

# 2020 COMPREHENSIVE PLAN UPDATE FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE, AND THE TOWN OF DU PONT

Adopted: February 1, 2021



Prepared by:  
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Photos courtesy of SGRC staff, Explore Georgia

2020 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan Acknowledgements

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

## 1. Introduction

The 2020 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont 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.

As required by the Local Comprehensive Planning Standards, the 2020 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Broadband Services Element

5. Economic Development Element

(As a community included in the Georgia Job Tax Credit Tier 1 category)

Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont have also been integrated directly into their parallel components in this Comprehensive Plan.

6. Land Use Element - For Clinch County, the City of Homerville, and the City of Fargo; character area updates for the City of Argyle and the Town of Du Pont.

*(As a community with zoning or land development regulations subject to the Zoning Procedures Law)*

## 2. Community Involvement

All of the required elements have been developed with multiple opportunities for involvement and input from stakeholders and steering committee members throughout the Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont. The following steps were taken to ensure the plan reflects the full range of needs and opportunities from the many stakeholders and residents in Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont:

- a) Stakeholders and Steering Committee members were identified. These included the local governments of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont; local businesses and industries; watershed groups; and the general public.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in planned development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee participated in the three workshops and via email and telephone conversation to provide input and feedback.

- d) Community involvement is documented with workshop and public meeting photographs in the plan and plan appendix.

### **1st Public Hearing – “Kick-Off”**

The public hearing kicking off the comprehensive planning process was held on December 2, 2019 in the Clinch County Commissioners Meeting Room. It was held for the purpose of making any potential stakeholders and residents aware of the comprehensive plan update and review; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

### **3. Identification of Stakeholders and Steering Committee**

A comprehensive list of potential Stakeholders and Steering Committee members was put together with input from the Chamber of Commerce, elected officials, local government staff, and residents. A complete list of all the stakeholders is included in this plan in the Appendix.

### **4. Identification of Participation Techniques**

The following participation techniques were utilized during the update process:

- Public Hearings
- Workshops
- E-mail and telephone correspondence with stakeholders
- Special Webpage on SGRC website
- Dissemination of information in the newspaper
- Broadband Survey

### **5. Participation Program**

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from, and coordination with, multiple and diverse interest groups. Due to the relatively small population of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont, the entire stakeholder group was utilized as the steering committee – with several key additions from the public and private sector, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, the project website, and updates provided at workshops and at other group meetings. Opportunity for public comment was provided during the public hearings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop, held on February 6, 2020 was used to review the existing goals, needs, and opportunities. Attendees participated in a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis and updated the list of goals, needs, and opportunities. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.



**1<sup>st</sup> Workshop (SWOT ANALYSIS)**

The Policies and Report of Accomplishments were developed in the second workshop, held on September 24, 2020, along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding become available.



**2<sup>nd</sup> Workshop  
Policies & Work Program Accomplishments**

The third workshop, also held on September 24, 2020, was utilized to discuss the new Broadband Element and to update the Land Use Element and Maps as desired by the local governments.

**3<sup>rd</sup> Workshop  
Land Use Element/Character Area & Broadband**



Following the third workshop, staff met individually with each community to review the applicable Community Work Plans and Land Use maps/Character Area descriptions and designations.

**Final Public Hearing**

A final public hearing was held on December 21, 2020. The final draft of the plan was reviewed and public comment was sought. As a result of this hearing, the draft plan was transmitted to the Department of Community Affairs for review.

**Adoption**

The 2020 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont was adopted by Clinch County on February 1, 2021. The City of Fargo adopted the plan on January 29<sup>th</sup>, the Town of Du Pont adopted the plan on February 9<sup>th</sup>, the City of Homerville adopted the plan on February 11<sup>th</sup>, and the City of Argyle adopted the plan on February 12<sup>th</sup>. The resolutions are provided in the Appendix. One comment was received by the Regional Commission from the Georgia Department of Natural Resources on December 23, 2020 and it is included in the Appendix.

## 6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the Georgia Department of Natural Resources 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

Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



The Suwannee-Satilla Regional Water Plan has identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws in order to support the state's and region's economy, protect public health and natural resources, and enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

#### Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs including all agricultural sectors (this includes the agricultural/ forestry economy of the region).
2. Manage groundwater 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 quantity and quality.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens of 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 (forecast methodology assumptions and Resource Assessment modeling).
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
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.
7. Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
8. 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:

- Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

#### 2. Non-Point Sources:

- Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

#### 3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on the 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 the 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 the 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 which is not applicable in this region. These criteria were developed by the Georgia Department of Natural Resources (GDNR) as mandated in Part V of the Georgia Planning Act and in 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 GDNR, certain utility 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. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.



## II. Plan Elements

### 1. Community Goals and Vision

#### Vision

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*We seek to improve the lifestyle of our citizens with smart and controlled growth while honoring Clinch County's rich history and abundant natural resources.*

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#### **Community Goals**

**Goal 1:** Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.

**Goal 2:** Create and maintain a long-term sustainable and diverse economic base.

**Goal 3:** Ensure that all residents within Clinch County have access to quality and affordable housing.

**Goal 4:** Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitats exist.

**Goal 5:** Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.

**Goal 6:** Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

**Goal 7:** Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Clinch County.

**Goal 8:** Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.

**Goal 9:** Ensure that all community residents have access to critical goods and services and safe and clean neighborhoods in order to improve public safety and public health.

**Goal 10:** Enhance the provision of broadband infrastructure to better support educational opportunities and career advancement for residents of the Cities and County to effectively compete in the global economy.

**Goal 11:** Provide a safe and efficient integrated multi-modal transportation system including Greenways, Bikeways, and Blueways addressing the future needs of Clinch County businesses, residents, and visitors.

## **2. Needs and Opportunities**

The Needs and Opportunities listed in this section were developed through discussions with stakeholders; from the experiences of stakeholders; through analysis of statistical data and information; and through review and revision as applicable of the needs and opportunities identified in the 2015 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont. Each of the following needs and opportunities is addressed by corresponding policies in the “Community Policies” section.

### **Cultural Resources**

#### **Needs**

- Clinch County residents are not aware of the need for historic preservation in Greater Clinch County.
- The old “Bus Barn,” which was originally the African American School, is vacant and in poor condition.
- The Argyle Community Center needs to be renovated; this has been delayed due to a lack in funding.

#### **Opportunities**

- The historic jail and Clinch County Woman’s Club building is now being used as a community center and can be rented out for events.
- The City of Homerville has renovated its historic train depot to be utilized as a welcome center and event venue.
- There are several historic churches in Greater Clinch County; these could be used to promote historic tourism.
- The Homerville Main Street programs could be utilized to further historic tourism in Clinch County.

### **Economic Development**

#### **Needs**

- There is a lack of job opportunities within Clinch County.
- The workforce lacks soft skills.
- There is an insufficient number of small businesses to absorb the workforce demand.
- EPA regulations in Clinch County create additional permitting hoops for business and industry development.
- Participation with the Chamber of Commerce needs to be increased.
- Directional signage to the State Park is needed to welcome visitors and make it easier to find the Eco-Lodge in the City of Fargo.
- Broadband internet connections are not reliable and upload/download speeds are too slow.

#### **Opportunities**

- Increase the availability of entrepreneurship and leadership training programs to grow skills in the workforce.
- The City of Fargo maintains a Golf Course that was abandoned by the State and is now facilitating golf teams for schools. Increased collaboration with the State on promotion could increase utilization of the golf course.
- The Community Center in the City of Fargo can be used to make progress in development for that area of the County.
- Expand leadership opportunities, growth, and strategic planning in the community.
- 200 acres of industrial development land are available east and west of Homerville, with rail frontage.
- Improvement of the airport and increased promotion could improve accessibility for industry and business.
- The Main Street Program is a great vehicle for promotional programs and activities.
- The expansion of SR 84 to a four-lane highway from Homerville to Waycross is anticipated to attract businesses.

- Two Railroad lines (Norfolk and CSX) travel through the county; these could be used in an economic development promotional strategy to attract industry to existing vacant or uninhabited industrial land.
- Clinch County is the 2nd largest honey producer in the State; this statistic could be promoted for agri-tourism and community sense of place/pride.
- Timber, blueberries, and honey are the primary agricultural products in Clinch County; related industries could be targeted for location in the county.
- Develop a leadership program to support county-wide economic development goals.

## **Housing**

### **Needs**

- There is a lack of knowledge regarding the availability and location of affordable single-family detached housing.
- The existing housing stock is outdated and requires maintenance and renovation.
- The community would benefit from local housing purchase assistance programs and points of contact.

### **Opportunities**

- Explore the GICH program.
- Utilize and maintain the Homerville Urban Redevelopment Plan.
- Increase communications with private landowners to increase potential housing construction.
- Encourage the Chamber of Commerce to develop a real estate page.
- Investigate the benefits of code enforcement to remove blight and encourage renovation.



## **Natural Resources**

### **Needs**

- The Suwannee River corridor needs special attention and protection from groundwater intrusion, contamination, and incompatible development.
- There is a lack of public access to the Suwannee River, as most of the adjoining property is privately owned.
- The State Park in Fargo (Suwannee River Eco-Lodge) is split between two counties, which results in issues regarding service, policies, and support.

### **Opportunities**

- The boat ramp in Fargo is the only public boat ramp on the Suwannee River.
- Private operators could be encouraged to explore opportunities for tourism on the Okefenokee and the Suwannee River.
- Advertising the wealth of natural resources and the Eco-Lodge could increase environmental tourism and research.
- ATV/truck excursion trails could be created on private property as an ecotourism activity.
- Promoting the county's natural resources could attract opportunities for filming.

## **Land Use**

### **Needs**

- County and City code enforcement activities should be increased.
- 38% of the land throughout the County is wetlands. All usage of land in groundwater recharge areas needs to be done in an environmentally responsible manner.

### **Opportunities**

- An ordinance for the conservation development of subdivisions in areas near wetlands could be adopted.
- Clinch County and the Cities of Homerville and Fargo have zoning in place which can be used to direct desirable development.
- The zoning ordinances could be updated to minimize adverse impacts on the environment and adjacent property owners and to direct desirable development to appropriate properties.

## **Community Facilities and Services**

### **Needs**

- Homerville needs to continue to upgrade and improve its sewer system in response to increasing demand.
- Ambulances and equipment may need to be upgraded.
- Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.
- Recreation facilities in Argyle are in need of improvement and upkeep.

### **Opportunities**

- City utilities contain enough capacity to serve residents of unincorporated areas.
- City recreation facilities can serve residents in the unincorporated areas, for example, Homerville Rec Park has just been renovated to have the capacity to host youth programs from all areas of the county.
- There is a website created specifically to promote Main Street activities, buildings with vacancies, available grants, and funding opportunities.

## **Intergovernmental Coordination**

### **Needs**

- Leadership identification, development, and strategic planning across the entire county would be useful for the county and the cities.

### **Opportunities**

- The County and Cities practice great collaboration and cooperation.
- Strategic planning is necessary involving all local governments including the Hospital Authority, State Health Department, and the Board of Education.
- Greater connectivity could be promoted on-line by providing reciprocal links to each government and agency website.

## **Education**

### **Needs**

- The education system needs support through grant funding.
- Since the school was closed down in Fargo, all ages and abilities of children travel long distances together on the bus to the school(s) in Homerville. This isn't an optimal situation.
- There is a lack of a comprehensive strategic plan.
- There is a lack of financial literacy programs.

### **Opportunities**

- Develop a comprehensive education strategic plan to address issues.
- Work to either reopen a school in Fargo or explore transportation options for separating the ages and abilities of children traveling to Homerville.
- Continue to partner with South Georgia State College and Coastal Pines Technical College to offer dual enrollment classes to students on the high school campus.
- Develop a partnership with local businesses and industries for increased career related student internships.
- Partner with Family Connection and similar agencies to create educational programs.

## **Health**

### **Needs**

- State funding for the Health Department keeps getting cut. There is a need for workforce training to educate potential replacements as staff retire.
- Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.
- Rural hospitals are closing at increasing rates.

### **Opportunities**

- Research and implement opportunities to make rural hospitals sustainable.
- Increase the use of telemedicine.

## **Broadband Services**

### **Needs**

- The lack of sufficient digital broadband coverage in large areas of Clinch County limits education and economic development opportunities and causes communication problems for police, fire, and EMS.



- More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.
- The school system, medical providers, and businesses need improved Broadband coverage.
- Communication systems need to be improved and updated.
- An alternative to fiber infrastructure needs to be promoted for rural areas as it is cost-prohibitive to install fiber broadband in every instance.

### ***Opportunities***

- More robust broadband services may enable greater opportunity for citizens and businesses.
- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.
- Public/Private Partnerships and relationships with EMC's could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

### **Transportation**

#### ***Needs***

- There is a lack of local and state funding to support resurfacing and maintenance of local roads.
- There is a lack of state funds and maintenance on existing state roads.
- Transportation to support programs or health facilities is not available.

#### ***Opportunities***

- Seek the development of additional bicycle and/or multi-use trails.
- Seek the development of additional sidewalk infrastructure.
- Seek the development of additional blueways and water trails; in addition to the Okefenokee National Wildlife Refuge which is a National Scenic Water Trail.
- Track developments and seek opportunities in the provision of rural transit, to include participating in a Regional Transit Program.

### 3. Analysis of Data and Information

#### Clinch County

The estimated 2018 population of Clinch County is 6,743<sup>1</sup>. This is a decrease of 98 residents since the 2010 Census; indicating a slightly decreasing population<sup>2</sup>. There are an estimated 2,997 housing units in Clinch County<sup>3</sup>. 65.8% of the population are White and 27.6% are Black or African American<sup>4</sup>. 5.1% of the population are Hispanic or Latino<sup>5</sup>.

The median age in Clinch County is 37.7, compared with a median US age of 37.8<sup>6</sup>. 70.8% of residents have a high school diploma or higher<sup>7</sup>. The median household income is \$25,236<sup>8</sup>. The median home value is \$57,100 for owner occupied units<sup>9</sup>. The homeowner vacancy rate is 16.5% while the rental vacancy rate is 2.2%<sup>10</sup>. The percentage of occupied housing units with no vehicle available is 8.5%<sup>11</sup>.



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<sup>1</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>2</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics, 2014-2018

<sup>3</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2014-2018

<sup>4</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>5</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>6</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2014-2018

<sup>7</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Educational Attainment, 2014-2018

<sup>8</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2014-2018

<sup>9</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2014-2018

<sup>10</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Housing Occupancy, 2014-2018

<sup>11</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2014-2018

## City of Argyle

The estimated 2018 population of the City of Argyle is 209<sup>12</sup>. This is an decrease of 3 residents since the 2010 Census; a 1.4% decrease<sup>13</sup>. There are an estimated 131 housing units in the City of Argyle<sup>14</sup>. 55.1% of the population are White and 44.9% are Black or African American<sup>15</sup>.

The median age in the City of Argyle is 52.7. 76.3% of residents have a high school diploma or higher<sup>16</sup>. The median household income is \$30,000<sup>17</sup>. The median home value is \$37,500<sup>18</sup>. The vacant housing unit rate is 40.5%<sup>19</sup>. The percentage of occupied housing units with no vehicle available is 5.1%<sup>20</sup>.



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<sup>12</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>13</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics

<sup>14</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2013-2017

<sup>15</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2013-2017

<sup>16</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Educational Attainment, 2013-2017

<sup>17</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2013-2017

<sup>18</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2013-2017

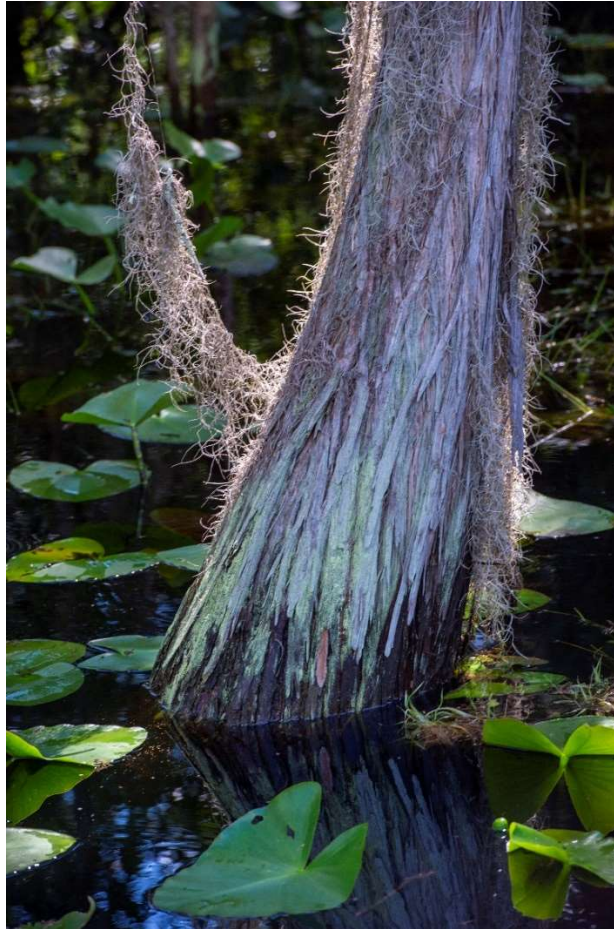
<sup>19</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Housing Occupancy, 2013-2017

<sup>20</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

## City of Fargo

The estimated 2018 population of the City of Fargo is 316<sup>21</sup>. This is an decrease of 5 residents since the 2010 Census; indicating a stable population<sup>22</sup>. There are an estimated 134 housing units in the City of Fargo<sup>23</sup>. 76.7% of the population are White and 21.1% are Black or African American<sup>24</sup>. 0.7% are of Hispanic/Latino origin and 1.4% are American Indian and Alaska Native <sup>25</sup>.

The median age in the City of Fargo is 35.8<sup>26</sup>. 62.7% of residents have a high school diploma or higher<sup>27</sup>. The median household income is \$50,417<sup>28</sup>. The median home value is \$32,500<sup>29</sup>. The percentage of occupied housing units with no vehicle available is 3%<sup>30</sup>.



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<sup>21</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>22</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics, 2013-2017

<sup>23</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2013-2017

<sup>24</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2013-2017

<sup>25</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2013-2017

<sup>26</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2013-2017

<sup>27</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Educational Attainment, 2013-2017

<sup>28</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2013-2017

<sup>29</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2013-2017

<sup>30</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

## City of Homerville

The estimated 2018 population of the City of Homerville is 2,358<sup>31</sup>. This is a decrease of 98 residents since the 2010 Census; indicating a slightly decreasing population, by 3.9%<sup>32</sup>. There are an estimated 1,219 housing units in the City of Homerville<sup>33</sup>. 46.8% of the population are White and 51% are Black or African American<sup>34</sup>. 0.8% are of Hispanic/Latino origin<sup>35</sup>.

The median age in the City of Homerville is 34.5<sup>36</sup>. 72.3% of residents have a high school diploma or higher<sup>37</sup>. The median household income is \$18,301<sup>38</sup>. The median home value is \$51,000<sup>39</sup>. The percentage of occupied housing units with no vehicle available is 21.6%<sup>40</sup>.

## Town of Du Pont

The estimated 2018 population of the Town of Du Pont is 118<sup>41</sup>. This is a decrease of 2 residents since the 2010 Census; indicating a stable population<sup>42</sup>. There are an estimated 88 housing units in the Town of Du Pont<sup>43</sup>. 25.6% of the population are White and 74.4% are Black or African American<sup>44</sup>.

The median age in the Town of Du Pont is 33.8<sup>45</sup>. 57.4% of residents have a high school diploma or higher<sup>46</sup>. The median household income is \$21,042<sup>47</sup>. The median home value is \$23,600<sup>48</sup>. The percentage of occupied housing units with no vehicle available is 9.9%<sup>49</sup>.

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<sup>31</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>32</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics, 2014-2018

<sup>33</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2014-2018

<sup>34</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>35</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>36</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2014-2018

<sup>37</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Educational Attainment, 2014-2018

<sup>38</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2014-2018

<sup>39</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2014-2018

<sup>40</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

<sup>41</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>42</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics, 2014-2018

<sup>43</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2014-2018

<sup>44</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>45</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2014-2018

<sup>46</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Educational Attainment, 2014-2018

<sup>47</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2014-2018

<sup>48</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2014-2018

<sup>49</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

#### 4. Broadband Element

The Georgia legislature, in recognition of the importance of broadband infrastructure to the vitality of communities passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides for broadband services<sup>50</sup> planning, deployment, and incentives, along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services. Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont recognize the importance of broadband expansion to economic development and quality of life for residents.

Provision of broadband services enables access by residents to a number of vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband along with improvement in the provision of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is difficult to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity. The Covid-19 pandemic has highlighted the importance of home broadband availability and quality as all students and many workers studied and worked remotely.

The latest data shown in Map 1 below identifies 22% of the locations in Clinch County as unserved. This analysis is based on a broadband availability map made available in June, 2020. The new map utilizes more granular data than the previously utilized Federal Communications Commission (FCC) map.



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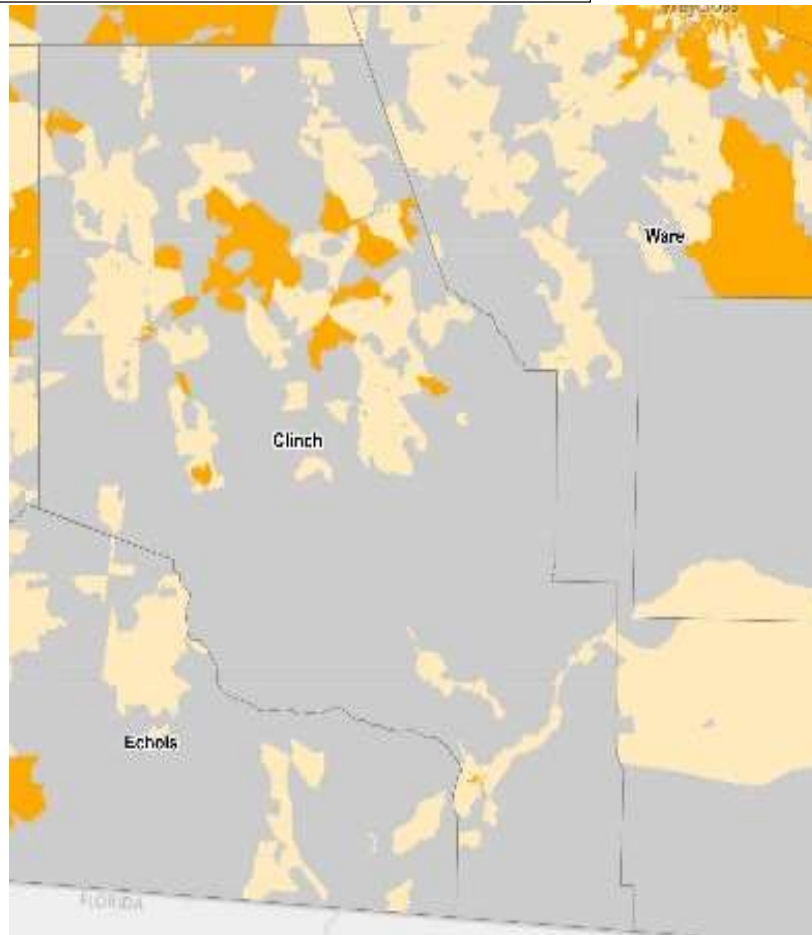
<sup>50</sup> As defined in O.C.G.A. §50-40-1. Definitions. “Broadband services” means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- (A) Access to the Internet; or
- (B) Computer processing, information storage, or protocol conversion.

**Percent Unserved Locations: 22%**  
*Unserved Locations: 798*  
*Served Locations: 2,873*

Sources: Esri, HERE, NPS | Federal Communications Commission (FCC), Georgia Broadband Center | Georgia Broadband Center  
|<https://broadband.georgia.gov/maps/gbdi-unserved-county>

Served & Unserved Areas  
■ Served  
■ Unserved  
■ No Locations



**Map 1: Served & Unserved Areas in Clinch County, Argyle, Fargo, Homerville and Du Pont**

County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and 3 megabits per second up. The 25/3 requirement is the minimum speed to be considered broadband. Populated areas that did not meet this definition are delineated in Map 1 (above) as 'Unserved'. It should be noted that streaming videos in 4K or high definition by several users in one location may necessitate internet speeds in excess of the state defined broadband amount.

66.5% of households in Clinch County have a computer, compared to 88.6% of households statewide.<sup>51</sup> Broadband internet subscriptions in the County are held by 45.8% of households, compared to 79.4% within the

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<sup>51</sup> U.S. Census Bureau, 2018 American Community Survey (ACS), 5-Year Estimates, Households with a computer, percent

state.<sup>52</sup> During the analysis of broadband services provision in Clinch County, an electronic poll was distributed to businesses, hospitals, government bodies, libraries, and educational facilities. 86% of respondents indicate their Internet service options are adequate (non-residential). 43% indicate that reliability is an issue with their service with 71% reporting the internet speed sufficiently meets their needs. The results of the broadband poll are included in the Appendix.

With the ONWR's western entrance in Fargo, tourism is a major attraction and economic stronghold in Clinch County. For navigation purposes and sense of safety, visitors depend on reliable cellular service. The northeastern portion of the County around the unincorporated place, Cogdell experiences the largest gap in cellular service coverage<sup>53</sup>.

Fiber infrastructure is cost prohibitive due to the rural nature, sheer size, and abundance of wetlands in the County. Non-fiber solutions to broadband infrastructure are sought by County leaders especially as new technologies develop and improve including Low Earth Orbit Satellite Broadband. There is a small amount of fiber present within the County, at County buildings; however, it is unlikely that fiber will reach much beyond the City of Homerville into the unincorporated portions of the County. City of Homerville buildings have not been connected by fiber at this point; however, City officials have begun discussing this need.

Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont recognize there are many barriers for private broadband services providers to effectively roll-out necessary broadband infrastructure in rural areas of the State. City and County leaders recognize the importance of broadband quality for industry retention and recruitment within this small, rural community. Community leaders continuously seek improvement in the quality of life for the rural residents of the Cities and County. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The lack of high quality broadband infrastructure is a major impediment to not only recruitment but also for the expansion of established local industry. The Broadband Ready Community and Site designation has been established to incentivize private investment in the provision of rural broadband services. Clinch County and the Cities of Argyle, Fargo, Homerville and the Town of Du Pont plan to apply for these designations and signal to the State and to private Internet Service Providers their prioritization of rural broadband improvement and expansion in the community.

## **Broadband Action Plan**

Clinch County is located within rural South Georgia. It is not expected that broadband infrastructure would be provided at levels seen in metropolitan areas. However, the County does rely on broadband infrastructure to compete in the present global economy. The provision of education, access to vital information, and health services demands a certain level of broadband infrastructure which is lacking in portions of Clinch County. Two key goals of this Comprehensive Plan seek to ensure needed community facilities, including broadband, be provided at adequate capacities to support educational opportunities and career advancement (see Community Goals 6 and 10). This plan identifies the following Needs and Opportunities related to the provision of broadband infrastructure (also see Section 2):

### **Needs**

- The lack of sufficient digital broadband coverage in large areas of Clinch County limits education and economic development opportunities and causes communication problems for police, fire, and EMS.
- More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.
- The school system, medical providers, and businesses need improved Broadband coverage.
- Communication systems need to be improved and updated.
- An alternative to fiber infrastructure needs to be promoted for rural areas as it is cost-prohibitive to install fiber broadband in every instance.

