

**A Resolution of the Glascock County Board of Commissioners
for the Adoption of the
Glascock County Joint Comprehensive Plan 2025-2030**

WHEREAS, the Glascock County Board of Commissioners, the governing authority of Glascock County, Georgia, in conjunction with the City of Gibson, Georgia, the Town of Edgehill, Georgia, and the Town of Mitchell, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2025-2030* and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Glascock County Board of Commissioners that the *Glascock County Joint Comprehensive Plan 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 4th day of March, 2025



Anthony Griswell, Chairman
Glascock County Board of Commissioners

ATTEST:



Rhonda Phillips, County Clerk

RESOLUTION

**A Resolution of the City of Edgehill for the Adoption of the
Glascock County Joint Comprehensive Plan 2020-2025**

WHEREAS, the Edgehill City Council, the governing authority of Edgehill, Georgia, in conjunction with the Town of Mitchell, Georgia, the City of Gibson, Georgia, and Glascock County, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2025-2030*, and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Edgehill City Council that the *Glascock County Joint Comprehensive Plan 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 3rd day of February, 2025

Dewey V. Belcher
Dewey Belcher, Mayor
City of Edgehill

ATTEST:

Angela R. Barrow
Angela Barrow
City Clerk/Other

A Resolution of the City of Gibson for the Adoption of the Glascock County Joint Comprehensive Plan 2025-2030

WHEREAS, the Gibson City Council, the governing authority of Gibson, Georgia, in conjunction with the Town of Mitchell, Georgia, the City of Edgehill, Georgia, and Glascock County, Georgia, has prepared the *Glascock County Joint Comprehensive Plan 2025-2030*; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascock County Joint Comprehensive Plan 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

NOW, THEREFORE, BE IT RESOLVED by the Gibson City Council that the *Glascock County Joint Comprehensive Plan 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 16 day of January, 2025

Warren Pittman
Warren Pittman, Mayor
City of Gibson

ATTEST:
Brandi Pritchett
Brandi Pritchett, City Clerk

**A Resolution of the Town of Mitchell for the Adoption of the
Glascok County Joint Comprehensive Plan 2025-2030**

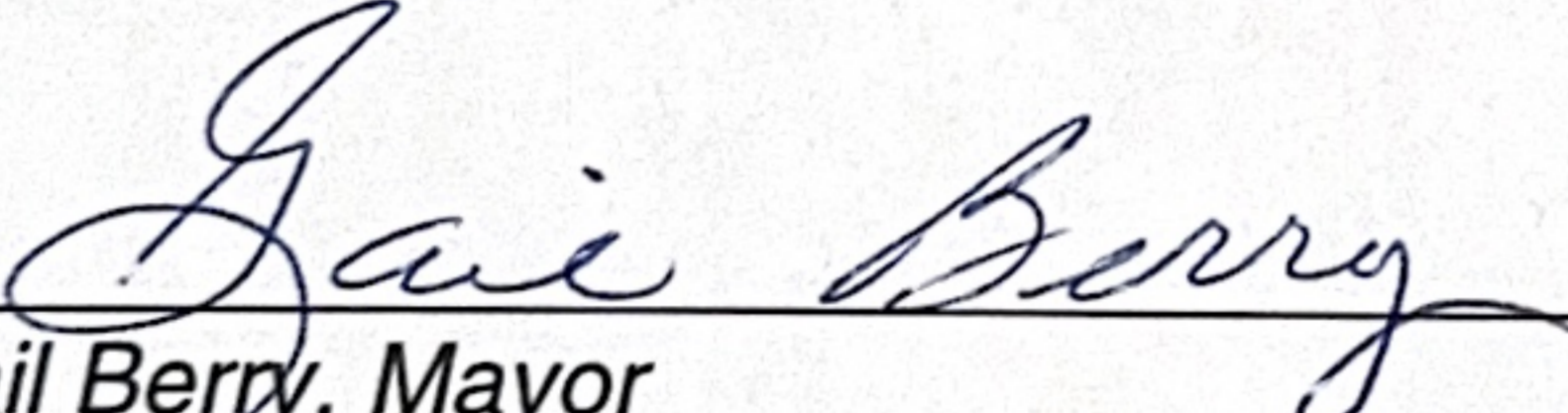
WHEREAS, the Mitchell Town Council, the governing authority of Mitchell, Georgia, in conjunction with the City of Gibson, Georgia, the City of Edgehill, Georgia, and Glascok County, Georgia, has prepared the *Glascok County Joint Comprehensive Plan 2025-2030*; and,

WHEREAS, the *Glascok County Joint Comprehensive Plan 2025-2030* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Glascok County Joint Comprehensive Plan 2025-2030* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning";

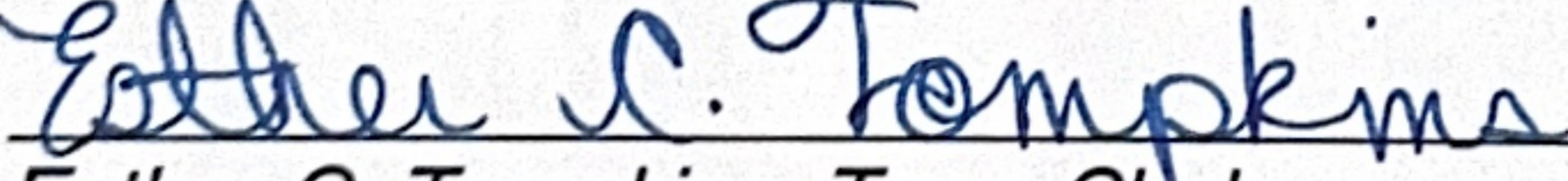
NOW, THEREFORE, BE IT RESOLVED by the Mitchell Town Council that the *Glascok County Joint Comprehensive Plan 2025-2030* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 13 day of January, 2025



Gail Berry, Mayor
Town of Mitchell

ATTEST:



Esther C. Tompkins, Town Clerk

GLASCOCK COUNTY *Georgia*



2025-2030
Joint Comprehensive Plan Update

Edgehill

Gibson

Mitchell

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Joint Comprehensive Plan

2025 - 2030

This document was prepared jointly with the cooperation
of the following local governments:

The Chairman and Glascock County Board of Commissioners

PO Box 66
Gibson, GA 30810
Adopted: March 4, 2025

The City of Edgehill

6134 GA Highway 171 South
Edgehill, GA 30810
Adopted: February 3, 2025

The City of Gibson

PO Box 278
Gibson, GA 30810-0278
Adopted: January 6, 2025

The Town of Mitchell

PO Box 32
Mitchell, GA 30820
Adopted: January 13, 2025

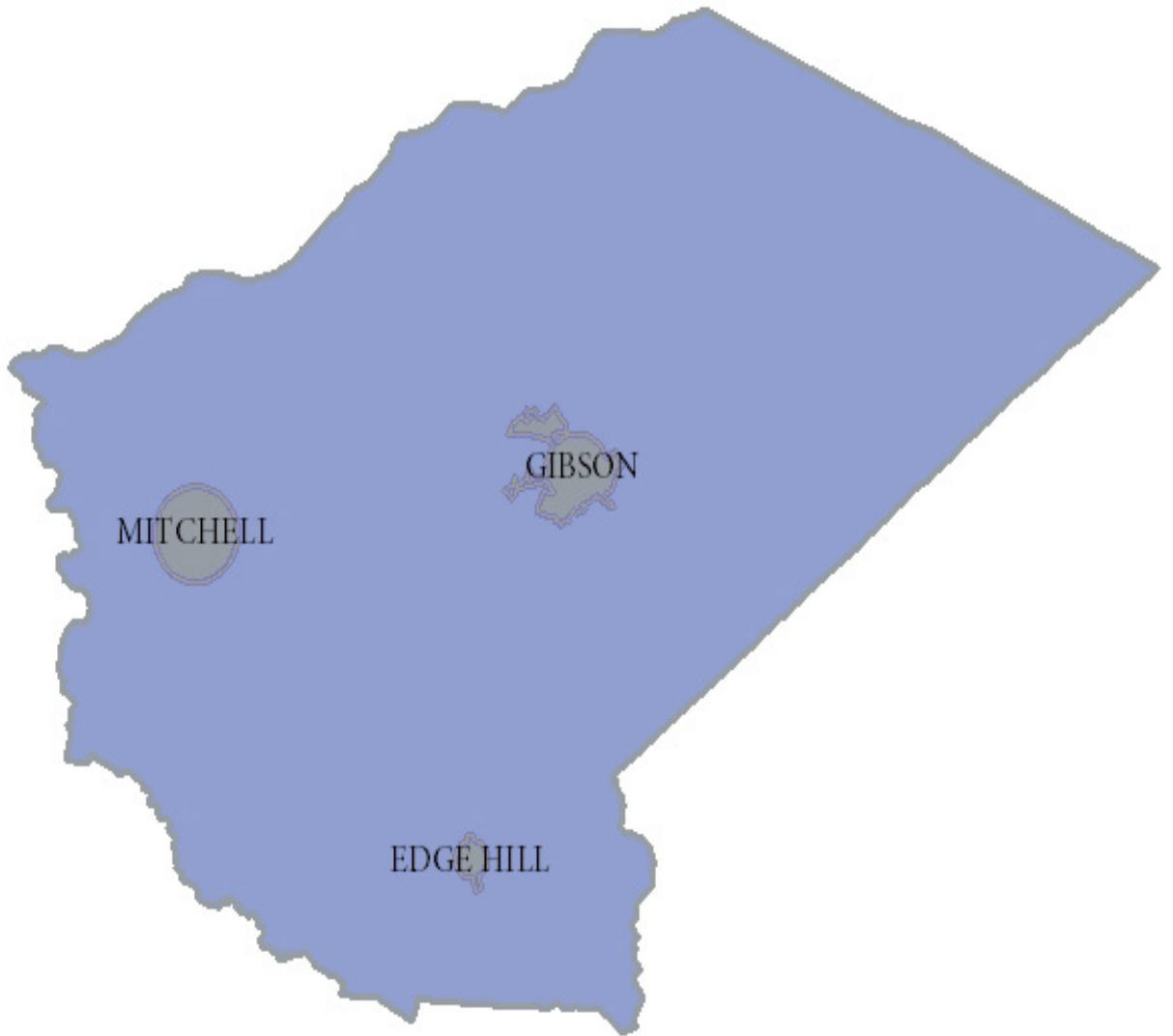
Prepared By:



3626 Walton Way Extension
Suite 1
Augusta, Georgia 30909

CSRA REGION





Glascock County

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Introduction

The Glascock County Joint Comprehensive Plan 2025 represents the communities' shared long-term goals and individualized short-term activities for the future. It is a blueprint for creating the type of community residents want to see and companies want to work with in the coming decades.

In preparing this plan, Glascock County recognizes that there are a number of assets that can be marketed to attract growth and that there also exists the opportunity to develop mechanisms that will shape future development in a manner that does not compromise the community's historic identity or rural quality of life.

The purpose of the Comprehensive Plan is to provide the local elected officials of Glascock County with a tool to manage and guide the future growth of the county through the year 2030. The plan also represents the County's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the "Minimum Standards and Procedures for Local Comprehensive Planning" established by the Act, is intended to provide guidelines that the County and its municipalities can follow when making decisions about providing future public facilities and services. The plan should also guide local government decision-making regarding economic development, environmental protection, housing, facility provision and future land use.

The Glascock County Joint Comprehensive Plan is the official guiding document for the County and the communities of Gibson, Edgehill, and Mitchell. This document serves to:

- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program." Each community's five-year community work program lists measurable projects that will be undertaken within the applicable community's geographic area consistent with their stated comprehensive plan goals.

This document includes data at a variety of scales, from the state down to the municipal level. This data provides valuable context and comparison information for plan users. In conjunction with the Glascock County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizens understand the benefits of proper community planning.

Community Background

Glascok County and the municipalities of Gibson, Mitchell, and Edgehill are located in East-Central Georgia, approximately 35 miles West of Augusta and 115 miles East of Atlanta. The county and municipalities are members of the Central Savannah River Area Regional Commission (RC) located in Augusta.

Glascok County was formed in 1870 from parts of Glascok and Jefferson counties as Georgia's 122nd county, Glascok County's traditional importance to the state is evidenced by the significant historic sites and structures throughout the community – ranging from Colonial times through Reconstruction.

Gibson was named for Judge William Gibson, a former Colonel in the Confederate Army, who donated \$500 for the first public building (the courthouse) in Glascok County.

The Ogeechee River, which forms a portion of the Western boundary of the county, provides a wide variety of recreational activities. Rocky Comfort Creek also provides fishing and camping.

The county has one kaolin mining and processing plant. Farming and forestry are the dominant sectors of the economy.

The Glascok County courthouse in Gibson was constructed in 1919 and is listed on the National Register of Historic Places. Other interesting historic sites include the Kelley House (1880), the Victorian Peebles Home (1890), and the James Kelley/Sherman Harris place (1828).

Gibson, the county seat of Glascok County, was incorporated August 20, 1913. Gibson is located at the intersection of Ga. highways 171 and 102, in what is considered East Central Georgia. Neighboring cities include Edge Hill and Mitchell.

County Snapshot

Median Household Income



\$60,469

Total Housing Units



1,403

Total Households



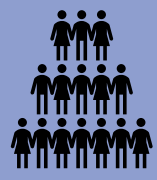
1,052

Residents Without Health Coverage



10.2%

Total Population



2,903

Poverty Rate



15.5%

Bachelors Degree or Higher



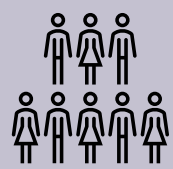
12.9%

Median Gross Rent



\$779

Hispanic or Latino Population



52

Median Age



43.2

Planning Process and Community Involvement

What is the Comprehensive Plan?

