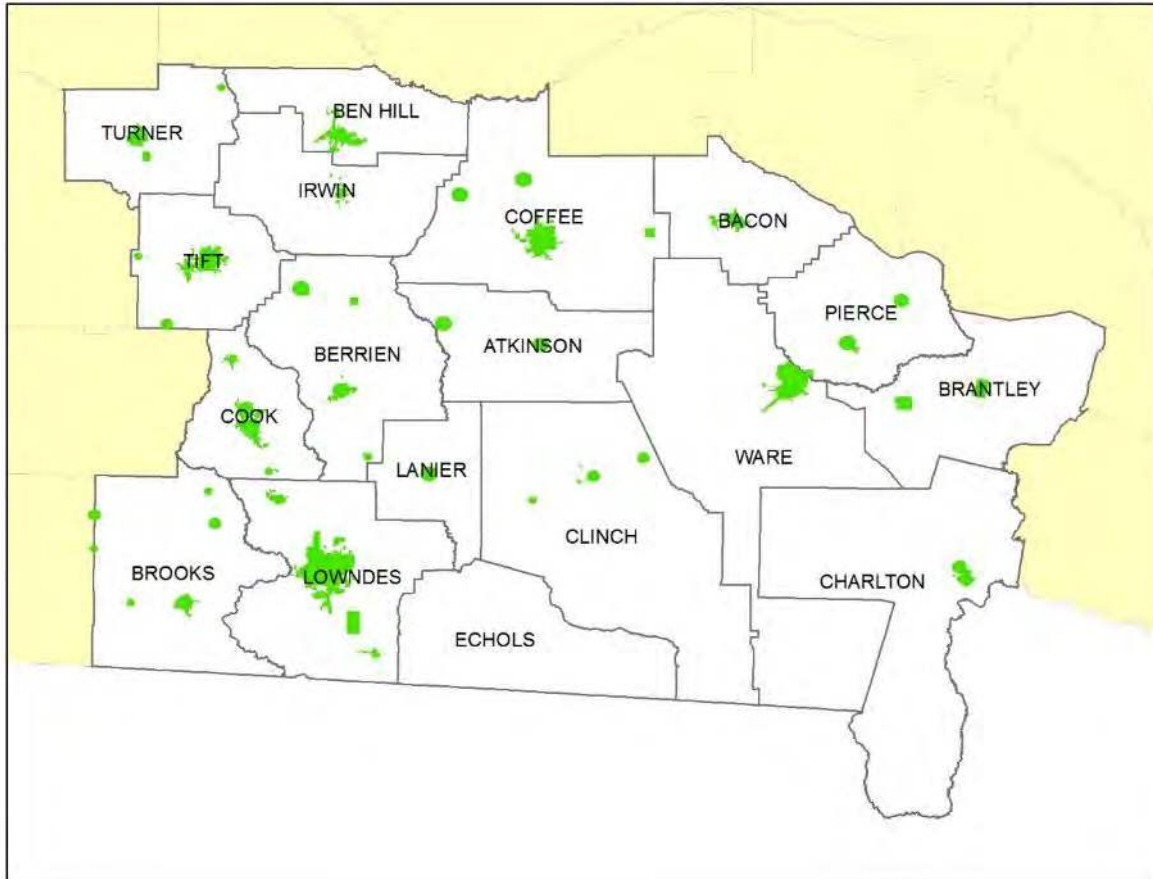


PLANNING IN RURAL GEORGIA

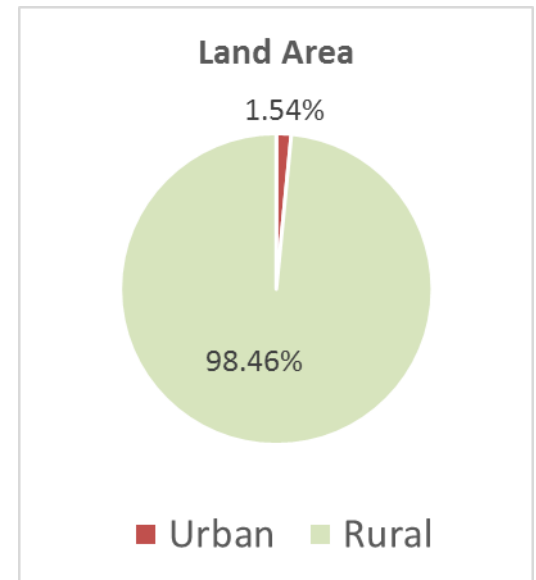
CHALLENGES AND OPPORTUNITIES

Ariel Godwin, AICP





- 18 Counties
- 45 Municipalities
- 411,000 People
- Population is 51.4% rural
- Land area is 98.5% rural
- 13% of total state area



