

2017-2037 JOINT COMPREHENSIVE PLAN
EARLY COUNTY AND
THE CITIES OF BLAKELY, DAMASCUS, AND JAKIN

Prepared with assistance from Southwest Georgia Regional Commission

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Introduction

The Early County Comprehensive Plan was mandated by the 1989 Georgia Planning Act. The plan is a joint plan and represents the participation of Blakely, Damascus and Jakin. The Comprehensive Plan is a process that determines the community goals and aspiration in terms of community development. The Plan also describes the vision and how the communities would like to grow. The long range planning helps communities prepare for and manage the expected population and employment growth, as well as plan for and coordinate services. The Comprehensive Planning process has been made easier and more user friendly. The Plan includes issues and opportunities, strengths and weaknesses, economic development and land use elements. Local leaders also get an opportunity to set community goals and implement them through the Community Work Program. The Service Delivery Strategy (SDS) is also a part of this planning process. The SDS is a process that gives local governments and authorities the opportunity to agree on the delivery and provision of services in an effective and cost efficient manner. Transportation is not a required element but is included in this plan based on funding from the Georgia Department of Transportation.

Role of Southwest Georgia Regional Commission

The Southwest Georgia Regional Commission's (SWGRC) Planning Department facilitated the 2017 Comprehensive Plan update for Early County. Leading community input sessions and Steering Committee meetings, the SWGRC team gathered information and obtained feedback from the public, and used this information to assemble the Comprehensive Plan and made recommendations that are reflective of the community's desires. In addition, a draft of the plan was made available to the public on our website throughout the Comprehensive Planning process. The elected officials of each local government hold ultimate responsibility and authority to approve and direct the implementation of the Comprehensive Plan documents.

Steering Committee (Early County & Cities)

The Steering Committee was comprised of elected officials in Early County and the Cities of Blakely, Damascus, and Jakin. A list of members is included below:

Early County

- June Merritt
- Spencer Mueller
- Charlie Sol
- Jeffery Haynes
- Taylor Bridges
- Landon Durham

City of Blakely

- Anthony Howard
- James Crozier
- Frank Thorton
- Al Hutchins
- Charles Middleton

City of Damascus

- Debbie Butler
- Patricia Levette
- Morris Hayes
- Jesse Padgett
- Angela Salter

City of Jakin

- Melanie Rogers
- Jeweltine Hopson
- Danny Worrell
- Betty Sutton
- Sean Rogers
- Stephen McClellen

The Economic Element for Early County and the cities of Blakely, Damascus and Jakin utilized appropriate portions of the Comprehensive Economic Development Strategy (CEDS) that reflects the economic issues and other challenges these communities face. The (CEDS) is a strategy-driven plan for regional economic development that was developed by the Southwest Georgia Regional Commission and the required Strategy Committee.

The committee included public officials, community leaders, representatives of workforce development boards, representatives of institutions of higher education and private individuals. Input was obtained through community meetings, surveys and face-to-face interviews. A detailed list of Strategy Committee Members is included in the Appendix.

VISION

The vision of Early County is to be accountable to its citizens by providing services in an innovative, economical and professional manner, in order to protect and improve the quality of life of our community.

Goals and Policies

The following goals and policies are reflective concerns of Early County and the cities of Blakely, Damascus and Jakin. The goals and policies were developed at the public meeting on November 19th, 2016. Community stakeholders were invited to attend.

Economic Prosperity

Our community will encourage development or expansion of businesses and industries that are suitable for the community. Local leaders should seek community based initiatives that foster citizen engagement and support workforce development. Business retention and expansion, entrepreneurial development, tourism and retiree attraction should be encouraged to strengthen local economies.

Policies:

We Will:

- Support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in undeveloped areas of our community.
- Take into account access to housing and impacts on transportation when considering economic development projects.

Resource Management

Our community will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. Early County and its cities should revise, edit and adopt ordinances that preserve and protect environmentally sensitive areas.

Policies:

We Will:

- Protect and conserve community's resources when making decisions about future growth and development.
- Minimize inefficient land consumption and encourage development in order to preserve green space, open space and natural resource areas.
- Steer new development away from sensitive natural resource areas and connect to infrastructure network.

Efficient Land Use

Our community will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. Early County and its cities should encourage and support smart infrastructure in land use planning and community design; compact development which conserves open space in communities. Development should be directed towards the town center.

Policies:

We will:

- Encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Local Preparedness

Our community will identify and put in place infrastructure to support and direct new growth and ordinances and regulations to manage growth as desired. Leadership and staff will be capable of responding to opportunities and managing new challenges and undertaking an all-hazards approach to disaster preparedness and response. Community leaders are currently struggling with this issue due to a lack of resources

and capacity. Local resource development and increases in tax base will lessen dependence on diminishing state and federal funds. Leaders should direct development towards existing infrastructure and public facilities. Develop and implement Hazard Mitigation Plan and Service Delivery Strategy (SDS).

Policies:

We will:

- Seek ways for new growth to pay for itself (in terms of public & private investment in infrastructure and services to support the development) to the maximum extent possible.
- Use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- Be prepared for catastrophic emergencies occurrences and pandemics with well trained staff and emergency management, law and health.

Sense of Place

Our community will protect and enhance the community's unique qualities. Early County and its cities all have a strong sense of place and this has been attained by the strong connections that exist among the people and the community they live in. Natural, cultural and historic resources should be protected through zoning and other regulations. Local ordinances should be reviewed and revised as needed.

Policies:

We will:

- Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- Work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- Ensure safe and adequate supplies of water through protection of ground and surface water sources.

Regional Cooperation

Our community will cooperate with neighboring jurisdictions to address shared needs. Communities are isolated and lack the population density and infrastructure to support some projects. Leaders in small communities have the same demands as larger communities and often times play multiple roles. Regional cooperation is needed to address the transportation, broadband and human capital issues.

Policies:

We will:

- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial through intergovernmental government's agreement.
- Work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

Housing Option

Our community will promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. Zoning ordinance should be reviewed or revised to allow for mix land uses and walkable communities. Communities should direct growth towards existing infrastructure and toward the community's center and create neighborhoods that people young and old will not want to leave. Expand housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the cost of housing and transportation. Development incentives should be encouraged.

Policies:

We will:

- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Stimulate infill housing development in existing neighborhoods.

Transportation Options

Our community will address the transportation needs, challenges and opportunities of all community residents. Communities will need to understand and build the physical

infrastructure (roads, water, gas, electricity, and sewer) necessary to support economic growth. Infrastructure should be designed to accommodate all modes of transportation (i.e. Complete Streets). Communities should also focus on high-speed internet. Blakely is working to improve this and are in the final stages of bringing high speed internet to all residents and business within the city.

Policies:

We will:

- Take into account access to housing and impacts on transportation when considering economic development projects.
- Make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

Educational Opportunities

Our community will make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. Local leaders will work with school systems and local workforce development systems to mobilize the knowledge, skills and abilities of every segment of the community to build human infrastructure with strong connections and partnerships.

Policies:

We will:

- Work with the local school boards to encourage school location decisions that support the community's overall growth and development plans.
- Work with workforce development, labor department and chambers to consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- Support and encourage college and universities to locate in our community to increase educational opportunities and overall growth.

Community Health

Our community will ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. Rural communities like Early and its cities have limited access

to goods and services and job opportunities. Poverty and lower incomes levels have taken their toll on residents in chronic illnesses and other high risk indicators. Leaders should encourage development that allows greater access to fresh and healthy foods and provides access to quality, affordable healthcare. Require developers to provide open space, parks and recreational space in their design. Communities should continue to work together to make regional infrastructure improvements to combat the geographic barriers.

Policies:

We will:

- Commit to provide quality, affordable and accessible to healthcare and recreational opportunities that ensure the quality of life for all citizens.
- Commit to provide pleasant, accessible public gathering places and parks throughout the community.
- Invest in parks, open space and recreational facilities to enhance the quality of life for our citizens.

Issues and Opportunities

SWOT ANALYSIS

STRENGTHS

- Good Infrastructure-Well maintained county roads
- Strong schools (4) & Technical Colleges
- Local Hospital
- Faith based Community Support (diverse)
- Variety of restaurants/eating places
- Good businesses
- Gateway Project Completion
- Economic Development Programs-Active
 - Hiring of Economic Developer
- Volunteer Workforce
- Volunteer Fire Department ISO rating good
- Blakely Civic Center
- Support of the local school system
- Local support for festivals, parades
- Community Strength & cohesiveness
- Peanut Products
- Safe Community (Blakely top 50 state of GA Safe Community)
- Cooperation/Coordination (Cities & Counties)
- Administrative Building (Completed 1995)

- Effective leadership through the years
- Natural resources (access to water)
- HWY 27 (4 lanes)
- HWY 84 (Jakin)
- Rail system (2 different railroads)
- Natural gas (pipeline through county)
- High Speed Internet (Digital Infrastructure)
- Airport
- Historic structures/Historic District
- City full service utility provider
 - One stop shop for customers
 - Ability to negotiate

WEAKNESSES

- Trained/Educated Workforce
- Lodging Facilities-(More Needed)
- Lack of sufficient tax base-(diversity needed)
 - Increase in tax base
- Job opportunities
 - Youth leaving after graduation
 - Residents commuting out of town-Dothan, AL
- Hwy 62 (2 lanes)
- Need to attract tourism from Hwy 27
- Gateway (Incomplete)

- Lack of recreational activities for youth
- Marketing the community " Tell Your Story"
- High Unemployment
- Lack of well-maintained roads/bridges (In some areas)
- More recreational opportunities needed for Seniors

OPPORTUNITIES

- Bessie Scott Gym (Reuse/Rehabilitate)
- Reactivation of Joint Development Authority
- SPLOST-TSPLOST-Explore
- CHIP Grant Explore for Housing
- Promotion of Industrial Park
- Legalized Gambling
- Expansion of SGRITA
- Business expansion & recruitment through economic development department
- New County Administrator (Improved Efficiency coordination)
- Work with colleges to train for local jobs
- Airport improvement & expansion & impact on Economic Development
- Increased tourism opportunities with Hwy 27 expansion
- Vacant building downtown available for development
- Greater utilization of theatre (small shows, etc.)