The Comprehensive Plan is a policy document that guides the future growth of Glascock County. It is designed to facilitate a coordinated planning program that ultimately leads to desired future social and economic outcomes for all its jurisdictions. It serves as a guide to both the public and private sector, providing guidance on items such as land development, housing improvements, economic development, cultural/environmental protection, and provision of community services and facilities. The comprehensive plan is a document encourages consistency and coherence in county and municipal policies.

How to use the Comprehensive Plan.

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council, Board of Commissioners or government staff should refer to this plan's policies when deciding on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the comprehensive plan. These include but are not limited to the CSRA Regional Plan, the County Solid Waste Management Plan, the comprehensive and solid waste plans of other nearby jurisdictions, the Regional Water Plan, the CSRA Regionally Important Resource Plan, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

Comprehensive Plan Components

The CSRA-RC is the county's selected planning coordinator for Glascock County's Joint Comprehensive Plan 2025-2030. This document has been prepared to exceed the minimum requirements of Georgia DCA's Minimum Standards and Procedures for Local Comprehensive Planning (effective October 2018). The 2025 Comprehensive Plan includes the following state-required and elective components:

Community Goals | Needs and Opportunities | Report of Accomplishments
Community Work Program | Public Involvement Overview
Economic Development | Land Use | Housing | Broadband Services
Natural & Cultural Resources | Community Facilities & Services

All state required comprehensive planning components and additional elective elements listed are distributed throughout the Glascock County Comprehensive Plan in various chapters and appendix.

Service Delivery Strategy

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlaps or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county. The Glascock County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort. The last SDS update was in November, 2020.

Brian P. Kemp
Governor



Christopher Nunn
Commissioner

MEMORANDUM

TO: Honorable Lori Boyen
Chair, Glascock County Commission
Honorable Dewey Belcher
Mayor, City of Edgehill

Honorable Greg Kelley
Mayor, City of Gibson
Honorable Gail Berry
Mayor, Town of Mitchell

FROM: Tyler Reinagel, Ph.D.
Director, Office of Planning and Research

DATE: November 10, 2020

SUBJECT: Service Delivery Strategy Verification

We are happy to inform you that the Department of Community Affairs has reviewed the recent update of the Service Delivery Strategy for Glascock County and the Cities of Edgehill, Gibson and Mitchell and verified that it meets all applicable requirements. Please note that verifying your service delivery strategy in no way affects your Qualified Local Government status under the separate requirements of the Georgia Planning Act.

This Service Delivery Strategy must be reviewed and revised if any of the following occur:

- 1) Update of the county's comprehensive plan;
- 2) Change of service delivery arrangements;
- 3) Change in revenue distribution arrangements (e.g., changes to LOST distribution among the county and its municipalities);
- 4) Creation, abolition, or consolidation of local governments;
- 5) Expiration of the existing service delivery strategy agreement; or
- 6) The county and affected municipalities otherwise agree to revise the strategy.

Additionally, be aware that state agencies are prohibited under Georgia law from providing state administered financial assistance, grants, loans, or permits to local projects that are inconsistent with the strategy. It is necessary for local governments to ensure that local projects are consistent with their Service Delivery Strategy prior to seeking state assistance.

TR/zz
cc: Andy Croston, CSRA-RC Executive Director
Regina Pyles, CSRA-RC Planning Director
Rhonda Phillips, Glascock County Clerk
Angela Barrow, Edgehill City Clerk
Brandi Pritchett, Gibson City Clerk
Sara Simmons, Mitchell City Clerk



Plan Development Process

First Required Public Hearing: Briefs the public on the process and describes opportunities to participate.

Plan Development: Includes data collection and analysis; includes opportunities for involvement from stakeholders and community members.

Second Public Hearing: Provides an opportunity for comment on the publicly available draft plan and notifies the public of plan submittal for official review.

Submittal of Draft Plan for Review: Requires a formal letter from the highest elected official to the CSRA-RC; CSRA-RC submits the plan to DCA.

Notification of Interested Parties: Provides all interested parties (other governments, state agencies, etc.) the opportunity for plan for review and comment.

Regional Commission & DCA Review: Includes CSRA-RC review for potential conflicts and DCA review for statute compliance.

Report of Findings and Recommendations: Is transmitted within 40 days after submittal.

Plan Revisions: May be made to the plan to meet state requirements or address comments from interested parties.

Plan Adoption: Occurs after official DCA approval of the plan.

Notification of Local Adoption: Requires the submittal of a signed resolution and adopted plan to the CSRA-RC within 7 days; CSRA-RC forwards this to DCA Qualified Local Government status (QLG); Includes a written notification from DCA that the jurisdiction's QLG status has been extended.

Publicizing the Plan: Occurs after plan adoption and informs citizens of final plan availability.

Public Involvement Overview

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plans to follow a set of minimum procedures to ensure the public has the opportunity to provide input and review the comprehensive plan document as it is created.

Consistent public input is a necessary component for the creation and completion of the comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A primary purpose of the stakeholder committee is ensuring that CSRA-RC staff adequately presented the aforementioned shared vision, goals, and objectives of the community.

The members of the Glascock County stakeholder committee for this planning process were:

- Lori Boyen - Glascock County, Chairman
- Lewis Berry - City of Mitchell, Mayor Pro-Tem
- Brandi Prichett - City of Gibson, Clerk
- Kathy Chalker - Glascock County, Family Connection/Communities in Schools board member
- Allen Underwood - Town of Mitchell, Councilman
- Warren Pittman - City of Gibson, Mayor
- Charles Harrell - Glascock County, Family Connection/Communities in Schools board member
- Gary Kitchens - Town of Edgehill, Councilman
- Jeremy Kelley - Glascock County, Sheriff
- Jessica Miller - Glascock County, School Superintendent
- Juanice Gordy - Glascock County, Senior Center Director
- Rhonda Philips - Glascock County, Clerk
- Jennifer Kelley - Glascock County, Family Connection/Communities in Schools Executive Director
- Rachel DeLoach - Glascock County Development Authority
- Gail Berry - City of Mitchell, Mayor
- Autumn Milburn - Glascock County Commissioner
- Dewey Belcher - Mayor of Edgehill
- Angela Barrow - Clerk, Edgehill
- Joe Dixon - Glascock County Commissioner
- Scott Lamb - Glascock County Commissioner
- Jeffery Chalker - Glascock County Commissioner

Stakeholder meetings were held on the following dates:

October 17th, 2024
November 7th, 2024

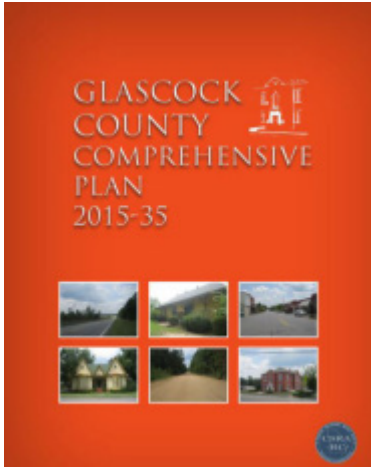
Two public hearings were held as a part of the plan update process:

September 10, 2024
December 3, 2024



Prior Plans

The comprehensive plan is a living document that should be updated as the community it describes changes. The Georgia Department of Community Affairs (DCA) requires 5-year updates of the plan and community work program to ensure community needs are met. Prior versions of Glascock County comprehensive plans have diminished in relevance as implementation recommendations have either been completed or, due the passage of time, the importance of certain recommendations are not longer important. This new comprehensive plan document addresses community changes since the prior plan was adopted.



SWOT Analysis

As a part of the planning process, the communities held two public hearings, provided information online, and conducted a survey. Based on the community survey, stakeholder conversations and available data, the CSRA RC staff compiled a list of Strengths, Weaknesses, Opportunities, and Threats. The SWOT results represent a combination of common findings for all jurisdictions and were used in identifying community needs and opportunities.

Strengths

- small town character
- community grocery store
- collaborative working relationships between governments and citizens
- low crime
- good school system
- TIA/TSPLOST discretionary funds available for road patching and resurfacing
- land available to develop
- good police and first responders
- good nursing home
- many historic resources
- municipal water systems
- Glascock counties recreation department
- active senior center
- communities in schools program

Weaknesses

- capitalizing on the beauty in the downtowns and rural areas
- promoting county assets online
- working with neighboring counties to share services
- expansion of existing community services and facilities
- utilize new technology
- electronic sign in town and at the recreation department

Opportunities

- no animal services
- small tax base/ lack of funding for services
- lack of job opportunities in the county
- recreation areas in need of upgrades
- aging infrastructure (water, sewer, roads)
- blighted properties and overgrown lots
- lack of zoning or property maintenance codes
- lack of industry
- landowners in downtowns unwilling to sell or do property maintenance on vacant structures
- continued deployment of broadband Internet
- Gibson downtown has a problematic intersection for bus and truck traffic
- no 24 hour ambulance service available
- unable to meet expectations for services of newcomers to community

Threats

- unfunded mandates
- expense of extending broadband services
- retirees moving in with insufficient services to aid them in the future
- other communities are able to attract younger residents away from Glascock
- no benefits or incentives to offer city/county employees
- the need to attract and retain qualified employees

Community Needs and Opportunities

Economic Development

Needs

- To improve the appearance of downtown storefronts
- Additional employment opportunities
- To make sure development benefits Glascock
- Additional marketing opportunities for local businesses
- Additional infrastructure to assist in attracting industry
- More small businesses
- A pharmacy and other businesses that would benefit seniors
- Additional social places such as dine-in restaurants
- Broadband service
- More businesses in our downtown storefronts

Opportunities

- Development Authority can assist in attracting industry
- The industrial park has available space for industry
- Existing sites with access to sewer/water in incorporated areas that can support commercial development
- Collaborate at a multi-jurisdictional level to promote tourism throughout the county
- Available land for solar development
- Continue participating in the “Go Film Georgia” program and utilizing scenic buildings and landscapes
- The regional economy continues to grow
- Incorporated areas serve as centers of activity in the county

Housing

Needs

- To assess housing conditions throughout the County (Building inspector)
- Address absentee property owners who neglect their properties through fines, code enforcement, etc (Develop Code)
- To generate additional interest from developers
- Housing options that are attractive for young families
- To address aging/declining housing stock

Opportunities

- A distinct rural character that can attract residents seeking that environment
- Infill or redevelopment housing in blighted areas

Community Needs and Opportunities

Community Facilities

Needs

- Expand or improve infrastructure in areas identified for potential industrial development
- Upgrade and repair aging infrastructure and drainage
- Upgrade recreational facilities
- Secure land for consolidated county offices
- Build adjoining building for Fire and Ambulance Services

Opportunities

- Reuse options for vacant or underutilized public buildings
- Improve transit service
- Work with neighboring counties to provide enhanced emergency services/develop partnership with Warren County to provide 24 hour ambulance service.

Natural and Cultural Resources

Needs

- Historic homes and other structures in need of preservation
- Protect water resources from incompatible development

Opportunities

- A beautiful natural landscape
- Promote historic downtowns and cultural attractions (e.g. depot, courthouse, etc)

Community Needs and Opportunities

Land Use

Needs

- To establish land use regulation, including those for private roads and development standards
- To adopt codes and building/property maintenance standards

Opportunities

- Joining forces with other communities on code enforcement
- Utilize the RC to update maps and create ordinances
- Utilize DCA, ACCG and GMA provided model codes/ordinances as baselines

Transportation

Needs

- Road paving and improvements
- Safe paths to walk in areas where walking is prevalent, including sidewalks
- To review recreational opportunities and facility quality

Opportunities

- Land suitable to expand recreation
- Ability to improve access to downtowns from surrounding neighborhoods

Intergovernmental Coordination

Opportunities

- Work with neighboring counties to provide new or expand existing services



Community Goals and Policies

Broadband

Goal

To ensure that all residents, businesses and institutions have access to quality, affordable high speed Internet throughout the county.

- Provide residents, businesses and institutions with opportunities to discuss their broadband issues.
- Pursue funding opportunities to expand and/or improve access.
- Seek opportunities to partner with neighboring jurisdictions to create or expand high speed Internet infrastructure where feasible.

Economic Development

Goal

To strengthen our economy in the near term and long term through expanded job opportunities, excellent education, and vibrant, attractive downtowns.

- Encourage cleanup and reuse of brown-field sites.
- Focus on downtown commercial and residential development, including adaptive reuse
- Support the local agricultural sector.
- Pursue development at the industrial park and other possible sites.
- More aggressively market Glascock County to potential investors, residents and visitors.
- Identify under-served retail sectors and pursue opportunities.
- Consider new infrastructure investments where they could provide a return on investment.
- Use the county's historical and natural landscapes as means to attract tourism, film making and other forms of investment.
- Continue to fund efforts to recruit clean, responsible industry to all areas of Glascock County capitalizing on our infrastructure.
- Establish facilities and services that will enhance the development of an educated, motivated workforce.
- Promote Glascock County as a day trip destination for people in the surrounding counties and metro areas.
- Actively promote support of locally grown and produced agricultural products.

Community Goals and Policies

Community Facilities

Goal

To provide adequate facilities and cost-effective services that meet the needs of residents and improve overall quality of life.

- Utilize websites and social media to promote and advertise available programs.
- Examine street networks/sidewalks near popular destinations; create plans to address deficiencies.
- Continue to support and look for ways to improve services to our aging population.
- Work to improve offerings and accessibility to the library.
- Support and engage local non-profit organizations that aim to address child and family welfare.
Make efficient use of existing infrastructure and public facilities and prioritize maintenance of them in order to minimize the need for costly new/expanded facilities and services.
- Use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- Invest in parks and open space to enhance the quality of life for our citizens.
- Support law enforcement and other government agencies with needed equipment and facilities.
- Review the delivery of services with Glascock County and identify ways to eliminate duplicative services.