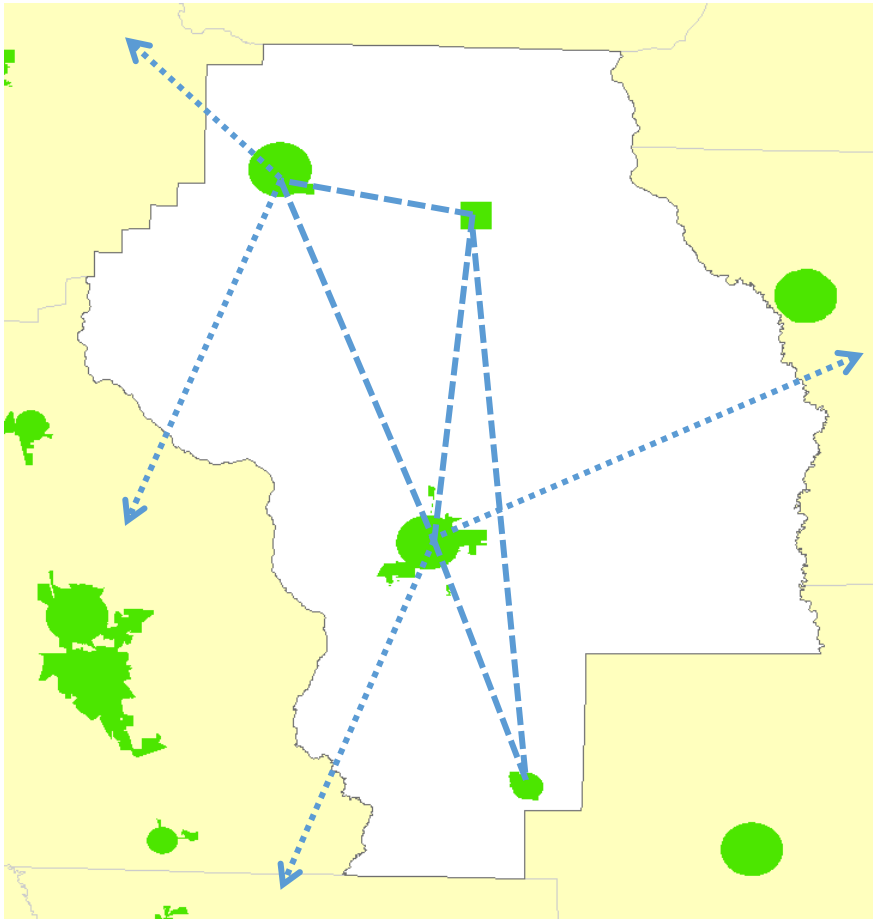
CHALLENGES



Distance



Size



Intergovernmental Coordination



The Comprehensive Plan Update provides an opportunity for collaboration...

- When collaboration is otherwise lacking
- When disputes exist about other topics
- Helps people to focus on the big picture
- Shows that successful collaboration is possible

