievements on their websites and other social media outlets to encourage positive attitudes and enhance their reputation among county residents and those outside the community.

The cities of Barwick, Morven and Pavo have no healthcare service and no medical facility within the city limits.

- **Policy 7.10:** Brooks County and Brooks County Hospital should continue the current partnership with Archbold Medical Center in Thomasville to provide healthcare to the citizens of Brooks County.
- **Policy 7.11:** The cities of Barwick, Morven and Pavo should communicate with Brooks County and the local ambulance service to determine if there is a possibility to locate an ambulance in the community for quicker emergency medical response.

The current Brooks County Hospital facility in Quitman is land-locked which will not allow for growth.

- **Policy 7.12:** Brooks County Hospital Authority should look into the potential expansion of the current hospital building in a new multi-story complex on its current site and/or consider purchasing additional land adjacent to the current facility.
- **Policy 7.13:** Brooks County Hospital Authority should communicate the need for hospital expansion to the Brooks County Commissioners and discuss with them the potential for expansion of the current facility or the potential for locating a new hospital on land already owned by the County.

There are only three physician's offices in Quitman. Currently there are only two physicians in Quitman and three mid-level providers.

- **Policy 7.14:** Brooks County Hospital and the Brooks County Commission should explore a partnership with the Philadelphia College of Medicine for physician recruitment and/or increased access to healthcare in Brooks County.

There is a large mental health population with needs.

- **Policy 7.15:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should monitor the number of citizens with mental health needs in the county and respond with appropriate measures such as more funding, development of assistance programs, etc.

Brooks County and its communities have a large percentage of retirees who need many services such as healthcare and recreation, which is expensive for a city to provide without sufficient tax income.

- **Policy 7.16:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should continue to work together with the Brooks County Development Authority towards furthering economic development within the county and cities as this automatically provides improvements in the quality of life for all.

8. Transportation

Goal 8: To encourage coordination of land use planning and transportation planning.

Many communities in Brooks County and its Cities have a need for the creation or improvement of sidewalks that are handicap accessible. Small towns, such as Morven, have a need for paved roads.

- **Policy 8.1:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should continue to utilize local and grant funding for road improvements.
- **Policy 8.2:** Brooks County should continue to implement the South Georgia Regional Bicycle and Pedestrian Plan. Brooks County will continue to identify and fulfill bicycle and pedestrian needs.
- **Policy 8.3:** Brooks County should continue to coordinate with the SGRC in identifying possible multi-purpose trail sites and examining the potential for any multi-purpose trails.
- **Policy 8.4:** New developments should be reviewed for transportation impacts. Provisions should be made between government and developers to mitigate transportation impacts.
- **Policy 8.5:** New developments should be required to provide paved roads and sidewalks. Also, developers should be required to promote connectivity of public sidewalks and roads where feasible.
- **Policy 8.6:** Brooks County and the cities of Barwick, Morven, Pavo and Quitman should work with the Southern Georgia Regional Commission to implement the Safe Routes to School Program.

Two wooden bridges on Hempstead Church Road and Hodges Road need to be repaired.

- **Policy 8.7:** Brooks County should explore possibilities and funding to rehabilitate and maintain the bridges.

The County has inadequate and aged cross drain structures which need to be replaced and upgraded and many of the existing stormwater run-off and retention/detention facilities are not adequate and cause flooding.

- **Policy 8.8:** Consider funding and programs to upgrade and repair storm water/drainage facilities in conjunction with road construction projects.

The Class 3 rail short line inside Brooks County needs regular maintenance where U.S. Highway 84 and other city streets cross it.

14. **Policy 8.9:** The railroad company, DOT and the City of Quitman should communicate with each other and plan for the continued maintenance of street/track intersections within the City.

9. Broadband

Goal 9: To provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities.

Policy 9.1: Brooks County and the cities of Barwick, Pavo, Morven and Quitman recognize the importance of broadband expansion in their communities and are planning for Broadband Ready Community status.

8. Broadband Element

Broadband became a top priority for the Georgia Legislature in 2018 with the passage of the Achieving Connectivity Everywhere (ACE) Act (SB 402). The act provides for broadband services planning¹ and development and includes incentives along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services.

The provision of broadband services enables residents to access vital services such as healthcare, economic opportunity and education. Expansion of rural broadband and improvement in the provision of broadband services can address resident out-migration concerns. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is challenging to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity.

Within the “Needs and Opportunities” element, there are both Broadband needs and opportunities stated which are as follows:

- **Needs**
 - Broadband access is too slow and unreliable, often not available, especially outside the City of Quitman boundaries. This presents a significant barrier to attracting new businesses and residents.
 - There is a lack of broadband service in areas all over Brooks County and within the cities of Barwick, Morven, Pavo and Quitman.
 - There are not enough job opportunities and few high-wage jobs available in Brooks County.
 - A large number of Brooks County residents commute out of county each day for work and are likely to spend their earned money out of county as well.

- **Opportunities**
 - Expanding telecommunication options and technology, including fiber optics (Broadband), in Brooks County and the cities of Barwick, Morven, Pavo and Quitman will help in efforts to recruit industry and increase the quality of life of local residents.
 - Brooks County expects future economic development through the efforts of the Development Authority and Chamber of Commerce through a Joint Economic Development Plan which includes Brooks County and the cities of Barwick, Morven, Pavo and Quitman. Broadband expansion in areas of development in the county can assist in this development therefore ultimately providing more and better paying jobs within Brooks County.

¹ As defined in O.C.G.A subsection 50-40-1. Definitions. “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second download to the computer from the internet and at least 3 megabits per second upload to the internet and in combination with such service provides:

(A) Access to the internet; or

(B) Computer processing, information storage, or protocol conversion.

- The development of more broadband capabilities within Brooks County can underpin the possibility of entrepreneurialism and ultimately the expansion of the population with more in-home work opportunities becoming available with technology expansion.
- Brooks County is looking to meet with Hargray Fiber, a Broadband developer in the area, to discuss increasing Broadband service within the county. Barwick, Morven, Pavo and Quitman should all participate in this discussion.

Following are Policies developed for Brooks County and the cities of Barwick, Morven, Pavo and Quitman in response to the “Needs and Opportunities.”

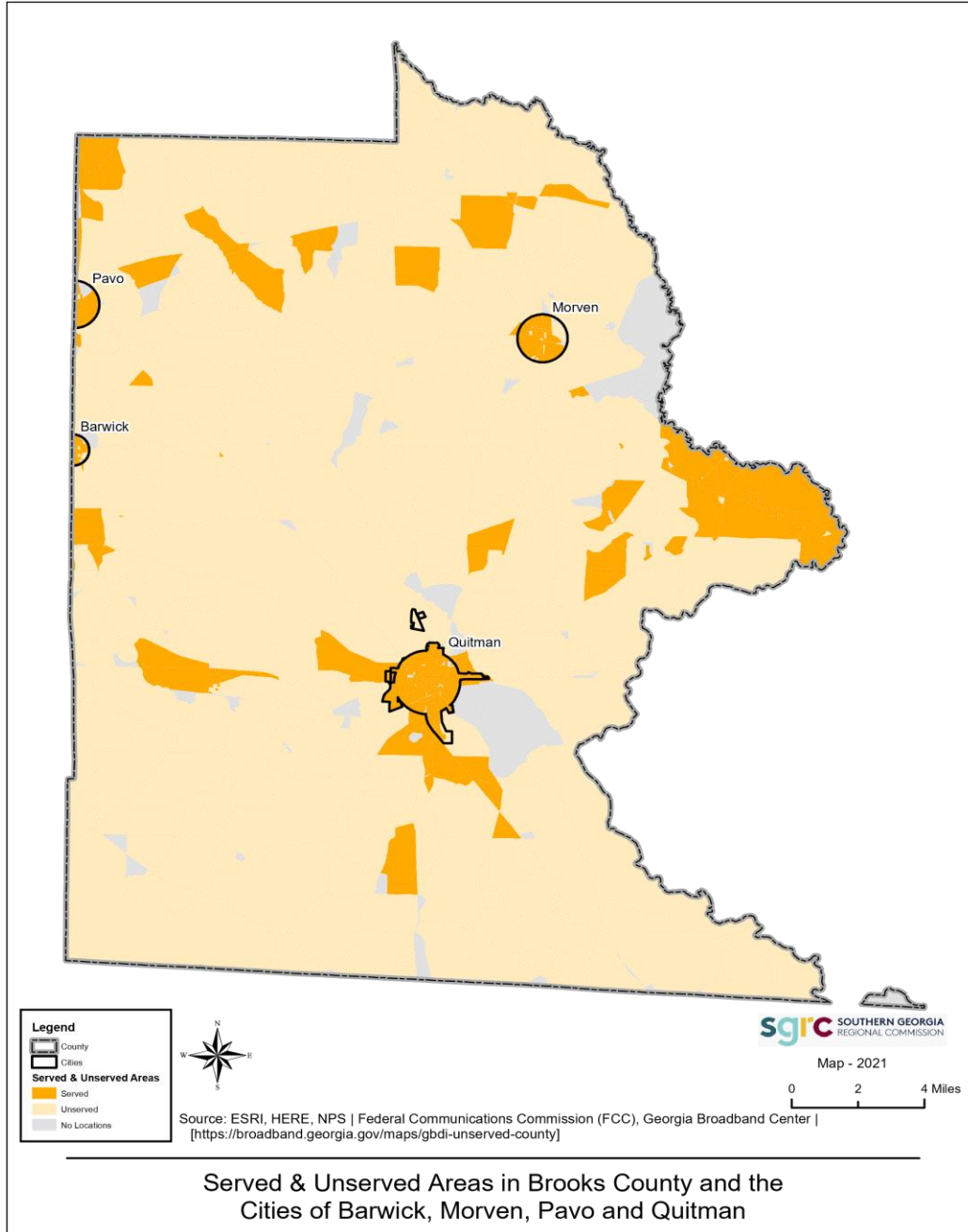
- Need Address Broadband Infrastructure needs
- Policy Community-wide technology infrastructure should be considered a basic community facility and as such should be adequately planned for and implemented.
- Policy Efforts should be made to expand and improve high-speed, reliable, affordable internet access throughout the entire community.
- Need Expand Broadband Infrastructure
- Policy Efforts should be made to ensure all citizens have access to basic technology infrastructure.

Broadband Action Plan

Activity	Responsible Party	Estimated Cost	Funding Source
Provide communitywide adequate high-speed broadband access.	Brooks County and the cities of Barwick, Morven, Pavo and Quitman	\$1 - \$10 million	General Fund, SPLOST, grants, private funding
Adopt a Broadband Ordinance.	Brooks County and the cities of Barwick, Morven, Pavo and Quitman	Staff time	General Fund
Apply for Broadband Ready Certification.	Brooks County and the cities of Barwick, Morven, Pavo and Quitman	Staff time	General Fund
Review and reduce local obstacles to development and rollout of broadband infrastructure	Brooks County and the cities of Barwick, Morven, Pavo and Quitman	Staff time	General Fund

The latest data shown in Map 1 following identifies Brooks County with 32% of its population as unserved by Broadband services. In terms of the number of households served there are 6,502 with broadband services as compared to 3,003 which are not served at this time.

This map depicts access to broadband, not subscriptions to broadband.



Map 1: Served and Unserved areas in Brooks County and the cities of Barwick, Morven, Pavo and Quitman.

County statistics are based on fixed, terrestrial broadband definition of 25 megabits per second download and three megabits per second upload. The broadband service is available to more than 80% of locations (residential and business) in a census block. Population census blocks that did not meet this definition are delineated in Map 1 as “unserved.”

July 25, 2022

9. Community Work Program – Report of Accomplishments

9.a Report of Accomplishments: Brooks County (2018-2022)

*See Footnote

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18 *	19 *	20 *	21 *	22 *
CULTURAL RESOURCES									
Develop, update, publicize and maintain a Historic Resources Inventory in conjunction with Destination Brooks	\$1,000 plus staff time	County	Local, UGA, SGRC	Underway – amended - the County Commissioners decided to designate a Historic Preservation Commission first and let them develop the inventory. Destination Brooks has disbanded and is no longer involved.		x	x		
ECONOMIC DEVELOPMENT									
Continue the support of Destination Brooks	\$2,000	County	General Fund	Not Accomplished/Cancelled due to the fact that Destination Brooks disbanded.	x	x	x	x	
Develop, market and brand the annual festival	\$20,000	County	General Fund	Underway	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
HOUSING									
Partner with SGRC to identify substandard homes and map them and maintain the map	\$1,500 plus staff time	County	General Fund	Underway		x			
NATURAL RESOURCES									
Purchase property to construct county-owned public boat ramp	\$100,000	County	General Fund/grants	Underway			x	x	
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Develop Stormwater Management Program	n/a	County	General Fund	Not Accomplished/ Cancelled as priorities for funding improvements shifted					x
Develop a City-County Park and Walking Trail	\$18,000	County	Grants, Loans	Underway; Currently in search of property	x	x	x		
Develop a Parks and Recreation Master Plan and maintain and update as necessary	\$25,000 plus staff time	County	General Fund, Grants	Underway	x	x	x	x	

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18 *	19 *	20 *	21 *	22 *
Construct County Operated EMS Facility	\$500,000	County	Local funds/ grants	Not Accomplished/ Cancelled because the County does not hold a license to operate the service and a satisfactory contract was negotiated with SGA/Grady		x	x		
Purchase 2 Fire Engines	\$300,000 \$680,000±	County	Grant	Completed	x	x			
Construct new County Offices Building	\$4,000,000	County	General Fund/loans/grants	Completed; Court House has been renovated and Administration building is progressing		x	x	x	x
INTERGOVERNMENTAL COORDINATION									
None listed									
TRANSPORTATION									
Resurface Roads as listed on the County's Project List using TSPLOST Funding	\$3,000,000	County	Grants	Underway	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18 *	19 *	20 *	21 *	22 *
Construct a Rail Spur in the Industrial Park (see Economic Development Section of New Work Program)	\$2,000,000	County	Local/Grants	Postponed due to a lack of funding source being identified.		x	x		
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
None listed									

***Footnote:** The Fiscal Year (FY) dates in the Report of Accomplishments have been corrected to account for an error in the 2017 Joint Comprehensive Plan Update for Brooks County & the Cities of Barwick, Morven, Pavo, and Quitman.

9.b Report of Accomplishments: City of Barwick (2018 - 2022)

***See Footnote**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
CULTURAL RESOURCES									
Designate a Historic Preservation Committee to help identify historic district and properties and develop a historic preservation ordinance	staff time	City of Barwick	General Funds	Underway	x				
Adopt a Historic Preservation Ordinance and Guidelines	staff time	City of Barwick	General Funds	Underway		x			
Designate a Historic District	staff time	City of Barwick	General Funds	Underway			x		
ECONOMIC DEVELOPMENT									
none listed									
HOUSING									
none listed									
NATURAL RESOURCES									
none listed									
LAND USE									
Develop & adopt land development regulations	staff time	City of Barwick	General Funds	Underway			x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
COMMUNITY FACILITIES & SERVICES									
Develop a landscape plan for the major rights-of-way in the city	staff time	City of Barwick	General Funds	Underway		x			
INTERGOVERNMENTAL COORDINATION									
none listed									
TRANSPORTATION									
Develop a sidewalk plan and Install sidewalks & walking paths throughout the city	\$20,000 for the plan	City of Barwick	CDBG, GDOT	Underway – Continue - Some sidewalks completed but want to continue with ADA requirements	x	x	x		
Install speed lowering devices at strategic location in the city	\$15,000	City of Barwick	GDOT, Grants	Underway				x	
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed									

***Footnote:** The Fiscal Year (FY) dates in the Report of Accomplishments have been corrected to account for an error in the 2017 Joint Comprehensive Plan Update for Brooks County & the Cities of Barwick, Morven, Pavo, and Quitman.

9.c Report of Accomplishments: City of Morven (2018-2022)

***See Footnote**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
CULTURAL RESOURCES									
None listed									
ECONOMIC DEVELOPMENT									
Create an economic development plan	staff time	City of Morven	General Funds	Not Accomplished /Cancelled due to lack of funding.	x	x	x		
HOUSING									
None listed									
NATURAL RESOURCES									
None listed									
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Construction of a new Water Tower	\$175,000	City of Morven	CDBG	Underway-					x
Paving of Mill Street and Kendrick Streets	\$145,000	City of Morven	GDOT	Not Accomplished /Cancelled due to lack of funding.					x
INTERGOVERNMENTAL COORDINATION									
None listed									
TRANSPORTATION									
None listed									
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
None listed									

9.d Report of Accomplishments: City of Pavo (2018-2022)

***See Footnote**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Canceled)	18	19	20	21	22
					*	*	*	*	*
CULTURAL RESOURCES									
Designate the old Pavo Gym/school building as historic property	Staff Time	City of Pavo	General Funds	Underway; Updated roof with metal roof already	x	x			
Develop a historic resource inventory	Staff Time	City of Pavo	General Funds	Postponed until next five years due to staff shortages and lack of funds	x	x			
ECONOMIC DEVELOPMENT									
Develop a promotion campaign to attract business in coordination with the local Chambers of Commerce	Staff Time	City of Pavo	General Funds	Underway; Trying to purchase building attached to city hall	x	x			
HOUSING									
Identify Homes and Parcels for revitalization and infill	Staff Time	City of Pavo	General Funds	Postponed until next five years due to staff shortage.	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
Apply for CDBG funds	Staff Time	City of Pavo	General Funds	Not Accomplished/Cancelled due the fact that the City actually used GEFA and USDA funds instead		x	x		
NATURAL RESOURCES									
none listed									
LAND USE									
none listed									
COMMUNITY FACILITIES & SERVICES									
Develop a Senior Citizens Activity Program	staff time/volunteers	City of Pavo	General Funds	Completed – seniors are using a senior center in Thomas County	x	x			
Develop a Youth Activity Program	staff time/volunteers	City of Pavo	General Funds	Not Accomplished/Cancelled; Kids attend Brooks & Thomas County Recreation Programs	x	x			
Construct improvements to the local parks	staff time \$10,000	City of Pavo	General Funds/Grants	Underway; Installing cooking grills within the next year	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Canceled)	18	19	20	21	22
					*	*	*	*	*
Issue an RFI to design a plan for improvements to the water system	staff time	City of Pavo	General Funds	Underway; Installed new water tower and waiting on contractor to drill new wells	x	x	x	x	x
Apply for CDBG for water system improvements	staff time	City of Pavo	General Funds	Underway	x	x	x	x	x
Construct water system improvements	staff time	City of Pavo	DCA, EDA	Underway; Replacing water lines	x	x	x	x	x
INTERGOVERNMENTAL COORDINATION									
none listed									
TRANSPORTATION									
none listed									
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed									

***Footnote:** The Fiscal Year (FY) dates in the Report of Accomplishments have been corrected to account for an error in the 2017 Joint Comprehensive Plan Update for Brooks County & the Cities of Barwick, Morven, Pavo, and Quitman.