Natural and Cultural Resources

Goal

To maintain Glascock County's unique natural and cultural heritage through protection and preservation of resources and critical assets.

- Utilize design guidelines to protect the design and character of historic structures while exercising flexibility in their use.
- Promote the use of historic preservation rehabilitation tax credits.
- Look for opportunities to link natural, agricultural, and/or cultural sites together to create tourist and resident experiences.
- Consider natural and cultural resources impacts, protection, and conservation when making land use or other planning and development decisions.
- Ensure safe and adequate supplies of water through protection of ground and surface water sources.

Goal

To maintain a sense of place in the community and protect against incompatible development.

- Decisions about development will enhance our community's character and sense of place.
- Preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Ensure that we have adequate land use regulation to meet community goals.
- Pursue avenues for funding code enforcement.
- 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.

Goal

To improve housing conditions and increase housing options.

- Participate in CHIP, GICH, USDA and CDBG housing rehab programs as feasible.
- Recruit and target development in areas with existing infrastructure and along existing corridors in order to have opportunity to expand capacity for redevelopment.
- Incorporate open space, natural landscape, and common green-space in new residential development.
- Promote affordable housing options.
- Actively work to increase quality multi-family options.
- Pursue funding for code enforcement.

Goal

To maintain a quality transportation network and expand transportation options for residents of all ages.

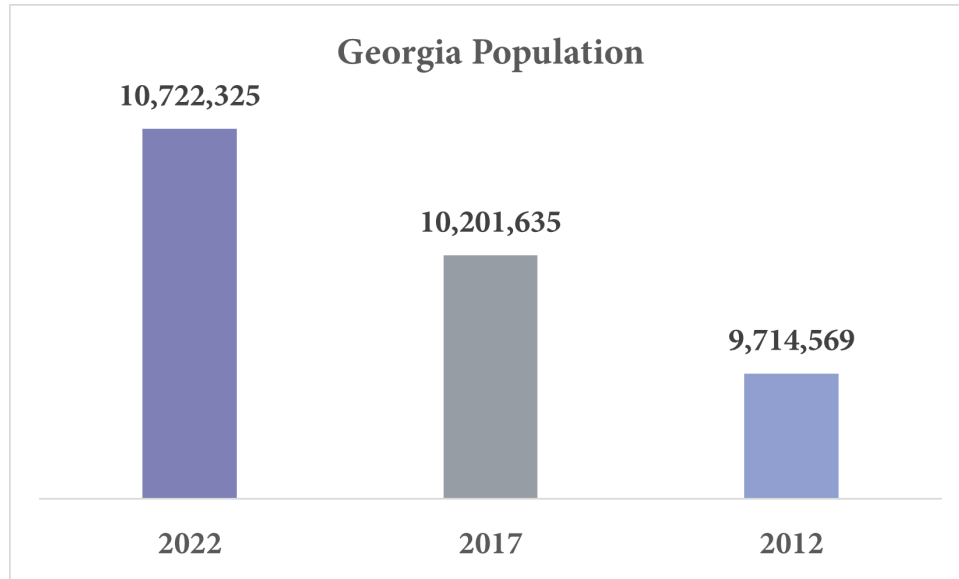
- Support development of a trails network throughout the community.
- Improve and add sidewalks and other pedestrian facilities as needed.
- Support the current transit system.
- Focus on the maintenance of existing local roads, and the repair of bridges that have been deemed deficient by GDOT.
- Evaluate the potential for increased pedestrian/bicycle facilities when repaving or widening roads.



Demographic Overview

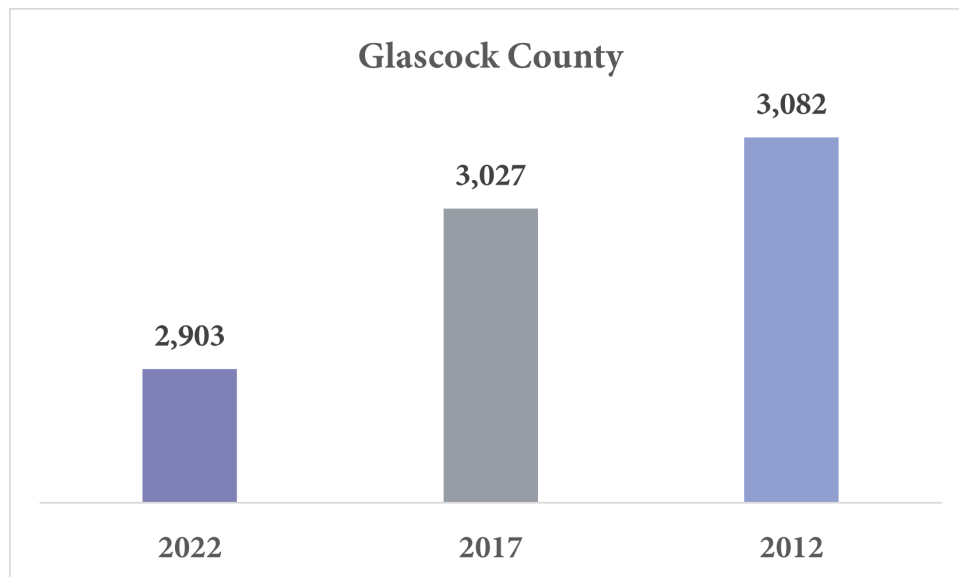
The demographic overview aims to provide an understanding of who Glascock County's residents are and how the county is changing. Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.

Population



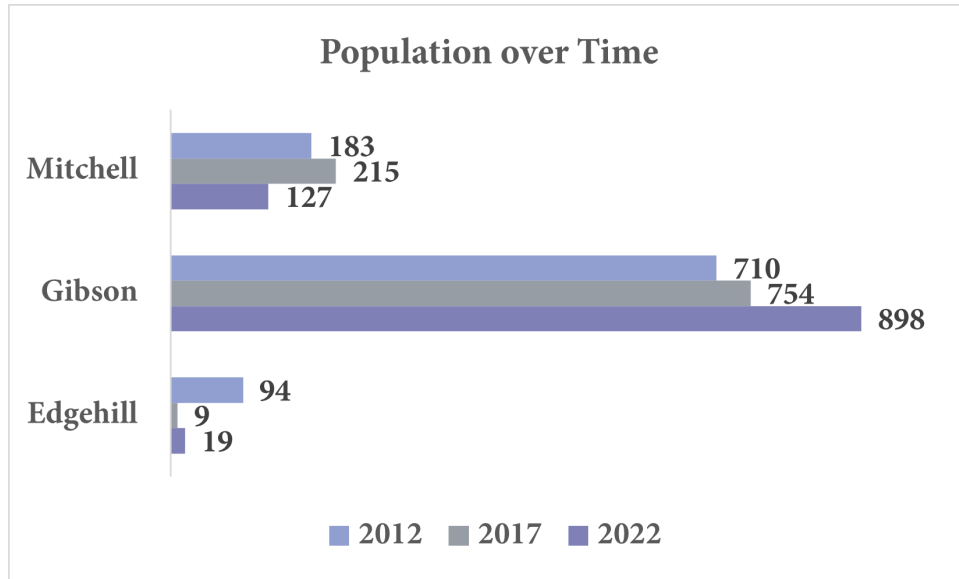
Source: American Community Survey, 5-year estimates, S0101, 2022, 2017, and 2012.

According to the American Community Survey, the population in Glascock County in 2022 was 2,903; which reflects a decline in population of 6% from 2012. In 2022, the median age in Glascock County was 43. During this same period of time, the state of Georgia had an increase in population by 10%. The median age in the state of Georgia in 2022 was 37.



Source: American Community Survey, 5-year estimates, S0101, 2022, 2017, and 2012.

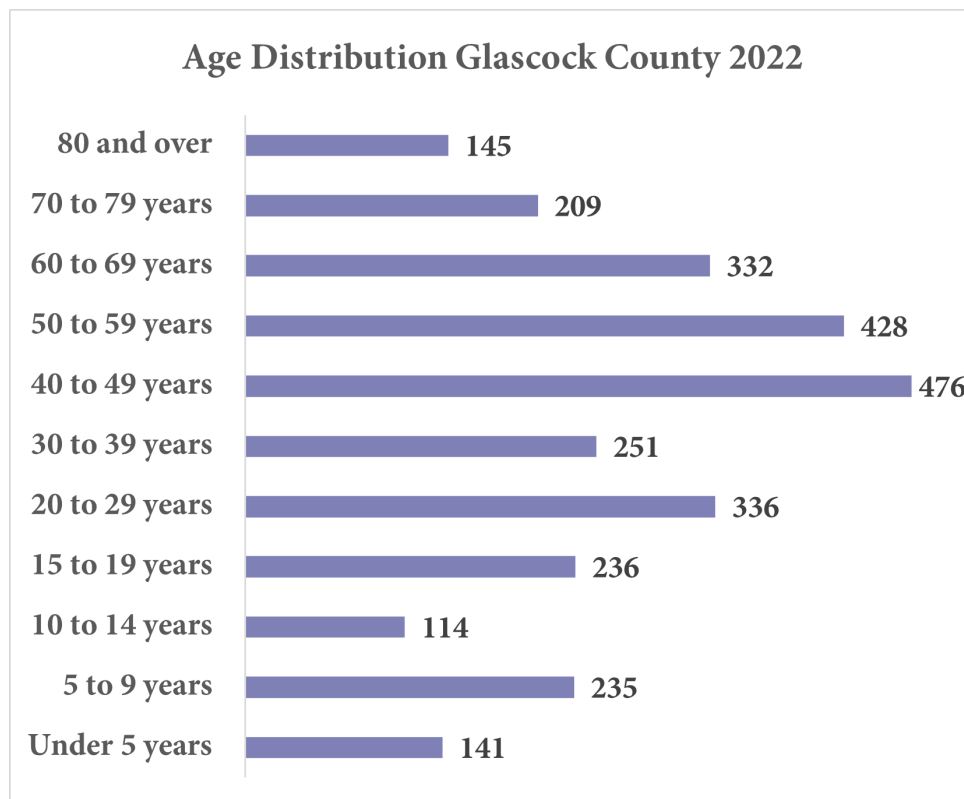
Population



Source: American Community Survey, 5-year estimates, S0101, 2022, 2017, and 2012.

Mitchell and Edgehill both saw a decline in population since 2012. Mitchell saw a decline in population of almost 80%.

In Glascock County, the age group with the largest portions of population in 2022 were 40 to 49 year olds. The age group with the smallest population was 10 to 14 years olds.



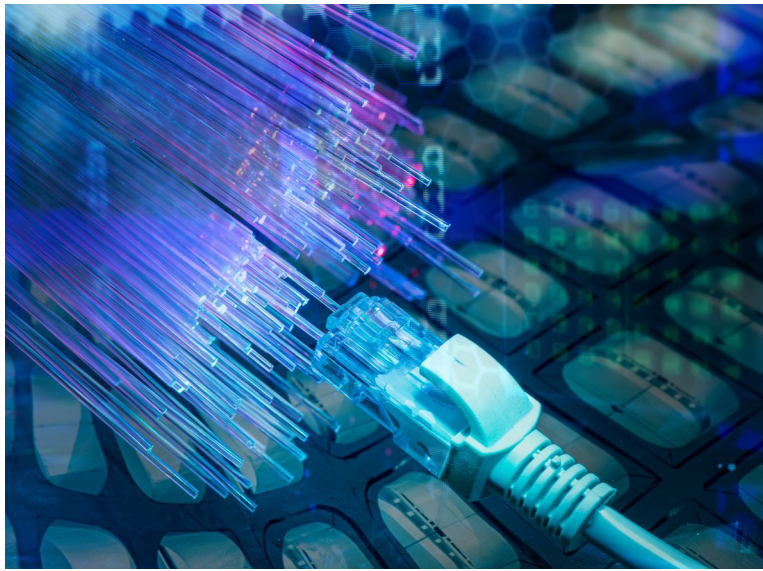
Source: American Community Survey, 5-year estimates, S0101, 2022, 2017, and 2012.



Broadband

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to patients with no rural hospital or clinic, to county staff streaming on-line training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.

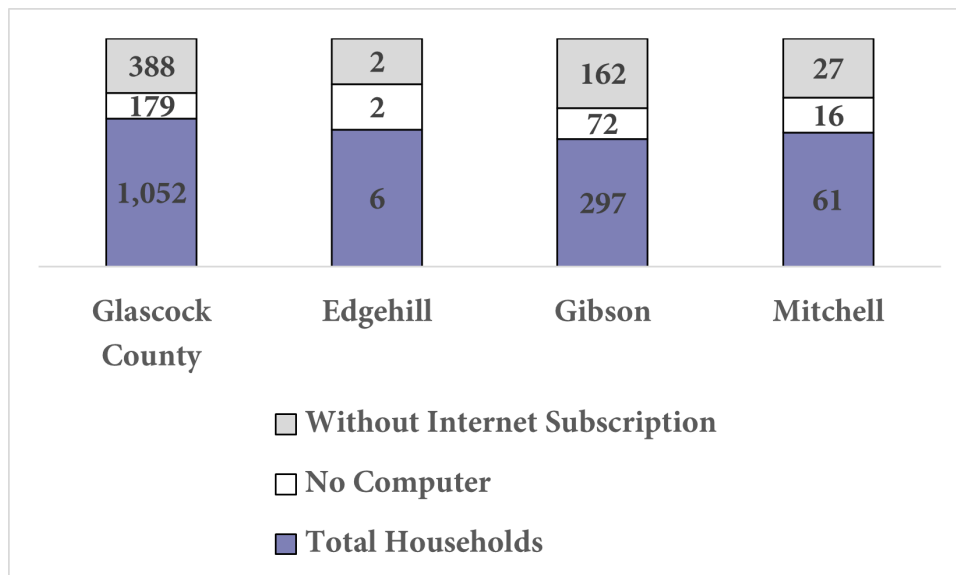


WHAT IS BROADBAND?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coax cable. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. Glascock County is no exception in many parts of the county.