### **Opportunities**

- More robust broadband services may enable greater opportunity for citizens and businesses.

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<sup>52</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Households with a broadband Internet subscription, percent, 2014-2018

<sup>53</sup> *Dead Cell Zones Wireless Coverage Complaint Database*. Deadcellzones.com. Accessed 20 July 2020.



- In locations where the addition of fiber broadband infrastructure may be practical at some point in the future, conduit could be installed during local construction projects. This can occur during the upgrading or repair of water or sewer pipes and/or the repair or construction of road/sidewalk projects.
- Public/Private Partnerships and relationships with EMC's could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

The following needs and community policies in this plan relate to the provision of broadband infrastructure:

Need #1. Broadband internet connections are not reliable and upload/download speeds are too slow.

Policy 2.5 Develop programs and research funding sources to fund better broadband connectivity in coordination with GTA, SGRC, and private industry.

Need #2. Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.

Policy 6.3. Pursue funding opportunities and projects to increase broadband opportunities in the County.

Need #3. The lack of sufficient digital broadband coverage in large areas of Clinch County limits education and economic development opportunities and causes communication problems for police, fire and EMS.

Policy 10.1. Continue to market Clinch County to cell phone providers for the location of communication towers in an effort to delete coverage gaps for emergency services.

Need #4. More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Policy 10.2. Seek funding to enable public/private partnerships to advance the quality of broadband infrastructure in Clinch County.

Need #5. The school system, medical providers, and businesses need improved Broadband coverage.

Policy 10.3. Continue to work with State agencies and local government representatives to encourage the provision of improved internet access.

Need #6. Communication systems need to be improved.

Policy 10.4. Analyze the gaps in communication capabilities and seek grant funding to address the coverage gaps.

Need #7. An alternative to fiber infrastructure needs to be realized for rural areas as it is cost-prohibitive to install fiber broadband.

Policy 10.5. Analyze the gaps in communication capabilities and seek grant funding to address the coverage gaps.

The above needs and policies have been used to inform an action plan to support the deployment of broadband services into unserved and underserved areas of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont. The specific action items in the action plan are listed below and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 7).

**Broadband Action Steps**

<b>Activity</b>	<b>FY2 1</b>	<b>FY2 2</b>	<b>FY2 3</b>	<b>FY2 4</b>	<b>FY2 5</b>	<b>Responsible Party</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	x	x	x	x	x	Clinch County, Cities of Argyle, Fargo, Homerville, and the Town of Du Pont, Public/Private Partnership	\$1,000,000 - \$10,000,000	General Fund, SPLOST, grants, private funding
Adopt a Broadband Ordinance.	x	x	x	x	x	Clinch County, Cities of Argyle, Fargo, Homerville, and the Town of Du Pont	Staff time	General Fund
Apply for Broadband Ready Certification.	x	x	x	x	x	Clinch County, Cities of Argyle, Fargo, Homerville, and the Town of Du Pont	Staff time	General Fund
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	x	x	x	x	x	Clinch County, Cities of Argyle, Fargo, Homerville, and the Town of Du Pont	Staff time	General Fund

## **5. Consideration of DCA Community Quality Objectives**

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

### **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; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Economic development activities, which are coordinated between the County and the cities, are consistent with the Economic Prosperity objective. Applicable best practices include: downtown program, workforce training, tracking business needs, business incubator, evaluating business formation in your community, and economic development strategy for diversifying the local economy.*

### **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.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Natural Resource and Land Use goals and policies are consistent with the Resource Management objective. Applicable best practices include: water resource protection, stormwater management, conservation easements to include the setting aside of flood-prone land, and preservation of regionally important resources.*

### **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.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*The development pattern of the County is consistent with the Efficient Land Use objective. Applicable best practices include: infill development program, brownfield redevelopment, land assembly for redevelopment, adaptive reuse, mixed use zoning, and preservation of agricultural land.*

#### **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.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Preparedness actions within the County are consistent with the Local Preparedness objective. In addition, the County has a Hazard Mitigation Plan that takes into account the County's unique threats (wildfire and flooding). Applicable best practices include: staff professional development, coordination with federal and state partners, all hazards strategy, grants for financing infrastructure improvements, and effective and reliable communications 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.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*The downtown character of the main street in the City of Homerville is consistent with the Sense of Place objective. Applicable best practices include: protection of natural features such as the ONWR, prioritizing growth in areas currently served by public infrastructure (infill development), landscaping ordinance, downtown planning, and code enforcement.*

#### **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.

#### **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*The amount and level of collaboration between the County, Cities, and the region is consistent with the Regional Cooperation objective. Applicable best practices include: shared service agreements, regional roundtable, communication strategy, regional economic development efforts, and joint economic development strategy.*

#### **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.

## **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*The Housing goals and policies of this plan are consistent with the Housing Options objective. Applicable best practices include: Georgia Initiative for Community Housing (GICH), affordable housing, cottage zoning, housing for the disadvantaged, accessory housing units, home loan assistance, rental assistance, and workforce housing.*

### **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.

## **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Transportation goals, policies, and objectives are consistent with the Transportation Options objective. Applicable best practices include: promote alternative transportation modes, bicycle facilities, scenic byway designation, sidewalk/trail network, right of way improvements, and access control measures and management.*

### **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.

## **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Goals, policies, and objectives of this plan are consistent with the Educational Opportunities objective. Applicable best practices include: work ready program, educational resource center, and adequate public internet access for education, including telemedicine education and virtual learning during the Covid-19 pandemic.*

### **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.

## **Notes on Consistency with Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan**

*Goals, policies, and objectives are consistent with the Community Health objective. Applicable best practices include: transportation access to public services, parks and recreation resources, and development of trails/outdoor activity amenities.*

## 6. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide a qualitative guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Needs and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

### Development Patterns

#### Cultural Resources

**Goal 1:        Encourage the protection and conservation of the rich historic heritage in Clinch County and the Cities of Argyle, Du Pont, Fargo, and Homerville.**

#### Needs & Policies

**Clinch County residents are not aware of the need for historic preservation in Greater Clinch County.**

**Policy 1.1**        Provide historic preservation programs and events to raise awareness of historic preservation efforts and opportunities.

**Policy 1.2:**        Conduct a comprehensive survey identifying all local historic buildings, places, potential historic districts, historic events, and historic communities.

**The old “Bus Barn,” which was originally the African American School, is vacant and in poor condition. The Argyle Community Center needs to be renovated; this has been delayed due to a lack in funding.**

**Policy 1.3:**        Encourage appropriate agencies to research funding options for historic preservation renovations.

#### Economic Development

**Goal 2:        Create and maintain a long-term sustainable and diverse economic base.**

#### Needs & Policies

**There is a lack of job opportunities within Clinch County.**

**There is an insufficient number of small businesses to absorb the workforce demand.**

**Policy 2.1:**        Encourage private economic investment from industry and business, through financial and technical assistance, in order to improve job opportunities.

**EPA regulations in Clinch County create additional permitting hoops for business and industry development.**

**Policy 2.2:**        Coordinate with the Georgia Environmental Protection Division’s Quality Assurance Program for a better understanding of compliance issues with State regulations.

**Participation with the Chamber of Commerce needs to be increased.**

**Policy 2.3:**        Consider establishing a community outreach activity to assist the Chamber of Commerce in generating public participation in economic development throughout the County.

**Directional signage to the State Park is needed to welcome visitors and make it easier to find the Eco-Lodge in the City of Fargo.**

**Policy 2.4:** Consider finding ways of funding the creation of a welcoming sign for the City of Fargo.

**Broadband internet connections are not reliable and upload/download speeds are too slow.**

**Policy 2.5:** Develop programs and research funding sources to fund better broadband connectivity in coordination with GTA, SGRC, and private industry.

## Housing

**Goal 3:** **Ensure that all residents within Clinch County have access to quality and affordable housing.**

### Needs & Policies

**There is a lack of knowledge regarding the availability and location of affordable single-family detached housing.**

**Policy 3.1:** Increase dissemination of information as to the availability and location of housing for rent or sale.

**The existing housing stock is outdated and requires maintenance and renovation.**

**Policy 3.2:** Consider creating a ‘Litter Task Force” and “Litter Court” for the enforcement of blighted property cleanup.

**The community would benefit from local housing purchase assistance programs and points of contact.**

**Policy 3.3:** A local program should be established to educate potential first-time homebuyers.

## Natural & Cultural Resources

### Natural Resources

**Goal 4:** **Establish and maintain conservation and protection of natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas, and areas where Georgia and Federally Endangered species and habitats exist.**

### Needs & Policies

**The Suwannee River corridor needs special attention and protection from groundwater intrusion, contamination, and incompatible development.**

**Policy 4.1:** Coordinate with SGRC Environmental Planners and Department of Natural Resources (DNR) Staff to find ways to better protect and clean the water bodies throughout Clinch County.

**There is a lack of public access to the Suwannee River, as most of the property is privately owned.**

**Policy 4.2:** Encourage private property owners to develop private boat ramps and campsites along the Suwannee River.

**The State Park in Fargo is split between two counties, which results in issues regarding service, policies, and support.**

**Policy 4.3:** Promote intergovernmental coordination of marketing, maintenance, and support services for the park.

## Land Use

**Goal 5:** **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

### Needs & Policies

**County code enforcement activities should be increased.**

**Policy 5.1:** Consider improving coordination with local governments within the County to increase code enforcement activities.

**38% of the land throughout the County is wetlands. All usage of land in groundwater recharge areas needs to be done in an environmentally responsible manner.**

**Policy 5.2:** The County should consider minimizing the impacts of development through growth management that protects wetlands.

### Community Facilities and Services

**Goal 6:** **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

### Needs & Policies

**Homerville needs to continue to upgrade and improve its sewer system in response to increasing demand.**

**Policy 6.1:** Consider creating a "Water Service Committee" to gather all concerns and suggestions that can be used to establish solutions to water service issues.

**Ambulances and equipment may need to be upgraded.**

**Policy 6.2** Creative opportunities for emergency service needs should be explored. There may be pandemic related funding sources that can be utilized to upgrade emergency service needs such as CARES Act funding.

**Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.**

**Policy 6.3:** Pursue funding opportunities and projects to increase broadband opportunities in the County.

**Recreation facilities in Argyle are in need of improvement and upkeep.**

**Policy 6.4:** Pursue funding opportunities and projects to improve recreational opportunities in the County and its cities.

### Intergovernmental Coordination

**Goal 7:** **Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Clinch County.**

### Needs & Policies



**Leadership identification, development, and strategic planning across the entire county would be useful for the county and the cities.**

**Policy 7.1:** Strive for and establish firm partnerships with all communities inside and adjacent to Clinch County.

## **Education**

**Goal 8:** **Encourage and support educational and training opportunities to all community residents to improve their job skills and improve quality of life.**

## **Needs & Policies**

**The education system needs support through grant funding.**

**Policy 8.1:** Strive for partnerships and alliances with other educational institutions serving Clinch County.

**Policy 8.2:** Strive for partnerships with local businesses and industries for increased student internships.

**Since the school was closed down in Fargo, all ages and abilities of children travel long distances together on the bus to the school(s) in Homerville. This isn't an optimal situation.**

**Policy 8.3:** Explore options for either increasing the transportation options for children in Fargo or for creating an additional school in Fargo.

**There is a lack of a comprehensive strategic plan.**

**Policy 8.4:** Pursue strategic planning methods to address issues.

**There is a lack of financial literacy programs.**

**Policy 8.5:** Explore methods to offer financial literacy programs within the school system and/or through Public/private partnerships with local banks or financial planner/wealth management companies.

## **Health**

**Goal 9:** **Ensure that all community residents have access to critical goods and services and safe and clean neighborhoods in order to improve public safety and public health.**

## **Needs & Policies**

**State funding for the Health Department keeps getting cut. There is a need for workforce training to educate potential replacements as staff retire.**

**Policy 9.1:** Establish private / public partnerships with the goal to maintain a balanced funding level.

**Many support programs for families are located in Atlanta, Waycross or Valdosta without transportation programs to enable those families to make the trip.**

**Policy 9.2:** Establish public/private partnerships to maintain funding levels and increase the availability and use of telemedicine.

**Rural hospitals are closing at increasing rates.**

**Policy 9.3:** Research and implement opportunities to make the county's rural hospital sustainable.

## **Broadband Services**

**Goal 10: Enhance the provision of broadband infrastructure to better support educational opportunities and career advancement for residents of the Cities and County to effectively compete in the global economy.**

**Needs & Policies**

**The lack of sufficient digital broadband coverage in large areas of Clinch County limits education and economic development opportunities and causes communication problems for police, fire and EMS.**

**Policy 10.1:** Continue to market Clinch County to cell phone providers for the location of communication towers in an effort to delete coverage gaps for emergency services.

**More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.**

**Policy 10.2:** Seek funding to enable public/private partnerships to advance the quality of broadband infrastructure in Clinch County.

**The school system, medical providers, and businesses need improved Broadband coverage.**

**Policy 10.3:** Continue to work with State agencies and local government representatives to encourage the provision of improved internet access.

**Communication systems need to be improved.**

**Policy 10.4:** Analyze the gaps in communication capabilities and seek grant funding to address the coverage gaps.

**An alternative to fiber infrastructure needs to be realized for rural areas as it is cost-prohibitive to install fiber broadband.**

**Policy 10.5:** Create a dialogue with the broadband industry to learn of technological developments in the provision of internet service to rural areas.

***Policies from other sections that reference broadband are repeated below:***

**Broadband internet connections are not reliable and upload/download speeds are too slow.**

**Policy 2.5:** Develop programs and research funding sources to fund better broadband connectivity in coordination with GTA, SGRC, and private industry.

**Expensive broadband service and lack of repeaters disrupt communication for police, fire, and EMS.**

**Policy 6.3:** Pursue funding opportunities and projects to increase broadband opportunities in the County.

**Transportation**

**Goal 11: Provide a safe and efficient integrated multi-modal transportation system including Greenways, Bikeways, and Blueways addressing the future needs of Clinch County businesses, residents, and visitors.**

**Needs & Policies**

**There is a lack of local and state funding to support resurfacing and maintenance of local roads.**

**Policy 11.1:** Pursue and lobby for additional funding to improve local roads, including CDBG, TSPLOST, LMIG, and SPLOST funds.

**Policy 11.2** Research and implement measures to develop multi-modal systems including bicycle and pedestrian safety initiatives.

**There is a lack of state funds and maintenance on existing state roads.**

**Policy 11.3:** Raise awareness of maintenance issues on existing state roads among local and State elected officials and staff.

**Policy 11.4:** Support the Transportation Infrastructure Act (TIA) which has enabled the regional TSPLOST.

**Transportation to support programs or health facilities is not available.**

**Policy 11.5:** Explore options for increasing the availability and type of rural transportation.

## 7. Community Work Program

### Clinch County 5-Year Short-Term Work Program Update Report of Accomplishments (2016 - 2020)

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>ECONOMIC DEVELOPMENT</b>							
Continue joint program with USDA, DCA, and local lending institutions to provide loan funds to businesses	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Conduct a CCDA (Clinch County Development Authority) Strategic Planning Session	Complete	X					
Develop and implement a Joint Leadership Program with the Cities	Ongoing	X					Expected completion in Fiscal Year 2025.
Host a meeting of the Georgia Academy for Economic Development	Complete	X	X				
Establish a partnership between the Board of Education, local industries, and Coastal Pines Technical College to offer a Dual Enrollment Manufacturing Pathway	Complete	X	X	X	X	X	
<b>HOUSING</b>							
Continue to work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance, condemnation, and new construction	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Continue to work with the private sector to facilitate construction of new housing units without giving a quota, as was done in the previous short term work program, to meet the housing demands of the incoming labor force.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Continue to apply for CDBG funds to eliminate blight areas through condemnation and rehabilitation projects.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
<b>LAND USE</b>							
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Renovate the County Jail Facility per health and safety standards	Cancelled	X	X	X	X	X	The Jail is closed; inmates have been housed in Coffee County since 2018.
Resurface all streets in King's Subdivision.	Underway	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Resurface Olive Leaf Rd.	Complete	X					
Widen and resurface Antioch Rd	Modified	X					Underway, but only planning to resurface, not widen.
Continue to maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Continue to upgrade training and equipment in the Homerville-Clinch County Volunteer	Ongoing						Expected completion in Fiscal Year 2025.

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Fire Department by offering training on a quarterly basis		X	X	X	X	X	
Resurface Carswell St.	Complete	X					
Resurface Carswell St. Extension	Complete	X					
Resurface North Cemetery Rd.	Complete	X					
Resurface Corbitt Rd.	Cancelled	X					Residents prefer the road unpaved.
Recruit and employ two Family Practice physicians to Clinch Memorial Hospital	Complete	X	X	X	X	X	
Construct Clinch Memorial Hospital Residential Care Home – 18-beds (6 Memory Care beds and 12 Personal Care Beds). Legacy Consulting has completed a feasibility study indicating the need for 18-beds in the Clinch County region.	Project delayed	X	X	X			Expected completion in Fiscal Year 2025.
Repair and expand drainage systems at all Board of Education facilities	Ongoing	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Resurface parking at Board of Education central office	Project delayed	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Connect Alternative School & Bus Shop to Board of Education System Network with a 10GB WAN broadband connection	Complete	X	X	X	X	X	
Submit Certificate of Need application for Clinch Memorial Hospital Home Health Care Services.	Project delayed	X	X	X	X	X	Expected completion in Fiscal Year 2025.
Develop a department within Clinch Memorial Hospital that will provide non-medical home care services	Project delayed	X	X	X			Expected completion in Fiscal Year 2025.

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Establish a partnership with the HBOC company to provide wound care	Project no longer planned	X	X				This was a discussion with the previous hospital administrator, the hospital has since been purchased by a new group.
Construct a residential long-term substance abuse and addiction treatment center for women	Long term plans	X	X	X	X	X	Completion may occur long-term, in 10 years or more.

**Clinch County 5-Year Community Work Program Update**  
(2021 - 2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>ECONOMIC DEVELOPMENT</b>									
Provide loan/grant funds to businesses through joint program with USDA, DCA, EDA, and local lending institutions.	\$750,000	Clinch County	General Fund, grants, CDBG-EIP	2	X	X	X	X	X
Promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Staff time	Clinch County	General Fund	2	X	X	X	X	X
Complete Market study for the viability of a veteran's village.	\$18,000	Clinch County Hospital Authority	Clinch Memorial Hospital	2		X	X	X	X
Assist new and/or expanding industry/business with economic development initiatives.	\$750,000	Clinch County	General Fund, CDBG-EIP, EDA, OneGeorgia	2	X	X	X	X	X
<b>HOUSING</b>									
Work with USDA and DCA to improve housing stock through renovation, rehabilitation, maintenance, condemnation, and new construction.	\$750,000	Clinch County	General Fund, grants, CDBG, CHIP	3	X	X	X	X	X
Work with the private sector to facilitate construction of new housing units without giving a quota, as was done in the previous short term work program, to meet the housing demands of the incoming labor force.	Staff time	Clinch County	General Fund	3	X	X	X	X	X
Eliminate blight areas through condemnation and rehabilitation projects.	\$750,000	Clinch County	General Fund, grants, CDBG, CHIP	3	X	X	X	X	X
Bring public housing up to standard through improvement and remove blight areas through either improvement or demolition.	Staff time	Clinch County	General Fund, grants, CDBG	3	X	X	X	X	X



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Purchase multi-unit apartments in Clinch County.	\$400,000	Clinch County Hospital Authority	Clinch Memorial Hospital, grants	3	X	X	X	X	X
<b>LAND USE</b>									
Operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff time	Clinch County	General Fund	5	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Maintain drainage canals at Tatum Creek, Woodyard Creek, and Jones Creek, through mowing and trash removal.	\$25,000/year	Clinch County	General Fund	6	X	X	X	X	X
Upgrade training and equipment in the Homerville-Clinch County Volunteer Fire Department by offering training on a quarterly basis	\$25,000	Clinch County, City of Homerville	General Fund, SPLOST	6	X	X	X	X	X
Construct EMS station.	\$100,000	Clinch County	Grants, General Fund	6		X			
Enhance and renovate Recreation Park.	\$400,000	Clinch County, City of Homerville	SPLOST, County and City General Funds, LWCF	6	X	X	X	X	X
Construct County Fire substations with the necessary and required equipment.	\$50,000	Clinch County	Grants, General Fund	6	X				
Repair and expand drainage systems at all Board of Education facilities	\$150,000	Board of Education	SPLOST, General Fund	6	X	X	X	X	X
Explore options for housing inmates. This could include renovation of the old jail or the addition of an agreement with another jurisdiction to house the Clinch inmate population.	Staff time	Clinch County	General Fund	6	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>INTERGOVERNMENTAL COORDINATION</b>									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
<b>EDUCATION</b>									
Construct new PK-12 Facility.	\$8,000,000	Board of Education	DOE, E-SPLOST, grants	8				X	X
Resurface parking at Board of Education central office.	\$50,000	Board of Education	DOE, E-SPLOST, grants	8	X	X	X	X	X
Draft and adopt a strategic plan to address education planning issues.	Staff time	Board of Education	DOE, E-SPLOST	8		X	X	X	X
<b>HEALTH</b>									
Construct Clinch Memorial Hospital Residential Care Home – 18-beds (6 Memory Care beds and 12 Personal Care Beds). Legacy Consulting has completed a feasibility study indicating the need for 18-beds in the Clinch County region.	\$600,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X
Submit Certificate of Need application for Clinch Memorial Hospital Home Health Care Services.	\$20,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X
Develop a department within Clinch Memorial Hospital that will provide non-medical home care services.	\$15,000	Clinch Memorial Hospital	Hospital budget	9	X	X	X	X	X
Recruit a Pediatrician either Fulltime or Part time to Clinch County	\$100,000	Clinch County Hospital Authority	Hospital budget	9	X	X	X	X	X
Construct a wellness center for the community which can also serve as a hurricane shelter, when necessary.	\$14,000,000	Clinch County Hospital Authority	Private donors, grants, FEMA funding/grants	9		X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Construct a fresh market onto the hospital cafeteria that will allow access to fresh fruit, veg and protein from regional and local small farmers.	\$225,000	Clinch Memorial Hospital	Hospital budget, grants	9	X	X	X	X	X
Establish a retail pharmacy within the hospital.	\$580,000	Clinch County Hospital Authority	REDLG grant, Hospital budget	9	X	X	X	X	X
Complete Market study to determine viability for a bariatric 80 bed nursing home.	\$22,000	Clinch County Hospital Authority	Clinch County Hospital Authority	9	X				
Construct 80 Bed Nursing home for Bariatric Patients.	\$32,000,000	Clinch County Hospital Authority	USDA Loan, private donors	9	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	Clinch County	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	Clinch County	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Clinch County	General Fund	10	X	X	X	X	X
<b>TRANSPORTATION</b>									
Participate in discussions on the provision of regional transit.	Staff time	Clinch County	General Fund	11	X	X	X	X	X
Revise ordinances to include requirements of the Georgia Manual on Regulations for Driveway and Encroachment Control.	\$500	Clinch County, SGRC	General Fund	11	X	X	X	X	X
Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill the gaps.	\$3,500	Clinch County, SGRC	General Fund	11	X	X	X	X	X
Complete Road Safety Audits along key corridors/intersections as needed, based on crash data analysis and other metrics.	\$2,000	Clinch County, SGRC, GDOT	General Fund	11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Administer the Georgia Pedestrian Safety Attitudes and Behaviors Survey to the general public and transportation practitioners. Analyze results to determine target audiences, messages, and training needs for pedestrian safety.	\$1,000	Clinch County, SGRC	General Fund	11	X	X	X	X	X
Distribute "See and Be Seen" safety materials.	\$100	Clinch County, SGRC	General Fund	11	X	X	X	X	X
Resurface Antioch Road	\$100,000	Clinch County, GDOT	LMIG, General Fund, TSPLOST	11	X	X	X	X	X
Resurface all streets in King's Subdivision.	\$250,000	Clinch County	LMIG, TSPLOST	11	X	X	X	X	X
Repair railroad crossing in the City of Argyle.	\$50,000	Clinch County, City of Argyle	GDOT	11	X				
Complete paving of Locklier Plantation.	\$200,000	Clinch County	LMIG, TSPLOST	11	X	X			
Pave Whisperwood Lane.	\$362,500	Clinch County	LMIG, TSPLOST	11				X	X
Pave Brooks Road.	\$185,000	Clinch County	LMIG, TSPLOST	11				X	X
Pave Stone Hill Plantation.	\$450,000	Clinch County	LMIG, TSPLOST	11				X	X

**City of Argyle 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2016 - 2020)

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>CULTURAL RESOURCES</b>							
Purchase Christmas decorations for the light poles to beautify Hwy. 84 and its cross streets.	Complete	X	X				
<b>HOUSING</b>							
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	Underway	X	X	X	X	X	Expected Completion FY2025
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Purchase additional firefighting equipment, including breathing gear	Underway	X					Expected Completion FY2022
Renovate and repair the Arthur J. Moore Community Center	Underway	X	X				Expected Completion FY2025
Construct a new drainage system for the City of Argyle.	Underway	X	X	X			Expected Completion FY2025
Renovate and repair water tower	Complete	X	X				

**City of Argyle 5-Year Community Work Program Update**  
(2021 - 2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>ECONOMIC DEVELOPMENT</b>									
Evaluate methods to incentivize in-migration of residents to Argyle.	Staff time	City of Argyle	General Fund	2	X	X	X	X	X
Evaluate methods to incentivize relocation to Argyle by a convenience store.	Staff time	City of Argyle	General Fund	2	X	X	X	X	X
<b>HOUSING</b>									
Continue to eliminate blight areas throughout Argyle through condemnation and rehabilitation projects.	\$750,000	City of Argyle, Clinch County	General Fund, CDBG, CHIP, USDA	3	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Purchase additional firefighting equipment, including breathing gear.	\$10,000	City of Argyle	FEMA, AFG, General Fund	6	X	X			
Renovate and repair the Arthur J. Moore Community Center.	\$500,000	City of Argyle	Grants, General Fund, USDA, CDBG	6	X	X	X	X	X
Construct a new drainage system for the City of Argyle.	\$250,000	City of Argyle	Grants, General Fund, CDBG	6	X	X	X	X	X
Complete beautification efforts for local community park.	\$10,000	City of Argyle	Grants, General Fund	6	X	X	X	X	X
Complete repair of basketball court.	\$25,000	City of Argyle	Grants, General Fund, LWCF	6	X	X	X	X	X
Complete study of water system including the locating of water meters.	\$250,000	City of Argyle	Grants, General Fund	6	X	X	X	X	X
Replace playground equipment at community park.	\$50,000	City of Argyle	Grants, General Fund, LWCF	6	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>INTERGOVERNMENTAL COORDINATION</b>									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Argyle, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Argyle	General Fund	10	X	X	X	X	X
<b>TRANSPORTATION</b>									
Add sidewalk along a segment of SR 38.	\$248,000	City of Argyle	SPLOST, General Fund, Grants	11	X	X	X	X	X
Repair railroad crossing in the City of Argyle.	\$50,000	Clinch County, City of Argyle	GDOT	11	X				