- Historic Gas station _needs stabilization quickly (Jakins)

THREATS

- Strife-Apathy
- Lack of trained workforce
- Politics/Political Will
- Loss of industry-downward economy
- Lack of diversity in industry
- Unfunded mandates
- Decrease in funding for higher education (Hope Scholarship Changes in criteria)
- Lottery/Gambling
- Drugs & Alcohol Abuse i.e.-Youth (Long term threat)
- Dropouts (High School)
- Inability to rehabilitate convicted felons (Lack of Programs)
- High crime rate (Future Threat)
- Loss of ability to impact legislation/Political clout
- Businesses not hiring local
- Environmental pressure requirements changes in federal regulation impact Agriculture
- Lack of funding

COMMUNITY PROFILES

COMMUNITY PROFILES

At a Glance:

Municipality	Total Population	African Americans	Caucasians	% Individuals below poverty level	% High School Graduate or higher	Median Household Income	Housing Units
Early	11,008	5,462	5,324	28.0%	79.1%	\$31,680	4,930
Blakely	5,068	3,152	1,588	33.3%	78.2%	\$26,726	1,996
Jakin	155	49	101	29.8%	72.6%	\$35,833	95
Damascus	254	162	82	31.9%	79.1%	\$20,179	130

Source: US Census 2010, 2011-2015 American Community Survey 5-Year Estimates

Early County

Early County had a population of 11,008 according to the 2010 Census. Early County was taken from land first inhabited by the Creek and Appalachian Indians. The counties of Calhoun, Clay, Decatur, Dougherty, Grady, Miller, Mitchell, and Seminole were all created from territory originally belonging to Early County.



Coheelee Creek Covered Bridge

Georgia's 41st county was named for Peter Early, Governor of Georgia from 1813 to 1815, Superior Court Judge, and members of Congress. Early County is home to the Kolomoki Mounds State Park, located in the north central part of the county and contains a row of mounds of Native American origin dating to around the year 800. One mound is believed to have been a temple base and is the largest in the United States.

The southernmost covered bridge in the United States,



Coheelee Creek Covered Bridge is located in the western part of Early County. Built for \$490 in 1891, the bridge stretches 96 feet along the Coheelee Creek. The bridge was placed on the National Register of Historic Places in 1976 and completely restored in 1984. The area around the bridge is now operated as a historic park, offering creekside trails with picnic facilities.

As with many counties in Southwest Georgia, peanut farming is a vital component of Early County's economy. Early County is the largest peanut quota holding county in the nation. In recognition of the crop's importance, a statue of a peanut was erected on the square in Blakely.

Blakely

The Town of Blakely was incorporated in 1871. In 1890, an amendment to the City Charter formally changed the name from the Town of Blakely to the City of Blakely. The City of Blakely is the county seat of Early County, Georgia and is nicknamed "The Peanut Capital of the World." The community was named after Captain Johnson Blakely, who was lost at sea in the War of 1812. As of the 2010 Census, Blakely had a population of 5,068. The Blakely Courthouse Square is the site for the community's biggest event of the year, the Peanut Proud Festival.

For the past eight years the festival has brought thousands of people and vendors together to celebrate the peanut industry, a huge economic catalyst for Blakely and Early County. Local leaders are taking a progressive move to upgrade infrastructure and bring high speed internet to every home in the city. The City sees this as a bold step in driving economic development. The City is working hard to improve and upgrade infrastructure to prepare for future growth and provide efficient and improved services to its residents.



Jakin

Jakin is a small community located in the southernmost part of Early County and was incorporated in 1895. The Chattahoochee River lies west of the community with Seminole County bordering on the south, Miller County on the east and Cedar Springs to the North. A former Major in the Confederate Army, J. Morris Bivings, gave the name of Jakin to the town. Although it was spelled differently, the name was derived from the biblical word "Jachin".

This small community is typical of most communities of this size where everyone knows everyone and even though they are small, the community pride is strong. This is something they embrace but often works against them when they apply for grants on the State or Federal level. They are a small community with the same issues other communities have. Jakin is a bedroom community and most residents travel to neighboring counties in Georgia and Alabama to work. The per capita income for the city is \$12,787 and the State of Georgia's is \$25,329 according to the 2010 Census. This makes it challenging for community leaders to maintain infrastructure and provide services efficiently.

Damascus

Damascus was previously known as Kestler and was a prosperous settlement in Early County which was founded, prior to the Civil War. In 1880, the town included several large fashionable stores, a millinery shop, a two story school building, a Methodist Church, one hotel and two doctors. A railroad was completed through town in 1897 and about this time, a large sawmill operation moved into the settlement which spurred an increase in the town's size and population.

Damascus continued to grow during the 1900's. Today Damascus is a community with a small population and very few businesses to encourage economic development. Community leaders have struggled in years past, but new leadership has revitalized the

community and community pride is being restored. Damascus had its first community day this year to kick off this new beginning. They are working to increase revenues through water services. The addition of water meters and other upgrades should bring much needed revenue. Leaders know they have much to do but things are off to a good start.

Arlington

The City of Arlington is a rural community located in Calhoun County, Georgia; however portions of Arlington are in Early County. Arlington is unique in that it is situated in two counties (Calhoun & Early). The City's is participating in Calhoun County's Comprehensive Plan but because portions of the City are also located in Early County, it is also included in Early County's Service Delivery Strategy (SDS).

The next section examines the demographics of Early County and the Cities of Blakely, Damascus, and Jakin.

Early County

POPULATION (Early)		GENDER %	
Total Population	11,008	Male (5,191)	47.2%
Populations Estimates		Female (5,817)	52.8%
2011	11,110	RACE AND ETHNICITY	
2012	10,928	White (5,324)	48.4%
2013	10,787	Black or African American (5,462)	49.6%
2014	10,662	Hispanic or Latino(171)	1.6%
2015	10,579	Two or More Races (68)	0.8%
AGE		HOUSING - 2010	
Persons under 5 years, 2010	717 06.5%	Occupied housing units	4,077 (85.0%)
Persons under 18 2010	2,901 2.6%	Owner-Occupied Housing Units	2,705 (68.6%)
Persons 18 years to 64 years, 2010	6,316 5.7%	Renter-Occupied Housing Units	1,372 (31.4%)
Persons 65 years and Older, 2010	1,791 1.6%	Median Value of owner occupied units	\$75,000
		Median gross rent	\$542

Early County's population has decreased based on Census estimates. The number of residents living in the county did not drop significantly and can be attributed to individuals leaving the County to live elsewhere. The increase in persons less than 18 increased slightly, additional day care services and the need for additional schools and related services will need to be assessed. However, those sixty-five and older may require additional amenities such as healthcare and social services to meet the ongoing need. The total housing units increased but based on projected numbers, this increase appears to be in the

number of vacant housing units. Code enforcement compliance is encouraged to preserve the current housing stock.

Blakely

POPULATION (Blakely)		GENDER %	
Total Population 2010	5,068	Male (2,277)	44.9%
Population Estimates		Female(2,791)	55.1%
2011	5,121	RACE AND ETHNICITY	
2012	5,012	White (1,704)	33.6%
2013	4,950	Black or African American (3,252)	64.7%
2014	4,882	Hispanic or Latino(102)	2.0%
2015	4,854	Two or More Races (44)	0.9%
AGE		HOUSING	
Persons under 5 years, 2010	385 7.6%	Occupied housing units	1,839 (89.5%)
Persons under 18 2010	1,474 29.1%	Owner-Occupied Housing Units	988 (53.7%)
Persons 18 years to 64 years, 2010	2,822 55.7%	Median Value of owner occupied units	\$71,700
Persons 65 years and Older, 2010	772 15.2%	Renter-Occupied Housing Units	851 (46.3%)
		Median gross rent	\$559 \$

The City of Blakely is the largest municipality in Early County. According to Census estimates the populations has increased and decreased over past years some of which may be attributed to the Early County 2055 Revitalization Project. The project began in 2006 and ended in 2012. There were decreases in persons of child bearing age thus decreasing births and those less than 5 years of age. This

same group (18-64) is the working age group as well and will have an impact on poverty and unemployment. Retiree attraction continues to dominate Blakely as well as the county and smaller cities. The demand for public services will need to meet the needs of the young and old and accommodate housing needs of families and those aging in place. The need for specific type of housing will need to be determined while continuing to maintain current housing stock through aggressive code enforcement and compliance.