Different technologies:

- Fiber optic cable - buried underground and transmits data over light through glass or plastic
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. They are not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.



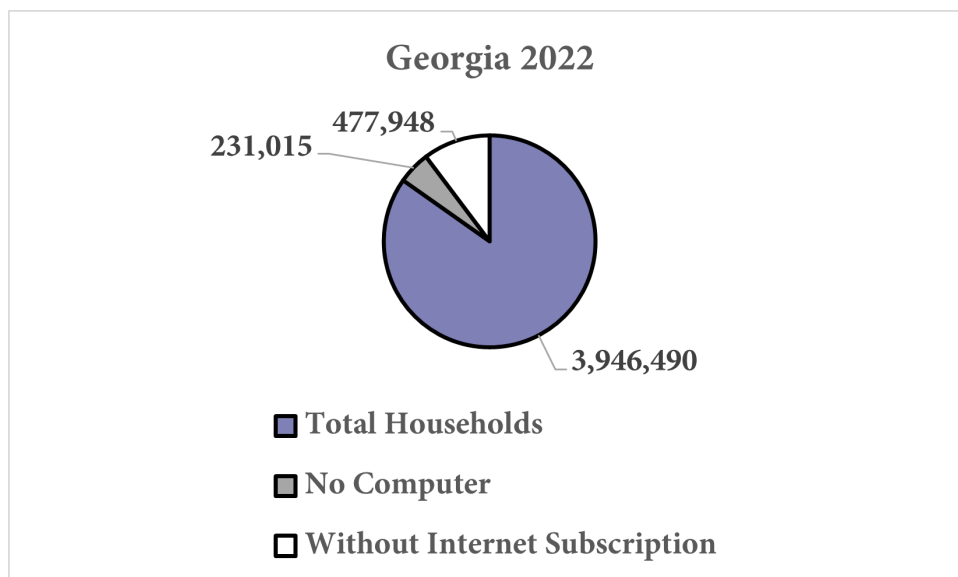
THE ACE ACT

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

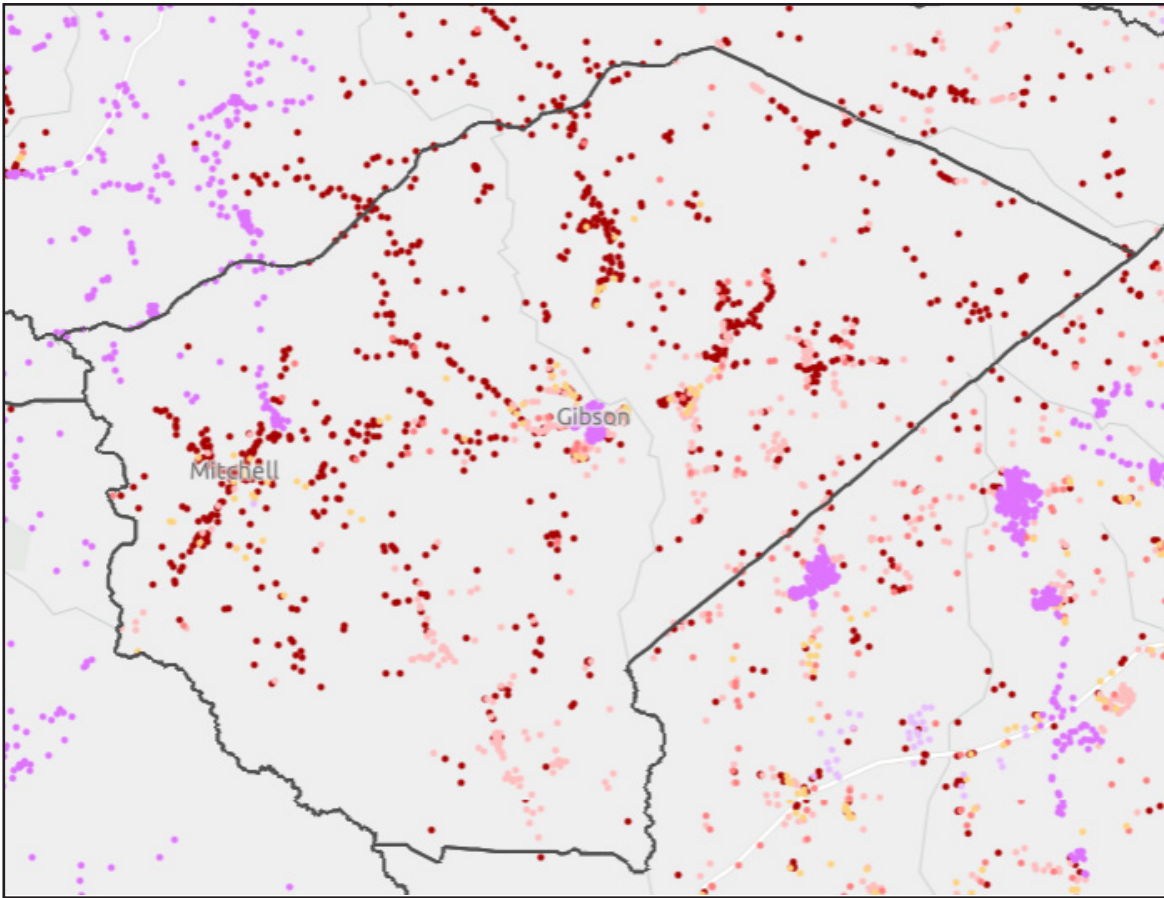
- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.
- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.

The role of state agencies:

- The OneGeorgia Authority - the OneGeorgia Authority Act will be amended to include broadband services.
- The Georgia Technology Authority - developing a state-wide broadband services deployment plan, they will work with the Georgia Department of Community Affairs and the OneGeorgia Authority to establish grant programs, designation programs, and other programs to promote the deployment of broadband services.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. The RC staff have assisted the local governments in by transferring locally-provided addresses and locations to DCA. A map will be provided by DCA to determine served and unserved areas of broadband service, based on service information collected for the locally-provided addresses. Currently, only Phase 1 mapping has been made available. The map for Glascock County is on the following page.



Broadband Availability, Glascock County



Legend

Location Speed Code

■	No Data
■	0 (< 10/1 Mbps)
■	10 ($\geq 10/1 < 25/3$ Mbps)
■	25 ($\geq 25/3 < 100/20$ Mbps)
■	102 ($\geq 100/20 < 100/100$ Mbps)
■	110 ($\geq 100/100 < 1000/1000$ Mbps)
■	1000 ($\geq 1000/1000$ Mbps)

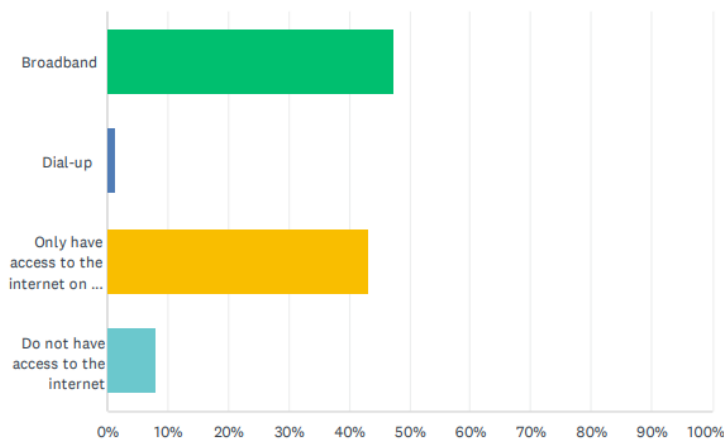
Explosive growth in wireless and fiber-optic communication has provided many urban areas in Georgia with excellent broadband infrastructure. In many larger cities of the state, there are multiple providers who compete by offering lower prices and faster broadband speeds. However, not all the regions of the state have benefited from fiber-optic growth. Most areas of the CSRA outside of the urbanized parts of Columbia and Augusta-Richmond counties lag in both choice and quality of service. The disparity increases as you move west across the region toward Hancock County. Most of these areas are not served by any land broadband service provider, making slower satellite Internet service the only option. One major challenge facing the rural areas in particular is download speeds (actual versus maximum advertised). Modern business and home-use needs require ever-growing download speeds, and it is not uncommon in many major urban areas for the vast majority of speeds to be between 100 mbps and 1 gigabit. The graph below presents download speeds for the CSRA region. Over one-third of the region's download speeds are greater than 10Mbps (primarily in the urban area), compared to less than 10% in the rural areas. According to the Federal Communications Commission (FCC), a minimum download speed for a household using 2 devices at once for functions like email, browsing, and Internet radio is 3-8 Mbps (Megabits per second). The figures on the next page are FCC listed general guidelines for minimum download speeds.

In today's high-tech economy, broadband infrastructure is as vital to business development decisions as water, sewer and transportation systems. Broadband is critical in attracting and cultivating new employers as well as keeping existing businesses competitive. From small businesses to large manufacturers, broadband is a critical element in operating efficiency and access to the global marketplace. The CSRA RC considers broadband the region's top infrastructure priority and has been aggressively pursuing state and federal funding to remedy this deficiency by extending broadband infrastructure to areas of the region that currently lack it. Several communities have indicated an interest in the state's new Broadband Ready designation, and RC staff will be working with cities and counties to update comprehensive plans and undertake other activities to achieve the designation and extend services.

Glascok County Joint Comprehensive Plan 2025-2030 Community Survey

Q8 What type of internet access do you have at home?

Answered: 74 Skipped: 51

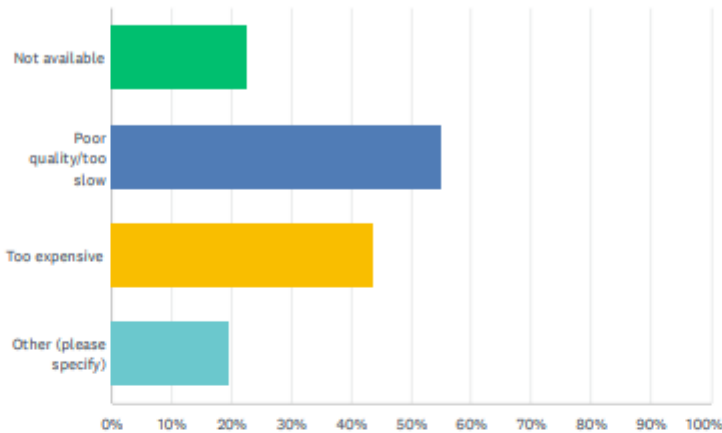


ANSWER CHOICES	RESPONSES	
Broadband	47.30%	35
Dial-up	1.35%	1
Only have access to the internet on my cell phone	43.24%	32
Do not have access to the internet	8.11%	6
TOTAL		74

Glascocock County's joint action plan for pursuing broadband connectivity across the county includes utilizing the policies identified in the Broadband Services portion of the Community Goals element of this plan, as well as the broadband-related actions identified in the Community Work Program. This includes participation in the East GA Broadband Initiative. This project would establish a fiber line from the Augusta area to the Atlanta area. It would establish a POP (point of presence) building in each county along the route, allowing for future development of broadband in all counties and cities along this route. In 2019, the group of counties worked with Planters Communications in applying for funding that was ultimately unsuccessful. The counties will continue to work together towards finding a joint solution in the future.

Q9 What issues do you have with internet at home? Check all that apply.

Answered: 71 Skipped: 54



ANSWER CHOICES	RESPONSES
Not available	22.54% 16
Poor quality/too slow	54.93% 39
Too expensive	43.66% 31
Other (please specify)	19.72% 14
Total Respondents: 71	

#	OTHER (PLEASE SPECIFY)	DATE
1	None we have good service	11/1/2024 8:19 PM
2	None we have starlink	10/26/2024 3:11 PM
3	None I have Starlink	10/23/2024 9:39 PM
4	None.. Starlink is great	10/23/2024 11:44 AM
5	Lack of cell service without wifi	10/23/2024 11:44 AM
6	None now that we have Starlink	10/20/2024 3:27 PM
7	No issue with starlink	10/19/2024 9:07 PM
8	Have Starlink works great	10/19/2024 8:40 AM
9	Most people have dsl or satellite systems, no fiber, but we hear there is some on the way	10/19/2024 8:31 AM
10	Use starlink which is expensive	10/19/2024 8:07 AM
11	None	10/18/2024 6:55 PM

Economic Development

The economic development section discusses current data and trends to the local economy. The strength and capability of a communities labor force influences several aspects of the overall well-being of the area including development and quality of life. The data and suggestions in this section can be used when making future policy and investment decisions.

Educational Attainment

According to the 2022 American Community Survey, 84% of the population over the age of 18 in Glascock County has a high school equivalency or higher. In 2022, 42% of residents over the age of 18 were reported to have an associates degree or higher.