9.e Report of Accomplishments: City of Quitman (2018-2022)

***See Footnote**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18 *	19 *	20 *	21 *	22 *
CULTURAL RESOURCES									
Rehabilitate the 3 City Cemeteries	\$40,000	City of Quitman	City Funds/Grants	Underway	x	x	x		
ECONOMIC DEVELOPMENT									
Expand usability of Fairgrounds property with improvements	\$250,000	City of Quitman	City Funds/Grants	Completed	x				
HOUSING									
Apply for the GICH Program	\$5,000 plus staff time	City of Quitman	City Funds	Not Accomplished/Cancelled due to Quitman being delinquent on RLGf and not eligible to apply				x	

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
Apply for a Chip Grant to rehab and rebuild sub-standard houses occupied by low-income residents as identified in the housing inventory	Staff time	City of Quitman	City Funds	Not Accomplished/Cancelled due to Quitman being delinquent on RLGf and no eligible to apply		x			
NATURAL RESOURCES									
Apply for the "Tree City" Designation	Staff Time	City of Quitman	City Funds	Underway	x				
LAND USE									
None listed									
COMMUNITY FACILITIES & SERVICES									
Develop the property behind the Textile Mill into a Park	\$75,000	City of Quitman	City Funds/Grants /loans	Underway		x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18	19	20	21	22
					*	*	*	*	*
Rehabilitation of Walker Street School into a community center (Wording change in new Work Program)	\$500,000	City of Quitman	DCA, One Georgia	Underway		x			
Build a new Water Tower	\$1,000,000	City of Quitman	City Funds/Grants	Not Accomplished/Cancelled due to a discovery the current one was sufficient			x		
Dig a new City Well	\$500,000	City of Quitman	City Funds/Grants	Underway				x	
Expand gas services	staff time	City of Quitman	City Funds/Grants	Completed	x	x	x	x	x
Build a new Fire Station	\$500,000	City of Quitman	City Funds/FEMA	Underway					x
Rehabilitate Treatment Pond	\$400,000	City of Quitman	City Funds/GDOT	Completed	x	x			
New Fire Truck	\$300,000	City of Quitman	City Funds/FEMA	Completed		x			
INTERGOVERNMENTAL COORDINATION									
Lower ISO rating	\$300,000	City of Quitman	City Funds/FEMA	Completed purchased a fire truck		x	x	x	
TRANSPORTATION									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	ACCOMPLISHMENTS (Completed, Underway, Postponed, Not Accomplished/Cancelled)	18*	19*	20*	21*	22*
Enroll in the "Sidewalk to Schools" Program for new schools and Boys and Girls Club	\$200,000	City of Quitman	City Funds/GDOT	Completed	x	x			
Repair the citywide sidewalk network	\$100,000	City of Quitman	City Funds/GDOT	Underway		x	x	x	
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
none listed – see community facilities and services for public safety projects									

***Footnote:** The Fiscal Year (FY) dates in the Report of Accomplishments have been corrected to account for an error in the 2017 Joint Comprehensive Plan Update for Brooks County & the Cities of Barwick, Morven, Pavo, and Quitman.

10. Community Work Program

10.a Brooks County 5-Year Community Work Program Update FY2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
CULTURAL RESOURCES									
Develop, update, publicize and maintain a Historic Resources Inventory	\$50,000 plus Staff Time	County and Brooks Historic Preservation Commission	Grants	1&2			X	X	
ECONOMIC DEVELOPMENT									
Develop and maintain a Joint Strategic Economic Development Plan	Staff Time	Brooks County Development Authority, Brooks County, Cities of Barwick, Morven, Pavo and Quitman	General Fund	2	X	X	X	X	X
Provide needed infrastructure to support new and expanding industries to foster job creation and private investment.	\$1,000,000	Brooks County, Brooks County Development Authority, Cities of Barwick, Morven, Pavo and Quitman	Grants	2	X	X	X	X	X
Develop, market and brand the annual Skillet Festival (October)	\$5,000 Annually	Brooks County/ Volunteers and Staff	General Fund/ Donations/Vendor Fees	2	X	X	X	X	X
Develop, market, brand and facilitate the annual Brooks County Independence Celebration	\$3,000 Annually	Brooks County/ City of Quitman/ Volunteers and Staff	General Fund/ City of Quitman/ Chamber of Commerce/ Donations & Sponsorships	2	X	X	X	X	X
Develop, market, brand and facilitate the annual Brooks County Tree Lighting Event (December)	\$3,000 Annually	Brooks County, Staff and Volunteers	General Funds, Donations and Vendor Fees	2	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Construct a Rail Spur in the Industrial Park	4,000,000	Brooks County Development Authority	Grants and Development Authority General Fund	2	X	X	X		
HOUSING									
Partner with SGRC to identify substandard homes and map them and maintain the map	\$1,500 plus staff time	Brooks County/SGRC	General Funds	3	X				
LAND USE									
Explore Troupville Incorporation with Town Hall Meeting	Staff Time	Brooks County	General Funds	4	X				
NATURAL RESOURCES									
Purchase property to construct county-owned Public Boat Ramp	\$100,000	Brooks County	General Fund/grants	1		X	X		
COMMUNITY FACILITIES & SERVICES									
Develop a City-County Park and Walking Trail	\$18,000	Brooks County	Grants/ Loans	5	X	X	X		
Develop a Parks and Recreation Master Plan and maintain and update as necessary	\$25,000 plus Staff Time	Brooks County	General Funds/Grants	5	X	X	X	X	
Design, construct and maintain a non-motorized trail system in populated areas in the county footprint (bike and pedestrian)	\$50,000 Staff Time	Brooks County (Administrator and Road Department)	General Fund/Grants	5					X
Design, construct and maintain a splash pad in a populated county district with city crossover	\$50,000	Brooks County (Administrator and Road Department)	General Fund/Grants	5					X
Design, construct and maintain play parks for public use and reservation by fee/scheduling located throughout populated areas in the county	\$100,000 each park	Brooks County (Administrator and Road Department)	General Fund/Grants	5					X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Maintain/support ongoing Parks and Recreation Plan	\$25,000	Brooks County (Administrator and Staff)	General Fund/Grants	5	X	X	X	X	X
Increase County-Wide Fire Services to include FT paid staff/coverage 24/7	\$200,000	Brooks County (Administrator and Fire Department Chief)	General Funds	5	X				
Purchase Two Fire Engines	\$350,000	Brooks County (Administrator and Fire Department Chief)	Grants/Loans	5	X				
Design and construct a Brooks County Administrative Complex/Campus. Services to include: Administration, Tax Commissioner, Tax Assessor, Elections, EOC/911 Dispatch, Health Department and Economic Development	\$4,000,000	Brooks County (Administrator and Fire Department Chief)	General Fund/ACCG Lending Program Loans, Grant/Loan Funding	5		X	X		
INTERGOVERNMENTAL COORDINATION									
Farmer's Market	\$10,000	County	General Funds	5	X				
TRANSPORTATION									
Annual LMIG road paving projects	\$3,500,000	County	Grants	8	X	X	X	X	X
Resurface Roads as listed on the County's Project List using TSPLOST Funds	\$3,500,000 over a five-year period	Brooks County (Administrator and Road Department)	TSPLOST Funding	8	X	X	X	X	X
EDUCATION, HEALTHCARE & PUBLIC SAFETY									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Indigent Care Subsidy to Brooks County Hospital	\$10,000 Annually	Brooks County (County Administrator)	General Funds	7	X	X	X	X	X
BROADBAND									
Provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities	\$1 - \$10 million	County, City, Public Private Partnership	General Funds, SPLOST, Grants, Private Funding	9	X	X	X	X	X
Adopt a Broadband Ordinance	Staff Time	County	General Funds	9	X				
Apply for Broadband-Ready Certification	Staff Time	County	General Funds	9	X				

10.b City of Barwick 5-Year Community Work Program Update FY2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F	F	F	F	F
					Y	Y	Y	Y	Y
					2	2	2	2	2
					3	4	5	6	7
CULTURAL RESOURCES									
Designate a Historic Preservation Committee to help identify historic district and properties and develop a historic preservation ordinance	Staff Time/Volunteers	City of Barwick	General Funds	1	X				
Adopt a Historic Preservation Ordinance and Guidelines	Staff Time	City of Barwick	General Funds	1		X			
Designate a Historic District	Staff Time	City of Barwick	General Funds	1			X		
Create a monument to the Watermelon Capital of the World along the center of E. Main Street	\$100,000	City of Barwick	General Funds/Grants	1			X	X	
Create a monument with the incorporation of Barwick on a plaque and a city clock along the center of E. Main Street	\$100,000	City of Barwick	General Funds/Grants	1				X	X
HOUSING									
Neighborhood Revitalization of Substandard and Dilapidated Housing	\$1,000,000	City of Barwick	Grants (CDBG)	3		X			
CHIP Grant Application	\$400,000	City of Barwick	Grants (CHIP)	3		X			
LAND USE									
Develop & adopt land development regulations	staff time	City of Barwick	General Funds	4	X	X	X		
COMMUNITY FACILITIES & SERVICES									
Develop Internet Hub in old Voter Building	\$50,000	City of Barwick	General Funds/Grants	5	X	X			
Construct Public Restroom in Central Park	\$150,000	City of Barwick	General Funds/Grants	5			X		
Develop a landscape plan for the major rights-of-way in the city	Staff Time	City of Barwick	General Funds	5	X				
INTERGOVERNMENTAL COORDINATION									
Explore Public Safety (Police) Options	\$3,000	City of Barwick	General Funds	6	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F	F	F	F	F
					Y	Y	Y	Y	Y
					2	2	2	2	2
					3	4	5	6	7
Develop Zoning and Permitting in City Limits	\$10,000	City of Barwick	General Funds	6		X			
TRANSPORTATION									
Develop a sidewalk plan and Install sidewalks & walking paths throughout the city including Low-income Neighborhoods	\$20,000 for the plan	City of Barwick	CDBG, GDOT	8	X	X	X		
Install speed lowering devices at strategic location in the city	\$15,000	City of Barwick	GDOT, grants	8				X	
Bikeability Analysis	\$10,000	City of Barwick	Grants	8		X			
Sidewalk Gap Analysis	\$5,000	City of Barwick	Grants	8		X			
BROADBAND									
Provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities	\$1 - \$10 million	City, County, Public Private Partnership	General Funds, SPLOST, Grants, Private Funding	9	X	X	X	X	X
Adopt a Broadband Ordinance	Staff Time	City	General Funds	9	X				
Apply for Broadband-Ready Certification	Staff Time	City	General Funds	9	X				

10.c City of Morven 5-Year Community Work Program Update FY2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
CULTURAL RESOURCES									
Rehabilitate Old Jail roof and interior for Historic Site for visitors	\$5,000	City of Morven	Brooks Dev. Auth. & General Funds	1 & 2		X			
Place Old Jail on National Register of Historic Places	\$200	City of Morven	General Fund	1 & 2		X			
Place City Hall on National Register of Historic Places	\$200	City of Morven	General Fund	1 & 2	X				
Establish Community History Museum in City Hall	\$1,000	City of Morven	Grant/General Funds	1 & 2		X	X		
ECONOMIC DEVELOPMENT									
Develop a plan for a City-Owned RV Park with full hook-ups	\$1,000	City of Morven	General Funds	2		X			
HOUSING									
CDBG Housing Rehabilitation	\$1,000,000	City of Morven	CDBG Grant	3	X		X		X
LAND USE									
Adopt a Zoning Ordinance	\$10,000	City of Morven	General Funds	4	X				
Create a Map of Annexed ROW	\$100	SGRC	General Funds	4	X				
COMMUNITY FACILITIES & SERVICES									
Construction of a new Water Tower	\$1,000,000	City of Morven	CDBG Grant/Loans	5 & 2					X
Rehabilitate City Hall (Roof & Floors)	\$45,000	City of Morven	Grants/General Fund/USDA Loan	5		X	X		
Fence Perimeter of Hoyte Miller Jr. Memorial Recreation Complex	\$25,000	City of Morven	General Fund/Grants	5			X		
Refurbish Restroom Facilities and add field lighting to Hoyte Miller Jr. Memorial Recreation Complex	\$10,000	City of Morven	Grants	5		X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Mother's Park Improvements (Electrical & grills, etc.)	\$6,000	City of Morven	General Fund	5			X		
New Soccer Field Complex with Restrooms and Fencing	\$15,000	City of Morven	Grants	5			X		
TRANSPORTATION									
Repave Hitch Street	\$65,000	City of Morven	LMIG/SPLOST	8	X				
Reconstruct Park Street Bridge at Mother's Park	\$2,000,000	GDOT	GDOT	8	X				
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
Purchase New Police Interceptor	\$60,000	City of Morven	General Fund/USDA Grant/Loan	7	X				
Purchase New Police Interceptor	\$60,000	City of Morven	General Fund/USDA Grant/Loan	7			X		
Purchase New Police Interceptor	\$60,000	City of Morven	General Fund/USDA Grant Loan	7					X
BROADBAND									
Provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities	\$1 - \$10 million	City, County, Public Private Partnership	General Funds, SPLOST, Grants, Private Funding	9	X	X	X	X	X
Adopt a Broadband Ordinance	Staff Time	City	General Funds	9	X				
Apply for Broadband-Ready Certification	Staff Time	City	General Funds	9	X				

10.d City of Pavo 5-Year Community Work Program Update FY2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
CULTURAL RESOURCES									
Designate the old Pavo Gym/school building as historic property	Staff Time	City of Pavo	General Fund	1	X	X			
Develop a historic resource inventory	Staff Time	City of Pavo	General Fund	1	X	X			
Designate Local Historic District	\$2,000	City of Pavo	General Fund	1	X	X			
Pavo Market Day Festival	\$5,000	City of Pavo/Civic Club	General Fund/Grants	1 & 2	X	X	X	X	X
Purchase new Seasonal Decor	\$1,200	City of Pavo	General Fund/Grants	1	X				
Purchase lot by Library for Parking	\$25,000	City of Pavo	General Funds	1	X	X			
Develop a Museum for the City	\$150,000	City of Pavo/Civic Club	General Fund/Grants	1	X	X	X		
Paint a colorful Peacock on the new Water Tower	\$30,000	City of Pavo	General Fund/Grants	1 & 2		X	X		
ECONOMIC DEVELOPMENT									
Develop a promotion campaign to attract business in coordination with the local Chambers of Commerce	Staff Time	City of Pavo	General Fund	2	X	X			
Establish a Downtown Development Authority	Staff Time	City of Pavo	General Fund	2	X	X			
HOUSING									
Identify Homes and Parcels for revitalization and infill (including Substandard and Dilapidated Homes and Parcels)	Staff Time	City of Pavo	General Fund	3	X	X			
CDBG Housing Rehabilitation of Substandard and Dilapidated Homes	\$1,000,000	City of Pavo	CDBG Grants	3	X	X			
COMMUNITY FACILITIES & SERVICES									

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Develop and operate a Senior Citizens Activity Program	\$2,000 plus staff time/volunteers	City of Pavo	General Funds	5	X	X	X	X	X
Develop and operate a Youth Activity Program	\$1,500 plus staff time/volunteers	City of Pavo	General Funds	5	X	X	X	X	X
Construct improvements to the local Parks	\$10,000 plus Staff Time	City of Pavo	General Funds/Grants	4	X	X			
Issue an RFI to design a plan for improvements to the Water System	Staff Time	City of Pavo	General Funds	5	X	X	X	X	X
Apply for CDBG for Water System Improvements	Staff Time	City of Pavo	General Funds	5	X	X	X	X	X
Construct Water System Improvements	Staff Time	City of Pavo	DCA, EDA, Grants	5	X	X	X	X	X
Sever System Feasibility Study	\$1,500	City of Pavo	General Fund	2 & 5	X	X			
Develop a City-wide Sewer System	TBD	City of Pavo	Grants/Loans	2 & 5	X	X	X	X	X
TRANSPORTATION									
Repave 2-3 Streets annually as needed in two-block sections	TBD	City of Pavo	SPLOST	8	X	X	X	X	X
Sidewalk Repair	\$4,000	City of Pavo	SPLOST/Grants	8 & 5	X	X	X	X	
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
CPR Training Classes for the Public	\$3,000	City of Pavo/Civic Club	General Fund/Grants	7	X	X	X	X	X
BROADBAND									
Provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities	\$1 - \$10 million	City, County, Public Private Partnership	General Funds, SPLOST, Grants, Private Funding	9	X	X	X	X	X
Adopt a Broadband Ordinance	Staff Time	City	General Funds	9	X				
Apply for Broadband-Ready Certification	Staff Time	City	General Funds	9	X				