Damascus

POPULATION (Damascus)		GENDER %	
Total Population	254	Male	48.8%
PROJECTIONS		Female	51.2%
2011	247	RACE AND ETHNICITY	
2012	243	White (82)	32.3%
2013	239	Black or African American (162)	63.8%
2014	237	Hispanic or Latino(1)	0.4%
2015	238	Two or More Races (3)	1.2%
AGE		HOUSING	
Persons under 5 years, 2010	12 4.7%	Occupied housing units	99 (83.9%)
Persons under 18 2010	67 26.4%	Owner-Occupied Housing Units	71 (71.7%)
Persons 18 years to 64 years, 2010	147 57.9%	Median Value of owner occupied units	\$42,500
Persons 65 years and Older, 2010	40 15.7%	Renter-Occupied Housing Units	28 (28.3%)
		Median gross rent	\$456

The population of Damascus will continue to decrease over the next years unless economic development takes place. The population that is considered working age makes up over half of the City's population. The percentage of children and young adults represent the 2nd largest percentage of residents. This can work in the City's favor if these children and young adults remain in the area, thus increasing the population and impacting the economy.

Jakin

POPULATION (Jakin)		GENDER %	
Total Population	155	Male	46.5%
PROJECTIONS		Female	53.5%
2011	152	RACE AND ETHNICITY	
2012	151	White (101)	65.2%
2013	150	Black or African American (49)	31.6%
2014	149	Hispanic or Latino(2)	1.3%
2015	150	Two or More Races (1)	0.6%
AGE		HOUSING	
Persons under 5 years, 2010	10 6.5%	Occupied housing units	64 (78.0%)
Persons under 18 2010	33 21.3%	Owner-Occupied Housing Units	41 (64.1%)
Persons 18 years to 64 years, 2010	103 66.5%	Median Value of owner occupied units	\$65,000
Persons 65 years and Older, 2010	19 12.3%	Renter-Occupied Housing Units	23 (35.9%)
		Median gross rent	\$568

Jakin is the smallest of the municipalities in Early County and the largest percentage of the population are those 18-64 years of age. Most individuals that live in Jakin work in other counties, since there are no jobs, industry or schools in the area. Local leaders should focus on strengthening the local tax base in order to create a sustainable revenue stream.

Economic Development

The Comprehensive Economic Development Strategy (CEDS) was developed by the Southwest Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration and portions are hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Early County and the Cities of Blakely, Damascus, and Jakin.

The Southwest Georgia Regional Commission's (SWGRC) Comprehensive Economic Development Strategy (CEDS) for 2017-2022 was designed to bring together the public and private sectors together to create an economic roadmap to diversify and strengthen the regional economy. The SWGRC CEDS analyzes the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

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 economic opportunity for its residents by attracting the private investment that creates jobs. The SWGRC CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southwest Georgia region and clearly defines the measures of success.

The Southwest Georgia CEDS gives an overview of the region briefly describing 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, a Plan of Action to ensure success, and Performance Measures used to evaluate the successful development and implementation of the CEDS.

Included below are excerpts from the plan in addition to goals and objectives from the CEDS which are aligned with the current economic development goals of Early County and the Cities of Blakely, Damascus, and Jakin.

Early County is home to the cities of Blakely, Damascus and Jakin. Early County has experienced tough times in past years and teamed up with economic development

professionals to market the area. As with many counties in Southwest Georgia, peanut farming is a vital component of Early County's economy.

Early County is the largest peanut quota holding county in the nation and the City of Blakely is nicknamed the "Peanut Capital of the World". Damascus is a small town with a population of 254 and is the site of the first Briar patch Music Festival since 2010. Jakin lies at the southernmost end of early county and depends on farming and turpentine production to benefit the economic growth.

Early County and its cities have been able to recruit Taco Bell and Verizon to the area and obtained a \$40,000.00 grant for workforce development. The Pioneer Community Hospital is one of the largest employers in the county, and other employers include Vescom Corporation, Harvey's Supermarket, Damascus Peanut Company and Birdsong Peanuts.

Early County is an agricultural community with 90% of its land devoted to farming or timber. With 33% of its jobs in manufacturing, however, the county qualifies as a manufacturing community. This diversity offers many opportunities for employment. Early County is located near the source of many raw materials such as abundant land and water resources. The county is the largest producer of peanuts in the nation.

Although more acres of cotton are planted than peanuts, peanuts are the number one cash crop. Opportunities exist for further processing of these raw materials locally prior to their leaving the county.

A solid infrastructure exists for expanding economic opportunities with a 200 acre industrial park, low ad valorem tax rate, and city owned utilities. Early County has a local airport with a 5,000 foot runway, and barge access on the Chattahoochee River.

Goal:

Our community will recruit retirees to the region.

Objective:

We will support communities in the region and increase tax base by recruiting retirees.

Goal:

Our community will improve and upgrade the educational attainment levels of the labor workforce skills within the region.

Objective:

We will develop and support community based efforts to address improved education levels and labor force skills. Support the continued improvement education system in addressing education issues an education skill improvement for the region.

Goal:

Our community will expand exiting industries

Objective:

We will increase the potential that existing industries will expand into the region.

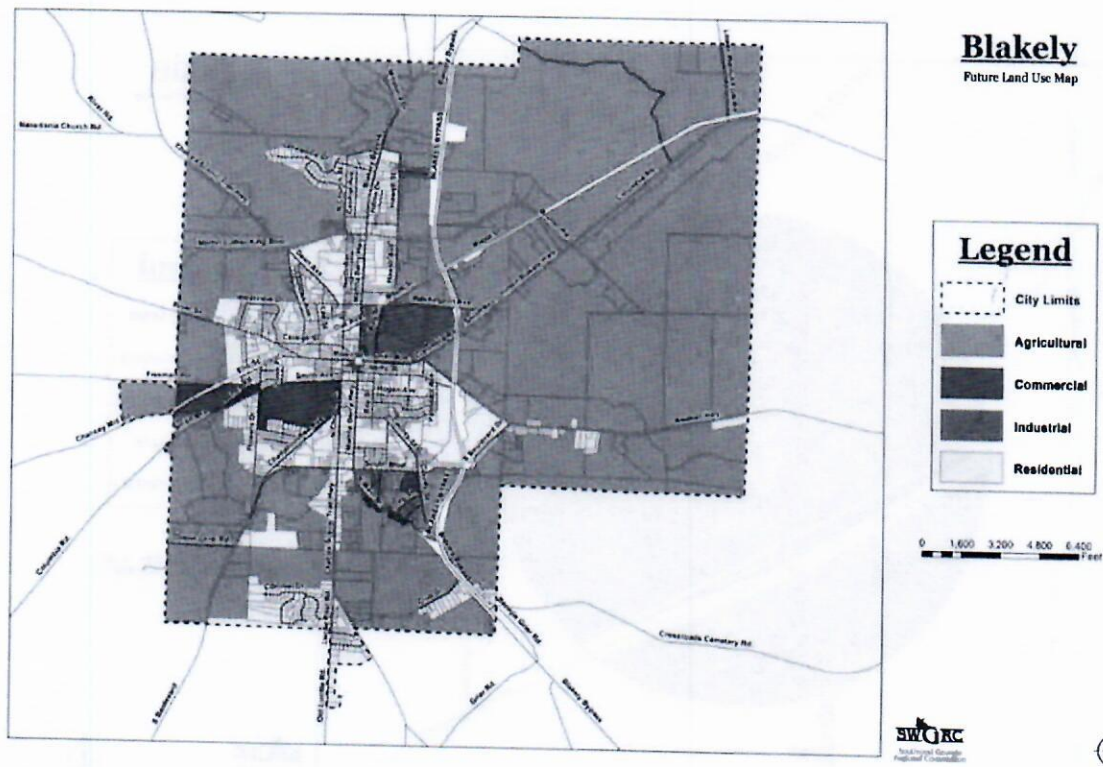
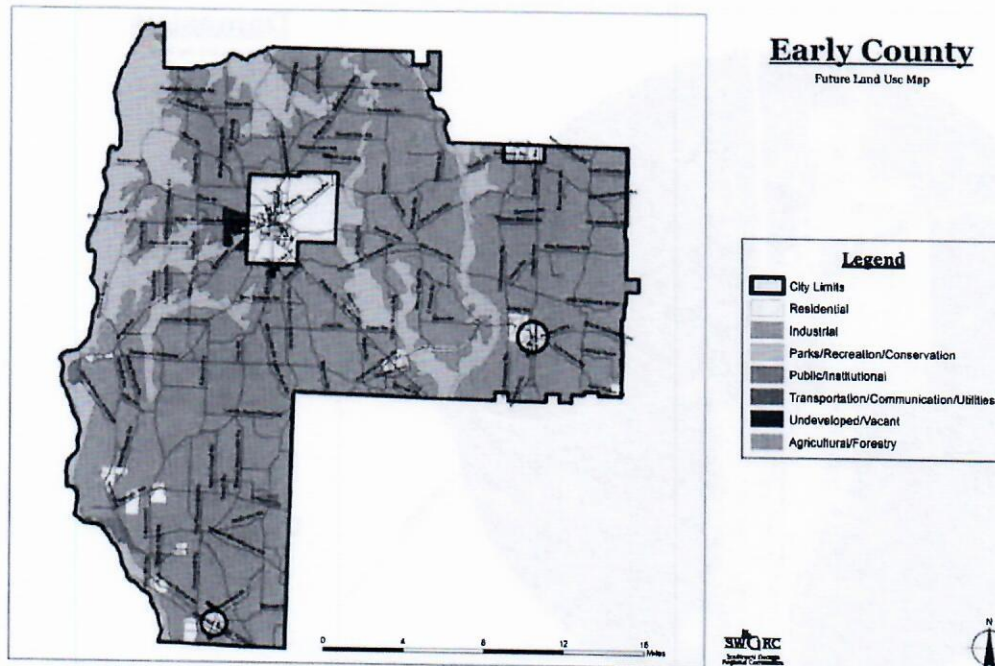
Future Land Use