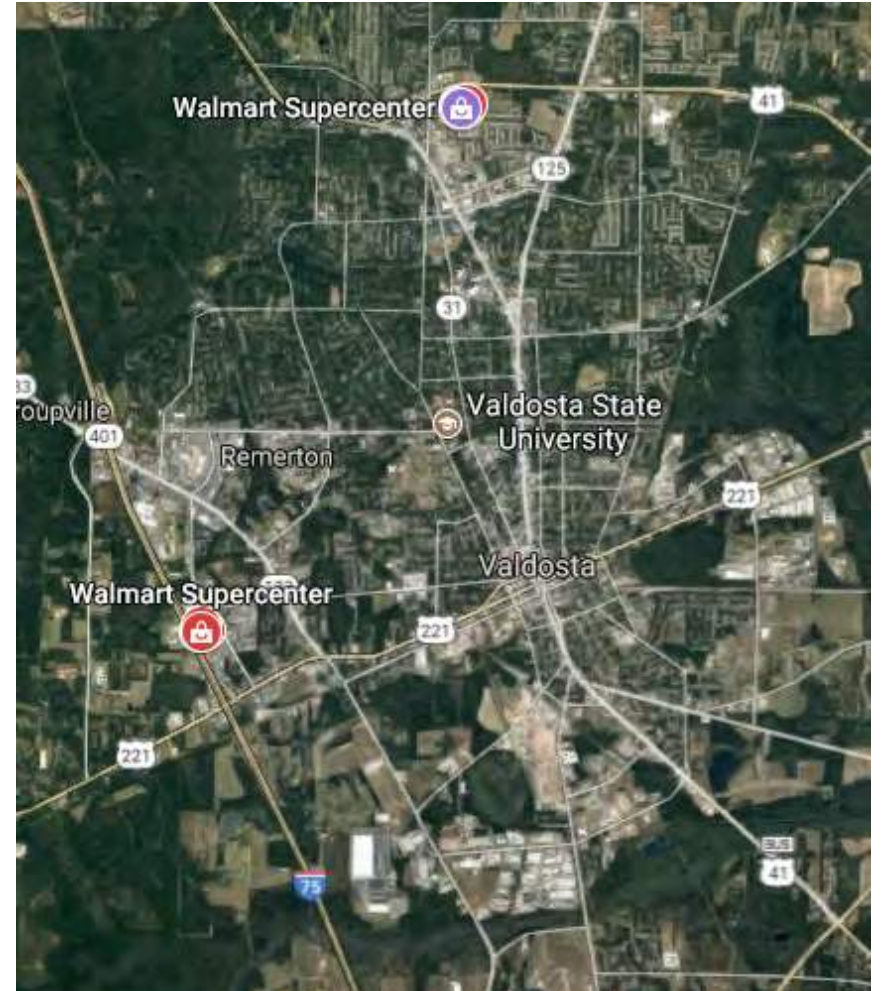
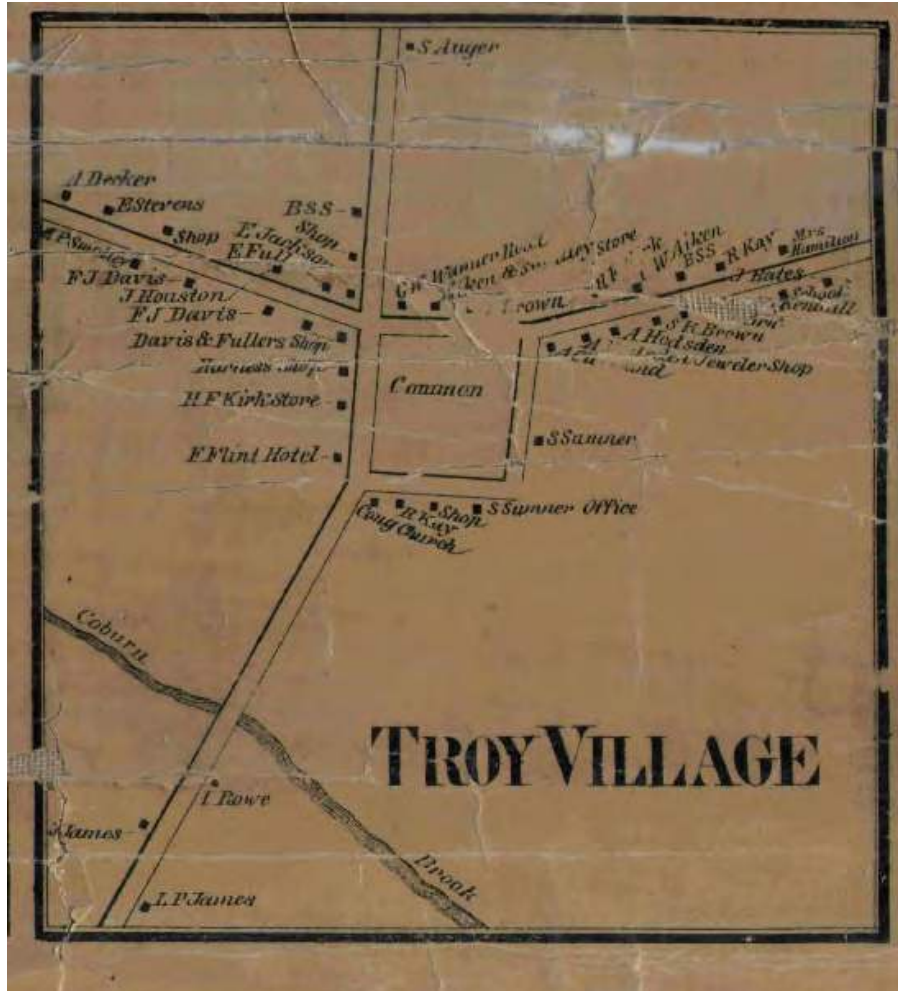
1. Communities need identity.