10.e City of Quitman 5-Year Community Work Program Update FY2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
CULTURAL RESOURCES									
Rehabilitating the three City Cemeteries ongoing	\$40,000	City of Quitman	General Fund/Grants	1	X	X	X		
Designate the Local Historic District	\$2,000	City of Quitman	General Fund	1, 2 & 4	X	X			
Replace/repair lights on buildings Downtown	\$5,000	City of Quitman	General Fund	1 & 2	X				
Landscape medians on Screven Street and other downtown streets in need	\$3,000	City of Quitman	General Fund	1	X	X			
ECONOMIC DEVELOPMENT									
Market the Industrial Park	\$2,500	City, Chamber, Brooks Development Authority	City, Chamber, Industrial Auth.	2 & 5	X	X			
Provide needed infrastructure to support new and expanding industries to foster job creation and private investment.	\$1,000,000	City of Quitman	Grants	2			X	X	X
HOUSING									
Neighborhood Revitalization	\$1,000,000	City of Quitman	Grants (CDBG)	3 & 5	X	X	X	X	X
Neighborhood Revitalization	\$400,000	City of Quitman	Grants (CHIP)	3 & 5	X	X	X	X	X
Apply for PlanFirst Designation	\$,1,000	City of Quitman	General Fund / Staff time	3 & 5		X			
NATURAL RESOURCES									
Apply for the "Tree City" Designation	Staff Time	City of Quitman	General Fund	1 & 2	X	X	X	X	X
Apply for Keep Georgia Beautiful	\$2,000	City of Quitman	Grant	1 & 2	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Develop the property behind the Textile Mill into a Park	\$75,000	City of Quitman	General Fund /Grants/loans	5		X	X		

July 25, 2022

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Rehabilitation of Walker Street School into a community center with meeting spaces, a municipal auditorium and local art center	\$500,000	City of Quitman	DCA, One Georgia Grants/USDA Loan	5		X	X	X	
Dig a new City Well	\$500,000	City of Quitman	General Fund /Grants	5				X	
Build a new Fire Station East of RR Tracks on East Screven	\$500,000	City of Quitman	General Fund /FEMA	5					X
Water Infrastructure improvements citywide – replace aging and undersized water lines	\$200,000 yr.	City of Quitman	General Fund/Grants	5 & 2	X	X	X	X	X
Rehabilitate City Hall Annex at 220 E. Screven St.	\$300,000	City of Quitman	LOST	5		X			
Construct new Police Department	\$1,700,000	City of Quitman	General Fund	5 & 7			X	X	
Construct new Public Works Building	\$2,300,000	City of Quitman	General Fund	5	X	X			
INTERGOVERNMENTAL COORDINATION									
Lower ISO rating with the construction of a new fire department on the east side of town	\$300,000	City of Quitman	City Funds/FEMA	6 & 2	X	X	X		
TRANSPORTATION									
Repair the citywide sidewalk network	\$100,000	City of Quitman	General Fund /GDOT	8 & 5		X	X	X	
Street Re-paving citywide	\$500,000	City of Quitman	General Fund /Grants	8 & 5	X	X	X	X	X
Clean Storm Drains Citywide and repair as necessary	\$500,000	City of Quitman	SPLOST	5		X	X		
Purchase news Street Sweeper	\$325,000	City of Quitman	General Fund/USDA Grant/Loan	5		X			
EDUCATION, HEALTHCARE & PUBLIC SAFETY									
Purchase three new Police Cars annually	\$90,000	City of Quitman	General Fund/USDA Grant/Loan	7 & 5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 23	FY 24	FY 25	FY 26	FY 27
Purchase one new Fire Truck	\$750,000	City of Quitman	General Fund/USDA Grant/Loan	5		X			
BROADBAND									
Provide adequate high-speed broadband access for local industries, commercial businesses, residences and community facilities	\$1 - \$10 million	City, County, Public Private Partnership	General Funds, SPLOST, Grants, Private Funding	9	X	X	X	X	X
Adopt a Broadband Ordinance	Staff Time	City	General Funds	9	X				
Apply for Broadband-Ready Certification	Staff Time	City	General Funds	9	X				

11. Brooks County Transportation Network Element

Brooks County has minor deficiencies in its road network as it relates to roadway infrastructure. These deficiencies range from paving projects to repairing street signage and the need for multimodal infrastructure or upgrades. Most of these issues can be improved through operational and routine maintenance projects.

In previous years, Brooks County had many deficiencies around the rail lines that traversed the county, these deficiencies particularly occurred along the OmniTrax (Georgia/Florida) rail lines. Several crossings were in poor condition and/or unsignalized. Over the past 5 years, the rail lines have been upgraded and continued maintenance of these rail lines to increase safety is necessary.

Freight traffic within Brooks County is predominately non-problematic along state routes; however, through downtown Quitman freight traffic in addition to on-street parking creates many unsafe intersection crossings, especially at unsignalized intersections, due to limited visibility. Freight traffic is also causing some increased road deterioration and safety issues on local roads.



Figure 1. Figure. Downtown Quitman, GA, Source: SGRC

Deteriorating bridges are an area of concern as well. Older, smaller bridges, that are located predominately on local roads and provide crossings over small creeks are deteriorating due to older construction practices that are no longer recommended. Although, the county continues to redesign and reconstruct the bridges as problems are identified, citizens would still like to preserve its historic bridges, such as the Mule Creek Bridge. The Mule Creek Bridge is a completely wooden bridge and is

known to bring in tourists and photographers that seek out historic roads and bridges. Bridges such as this would need to be restored in a manner that does not disturb the character of the bridge.



*Figure 2. Mule Creek Bridge Quitman, GA, Source: The GA Photography Fanatic;
<http://forgottengeorgia2.blogspot.com/2018/08/mule-creek-bridge.html>*

The Brooks County Airport is operating well. No new extensions or runways are needed at this time. However, hangars and an airline fueling station are needed to improve usage of the airport for local businesses, currently the county is actively seeking fuel stations and hangars for improving the overall usage of the Airport.

Although the majority of the roadway infrastructure is in good condition and the road network is reliable in Brooks County, there are areas for improvement, the need being higher for operational and maintenance improvements and lower for roadway infrastructure improvements, not including multimodal options. Due to additional funding from a Regional Transportation Special Purpose Local Option Sales Tax (TSPLOST or TIA) that was passed by voters in 2018, various roadway and multimodal transportation improvements as well as operational improvements are now being completed.

Rural public transit in Brooks County was previously operated as a separate system outside of Brooks County being within the Metropolitan Statistical Area. Recently, 14 out of 18 counties within the Southern Georgia Region approved their inclusion in a Regional Rural Public Transit System, Brooks County being one of those counties. Now Brooks County has access to many other counties within the region and even so, it is still recommended that the regional transit service consider offering weekly trips from Brooks County to larger cities for planned appointments by residents as well as generally improving the marketing of the transit service to increase ridership and awareness of the program.

Public Transit trips can be scheduled via phone at 1-855-360-7475, more information is on the SGRC website at <https://www.sgrc.us/public-transit-services.html>.

Brooks County should continue to make transportation network improvements at various levels to help achieve a safe, efficient, reliable network that connects its citizens to the various amenities located within Brooks County and its Cities.

Issues:

- A. Need for paving / resurfacing of roads and installation / maintenance of sidewalks – Many communities in Brooks County and its Cities have a need for the creation or improvement of sidewalks that are handicap accessible. Small towns, such as Morven, have a need for paved roads.
- B. Two wooden bridges, Burney Bridge, on Hempstead Church Road and Mule Creek Bridge on Hodges Road need to be rehabilitated and regularly maintained.
- C. The County has inadequate and aged cross drain structures which need to be replaced and upgraded.
- D. Many of the existing stormwater run-off and retention/detention facilities are not adequate and cause flooding.

Opportunities:

- A. Seek out assistance from the Southern Georgia Regional Commission to help with prioritization of roadway infrastructure and multimodal improvements based on local knowledge and transportation related data. Creating the County and City road priority lists in this manner will help to create a more efficient network for the Brooks County and its Cities.
- B. Continue to identify and inventory historic sites, i.e. homes, buildings, roads, bridges, etc. and work to preserve and maintain. Market for heritage tourism.
- C. Maintain Highway infrastructure using grant funding and other funding opportunities. Funding may include, but is not limited to: LMIG, Regional TIA, GTIB, etc.
- D. Integrate considerations of Economic Development, Land Use, and Transportation network impacts when planning in each above area.
- E. Seek out technical assistance for transportation and multimodal related concerns. This can vary in the form of grants, reports, studies...etc.
- F. Consider creating complete streets by installing multimodal pedestrian and bicyclist networks, especially in smaller cities.

Transportation

- 1. Barwick - Main Street resurfacing and alignment
- 2. Barwick – Create a monument to the Watermelon Capital of the World along the center of E. Main Street
- 3. Barwick – Create a monument with the incorporation of Barwick on a plaque and a city clock along the center of E. Main Street

4. Quitman – Downtown Complete Streets and Parking Study.
5. Brooks County – Create a prioritized list of road improvements to include addressing stormwater run-off and retention / flooding.
6. Brooks County – Designate Dixie road as the oldest road in GA.

12. Land Use Element – Character Areas

Agriculture Character Area

- Brooks County, Barwick, Morven, Pavo and Quitman



Cotton Field Brooks Co. – photo by James Horton



Cotton Bales Brooks Co.- photo by James Horton



Cotton Field Brooks Co.- photo by James Horton



Cattle Farming Brooks Co. – photo by James Horton

DESCRIPTION:

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

DEVELOPMENT STRATEGY:

The rural character should be maintained by supporting existing farming and agricultural operations. The regulation of new development to protect farmland and open space with large lot sizes should be employed. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS: (Brooks County and Quitman only)

Agricultural, Residential, Planned Development

PREFERRED LAND USES:

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

QUALITY COMMUNITY OBJECTIVES:

- **Resource Management**
- **Efficient Land Use**
- **Local Preparedness**
- **Sense of Place**

IMPLEMENTATION MEASURES:

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. This protects the property from development and ensures that it remains as open space or farmland.

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

Landscaping and Buffer Requirements and Guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

Tree Protection Ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or “heritage” tree protections, which protect individual trees considered important because of unique characteristics.

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

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

Greenway Corridors: Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

Conservation Area and Greenspace Character Area

- Brooks County, Barwick, Morven, Pavo and Quitman



Conservation Land in Brooks Co. – photo by James Horton



Conservation Land Brooks Co. – photo by James Horton



Wetland Area in Brooks Co. – photo by James Horton



Arnold Springs, photo by John Quarterman

DESCRIPTION:

Primarily undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind. Scenic views, wetlands, and wildlife management areas can all be categorized as Conservation Areas of Greenspace. Preserving natural areas in and around localities bolsters local economies, preserves critical environmental areas, improves communities' quality of life and guides new growth into existing communities.

Brooks County can boast three natural springs of a type usually thought to be only in Florida. Of only about six second magnitude springs in Georgia, three are downstream from US 84: Wade or Blue Springs, which is defunct; McIntyre Spring, large and easily accessible in the right bank emerging from 4610 feet of caverns back under Brooks County; and Arnold Springs, actually three small springs in the left bank.

Second magnitude springs average 10 to 100 cubic feet per second (cfs) of discharge. While they are

July 25, 2022

widespread in north Florida, apparently there are only about six in Georgia. Since the county line is on the east bank, all three springs in the Withlacoochee River are in Brooks County. (There is only one first magnitude spring (more than 100 cfs) in Georgia, Radium Springs near Albany.)

The largest is McIntyre Spring, next to the west or right bank, with about 46.42 cfs, about river mile 31.46. Cave diver Guy Bryant says he and others have explored it with scuba gear 4610 feet back under Brooks County. Land access to McIntyre Spring is privately owned and closed, but the spring itself is readily accessible in the river.

Smallest is the cluster of three springs known as Arnold Springs, on the north or left bank, at 30.641185, -83.336079, about river mile 29.06, owned by a family corporation based in Valdosta.

The most famous, Blue or Wade Spring just south of US 84 and the railroad tracks and north of Blue Springs Road, was once a famous resort, with a custom-built railroad. It was actually two springs, one inland at the resort and one in the river, measured in 1937 at 19.9 and 23.21 cfs[1]. The past tense is because according to a reliable source attempts to improve the spring by blasting it out destroyed it.

DEVELOPMENT STRATEGY:

The natural, rural character should be maintained by limiting new development and promoting the use of conservation easements. Roadways in these areas should be paved and/or widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Agricultural, Rural Residential

PREFERRED LAND USES:

Passive parks and recreation, conservation, agriculture and forestry. The adoption of a Conservation (Con) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area.

QUALITY COMMUNITY OBJECTIVES:

- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Sense of Place (5)**

IMPLEMENTATION MEASURES:

Resource Inventory: Comprehensive mapping of the community's environmentally sensitive areas in order to create strategies for protection and preservation.

Greenway Corridors: Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

Farmland Protection: Keeping productive farmland in agricultural and discouraging intrusive uses that could be placed elsewhere.

July 25, 2022

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

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

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

Tree Protection: Language should be incorporated into the Zoning Ordinance for the protection and encouragement of preserving and planting native trees.

Downtown and Town Center Character Area

- Barwick, Morven, Pavo and Quitman



Brooks Co. Courthouse – photo by James Horton



Downtown Barwick – photo by James Horton



Downtown Quitman – photo by James Horton



Downtown Morven – photo James Horton

DESCRIPTION:

This area includes the traditional downtown and central business district with adjacent commercial, industrial or mixed-use areas.

DEVELOPMENT STRATEGY:

The downtown should include a relatively high-density mix of retail, office, services and employment to serve the local market area. Residential in-fill development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill small lot development targeted to a broad range of income levels, including multi-family town homes, apartments, and lofts.

Downtowns should be designed with zero-lot-line setbacks on the fronts and sides and parking should be located either on the street fronts or in the rear. Design should be strongly pedestrian-oriented with walkable connections between different uses and services. The pedestrian friendly environment should

July 25, 2022

be enhanced by adding or expanding sidewalks and creating streetscape amenities such as street furniture and landscape. Trail and bike route network should be added to connect business districts. The “Complete Street” concept should be incorporated where possible.

PERMITTED ZONINGS: (Quitman only)

Public Institutional, Residential Professional, Central Business District, General Business, Planned Development, Multi-Residential, Business Retail, Commercial Highway

PREFERRED LAND USES:

It is recommended that the cities should maintain a mix of land uses in their downtown areas including commercial, office, residential and institutional. Increased density should be encouraged along with the infill of vacant and unused lots and buildings while also incorporating public parks and green spaces as well.

QUALITY COMMUNITY OBJECTIVES:

- **Economic Prosperity (1)**
- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Local Preparedness (4)**
- **Sense of Place (5)**
- **Housing Options (7)**
- **Transportation Options (8)**
- **Community Health (10)**

IMPLEMENTATION MEASURES:

Creating more On-street Parking: Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Creative Design for Higher Density: Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping, architectural details and site design. For example, multi-family housing can be designed to appear as a single-family-residences from the street, or heavy landscaping can be used to buffer portions of a development.

Local Historic District Ordinance: Adopting a local historic preservation ordinance, appointing a historic preservation commission and designating historic resources is one of the best ways for a community to protect the historic character of its buildings, neighborhoods, and landmarks from inappropriate alterations, incompatible new construction as well as demolition. The Georgia Historic Preservation Division offers a model historic preservation ordinance and a guide for designation.

Historic Preservation Design Guidelines: Design guidelines are a good accompaniment to a local historic preservation ordinance. They evaluate the appropriateness of building design features, properties, and landscapes to create an architecturally and physically cohesive area of specified character.

Flexible Parking Standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Flexible Street Design Standards: Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle friendly and reduces the amount of land consumed by streets. The concept of “Complete Streets” should be introduced where feasible.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a. development incentives, improvements to public facilities and services and streamlined regulations to encourage infill development; and b. guidelines for appropriate design, density and location of new infill projects.

Landscaping and Buffer requirements and Guidelines: Require landscaping areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

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

Planned Unit Development Zoning: Revising land development regulations to encourage developers to propose planned, mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.

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

Sign Regulations: One way to have a positive impact on the aesthetic appearance of a community is through the implementation of a sign ordinance which controls the location, size and appearance of signage attached to buildings and on free-standing poles. Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs, including lighted and electronic signboards. If zoning is not already in place such as in Barwick, Morven and Pavo, a sign ordinance could still be adopted and added to the city's municipal codes.

Tree protection Ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or “heritage” tree protections, which protect individual trees considered important because of unique characteristics.

July 25, 2022

Utility Relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of downtowns and strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the streets and roadways.