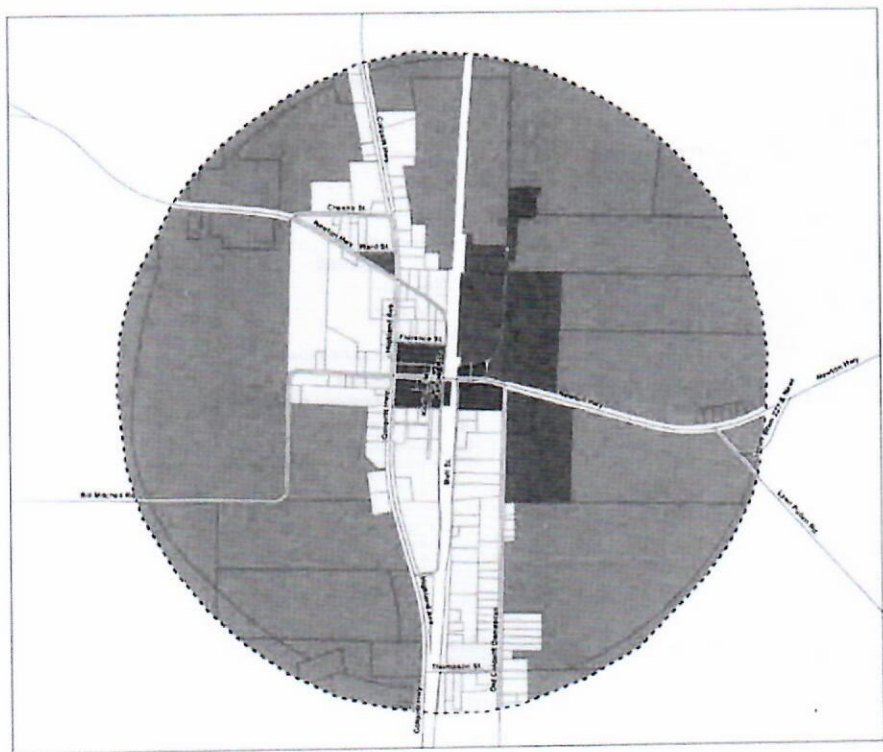
Land use for small communities must maintain rural characters and strengthen economic potential. Rural Communities must identify strategies that they are able to implement with their limited resources. Appropriate land use supports the establishment of agricultural activities and non-agriculture activities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

The future land use categories are not zoning classifications. Instead, they act to inform leads on decisions regarding rezoning and development. The future land use categories are defined below:

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

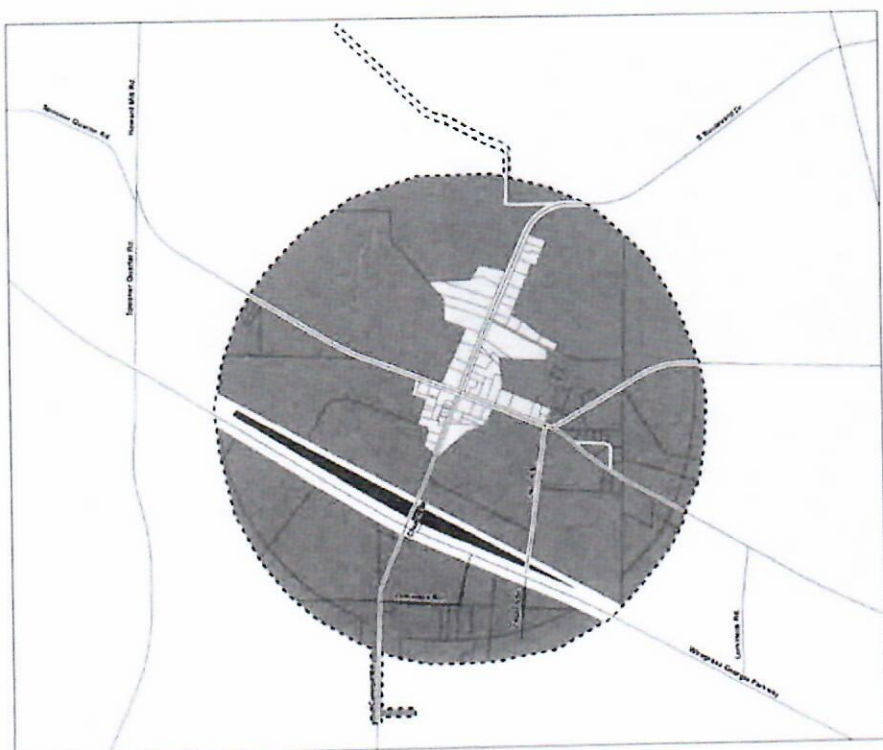
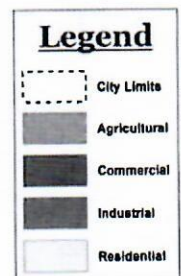
Future Land Use Map (Please see Appendix for larger renderings of these maps.)





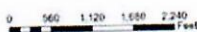
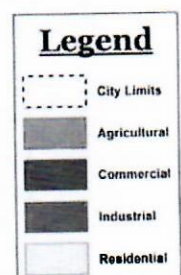
Damascus

Future Land Use Map



Jakin

Future Land Use Map



Transportation

Early County and the Cities of Blakely, Damascus and Jakin have a population of 11, 008. The County and the Cities met to discuss transportation challenges. The County has a 4 lane Highway (Hwy 27) which runs north/south and runs from the Florida Line to Columbus, Georgia.

The City of **Blakely** roads are paved but there are some roads that still need paving. The square in Blakely is a two-lane, one-way counter clockwise route with angle parking on both sides. Traffic must yield on all routes before entering the square. Traffic control around the courthouse square in Blakely is necessary to maintain a viable downtown Central Business District and to minimize congestion and traffic hazards. State Route 39 north of Blakely carries a high percentage of trucks. The route is twenty feet wide with relatively little amounts of development along it. State Route 39 south of Blakely and State Route 200 generate little traffic in the downtown area and carry little truck traffic. U.S. 27 is the major north-south route through Blakely; it is also the most heavily traveled route in the area. The average daily traffic in Blakely is light to moderate on the majority of the routes.

The City of **Damascus** has no outstanding traffic problems or problems associated with roads and streets needs beyond paving and resurfacing. It does need to address continual problems with potholes. The City of Damascus is served by Georgia Route 45, which runs in a north/south manner through town. The Georgia Department of Transportation (DOT) recently approved SR 45 for resurfacing. In addition, State Route 200 cuts through town in an east/west direction and County Road 197 moves west from the center of the city.

The City of **Jakin** serves State Route 38, cutting east-west through the southern portion of the city. The north-south route in the city is State Route 39. Traffic is light through the city. Residential streets and roads are adequate to meet current traffic demands and should be monitored and assessed through the planning period. Jakin is a small rural town with a population of 155 according to the last Census.

The population of Early County and it cities is expected to decrease according to Census estimates; however we will not know if these numbers are reality until the next count (2020). If the population decreases, the cost for transporting fewer persons to the same destinations should rise slightly. In addition businesses wanting to locate in Early County and its cities are looking for a trained workforce; transportation will ultimately impact economic development opportunities.