**City of Fargo 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2016 - 2020)

<b>PROJECTS</b>	<b>STATUS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>COMMENTS</b>
<b>CULTURAL RESOURCES</b>							
Renovate Auditorium and Lunchroom	Underway					X	Expected completion FY2025
<b>ECONOMIC DEVELOPMENT</b>							
Secure CDBG loan funds for small businesses	Incomplete, item will be reworded for clarity.	X	X	X	X	X	
In collaboration with the Department of Natural Resources, continue to conduct a marketing campaign to promote the Suwannee River Eco-Lodge and golf course packages	Cancelled	X	X	X	X	X	No longer planning to do this.
In collaboration with small businesses, conduct a marketing campaign to promote the City of Fargo as a business location.	Underway	X	X	X	X	X	Expected completion FY2025
Construct a golf cart house and driving range at Fargo Golf Course	Partially completed, golf house was constructed.	X			X		
Build a boardwalk to connect businesses to the Suwannee River Eco-Lodge	Cancelled		X	X			No longer planning to do this.
Improve downtown aesthetics with new streetscaping, sidewalks, and clearer delineation of parking spaces and parking areas.	Project is being revised.	X					Expected completion FY2025
<b>HOUSING</b>							
Apply for CHIP program grants.	Incomplete, item will be reworded for clarity.	X	X	X	X	X	
Provide assistance to citizens with dilapidated housing through renovation and maintenance	Incomplete, item will be reworded for clarity.	X	X				



<b>PROJECTS</b>	<b>STATUS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>COMMENTS</b>
<b>NATURAL RESOURCES</b>							
Acquire land for an overnight campsite at Stephen Foster State Park, and construct campsite facilities	Cancelled			X			No longer planning to do this.
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism destination.	Underway	X	X	X	X	X	Expected completion FY2025
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo.	Incomplete, item will be reworded for clarity.	X	X	X	X	X	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Pave Tupelo Road	Partially complete.	X					
Install new water meters throughout the city water system	Complete		X	X	X	X	
Upgrade 1500-gallon fire knocker	Complete	X					
Expand, repair, and upgrade the drainage system city-wide	Underway	X					Expected completion FY2025

**City of Fargo 5-Year Community Work Program Update**  
(2021 - 2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>									
Renovate Auditorium and Lunchroom	\$150,000	City of Fargo	General Fund, grants	1	X	X	X	X	X
<b>ECONOMIC DEVELOPMENT</b>									
Inform small businesses about the availability of loan funds.	Staff time	City of Fargo	General Fund	2	X	X	X	X	X
Conduct a marketing campaign to promote the City of Fargo as a business location.	Staff time	City of Fargo	General Fund, grants	2	X	X	X	X	X
Encourage grocers and/or farmer's markets to locate in the City of Fargo.	Staff time	City of Fargo	General Fund, grants	2	X	X	X	X	X
<b>HOUSING</b>									
Provide assistance to citizens with renovation and maintenance of dilapidated housing.	\$750,000	City of Fargo	General Fund, grants, CHIP, CDBG	3	X	X	X	X	X
<b>NATURAL RESOURCES</b>									
Conduct a marketing campaign to promote the City of Fargo and surrounding area as an Eco-Tourism destination.	\$10,000	City of Fargo	General Fund, grants	4	X	X	X	X	X
Conduct a marketing campaign to encourage Stephen Foster State Park visitors to also visit the business district of the City of Fargo.	\$10,000	City of Fargo	General Fund, grants	4	X	X	X	X	X
<b>LAND USE</b>									
Update the zoning code.	\$8,000	City of Fargo	General Fund	5	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Construct a driving range at Fargo Golf Course.	\$100,000	City of Fargo	General Fund, grants	6	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Expand, repair, and upgrade the city-wide drainage system.	\$350,000	City of Fargo	General Fund, grants, CDBG	6	X	X	X	X	X
Install a backup well for the water system.	\$480,000	City of Fargo	SPLOST, grants, CDBG	6	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
<b>EDUCATION</b>									
Explore either increasing the transportation options for children in Fargo to get to school or for creating a school in Fargo (virtual or in-person).	Staff time	City of Homerville, Clinch County School Board	General Fund, School Board funding, grants	8	X	X	X	X	X
<b>HEALTH</b>									
Establish satellite CMFP Clinic in Fargo.	\$110,000	Clinch County Hospital Authority	Hospital fund, private donors, grants	9	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, City of Fargo, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Fargo	General Fund	10	X	X	X	X	X
<b>TRANSPORTATION</b>									
Improve downtown aesthetics with new streetscaping, extension of sidewalks, and clearer delineation of parking spaces and parking areas.	\$100,000	City of Fargo	General Fund, SPLOST LMIG, CDBG, Brownfields remediation funding, grants	11	X	X	X	X	X
Pave Tupelo Road.	\$40,000	City of Fargo	General Fund, SPLOST LMIG, grants	11		X	X	X	X

**City of Homerville 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2016 - 2020)

<b>PROJECTS</b>	<b>STATUS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>COMMENTS</b>
<b>CULTURAL RESOURCES</b>							
Gain certification as a Main Street Certified Local Government	Underway	X	X				Expected completion FY2025
With assistance from the National Register Organization, secure the designation of a Downtown Homerville Historic District. (In process of re-applying with noted improvements after failing to be designated with the first application submitted.)	Underway	X	X				Expected completion FY2025
<b>ECONOMIC DEVELOPMENT</b>							
Continue to promote economic development through programs conducted jointly with the Homerville-Clinch County Development Authority and Clinch County Chamber of Commerce.	Complete	X	X	X	X	X	
Continue ongoing efforts to find opportunities to expand the Homerville West Industrial Park and the newer Homerville East Industrial Park and upgrade facilities at both parks	Underway	X	X	X	X	X	Expected completion FY2025
Continue participating and cooperating in the promotion of the widening of US Hwy 84 to 4 lanes from the east side of Homerville to the Ware County line, in collaboration with GDOT, Utility Companies, and the US 84 Economic Development Council	Complete	X	X	X			
In collaboration with the Clinch County Development Authority and Clinch County Government, develop a new short- and long-term joint Strategic Plan for the entire county and all cities within it	Underway	X	X				Expected completion FY2025
Extend water lines and service to existing industrial sites in order to provide compliant fire protection and increased capacity, thereby allowing for the creation of at least 21 new jobs	Complete	X	X				
Level, resurface, and widen access points to Chambers Boulevard in the Homerville West Industrial Park to accommodate heavy truck traffic to multiple industries located within	Underway	X					Expected completion FY2025
Continue to support and host the Georgia Academy for Economic Development training sessions in the Homerville Historic Station No. 11 Train Depot event center.	Complete	X	X				

<b>PROJECTS</b>	<b>STATUS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>COMMENTS</b>
Develop a joint county-wide Leadership Program, in cooperation with the cities, applicable committees, and boards.	Underway	X	X	X	X	X	Expected completion FY2025
<b>HOUSING</b>							
Continue renovating existing housing units and/or building new units for public and affordable low-income housing, in collaboration with the Housing Authority, DCA, SGRC, USDA, and private sector.	Complete	X	X	X	X	X	
Continue to research and apply for available CDBG or other funding to assist with efforts to remove blight in the city and improve the community through condemnation and rehabilitation projects	Complete	X	X	X	X	X	
<b>LAND USE</b>							
Continue to operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Complete	X	X	X	X	X	
Continue the expansion of city-owned Pine Forest Cemetery by development of approximately 25 acres of adjacent timberland due to the existing developed cemetery land being near capacity.	Underway	X					Expected completion FY2025
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Purchase and install 6 lift stations.	Complete	X	X	X	X	X	
Construct a new shop for the maintenance building.	Underway	X	X	X	X	X	Expected completion FY2025
Expand, repair, and upgrade the drainage system city-wide	Complete	X	X	X	X	X	
Repave McGlashan Street	Underway	X	X	X	X	X	Expected completion FY2025
Repave North College Street	Complete	X	X	X	X	X	

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Level and resurface Carswell Street	Complete	X	X				
Level and resurface Court Street and Courthouse Square	Underway	X	X				Expected completion FY2025
Level and resurface Tomlinson Street	Complete	X	X				
Level and resurface Elna Street	Complete	X	X				
Level and resurface Magnolia Street	Complete	X	X	X	X	X	
Level and resurface Virginia Avenue	Complete	X	X	X	X	X	
Level and resurface Orange Street	Complete	X	X	X	X	X	
Level and resurface Wiregrass Street	Complete	X	X	X	X	X	
Level and resurface Wiregrass Street Ext	Complete	X	X	X	X	X	
Level and resurface Reddick Street	Complete	X	X	X	X	X	
Level and resurface Brown Street	Complete	X	X	X	X	X	
Continue to upgrade and improve Macy-Brance and Pea Ridge Community Recreation Parks by replacing and adding playground equipment, picnic table placement and replacement, and additional landscaping enhancements	Underway	X	X	X	X	X	Expected completion FY2025

PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Continue to pursue and research the establishment of a Community Center to include spaces for public training, after-school programs, and other activities	Underway	X	X	X	X	X	Expected completion FY2025
Construct a shelter at the water treatment / maintenance facility for the storage of exposed City equipment	Underway	X	X	X			Expected completion FY2025
Replace the old Shirley Road sewer system lift pump station and repair / rehabilitate the system sewer lines and manholes throughout the area served by that station	Complete	X	X	X			
Continue the ongoing process of replacing sewer lift pump stations, repairing & rehabilitating sewer system lines & manholes that have not been upgraded plus upgrade and make repairs to the water works system and the water/sewer treatment facilities	Underway	X	X	X	X	X	Expected completion FY2025
In cooperation with the DCA and USDA, purchase, renovate, and equip an old vacant building located in the City of Homerville in order to establish a Community Commercial Kitchen & Canning facility for use by residents of Clinch County and surrounding areas	Cancelled	X	X	X			No longer planning to do this.
Continue to work with the County and other cities in the county to implement and complete the final Phase 2 portion of the Homerville – Clinch County Recreation Complex and Park construction process	Underway	X	X	X	X	X	Expected completion FY2025
Improve the drainage issues in the city by thoroughly cleaning all city storm water drainage ditches and canals, then establish a new scheduled maintenance program	Underway	X	X	X	X	X	Expected completion FY2025
Continue to secure and upgrade equipment and provide training to the Homerville – Clinch County Fire Department	Underway	X	X	X	X	X	Expected completion FY2025
Purchase 4 new patrol cars to replace old ones for the Police Department	Complete	X	X	X	X	X	
Ongoing annual purchase of Christmas lights and decorations for the City	Complete	X	X	X	X	X	



PROJECTS	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Continue preparation with the county and cities of Fargo, Argyle and DuPont to undergo a new state ISO Rating Inspection to enhance the safety of all citizens and their property as well as reduce all insurance rates by improvement in our fire department system and lowering the risk exposure of all	Underway	X					Expected completion FY2025
<b>INTERGOVERNMENTAL COORDINATION</b>							
Continue the ongoing joint projects as listed in the CWP, Comprehensive Plan, and CEDS	Complete	X	X	X	X	X	

**City of Homerville 5-Year Community Work Program Update**  
(2021 - 2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>									
Gain certification as a Main Street Certified Local Government	Staff time	City of Homerville	General Fund	1	X	X	X	X	X
Secure the designation of a Downtown Homerville Historic District.	Staff time	City of Homerville	General Fund	1	X	X	X	X	X
Complete a comprehensive historic preservation survey.	Staff time	City of Homerville	General Fund, grants	1	X	X	X	X	X
<b>ECONOMIC DEVELOPMENT</b>									
Establish a Farmer's Market at the Train Depot.	Staff time	City of Homerville	General Fund	2		X	X	X	X
Expand the Homerville West Industrial Park and the newer Homerville East Industrial Park and upgrade facilities at both parks.	Staff time	Development Authority, City of Homerville	Grants, CDBG - EIP, SGRC RLF, OneGeorgia-Equity, USDA, EDA	2	X	X	X	X	X
Level, resurface, and widen access points to Chambers Boulevard in the Homerville West Industrial Park to accommodate heavy truck traffic.	\$100,000	Development Authority, City of Homerville	Development Authority funds, General Fund, USDA, CDBG, EDA	2	X	X	X	X	X
Assist new and/or expanding industry/business with economic development initiatives.	\$750,000	Development Authority, City of Homerville	Development Authority funds, General Fund, CDBG-EIP, EDA, OneGeorgia	2	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>HOUSING</b>									
Renovate existing housing units and/or build new affordable low-income housing.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, USDA, CHIP, grants, General Fund, and private sector	3	X	X	X	X	X
Remove blight in the city and improve the community through condemnation and rehabilitation projects.	\$750,000	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), CDBG, CDBG-RDF, USDA, grants, General Fund, CHIP, and private sector	3	X	X	X	X	X
Establish a litter task force to improve aesthetics and cleanliness.	Staff time	City of Homerville, Housing Authority (based in Valdosta)	Housing Authority (based in Valdosta), USDA, grants, General Fund, and private sector	3	X	X	X	X	X
<b>LAND USE</b>									
Operate a building inspection program that involves condemnation, permitting of mobile homes, issuance of building permits, and other land development related activities, and that will eliminate blighted areas.	Staff time	City of Homerville	General Fund	5	X	X	X	X	X
Expand the near capacity city-owned Pine Forest Cemetery by developing approximately 25 acres of adjacent timberland.	\$65,000	City of Homerville	General Fund	5	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Construct a new shop for the maintenance building.	\$150,000	City of Homerville	Grants, Water and Sewer funds	6	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Upgrade and improve Macy-Brance and Pea Ridge Community Recreation Parks by replacing and adding playground equipment, picnic table placement and replacement, and additional landscaping enhancements.	\$40,000	City of Homerville	General Fund, grants, LWCF	6	X	X	X	X	X
Continue to pursue and research the establishment of a Community Center to include spaces for public training, after-school programs, and other activities.	Staff time	City of Homerville, Housing Authority	General Fund, CDBG, grants	6	X	X	X	X	X
Construct a shelter at the water treatment / maintenance facility for the storage of exposed City equipment.	\$21,750	City of Homerville	Water and Sewer funds, SPLOST	6	X	X	X	X	X
Replace sewer lift pump stations, repair & rehabilitate sewer system lines & manholes that have not been upgraded and upgrade and make repairs to the water works system and the water/sewer treatment facilities.	\$950,000	City of Homerville	General Fund, CDBG, grants	6	X	X	X	X	X
Implement and complete the final Phase 2 portion of the Homerville – Clinch County Recreation Complex and Park construction process.	\$400,000	Clinch County, Argyle, Du Pont, Homerville, and Fargo	LWCF, grants, Recreation SPLOST	6	X	X	X	X	X
Improve drainage issues by thoroughly cleaning all city storm water drainage ditches and canals, then establish a new scheduled maintenance program.	\$400,000	City of Homerville	General Fund	6	X	X	X	X	X
Secure and upgrade equipment and provide training to the Homerville – Clinch County Fire Department.	\$200,000	Clinch County, and the City of Homerville	AFG, FEMA, General Fund, loans, grants, SPLOST	6	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Replace 1 new patrol car per year for the Police Department.	\$45,000	City of Homerville	General Fund, loans, grants, SPLOST, USDA, CARES Act funding	6	X	X	X	X	X
Undergo a new state ISO Rating Inspection to enhance the safety of all citizens and their property.	\$30,000	Clinch County, Argyle, Du Pont, Homerville, and Fargo	General Fund	6	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$10,000,000	Clinch County, City of Homerville, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Homerville	General Fund	10	X	X	X	X	X
<b>TRANSPORTATION</b>									
Repave McGlashan Street	\$100,000	City of Homerville	GDOT LMIG, General Fund, SPLOST	11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
Level and resurface Court Street and Courthouse Square	\$90,500	City of Homerville	GDOT LMIG, General Fund, SPLOST	11	X	X	X	X	X

**Town of Du Pont 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2016 - 2020)

<b>PROJECTS</b>	<b>STATUS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>COMMENTS</b>
<b>HOUSING</b>							
Continue to eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	Underway	X	X	X	X	X	Expected completion FY2025
<b>LAND USE</b>							
Assist Clinch County in the creation of a countywide building inspection program involved in condemnation, permitting of mobile homes, and issuance of building permits.	Complete	X	X	X	X	X	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Rework water system by replacing and rerouting pipes.	Underway	X	X	X	X	X	Expected completion FY2025
Replace all street signs with new reflective lettering and breakaway brackets.	Complete	X	X	X	X	X	
Purchase air packs for firefighters.	Complete	X	X	X	X	X	

**Town of Du Pont 5-Year Community Work Program Update**  
(2021 - 2025)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>HOUSING</b>									
Eliminate blight areas throughout Du Pont through condemnation and rehabilitation projects.	\$750,000	Town of Du Pont, Clinch County	General Fund, grants, CDBG, CHIP, USDA	3	X	X	X	X	X
<b>LAND USE</b>									
Tighten the regulations within the countywide building inspection program for permitting of mobile homes.	Staff time	Town of Du Pont, Clinch County	General Fund	5	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Update water system by replacing and rerouting pipes.	\$750,000	Town of Du Pont	General Fund, grants, CDBG	6	X	X	X	X	X
Purchase updated fire equipment as existing equipment becomes outdated.	\$20,000	Town of Du Pont	General Fund, grants, AFG, FEMA	6	X	X	X	X	X
Install security cameras on light poles to improve public safety.	\$25,000	Town of Du Pont	General Fund, grants	6	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Develop and implement a Joint Leadership Program with the cities in Clinch County.	Staff time	Clinch County, Chamber of Commerce, Clinch County Development Authority, Argyle, Du Pont, Homerville, and Fargo	General Fund	7	X	X	X	X	X
Develop a new short and long term joint Strategic Plan for the entire county.	Staff time	City of Homerville, Development Authority, Clinch County, Argyle, Du Pont, and Fargo	General Fund	7	X	X	X	X	X



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 21	FY 22	FY 23	FY 24	FY 25
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	\$1,000,000	Clinch County, Town of Du Pont, Public/Private Partnership	General Fund, SPLOST, grants, private funding	10	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Town of Du Pont	General Fund	10	X	X	X	X	X

## 8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

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

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize the economic opportunity for its residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with the regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2018-2022 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues, and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

### **Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.**

#### Strategy:

*Support Economic Innovation*

#### Objectives:

- Market the region as a location of choice for companies' headquarters in target industries.
- Improve access to capital for all types of businesses.
- Identify ways to help traditional manufacturers to repurpose assets and adopt advanced technologies.

### **Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.**

#### Strategy:

*Ensure public facilities are adequate to accommodate existing and future growth.*

Objectives:

- Strive to provide industrial parks/properties with all the necessary infrastructure and transportation links to attract new and expanding businesses and industries to the area.
- Assess availability of speculatively built buildings and other buildings.
- Provide availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

**Goal 3: Facilitate growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.**

Strategy:

*Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.*

Objectives:

- Encourage private/public partnerships between counties, cities, local businesses, and schools for the development of work programs and career education programs such as career academies for young adults.
- Support educational institutions to provide learning/skill development opportunities.

**Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.**

Strategy:

*Revitalize downtowns throughout the region.*

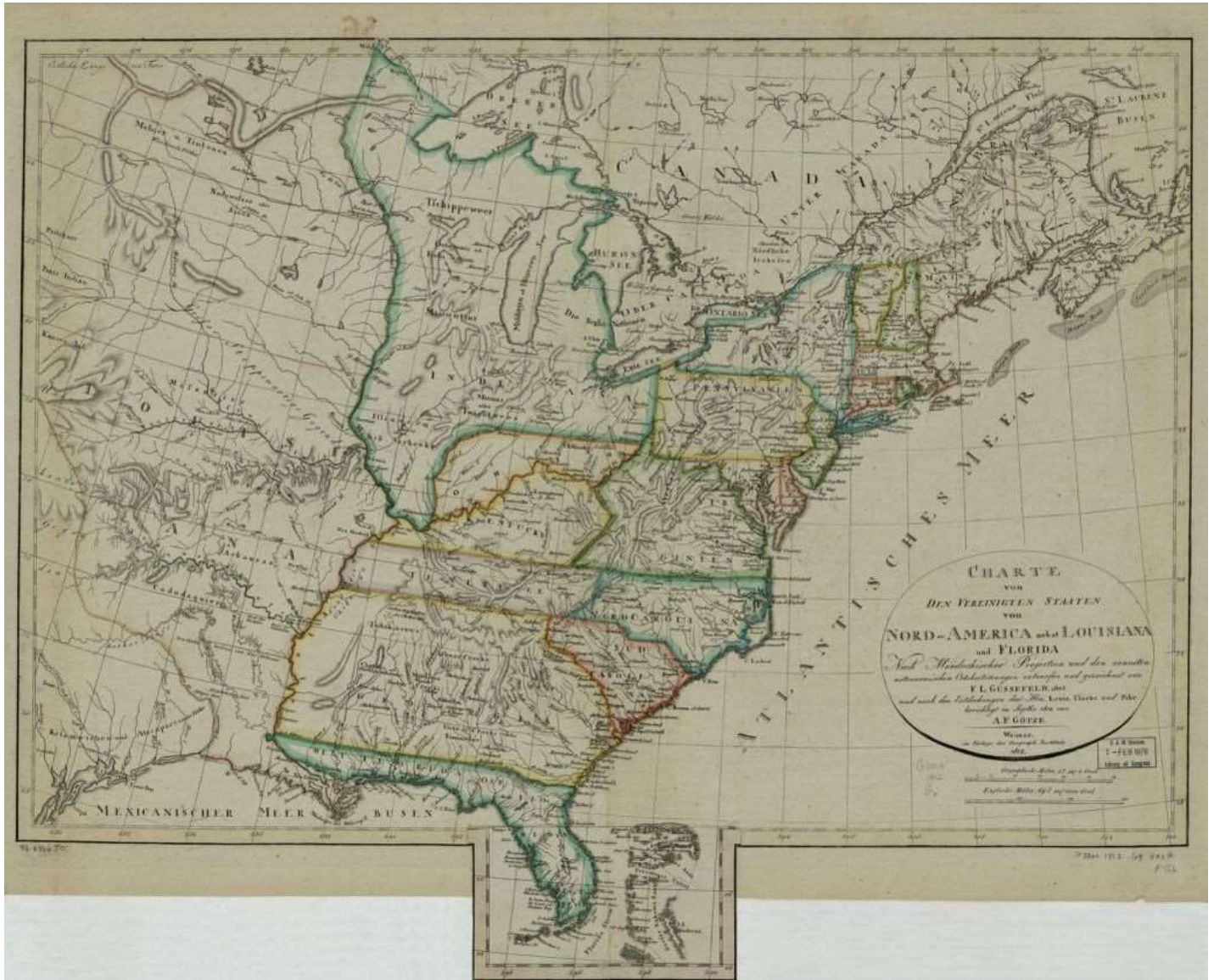
Objectives:

- Encourage local governments to inventory their historic and cultural resources in the area.
- Promote downtown areas for tourism and recreation.
- Increase code enforcement in communities surrounding downtown areas.

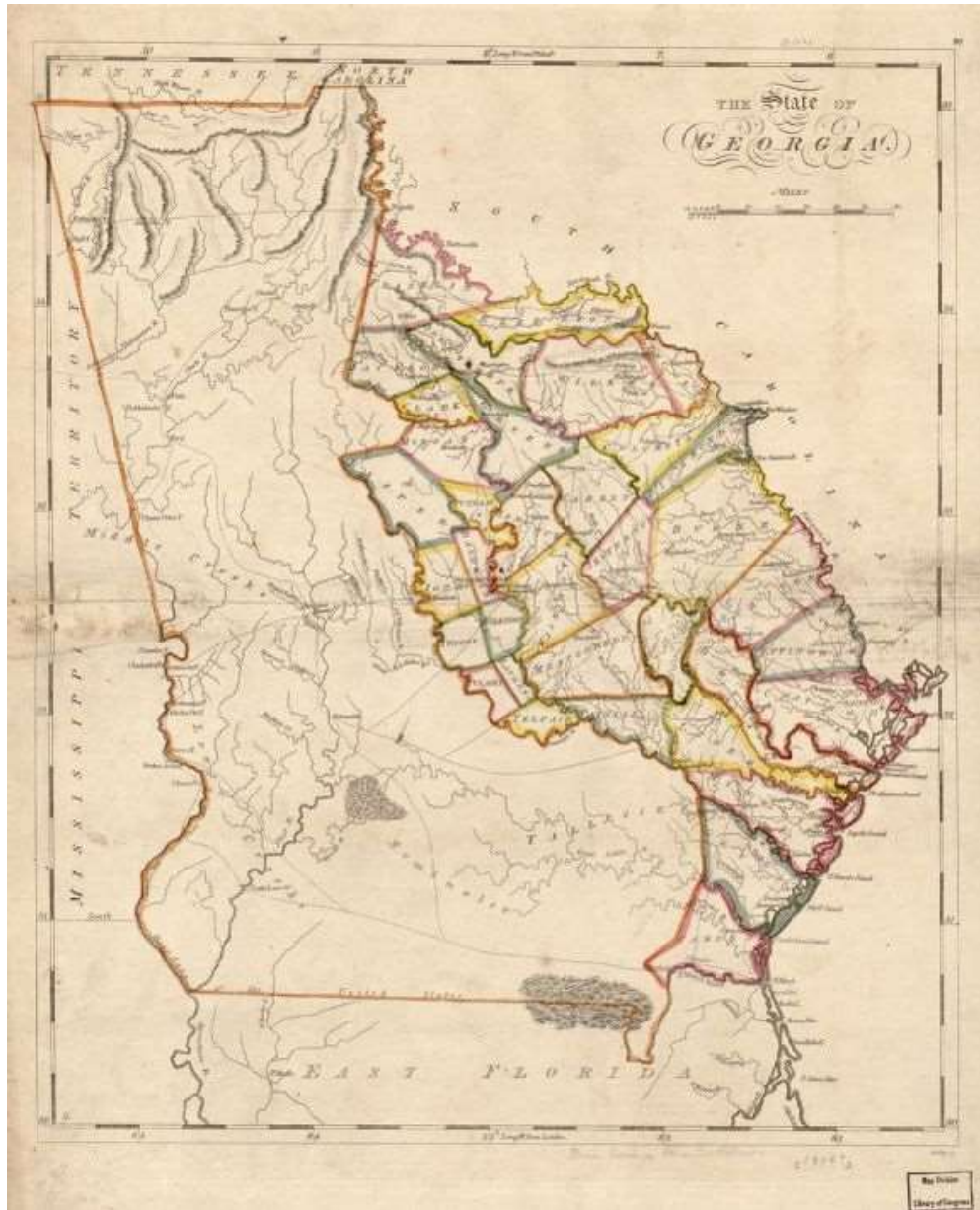
## 9. Land Use Element

### Background

By viewing the below map of the United States in 1812, it is evident that Clinch County was a part of the southern US border while Florida was under colonial rule by Spain. Additionally, as can be seen on the following map, in 1818, the land currently in Clinch County was inhabited by Native Americans of the Seminole Tribe.