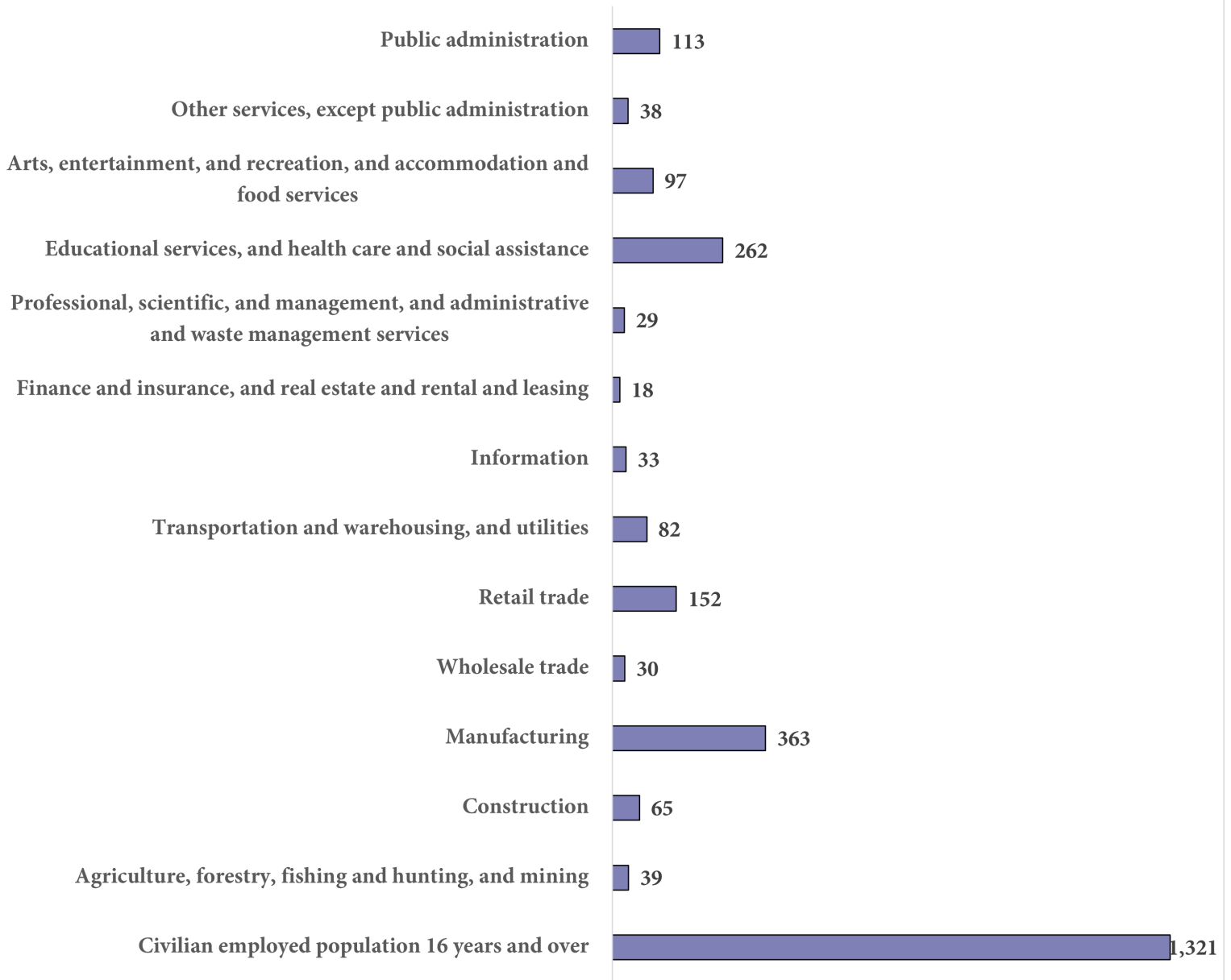
Population 18 years and older	2,281
Attended School/ No HS Diploma	211
High School Graduate	963
Some College or Associates Degree	683
Bachelor's Degree	243
Graduate Degree or Higher	25

Source: American Community Survey 2022 S1501

According to the table on the next page, Manufacturing trade was the largest industry of employment by citizens who live in Glascock County in 2022 at 27%. Educational, Healthcare, and Social Sciences were the second largest at 20% of employment. Retail trade was the third largest industry in Glascock County at 12% in 2022.

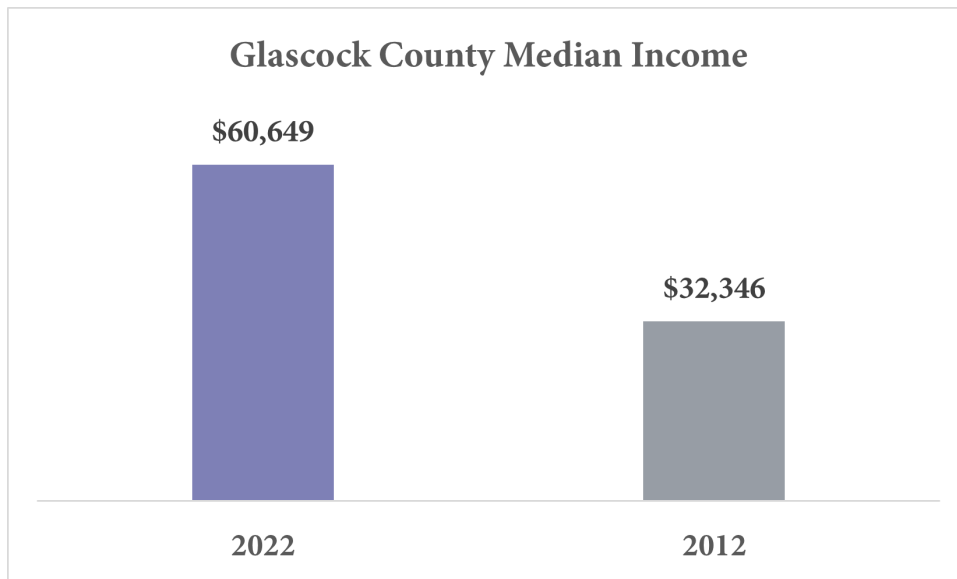
Employment by Industry

Glascok County Employment by Industry 2022



Source: American Community Survey 2022 DP03

Annual Income



Source: American Community Survey 2022, 2012, DP03

In general, poverty describes an absence of money or resources that would allow an individual to satisfy their basic needs. In an effort to quantify poverty, the U. S. Census Bureau along with the Office of Management and Budget (OMB) established monetary thresholds using the Consumer Price Index, but do not change based on geography. For example, in 2021, a family of four was considered to be living beneath the poverty threshold if their combined income was under \$27,479.

The U.S. Census Bureau gauges a geographic area's income using Median Household Income (MHI). The MHI is meant to represent the average person living in a respective area. The MHI in Glascock County in 2022 was \$60,649. This was an increase of 88% in annual income since 2012.

Labor Force Participation

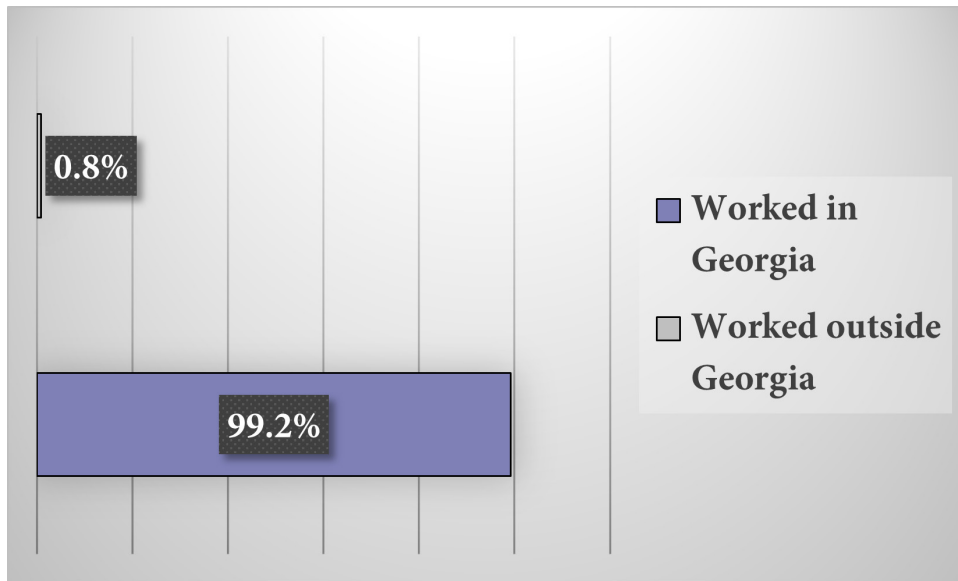
	2022	2012
Population 16 years and older	2,362	2,372
Population in Labor Force	1,344	1,414
Employed	1,321	1,247
Unemployed	21	167
Unemployment Rate	1.6%	11.8%
Population not in Labor Force	1,018	958

Source: American Community Survey 2022, 2012 DP03

The American Community Survey shows that the population over the age of 16 has only decreased by 10 people since 2012. The total population in the workforce decreased by 5% since 2012. The percentage of population aged 16+ that is unemployed has also decreased by more than 87%. The population of residents not in the labor force increased by 6% since 2012.

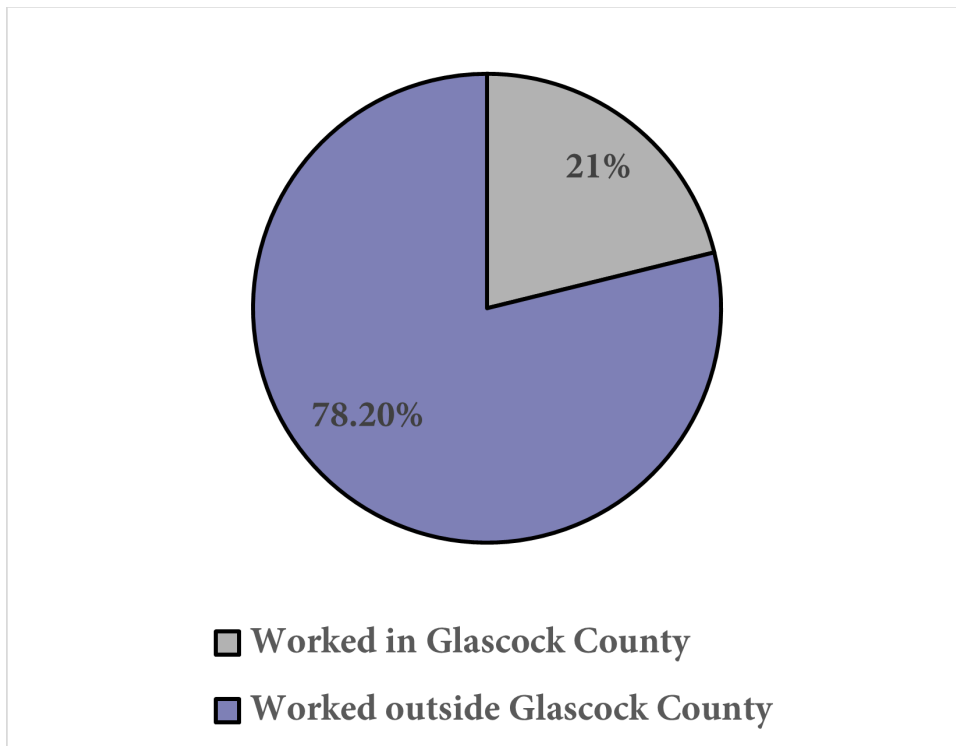
Location of Employment

According to the American Community Survey, nearly all residents of Glascock County work in the state of Georgia, with only 0.8% of residents working outside the state.



Source: American Community Survey 2022 S0801

The American Community Survey reports nearly 80% of residents working outside of Glascock County, with about 20% of residents working inside the county.



Source: American Community Survey 2022 S0801

Housing

Housing types and conditions vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. This section of the plan examines the housing mix, occupancy, home values and age of housing stock.

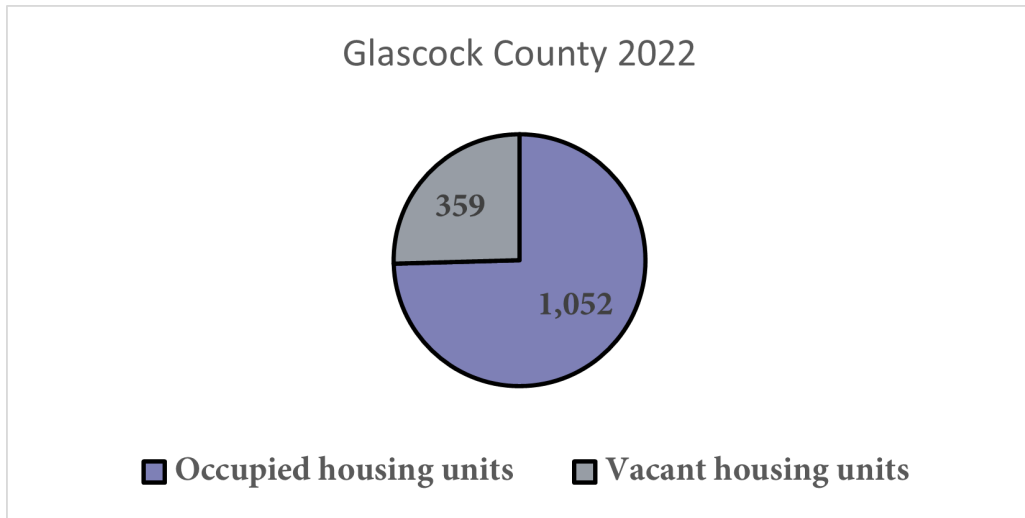
Existing Housing Stock

Glascock County's housing stock includes both owned and rental units and has few housing types. There are about 1,411 housing units in the county. The majority of the county's housing stock is classified as 1-unit detached housing. Approximately 75% of the housing units were occupied in 2022.