Report of Accomplishments

Work Items/Projects	Early							Possible Funding Sources	Status Update
	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party		
Develop Labor Market Information (LMI) Analysis		X				\$1,000	County	Grants/General Fund	Underway projected completion date of 2019
Survey the Local Workforce (composition, satisfaction, commuting patterns, etc.)	X		X		X	\$1,000	County	Grants/General Fund	Underway projected completion date of 2022
Survey the Local Business/Industry		X		X		\$1,000	Chamber of Commerce	Grants/General Fund	Underway projected completion date of 2022
Develop/Update Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses	X		X		X	\$5,000	County	Grants/General Fund	Completed
Identify and assess the contaminated properties and areas of significant disinvestment in Early County and develop a plan for cleanup	X				X	\$2,500	County	Grants/General Fund	No longer being considered Low priority
Housing Assessment		X		X		\$4,000	County	Grants/General Fund	Completed
Develop Community Housing Partnership Program	X					\$1,000	County	Grants/General Fund	Completed

Develop housing plan in conjunction with CEDS	X				x		\$1,000	County	Grants/General Fund	Completed
Develop Design standards and Guidelines for development				X			\$800	County	Grants/General Fund	Completed
Adopt performance based zoning regulations (alternative to traditional zoning)				X			\$2,000	County	Grants/General Fund	Completed
Develop a plan for potential Trails and Greenways	X						\$2,500	County	Grants/General Fund	Underway projected completion date of 2022
Annual review of Service Delivery Strategy to look for areas of coordination and improve efficiency					X	X	None	County	n/a	Underway projected completion date of 2022

Work Items/Projects	Blakely							Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
	2013	2014	2015	2016	2017						
Use Labor Market Information (LMI) Analysis to attract new business		X	X				\$1,000	City/County	Grants, General Fund		No longer being considered Low priority
Periodically survey the Local Business/Industry	X		X		X		\$1,000	City/County	Grants, General Fund		Completed
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses	X						\$1,000	City	Grants, General Fund		Underway completion date of 2022
Consider cost/benefit methodology for new economic development projects	X	X	X	X	X		None	City	n/a		Underway/ongoing completion date of 2022
Targeted corridor redevelopment plan			X				\$2,500	City	Grants, General Fund		Underway completion 2022

Damascus									
Work Items/Projects	2013	2014	2015	2016	2017	Estimated Cost	Responsible Party	Possible Funding Sources	Status update
Develop Labor Market Information (LMI) Analysis		X	X			\$1,000	City/County	Grants, General Fund	Underway completion date of 2022
Survey the local business/industry			X		X	\$1,000	City/County	Grants, General Fund	Underway completion date of 2022
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses		X		X		\$5,000	City	Grants, General Fund	Underway completion date of 2022
Develop cost/benefit methodology for new economic development projects	X					None	City	n/a	Underway completion date of 2022
Investigate feasibility of a transfer of development rights program for agriculture preservation			X			None	City	n/a	No longer being considered due to funding and training
Revise ordinances to promote environmentally sensitive site design	x		X		X	\$2,500	City	Grants, General Fund	Underway completion date of 2017
Revise or develop an Infrastructure plan for phased expansion		X		X		\$2,500	City	Grants, General Fund	Underway completion date of 2022
Evaluate financing options for new infrastructure	X					None	City	n/a	Underway completion date of 2022
Analyze impacts of development and determine desired types			X		X	\$1,000	City	Grants, General Fund	Underway completion date of 2022

Adopt inclusive land use regulations	X						None	City	n/a	Underway completion date of 2022
Develop design standards and guidelines for development			X				\$1,000	City	General Fund	No longer being considered due to funding and training
Adopt overlay districts and regulations where necessary	X			X			\$2,000	City	General Fund	No longer being considered due to funding and training

Work Items/Projects	Jakin							Estimated Cost	Responsible Party	Possible Funding Sources	Status Update
	2013	2014	2015	2016	2017						
Develop Labor Market Information (LMI) Analysis		X					\$1,000	City		Grants, General Fund	No longer being considered due to funding and training
Survey the Local Business/Industry		X					None	City		n/a	Underway completion date of 2022
Identify and assess the contaminated properties in Jakin and develop a plan for cleanup			X				None	City		n/a	Underway completion date of 2022
Implement a Fix It First Policy for infrastructure	X	X	X	X	X		None	City		n/a	Underway completion date of 2022

Evaluate financing methods for creating new infrastructure		X						None	City	n/a	Underway completion date of 2022
Neighborhood cleanup program		X			X			\$1,000	City	Grants, General Fund	Underway completion date of 2022
Ongoing right-of-way beautification in neighborhoods	X		X				X	\$3,000	City	Grants, General Fund	Underway completion date of 2022

Community Work Program

Work Items/Projects	Early						Estimated Cost	Responsible Party	Possible Funding Sources
	2018	2019	2020	2021	2022				
Develop Labor Market Information (LMI) Analysis		X					\$1,000	County	Grants/General Fund
Survey the Local Workforce (composition, satisfaction, commuting patterns, etc.)	X		X		X		\$1,000	County	Grants/General Fund
Survey the Local Business/Industry		X		X			\$1,000	Chamber of Commerce	Grants/General Fund
Develop/Update County Ordinance	X				X		\$2,500	County	Grants/General Fund
Develop a plan for potential Trails and Greenways		X					\$2,500	County	Grants/General Fund
Annual review of Service Delivery Strategy to look for areas of coordination and improve efficiency	X						\$5,000	County	DCA & RC
Review of Community Work Program				X	X		None	County	DCA & RC

Blakely								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses	X	X	X	X	X	\$6,000	City	Grants, General Fund
Develop cost/benefit methodology for new economic development projects		X	X			None	City	Grants, General Fund
Develop a corridor redevelopment plan					X	\$5,000	City	Grants, General Fund
Inventory/map environmentally sensitive areas					X	25,000	City	Grants, General Fund
Update Infrastructure plan for phased expansion					X	\$2,500	City	Grants, General Fund
Evaluate financing options for new infrastructure (Pros/Cons)					X	\$7,000	City	Grants, General Fund
Conduct a Housing assessment		X	X	X	X	\$5,000	City/County	Grants, General Fund
Revise zoning/subdivision regulations for connectivity of street patterns	X	X	X			\$10,000	City	Grants, General Fund
Review Community Work Program				X	X	\$3,000	City	DCA & RC

Damascus								
Work Items/Projects	2018	2019	2020	2021	2022	Estimated Cost	Responsible Party	Possible Funding Sources
Develop Labor Market Information (LMI) Analysis		X	X			\$1,000	City/County	Grants, General Fund
Survey the local business/industry			X		X	\$1,000	City/County	Grants, General Fund
Develop an Comprehensive Economic Development Strategy (CEDS) based on the LMI and surveys of workers and businesses		X		X		\$5,000	City	Grants, General Fund

Develop cost/benefit methodology for new economic development projects	X									None	City	Grants, General Fund
Revise ordinances to promote environmentally sensitive site design	x			X						\$2,500	City	Grants, General Fund
Revise or develop an Infrastructure plan for phased expansion						X				\$2,500	City	Grants, General Fund
Evaluate financing options for new infrastructure	X									None	City	General Fund
Analyze impacts of development and determine desired types				X						\$1,000	City	Grants, General Fund
Adopt inclusive land use regulations								X		\$5,000	City	General Fund

Work Items/Projects	Jakin							Estimated Cost	Responsible Party	Possible Funding Sources
	2018	2019	2020	2021	2022					
Survey the Local Business/Industry		X						\$2,000	City	General Fund
Identify and assess the contaminated properties in Jakin and develop a plan for cleanup			X					\$10,000	City	Grants,
Implement a Fix It First Policy for infrastructure	X	X	X	X	X			\$2,000	City	General Fund
Evaluate financing methods for creating new infrastructure		X						\$5,000	City	General Fund
Neighborhood cleanup program		X		X				\$1,000	City	Grants, General Fund
Ongoing right-of-way beautification in neighborhoods	X		X		X			\$3,000	City	Grants, General Fund

Appendix

Resolutions

Public Hearing Advertisements

Attendance Sheets

Community Economic Development Strategy Committee Members

Future Land Use Map

Resolutions

RESOLUTION NO. 1. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall acquire the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 2. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 3. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 4. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 5. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 6. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 7. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 8. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

RESOLUTION NO. 9. That the Board of Directors of the Corporation do hereby resolve that the Corporation shall execute and deliver to the City of New York, State of New York, a license for the use of the property located at 1234 Main Street, City of New York, State of New York, for the purpose of erecting thereon a building for the use of the Corporation as an office building.

A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

WHEREAS, Early, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

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

Adopted on the 10 day of July 2017.

Commission Chair

June Merritt
June Merritt

Witness

Tandie M. Cloud
Tandie M. Cloud, County Clerk

A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

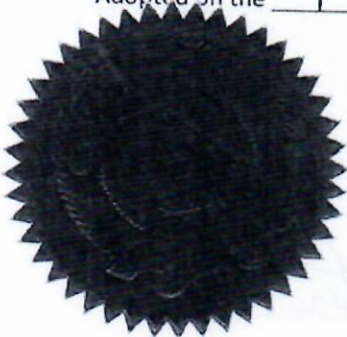
WHEREAS, the City Council of Blakely, Georgia found it necessary to update their joint comprehensive plan as part of the requirements to maintain its Qualified Local Government Status;

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

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

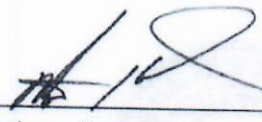
THEREFORE, BE IT RESOLVED by the City Council of Blakely, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 1st day of August 2017.

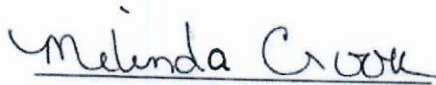


Witness

Mayor



Anthony Howard



Melinda Cook, City Clerk

A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

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

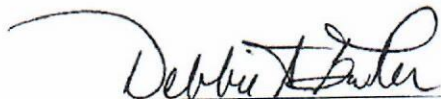
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

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

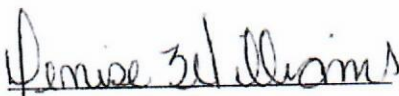
Adopted on the 18th day of July 2017.