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Design Standards or Guidelines: Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the desired character of a community, is built to a high standard, and has a pleasant appearance. Overlay Districts can work in tandem with local zoning ordinances as a vehicle to implement design standards or guidelines.

Greenway Corridors: Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

National Register of Historic Places: The National Register of Historic Places is the nation's official list of historic buildings, places, sites, districts and objects worthy of preservation. Individual properties or districts can be nominated to the register. The National Register is operated by the National Park Service of the Federal Government and is part of a national program to coordinate and support public efforts to identify, evaluate and protect America's historic and archaeological resources. The National Register program is an independent program and does not affect local historic preservation ordinances.

Historic Character Area

- Barwick, Pavo, and Quitman



Downtown Quitman – photo by James Horton



Quitman-Brooks Co. Museum & Cultural Ctr. – photo by J. Horton



Historic Home in Barwick – photo by James Horton



Quitman Hist. Church



Historic Home - Quitman – photo by J. Horton



Walker Street School – Quitman – photo by James Horton



Pavo City Hall – photo by James Horton

Description:

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

July 25, 2022

Development Strategy:

Historic properties in the Historic Character Area should be protected from demolition and rehabilitation should be encouraged with appropriate incentives, including the National Register of Historic Places designation which enables eligibility for tax incentive programs. Historic properties in this area should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. Pedestrian access should be provided to enhance citizen enjoyment of the area. Linkages to regional greenspace/trail systems should be encouraged as well.

Permitted Zonings:

Single Family Residential, Multi-Family Residential, Residential Professional, Central Business District, General Business District, Public Institutional.

Preferred Land Uses:

A mix of residential and commercial uses dotted with public/institutional uses and public parks is preferred.

Quality Community Objectives:

[Economic Prosperity \(1\)](#)

[Sense of Place \(5\)](#)

Implementation Measures:

Local Historic District Ordinance: Adopting a local historic preservation ordinance, appointing a historic preservation commission and designating historic resources is one of the best ways for a community to protect the historic character of its buildings, neighborhoods, and landmarks from inappropriate alterations, incompatible new construction as well as demolition. The Georgia Historic Preservation Division offers a model historic preservation ordinance and a guide for designation.

Historic Preservation Design Guidelines: Design guidelines are a good accompaniment to a local historic preservation ordinance. They evaluate the appropriateness of building design features, properties, and landscapes to create an architecturally and physically cohesive area of specified character.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a. development incentives, improvements to public facilities and services and streamlined regulations to encourage infill development; and b. guidelines for appropriate design, density and location of new infill projects.

Landscaping and Buffer Requirements and Guidelines: Require landscaping areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

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

Sign Regulations: One way to have a positive impact on the aesthetic appearance of a community is through the implementation of a sign ordinance which controls the location, size and appearance of signage attached to buildings and on free-standing poles. Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs, including lighted and electronic signboards. If zoning is not already in place, such as in Barwick, Morven and Pavo, a sign ordinance could still be adopted and added to the city's municipal codes.

Tree Protection Ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Promote Clean Up and Improved Maintenance of Existing Properties and Buildings: work with Brooks Co. Code Enforcement and the cities of Barwick, Pavo, Moven and Quitman to encourage clean up. Develop incentive and rewards program to foster voluntary participation in rehabilitation projects.

Creating a Network of Continuous Sidewalks: this will encourage pedestrian active transportation and provide connectivity to neighborhood activity centers. It will also increase the safety of neighborhoods while providing a more complete and finished appearance to neighborhood areas.

Commercial Corridor Character Area

- Brooks County, Barwick, Morven, Pavo and Quitman



Barwick Commercial Character Area – Google Photo



Morven Commercial Character Area – Google Photo



Pavo Commercial Corridor Character Area – Google Photo



Quitman Commercial Corridor Character Area – Google Photo

DESCRIPTION:

These areas include both older, historic and newer commercial/service uses which may or may not be adjacent to the Downtown/Town Center Area.

DEVELOPMENT STRATEGY:

Encourage and maintain higher-intensity commercial areas that are not compatible with residential areas due to their high automobile orientation, and promote a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

PERMITTED ZONINGS: (Quitman)

Central Business District, General Business, Public Institutional, Business Retail, Commercial Highway, Planned Development

PREFERRED LAND USES:

These areas include a wide variety of both established and newer commercial uses.

QUALITY COMMUNITY OBJECTIVES:

- **Economic Prosperity (1)**

July 25, 2022

- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Local Preparedness (4)**
- **Sense of Place (5)**
- **Transportation Options (8)**
- **Community Health (10)**

IMPLEMENTATION MEASURES:

Creating more On-street Parking: Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.

Creative Design for Higher Density: Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single-family residence from the street, or heavy landscaping can be used to hide parts of the development.

Design Standards or Guidelines: Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the desired character of a community, is built to a high standard, and has a pleasant appearance. Overlay Districts can work in tandem with local zoning ordinances as a vehicle to implement design standards or guidelines.

Flexible Parking Standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Flexible Street Design Standards: Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle friendly and reduces the amount of land consumed by streets.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Landscaping and Buffer Requirements and Guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic

values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

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

Sign Regulations: One way to have a positive impact on the aesthetic appearance of a community is through the implementation of a sign ordinance which controls the location, size and appearance of signage attached to buildings and on free-standing poles. Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs, including lighted and electronic signboards. If zoning is not already in place such as in Barwick, Morven and Pavo, a sign ordinance could still be adopted and added to the city's municipal codes.

Tree Protection Ordinance: Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimen or "heritage" tree protections, which protect individual trees considered important because of unique characteristics.

Utility Relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

Traffic Calming: Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Industrial Activity Center Character Area

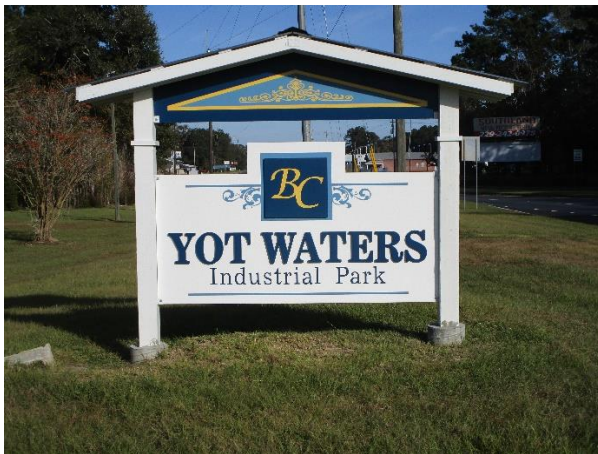
- Brooks County and Quitman



Brooks Industrial Park – photo by James Horton



Avigen Industries – Brooks Industrial Park – photo James Horton



Quitman Industrial Park – photo by James Horton



Business in Quitman Industrial Park – photo by James Horton

DESCRIPTION:

Area used in manufacturing, wholesale trade, distribution activities, assembly and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics.

DEVELOPMENT STRATEGY:

New development or retrofitting of existing facilities should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Buildings should be designed with high-quality architecture and should locate the main front façade facing the principal street to which it has frontage. Parking lots should not be the dominant visual element at the front of the site. Incorporate landscaping and site design features to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting design guidelines to enhance quality of development.

July 25, 2022

PERMITTED ZONINGS:

Light Industrial, Heavy Industrial, Wholesale Light Industrial, Planned Development, Commercial Adult

QUALITY COMMUNITY OBJECTIVES:

- Economic Prosperity (1)
- Resource Management (2)
- Efficient Land Use (3)
- Sense of Place (5)
- Transportation Corridor (8)
- Community Health (10)

IMPLEMENTATION MEASURES:

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

Design Standards or Guidelines: Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the desired character of a community, is built to a high standard, and has a pleasant appearance. Overlay Districts can work in tandem with local zoning ordinances as a vehicle to implement design standards or guidelines.

Flexible Parking Standards: Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

Infill Development Program: A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

Landscaping and Buffer Requirements and Guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

Sign Regulations: One way to have a positive impact on the aesthetic appearance of a community is through the implementation of a sign ordinance which controls the location, size and appearance of signage attached to buildings and on free-standing poles. Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs, including lighted and electronic signboards.

Streamlined Development Permitting: Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.

July 25, 2022

Reuse of Greyfields: Redevelopment of Greyfields can occur through programs such as the State's Redevelopment Fund. This fund gives local governments access to flexible financial assistance to help them implement projects that cannot be undertaken with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

Utility Relocation: Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

Public Institutional Character Area

- Quitman



Quitman Presbyterian Home Nursing Home Facility – Photo Google



Brooks County High School – Google Photo

DESCRIPTION:

Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

July 25, 2022

PREDOMINANT LAND USES:

Public health facilities, schools, and institutions of higher learning.

PERMITTED ZONINGS: (Brooks County)

Agricultural, Rural Residential, Single-Family Residential (R-1), Single-Family Residential (R-22), Residential (DR-22-M), Multiple-Residential, Manufactured Housing Park, Business Retail, Highway Commercial

DEVELOPMENT STRATEGY:

Uses supporting the area’s primary institution should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

QUALITY COMMUNITY OBJECTIVES:

- Educational Opportunities (9)
- Community Health (10)

IMPLEMENTATION MEASURES:

Design Standards or Guidelines: Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the desired character of a community, is built to a high standard, and has a pleasant appearance. Overlay Districts can work in tandem with local zoning ordinances as a vehicle to implement design standards or guidelines.

Landscaping and Buffer Requirements and Guidelines: Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Bicycle Facility Standards (DCA Model Code 2-6) - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

Residential Character Area

- **Barwick, Morven, Pavo and Quitman**



Single-family residence in Barwick – photo James Horton



Single-family residence in Pavo – photo by James Horton



Single-family residence in Quitman – photo by James Horton



Single-family residence in Quitman – photo by James Horton

DESCRIPTION:

Areas with predominantly residential character ranging from traditional historic single-family style homes to duplex or apartment buildings which may or may not be adjacent to Downtown/Town Centers, infill on small lots, historic residential areas and subdivisions.

DEVELOPMENT STRATEGY:

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

PERMITTED ZONINGS: (Brooks County and Quitman)

Planned Development, Single-Family Residential, Multiple Residential, Multi-Family Residential, Residential 1, Residential 22, Residential 22M, Residential 20M

PREFERRED LAND USES:

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

QUALITY COMMUNITY OBJECTIVES:

- **Economic Prosperity (1)**
- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Sense of Place (5)**

IMPLEMENTATION MEASURES:

Promote Infill Housing: develop incentive and rewards programs to rehabilitate and utilize vacant or abandoned properties. Encourage re-use of non-used buildings and compatible infill construction where appropriate.

Promote Clean Up and Improved Maintenance of Existing Properties and Buildings: work with Brooks Co. Code Enforcement and the cities of Barwick, Pavo, Moven and Quitman to encourage clean up. Develop incentive and rewards program to foster voluntary participation in rehabilitation projects.

Creating a Network of Continuous Sidewalks: this will encourage pedestrian active transportation and provide connectivity to neighborhood activity centers. It will also increase the safety of neighborhoods while providing a more complete and finished appearance to neighborhood areas.

Local Historic District Ordinance: Adopting a local historic preservation ordinance, appointing a historic preservation commission and designating historic resources is one of the best ways for a community to protect the historic character of its buildings, neighborhoods, and landmarks from inappropriate alterations, incompatible new construction as well as demolition. The Georgia Historic Preservation Division offers a model historic preservation ordinance and a guide for designation.

Historic Preservation Design Guidelines: Design guidelines are a good accompaniment to a local historic preservation ordinance. They evaluate the appropriateness of building design features, properties, and landscapes to create an architecturally and physically cohesive area of specified character.

Sign Regulations: One way to have a positive impact on the aesthetic appearance of a community is through the implementation of a sign ordinance which controls the location, size and appearance of signage attached to buildings and on free-standing poles. Language should be incorporated into the Zoning Ordinance for the regulation of all exterior signs, including lighted and electronic signboards. If zoning is not already in place such as in Barwick, Morven and Pavo, a sign ordinance could still be adopted and added to the city's municipal codes.

Tree Protection Ordinance: A tree ordinance defines how to manage and care for public or privately-owned trees and is meant to help build a healthy and sustainable community forest. Barwick, Morven, Pavo and Quitman are all historic cities and contain historic trees worthy of preservation. It would be suggested that Barwick, Morven, Pavo and Quitman look into adopting a tree ordinance.

Rural Residential Character Area

- **Brooks County and Quitman**



Rural Subdivision 1-4 acres Brooks Co. – photo James Horton



Home under construction in Turkey Ridge – photo James Horton



Rural Residential large lot size Brooks Co. – James Horton



Historic Rural Residential Brooks Co. – photo James Horton

DESCRIPTION:

Rural, undeveloped land likely to face development pressures for lower density at 1 unit per acre residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation. Such areas are usually transitional away from city boundaries into the truly agricultural and rural areas.

DEVELOPMENT STRATEGY:

The rural atmosphere should be maintained by limiting new residential developments and requiring the utilization of rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

July 25, 2022

PERMITTED ZONINGS: (Brooks County only)

Agriculture, Rural Residential, Planned Development, Residential 1

PREFERRED LAND USES:

Agriculture and Forestry, parks and recreation, conservation, and residential. The adoption of a Conservation Subdivision (Con-Sub) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area that could be connected to a county-wide or regional network.

QUALITY COMMUNITY OBJECTIVES:

- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Housing Options (7)**

IMPLEMENTATION MEASURES:

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

Agriculture Use Notice and Waiver: The use of Notices and Waivers to residential and potential residential land owners in this Area will help to minimize potential conflicts between agricultural and non-agricultural land uses.

Cluster Development: Provides for small lot residential development in agricultural, forestry, and rural residential districts. Local governments that wish to consider preservation of open space more extensively will want to discuss such issues as how to involve land trusts and provide for conservation easements.

Conservation Easements: An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

Rural Village Character Area

- Barney, Dixie, Troupville



Barney Rural Village Character Area – Google Photo



Dixie Rural Village Character Area – Google Photo

Rural Village Character Area continued



Troupville Rural Village Character Area – Google Photo



Troupville Rural Village Character Area – Google Photo

DESCRIPTION:

Commercial activity and residential area located at a highway intersection such as Dixie and Barney or an area near a larger city experiencing development such as Troupville. Typically, these areas are automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses to serve passers-by, rural and agricultural areas.

DEVELOPMENT STRATEGY:

The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

PERMITTED ZONINGS: (Brooks County only)

Planned Development, Single-Family, Multi-Residential, Residential Professional, Central Business District, General Business, Rural Residential, Multi-Residential, Residential 1, Business Retail, Commercial Highway

July 25, 2022

PREFERRED LAND USES:

A mix of Neighborhood Commercial, Office, and Residential is encouraged.

QUALITY COMMUNITY OBJECTIVES:

- **Economic Prosperity (1)**
- **Resource Management (2)**
- **Efficient Land Use (3)**
- **Sense of Place (5)**
- **Housing Options (7)**

IMPLEMENTATION MEASURES:

Infill Development Program A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure protection of quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.

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

Traffic Calming: Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

Promote Clean Up and Improved Maintenance of Existing Properties and Buildings: consider working with Brooks County Code Enforcement to encourage clean up and develop incentive and reward programs to foster voluntary participation in rehabilitation projects.

Design for Walkable Communities: In an effort to promote active living, developers and planners should work together to ensure new development is designed in such a way as to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing sidewalks and bike lines, and situating buildings to promote pedestrian friendliness.

Greenway Corridors: Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

National Register of Historic Places: The National Register of Historic Places is the nation's official list of historic buildings, places, sites, districts and objects worthy of preservation. Individual properties or districts can be nominated to the register. The National Register is operated by the National Park Service of the Federal Government and is part of a national program to coordinate and support public efforts to identify, evaluate and protect America's historic and archaeological resources. The National Register program is an independent program and does not affect local historic preservation ordinances.

Appendices

Appendix A: Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis Summary

Appendix B: Brooks County Development Authority Economic Development Goals

Appendix C: Advertisements and Workshop Sign-in Sheets

Appendix D: Transmittal Letters

Appendix E: Adoption Resolutions

Appendix F: Character Area Maps

Appendix A – Strengths, Weaknesses, Opportunities and Threats Analysis

**Brooks Comprehensive Plan Update
SWOT Analysis – Workshop1
September 7, 2021**

1. Natural Resources

A. Strengths

- a. Land that can be used for farming.
- b. Size of the county.
- c. Greenspace.
- d. Brooks County is full of natural resources and is a draw for many activities.
- e. Rivers, springs, lakes and wildlife are attractions.
- f. Parkways and trees in Quitman.
- g. Hunting.
- h. Recreation.
- i. Scenic and canopy roads.
- j. Plantations.

B. Weaknesses

- a. Proximity to the coast and the threat of hurricanes.
- b. Lack of plan enforcement.
- c. No publicly maintained areas for recreation.
- d. Missed opportunities for those passing through to stop and spend the day.
- e. No public boat ramps in the county.
- f. Not enough maintenance of landscapes throughout City of Quitman.
- g. Not enough protection of Natural Resources.

C. Opportunities

- a. Strengthen the Hazard Mitigation Plan.
- b. Ordinances that are created with community involvement.
- c. Brooks County's natural resources can be Georgia Camera Ready.
- d. Promotion of Agritourism.
- e. Develop recreation options to use land for recreation like hunting, kayaking, etc.

D. Threats

- a. County Commissioners do not always follow adopted land-use policies.
- b. Nothing available to the public to draw people to Brooks County.
- c. Residents going out of the county to shop and work.
- d. Loss of camellias/plants in public spaces due to improper maintenance techniques.