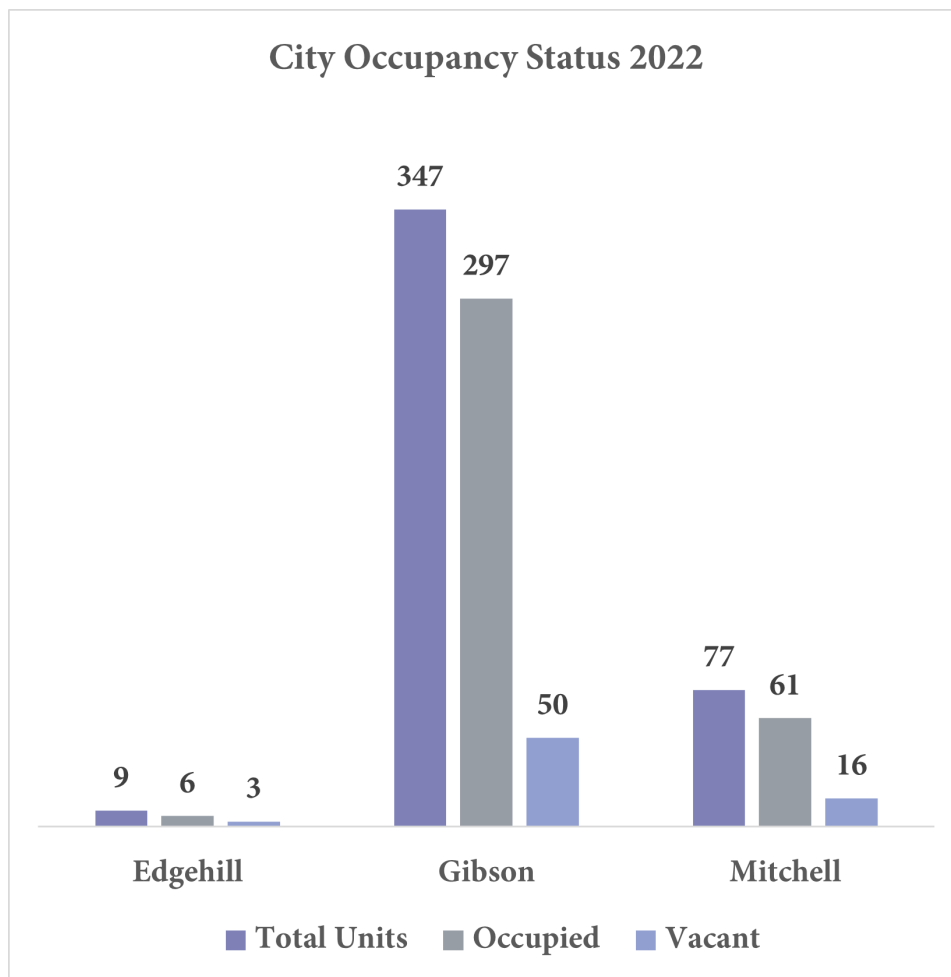
Edgehill has 67% occupancy, Gibson had 86% occupancy, and the city of Mitchell had 80% occupancy in 2022.



Occupied and Vacant Housing Units



Source: 2022 American Community Survey 5-year estimates DP04



Source: 2022 American Community Survey 5-year estimates DP04



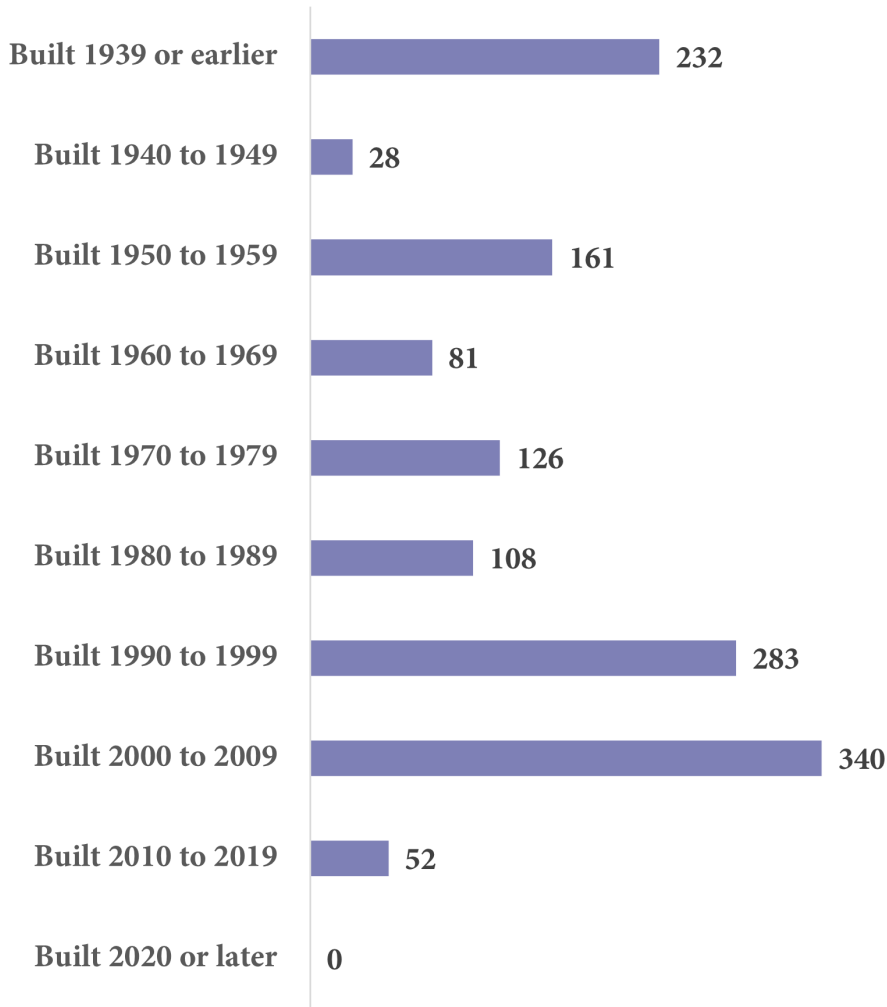
Housing Unit Types

According to the 2022 ACS, roughly 96 percent of the housing stock in Glascock County is comprised of either single family detached residences (64 percent) or mobile homes/ trailers (32 percent).

1-Unit, Detached	902
1- Unit, Attached	0
2 Units	50
3 or 4 Units	0
5 to 9 Units	0
10 to 19 Units	10
20 or More Units	0
Mobile Home	449
Boat, RC, Van, Etc.	0

Source: 2022 American Community Survey 5-year estimates DP04

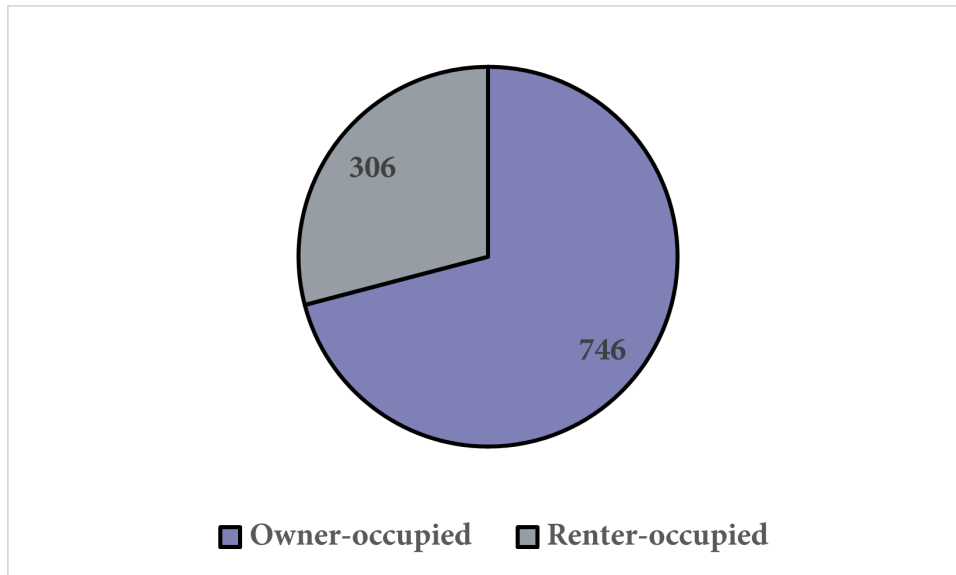
Age Of Housing Glascock County



About 48% of Glascock County's housing stock was built since 1990. About 16% of the housing in the county was built before 1939.

Owner occupied housing makes up around 71% of the occupied housing units in the county.

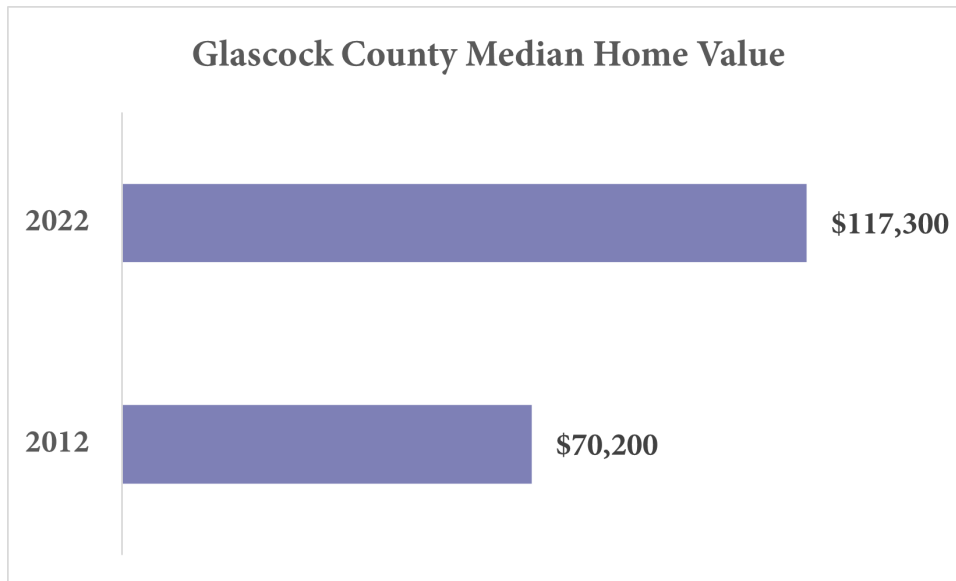
Source: 2022 American Community Survey 5-year estimates DP04



Source: 2022 American Community Survey 5-year estimates DP04

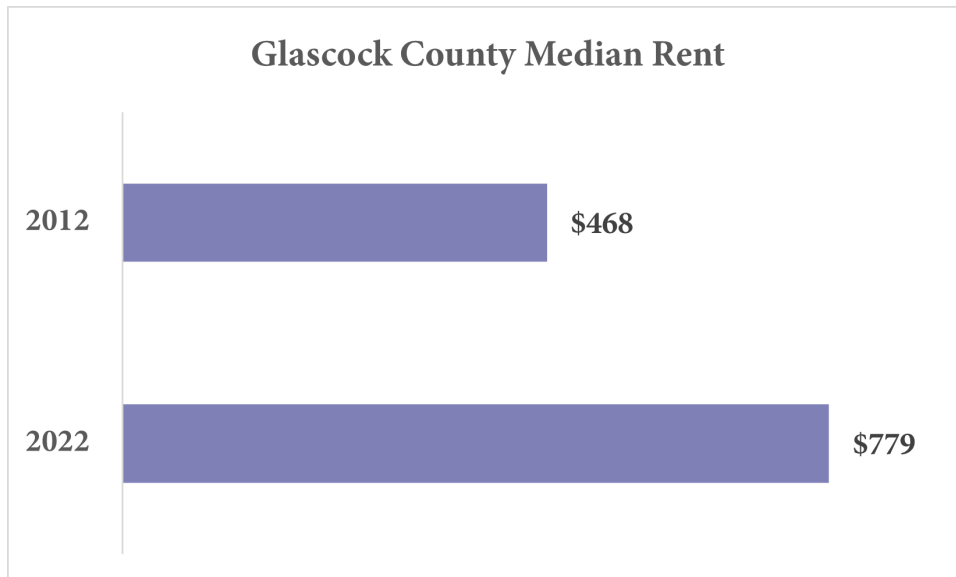
Owner Occupied Home Values

Median home value in Glascock County rose around \$47,100 since 2012. The median home value in Glascock County in 2022 was \$117,300.



Source: 2022 American Community Survey 5-year estimates DP04

Median Rent



Source: 2022 American Community Survey 5-year estimates DP04

According to the American Community Survey, in 2022 The median rent in Glascock County was \$779.



Natural and Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make Glascock County unique must be considered.

NATURAL RESOURCES

This section is primarily focused on the area's water resources. It is aimed at ensuring that those resources are adequately protected from development and are available to serve both current and future residents.

Environmental Planning Criteria

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the Rules for Environmental Planning Criteria for use by local communities. The Criteria establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. This chapter identifies those applicable resources that are found in Glascock County and its municipalities. Because there are no protected river corridors or protected mountains in close proximity to Glascock County, those specific items are not addressed by this plan.

Water Supply Watershed

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. There are many different factors that determine the volume of water in a stream or other body of water. These factors include the amount of precipitation, land cover, slope, soil type, and capacity and speed of absorption into the soil. Any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface runoff. Water that is later released by the soil adds to this overflow to produce what is known as total runoff. As runoff flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Runoff from these watersheds flows into streams which serve as outlets for water in the watersheds. The removal of vegetation and the introduction of roads, parking lots and other impervious surfaces increase the total runoff on a site which in turn increases erosion, flooding, and sedimentation of water sources.

To protect drinking water supplies downstream, DNR has recommended buffer requirements and impervious surface limitations to be applied to certain watersheds. For watersheds with an area less than 100 square miles, all perennial streams within seven miles upstream of a public water supply intake have a required 100 foot buffer on each side within which no development can occur (150 feet for impervious surfaces and septic tank drainfields). Beyond seven miles upstream, 50 foot buffers are required within which no development can occur (75 feet for impervious surfaces and septic tank drainfields).

Currently, all municipalities draw their water from wells and have multiple storage tanks.

Unincorporated Glascock County does not have public water service. Therefore, since portions of Glascock County lie within a public or private surface water supply watershed, the DNR buffers and impervious surface limitations are necessary in Glascock County or its three cities.