Mayor


Debbie A. Butler



Witness


Denise Williams, City Clerk

A RESOLUTION TO ADOPT THE EARLY COUNTY COMPREHENSIVE PLAN

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

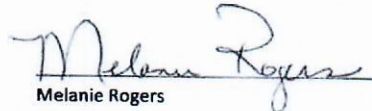
WHEREAS, the City Council held public meetings and hearings to allow private citizens to review the Comprehensive Plan and gathered citizens input;

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

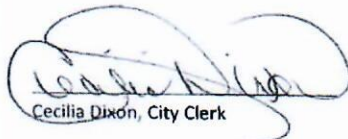
THEREFORE, BE IT RESOLVED by the City Council of Jakin, Georgia that the Comprehensive Plan shall be adopted, hereby certifying that adequate citizen participation requirements have been met.

Adopted on the 25 day of July 2017.

Mayor


Melanie Rogers

Witness


Cecilia Dixon, City Clerk

Public Hearing Advertisements

Temples' Sunday School lesson has appeared in the Early County News each week since 1967. A native of Early County, Rev. Temples taught in public schools 32 years and 10 years at Southeastern College of Assemblies of God, in Lakeland, Fla. He also served as pastor and evangelist during those years. He can be contacted at P.O. Box 1484, Swainsboro, GA 30401; 478-299-2068. Email: tctjet@aol.com.

ONCE

Doner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §§12-201. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before September 7, 2015. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

/s/ Tanya Holley
Judge of the Probate Court
By: /s/ Robin M. Altman
Chief Clerk of the Probate Court
111 Court Square, Suite D
Blakely, GA 39823
229-723-5454
8/24/15

081915-03

NOTICE

STATE OF GEORGIA
EARLY COUNTY
TO ALL DEBTORS AND CREDITORS OF PHYLLIS ANGELINE DAVIS BENTON KRACK:

All debtors and creditors of PHYLLIS ANGELINE DAVIS BENTON KRACK, deceased, late of said county, are hereby notified to render an account of their demands to the undersigned according to law and all persons indebted to said estate are required to make immediate payment to me.

This 12th day of August, 2015.

/s/ JACOB ADAM BENTON
Administrator
c/o Amos John Sheffield
Attorney at Law
94 Court Square
Blakely, Georgia 39823
(229) 724-4471 Phone
(888) 420-8782 Fax
amosheffield@gmail.com

CITY OF DAMASCUS GENERAL ELECTION ONE AT-LARGE CITY COUNCIL POSITION November 3, 2015

Qualifying for one at-large City Council position opens at 8:30 a.m. on Monday, August 24, 2015, and closes at 4:30 p.m. on Friday, August 28, 2015. The qualifying fee for the at-large City Council position is \$3.60.

Candidates may qualify at the office of the City Clerk at Damascus City Hall, 8120 Joe Bryan Road, Damascus, Georgia.

This notice is given pursuant to O.C.G.A. §21-2-132(d)(3).

Public Notice

The Early County Board of Elections and Registration along with the Early County Board of Commissioners are considering the consolidation of some of the voting precincts within the county. The implementation of three weeks of Advance Voting and six weeks of Absentee Balloting by mail for anyone wishing to do so has greatly reduced the number of electors casting their ballots at regular polling places on Election Day. Also associated costs: polling officials, ballots which are precinct specific, voting equipment, building maintenance and the requirement by law of not less than three poll workers per precinct has led to a state wide reduction in the number of polling places in each county. We have worked very closely with the Georgia Legislative Reapportionment Office to seek the most effective manner in which to minimize the inconvenience of our voters. The Board of Elections and Registration will hold a public forum on **September 14, 2015 at 6 p.m. at 202 Court Square** to hear any concerns.

CITY OF DAMASCUS NOTICE OF ELECTION

The General Election for the City of Damascus shall be held on Tuesday, November 3, 2015, between the hours of 7 a.m. and 7 p.m. at Damascus City Hall, 8120 Joe Bryan Street, Damascus, Georgia. The election shall be for one at-large position on the City Council.

This notice is given pursuant to O.C.G.A. §21-2-9(b).

Comprehensive Plan Notice

Early County and the Cities of Blakely, Damascus and Jakin are conducting a Public Hearing to begin the Early County Comprehensive Plan update on September 10, 2015 at 4:00 p.m. at the Early County Administration Building located at 24 Court Square, Blakely, Ga.

The current plan will expire on June 30, 2017. In accordance with Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1) each community must conduct a public hearing prior to the start of the planning process. This will be a joint meeting.

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

Copies of current Comprehensive Plan are available for viewing at the Early County Administrative office, City of Blakely, Damascus and Jakin.

NOTICE OF PUBLIC HEARINGS DATE OF NOTICE: 08-26-2015

Public Hearing Issue: Application has been made for Zoning Change.

Property Location: Redbud Street on the south side of 190 Redbud St. as described on Map.

Parcel number B002006033 LL194 LD28TH 1.459 acres

Present Zone Classification: R-1, Single Family Residential District

Proposed Change: C, Commercial District

Proposed Property Use: Storage Buildings

Public Hearing before the Blakely Planning Commission is scheduled:

Date: September 21, 2015 **Time:** 6:00 P.M. **Location:** Council Room City Hall

Official Public Hearing before the Blakely City Council is scheduled:

Date: October 5, 2015 **Time:** 6:00 P.M. **Location:** Council Room City Hall

Early County Board of
Commissioners &
Cities of Blakely, Arlington,
Damascus & Jakin
Joint Meeting

Notice

Comprehensive Plan Update

November 19, 2016
9:00 a.m.-noon

Theatre'
202 Court Square
Blakely, GA

OU18D w/84" belly mower, front end bucket loader, turf tires. Call 229-308-0056 or 229-723-4471 5/31/4t

For Sale - Tow behind field & brush mower, powered with a Briggs & Stratton 12 HP engine. Made by DR Equipment Maker, new condition, DR price \$2,799, will sell for \$1,600. Contact Wayne Foster, 229-723-5290. 5/24/4t

RECREATION

For Sale - 16 ft. utility trailer \$2,000; 12 ft. boat trailer \$100. Call 229-308-6511 or 229-947-4729. 5/10/4t

For Sale - Temporary power pole, \$250; 2016 28-ft. Prime Time Avenger camper trailer, has rear kitchen, \$27,500. Call 863-661-6847. 5/17/4t

For Sale - 2007 Key West 196 BR Bay Boat, 150 HP Yamaha outboard, HD trolling motor, aluminum trailer, only 152 hours, always sheltered, excellent condition, marine radio, FM/AM radio, GPS, fish finder, many extras included. \$19,900. By appointment only. Call 229-723-6527, leave message with phone number. 5/31/4t

AUTOMOTIVE

For Sale - 1995 Corvette Convertible, black on black, all original, new tires,

are aware of mobile home permitting ordinances in Blakely and Early County before buying a used mobile home.

For Sale - 2007 32x80 Fleetwood mobile home, 4 bedroom, 3 bath, on 2 acres, country setting in Early County. Includes powered storage building, metal carport and large deck. \$64,000. Call 334-796-3847. 4/26/2tp

HELP WANTED

The Early County News makes no claims to the authenticity or credibility of the following ads. You may wish to contact the Better Business Bureau of their city.

Help Wanted - Temple Baptist Church in Arlington, Ga. is looking for a pastor. If interested please call 229-220-9058. 5/24/4tp

Help Wanted - Grist Oil Company is accepting applications for CDL drivers. Salary, commissions, safety bonuses, health insurance and profit sharing plan. Call 229-723-4155 or stop by our office an application. 5/10/4tp

Help Wanted - CDL Driver needed, must be experienced and reliable, able to run forklift (for loading and unloading sod). Home at night and weekends. Call Stacy Cooper for applications. 229-221-5778. 5/17/4tp

Anderson Construction Co Lake WFG/GWA is accept

Full-Time Maintenance

Must have at least 6 month maintenance trades. Valid Mon-Fri (7:00 AM - 4:30 (229) 768-2563 for specific efits.

EEOE, DFW, HubZoni

IMMEDIATE J

Fort Gaines He is seeking dedic to join on

Part-Time LF Full-Time CN (2nd & 3rd

Please appli www.fortgainesshe or in person at the located at 101 E.

Fort Gain Contact 229

All applicants must und ground check and

VACANCY ANN

The Early County Schoo applications from all qual following positions for the:

Early Childhood E

Applicants must possess: lor's degree and hold or Georgia teaching certifica Education.

Applications mus online

<https://early.tedk12.c>

For questions or addition

Early County Elen

Attn: Dr. Matth

283 MLK, Jr. Drive, E

Phone 229-723-4101 •

mcuillfer@earl

Application Deadline: Appl mitted no later than May 12

Notice of Disclosure: Under the C applications and resumes are sub receipt by the Board of Education.

The Early County Board of Education er and does not discriminate on th national origin, sex, age or handicap tles, or employment practices. No per or excluded from participation in/or c to discrimination under any program c color, national origin, sex, or disability policy shall be referred to Ms. Sh Coordinator, at 229-723-4337.