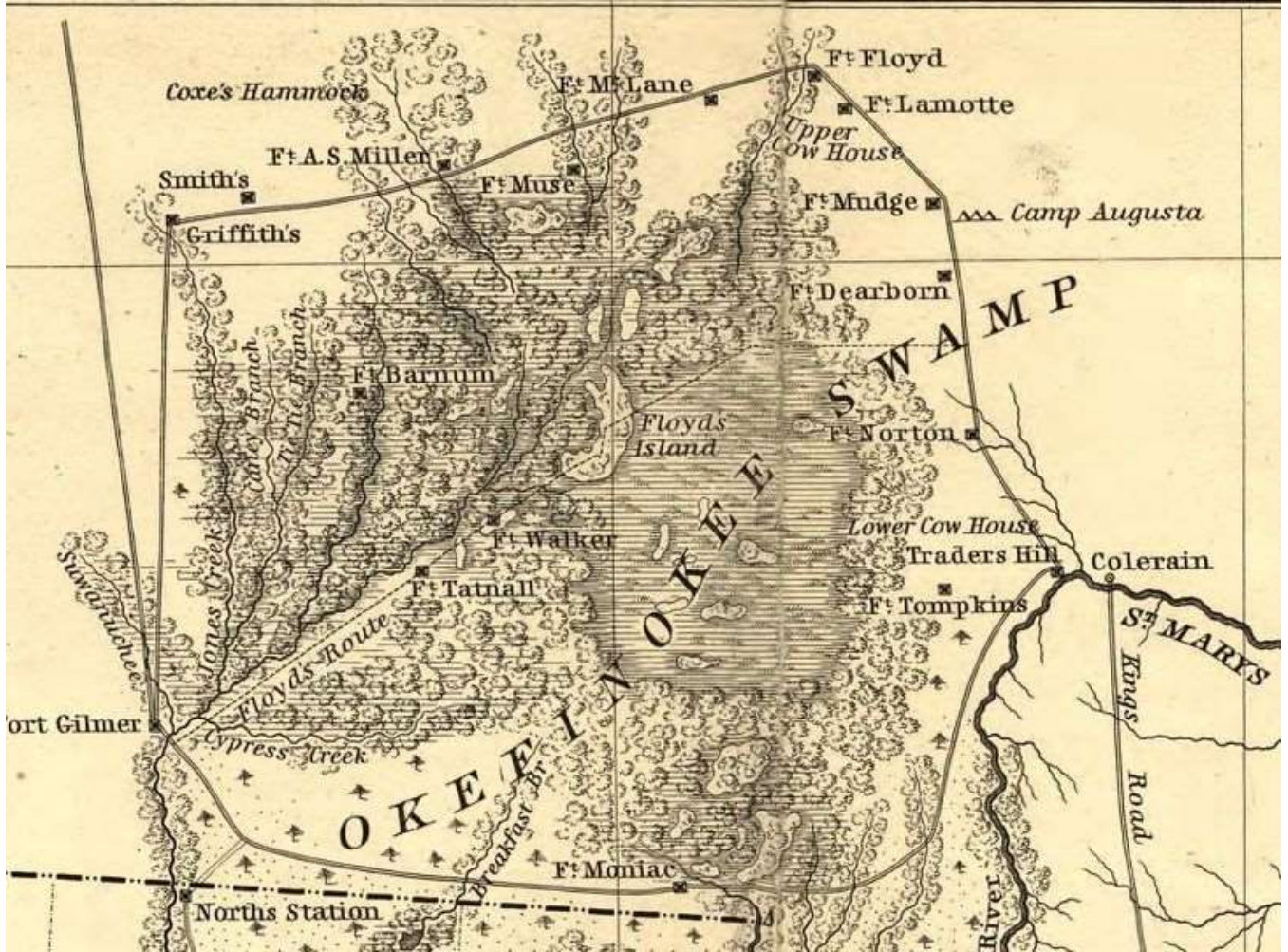


Charte von den Vereinigten Staaten von Nord-America nebst Louisiana und Florida: nach Murdochischer Projection und den neuesten astronomischen Ortsbestim[m]ungen; 1812, Library of Congress

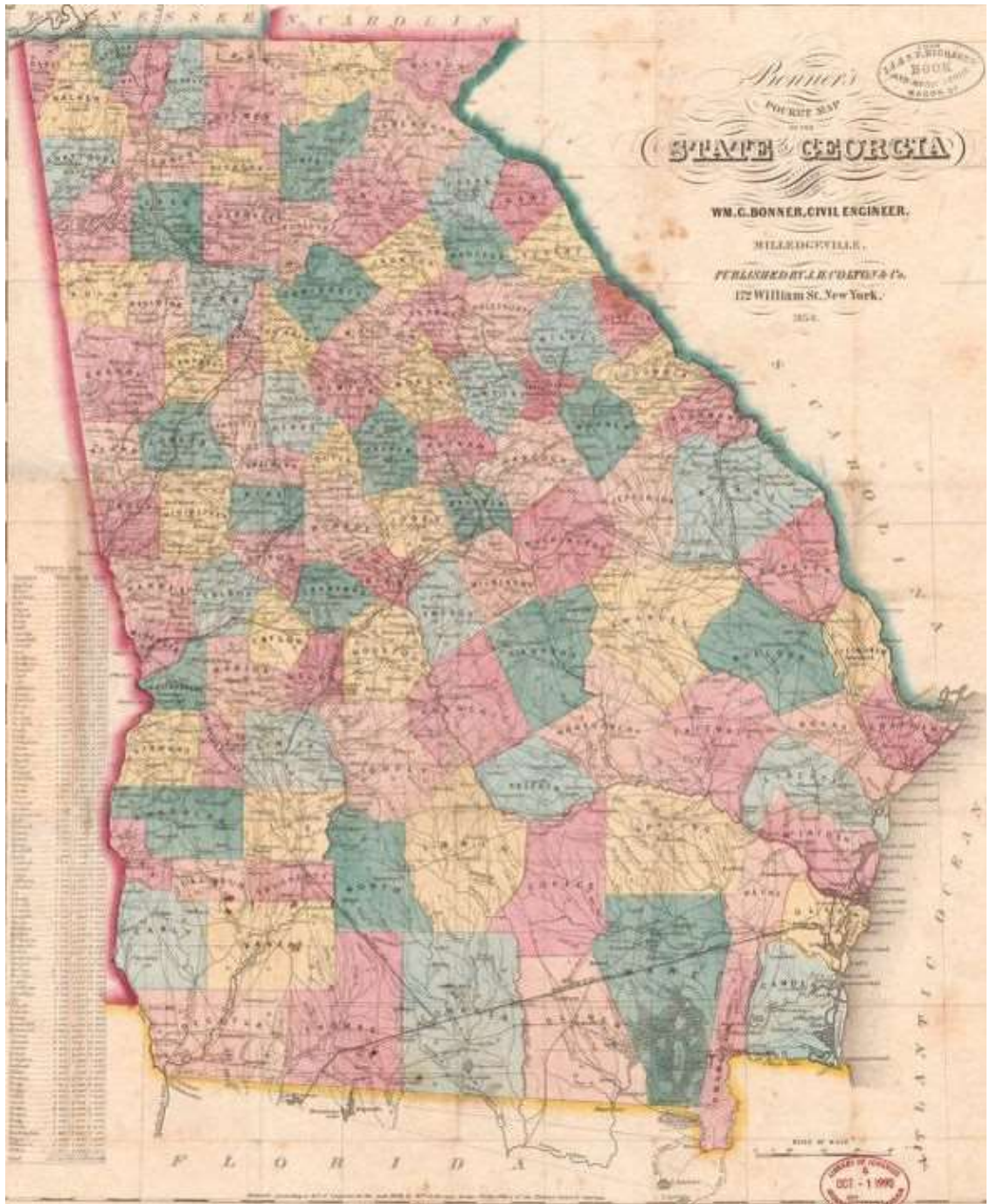


Gridley, Enoch G, and Mathew Carey. *The state of Georgia*. [S.l., 1818] Map. Library of Congress

Clinch County was created in 1850 by an act of the Georgia General Assembly, with land taken from Lowndes and Ware Counties. The county was named for former U.S. Representative Duncan Lamont Clinch who had served in the First and Second Seminole Wars. As shown on the below map, several forts were housed in and around Clinch County during the Seminole Wars.



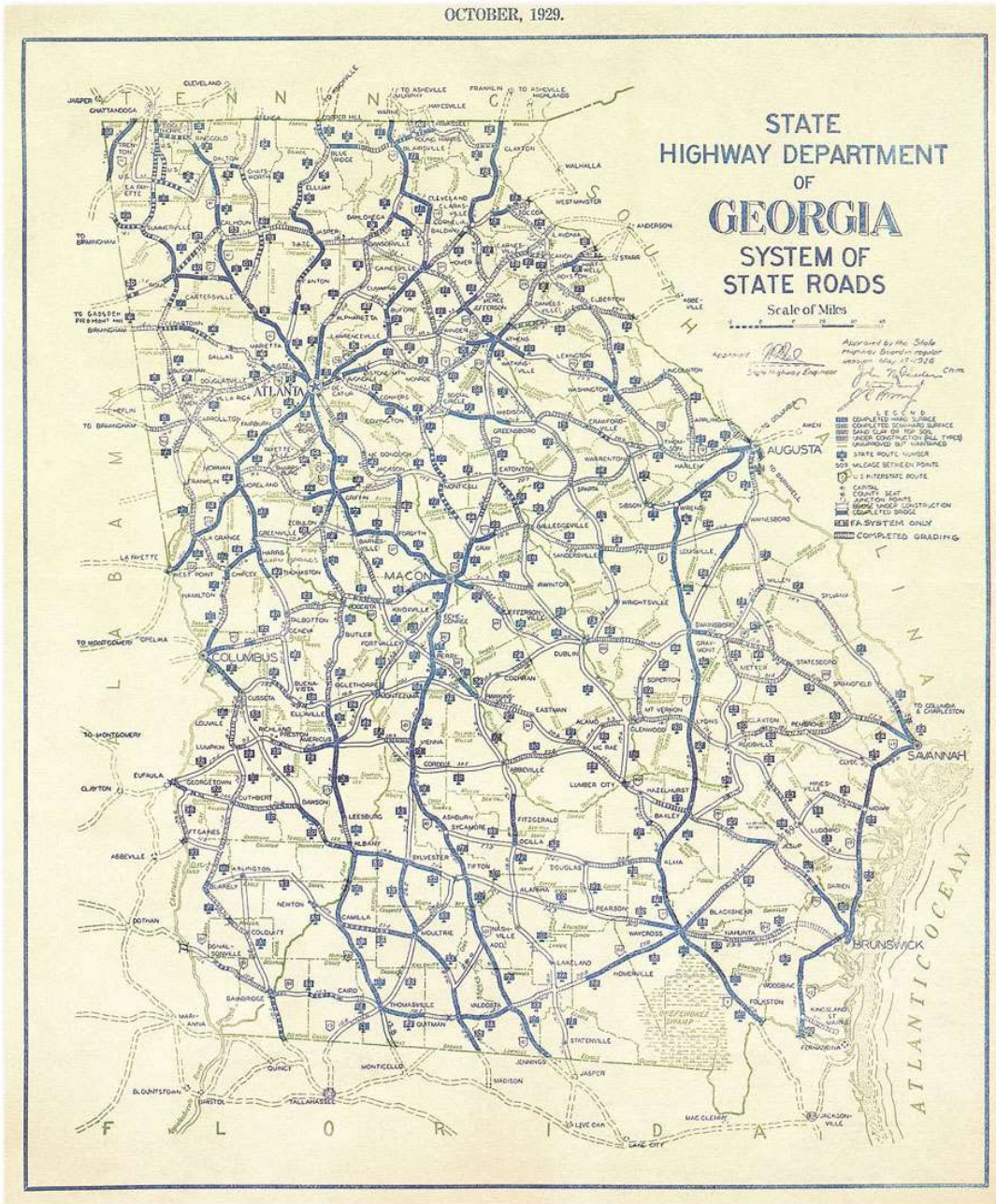
United States Army. Corps of Engineers. *Seat of War*. [S.l., 1839] Map. Library of Congress



Bonner, William G. *Bonner's pocket map of the state of Georgia*. New York: J.H. Colton & Co, 1854. Map. Library of Congress

The first county seat for Clinch County was located in Polk which was soon renamed Magnolia. Homerville became the County seat and an incorporated city in 1869. The City of Fargo was created in 1992, after having been an unincorporated place prior to then. The town of Du Pont was incorporated in 1889 and the town of Argyle was incorporated in 1901.

OCTOBER, 1929.



State Highway Map, 1929

As can be seen on the above map of State Highways from 1929, a major highway (Route 84) has crossed through Clinch County, between Valdosta and Waycross, which predates the construction of Interstate-95 (construction began in 1966 to the east of Clinch County, in Camden County). Train and vehicular routes have brought people through Clinch County since the 1880's. With the construction of I-95 to the east and I-75 to the west, north/south interstate vehicular traffic is able to bypass the County if it is so desired.



## **Character Areas**

In keeping with State Minimum Planning Standards, every part of the Greater Clinch Community was delineated into specific Character Areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of the role and value of character areas, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

Each Character Area narrative has a unique **Description** stating either the existing or desired qualities for that area. **Predominant Land Uses** are then described.

The stated **Development Strategy** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life.

The listing of **Permitted Zonings**, for the City of Homerville, the City of Fargo, and Clinch County as they each have zoning; provides guidance as to the type of land uses encouraged within each Character Area. While many of the differences between uses can be mitigated through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted.

As required by the State, the **Quality Community Objectives** demonstrate the unique ideals established for each Character Area (also see Section II, subsection 5 of this plan for descriptions of the Quality Community Objectives). While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life.

The **Implementation Measures** are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in Greater Clinch County, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

Character Area and Existing Land Use maps are provided in the Appendix.

## **Agriculture/Forestry**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

### **Description**

The Agriculture/Forestry Character Area is intended for prime agricultural uses and large lot residential uses. There should be an emphasis on the preservation of rural character for land uses in this character area.

### **Predominant Land Uses:**

Farms, forested lands, and large lot single family residential (conventional construction, manufactured housing, or recreation vehicle); may also include farmworker/transient housing.

### **Permitted Zoning:**

- Agricultural (AGR)
- Recreational Vehicle (RV)
- Rural Residential (RR)
- Suburban Residential (SR)
- Manufactured Housing (MF)

### **Development Strategy:**

Protect the economy of the county dependent on agriculture and forestry and maintain the county's rural character.

### **Quality Community Objectives:**

- Resource Management
- Efficient Land Use
- Economic Prosperity
- Sense of Place

### **Implementation Measures:**

- Encourage private economic investment from industry and business, through financial and technical assistance, in order to improve job opportunities (Policy 2.1).
- Consider creating a "Litter Task Force" and "Litter Court" for the enforcement of blighted property cleanup (Policy 3.2).
- A local program should be established to educate potential first-time homebuyers (Policy 3.3).
- The County should consider minimizing the impacts of development through growth management that protects wetlands (Policy 5.2).





**Commercial**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

**Description:**

The Commercial Character Area is intended to describe areas within Greater Clinch County which constitute the provision of services and entertainment.

**Predominant Land Uses:**

Primary land uses for this area have been identified as city services, entertainment and commercial recreation, Main Street, mixed use businesses, business support services, newer residential subdivisions, and traditional older, but stable neighborhoods.

**Permitted Zoning:**

- Central Business District (CBD)
- Commercial

**Development Strategy:**

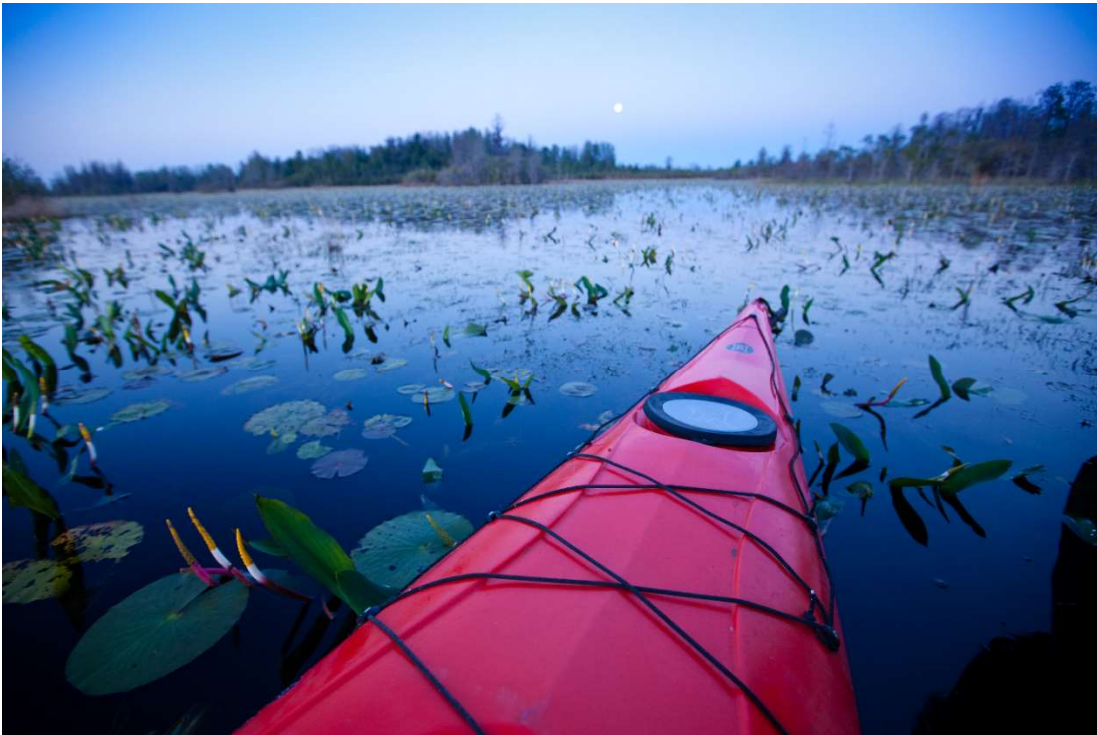
Preserve, restore & reuse historic buildings. Improve the environment for private investment and development. Expand downtown's green spaces and civic spaces. Mix land uses and control building architecture. Become a center for eco-tourism, local artisans and a niche farmer's and arts market drawing tourists and visitors from beyond the county and become a quality, sustainable alternative to metro living. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown areas and providing attractive outdoor spaces.

**Quality Community Objectives:**

- Economic Prosperity
- Efficient Land Use
- Sense of Place
- Housing Options
- Transportation Options

**Implementation Measures:**

- Encourage private economic investment from industry and business, through financial and technical assistance, in order to improve job opportunities (Policy 2.1).
- Consider establishing a community outreach activity to assist the Chamber of Commerce in generating public participation in economic development throughout the County (Policy 2.3).
- Consider finding ways of funding the creation of a welcoming sign for the City of Fargo. (Policy 2.4).
- Seek funding to enable public/private partnerships to advance the quality of broadband infrastructure in Clinch County (Policy 10.2).
- Research and implement measures to develop multi-modal systems including bicycle and pedestrian safety initiatives (Policy 11.2).



## **Conservation & Parks/Recreation**

*(Unincorporated Clinch County, Argyle, Fargo, and Homerville)*

### **Description**

The Conservation & Parks/Recreation Character Area is intended to identify those areas in Greater Clinch County which exhibit unique or special environmental characteristics, and may be held either publicly or privately. Conservation & Parks/Recreation Character Area in Greater Clinch County include the Okefenokee National Wildlife Refuge and the Suwannee and St. Marys Rivers. This character area is also intended to identify parks and recreation land uses.

### **Predominant Land Uses:**

Conservation areas contain significant natural resources including watershed and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development. Additionally, portions of conservation areas, or vacant land may include areas set aside for passive and active recreational uses.

### **Permitted Zoning:**

- Agricultural (AGR)
- Open Space/Recreation (OSR)
- Rural Residential (RR)
- Recreational Vehicle (RV)

### **Development Strategy**

Protect the natural habitat in order to maintain or improve water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat and wildlife while utilizing the natural resources' attraction to visitors to build a sustainable economy around the Okefenokee National Wildlife Refuge and the Suwannee and St. Marys Rivers. Passive and active recreation uses will be allowed in addition to some limited residential uses. The primary mission is to maintain and improve critical water quality, preserve endangered species, preserve wetlands, educate future generations and add stability to the eco-system. A secondary mission is to provide areas where residents of Clinch County can rest and participate in recreational pursuits.

### **Quality Community Objectives:**

- Resource Management
- Efficient Land Use
- Sense of Place
- Regional Cooperation

### **Implementation Measures:**

- Coordinate with SGRC Environmental Planners and Department of Natural Resources (DNR) Staff to find ways to better protect and clean the water bodies throughout Clinch County (Policy 4.1).
- Encourage private property owners to develop private boat ramps and campsites along the Suwannee River (Policy 4.2).
- The County should consider minimizing the impacts of development through growth management that protects wetlands (Policy 5.2).
- Pursue funding opportunities and projects to improve recreational opportunities in the County and its cities (Policy 6.4).

## **Industrial**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

### **Description:**

The Industrial Character Area is intended for those areas in the county with developed or undeveloped land utilized or intended for higher intensity industrial land uses.

### **Predominant Land Uses:**

Manufacturing, processing, warehouses, open storage, rail/freight, and logistical uses.

### **Permitted Zoning:**

- Industrial (IND)
- Transportation/Communication/Utilities (U)
- Light Industrial (LI)

### **Development Strategy:**

The focus should be on encouraging an environment that supports higher intensity land uses that may include noise, vibration, odor, dust, or other potentially offensive effects. Attempts to mitigate the offensive effects should be taken such as by providing buffering, screening, separation from residential land uses and other incompatible land uses. Adequate access is necessary to ensure public safety and local preparedness steps should be taken to ensure safety should an unwanted event occur.

### **Quality Community Objectives:**

- Economic Prosperity
- Efficient Land Use
- Local Preparedness

### **Implementation Measures:**

- Encourage private economic investment from industry and business, through financial and technical assistance, in order to improve job opportunities (Policy 2.1).
- Consider establishing a community outreach activity to assist the Chamber of Commerce in generating public participation in economic development throughout the County. (Policy 2.3).
- Raise awareness of maintenance issues on existing state roads among local and State elected officials and staff (Policy 11.3).



**Public/Institutional**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

**Description**

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

**Predominant Land Uses:**

Institutional

**Permitted Zoning:**

- Central Business District (CBD)
- Commercial
- Suburban Residential (SR)
- Public and Quasi Public Lands (PSP)

**Development Strategy:**

Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses. Encourage development of facilities in locations where they can be conveniently accessed.

**Quality Community Objectives:**

- Educational Opportunities
- Community Health
- Local Preparedness

**Implementation Measures:**

- Strive for partnerships and alliances with other educational institutions serving Clinch County (Policy 8.1).
- Strive for partnerships with local businesses and industries for increased student internships (Policy 8.2).
- Explore options for either increasing the transportation options for children in Fargo or for creating an additional school in Fargo (Policy 8.3).

**Residential**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

**Description:**

The Residential Character Area is intended for those areas in the county with predominantly residential uses, ranging from single-family to multi-family uses. Also included in this character area are residential support uses such as schools, churches, funeral homes, and some small scale business professional uses.

**Predominant Land Uses:**

A balanced mix of single family detached, single family attached, duplex and multi-family housing on moderately sized lots, including manufactured homes and residential professional uses.

**Permitted Zoning:**

- Residential (RES)
- Single Family Residential R1A
- Single Family Residential R1B
- Single Family Residential R1C
- Multi-Family Residential (R2)
- Suburban Residential (SR)

**Development Strategy:**

The focus should be on preservation of the Main Street historic character and adjacent residential uses. Infill developments and reuse of structures should be encouraged. A safe walking and bicycling environment should be supported.

**Quality Community Objectives:**

- Efficient Land Use
- Local Preparedness
- Sense of Place
- Housing Options

**Implementation Measures:**

- Increase dissemination of information as to the availability and location of housing for rent or sale (Policy 3.1).
- Consider creating a ‘Litter Task Force’ and ‘Litter Court’ for the enforcement of blighted property cleanup (Policy 3.2).



- A local program should be established to educate potential first-time homebuyers (Policy 3.3).
- Consider improving coordination with local governments within the County to increase code enforcement activities (Policy 5.1).



### **Utilities**

*(Unincorporated Clinch County, Argyle, Du Pont, Fargo, and Homerville)*

### **Description**

The Utilities Character Area is intended for those areas in the county with predominantly community serving uses that serve to provide energy, transportation, and/or communications infrastructure.

### **Predominant Land Uses:**

This category includes such uses as public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses.

### **Permitted Zoning:**

- Transportation/Communication/Utilities (TCU)
- Public and Quasi Public Lands (PSP)

**Development Strategy:**

The focus should be on encouraging an environment that supports land uses that could at times include noise, vibration, odor, dust, or other potentially offensive effects. Attempts to mitigate the offensive effects should be taken such as by providing buffering, screening, separation from residential land uses and other incompatible land uses. Adequate access is necessary to ensure public safety and local preparedness steps should be taken to ensure safety should an unwanted event occur. Siting of these uses should take account of hazards such as wetlands and/or unsafe soils as access to these sites during emergencies is vital to public safety.

**Quality Community Objectives:**

- Economic Prosperity
- Efficient Land Use
- Local Preparedness

**Implementation Measures:**

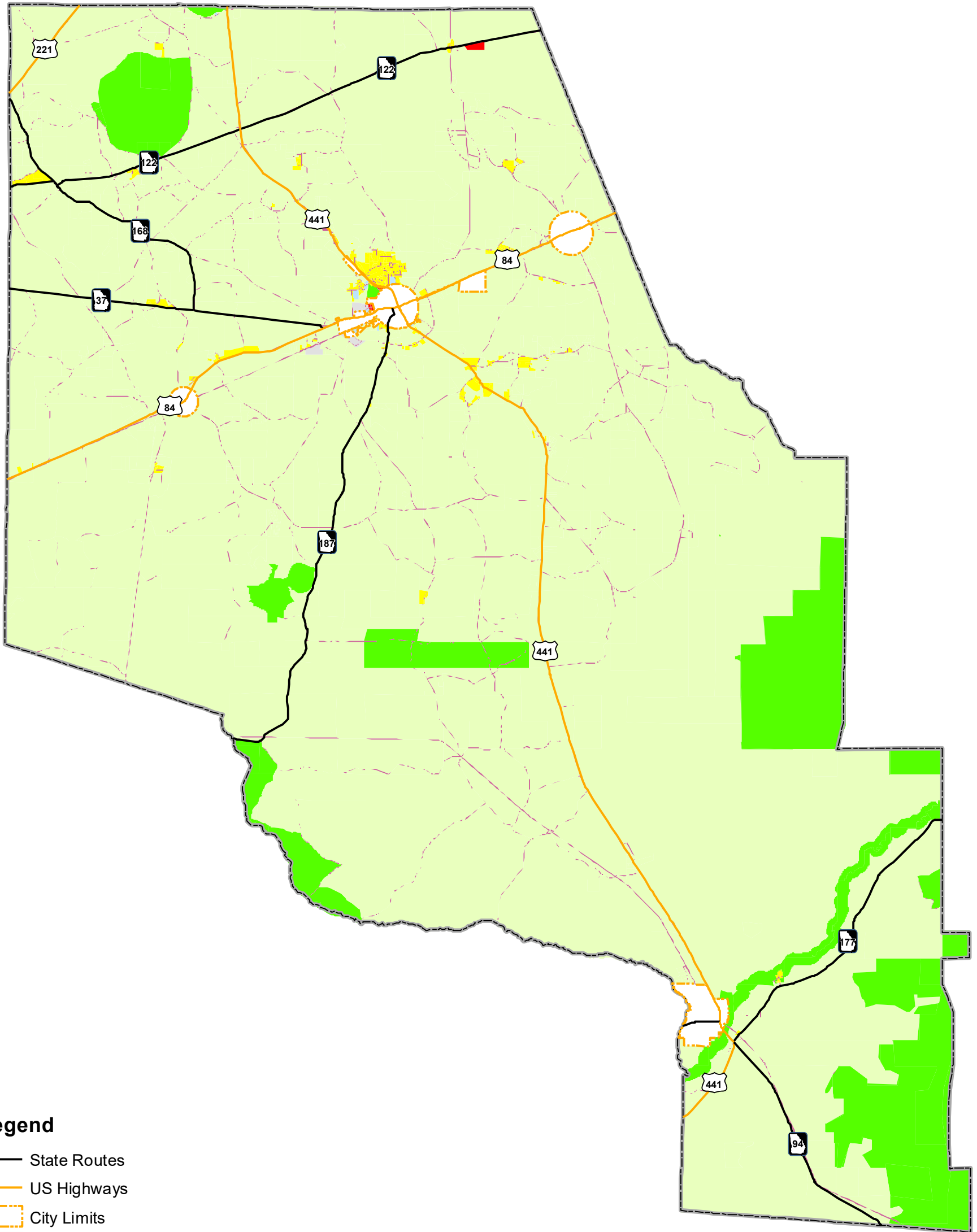
- Coordinate with the Georgia Environmental Protection Division's Quality Assurance Program for a better understanding of compliance issues with State regulations (Policy 2.2).
- Pursue funding opportunities and projects to increase broadband opportunities in the County (Policy 6.3).
- Continue to market Clinch County to cell phone providers for the location of communication towers in an effort to delete coverage gaps for emergency services (Policy 10.1).
- Seek funding to enable public/private partnerships to advance the quality of broadband infrastructure in Clinch County (Policy 10.2).