2. Cultural Resources

A. Strengths

- a. Quitman's main attraction is the historic downtown.
- b. The downtown area has been revamped and looks nice.
- c. New school facilities, performing arts and boys and girls club.
- d. Washington Street gymnasium.
- e. Old historic jail in Quitman.
- f. Walker Street School.
- g. Quitman Museum.
- h. QCC Golf Course.
- i. Brooks County School System Performing Arts Center.
- j. Historic North Court Street.
- k. Quitman Historic District.
- l. Brooks Co. school system has a new state of the art performing arts center.
- m. Quitman Museum.
- n. Barwick has good people.
- o. Barwick has two public parks.
- p. Quitman coordinates with the Chamber for parks and recreation.

B. Weaknesses

- a. Need to beautify Downtown Quitman to make it more inviting to visitors.
- b. No senior center in Pavo.
- c. Lack of cultural resources causes citizens to go to Thomas or Lowndes.
- d. No money for construction of new cultural resources.
- e. Walker Street School sits vacant and unused by the community.
- f. No large outdoor event space.
- g. Barwick does not have enough projects or programs to get everyone involved.
- h. Not enough public parks and recreation in Quitman.
- i. Quitman has no Local Historic District Designated to protect the historic character of the town.

C. Opportunities

- a. Citizen involvement with the County in developing more cultural resources.
- b. Potential Historic Districts in Barwick, Morven and Pavo.
- c. Income/grants.
- d. Educate/refine citizens in the community through cultural events.
- e. Community involvement with movie nights.
- f. Develop Walker Street School into a cultural arts center for locals and visitor attraction.
- g. Tours.
- h. Morven would like to increase the amount of City Parks and Greenspace.
- i. Bringing more people into the community with development of facilities.
- j. New B.C. School Performing Arts Center can host art shows, performances, music and theater.
- k. Preservation of the Historic District in Quitman.
- l. More community participation with the City in Quitman.

- m. List the Morven City Hall (old school) and the old Jail on the National Register of Historic Places.

D. Threats

- a. Loss of historic structures that could be used to attract visitors.
- b. Lack of maintenance to privately owned buildings in downtown Barwick, Morven, Pavo and Quitman.
- c. Lack of community interest in Quitman.

3. Economic Development

A. Strengths

- a. Brooks County funds a Development Authority.
- b. Industrial Park property in Quitman.

B. Weaknesses

- a. Quitman needs a restaurant open seven days a week for breakfast, lunch, & dinner.
- b. Lack of industry.
- c. Quitman has only one motel and minimal opportunities for rentals.
- d. Very few restaurants.
- e. Underutilizing available grants.
- f. Workforce development.
- g. Need more industries.
- h. Not enough jobs in the communities.
- i. Hard to keep businesses open in Barwick.
- j. Not enough businesses.
- k. Not enough communication/transparency between government agencies.
- l. Salaries for skilled workers in area are not competitive.
- m. Not enough jobs available.
- n. Morven needs a grocery store.
- o. Morven needs more restaurants – it is currently a food desert.
- p. Morven needs infrastructure to support economic development.
- q. Quitman has building-top lighting downtown which should be repaired or replaced.

C. Opportunities

- a. More restaurants in Quitman would put more money into the economy.
- b. More restaurants in Quitman would help tourism.
- c. Seek more hotels.
- d. Explore grants for revitalization.
- e. Increase population.
- f. New downtown businesses.
- g. New Film Company in Quitman.
- h. Funding.
- i. Plenty of space in the Industrial Park in Quitman.
- j. City of Quitman should repair the rooftop lights and maintain them to be attractive to citizens and visitors.

- k. Development of regular community events to promote tourism in all municipalities.
- l. Development of local incentives to attract new business development.

D. Threats

- a. More fast food restaurants in Quitman.
- b. Using solar as the fix all for financial shortcomings.
- c. People moving out of the county for jobs elsewhere.
- d. Decrease of population and loss of interest.
- e. Delinquency of reports is cutting off funding opportunities to Quitman.
- f. The lack of zoning in Barwick, Morven and Pavo.

4. Housing

A. Strengths

- a. There is land available for construction of new housing in Quitman.

B. Weaknesses

- a. Not enough affordable housing in Quitman.
- b. Poor housing conditions.
- c. Not enough affordable housing for the middle class. Choices are too expensive or government assisted housing.
- d. Not enough housing available.
- e. Need new housing construction.
- f. Inadequate housing opportunities.
- g. Not enough rental opportunities.
- h. Low income housing in disrepair.
- i. Need more housing that is affordable to all incomes.
- j. There is a lack of Code Enforcement and ordinances.
- k. Quitman needs an ordinance to deal with dilapidated property.
- l. Morven has a lot of dilapidated housing.

C. Opportunities

- a. Grants for housing rehabilitation.
- b. Can develop more affordable housing.

D. Threats

- a. High utility costs in the City of Quitman.
- b. High poverty levels contribute to poor housing conditions.
- c. Many Brooks County residents work out of county making it a bedroom community.
- d. Not enough housing available for new residents to move into the community.
- e. Loss of population.

5. Transportation

A. Strengths

- a. Uber/Lyft

- b. Brooks County Transit System.
- c. T-SPLOST provides funds for street improvement.

B. Weaknesses

- a. West Gordon Street in Quitman needs to be repaved near the stadium for potholes.
- b. Lack of taxis or transportation opportunities.
- c. Roads in bad shape throughout the county and in Quitman.
- d. Need for public transportation to Valdosta and Thomasville with bus line.
- e. Need to inform people about transportation options.
- f. Poor roads in Barwick.
- g. Need improvements to roads.
- h. Lack of equipment available for street repairs in Quitman.
- i. Morven needs street repair.
- j. Brooks County has two historic wooden bridges in need of repair.

C. Opportunities

- a. Explore grants/funding for road repair.
- b. Hiring more highly qualified employees.
- c. Grants/funding for road repair.
- d. Public transportation could help people get to the grocery store and healthcare appointments.
- e. Funding for road repair.
- f. Federal and State Grant Funding is available for street repair.
- g. Morven has an opportunity for Wildlife Plots on Highway 133.

D. Threats

- a. Lack of participation in grants to repair roads.
- b. Sickness/pandemic.

6. Land Use

A. Strengths

- a. Land for farming.
- b. Lots of land for farming and timber.
- c. Farmland and farming.
- d. Quitman has re-activated the Historic Preservation Commission.

B. Weaknesses

- a. Protecting farmland.
- b. Solar.
- c. Quitman needs its Zoning Ordinance updated with the new International Building Code.
- d. Morven does not have Zoning.
- e. Morven has no room for new development.
- f. Barwick does not have zoning.

C. Opportunities

- a. Work with the community on developing ordinances that serve all.
- b. Land for farming and timber provides jobs.

- c. Undeveloped lands is available in Quitman.
- d. Morven needs to follow through with an Annexation Plan.

D. Threats

- a. Solar fields overtaking important farm lands.
- b. No zoning in Barwick.
- c. Mobile homes are decreasing property value therefore lowering tax base in Quitman and Barwick.
- d. Lack of marketing properties for potential development in Quitman.
- e. Illegal marketing.

7. Community Facilities and Services

A. Strengths

- a. Nice long-term care facility.
- b. Quitman provides utility services and regulates all utilities.

B. Weaknesses

- a. Street signs are covered with mildew and this makes a dangerous situation.
- b. Need daily transportation to the Senior Center and Health Dept. in Quitman.
- c. Aging hospital.
- d. No fire protection plan for solar facilities.
- e. Local museum is closed on Saturdays.
- f. Maintenance of cemeteries.
- g. No Police in Barwick.
- h. Lack of services for seniors.
- i. Need facility to hold events.
- j. Need better infrastructure.
- k. Quitman needs new water lines.
- l. Quitman needs a street sweeper.
- m. Quitman needs to clean out the sanitary sewer for drainage.
- n. Staffing and maintaining trained staff is a problem for Quitman.
- o. Morven's current Community Center is in disrepair and needs to be demolished.
- p. Quitman has lots of street noise from large trucks and loud music early and late.
- q. Police presence in Quitman is not very visible and people are not stopping at stop signs.

C. Opportunities

- a. Grant for the development of new community facilities.
- b. Barwick has two buildings that could be renovated and used for community centers to have community programs.
- c. Build a senior services facility.
- d. Professional Development of Audits for billing usage in Quitman.
- e. Morven needs to build a new Community Center.

D. Threats

- a. No facilities to draw outsiders.
- b. Aging infrastructure in Quitman.

- c. Outdated equipment in Quitman.

8. Intergovernmental Coordination

A. Strengths

- a. Quitman is coordinating with Brooks County for road services.
- b. Joint strategic planning for economic development currently underway.

B. Weaknesses

- a. Quitman needs better garbage service.
- b. Quitman needs green waste pick-up on a weekly basis.
- c. Lack of visible communication between County and Cities.
- d. Need more intergovernmental coordination.

C. Opportunities

- a. Grants.
- b. Continued Services.

D. Threats

- a. Lack of joint planning between governments.

9. Broadband

A. Strengths

- a. Morven currently has high-speed internet in a portion of the City.

B. Weaknesses

- a. Very poor quality and service in rural areas.
- b. Lack of availability.
- c. Not any available/bad service.
- d. Need broadband.
- e. Cost of infrastructure to make it available and cost effective.

C. Opportunities

- a. Become broadband ready.
- b. Explore grant options to help with broadband.
- c. Explore broadband costs and steps to get broadband into the community.

D. Threats

- a. Not advancing with technology jobs and industry due to lack of broadband.
- b. No service available during an emergency.
- c. Decrease in population in service area.

Appendix B – Brooks Development Authority Goals

<p>Improve employment options for residents</p>	<ul style="list-style-type: none"> • Attract a greater diversity of jobs to Brooks County to create more options for Brooks County residents desiring to work in the County. • Promote and encourage industries related to local strengths, such as Agra-businesses or manufacturing. • Promote Brooks County’s Industrial site as a shovel-ready, rail-ready, GRAD-certified site. • Take advantage of the County’s proximity to major roadways, rail lines, and airport to encourage industry to locate in the County.
<p>Revisit programs to encourage better options for higher employment opportunities.</p>	<ul style="list-style-type: none"> • Support, publicize, and as appropriate develop new educational and training opportunities for County residents that are beneficial both to local and prospective employers and employees. • Focus training and educational opportunities for high income careers. • Focus on existing and targeted industries and workforce development programs to address current and future workforce needs.
<p>Undertake business development and Promotion</p>	<ul style="list-style-type: none"> • Provide incentives, training, and networking opportunities for small business owners. • Provide economic outreach programs to businesses. • Application and promotion of the Rural Zone Designation for Quitman’s downtown area. • Increase tourism awareness inside and outside of Brooks County. • Publicize available land and buildings for development and redevelopment opportunities. • Develop and formalize an economic development toolbox that addresses all aspects of the development process.
<p>Improve coordination of economic development and planning</p>	<ul style="list-style-type: none"> • Coordinate planning for land use and transportation in order to provide economic development opportunities. • Locate and regulate new businesses and industries so as to improve the quality of life in Brooks County. • Support redevelopment of specific areas of the County such as identified on the Future Land Use Map and in coordinated redevelopment plans.
<p>Improve and maintain quality of educational services</p>	<ul style="list-style-type: none"> • Provide a quality educational environment for all Brooks County public school students. • Maintain and expand upon the County’s reputation as a center for excellence in education. • Coordinate the County’s development and future growth with the Brooks County
<p>Improve quality of life through focus on health, safety and welfare of residents</p>	<ul style="list-style-type: none"> • Maintain a public safety force that meets or exceeds the service need of the County’s population. • Expand the County’s parks and recreation offerings to meet the needs of all residents and to increase citizen’s accessibility to parks and other recreation facilities

	<ul style="list-style-type: none"> Expand and develop new public buildings and other facilities in a manner that enhances the quality of the surrounding community, conserves natural resources, and produces the maximum benefit for the investment of public funds
Improve and maintain access to arts and culture	<ul style="list-style-type: none"> Continue to provide first class outlets for performing arts in Brooks County that attract patrons from the region and beyond. Develop and support community events that feature local artists and artisans and promote tourism. Improve and expand the Brooks County Library System to meet the needs of the current and future population. Improve the community's awareness and support of local businesses. Continue to work with local artists and the Board of Education to promote tourism through our downtown areas (i.e. the painting of the windows in our historic district)
Ensure and improve quality of amenities and public services	<ul style="list-style-type: none"> Improve coordination of law enforcement, fire and ambulance services and reduce response times. Continue to improve fire and emergency medical services (EMS). Assist Archbold's Brooks County Hospital in maintaining its reputation as a premiere health care facility. Improve and maintain a Countywide fire protection ISO rating to 5.
Improve intergovernmental communications, relations, and strategic planning	<ul style="list-style-type: none"> Continue to build upon the framework we've established with our elected and appointed officials in all areas Research and draft the Brooks County Strategic Economic Development Plan, to be updated annually We will continue to meet quarterly to benchmark progress of the Comprehensive Plan and Strategic ED Plan as well as address current SWOT and ensure the active development of the plans to meet our goals on time.
Increase the quality of place in Brooks County by addressing Housing shortages	<ul style="list-style-type: none"> Work with elected officials and landowners in identifying potential parcels for housing development while addressing community needs Work with various government entities to leverage funds to achieve these housing goals.
Revisit local zoning ordinances to ensure code enforcement	<ul style="list-style-type: none"> Work with local officials to improve zoning measures to enforce building codes, protect the historic downtown buildings, and encourage redevelopment. Application and promotion of the Mainstreet USA designation.

Appendix C – Advertisements and Sign-in Sheets

Kick-off Public Hearing – August 2, 2021

Quitman Free Press Public Hearing Notice to Kick-off the Brooks Comprehensive Plan August 2, 2021

Page 6 - *Quitman Free Press* - July 14, 2021.

Classifieds

Call-A-Pro Business Directory Listings Only \$8 per Week
6 Week Minimum 2"x2" Listing Available Individually

The Quitman Free Press • PO Box 27 • 112 N. Lee Street • Fax: (229) 263-5282
 To place your classified: (229) 263-4615
 Regular Line Ads—Monday at 12:00 Noon
 Boxed Ads—Monday at 12:00 Noon

BUY • SELL • TRADE
Find what you need in The Classifieds

CLASSIFIEDS IN PRINT...

CLASSIFIEDS ONLINE

Bo's Development Company
Label, Transfer, Signaling, Mechanical, Electrical, Heating, Power, Refrigeration, Pumps, Air Conditioning, Trenching, Excavation, Foundation Work, New Building, All Driv. & Trench.
FREE ESTIMATES
Bo Box
 (229) 247-6595
 M-F: (229) 568-0712

CLASSIFIEDS IN PRINT... CLASSIFIEDS ONLINE
 Classifieds where you want to find them or place them.
Quitman Free Press
112 North Lee Street • Quitman, GA • 229-263-4615

GOLF COURSE LIVING
 4BR, 2 BA house, indoor jacuzzi, in-ground cement pool, 2 car garage - 2,403 sq ft heated. New HVAC. House sits in front of No. 9 tee at the ABAC Forest Lakes Golf Club. \$300K. Call or text 229-445-0923 or 229-921-1883 for appointment.

MISCELLANEOUS
KILL BED BUGS & THEIR EGGS! Buy Harris Bed Bug Killers/KIT. Complete Treatment System. Available: Hardware Stores, Piggly Wiggly, The Home Depot, homedepot.com
 23.24.25.26.27.28.29.30

FOR On Jeckyl
 *Emerald near In Emerald has 8 ft with Jekyll for guests. Two 12 big all new f Weekly R Linens and Tr. All you bring paper! Parker - Kauf Tool Free. H Call from 9 a.m. to P

Place your ad in the Quitman Free Press Call-A-Pro today! Call 263-4615

Kick-Off Public Hearing For Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update

A public hearing will be held at 5:00 PM on Monday August 2, 2021, in the Brooks County Courthouse, located at 100 E. Seventh Street, Quitman, Georgia, to announce the beginning of the 2022 Comprehensive Plan Update for Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan and obtain input on the proposed planning process. Persons with special needs relating to disability access or foreign language should contact the County Clerk's Office at the Brooks County Commission Office at (229) 263-5561. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact the Brooks County Board of Commissioners at (229) 263-5561 or James Horton at the Southern Georgia Regional Commission at (229) 333-5277.

BROOKS COUNTY BOARD OF COMMISSIONERS REQUEST FOR PROPOSAL FOR COURTHOUSE MASONRY WORK RFP 2021-02

The Brooks County Board of Commissioners is accepting bids for masonry work for the Brooks County Courthouse. The work includes the replacement of the veneer brick work located in the front of the courthouse, surrounding the fountain. A complete bid packet can be obtained by contacting the Brooks County HR/Procurement Office via email at kdaniels@brookscountyga.gov.

Interested parties can submit bids to the Brooks County Administration Building, Brooks County HR/Procurement Office, located at 610 South Highland Road, Quitman, GA 31643.

Sealed bids must be received by **Friday, July 23, 2021 no later than 12:00 p.m. EST.** All bids must be sealed and marked accordingly. Please place the bid name on the outside of your envelope. Deadline for questions will be **Tuesday, July 20, 2021 at 12:00 p.m. EST.** Please email any questions to Kim Daniels: kdaniels@brookscountyga.gov

The Brooks County Board of Commissioners reserves the right to accept any or all bids or to choose the bid considered to be in their best interest.