JOINT HEARING NOTICE

Early County and the Cities of Blakely, Damascus and Jakin are conducting a Public Hearing to present the Early County Comprehensive Plan on Wednesday, May 3, 2017 at 3 p.m. at the Early County Commissioner's Office, 202 Court Square, Blakely, GA 39823. The current plan will expire on June 30, 2017. In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process and once a draft is completed before transmitting to the Department of Community Affairs (DCA). The purpose of this hearing is to accept input on the draft plan before transmittal to the DCA. The draft Comprehensive Plan is available by visiting www.swgcreplanning.org. Questions should be directed to Barbara Reddick, Planning Director with the Southwest Georgia Regional Commission at 229-522-3552 ext. 1618.

Attendance Sheets

Southwest Georgia Regional Commission
Early County and the Cities of Blakely, Damascus and Jakin Joint Public Hearing
September 10, 2015
4:00 PM

Sign In Sheet

Name	Agency	Telephone	E-mail
1. Barbara Reddick	SWGA PC	(229) 522-3552	breddick@swgrc.org
2. Anthony Howard	Mayor, City of Blakely		ahoward@blakelyga.com
3. Chuck Coust	Arlington City Council	229-725-4518	Chuckay@blakelyga.com
4. Melinda Crook	City Clerk Blakely	229-723-3677	blakelyfinance@windstream.net
5. Mary King	City Clerk Arlington	229-725-4276	cityofarlington@att.net
6. Debbie Butler	Mayor City of Damascus	229-725-4470	cityofdamascus@att.net
7. Spencer Mueller	Early Co.	229-723-4304	RussellKane@windstream.net
8.			
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Early County and the Cities of Blakely, Damascus and Jakin Comprehensive Plan

Saturday, November 19, 2017

Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Alvin Hayes	(229) 725-4949		City Clerk
Danise Williams	(229) 725-4970 Phone (229) 308-0956 Cell	edga@yahood.com	City Clerk
Debi Butler Hayes	229 725-4970 366.3055	debi.butler@yahood.com	City of Damascus
James Mueller	229-723-4300	asmuelle@yahood.com	Early
May King	225-354-0530	cityclerk@yahood.com	Early
Mervin King	225-723-1402	kingma@yahood.com	Arlington
Charlie Sol	229 723 1097	doctorcc78@yahood.com	Early County
Jane Morritt	229-723-4767	jane.morritt@yahood.com	Early County Blakely

The City of Jakin Comprehensive Plan
Tuesday, April 11, 2017
Sign In Sheet

Name	Phone Number	Email Address	Agency or Organization
Kimberly Brooks	229-892-3552	kbrosks@sjgrc.org	SWGRC
Melanie Rogers	229-309-9240	rogersmel82@gmail.com	City of Jakin - Mayor
Beth Sutton	229-793-4531	suttonjakinc@windstream.net	" " - Council Member
Stephen P. McMillan	229-793-2011	stephenmc5350@windstream.net	COUNCIL PERSON
Billy Shinder	(229) 524-1225	b.shinder.law@gmail.com	City Attorney
Therese Wiser	(229) 220-3096		COUNCIL PERSON
Shawn Rogers	(229) 793-2545	shawnrogers38@gmail.com	Council member
Calvin Rogers	229-793-2452	headin@jakinc.org	City Clerk
James D. Thomas	229-440-9534		Council Member



Early County and the Cities of Blakely, Damascus and Jakin Comprehensive Plan

2nd Public Hearing

Tuesday, May 3rd, 2017

3:00 pm

Sign In Sheet

[illegible]