### **III. Maps**












#### **Character Area Maps**

Clinch County  
City of Argyle  
City of Fargo  
City of Homerville  
Town of Du Pont

# Clinch County Future Land Use

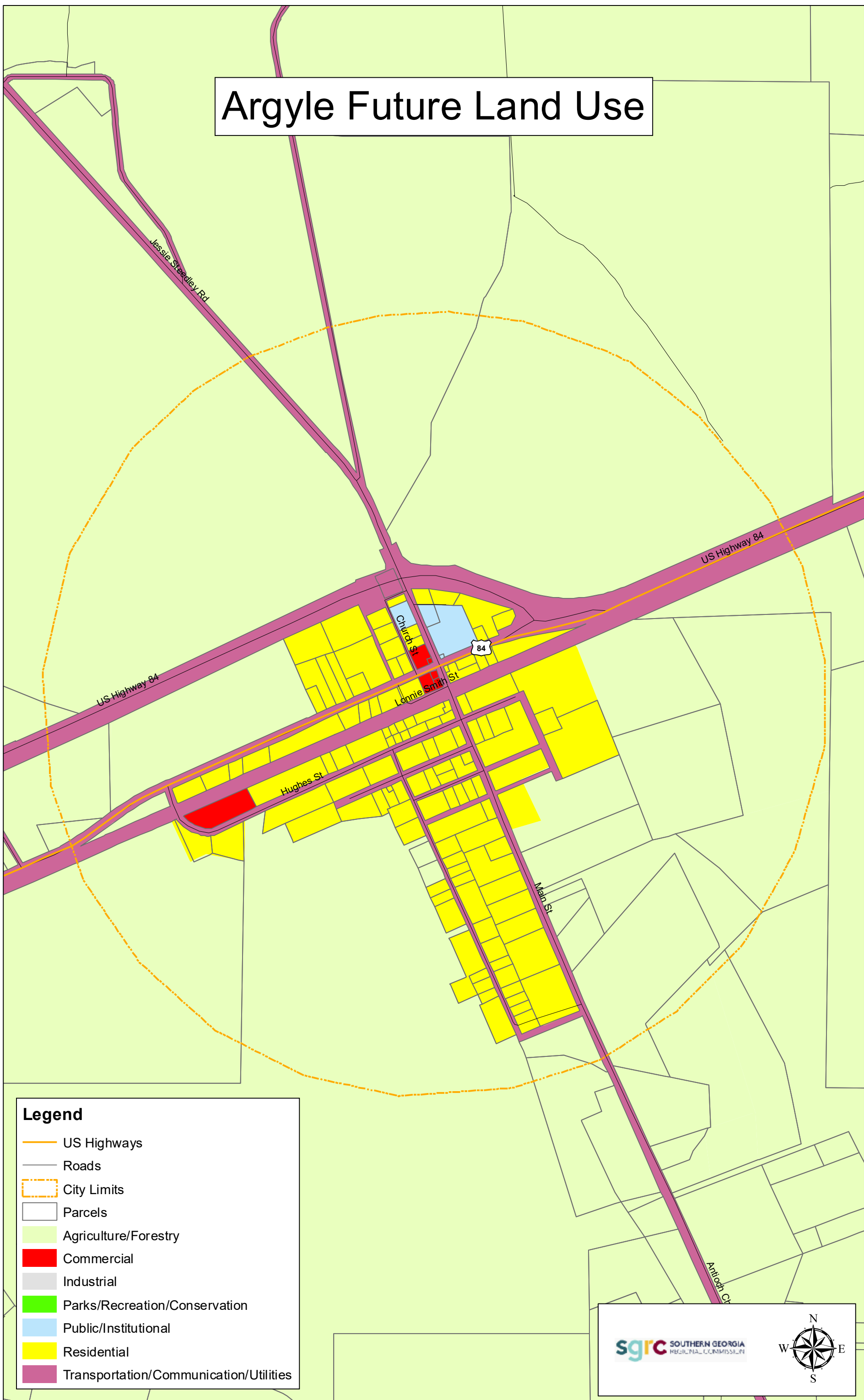


## Legend

-  State Routes
-  US Highways
-  City Limits
-  County
-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Parks/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities



# Argyle Future Land Use



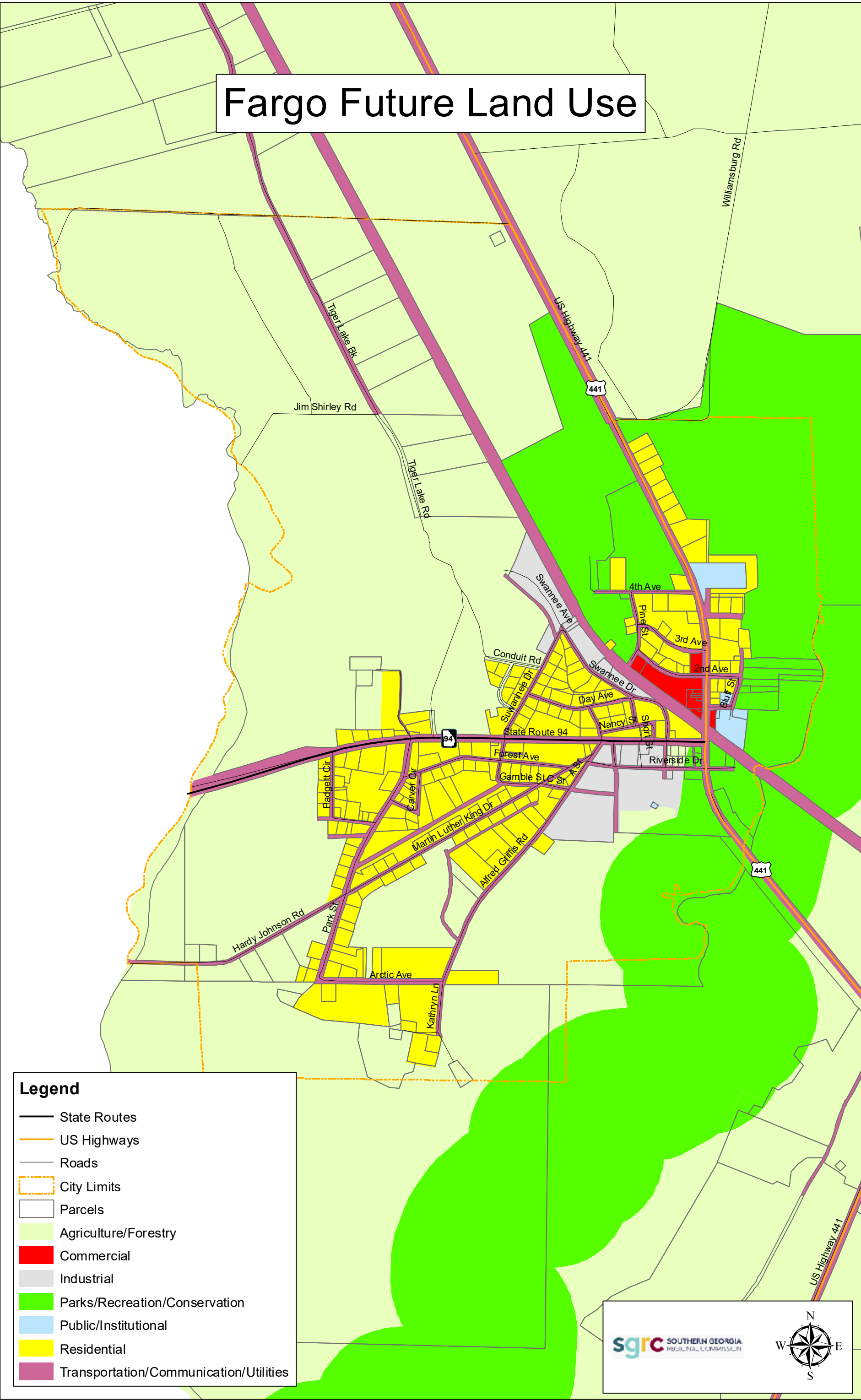
## Legend

- US Highways
- Roads
- - - City Limits
- ▭ Parcels
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

sgrc SOUTHERN GEORGIA REGIONAL COMMISSION



# Fargo Future Land Use

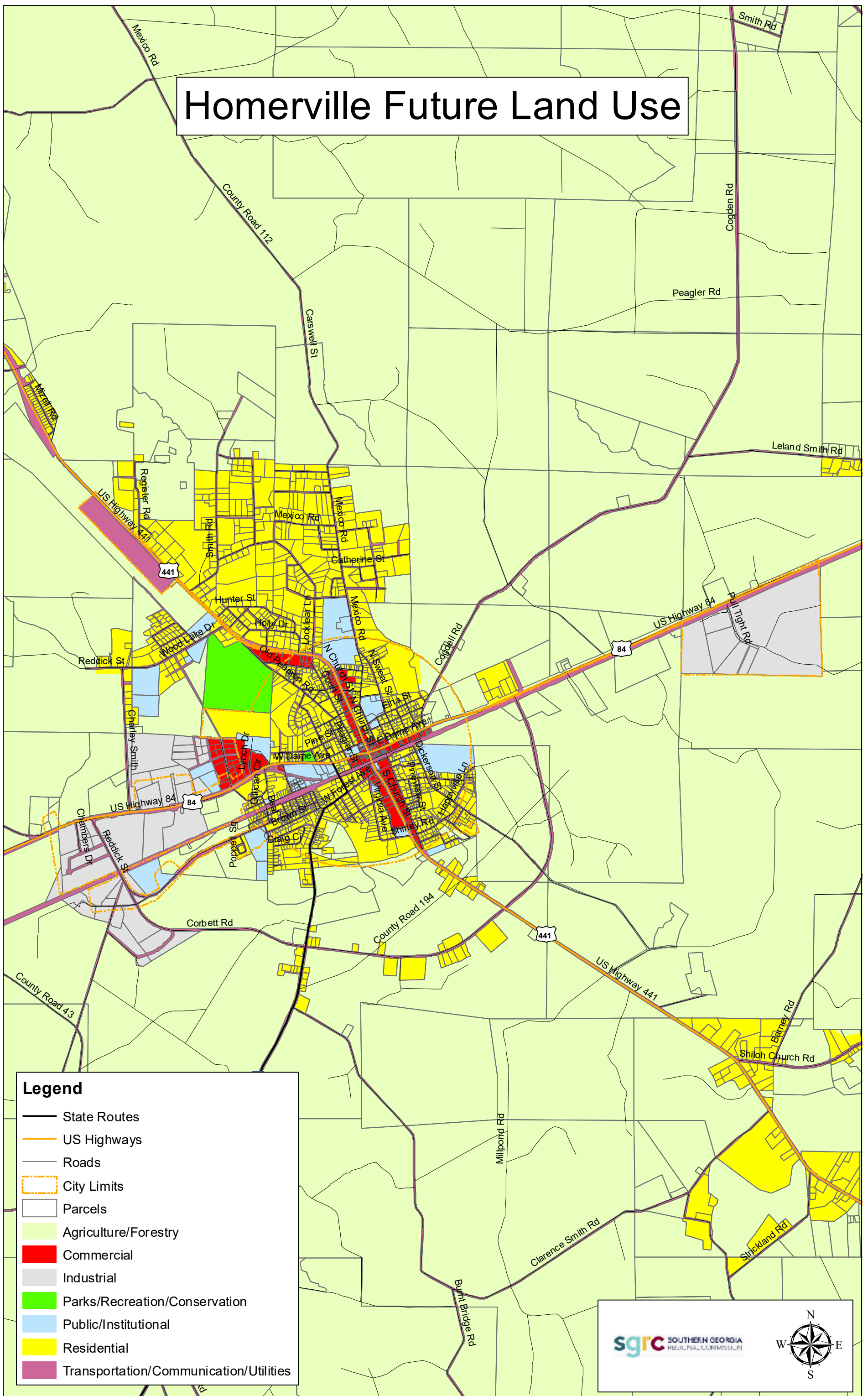


**Legend**

- State Routes
- US Highways
- Roads
- City Limits
- Parcels
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

sgirc SOUTHERN GEORGIA REGIONAL COMMISSION

# Homerville Future Land Use

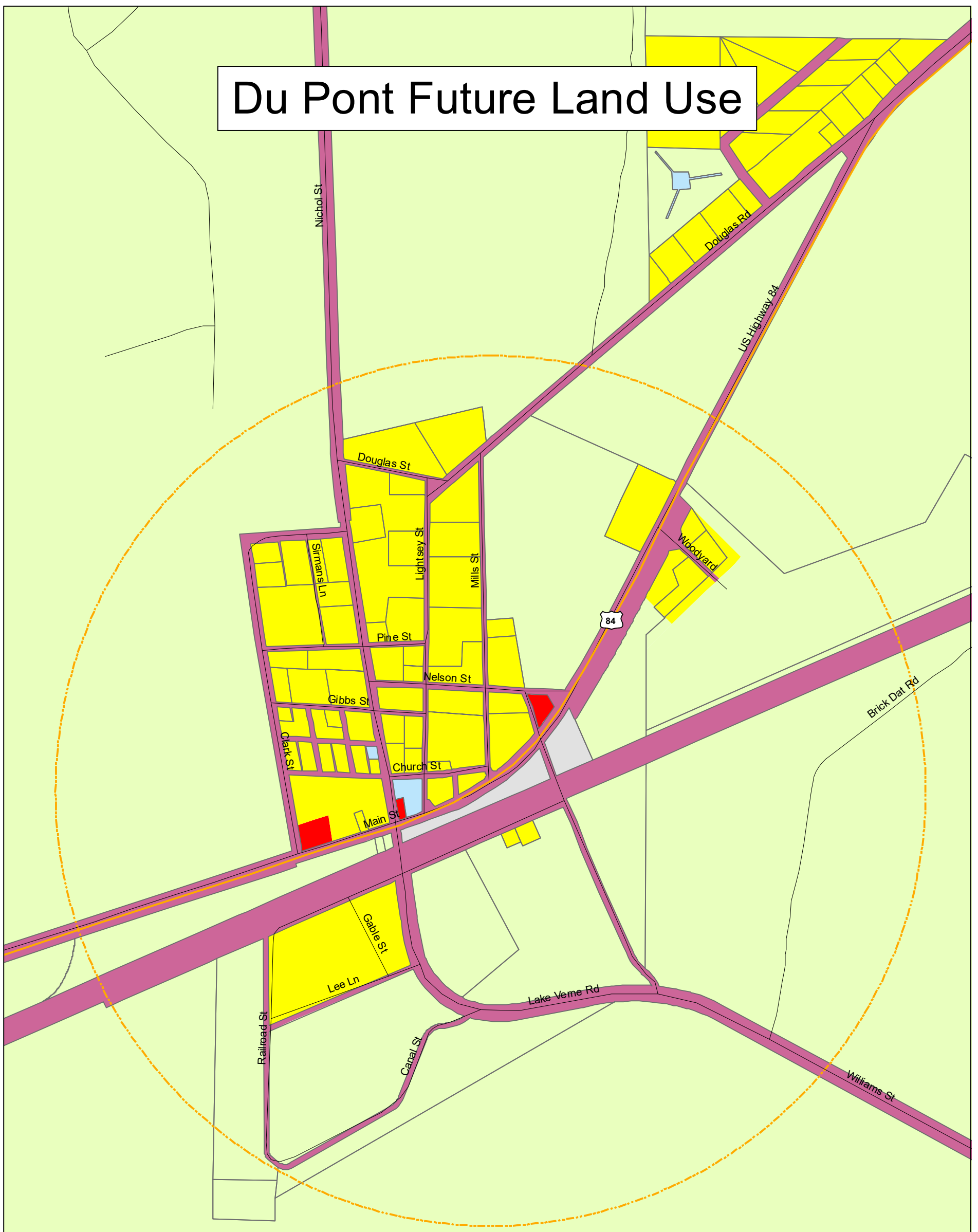


**Legend**

- State Routes
- US Highways
- Roads
- City Limits
- Parcels
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

sgrc SOUTHERN GEORGIA REGIONAL COMMISSION

# Du Pont Future Land Use



**Legend**

- US Highways
- Roads
- City Limits
- Parcels
- Agriculture/Forestry
- Commercial
- Industrial
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

sgirc SOUTHERN GEORGIA REGIONAL COMMISSION



# Appendix

SWOT Analysis Summary  
Steering Committee List  
Data Analysis Tables  
Broadband Survey Results  
Sign-In Sheets  
Public Hearing Notices  
Transmittal Letters  
Agency Comments  
Adoption Resolutions

# SWOT Analysis Summary

2/6/20

## Strengths

- The stretch of the Suwannee River in Clinch County is in pristine condition with very few, if any, invasive species. Many enjoy the Griffis Fish Camp and taxidermy museum in Folkston on the Suwannee.
- Arabia Bay is a large Carolina Bay with nearly 6,000 acres of valuable habitat for wood storks, salamanders, and gopher tortoises.
- The Huxford–Spear Genealogical Library in Homerville is a valued genealogy resource.
- The Bus Barn and the Women’s Club Building in Homerville are valued cultural resources.
- Homerville has a strong Main Street program.
- SR 84 was recently widened and 441 (Phase 3) is on the TSPLOST list. Both of these projects will improve the transportation needs of the County.
- The school system ran fiber broadband infrastructure in Homerville.
- New cell towers have been placed every 15 miles to increase coverage.

## Weaknesses

- Water level – the County has a large proportion of land in wetlands. This impacts the ability to develop more housing for residents.
- The ONWR has a limit to the number of visitors it can handle; some have to be turned away.
- Too many people have to commute into the County to work. There is not enough affordable housing locally and residents need more workforce training.
- There are issues with drug usage amongst residents.
- There is no public transportation available in the County.
- Broadband infrastructure
  - Issues with availability, reliability, and speed, especially outside of Homerville.

## Opportunities

- When the ONWR reaches capacity, visitors could be encouraged to enter the swamp through the Griffis Fish Camp or adjacent private properties.
- The County has resources that could be used in film productions such as the old prison in Fargo and additional cultural resources sites such as Prospect Church, the Bus Barn in Homerville, and the Depot.
- Bees that produce Tupelo honey are highly prized. The Federal government does not encourage non-native bees on public land, but there are private properties where the bees can be farmed.
- Additional clean industry can be encouraged, such as Lee Container and Mauser.
- Efforts can be made to increase the workforce.
- Efforts can be made to support small business development and retention.
- Signage could be installed for the east and west industrial parks to better promote these parks.
- The County has participated in discussions for regional transit.
- Hog hunting should be promoted more to reduce the ecological damage done by feral hogs and to protect the diminishing population of bear.
- The County can and does encourage Census 2020 Complete County Committee participation to ensure Federal dollars return to the County and for adequate representation.
- Efforts could be made to diversify the local economy beyond farming and minor industry.

## Threats

- Strip mining on the eastern edge of the swamp could affect the local hydrology and ecological value of the swamp and Suwannee River.
- Bear hunting is very popular yet there is a risk that populations are not adequately managed.
- There is very little grant funding for historic preservation and the buildings that need to be restored are rather old and would be expensive to restore.
- Wildfire
- The US EPA has a higher level of scrutiny for potential industrial uses; therefore, it is more difficult to initiate development of these new uses.
- Federal dollars for housing are distributed primarily to larger cities.
- It can be difficult to convince residents to fill out the Census.
- When sufficient numbers of residents do not complete the Census, State and Federal representation is decreased as are Federal dollars and technical resources.
- Residents are limited in knowledge of workforce experience for jobs that are not currently present in the County.

## Clinch County Steering Committee

Jaclyn James, Clinch County Administrator

Nan Mikell, City of Homerville Manager

Lori James, Clinch County School Board Superintendent

Lisa Johnson, City of Fargo Clerk

Jane Douglas, Town of Du Pont Clerk

Kaye Riley, City of Argyle Mayor

John Quarterman, Suwannee Riverkeeper

Angela Ammons, Clinch Memorial Hospital CEO

Data below are compiled and formatted by Headwaters Economics Economic Profile System March 25, 2020. Data Sources: U.S. Department of Commerce. 2018. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

# Demographics

## Clinch County, GA

### Population

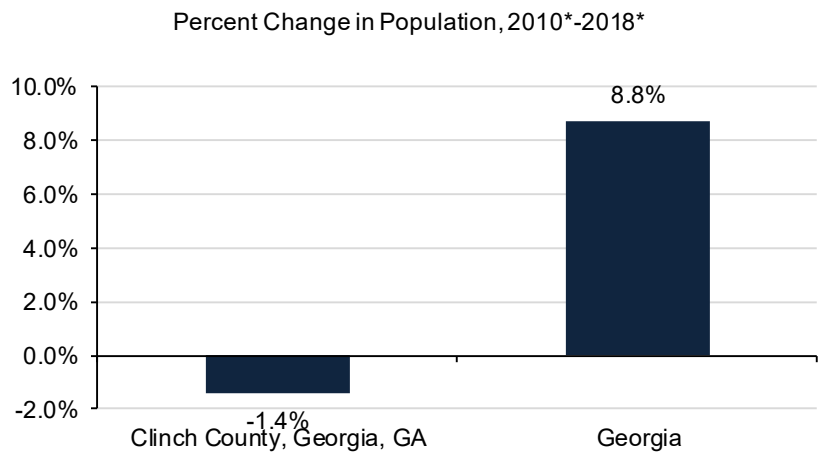
	Clinch County, Georgia, GA	Georgia
Population (2018*)	6,743	10,297,484
Population (2010*)	6,841	9,468,815
Population Change (2010*-2018*)	-98	828,669
Population Pct. Change (2010*-2018*)	-1.4%	8.8%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- From 2010\* to 2018\*, Clinch County, Georgia, GA had the smallest estimated absolute change in population (-98).
- From 2010\* to 2018\*, Georgia had the largest estimated relative change in population (8.8%), and Clinch County, Georgia, GA had the smallest (-1.4%).



## Age and Gender

	Clinch County, Georgia, GA	Georgia
Total Population, 2018*	6,743	10,297,484
Under 5 years	565	655,810
5 to 9 years	343	697,132
10 to 14 years	632	718,143
15 to 19 years	387	721,206
20 to 24 years	318	718,646
25 to 29 years	606	727,688
30 to 34 years	357	692,096
35 to 39 years	318	690,300
40 to 44 years	465	682,251
45 to 49 years	431	704,947
50 to 54 years	449	702,308
55 to 59 years	429	656,064
60 to 64 years	420	578,604
65 to 69 years	321	481,669
70 to 74 years	313	353,555
75 to 79 years	222	234,522
80 to 84 years	100	149,164
85 years and over	67	133,379
Total Female	3,316	5,285,255
Total Male	3,427	5,012,229

### Change in Median Age, 2010\*-2018\*

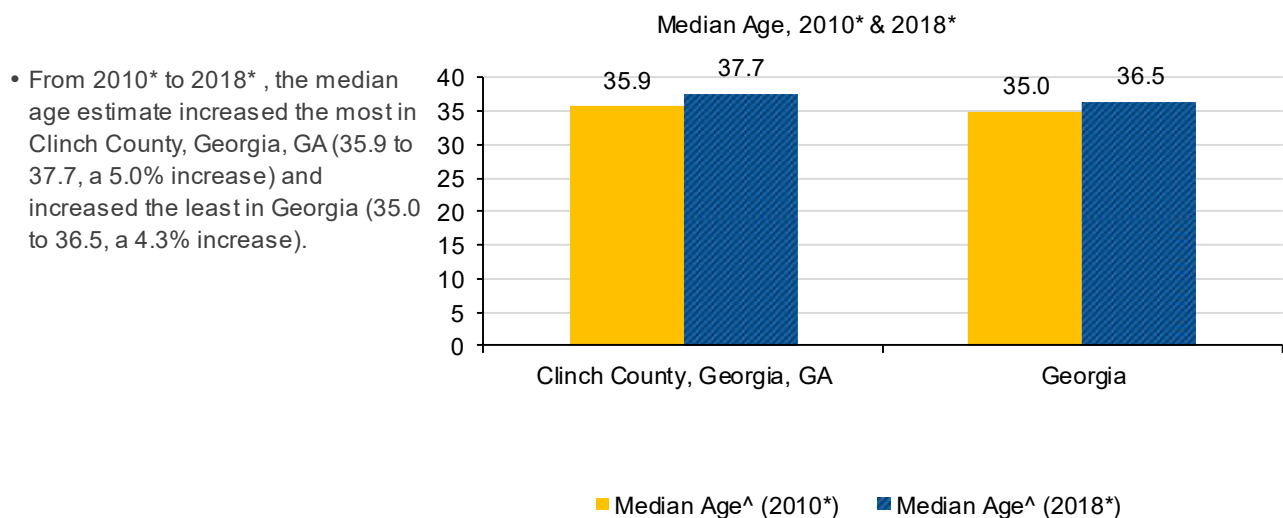
Median Age^ (2018*)	37.7	36.5
Median Age^ (2010*)	35.9	35.0
Median Age % Change	5.0%	4.3%

^ Median age is not available for metro/non-metro or regional aggregations.