Glascock County is located within the Ogeechee River drainage basin. Within this basin, portions of two major watersheds can be found in Glascock County: the Abercorn Creek Watershed and the Brier Creek Watershed. This plan makes note of these "water supply watersheds" because they require additional resource protection to ensure a safe supply of public drinking water. DNR's Rules for Environmental Planning Criteria define a water supply watershed as an area of land upstream from a governmentally owned public drinking water intake. Glascock County water supply watersheds can be found on the next page.

In part to address the problem of runoff, the Criteria establish a recommended set of standards to protect surface water supplies including the use of buffer zones around streams and specifying allowable impervious surface densities within such watersheds.

At less than 100 square miles in size, the Glascock County water supply watershed is considered “small water supply watershed” and is subject to DNR’s “small watershed criteria.” Small watersheds are theoretically more vulnerable to contamination by land development.

Minimum Criteria for Small Water Supply Watersheds

The perennial stream corridors of a small water supply watershed within a seven-mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

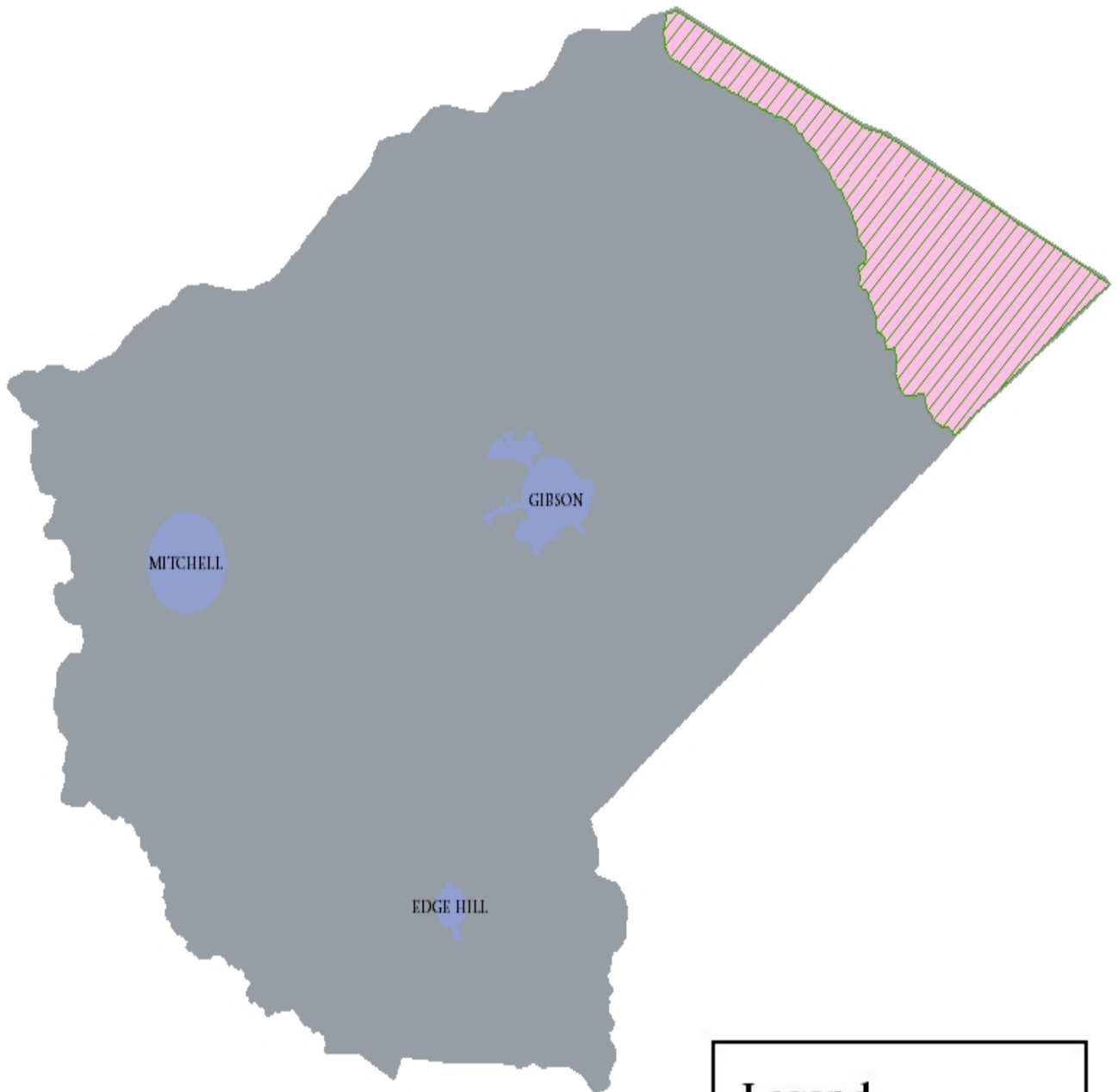
- A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 150 foot setback on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tank drainfields are prohibited in the setback area.

The perennial stream corridors within a small water supply watershed and outside a seven mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

- A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 75 foot setback area on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tanks drainfields are prohibited in the setback areas.



The following criteria apply to all locations in a small water supply watershed:

- New sanitary landfills are allowed only if they have synthetic liners and leachate collection systems.
- New hazardous waste treatment or disposal facilities are prohibited.
- The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to 25 percent, or existing use, whichever is greater.
- New facilities which handle hazardous materials of the types and amounts determined by DNR, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the DNR.



Legend

Watersheds Pipe

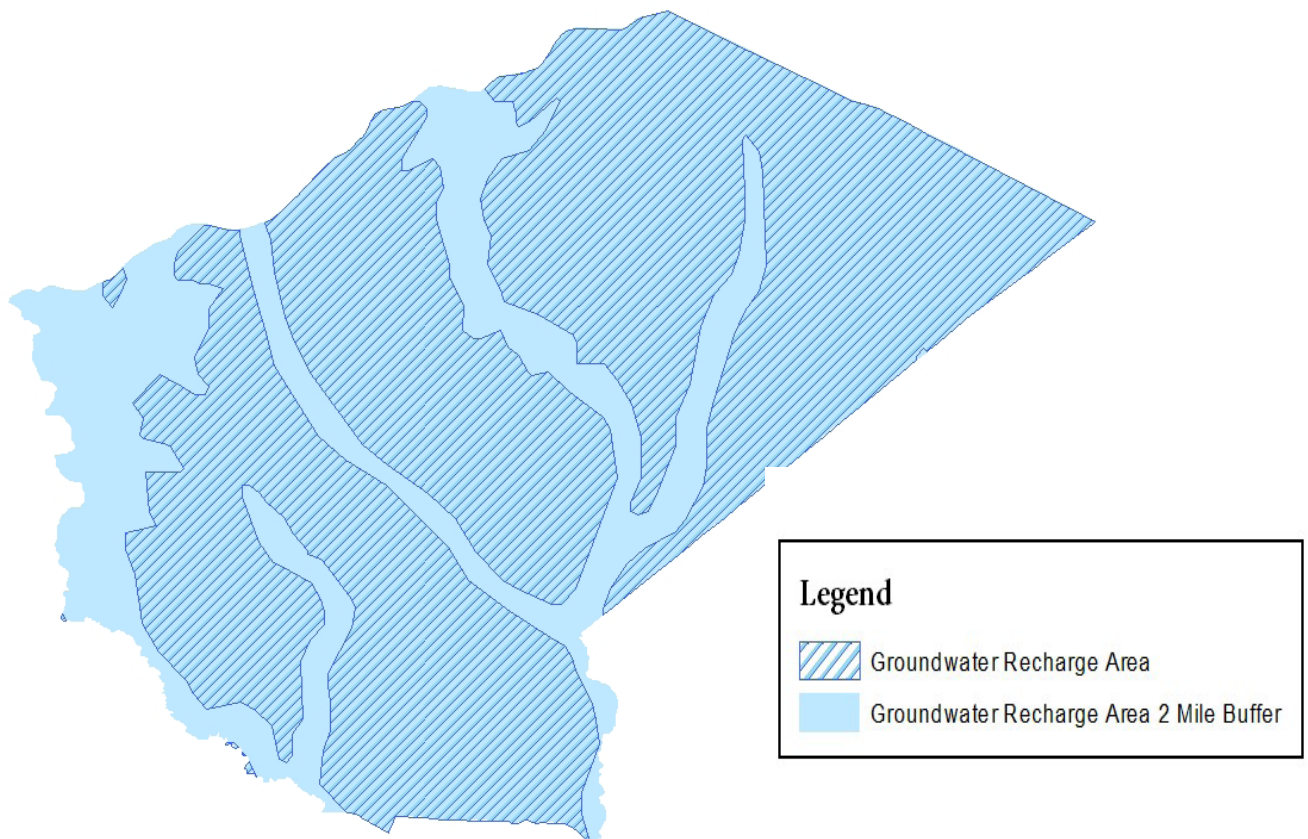
-  Abercom Creek
-  Brier Creek

Groundwater Recharge

Groundwater recharge areas are portions of the earth's surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

According to data provided by DNR on the Groundwater Pollution Susceptibility Map of Georgia, Hydrologic Atlas 20 (Map B), most of the Glascock County area is served by the Cretaceous Aquifer. This aquifer is primarily a system of sand and gravel and serves as a major source of water for East Central Georgia. GNR has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. Map B (attached) graphically displays the locations of the major aquifer recharge areas within the boundaries of Glascock County and its three cities.

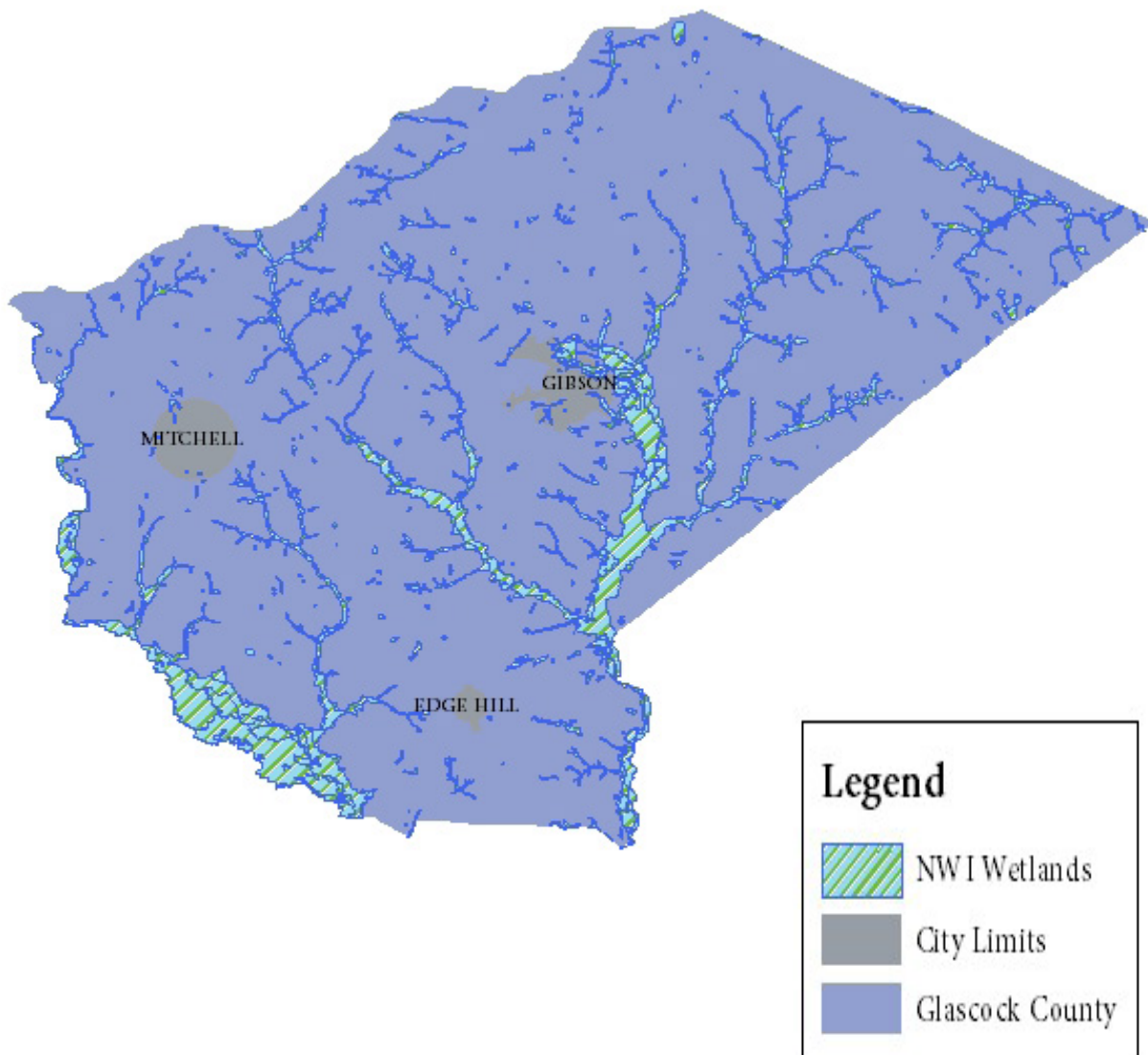
Development in these areas should be limited to very low impact development in which little to no area is covered with impervious surfaces such as roads, parking lots and building pads. The subsurface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills). The Georgia DNR has recommended that local government adopt minimum criteria for groundwater protection as part of their land use regulations. These recommended criteria would apply to new development in the aquifer recharge areas identified in Map B. However, due to the fact that very limited development is expected within Glascock County and the municipalities of Edgehill, Gibson and Mitchell during the planning period, the county and its cities do not foresee a need for any additional land use regulations for protection of groundwater.



Wetlands

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions wetlands help to maintain and enhance water quality by filtering out sediments and other non-point source pollutants from adjacent land uses. In addition to this, they store water and provide habitat for a variety of plant and animal species.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world's most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a wastewater treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance dredging activities. Wetlands are also important to flood protection, as they act as water storage areas, significantly reducing peak flows downstream, and the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.