2. Downtown's role has changed



Downtown is no longer where the most money is spent



People still want downtown to be the center





- In comp plans, keep in mind the economic vs. social pull; include strategies for downtown development in planning efforts

3. Resources are an opportunity



5. Character Areas are helpful

St. George Character Area



Description

In 1904, St. George was founded as a Colony Company community for retired Civil War Veterans. Today, the unincorporated area of St. George is a blue-collar bedroom community for Jacksonville, Florida and MacClenny, Florida. Of the 3,000 residents in southern Charlton County, approximately 1,000 residents live in the immediate St. George area. St. George is also home to the Cherokee Tribal Grounds and is a crossroads for heavy truck traffic from I-10 near MacClenny to Valdosta, Folkston, and Waycross, as well as truck traffic destined for the Chesser Island Landfill.

Predominant Land Use:

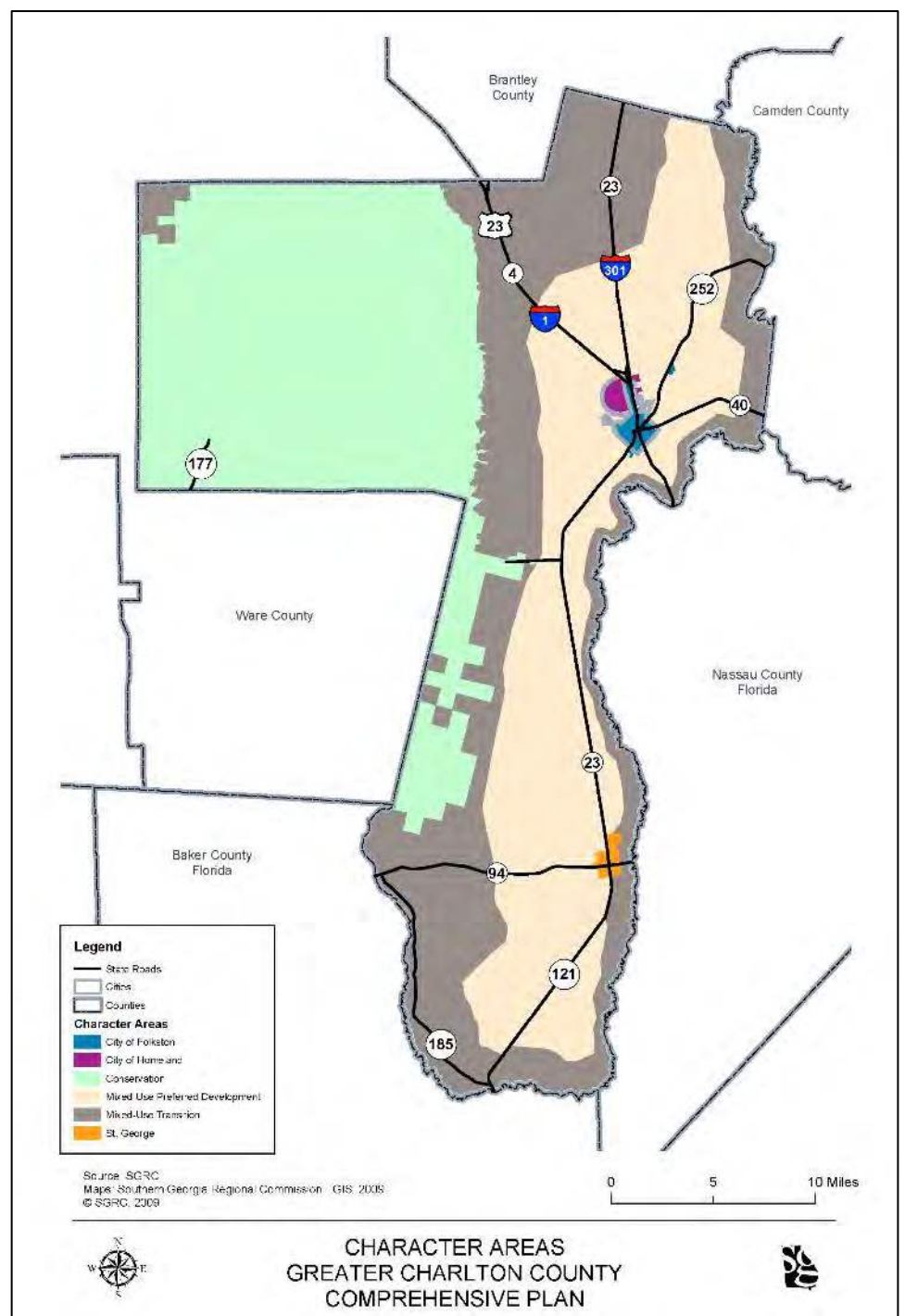
The allowable land uses for this character area are identical to those already existing here. The predominant land uses in St. George are one- to five-acre residential parcels with many vacant infill parcels. The main intersection of SR 94 and SR 121 also features a small commercial center including a feed store, two restaurants, two gas stations, a general store, the volunteer fire department, a community center, and an elementary school. The predominant type of home is a manufactured home, making up approximately 50 – 70 % of the housing stock in Charlton County.