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\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

## Age and Gender

	2010*	2018*
Total Population, 2010*-2018*	6,841	6,743
Under 18	1,801	1,810
18-34	1,495	1,398
35-44	841	783
45-64	1,840	1,729
65 and over	864	1,023

### Percent of Total

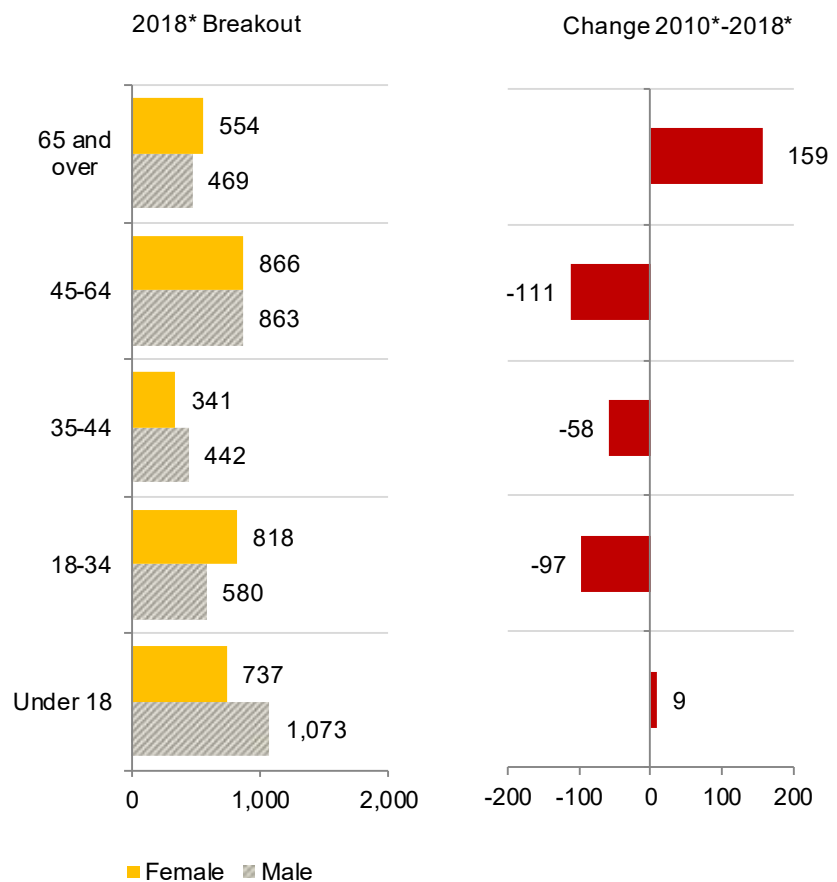
	2010*	2018*
Under 18	26.3%	26.8%
18-34	21.9%	20.7%
35-44	12.3%	11.6%
45-64	26.9%	25.6%
65 and over	12.6%	15.2%

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- In 2018\*, the age category with the highest estimate for number of women was 45-64 (866), and the age category with the highest estimate for number of men was Under 18 (1,073).
- From 2010\* to 2018\*, the age category with the largest estimated increase was 65 and over (159), and the age category with the largest estimated decrease was 45-64 (-111).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

# Race

	Clinch County, Georgia, GA	Georgia
Total Population, 2018*	6,743	10,297,484
White alone	4,439	6,079,976
Black or African American alone	1,862	3,239,300
American Indian alone	**4	33,484
Asian alone	**29	402,501
Native Hawaii & Other Pacific Is. alone	**0	6,095
Some other race alone	*313	283,680
Two or more races	**96	252,448

## Percent of Total

White alone	65.8%	59.0%
Black or African American alone	27.6%	31.5%
American Indian alone	**0.1%	0.3%
Asian alone	**0.4%	3.9%
Native Hawaii & Other Pacific Is. alone	**0.0%	0.1%
Some other race alone	4.6%	2.8%
Two or more races	**1.4%	2.5%

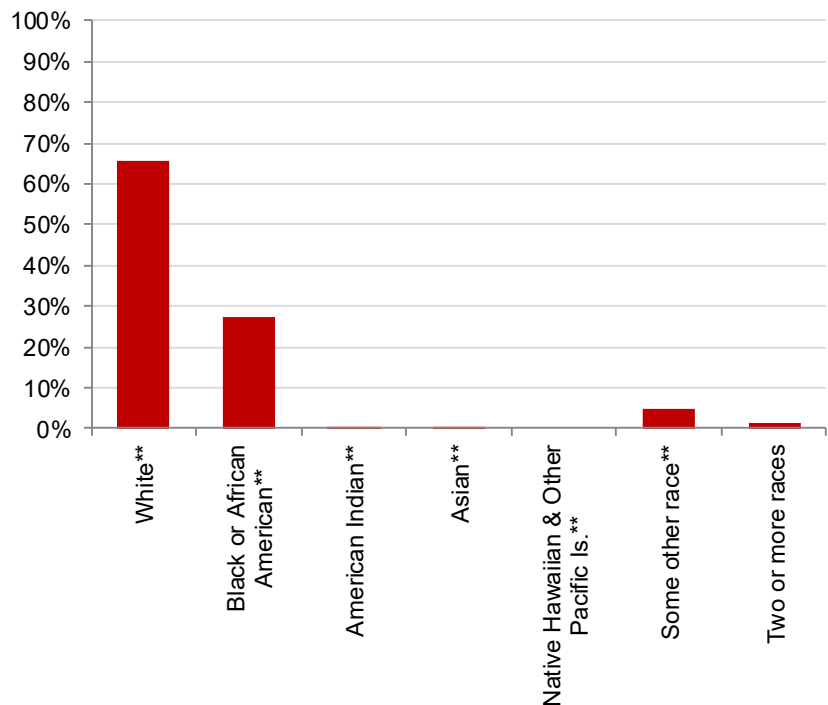
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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Population by Race, Percent of Total, Clinch County, GA, 2018\*

- In the 2014-2018 period, the racial category with the highest estimated percent of the population in the Clinch County, GA was white alone (65.8%), and the racial category the lowest estimated percent of the population was native hawaii & other pacific is. alone (0.0%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

\*\* Percentages are by an individual race alone unless otherwise noted



# Ethnicity

	Clinch County, Georgia, GA	Georgia
Total Population, 2018*	6,743	10,297,484
Hispanic or Latino (of any race)	345	968,463
Not Hispanic or Latino	6,398	9,329,021
White alone	4,407	5,476,441
Black or African American alone	1,862	3,195,363
American Indian alone	**4	18,416
Asian alone	**29	399,223
Native Hawaii & Oth.Pacific Is. alone	**0	5,070
Some other race	**0	30,394
Two or more races	**96	204,114

## Percent of Total

Hispanic or Latino (of any race)	5.1%	9.4%
Not Hispanic or Latino	94.9%	90.6%
White alone	65.4%	53.2%
Black or African American alone	27.6%	31.0%
American Indian alone	**0.1%	0.2%
Asian alone	**0.4%	3.9%
Native Hawaii & Oth.Pacific Is. alone	**0.0%	0.0%
Some other race	**0.0%	0.3%
Two or more races	**1.4%	2.0%

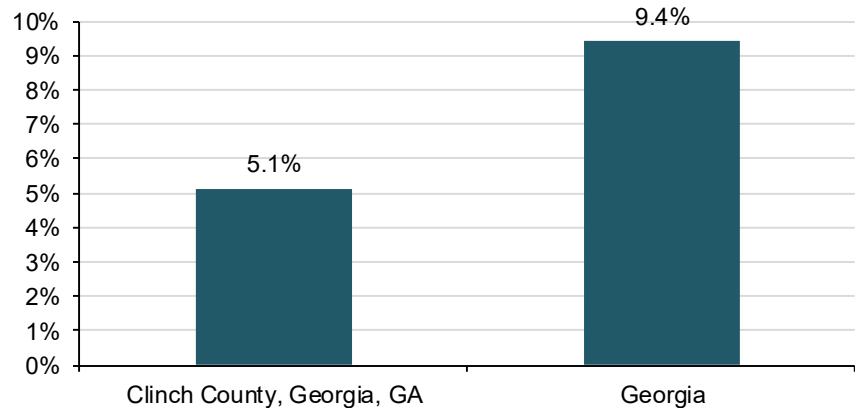
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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Hispanic Population, Percent of Total, Clinch County, GA, 2018\*

- In the 2014-2018 period, Georgia had the highest estimated percent of the population that self-identify as Hispanic or Latino of any race (9.4%), and Clinch County, Georgia, GA had the lowest (5.1%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

# Commuting

	Clinch County, Georgia, GA	Georgia
Workers 16 years and over, 2018*	2,167	4,667,378
PLACE OF WORK:		
Worked in county of residence	1,822	2,715,491
Worked outside county of residence	345	1,951,887
TRAVEL TIME TO WORK:		
Less than 10 minutes	774	431,071
10 to 14 minutes	407	558,010
15 to 19 minutes	337	666,047
20 to 24 minutes	134	632,434
25 to 29 minutes	115	268,468
30 to 34 minutes	95	632,503
35 to 39 minutes	7	142,381
40 to 44 minutes	67	173,482
45 to 59 minutes	123	433,254
60 or more minutes	57	475,226
Mean travel time to work (minutes)	18	26.9

## Percent of Total

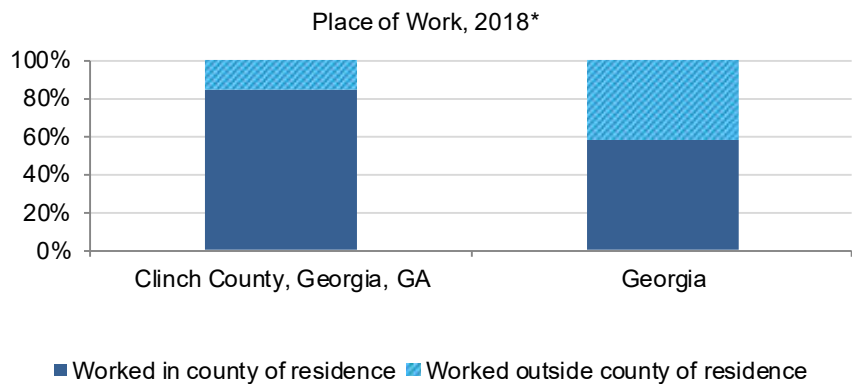
PLACE OF WORK:		
Worked in county of residence	84.1%	58.2%
Worked outside county of residence	15.9%	41.8%
TRAVEL TIME TO WORK:		
Less than 10 minutes	35.7%	9.2%
10 to 14 minutes	18.8%	12.0%
15 to 19 minutes	15.6%	14.3%
20 to 24 minutes	6.2%	13.6%
25 to 29 minutes	5.3%	5.8%
30 to 34 minutes	4.4%	13.6%
35 to 39 minutes	0.3%	3.1%
40 to 44 minutes	3.1%	3.7%
45 to 59 minutes	5.7%	9.3%
60 or more minutes	2.6%	10.2%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Georgia had the highest estimated percent of people that worked outside the county of residence (41.8%), and Clinch County, Georgia, GA had the lowest (15.9%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

# Income

	Clinch County, Georgia, GA	Georgia
Per Capita Income (2018 \$s)	\$16,538	\$29,523
Median Household Income^ (2018 \$s)	\$25,236	\$55,679
Total Households, 2018*	2,502	3,709,488
Less than \$10,000	622	269,435
\$10,000 to \$14,999	204	178,646
\$15,000 to \$24,999	420	367,346
\$25,000 to \$34,999	198	366,826
\$35,000 to \$49,999	295	496,060
\$50,000 to \$74,999	371	659,327
\$75,000 to \$99,999	152	453,876
\$100,000 to \$149,999	143	500,979
\$150,000 to \$199,999	81	201,822
\$200,000 or more	16	215,171
Gini Coefficient^	0.54	0.48

## Percent of Total

Less than \$10,000	24.9%	7.3%
\$10,000 to \$14,999	8.2%	4.8%
\$15,000 to \$24,999	16.8%	9.9%
\$25,000 to \$34,999	7.9%	9.9%
\$35,000 to \$49,999	11.8%	13.4%
\$50,000 to \$74,999	14.8%	17.8%
\$75,000 to \$99,999	6.1%	12.2%
\$100,000 to \$149,999	5.7%	13.5%
\$150,000 to \$199,999	3.2%	5.4%
\$200,000 or more	0.6%	5.8%

^ Median Household Income and Gini Coefficient are not available for metro/non-metro or regional aggregations.

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

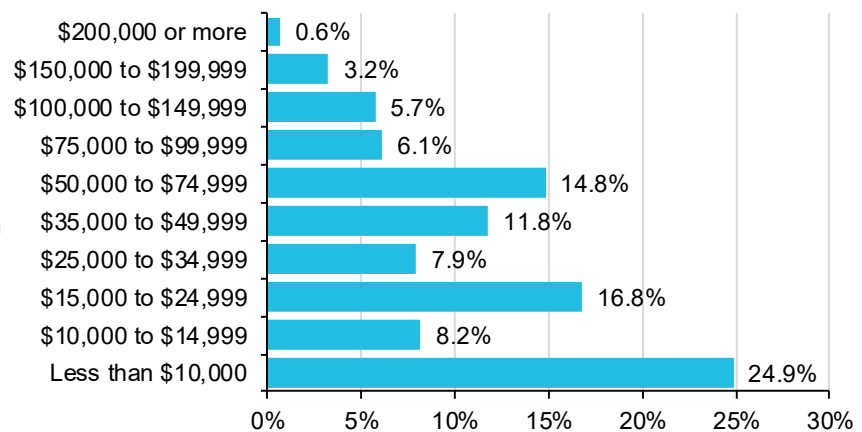
**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, the income category in the Clinch County, GA with the most households was Less than \$10,000 (24.9% of households). The income category with the fewest households was \$200,000 or more (0.6% of households).

- In the 2014-2018 period, the bottom 40% of households in the Clinch County, GA accumulated approximately 9.3% of total income, and the top 20% of households accumulated approximately 55.6% of total income.

Household Income Distribution, Clinch County, GA, 2018\*



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

## Education

	Clinch County, Georgia, GA	Georgia
Total Population 25 yrs or older, 2018*	4,498	6,786,547
No high school degree	1,312	903,914
High school graduate	3,186	5,882,633
Associates degree	277	518,144
Bachelor's degree or higher	500	2,080,116
Graduate or professional	223	797,169

### Percent of Total

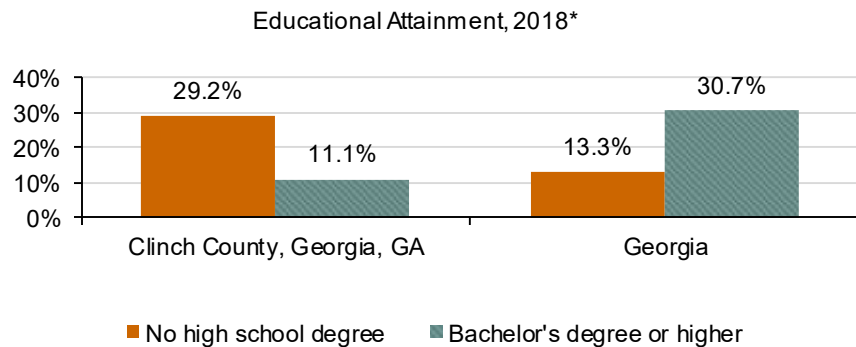
No high school degree	29.2%	13.3%
High school graduate	70.8%	86.7%
Associates degree	6.2%	7.6%
Bachelor's degree or higher	11.1%	30.7%
Graduate or professional	5.0%	11.7%

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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Georgia had the highest percent of people over age 25 with a bachelor's degree or higher (30.7%), and Clinch County, Georgia, GA had the lowest (11.1%).
- In the 2014-2018 period, Clinch County, Georgia, GA had the highest percent of people over age 25 with no high school degree (29.2%), and Georgia had the lowest (13.3%).



	Clinch County, Georgia, GA	Georgia
Total Population over 3 years old, 2018*	6,444	9,914,905
Enrolled in school:	1,715	2,755,788
Enrolled in nursery school, preschool	90	175,427
Enrolled in kindergarten	151	139,548
Enrolled in grade 1 to grade 4	263	565,884
Enrolled in grade 5 to grade 8	595	574,300
Enrolled in grade 9 to grade 12	337	587,442
Enrolled in college	279	713,187
Not enrolled in school	4,729	7,159,117

### Percent of Total

Enrolled in school:	26.6%	27.8%
Enrolled in nursery school, preschool	1.4%	1.8%
Enrolled in kindergarten	2.3%	1.4%
Enrolled in grade 1 to grade 4	4.1%	5.7%
Enrolled in grade 5 to grade 8	9.2%	5.8%
Enrolled in grade 9 to grade 12	5.2%	5.9%
Enrolled in college	4.3%	7.2%
Not enrolled in school	73.4%	72.2%

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

# Housing Characteristics

	Clinch County, Georgia, GA	Georgia
Total Housing Units, 2018*	2,997	4,241,003
Occupied	2,502	3,709,488
Vacant	495	531,515
For rent	66	104,455
Rented, not occupied	4	22,625
For sale only	29	48,158
Sold, not occupied	0	17,454
Seasonal, recreational, occasional	28	100,207
For migrant workers	20	817
Other vacant	348	237,799
Year Built		
Built 2010 or later	94	190,387
Built 2000 to 2009	291	930,687
Built 1990 to 1999	564	887,553
Built 1980 to 1989	481	718,252
Built 1970 to 1979	580	586,546
Built 1940 to 1969	843	748,153
Median year structure built <sup>^</sup>	1979	1988

## Percent of Total

Occupancy		
Occupied	83.5%	87.5%
Vacant	16.5%	12.5%
For rent	2.2%	2.5%
Rented, not occupied	0.1%	0.5%
For sale only	1.0%	1.1%
Sold, not occupied	0.0%	0.4%
Seasonal, recreational, occasional	0.9%	2.4%
For migrant workers	0.7%	0.0%
Other vacant	11.6%	5.6%
Year Built		
Built 2010 or later	3.1%	4.5%
Built 2000 to 2009	9.7%	21.9%
Built 1990 to 1999	18.8%	20.9%
Built 1980 to 1989	16.0%	16.9%
Built 1970 to 1979	19.4%	13.8%
Built 1940 to 1969	28.1%	17.6%

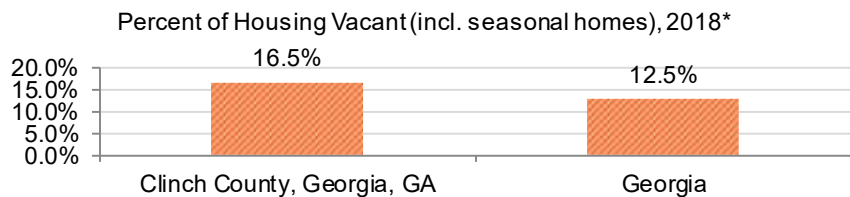
<sup>^</sup> Median year structure built is not available for metro/non-metro or regional aggregations.

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- In the 2014-2018 period, Clinch County, Georgia, GA had the highest estimated percent of the vacant housing (16.5%), and Georgia had the lowest (12.5%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

# Housing Affordability

	Clinch County, Georgia, GA	Georgia
Owner-occupied mortgaged homes, 2014-2018	609	1,533,925
Cost >30% of household income	32.2%	26.6%
Specified renter-occupied units, 2018*	698	1,369,507
Rent >30% of household income	31.9%	45.8%
Median monthly mortgage cost <sup>^</sup> , 2018*	\$962	\$1,383
Median gross rent <sup>^</sup> , 2018*	\$410	\$968

## Percent of Total

Cost >30% of household income	32.2%	26.6%
Rent >30% of household income	31.9%	45.8%

<sup>^</sup> Median monthly mortgage cost and median gross rent are not available for metro/non-metro or regional aggregations.

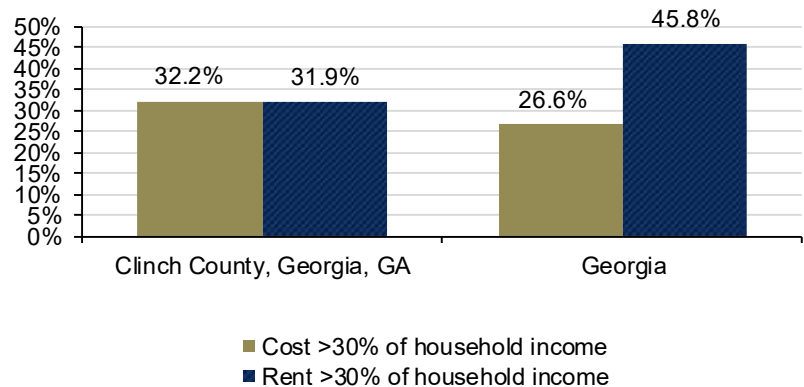
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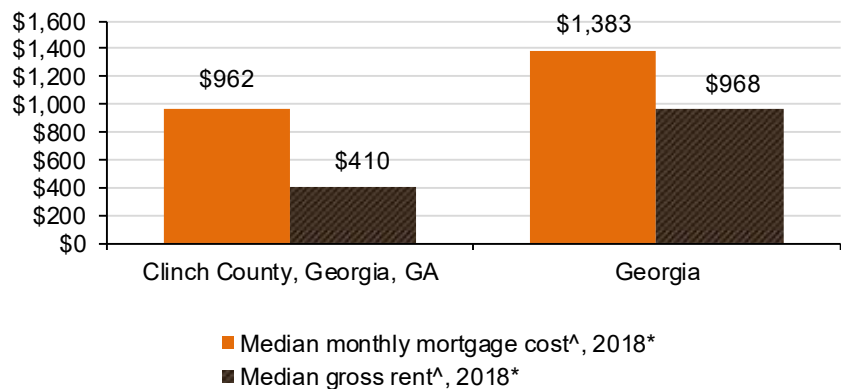
**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Clinch County, Georgia, GA had the highest percent of owner-occupied households where > 30% of household income was spent on mortgage costs (32.2%), and Georgia had the lowest (26.6%).
- In the 2014-2018 period, Georgia had the highest percent of renter-occupied households where > 30% of household income was spent on gross rent (45.8%), and Clinch County, Georgia, GA had the lowest (31.9%).
- In the 2014-2018 period, Georgia had the highest estimated monthly mortgage costs for owner-occupied homes (\$1,383), and Clinch County, Georgia, GA had the lowest (\$962).
- In the 2014-2018 period, Georgia had the highest estimated monthly gross rent for renter-occupied homes (\$968), and Clinch County, Georgia, GA had the lowest (\$410).

Housing Costs as a Percent of Household Income, 2018\*



Median Monthly Mortgage Costs and Gross Rent, 2018\*



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

# Comparisons

Indicators		Clinch County, GA	Georgia	Percent difference Clinch County, GA vs. Georgia
Demographics	Population Growth (% change, 2010*-2018*)	-1.4%	8.8%	
	Median Age (2018*)	37.7	36.5	
	Percent Population White Alone (2018*)	65.8%	59.0%	
	Percent Population Hispanic or Latino (2018*)	5.1%	9.4%	
	Percent Population American Indian or Alaska Native (2018*)	<b>0.1%</b>	0.3%	
	Percent of Population 'Baby Boomers' (2018*)	24.0%	23.5%	
Income	Median Household Income (2018*)	<b>\$25,236</b>	\$55,679	
	Per Capita Income (2018*)	\$16,538	\$29,523	
	Percent Individuals Below Poverty (2018*)	39.2%	16.0%	
	Percent Families Below Poverty (2018*)	<b>34.3%</b>	12.1%	
	Percent of Households with Retirement and Social Security Income (2018*)	42.1%	45.9%	
	Percent of Households with Public Assistance Income (2018*)	32.8%	20.6%	
Structure	Percent Population 25 Years or Older without High School Degree (2018*)	29.2%	13.3%	
	Percent Population 25 Years or Older with Bachelor's Degree or Higher (2018*)	<b>11.1%</b>	30.7%	
	Percent Population That Speak English Less Than 'Very Well' (2018*)	<b>1.0%</b>	5.5%	
	Percent of Houses that are Seasonal Homes (2018*)	<b>0.9%</b>	2.4%	
	Owner-Occupied Homes where > 30% of Household Income Spent on Mortgage (2018*)	<b>32.2%</b>	26.6%	
	Renter-Occupied Homes where > 30% of Household Income Spent on Rent (2018*)	<b>31.9%</b>	45.8%	

-300% 200% 100% 0% 100% 200%

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\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

# Land Ownership

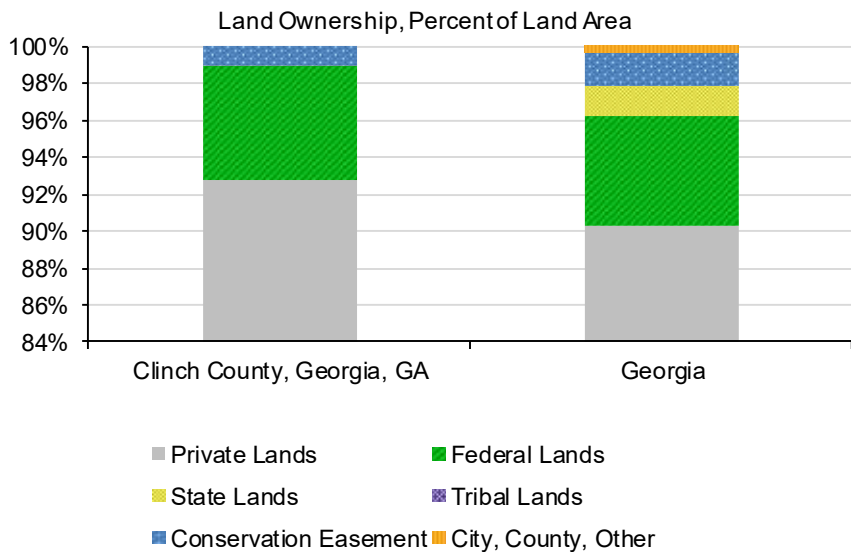
	Clinch County, Georgia, GA	Georgia
Total Acres	527,356	37,609,198
Private Lands	494,145	34,574,767
Conservation Easement	5,589	712,496
Federal Lands	32,875	2,300,949
Forest Service	0	859,863
BLM	0	0
National Park Service	0	60,002
Military	0	895,005
Other Federal	32,875	486,079
State Lands	320	623,170
State Trust Lands*	0	0
Other State	320	623,170
Tribal Lands	0	0
City, County, Other	15	110,377

## Percent of Total

Private Lands	93.7%	91.9%
Conservation Easement	1.1%	1.9%
Federal Lands	6.2%	6.1%
Forest Service	0.0%	2.3%
BLM	0.0%	0.0%
National Park Service	0.0%	0.2%
Military	0.0%	2.4%
Other Federal	6.2%	1.3%
State Lands	0.1%	1.7%
State Trust Lands*	0.0%	0.0%
Other State	0.1%	1.7%
Tribal Lands	0.0%	0.0%
City, County, Other	0.0%	0.3%

\* Most state trust lands are held in trust for designated beneficiaries, principally public schools. Managers may lease and sell these lands for a diverse range of uses to generate revenues for the beneficiaries.

- Clinch County, Georgia, GA has the largest share of federal public lands (6.2%), and Georgia has the smallest (6.1%).
- Georgia has the largest share of state public lands (1.7%), and Clinch County, Georgia, GA has the smallest (0.1%).
- Clinch County, Georgia, GA has the largest share of private lands (93.7%), and Georgia has the smallest (91.9%).