NO BID WILL BE CONSIDERED IF RECEIVED AFTER THE DATE AND TIME SPECIFIED.

Jessica McKinney, Administrator
 Brooks County Board of Commissioners

Your Local News Just the Way You Like It

The Quitman Free Press
 In Print, Online & Mobile | Subscribe Today
 229-263-4615 | www.thequitmanfreepress.com

Join Our Team and Serve Your Community

The Georgia Forestry Commission is accepting applications for Wildland Firefighter/Ranger for Brooks/Cook Counties. You must live in Brooks/Cook Counties, have a minimum of 45 mins of assigned work, have public service & be able to obtain CDL. Experience w/ large trucks &/or tractor/plus. Will teach right person how to fit & obtain CDL. For more info & application contact: (229-775-4948) or visit www.gatrees.org

**EQUAL OPPORTUNITY EMPLOYER
 PRE-EMPLOYMENT DRUG SCREENING
 MEDICAL EXAM & FITNESS TEST**

The Quitman Free Press • 229-263-4615

Classifieds

Professional Directory Only \$150 Runs 6 Months
(Paid in Advance)

The Quitman Free Press • PO Box 27 • 112 N. Lee Street • Fax: (229) 263-5282
 To place your classified: (229) 263-4615
 Regular Line Ads—Monday at 12:00 Noon
 Boxed Ads—Monday at 12:00 Noon

Professional Directory

ARCHITECTS CARPET/FLOOR COVERING EXTERMINATING FUNERAL SERVICES

Kick-off Public Hearing

Brooks County, Barwick, Morven, Pavo and Quitman Comprehensive Plan Sign-in Sheet - August 2, 2021

Southern Georgia Regional Commission
 Kick-off Public Hearing
 2021 Joint Comprehensive Plan for Brooks County, Morven,
 Pavo, Barwick; and Quitman
 August 2, 2021 @ 5:00 p.m.

NAME	ORGANIZATION	PHONE	EMAIL
* AP DUNN	✓ Fw		263-1383
Amenda Manning	QEP	229-263-4615	amanning@quitmanfreepress@gmail.com
Rep Howard	Citizen	229-263-0913	
Rep Robert Kohn		229-263-7920	
Rep Williams	Citizen	352-494-5384	warr451@hotmail.com
James Maxwell	Common Sense	278-365-7057	maxwell@kaj.com
William Williams	Brooks	(339) 263-5501	williams@brookscountyga.gov
Mike Smith	Brooks Co	263-1721	brooks@brookscountyga.gov
GARY CHRISTIAN	Citizen	229-548-2344	garychristian@brookscountyga.gov
Patrick Folsom	Chairman CC	329-2163-1020	
William Cody	County Commissioner	229-560-7690	willie.cody@gmail.com
Clinton Henry	Citizen	229-561-2294	clintonhenry@outlook.com
Jessica McKinney	BCBOC	623-229-2557	jmckinney@brookscountyga.gov
Dennis Smith	BCOC	229-560-2967	
James Horton	SERC Staff	71 229-740-6682	jhorton@serc.us

Quitman Free Press Article on Kick-off Public Hearing for Brooks, Barwick, Morven, Pavo and Quitman Comprehensive Plan Update

James H.

Public Hearing on Comprehensive Planning for Community

Amanda Manning

On August 2nd, the Brooks County Board of Commissioners held their regular meeting. During this meeting there was a public hearing in regard to the Comprehensive Plan for the communities of Barwick, Morven, Pavo, and Quitman. Senior planner James A. Horton, MHP of Southern Georgia Regional Commission spoke to the public pertaining to the reason behind the need for planning of local communities throughout the state.

"The Comprehensive Plan covers all aspects of county and municipal development and must be re-written each five years with new goals, policies and work program. Comprehensive Plans are required by the Georgia Department of Community Affairs (DCA) as a requisite of the Georgia Planning Act of 1989. Brooks County, Barwick, Morven, Pavo and Quitman adopted their first comprehensive plans back in 1992 and have been updating and re-writing new ones since. The current 2017 plan is due to expire by June 5, 2022 and a new plan will be required to be completed, approved by DCA and adopted by June 30, 2022," said John A. Horton.

Horton went on to explain by stating, "One of the fundamental responsibilities of local governments is planning and the preparation of plans. The Comprehensive Plan process is geared to providing each local government in a Georgia with the information and tools needed to make well-informed decisions and implement rational processes and programs to move them toward their citizen's vision. Effective planning ensures that future development will occur where, when, and how the community and local government wants. Benefits of a Comprehensive Plan include: maintaining and improving quality of life; providing a clear vision

for the future of the community; providing tools to protect private property rights; supporting and encouraging economic development; providing more certainty about where development will occur, what it will be like and when it will happen.

Creating a new Comprehensive Plan for Brooks County, Barwick, Morven, Pavo and Quitman will be a several-month-long process which will include three community workshops to discuss goals, objectives, issues and opportunities and to develop an individual five-year work program for each of the individual local governments. Southern Georgia Regional Commission staff will assist the county and municipalities through the process. Three workshops are required by DCA and they are scheduled for September 7, October 5 and November 9 from 10:00 am to 12:00 noon - location to be announced."

Should you be interested in finding out more on this or how you can help create the planning you can reach out to John A. Horton at jhorton@sgrc.us, (229) 333-5277 or visit their website at www.sgrc.us.

After the public hearing the regular meeting progressed with discussions on new business. This new business included alcohol referendum, the Edward Jones CDs, Senior Center updates, Fire Department updates, vehicle auction/donation, Commissioners half-day workshop schedule items, and contracting out for the cutting of large limbs and trees in the county.

The Alcohol referendum laws have changed as explained by the county attorney James Burchett. In order to obtain a referendum on the county agenda or city agenda one commission can put it forth for the local government, or 25 percent of voters need to sign they want it

and then it be presented to the local government.

Edward Jones CDs are coming up for renew with a grace period where the county can pull those funds without penalties. The current amount available to pull on the CDs is roughly \$560,000. The Board did not make a decision on whether they would allow the CDs to roll over for another year of investment or if they were going to pull some or all of the amount.

The Fire Department is under State Review due to significant concerns. County Administrator Jessica McKinney has put together a 30-day action plan that is now two weeks away from ending with the state. That plan included new fire apparatus (the two firetrucks).

There are several county vehicles that are in dire need of repair and unusable just sitting in spots. McKinney recommended they do an inventory on those and place them in auction or put them in donations.

McKinney also spoke with the Board on the recommendation of issues for the half-day workshop that included TSPLLOT discretionary/project spend, Fire department/stations, CID building, animal control, the administrative building, Washington Street Gym, and maintenance shop. She mentioned the need to schedule a day and time to put on the calendar to cover these issues.

Lastly, the Board spoke on the contracting out of cutting limbs from over roads and highways where large trucks, firetrucks, farming equipment and other vehicles could potentially get damage. The Board suggested a three bid find before moving forward.

County Administration did not hold any Executive Session.

Workshop 1

Brooks County, Barwick, Morven, Pavo and Quitman Comprehensive Plan Update Sign-in Sheet - September 7, 2021

SOUTHERN GEORGIA REGIONAL COMMISSION
WORKSHOOP 1
2021 JOINT COMPREHENSIVE PLAN FOR BROOKS COUNTY, QUITMAN
MORVEN, PAVO AND BARWICK
Date: September 7, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
Meg Hester	City of Barwick	229-735-2311	mhester@cityofbarwick.org
Jude Furney	Brooks County Hospital	229-263-6309	jfurney@archbold.org
Donna Rodgers	Brooks Citizen	461-209-9222	Alenadon@aol.com
Peg Howard	Citizen Brooks Co	229-263-0913	slicesoflight@gmail.com
Raphel Madlox	City of Quitman	229-915-2992	rmadlox@quitmanga.gov
Lola V Skydell	City of Quitman	229-263-4166	lolskydell@quitmanga.gov
Shelly Kirkendall	Presbyterian	229-263-6100	SKirkendall@phgairc.org
Cynthia Johnson	Citizen	314-724-2199	syndia-05@yahoo.com
Tonja Healey	Brooks County Schools	229-460-6795	thealey@brooks.k12ga.us
Patricia Williams	BROOKS CO BOC	229-263-5561	pwilliams@brookscountyga.gov
Kendall Blankumsee	BTW Funeral Home	229-263-5002	k-blankumsee@kwhmail.com
Shuck Ramsey	Quitman Citizen/HPC	229-292-1002	coramsey@yahoo.com
JAMES McKEE	B of C Commission	229-263-1097	jmaxwell@kose.net
Nancy W Dennard	City of Quitman	229-740-3582	ndennard@quitmanga.gov
Lynwood Yates	City of Morven	229-775-2775	
Suey Yates	City of Morven	229-775-2176	Cityofmorven@windstream.net

SOUTHERN GEORGIA REGIONAL COMMISSION
WORKSHOOP 1
2021 JOINT COMPREHENSIVE PLAN FOR BROOKS COUNTY, QUITMAN
MORVEN, PAVO AND BARWICK
Date: September 7, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
Kim Daniels	Brooks Co. BOC	560-2087	kdaniels@brookscountyga.gov
RaeAnn Hylton	SGRC	333-5277	rhylton@sgrc.us
James Horton	SGRC/Citizen	333-5277	jhorton@sgrc.us
Amy Machin	SGRC	333-5277	amachin@sgrc.us
Charanna Chavaria	SGRC	333-5277	rchavaria@sgrc.us
Shirley Davidson	SGRC	333-5277	schvidson@sgrc.us
Willie Woody	BOC Commission	263-5561	wwoody@brookscountyga.gov
Jessie McKenney	BOC Commission	263-5561	jmckenney@brookscountyga.gov

Workshop 2

Brooks County, Barwick, Morven, Pavo and Quitman Comprehensive Plan Update Sign-in Sheet - October 5, 2021

SOUTHERN GEORGIA REGIONAL COMMISSION
WORKSHOOP 2
2021 JOINT COMPREHENSIVE PLAN FOR BROOKS COUNTY, QUITMAN
MORVEN, PAVO AND BARWICK
Date: October 5, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
Peg Howard	Citizen County	229-263-0913	slivesflight@gmail.com
Lola Sledge	Co Q	229-263-4141	lsledge@quidma.gov
June Furney	Brooks County Hospital	229-263-6309	jfurney@archbold.org
PATRICK Folsom	Brooks Co. Com.	229-560-7690	pfolsom.bcc@gmail.com
Iverson, MS Canv	Mayor Barwick	229-735-5485	ijmccanv12@gmail.com
Meg Hester	Asst City of Barwick	229-735-2311	mhester@cityofbarwick.org
Jason Hylton	Coastal Plains Farming Corp	229-263-2022	jhy1ton@windstream.net
Tonja Healey	Brooks County Schools	229-460-6795	thealey@brooks.k12.ga.us
Kendall Blankumsee	Citizen	912-531-3757	K.blankumsee@hotmail.com
Chuck Ramsey	Citizen	229 292 1002	coramsey@yahoo.com
Buddy Holwell	Citizen	229-305-3101	bholwell@windstream.net
Cyndie Johnson	Citizen	314-724-2199	syndia-05@yahoo.com
Nancy W Dennard	City of Quitman	229-740-3882	ndennard@quitman.ga.gov
Kari Daniels	Brooks Boc	229-560-8087	kdaniels@brookscountygov.gov
Jessica McKinney	Brooks Co Administrator		jmckinney@brookscountygov.gov
Patricia Williams	Brooks Co. Clerk		pwilliams@brookscountygov.gov
Jim Owens	Brooks Co.	263-5561	
Amy Martin	SGRC	229-333-5277	amartin@sgrc.us
Loretta Hylton	SGRC	229-333-5277	lhylton@sgrc.us
Samuel Horton	SGRC	229-333-5277	shorton@sgrc.us

Workshop 3

Brooks County, Barwick, Morven, Pavo and Quitman Comprehensive Plan Update Sign-in Sheet – November 9, 2021

Southern Georgia Regional Commission
2021 JOINT COMPREHENSIVE PLAN FOR
BROOKS, BARWICK, MORVEN, PAVO AND QUITMAN
Workshop 3
Date: November 9, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
Pat Hall	City Council Pavo	229-319-2014	patfrompavo@gmail.com
Elizabeth Backe	SGRC	229-333-5277	ebacke@sgrc.us
Cola V. Slydell	City of Quitman	229-263-4166	lslydell@quitman.ga.gov
Lynwood Yates	City of Morven	229-375-6865	chiefyatesmpd@windstream.net
Sandy Yates	City of Morven	229-561-3013	cityofmorven@windstream.net
Jason K. Hyton	C.P.F.C.	229-263-2022	jhyton@windstream.net
Donna Rodgers	City of Quitman	(661) 204-7272	Atenetox@aol.com
Chuck Ramsey	Citizen	229 292-1002	cramsey@yahoo.com
Tonja Healey	Brooks Cty Schools	229-460-6795	thealey@brooks.k12.ga.us
Meg Hester	City of Barwick	229-735-2311	mhester@cityofbarwick.org
Kendall Blankumsee	Citizen	912-531-3757	K-blankumsee@hotmail.com
June Furney	Brooks County Hospital	229-263-4309	jfurney@archbold.org
Patricia Williams	Brooks BOC	229-263-5561	pwilliams@brookscountyga.gov
Kim Daniels	Brooks Co BOC	560-8087	kdaniels@brookscountyga.gov
Jessica J. McKinney	BC BOC	229-560-2907	jmcKinney@brookscountyga.gov

SOUTHERN GEORGIA REGIONAL COMMISSION
WORKSHOP 3
2021 JOINT COMPREHENSIVE PLAN FOR BROOKS COUNTY, QUITMAN
MORVEN, PAVO AND BARWICK
Date: November 9, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
Kendall Blankumsee	Citizen	912-531-3757	K-blankumsee@hotmail.com
Kim Daniels	Brooks Co BOC	560-8087	kdaniels@brookscountyga.gov

Workshop 4

Brooks County, Barwick, Morven, Pavo and Quitman Comprehensive Plan Update Sign-in Sheet – January 11, 2022

Southern Georgia Regional Commission
2022 JOINT COMPREHENSIVE PLAN FOR
BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN, PAVO AND QUITMAN
Workshop #4 Economic Development
Date: January 11, 2022

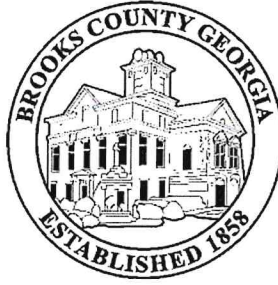
NAME	ORGANIZATION	PHONE	E-MAIL
Elizabeth Backe	SGRC	333.5277	ebacke@sgrc.us
Pat Hail	PAVO	319-2014	pat.hail@pavo@gmail.com
Jayne Coody	BCDA	263-9085	jcoody@brookscoda.com
STEPHANIE WILLIAMS	BCDA	300-2552	smata@brookscoda.com
JACK HARRILL	BCDA	305-1790	
Tiffany Holmes	GA Chamber	(229)500-0212	tholmes@gachamber.com
Walter B. Holwell	Holwell Fletcher	229-305-3101	holwell@windstream.net
Beth Lee	Brooks Co Schools	229-305-0696	blee@brooks.k12.ga.us
Meg Hester	City of Barwick	229-735-2311	mhester@cityofbarwick.org
Sandy Yates	City of Morven	229-775-2176	cityofmorven@windstream.net
June Furney	Brooks Co Hosp	229-740-5990	j.furney@archbold.org
Lola Slydell	City of Quitman	229-863-4166	lslydell@quitman.ga.gov
Raphel Maddox	City of Quitman	229-863-4166	rmaddox@quitman.ga.gov
Kelly Lane	GA DCA	404-227-3419	Kelly.lane@dca.ga.gov
Lynwood Yates	Morven PD	229-375-6865	chris.yates@windstream.net
Chuck Ramsey	Quitman	229-292-1002	c Ramsey@yahoo.com
Beg Howard	citizen	229-263-0913	slicesoflight@gmail.com
Jaron Hyton	CPFC	229-263-2022	jhyton@windstream.net
Jerome Tucker	Brooks Co Auth	229/506-0714	tuckerj@earthlink.net
Iverson McCann	Mayor of Barwick	229-735-2311	imccann12@gmail.com
Patrick Williams	Bevies	229-263-5501	
Kim Daniels	Brooks	229-263-5501	

Ean Mackenzie	Dev. Auth.		
Chuck Ramsey	Focal Realtor	229-292-1002	
Anita Hill	Mayor of Morven	229-775-2176	cityofmorven@windstream.net
Buddy Holwell	Businessman	229-305-3101	bholwell@windstream.net

Final Public Hearing Sign-in Sheet, May 2, 2022 – Brooks County Courthouse

Southern Georgia Regional Commission
 2022 JOINT COMPREHENSIVE PLAN FOR
 BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN, PAVO AND QUITMAN
 Final Public Hearing
 Date: May 2, 2022

NAME	ORGANIZATION	PHONE	E-MAIL
JACK Seivard	GATEWAY BAPT CH	229 561-7933	jack.777@att.net
Hazel Seivard	" " "	561 2234	
Susan Barden		229-242-7077	
Charles + Pamela Swiley		229-222-3475	
Carla Nash		229-740-1476	
Sheradine Peles		263 7380	
Earl Peters		265-7320	
RANDY BLOW		225 7398	
John + Kim Hutchins		405-9918	
Estelle Brown		775 2269	
DAVID MONDS		454-209 2021	
Sally + William		229-244-3877	
Jack Hand		229-305-1770	
THOMAS SIMPSON		229 412 1381	
Dee Hand			
Pinkie Binn		229 735-465	
Anita Hill		229-561-5976	
Jeff Brown + Mike		865 388 7089	
Rachel Eneel Franks		229 263	229-256-3563



May 2, 2022

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Brooks County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact Jessica J. McKinney, County Administrator, at 229.263.5561 or compose correspondence to jmckinney@brookscountyga.gov

Regards,

A handwritten signature in blue ink, appearing to read "Patrick Folsom".