Vision for the Future:

To develop a thriving crossroads community that will provide services, employment, and quality housing for residents in south Charlton County.

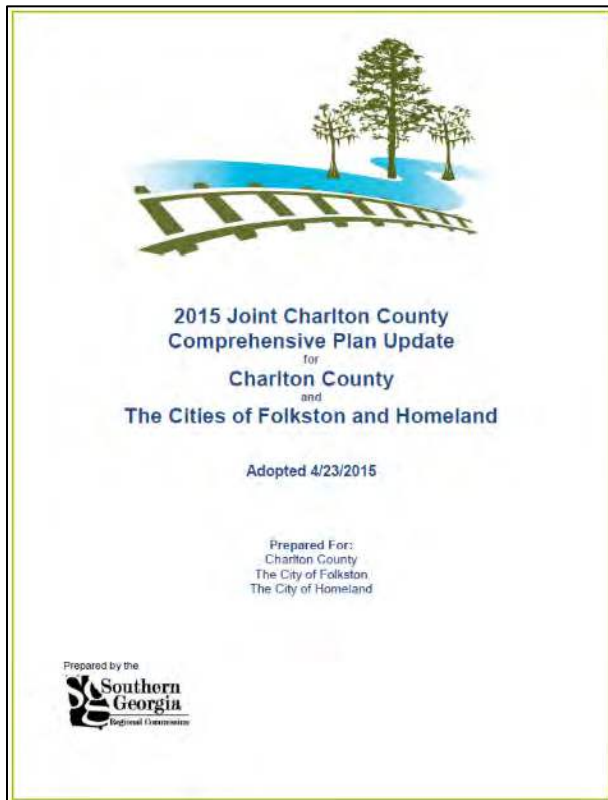
Quality Community Objectives:




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



6. Opportunities for collaboration

- Combine comp plan meetings with reminders about the Service Delivery Strategy



SERVICE DELIVERY STRATEGY

FORM 5: Certifications for Extension of Existing SDS

Instructions: This form is to be used by a jurisdiction as agreed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 8,999 residing within the county. Cities with a 2010 population below 500 are local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

If this strategy for providing ANY local service is being revised, FORM 5 CANNOT be used. When revisions are necessary, a submittal MUST include updates to FORM 1, FORM 2, and FORM 4 that cover ALL local services.

COUNTY: **TYPE COUNTY NAME HERE**

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have reviewed our existing Service Delivery Strategy (SDS) and have determined that it continues to accurately reflect our preferred arrangements for providing **ALL** local services throughout our county and no changes in our Strategy are needed at this time. We authorize its extension until:

Select Date Below	Type End-Year Below
<input type="checkbox"/> February 28,	YEAR
<input type="checkbox"/> June 30,	
<input type="checkbox"/> October 31,	
2. Each of our governing bodies (County Commission and City Councils) that are a party to this strategy have adopted resolutions agreeing to the Service Delivery arrangements identified in our strategy and have executed agreements for implementation of our service delivery strategy (O.C.G.A. 38-70-21);
3. Our service delivery strategy continues to promote the delivery of local government services in the most efficient, effective, and responsive manner for all residents, individuals and property owners throughout the county (O.C.G.A. 38-70-24 (1));
4. Our service delivery strategy continues to provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 38-70-24 (2));
5. Our service delivery strategy continues to ensure that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 38-70-24 (3));
6. Our Service Delivery Strategy continues to ensure that the officially adopted County and City land use plans of all local governments located in the County are compatible and nonconflicting (O.C.G.A. 38-70-24 (4)(A));
7. Our Service Delivery Strategy continues to ensure that the provision of extrajurisdictional water and sewer services by any jurisdiction is consistent with all County and City land use plans and ordinances (O.C.G.A. 38-70-24 (4)(B)); and
8. DCA has been provided a copy of this certification and copies of all forms, maps and supporting agreements needed to accurately depict our agreed upon strategy (O.C.G.A. 38-70-27).

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7. Follow up on implementation



What other innovative solutions are there?



Thank you

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