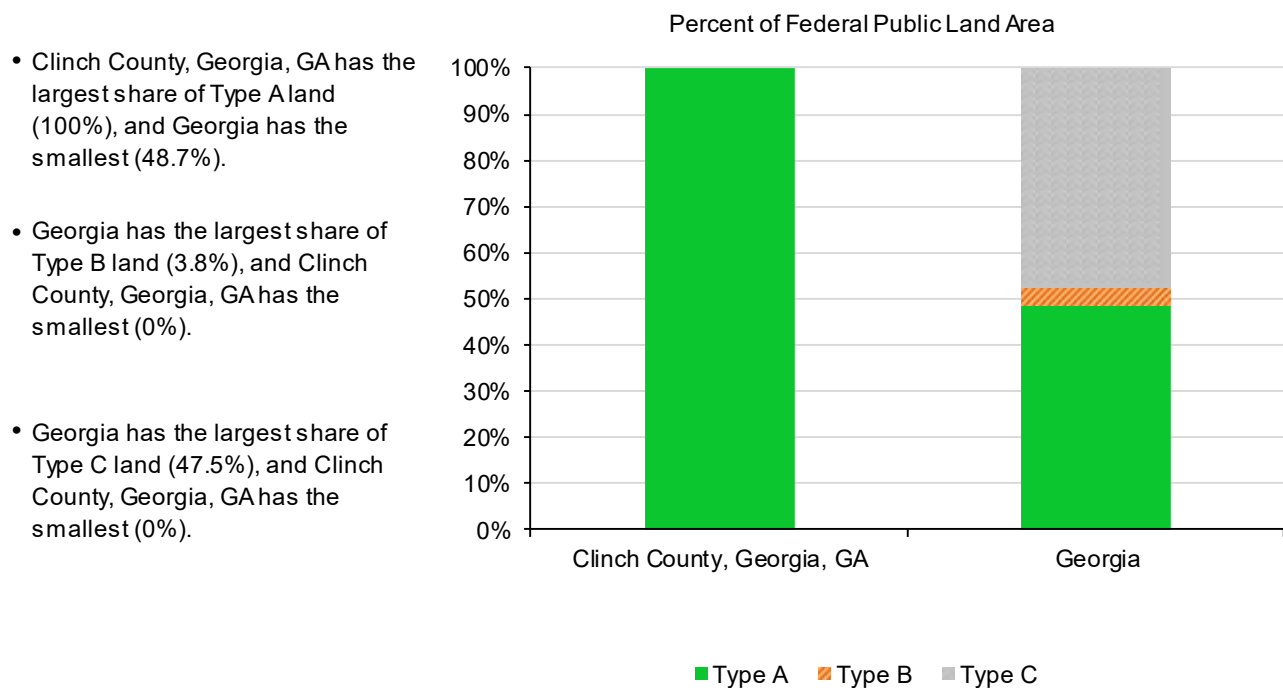
Data Sources: U.S. Geological Survey, Gap Analysis Program. 2018. Protected Areas Database of the United States (PADUS) version 2.0



## Types of Federal Lands

	Clinch County, Georgia, GA	Georgia
Total Acres of Type A, B, and C Lands	32,871	1,443,200
Type A	32,871	702,119
Type B	0	55,460
Type C	0	685,621
<b>Percent of Total*</b>		
Type A	100.0%	48.7%
Type B	0.0%	3.8%
Type C	0.0%	47.5%

\* Percent of total federal lands classified as either Type A, B, or C.



Type A lands include National Parks and Preserves (NPS), Wilderness (NPS, FWS, FS, BLM), National Conservation Areas (BLM), National Monuments, (NPS, FS, BLM), National Recreation Areas (NPS, FS, BLM), National Wild and Scenic Rivers (NPS, FS, BLM), Waterfowl Production Areas (FWS), Wildlife Management Areas (FWS), Research Natural Areas (FS, BLM), Areas of Critical Environmental Concern (BLM), and National Wildlife Refuges (FWS).

Type B lands include Wilderness Study Areas (NPS, FWS, FS, BLM), Inventoried Roadless Areas (FS).

Type C lands include Public Domain Lands (BLM), O&C Lands (BLM), National Forests and Grasslands (FS).

Data Sources: U.S. Geological Survey, Gap Analysis Program. 2018. Protected Areas Database of the United States (PADUS) version 2.0; Rasker, R. 2006. "An Exploration Into the Economic Impact of Industrial Development Versus Conservation on Western Public Lands." Society and Natural Resources. 19(3): 191-207.

## Forest, Grassland, and Other Land Cover

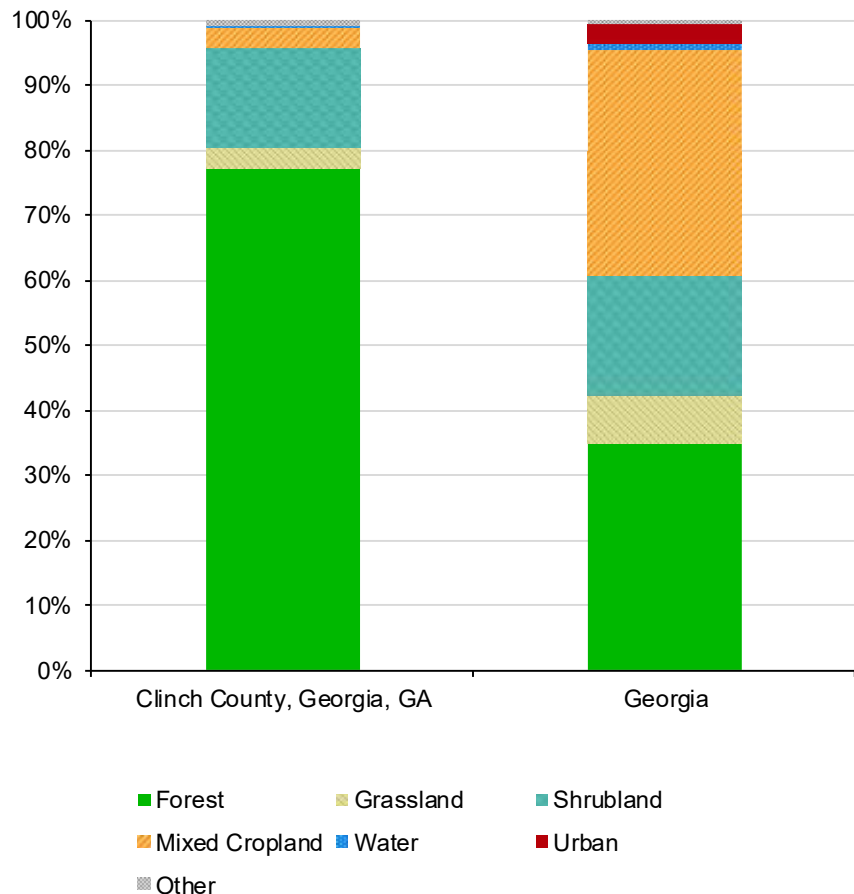
	Clinch County, Georgia, GA	Georgia
Total Acres (2006)	527,356	37,609,198
Forest	395,517	12,787,127
Grassland	15,821	2,632,644
Shrubland	79,103	6,769,656
Mixed Cropland	15,821	12,787,127
Water	1,480	376,092
Urban	0	1,128,276
Other	5,274	170,198

### Percent of Total

Forest	75.0%	34.0%
Grassland	3.0%	7.0%
Shrubland	15.0%	18.0%
Mixed Cropland	3.0%	34.0%
Water	0.3%	1.0%
Urban	0.0%	3.0%
Other	1.0%	0.5%

Land Cover, Percent of Land Area, 2006

- Clinch County, Georgia, GA has the largest share of forest cover (75%), and Georgia has the smallest (34%).
- Georgia has the largest share of grassland cover (7%), and Clinch County, Georgia, GA has the smallest (3%).
- Georgia has the largest share of shrubland cover (18%), and Clinch County, Georgia, GA has the smallest (15%).



Data Sources: NASA MODIS Land Cover Type Yearly L3 Global 1km MOD12Q1, 2006.

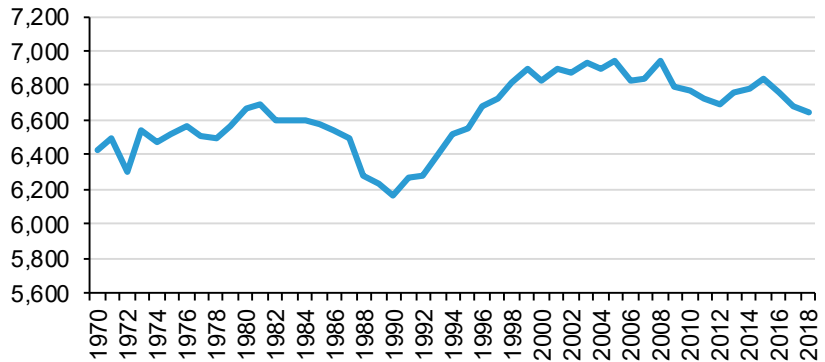
# Overview of Historical Trends

	1970	2000	2018	Change 2000-2018
Population	6,428	6,831	6,648	-183
Employment (full & part-time jobs)	2,494	3,207	3,096	-111
Personal Income (thousands of 2018 \$s)	92,611	175,007	249,621	74,614

Population and personal income are reported by place of residence, and employment by place of work on this page.

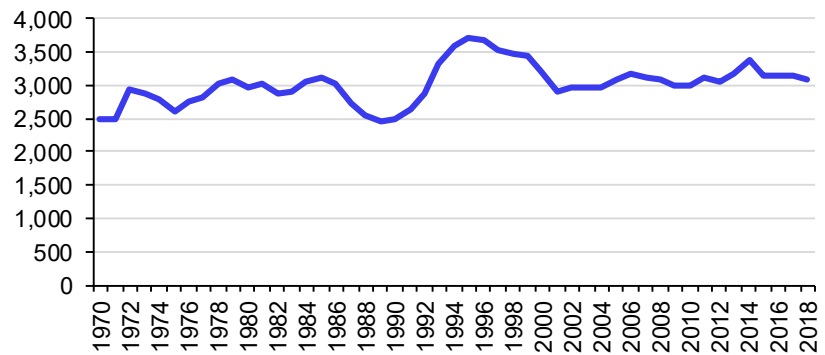
- From 1970 to 2018, population grew from 6,428 to 6,648 people, a 3% increase.

Population Trends, Clinch County, GA



- From 1970 to 2018, employment grew from 2,494 to 3,096, a 24% increase.

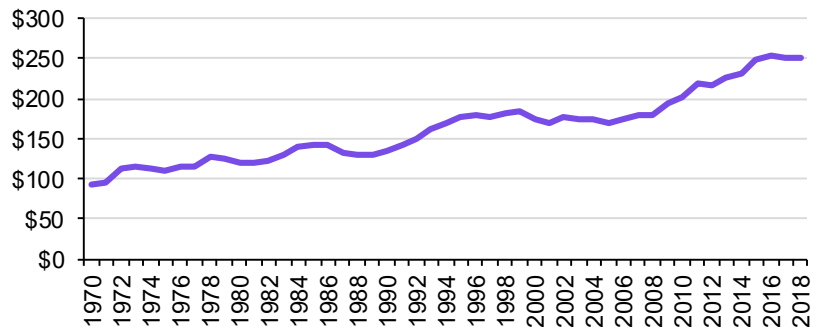
Employment Trends, Clinch County, GA



- From 1970 to 2018, personal income grew from \$92.6 million to \$249.6 million, (in real terms), a 170% increase.

Millions of 2018\$s

Personal Income Trends, Clinch County, GA



Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, [headwatersseconomics.org/eps](http://headwatersseconomics.org/eps).

## Comparisons

Indicators		Clinch County, GA	Georgia	Ratio of Clinch County, GA vs. Georgia
Trends	Population, % change, 2000-2018	-2.7%	27.9%	
	Employment, % change, 2000-2018	-3.5%	29.1%	
	Personal Income, % change, 2000-2018	42.6%	41.2%	
	Average Earnings per Job, % change, 2000-2018	26.1%	-0.4%	
	Per Capita Income, % change, 2000-2018	46.6%	10.5%	
Prosperity	Avg. Earnings per Job, 2018	\$49,468	\$56,843	
	Per Capita Income, 2018	\$37,548	\$46,482	
	Services, Avg. Annual Wages, 2018	\$24,634	\$53,242	
	Non-Services, Avg. Annual Wages, 2018	\$43,913	\$58,941	
	Government, Avg. Annual Wages, 2018	\$31,073	\$49,446	
Stress	Unemployment Rate, change 2000-2018	-0.8%	0.3%	
	Unemployment Rate, 2018	4.6%	3.9%	
Structure	Proprietors, % of Jobs, 2018	22.8%	24.7%	
	Non-Labor Income, % of Pers. Income, 2018	41.1%	35.2%	
	Services, % of Jobs, 2018	34.3%	73.9%	
	Non-Services, % of Jobs, 2018	42.5%	13.7%	
	Government, % of Jobs, 2018	16.5%	12.4%	
	Net inflow of labor earnings of inter-county commuters*	3.7%	0.0%	

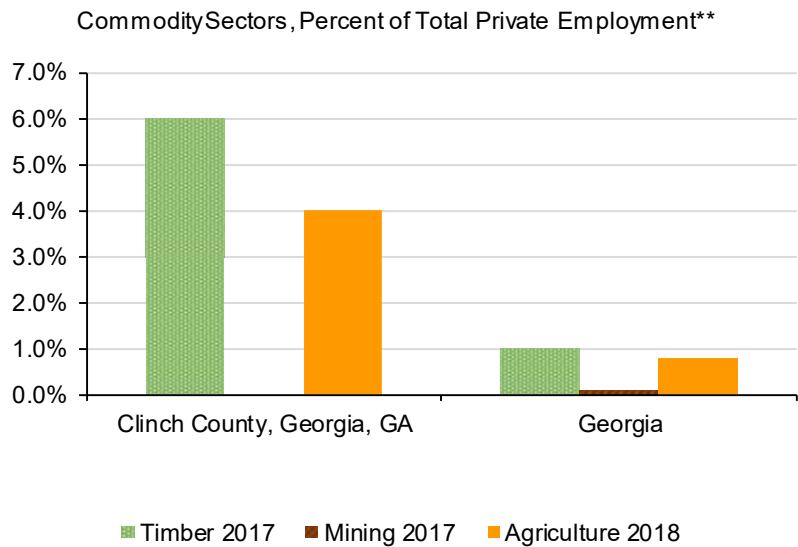
\* Displayed only when comparing a county to a benchmark county.

-600% -400% -200% 0% 200% 400%

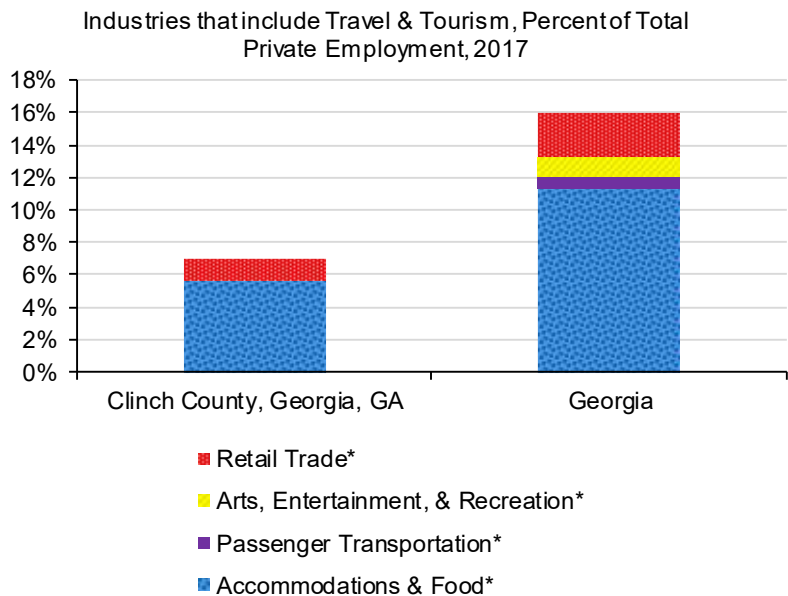
Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.; U.S. Department of Labor. 2019. Bureau of Labor Statistics, Local Area Unemployment Statistics, Washington, D.C.; U.S. Department of Labor. 2019. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C.; reported by Headwaters Economics' Economic Profile System, [headwatersseconomics.org/eps](http://headwatersseconomics.org/eps).

## Employment in Commodities, Travel & Tourism

- Clinch County, Georgia, GA had the largest percent of total jobs in commodity sectors (10%), and Georgia had the smallest (1.9%).
- Timber was the largest component of commodity sector employment (6% of total jobs) in the Clinch County, GA, and mining was the smallest component (0% of total jobs).



- In 2017, Georgia had the largest percent of total jobs in industries that include travel and tourism (16%), and Clinch County, Georgia, GA had the smallest (7%).
- In 2017, accommodations & food\* was the largest component of travel and tourism-related employment (5.6% of total jobs) in Clinch County, GA, and passenger transportation\* was the smallest (0% of total jobs).



\* Charted values do not represent the entirety of these sectors, rather their components typically related to travel & tourism.

\*\* Data for timber and mining are from County Business Patterns which excludes proprietors, government, agriculture, and railroad. Data for agriculture are from Bureau of Economic Analysis. The latest year for each data source may vary due to different data release schedules.

Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.; U.S. Department of Commerce. 2019. Census Bureau, County Business Patterns, Washington, D.C.

# Poverty Prevalence

	Clinch County, Georgia, GA	Georgia
People, 2018*	6,645	10,024,689
Families, 2018*	1,593	2,501,768
People Below Poverty	2,605	1,607,714
Families below poverty	546	303,827

## Percent of Total

People Below Poverty	39.2%	16.0%
Families below poverty	34.3%	12.1%

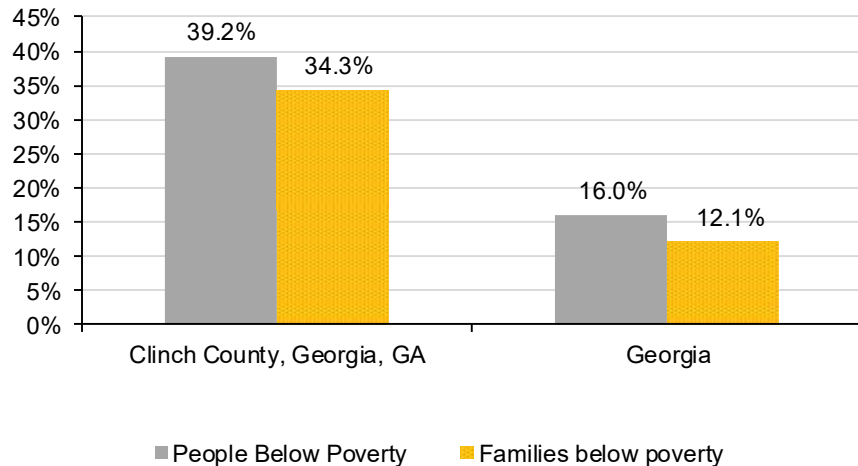
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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Individuals & Families Below Poverty, 2018\*

- In the 2014-2018 period, Clinch County, Georgia, GA had the highest estimated percent of individuals living below poverty (39.2%), and Georgia had the lowest (16.0%).
- In the 2014-2018 period, Clinch County, Georgia, GA had the highest estimated percent of families living below poverty (34.3%), and Georgia had the lowest (12.1%).



## Poverty Rate by Age & Family Type~

	Clinch County, Georgia, GA	Georgia
People, 2018*	39.2%	16.0%
Under 18 years	47.1%	22.9%
65 years and older	34.5%	10.3%
Families, 2018*	34.3%	12.1%
Families with related children < 18 year	42.7%	18.3%
Married couple families	17.2%	5.8%
with children < 18 years	6.1%	7.9%
Female householder, no husband pres	64.5%	30.6%
with children < 18 years	67.6%	39.4%

~Poverty rate by age and family type is calculated by dividing the number of people by demographic in poverty by the total population of that demographic.

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Household Earnings

	Clinch County, Georgia, GA	Georgia
Total households, 2018*	2,502	3,709,488
Labor earnings	1,556	2,927,593
Social Security (SS)	719	1,066,378
Retirement income	334	637,682
Supplemental Security Income (SSI)	245	199,024
Cash public assistance income	62	59,612
SNAP (previously Food Stamps)	513	506,957

## Percent of Total<sup>^</sup>

Labor earnings	62.2%	78.9%
Social Security (SS)	28.7%	28.7%
Retirement income	13.3%	17.2%
Supplemental Security Income (SSI)	9.8%	5.4%
Cash public assistance income	2.5%	1.6%
SNAP (previously Food Stamps)	20.5%	13.7%

<sup>^</sup> Total may add to more than 100% due to households receiving more than 1 source of income.

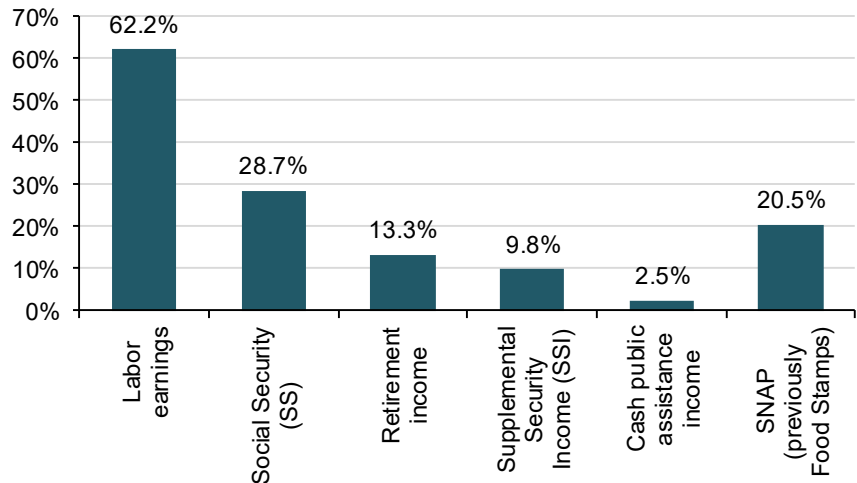
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- In the 2014-2018 period, the highest estimated percent of public assistance in the Clinch County, GA was in the form of Social Security (SS) (28.7%), and the lowest was in the form of Cash public assistance income (2.5%).

Percent of Households Receiving Earnings, by Source, 2018\*



## Mean Annual Household Earnings by Source

	Clinch County, Georgia, GA	Georgia
Mean earnings, 2018 (2018 \$s)	\$50,542	\$80,535
Mean Social Security income	\$14,203	\$18,905
Mean retirement income	\$22,249	\$26,495
Mean Supplemental Security Income	\$8,611	\$9,705
Mean cash public assistance income	\$2,492	\$2,617

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Farm Employment

	Clinch County, Georgia, GA	Georgia
Total Employment, 2018	3,096	6,274,450
Farm Employment	124	51,482
Farm Proprietors Employment	61	35,007
Non-Farm Employment	2,972	6,222,968

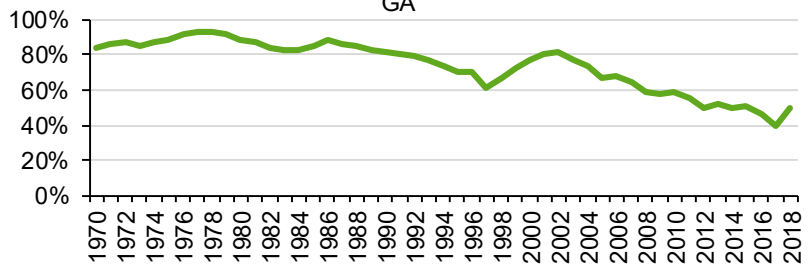
## Percent of Total

Farm Employment	4.0%	0.8%
Farm Proprietors Employment	2.0%	0.6%
Non-Farm Employment	96.0%	99.2%

All employment data on this page are reported by place of work.

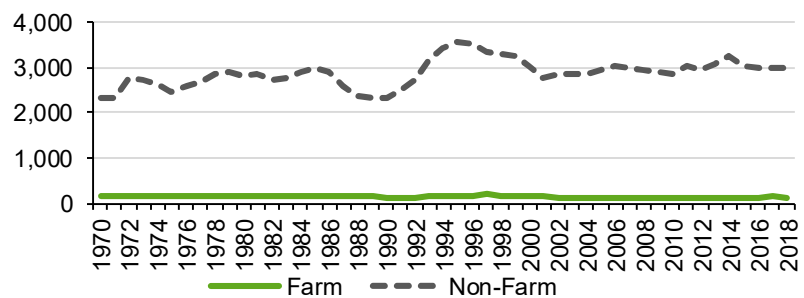
- In 1970, farm proprietors represented 83.8 percent of all farm employment. By 2018, farm proprietors represented 49.2 percent of all farm employment.

Farm Proprietors as a Percent of Farm Jobs, Clinch County, GA



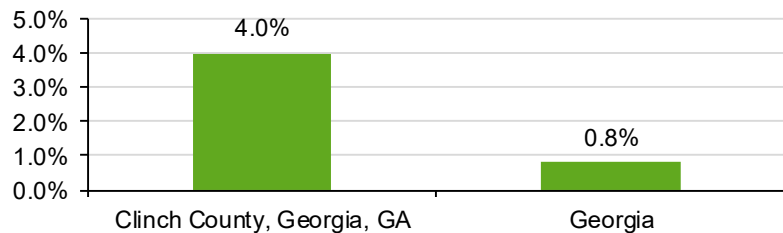
- From 1970 to 2018, farm employment shrank from 160 to 124 jobs, a 22.5 percent decrease.
- From 1970 to 2018, non-farm employment grew from 2,334 to 2,972 jobs, a 27.3 percent increase.

Farm and Non-Farm Jobs, Clinch County, GA



- In 2018, Clinch County, Georgia, GA had the largest percent of total farm employment (4.01%), and Georgia had the smallest (0.82%).

Farm Jobs as a Percent of Total Employment, 2018



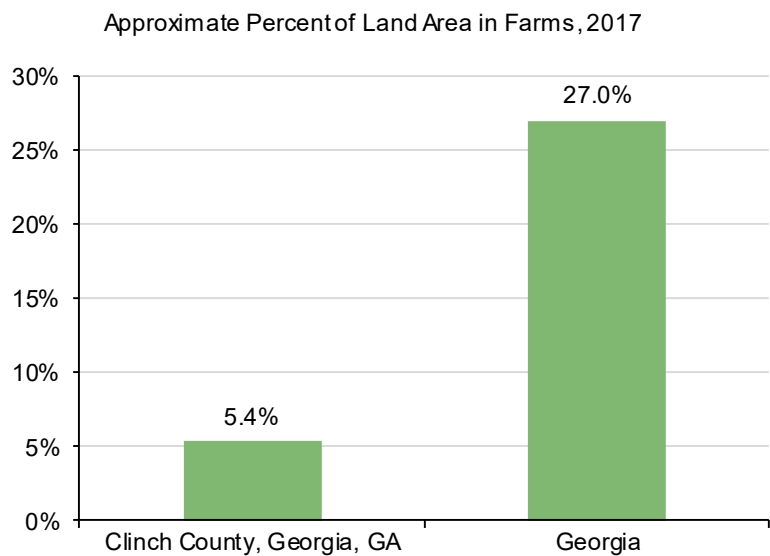
Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.



## Number and Size of Farms

	Clinch County, Georgia, GA	Georgia
Number of Farms, 2017	113	42,439
Land in Farms (Acres), 2017	27,459	9,953,730
Average Farm Size (Acres)	243	235
Approximate Land Area (Acres)	512,143	36,862,570
Approximate Percent of Land Area in Farms	5.4%	27.0%

- In 2017, Georgia had the largest percent of land area in farms (27.0022681543908%), and Clinch County, Georgia, GA had the smallest (5.36158846259736%).