Patrick Folsom, Chairman
Brooks County Board of Commissioners

CC: James Maxwell, Vice Chairman
Jessica J. McKinney, County Administrator
Patricia Williams, Clerk
James Burchett, Attorney



City of Barwick

P.O. Box 146
2090 Cedar Street
Barwick, GA 31720

Incorporated 1903

May 2, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Barwick has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact **Meg Hester, 229.735.2311, mhester@cityofbarwick.org**.

Sincerely,



Iverson J. McCann, Mayor
City of Barwick



CITY OF MORVEN

P.O. BOX 250

MORVEN, GA 31638

cityofmorven@windstream.net

COUNCILMEMBERS:

Octavia Miller Danny Johnson

Billy Smith Allen Nelson

Ann Guess

Anita Hill, Mayor

Sandy Yates, City Clerk

May 2, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal


The City of Morven has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact **Anita Hill, Mayor, 229-561-5971, mayor@cityofmorven.com**

Sincerely,


Anita Hill, Mayor
City of Morven

City of Pavo

1010 E. Harris Street
Phone 229-859-2110

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

Pavo, GA. 31778
pavocity@windstream.net

May 2, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal


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

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

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

If you have any questions concerning our submittal, please contact **Marry Collins, City Clerk 229-859-2110, pavocity@windstream.net**

Sincerely,

 Mayor
City of Pavo

CITY COUNCIL:
ZINDA McDANIEL, Mayor
MARK DEVANE, Mayor Pro-Tem
LULA SMART
DONALD MORGAN
MATTIE NELOMS

City of Quitman

CITY OFFICIALS:
RAPHEL MADDOX, City Manager
LOLA SLYDELL, City Clerk
KARLA WALKER, Attorney
ROY HART, Chief of Police
FLOYD DEMPS, Fire Chief

May 2, 2022

To: Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Quitman has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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

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

If you have any questions concerning our submittal, please contact **Raphel D. Maddox, City Manager**, 229-263-4166, rmaddox@quitmanga.gov

Sincerely,



Zinda McDaniel, Mayor
City of Quitman

RESOLUTION NO. 2022-R-01

BROOKS COUNTY

**RESOLUTION TO ADOPT
FY 2023-2027 JOINT BROOKS COUNTY and CITIES OF BARWICK, MORVEN,
PAVO, AND QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, Brooks County has completed the FY2023-2027 Joint Brooks County and the Cities Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update; and


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

BE IT THEREFORE RESOLVED, that Brooks County does hereby adopt the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update.

Adopted this 11th day of July, 2022



Patrick Folsom, Chairman County Commission



ATTEST: Patricia Williams, County Clerk

AMEDNED RESOLUTION NO. 2022-01

CITY OF BARWICK

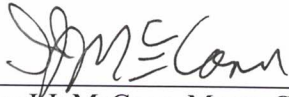
**RESOLUTION TO ADOPT
FY 2023-2027 JOINT BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN,
PAVO AND QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Barwick has completed the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update, and

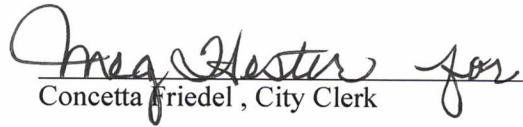
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018.

BE IT THEREFORE RESOLVED, that the City of Barwick does hereby adopt the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this 19th Day of July, 2022



Mayor I.J. McCann, Mayor City of Barwick



Concetta Friedel, City Clerk

RESOLUTION NO. _____

CITY OF MORVEN

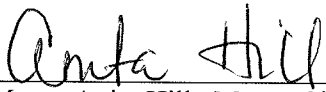
**RESOLUTION TO ADOPT
FY 2023-2027 JOINT BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN,
PAVO AND QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Morven has completed the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update, and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018.

BE IT THEREFORE RESOLVED, that the City of Morven does hereby adopt the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this 19th Day of July, 2022



Mayor Anita Hill, Mayor City of Morven



ATTEST: _____, City Clerk

RESOLUTION NO. 0718

CITY OF PAVO

**RESOLUTION TO ADOPT
FY 2023-2027 JOINT BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN,
PAVO AND QUITMAN
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Pavo has completed the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update, and


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018.

BE IT THEREFORE RESOLVED, that the City of Pavo does hereby adopt the FY2023-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

Adopted this 18th day of July, 2022.



Mayor Marvin Bryan, Mayor City of Pavo



ATTEST: Marry Collins, Pavo City Clerk

RESOLUTION NO. 332-22

CITY OF QUITMAN

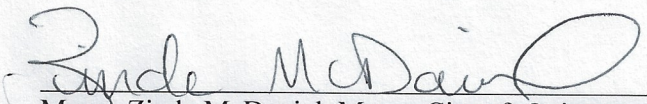
RESOLUTION TO ADOPT
FY 2023-2027 JOINT BROOKS COUNTY AND THE CITIES OF BARWICK, MORVEN,
PAVO AND QUITMAN
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City of Quitman has completed the 2022-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo, and Quitman Comprehensive Plan Update, and

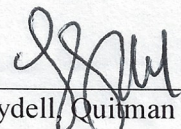
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018.

BE IT THEREFORE RESOLVED, that the City of Quitman does hereby adopt the 2022-2027 Joint Brooks County and the Cities of Barwick, Morven, Pavo and Quitman Comprehensive Plan Update.

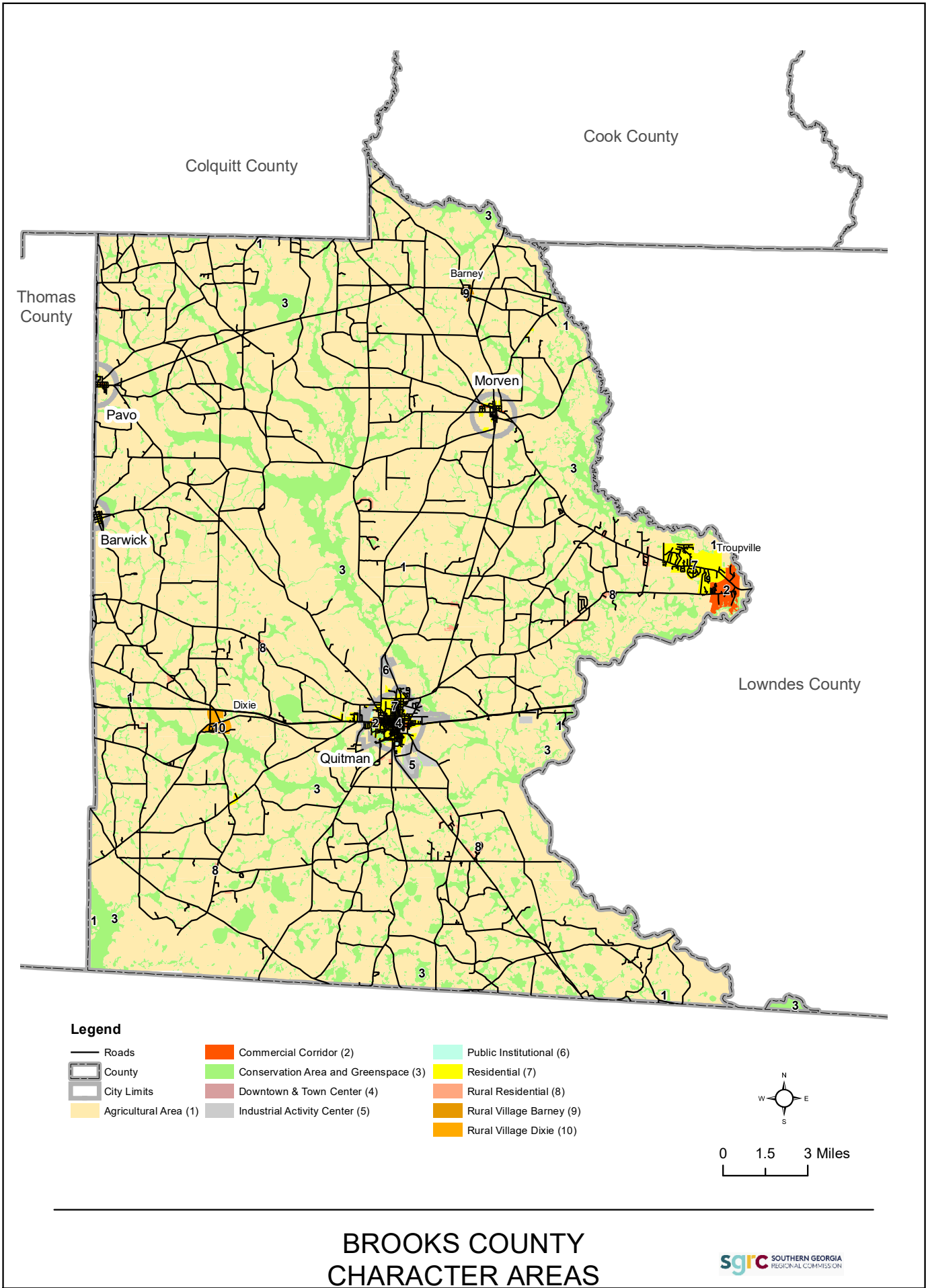
Adopted this 5th Day of July 5, 2022



Mayor Zinda McDaniel, Mayor City of Quitman



ATTEST: Lola Slydell, Quitman City Clerk



Colquitt County

Cook County

Thomas County

Lowndes County

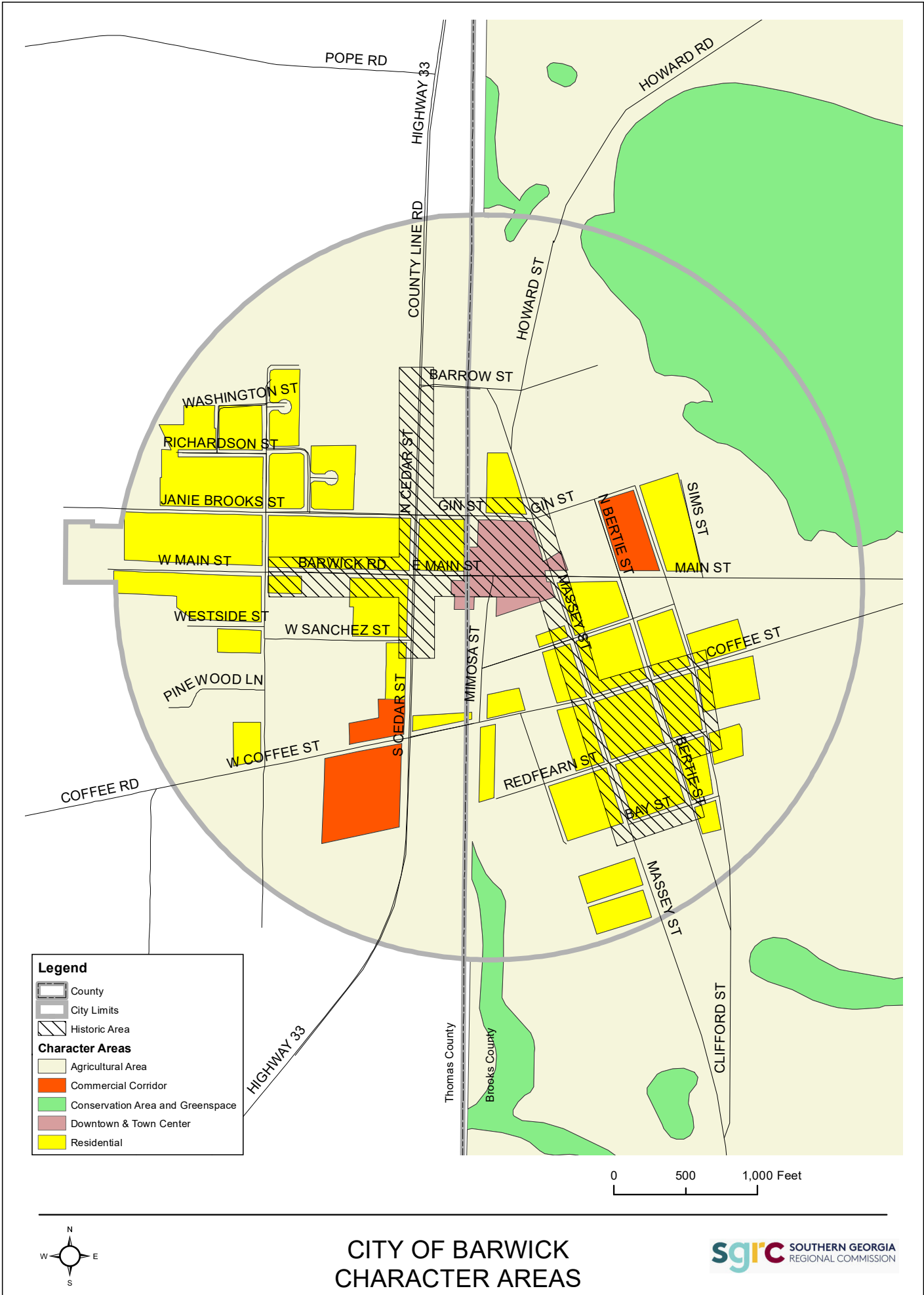
Legend

- Roads
- ▭ County
- ▭ City Limits
- ▭ Agricultural Area (1)
- ▭ Commercial Corridor (2)
- ▭ Conservation Area and Greenspace (3)
- ▭ Downtown & Town Center (4)
- ▭ Industrial Activity Center (5)
- ▭ Public Institutional (6)
- ▭ Residential (7)
- ▭ Rural Residential (8)
- ▭ Rural Village Barney (9)
- ▭ Rural Village Dixie (10)



0 1.5 3 Miles

**BROOKS COUNTY
CHARACTER AREAS**



Legend

- County
- City Limits
- Historic Area

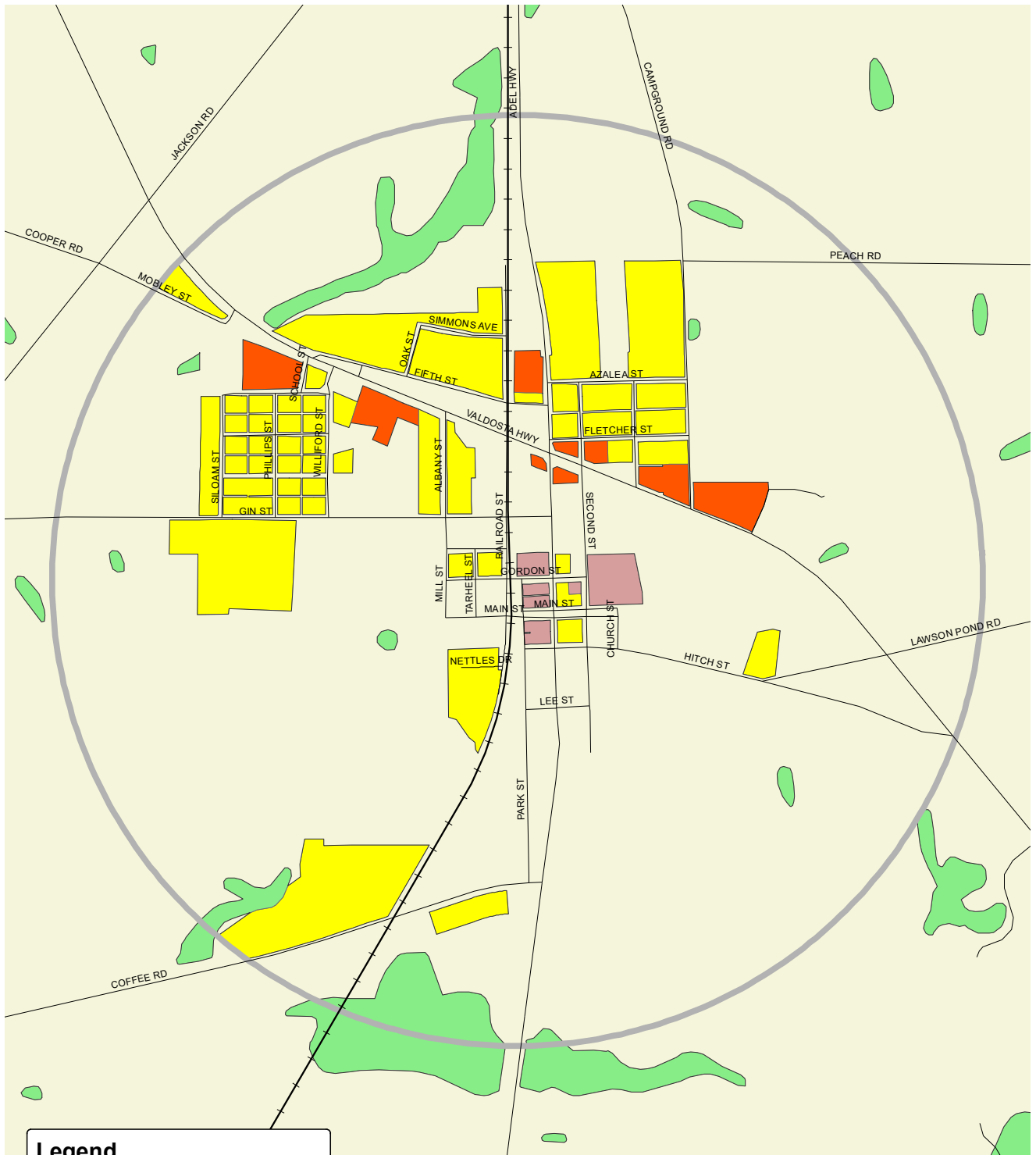
Character Areas

- Agricultural Area
- Commercial Corridor
- Conservation Area and Greenspace
- Downtown & Town Center
- Residential