Community Economic Development Strategy Committee Members

Community Economic Development Strategy Committee Members

Dwight Hickman ~ Lee County

Matt Bryan ~ Baker County

Tommie Postell ~ Dougherty County

Jeanie Crittenden ~ Thomas County

Rick Muggridge ~ Lee County

Chad Griffin ~ Lee County

Carlos Williams ~ City of Colquitt

Anthony Jones ~ Dougherty County

Courtney Brinson—Dougherty county

Paul Nagy ~ Colquitt County

Nathaniel Keaton ~ Mitchell County

Karen Rackley ~ Worth County

Tracie Beard ~ Seminole County

Terry Scott ~ Thomas County

Revonn Miller ~ Decatur County

Keith Moye ~ Grady County

Ernest Johnson ~ Terrell County

Al Hutchins ~ Early County

Brenda Peterson ~ Seminole County

Jim Sellers ~ Grady County

Mitchell Banks ~ Seminole County

June Merritt ~ Early County

Ed Wade ~ Terrell County

Eric Savage Wilson ~ Dougherty County

Chris Moore ~ Baker County

Bobby Coleman ~ City of Albany

Freddie Grimsley ~ City of Smithville

Chuck Cowart ~ City of Arlington

Dennis Roland ~ Lee County

Carlos Tobar, Grady County

Caitlin Hatcher, Pelham Chamber of Commerce

Southern Regional Technical College

Albany State University

Darton College

Bainbridge State College

Moultrie Technical College

Southwest Georgia Technical College

Abraham Baldwin Agricultural College

Barbara Reddick ~ Southwest Georgia Regional
Commission

Rebecca Shiver ~ Southwest Georgia Regional
Commission

Regional Chambers of Commerce

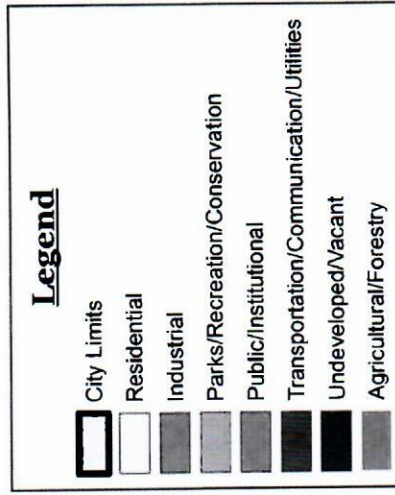
Regional Development Authorities

Future Land Use Maps

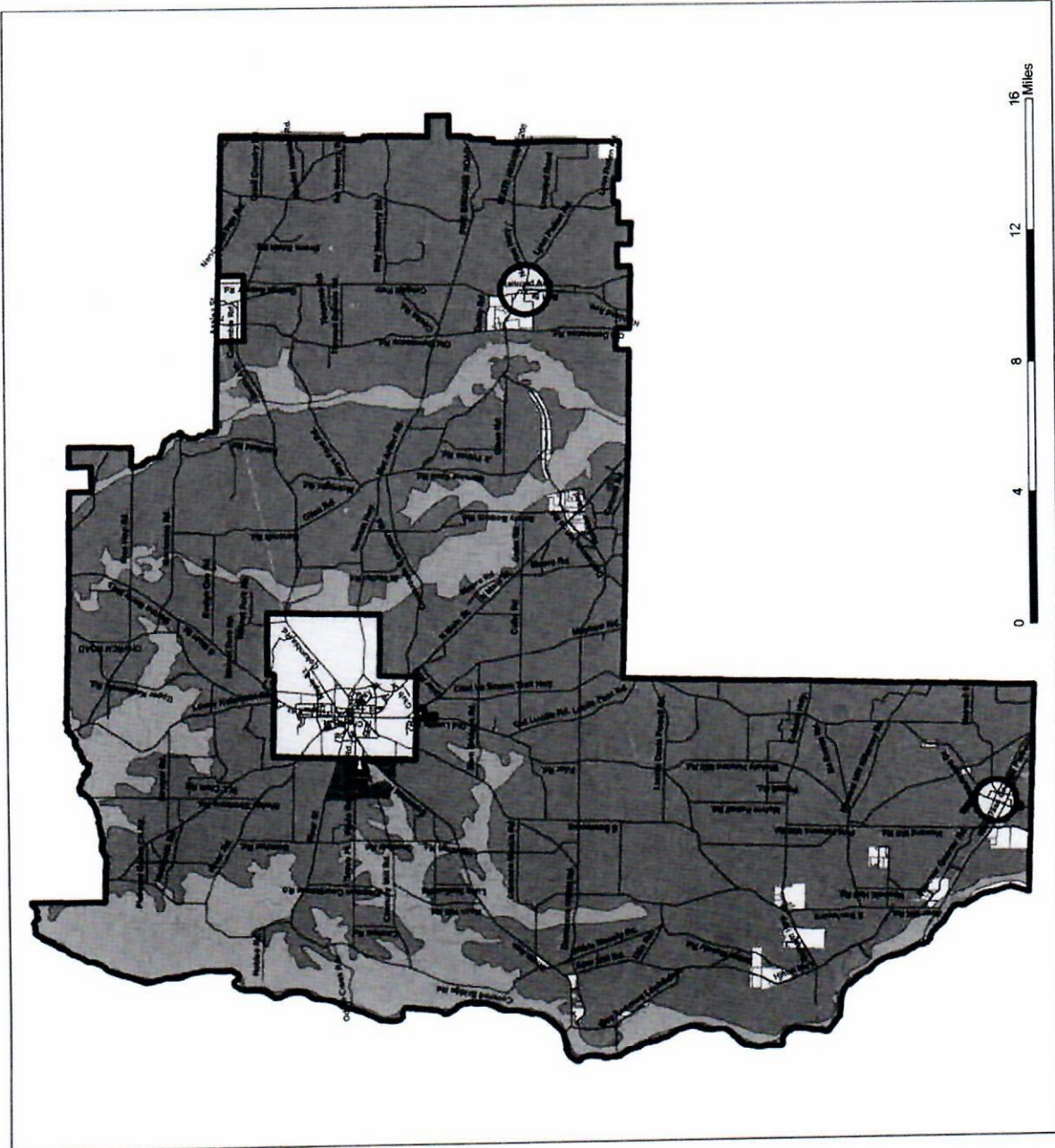


Early County

Future Land Use Map

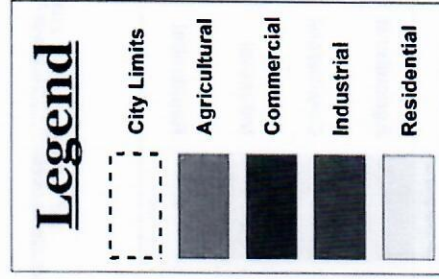


SWGRC
 Southwest Georgia
 Regional Commission

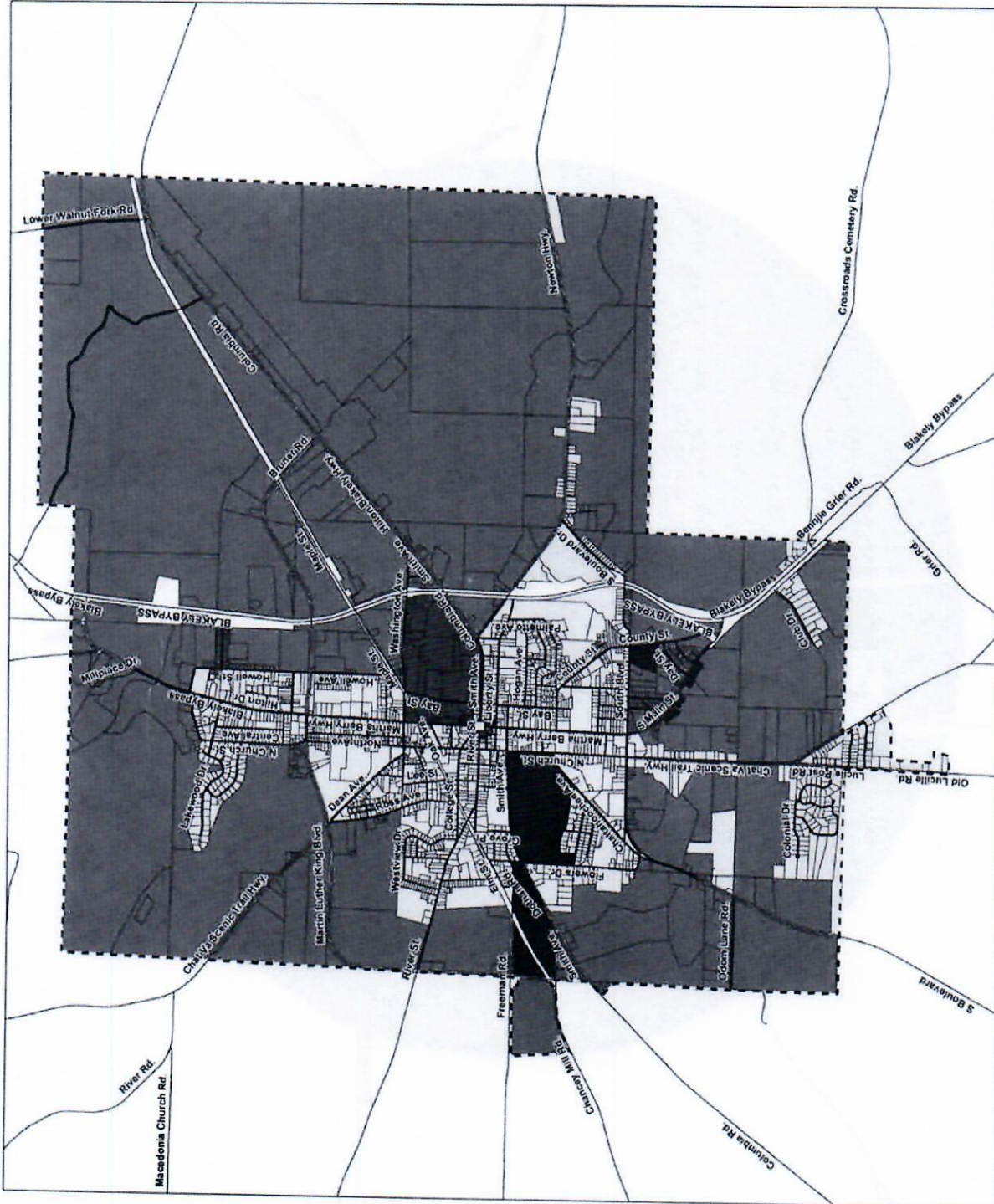


Blakely

Future Land Use Map

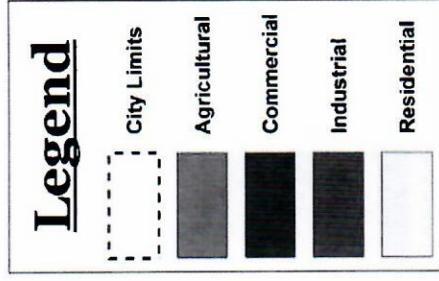


SWGRC
 Southwest Georgia
 Regional Commission

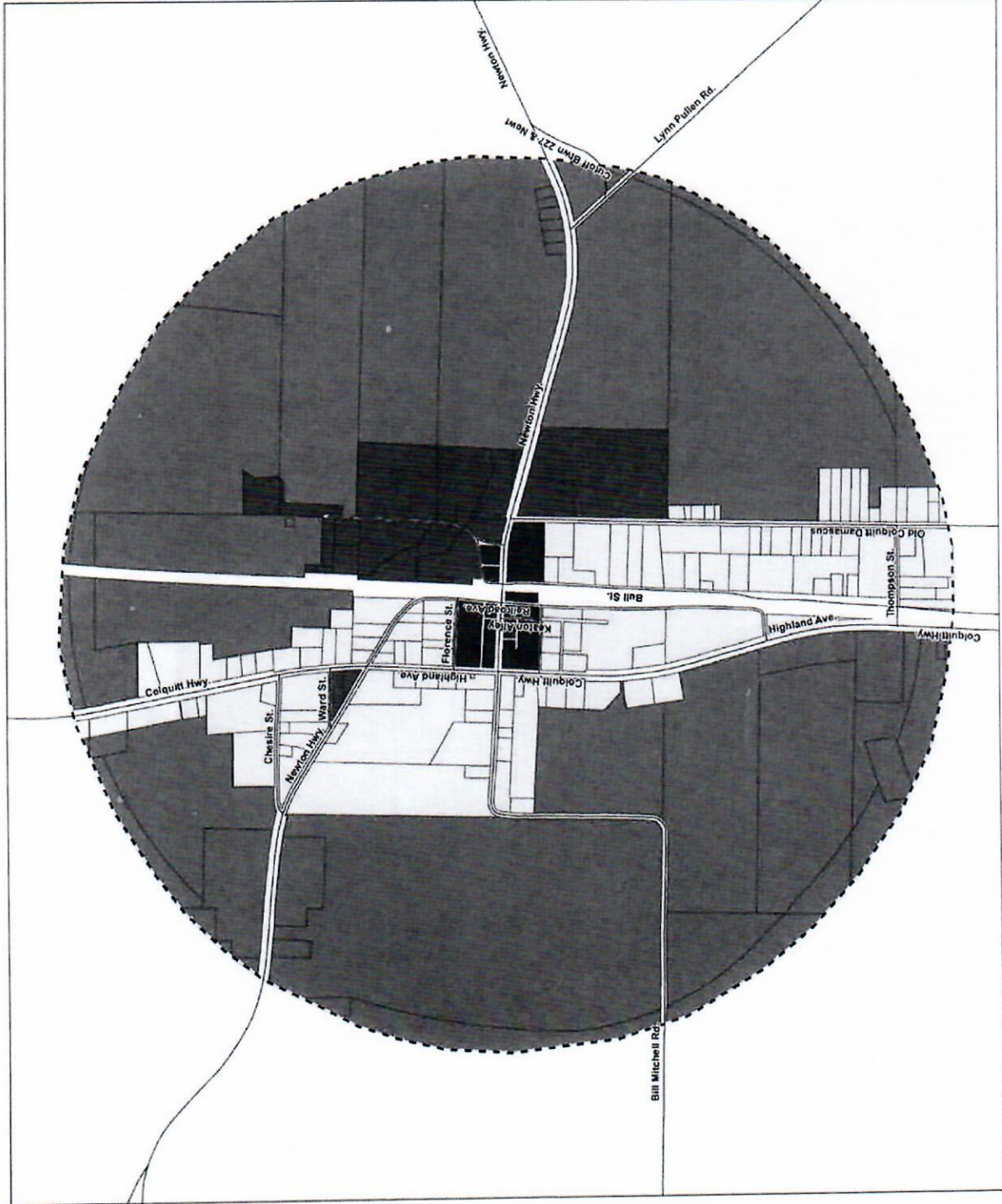


Damascus

Future Land Use Map



SWGRC
 Southwest Georgia
 Regional Commission



Future Land Use Map