Data Sources: U.S. Department of Agriculture. 2019. National Agricultural Statistics Service, Census of Agriculture, Washington, D.C.

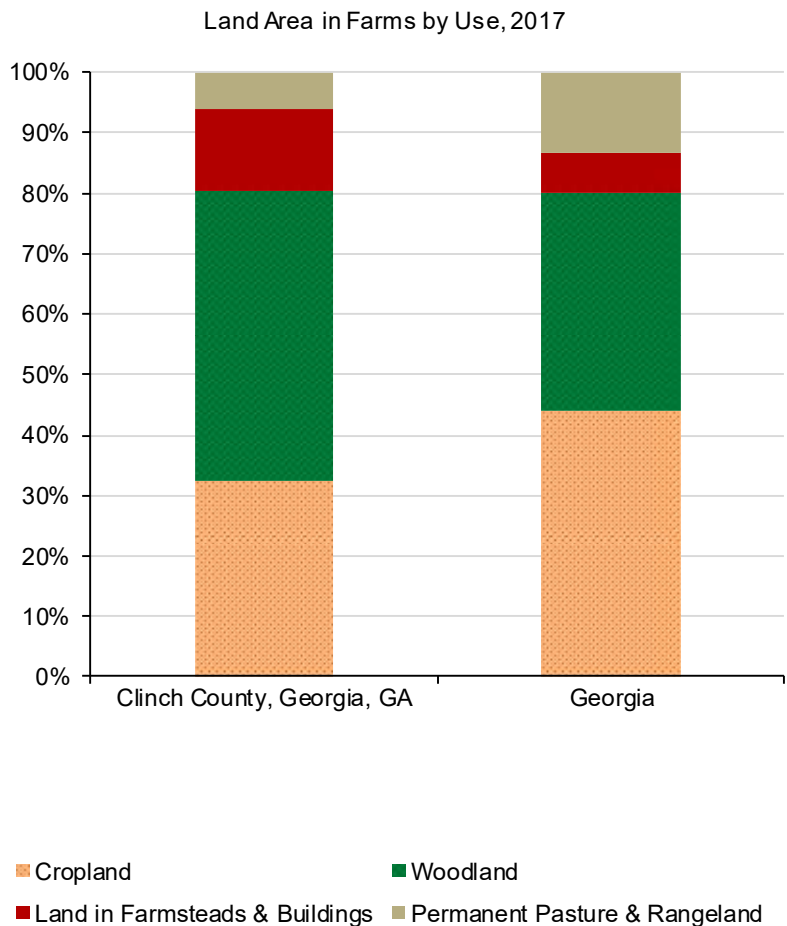
## Acres of Farm Land

	Clinch County, Georgia, GA	Georgia
Land in Farms (Acres), 2017	27,459	9,953,730
Cropland	8,927	4,372,134
Woodland	13,147	3,584,016
Land in Farmsteads & Buildings	3,720	662,208
Permanent Pasture & Rangeland	1,665	1,335,372

### Percent of Total

Cropland	32.5%	43.9%
Woodland	47.9%	36.0%
Land in Farmsteads & Buildings	13.5%	6.7%
Permanent Pasture & Rangeland	6.1%	13.4%

- In 2017, Georgia had the largest percent of land area in cropland (43.9%), and Clinch County, Georgia, GA had the smallest (32.5%).
- In 2017, Clinch County, Georgia, GA had the largest percent of land area in woodland (47.9%), and Georgia had the smallest (36%).
- In 2017, Clinch County, Georgia, GA had the largest percent of land area in farmsteads and buildings (13.5%), and Georgia had the smallest (6.7%).
- In 2017, Georgia had the largest percent of land area in permanent pasture and rangeland (13.4%), and Clinch County, Georgia, GA had the smallest (6.1%).



Data Sources: U.S. Department of Agriculture. 2019. National Agricultural Statistics Service, Census of Agriculture, Washington, D.C.

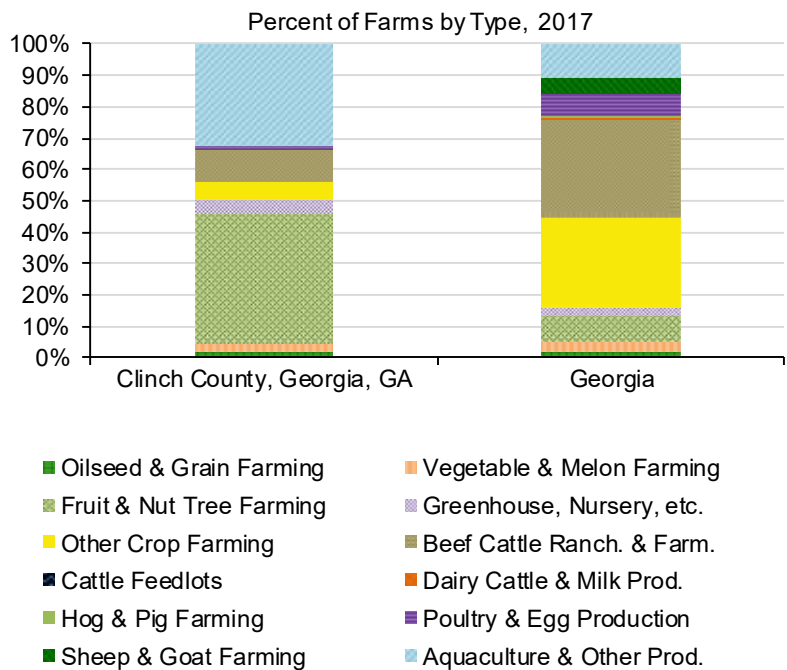
## Types of Farms

	Clinch County, Georgia, GA	Georgia
All Farms, 2017	113	42,439
Oilseed & Grain Farming	2	853
Vegetable & Melon Farming	3	1,287
Fruit & Nut Tree Farming	47	3,500
Greenhouse, Nursery, etc.	5	964
Other Crop Farming	6	12,307
Beef Cattle Ranch. & Farm.	12	13,209
Cattle Feedlots	0	1
Dairy Cattle & Milk Prod.	0	319
Hog & Pig Farming	0	230
Poultry & Egg Production	1	3,024
Sheep & Goat Farming	0	2,198
Animal Aquaculture & Other Animal Pro	37	4,547

### Percent of Total

Oilseed & Grain Farming	1.8%	2.0%
Vegetable & Melon Farming	2.7%	3.0%
Fruit & Nut Tree Farming	41.6%	8.2%
Greenhouse, Nursery, etc.	4.4%	2.3%
Other Crop Farming	5.3%	29.0%
Beef Cattle Ranch. & Farm.	10.6%	31.1%
Cattle Feedlots	0.0%	0.0%
Dairy Cattle & Milk Prod.	0.0%	0.8%
Hog & Pig Farming	0.0%	0.5%
Poultry & Egg Production	0.9%	7.1%
Sheep & Goat Farming	0.0%	5.2%
Aquaculture & Other Prod.	32.7%	10.7%

- In 2017, Georgia had the largest percent of oilseed and grain farming (2%), and Clinch County, Georgia, GA had the smallest (1.8%).
- In 2017, Georgia had the largest percent of beef cattle ranching and farming (31.1%), and Clinch County, Georgia, GA had the smallest (10.6%).



Data Sources: U.S. Department of Agriculture. 2019. National Agricultural Statistics Service, Census of Agriculture, Washington, D.C.

## Constant Contact Survey Results

**Survey Name:** Clinch County Broadband Survey

**Response Status:** Partial & Completed

**Filter:** None

Oct 12, 2020 1:52:39 PM

**1. What address are you reporting for? Please note, this survey is only for non-residential addresses (this includes businesses, governments, libraries, schools, and hospitals/medical centers).**

7 Response(s)

**2. Which of the following Internet access options are available at this address (check all that apply)?:**

	Number of Response(s)	Response Ratio
No access	0	0.0%
DSL (Dial Up)	2	28.5%
Cable Modem	0	0.0%
Fiber	4	57.1%
Mobile/Wireless	3	42.8%
Satellite	1	14.2%
Other	1	14.2%
<b>Total</b>	<b>7</b>	<b>100%</b>

1 Comment(s)

**3. Are the Internet service options at this address adequate, in your opinion?**

	Number of Response(s)	Response Ratio
Yes	6	85.7%
No	1	14.2%
No Responses	0	0.0%
<b>Total</b>	<b>7</b>	<b>100%</b>

0 Comment(s)

**4. Which of the following uses would Internet service at this address be for (check all that apply)?**

	Number of Response(s)	Response Ratio
Business	4	57.1%
School	0	0.0%
Medical	0	0.0%
Government	4	57.1%
Library	0	0.0%
Other	0	0.0%
<b>Total</b>	<b>7</b>	<b>100%</b>

5. Is your Internet service consistently reliable for the address you are reporting on?

	Number of Response(s)	Response Ratio
Yes	4	57.1%
No	3	42.8%
No Responses	0	0.0%
<b>Total</b>	<b>7</b>	<b>100%</b>
0 Comment(s)		

6. Are the internet speeds sufficient to meet your needs for the address you are reporting on?

	Number of Response(s)	Response Ratio
Yes	5	71.4%
No	1	14.2%
No Responses	1	14.2%
<b>Total</b>	<b>7</b>	<b>100%</b>
0 Comment(s)		

7. Does the internet service cost seem appropriate for the service speed and reliability received at the location you are reporting on?

	Number of Response(s)	Response Ratio
Yes	3	42.8%
No	3	42.8%
No Responses	1	14.2%
<b>Total</b>	<b>7</b>	<b>100%</b>
2 Comment(s)		

Southern Georgia Regional Commission  
 2020 JOINT COMPREHENSIVE PLAN FOR  
 CLINCH COUNTY, CITIES OF ARGYLE, FARGO, HOMERVILLE, AND THE TOWN OF DU PONT  
 1<sup>ST</sup> WORKSHOP GOALS, NEEDS, AND OPPORTUNITIES  
 Date: February 6, 2020

NAME	ORGANIZATION	PHONE	E-MAIL
Henry Moulton	Board of Comm	912-599-0960	
Jaclyn James	Clinch County	912-481-2667	james@clinchcountyga.gov
John S. Jackson	WUATS	229-252-0102	contact@swanneehills.org
Shiva Johnson	City of Fargo	912-637-5597	cityoffargo@hotmail.com
Eyizi Babke	SGRC	229.333.5277	ebabke@sgrc.us
Rev Abbott	FARGO	912-281-5462	
Chris Stone	SGRC	229 333 7277	coston@sgrc.us
Nan Mikel	City of Homerville	912-487-2375	citymanager@cityofhomerville.com







Why said Petition  
 ot be granted.  
 ections to the Pe-  
 st be in writing,  
 orth the grounds of  
 n objections, and  
 filed on or before  
 stated in the pre-  
 sentence. All ob-  
 should be sworn  
 e a notary public  
 e a Probate Court  
 nd filing fees must  
 ared with your ob-  
 unless you qualify  
 s an indigent party.  
 Probate Court  
 el for the required  
 of filing fees. If  
 ections are filed, a  
 will be scheduled  
 r date. If no objec-  
 e filed, the Petition  
 granted without a

Karleen S. O'Berry,  
 dge of the Probate  
 Court  
 110 Court Square,  
 P.O. Box 364  
 nerville, GA 31634  
 (912) 487-5523

Turner, Jr.  
 k 819  
 a, GA 31603  
 11/6-11/27 214  
 9-2)

**IMPONDED VEHICLES**  
 accordance with  
 Section 40-11-6  
 wng described ve-  
 s been impounded  
 presently stored at  
 Brake and Align-  
 73 South Church  
 Homerville, Geor-  
 4 (912) 487-2500.  
 Utility Trailer VIN#  
 5302U501904  
 d bids will be ac-  
 until Thursday,  
 er 21, 2019 at 2  
 at day bids will be  
 and the highest  
 awarded the ve-  
 11/6-11/13 64  
 -4)

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**Kick Off - Joint Public Hearing  
 For Clinch County and Cities of Argyle,  
 DuPont, Fargo and Homerville  
 Comprehensive Plan Update**

A public hearing will be held at 5:30 PM on Monday, December 2, 2019, in the Clinch County Commissioners Meeting Room, located at 22 Court Square, Suite B, Homerville, Georgia, to announce the beginning of the 2020 Comprehensive Plan Update for Clinch County and Cities of Argyle, DuPont, Fargo, and Homerville. 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. Person with special needs relating to disability access or foreign language should contact the County Clerk at the Clinch County Commission Office at (912) 487-2667. 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 Clinch County Board of Commissioners at (912) -487-2667 or Loretta Hylton at the Southern Georgia Regional Commission at (229)333-5277.

# CLASSIFIEDS

## PLACE AN AD

To place a classified ad in The Clinch County News, you can either: 1. mail the ad to us, with corresponding payment; 2. order and pay for the ad online at [www.theclinchcountynews.com](http://www.theclinchcountynews.com); or 3. e-mail the classified ad to us at [linpper@theclinchcountynews.com](mailto:linpper@theclinchcountynews.com), and we'll respond with a price quote.



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# of weeks	Under 25 words	25-100 words
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2	\$10	\$20
3	\$15	\$30
4	\$15	\$30

## BUY 3 WEEKS, GET THE 4TH WEEK FREE!

Mail to us at: P.O. Box 377, Homerville, Ga. 31634 • E-mail to us at: [linpper@theclinchcountynews.com](mailto:linpper@theclinchcountynews.com) • Fax: 912-487-3227 • Phone: 912-487-5337

### WANTED

WANT TO BUY: transport wheelchair. Call Danny at 229-588-0995.

Looking for a Part-time Leasing Consultant for Hallmark Quail Hollow Apartments located at 888 Carswell Street, A2 Homerville, GA 31634. Please call (912) 467-

2852 Stan Fay - Manager

WANTED: Timberland and hunting land, small or large tracts. Call/text Farm and Plantation Realty Inc. at 229-349-1991. [www.farmplantationrealty.com](http://www.farmplantationrealty.com)

Jerry J's/Hog N' Bones in Homerville is now accepting applications! All positions and shifts

are available. Apply in person Monday-Friday, 10 a.m.-12 noon (ch. 9/11-ulin)

Looking to hire someone that knows how to do carpentry and painting. Would like an all around maintenance person. If interested, please call (912) 482-2922.

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### FOR SALE

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scooter with new batteries, and an electric lift. It is in excellent condition. Will fit a 2" receiver. Will accept \$675 for both. For more information call 229-482-2530 or 229-482-5200. Delivery is possible.

3br 2 bath approx 1736 sq ft home with 2 city lots=120' by 135', extra large storage building and closed in shelters. Asking \$85,000.00 reasonable offers considered. Call 229-282-1851

FOR SALE: 3 bedroom 1 bath single wide on ranch property. \$600 per month rent, \$600 security deposit, and \$200 electric security deposit required. Garbage and water are free. No pets allowed. For more information call 912-487-3661.

FOR SALE: Electric Stove. Everything works. Make offer - call 229-588-0995.

### HELP WANTED

Hiring Correctional Officers at Patten Probation Detention Center in Lakeland, GA starting salary \$27,938 +10% raise after one year. Apply in person Friday, October 2, 2020 10AM-2PM. Please call 478-733-5155 Sabrina Layfield for more information. Join Our Team.

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eration, southern owned company and a modern log sawmill complete with dry kilns and a planer mill. Applications may be picked up at 14223 CR 132 S in Jasper Florida. We are located off of Hwy 41 between Jasper and White Springs. We are hiring for all positions. You may contact us at 386-303-9955 for an application to be emailed or additional information.

### YARD SALE

YARD SALE: Thursday, Friday & Saturday, December 3rd-5th, at 338 Shirley Road in Homerville. Old tools and vintage Christmas decorations. 9 a.m.-

### Joint Public Hearing For Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan Update

A public hearing will be held at 10:00 AM on Monday, December 21, 2020, in Clinch County, located at 22 Court Square, Suite B Homerville, Georgia, to review and transmit the Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Clinch County Commission office, and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont and for download at the SGRC website [www.sgrc.us](http://www.sgrc.us). Persons with special needs relating to disability access or foreign language should contact the County Clerk at Clinch County at (912) 487-2667. 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 Clinch County at (912) 487-2667 or Elizabeth Backe at the Southern Georgia Regional Commission at (229) 333-5277.

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## Clinch County Board of Commissioners

**County Administrator**

Jaclyn James

**County Attorney**

Chad Corlee

**County Clerk**

Pam Welch



**Roger Metts, Chairman**

Debra Thomas, Vice Chairman

Chad Brown, Commissioner

Henry Moylan, Commissioner

Kenton McLaine, Commissioner

[www.clinchcountyga.gov](http://www.clinchcountyga.gov)

December 21, 2020

To: Southern Georgia Regional Commission

1937 Carlton Adams Dr.

Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Clinch 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 Jaclyn James, County Administrator, at (912) 487-2667 or [jjames@clinchcountyga.gov](mailto:jjames@clinchcountyga.gov).

Sincerely,

---

Roger Metts

Chairman

Clinch County Board of Commissioners

**Court Square  
Suite B  
Homerville, GA 31634**

**912.487.2667 P  
912.487.3658 F  
[jjames@clinchcountyga.gov](mailto:jjames@clinchcountyga.gov)**

December 21, 2020

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

RE: Comprehensive Plan Update Submittal

The City of Argyle 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 Kaye Riley, Mayor, at (912) 487-5321 or [kriley@clinchcounty.com](mailto:kriley@clinchcounty.com).

Sincerely,



Kaye Riley  
Mayor  
City of Argyle



# THE CITY OF FARGO

*On the banks of the Suwannee River and the edge of the Okefenokee Swamp*



POST OFFICE BOX 387 • FARGO, GEORGIA 31631 • OFFICE (912) 637-5597 • HOME (912) 637-5218 • FAX (912) 637-5151

December 21, 2020

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

RE: Comprehensive Plan Update Submittal

The City of Fargo 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 Lisa Johnson, City Clerk, at (912) 637-5597 or [ljohnson@fargoga.org](mailto:ljohnson@fargoga.org).

Sincerely,

Roy Abbott  
Mayor  
City of Fargo

Roy Abbott  
Mayor

Lisa Johnson  
City Clerk

John Thomas  
Council Member

Clifford Wells  
Council Member

Roy Wilson  
Council Member

John Griffis, Jr.  
Council Member

Mayor  
Willie Hardee, Jr.

City Manager  
Nan Mikell

Police Chief  
Desmond Dilozeno



20 South College Street, Suite A | P.O. Box 535 | Homerville, GA 31634

December 21, 2020

(912) 487-2375 | Fax (912) 487-3111

[www.cityofhomerville.com](http://www.cityofhomerville.com)

Council Members

Len Robbins

James McBride

Elexis Williams

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

RE: Comprehensive Plan Update Submittal

The City of Homerville 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 Nan Mikell, City Manager, at (912) 487-2375 or [citymanager@cityofhomerville.com](mailto:citymanager@cityofhomerville.com).

Sincerely,

Willie Hardee, Jr.

Mayor

City of Homerville

City of Du Pont  
P.O. Box 120  
Du Pont, Ga 31630

December 21, 2020

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

RE: Comprehensive Plan Update Submittal

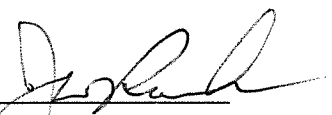
The Town of Du Pont has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

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 Jane Douglas, City Clerk, at (912) 599-9239 or [jdouglas3@windstream.net](mailto:jdouglas3@windstream.net).

Sincerely,

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James Rawls  
Mayor

## Elizabeth Backe

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**From:** Welte, Jennifer <Jennifer.Welte@dnr.ga.gov>  
**Sent:** Wednesday, December 23, 2020 1:13 PM  
**To:** Elizabeth Backe  
**Cc:** Craw, Veronica; Truszczynski, Anna  
**Subject:** RE: Notice of Local Plan Submittal - Clinch County Comprehensive Plan Update

Our Branch appreciates the opportunity to review and provide comments on this document. While we do not have any specific comments, we commend Clinch County for their work in reviewing and ensuring consistency with the Suwannee-Satilla Regional Water Plan.

### Jennifer H. Welte

**Regulatory Support Program Manager**  
Georgia Environmental Protection Division  
Watershed Protection Branch  
2 M.L.K., Jr. Drive S.W., Suite 1152  
Atlanta, GA 30334  
Cell: (470) 384-7450

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**From:** Elizabeth Backe <[ebacke@sgrc.us](mailto:ebacke@sgrc.us)>  
**Sent:** Monday, December 21, 2020 3:40 PM  
**To:** [jnagel@dot.ga.gov](mailto:jnagel@dot.ga.gov); Mueller, Chuck <[Chuck.Mueller@dnr.ga.gov](mailto:Chuck.Mueller@dnr.ga.gov)>; Stevenson, Beth <[Beth.Stevenson@dnr.ga.gov](mailto:Beth.Stevenson@dnr.ga.gov)>; Foisy, Bruce <[Bruce.Foisy@dnr.ga.gov](mailto:Bruce.Foisy@dnr.ga.gov)>; Capp, James <[James.Capp@dnr.ga.gov](mailto:James.Capp@dnr.ga.gov)>; [hamiltoncounty@windstream.net](mailto:hamiltoncounty@windstream.net); [m.peterson@atkinson-ga.org](mailto:m.peterson@atkinson-ga.org); [smoye@warecounty.com](mailto:smoye@warecounty.com); [lanierboc@laniercountyboc.com](mailto:lanierboc@laniercountyboc.com); [ecboc@yahoo.com](mailto:ecboc@yahoo.com)  
**Cc:** Loretta Hylton <[lhylton@sgrc.us](mailto:lhylton@sgrc.us)>; [jjames@clinchcountyga.gov](mailto:jjames@clinchcountyga.gov)  
**Subject:** Notice of Local Plan Submittal - Clinch County Comprehensive Plan Update

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

This is to inform you that the Southern Georgia Regional Commission has submitted the 2020 Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville and the Town of Du Pont to the Department of Community Affairs. The Notice of Local Plan Submittal and Comment Opportunity is attached and the draft plan is available to view on the SGRC website [here](#). The comment due date is January 20, 2021.

Very respectfully,  
Elizabeth

### Elizabeth Backe, AICP

Planning Director  


1937 Carlton Adams Dr.  
Valdosta, GA 31601  
229-333-5277 ext. 146  
[ebacke@sgrc.us](mailto:ebacke@sgrc.us)



**CLINCH COUNTY**

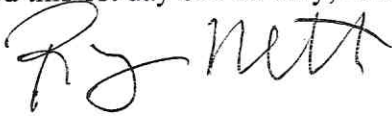
**RESOLUTION TO ADOPT  
2020 JOINT COMPREHENSIVE PLAN UPDATE  
FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE,  
AND THE TOWN OF DU PONT**

**WHEREAS**, Clinch County has completed the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as 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;

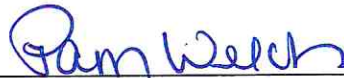
**BE IT THEREFORE RESOLVED**, that Clinch County does hereby adopt the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Adopted this 1st day of February, 2021.



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Roger Metts, Chairman  
Clinch County



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ATTEST: Pam Welch, County Clerk

CITY OF FARGO

**RESOLUTION TO ADOPT  
2020 JOINT COMPREHENSIVE PLAN UPDATE  
FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE,  
AND THE TOWN OF DU PONT**

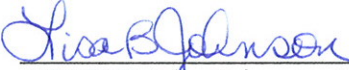
**WHEREAS**, the City of Fargo has completed the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont; *and*

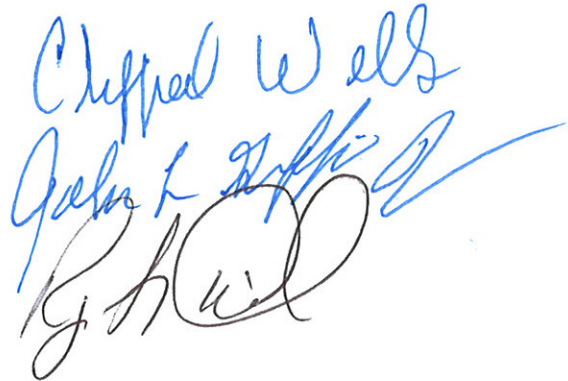

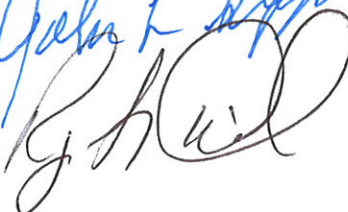
**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive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

**BE IT THEREFORE RESOLVED**, that the City of Fargo does hereby adopt the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Adopted this 29th day of January, 2021.

  
\_\_\_\_\_  
Roy Abbott, Mayor  
City of Fargo

  
\_\_\_\_\_  
ATTEST: Lisa Johnson, City Clerk

**TOWN OF DU PONT**

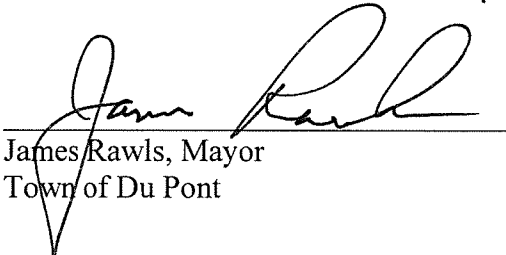
**RESOLUTION TO ADOPT  
2020 JOINT COMPREHENSIVE PLAN UPDATE  
FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE,  
AND THE TOWN OF DU PONT**

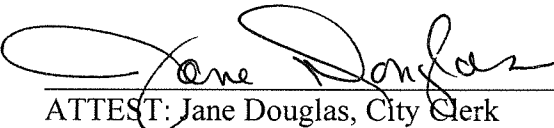
**WHEREAS**, the Town of Du Pont has completed the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as 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 the Town of Du Pont does hereby adopt the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Adopted this 9<sup>th</sup> day of February 2021.

  
\_\_\_\_\_  
James Rawls, Mayor  
Town of Du Pont

  
\_\_\_\_\_  
ATTEST: Jane Douglas, City Clerk

**CITY OF HOMERVILLE**

**RESOLUTION TO ADOPT  
2020 JOINT COMPREHENSIVE PLAN UPDATE  
FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE,  
AND THE TOWN OF DU PONT**

**WHEREAS**, the City of Homerville has completed the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as 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 the City of Homerville does hereby adopt the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Adopted this 11<sup>th</sup> day of Feb., 2021.

Willie Hardee  
Willie Hardee, Mayor  
City of Homerville

Erin Bessonette  
ATTEST: Erin Bessonette, City Clerk



**CITY OF ARGYLE**

**RESOLUTION TO ADOPT  
2020 JOINT COMPREHENSIVE PLAN UPDATE  
FOR CLINCH COUNTY AND THE CITIES OF ARGYLE, FARGO, HOMERVILLE,  
AND THE TOWN OF DU PONT**

**WHEREAS**, the City of Argyle has completed the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as 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 the City of Argyle does hereby adopt the 2020 Joint Comprehensive Plan Update for Clinch County and the Cities of Argyle, Fargo, Homerville, and the Town of Du Pont.

Adopted this 12<sup>th</sup> day of February, 2021.

Mayor Kaye S. Riley  
Kaye Riley, Mayor  
City of Argyle

Lessie Youngblood  
ATTEST: Lessie Youngblood, City Clerk