0 500 1,000 Feet

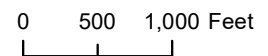


CITY OF BARWICK CHARACTER AREAS

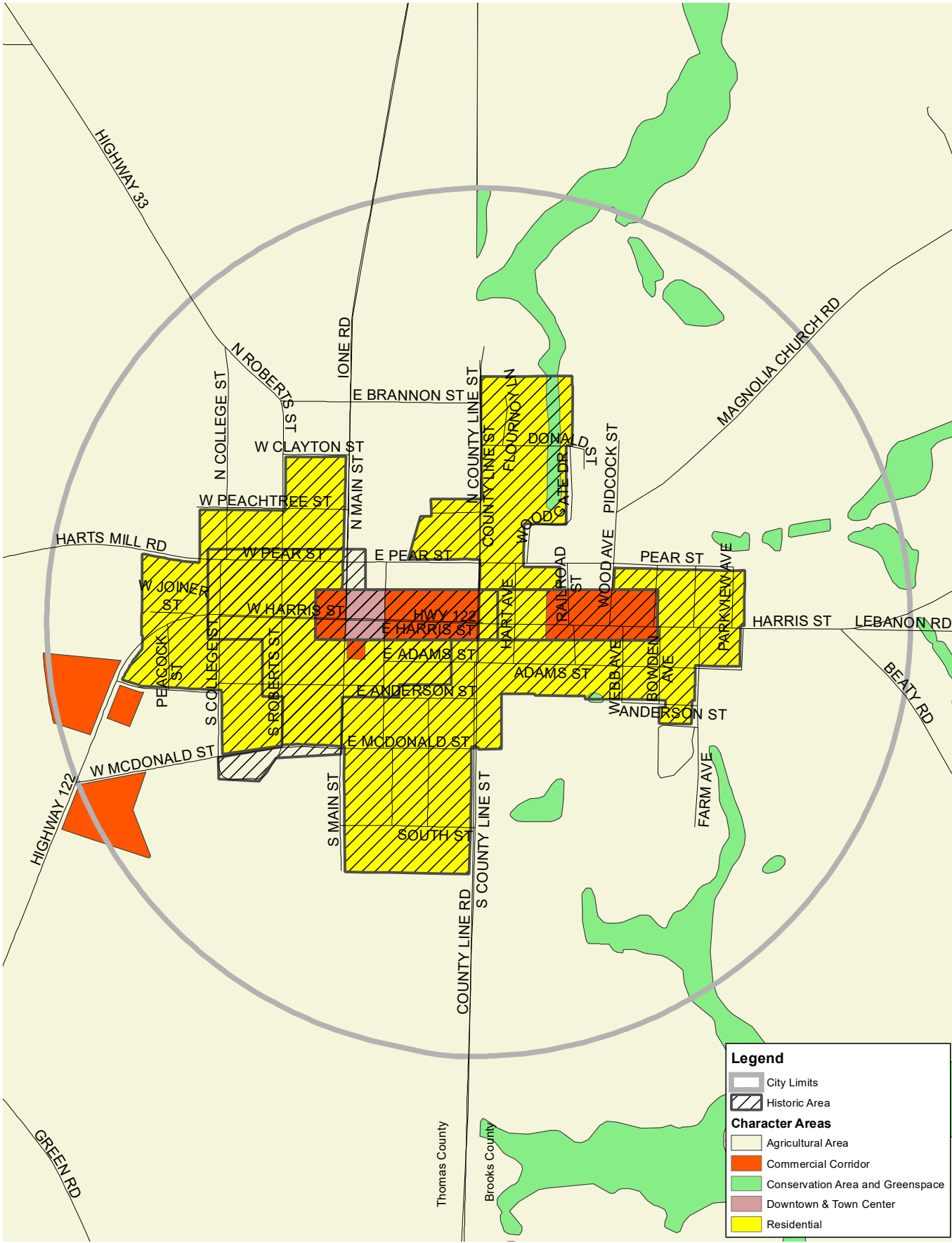


Legend

-  City Limits
- Character Areas**
-  Agricultural Area
-  Commercial Corridor
-  Conservation Area and Greenspace
-  Downtown & Town Center
-  Residential



**CITY OF MORVEN
CHARACTER AREAS**



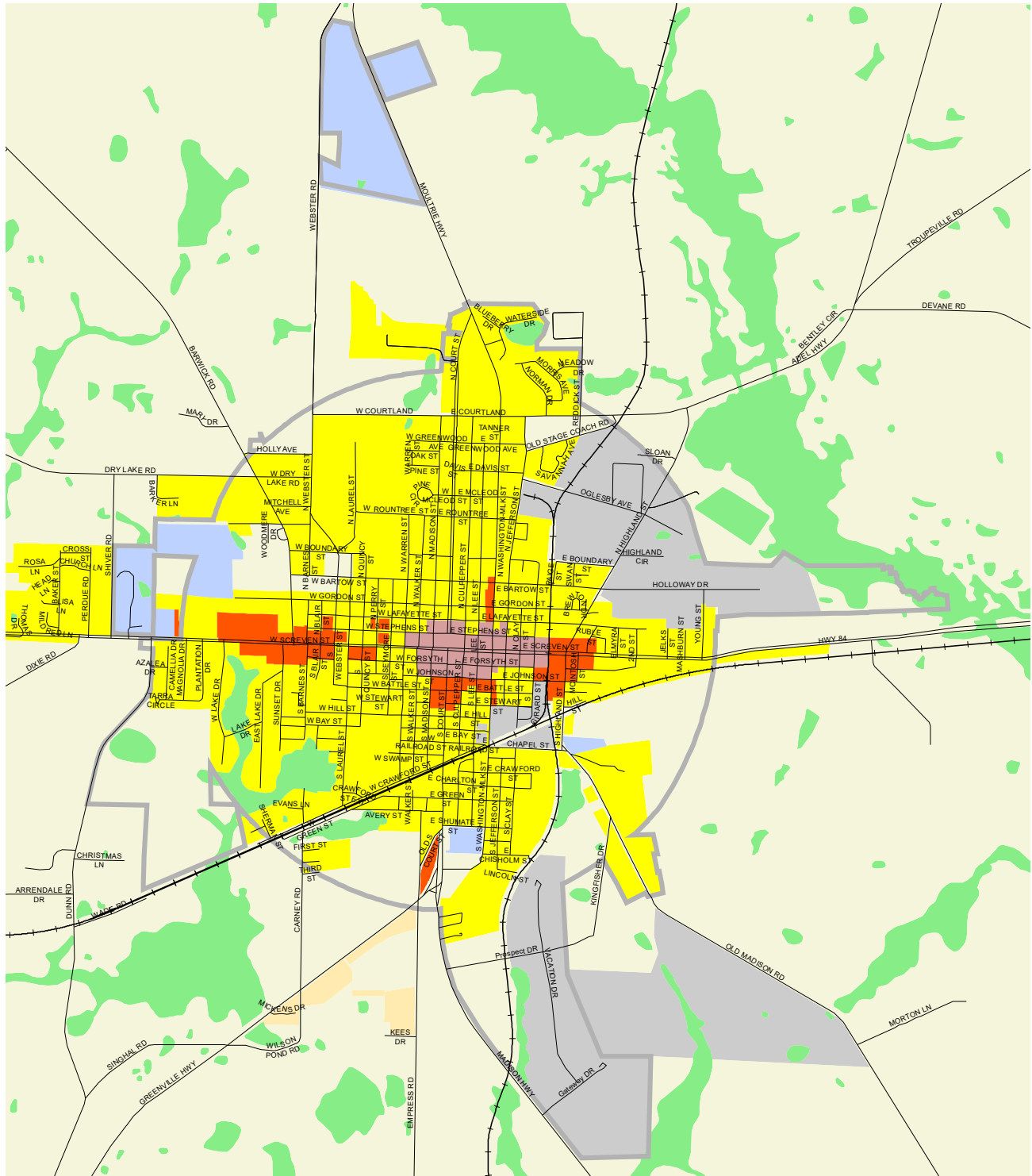
Legend

- City Limits
- Historic Area
- Character Areas**
- Agricultural Area
- Commercial Corridor
- Conservation Area and Greenspace
- Downtown & Town Center
- Residential

0 500 1,000 Feet

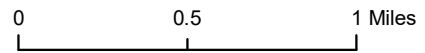


CITY OF PAVO CHARACTER AREAS

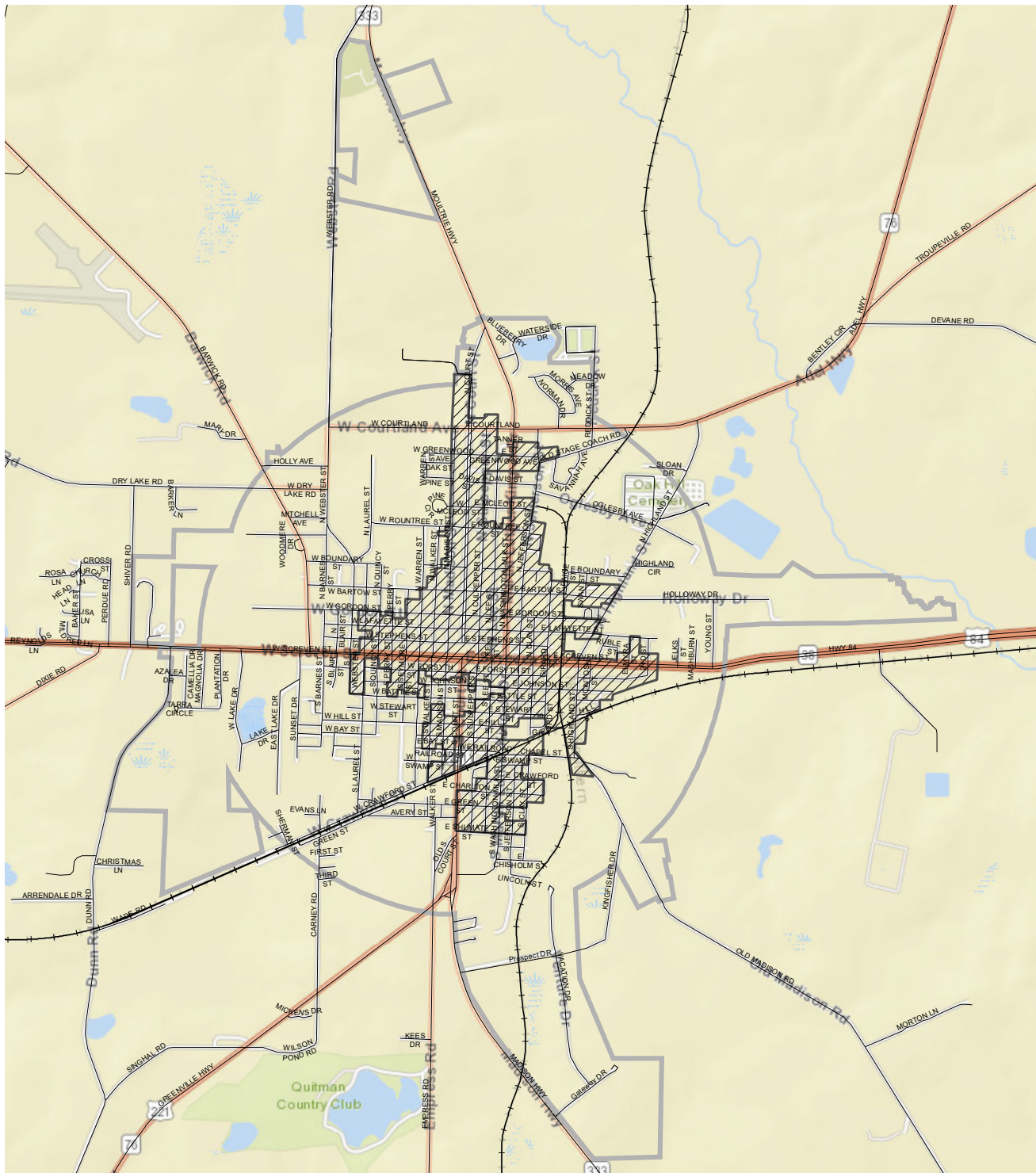


Legend


City Limits	Downtown and Town Center
Character Areas	Industrial Activity Center
Agricultural Area	Public Institutional
Commercial Corridor	Residential
Conservation Area and Greenspace	Rural Residential

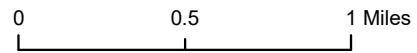


CITY OF QUITMAN CHARACTER AREAS

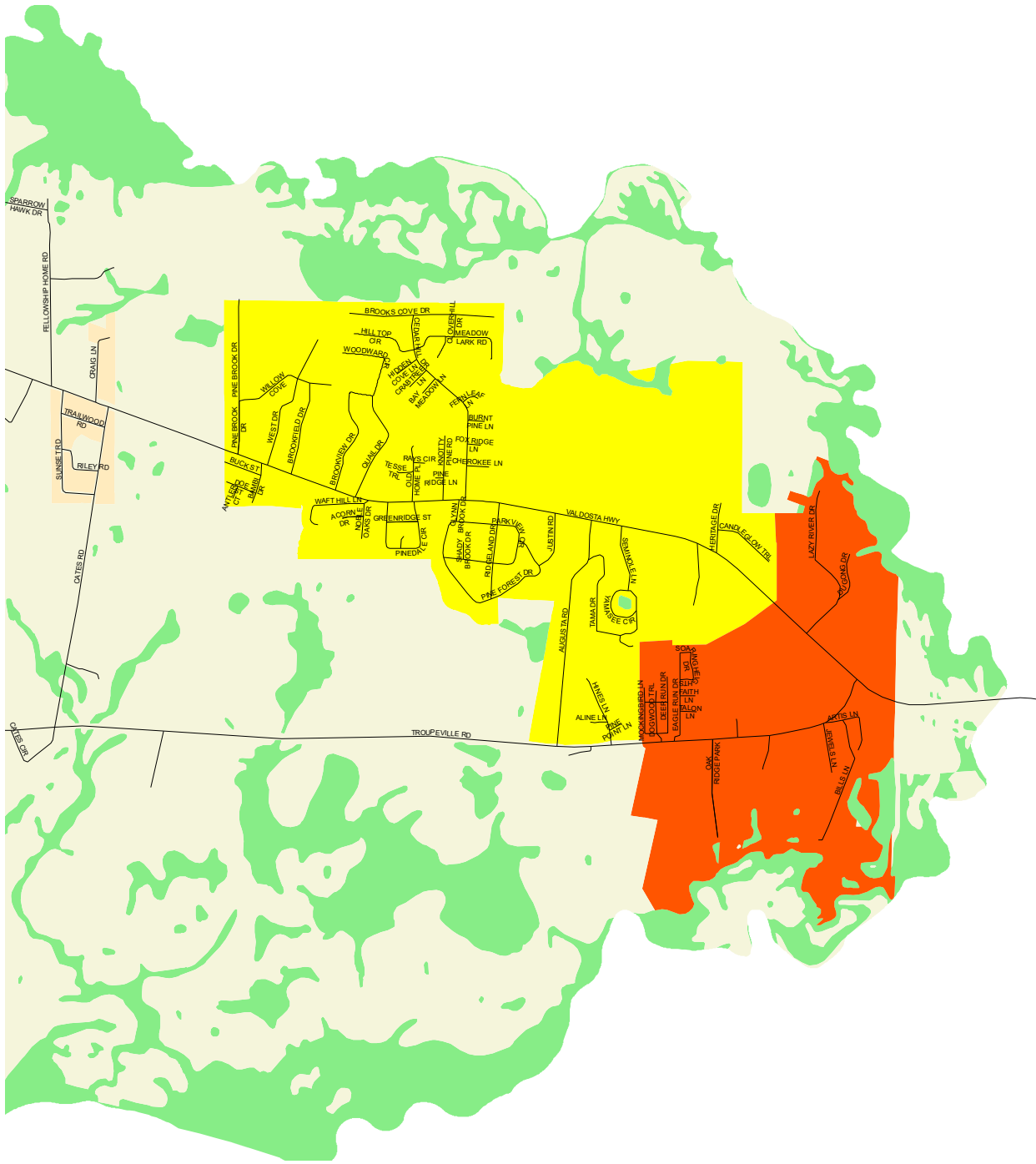


Legend







-  City Limits
-  Historic Area

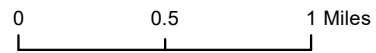


CITY OF QUITMAN HISTORIC CHARACTER AREA



Legend

 Parcels	 Conservation Area and Greenspace
Character Areas	 Residential
 Agricultural Area	 Rural Residential
 Commercial Corridor	



TROUPVILLE CHARACTER AREAS