CULTURAL RESOURCES

Glascok County and its cities have many significant historic, archaeological, and cultural resources that provide the story of its people through the built environment. In 1978, the Georgia Department of Natural Resources/Historic Preservation Division (HPD) conducted a basic historic resources survey of Glascok County. Approximately, 190 buildings were inventoried on a standard historic resource form used then. The original survey is kept on file at HPD in Atlanta.

The following 13 cultural resources were selected as Glascok County's most significant and eligible for inclusion in the National Register of Historic Places. Following each historic building is the National Register criteria that would qualify the resource as eligible for inclusion in the National Register. As resources permit, the county and cities should work with the historical society and the RC to consider applying for NR listings.

Individual buildings and farms were pulled from the 1978 historic resources survey and historic districts were determined eligible for listing by the intact nature of the clusters of historic properties. These 13 resources include structures in Glascok County and Gibson and Mitchell. Edgemoor did not have structures listed in the 1978 survey. Archaeological resources were not covered in the 1978 survey but can be referenced by

professionals at the statewide Archaeological Site File located at the University of Georgia.



1) Glascok County Courthouse, Listed in the statewide NR thematic nomination for courthouses in Georgia as a contributing building.

Built in 1918 by J.W. McMillian & Sons, in the Colonial Revival style of architecture, brick two-story. It was remodeled and had an addition in 1939 and 1973. The building originally consisted of a symmetrical mass plan with one gable at the center of each façade. The interior was based on a Grand Hall on the first floor from front to back with a staircase at each end. The second floor, Courtroom level, was comprised solely of the Superior Court courtroom. The building originally was lighted, but had no plumbing or cooling, and was heated with nine coal-burning fireplaces. In 1939, a WPA grant provided for an addition to the rear that mimicked the original detailing and side gables. It added restrooms and office space on the first floor, and a Judge's office, library, and jury room on the second floor.

Glascok County ordered a complete restoration/rehabilitation of the courthouse at the turn of the 21st century. The Georgia Trust for Historic Preservation awarded the County a 2007 award for "excellence in restoration" of the Glascok County Courthouse.



2) Peebles Homes, in Gibson, listed in Glascock County Historic Resources Survey #52

Built circa 1890s, Queen Anne style, Victorian. This unusual two-story brick home with a onestory wrap-around wooden porch was built by prominent citizen Isom Peebles. It is the only brick Queen Anne style house in the CSRA. Peebles was an attorney, owner of land and commercial stores in Glascock County, and later became a state representative. At the turn of the 21st century, Glascock County purchased the neglected home held in estate and rehabilitated it for use as the County Commission office space. It can be rented for small receptions and events. The Georgia Trust for Historic Preservation awarded the County a 2007 award for “excellence in rehabilitation” of the Peebles House.

3) Original Courthouse, in Gibson, listed in Glascock Historic Resources Survey #56

The Pope Kent Family owns this unique historic property. The original Glascock County Courthouse was built in 1858 on twenty acres of land donated by Calvin Logue. When the “new” Courthouse was scheduled for construction, in 1920, this one was put on logs and rolled down the street to its present site. William Gibson (for whom the town is named), donated \$500 to build the courthouse and other public buildings. It has been rehabilitated but retained the original structure with additions and is in excellent condition. Request for nomination based on these factors: 1-History, 2-Architecture, 3-Connection with prominent local citizens, William Gibson for whom Gibson was named, Tom Grover Kent, Superintendent of Glascock Schools, and Ivelyn Kent, noted educator of the county.

4) Kelley House, in Gibson, listed in Glascock Historic Resources Survey #57

Built 1880s, Gothic Revival style, by Dr. Thomas J.M. Kelley, son of James Kelley. Dr. Kelley was the town doctor and a member of an illustrious family in Glascock County’s history. The house and livery stable at the rear are on the original site. It has a unique triple gable front and is characteristically board and batten of the Gothic Revival style. Request for nomination was based on these factors: 1-Architecture, 2-History, connection with one of Glascock’s founding families. 3-Archaeology, family burial ground located on the original Kelley property near Chalker’s bridge over Rock Comfort Creek.



5) James Kelley/Sherman Harris Place, in Glascock County, listed in Glascock County Historic Resources Survey # 36

Known as the Double H Ranch, lifetime owner Hardwick Harris has given it to his niece, Lanier Oxford. Built in 1828, this building is one of the earliest wooden buildings to be painted in the northern part of the state. It is in the plantation plain style, a two-story structure with a one-story ell-wing from the rear. Outbuildings are in good condition. The Kelley Family was an illustrious family with teachers, doctors, and landowners. James C. Kelley had four sons, three were doctors, and one was the farmer/landowner. Request for nomination based on these factors 1-Architecture 2-Family Tree, lives of founding family members important to Glascock County, 3-History.

6) Railroad Depot, in Mitchell, listed in Glascock County Historic Resources Survey #23

Structure built in Mitchell in 1886 and later moved to a nearby site in town. Depot owners, Etta and William Wilcher, donated the Depot to the Town of Mitchell. The Mitchell Depot was neglected for years, but the town restored it and use it as a museum of local history and visitors center. The structure is characteristic of the time with timbers of heart pine. The town of Mitchell and the Mitchell Depot were named for R. M. Mitchell, President of the Augusta Southern Railroad. Request for nomination was based on these factors: 1-History, 2-Architecture, 3-Connection with a prominent person.

7) Euphratus Primitive Baptist Church, in vicinity of Edge Hill, listed in Glascock County Historic Resources Survey #116

Frame church of weatherboard, built in 1873, covered with synthetic siding, is located near the Jules Wilcher Plantation. His brother, William G. Wilcher, is listed among the original members. The Honorable Jeremiah C. A. Wilcher, a Georgia Representative, married Sara Sallie Madison Wilcher shortly after the Civil War. She was born in Virginia and came to teach in Rockmart, Georgia, where she met and married her husband. She began teaching in Glascock County in a log cabin and was given the honor of naming Edge Hill after a community in her native state. Sara was given the name Madison to note her relationship with the fourth president of the United States, James Madison. Request is made for nomination based on these factors: 1-History, 2-Architecture, 3-Connection with prominent citizens.

8) Logue-Knighton Place

Originally known as the Henry Logue Place, and later the home of local historian, Rebecca and husband, Clarence Knighton. It had a rear addition and synthetic siding put over the exterior. The house was originally a log cabin built in the early 1800s. It consisted of a central hall with two rooms opening onto a recessed front porch. Hand cut ironstone chimneys were on either end outside the cabin. These have deteriorated and been removed through the years. There is one fireplace remaining located on the east side of the original building. The hand hewn logs are apparent in the second floor, originally intended for living quarters, but unfinished and now used as an attic. The second floor logs are 12x12 inches, square notched and pegged. The most interesting feature of the second floor is two windows with a balcony structure around the chimney that looked out to the east. There is no stairway to the second floor attic. Later, rooms were added to the house as the family grew. The front door had side lights. The house is finished inside with 12-inch, heart pine flush boards. The original rooms have a chair rail and wainscoting. The house and the kitchen were at one time connected by a breezeway but in later years this breezeway was enclosed.

There are two outbuildings, a smoke house and a three sided shed-type barn. Two original twisted cedar trees are indicative of a simple farm home in early Glascock County. Request for nomination were based on these factors: 1-Architecture 2-History with possible connection to Calvin Logue who donated twenty acres of land upon which the Town of Gibson was built.

9) Usry Mill, in the county, listed in Glascock County Historic Resources Survey #92

Built circa late 19th-early 20th centuries, this mill was used by local farmers to grind corn and make flour and meal. Located on a large pond, this was an active recreational area.

10) Hardin Log Cabin, in Glascock County

This small log cabin is owned by Kenneth Hardin and was rehabilitated by him. Located in the Bethel Community, the log house was built in the early 1800s. Reason for nomination: 1-Architecture, 2-History.

11) Hadden Log House, in northeast Glascock County

The log house is owned by Betty and Everett Hadden. The original owners were the grandparents of Betty H. Hadden. The original structure was built in Jefferson County in 1857-58. Additions were stripped away and the log house moved for restoration to Glascock County. Request for nomination: 1-Architecture 2-History.

12) Gibson Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the city of Gibson are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the original courthouse square, artesian well, police station, commercial buildings, residences, institutional, religious, and other significant historic structures.

13) Mitchell Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the City of Mitchell are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the railroad depot, commercial, residential, institutional, religious and other significant historic structures.

Community Facilities

Community facilities and services are a critical component of life. These facilities and services contribute to the health, safety and welfare of residents, help to improve the overall quality of life, and often foster new business and residential development opportunities. Community facilities include public safety, education, parks and recreation, hospitals, and cultural and historic assets.

An effective local government continually assesses and makes efforts to enhance the service operations of the facilities provided in an effort to offer residents and other stakeholders value for their investment in the community.

LAW ENFORCEMENT

The County Sheriff's Office currently is the sole provider of law enforcement services. The County has a 2500 sq. ft. building with no holding cells. Glascock County prisoners are housed in Thomson (McDuffie County). There is a sheriff, two (2) full-time deputies, two (2) part-time deputies and a secretary. There are six (6) police vehicles for officers. The department has expressed a need for additional vehicles and equipment. Two possible funding sources to financial supplement local dollars are USDA Community Facilities grants and USDOJ assistance programs.

FIRE AND EMERGENCY SERVICES

Gibson, Mitchell, and Edge Hill are served by the Gibson-Glascock County Volunteer Fire Department with 20 volunteers and four (4) stations. The Insurance Services Organization (ISO) rating in the County is 9, the cities is 6. The county plans to add a small station near the town of Edgehill. Glascock County should consider supplementing local revenue which goes to fund fire protection and emergency services operations with FEMA's Assistance to Firefighters grants.

Enhanced 911 Service (E-911) is available 24-hours a day throughout the county and is operated and coordinated by the Glascock County EMA. CodeRED® is a new County service by which County officials can notify County residents by telephone about emergencies or critical community alerts. The system is capable of sending messages only to people affected or in the case of a widespread emergency like a tornado, to the County's entire population.

McDuffie County Emergency Medical Service is a 24 hour emergency ambulance service that provides emergency pre-hospital advance life support and basic life support transportation to all ages of people within the boundaries of McDuffie and Glascock Counties. McDuffie County EMS is based at University Hospital McDuffie with a substation in the town of Dearing.



WATER, SEWER & SOLID WASTE

Glascok County doesn't provide water or sewer services. However, municipal water is available in incorporated areas. Gibson operates a public water system with a storage and treatment capacity of 175,000 gallons per day (gpd). The City also has three deep wells from which water is supplied. Mitchell operates a public water system with a storage and treatment capacity of 40,000 gpd. Edgemoor operates a public water system with two wells that supply the residents with water. Each of the municipalities offers limited service outside of city limits but has a desire and capacity to expand those services. They also make incremental upgrades to aging parts of the system.

The City of Gibson also operates a public sewerage system. The current treatment capacity is 210,000 gpd. Gibson treatment plant has a 120,000 gpd permitted capacity with an average discharge of 90,000 gpd.

Glascok County has closed its landfill and has contracted with Advance Disposal for collecting solid waste at business dumpsters and collections sites in the County.



SCHOOL SYSTEM

Glascok County students attend Glascok County Consolidated School (GCCS). GCCS has Pre-K through 12th grades. A partnership with Warren County College and Career Academy and Oconee Fall Line Technical College allows Glascok County students to participate in a dual enrollment program where they can receive both high school and college credits. Transportation is provided to the Career Academy. Many classes are offered in a variety of subjects, and students have the additional opportunity to receive two (2) technical certificates when they graduate high school. Glascok County ranks in the top 10 for the percent of students participating in dual enrollment coursework. At the lower level, the county's Gifted/Honors program allows 8th grade honors students to earn high school credits.

Unlike most of Glascok County, the school system has better than average Internet connection. It's capacity is 100 Mb with 43 access points, each of which is designed to serve 30 wireless devices. This is possible through the GA Department of Education and the Governor's Office of Student Achievement. As technology requirements increase, additional and updated computers and devices will be needed. SPLOST V projects include technology improvements, acquiring school equipment and vehicles, and repair/construction of buildings and facilities.

Like many modern school facilities, its location – driven in part by statewide minimum acreage requirements – results in another automobile dependent community facility. A school access road with sidewalks is a project anticipated to be completed in 2027.

Library

The Glascok County public library provides books, magazines, dvd's and computers with high speed internet to the public.



SENIOR CENTER

Like many of the CSRA counties, Glascock County has a senior center. On average, the members are 60 years old and over. The center currently offers Tai Chi, in your chair exercise, games, exercise equipment, art projects, Bible studies and trips around the CSRA area. Members also enjoy monthly parties and BBQs and have a breakfast 2 times a month. Seniors will now be able to utilize a small, loaned indoor greenhouse and grow light to start planting seeds. All plants will be transferred outdoors in the Spring. The seniors are welcome to pick from any of the plants to take home.

Center needs include more art supplies, decorations for seasonal themed parties and a commercial kitchen. Additionally, because of the center's location (up the hill past Brassell Park), visibility of the location is an issue. Wayfinding signage closer to the main road can help remedy this.



PARKS AND RECREATION

There are presently no state parks located in Glascock County. However, Rocky Comfort Creek offers fishing and camping. Since the previous comprehensive plan, Gibson's Brassell Park has received a number of improvements. Mitchell's ballfield is still in need of improvements.



ROAD NETWORK

There are roughly 231 miles of roads in the County network. This mileage includes 81 miles of state highways, 364 miles of county roads, and 17 miles of city streets (Edge Hill, Gibson, and Mitchell). State highways 80, 102, 123, and 171 are major transportation routes in the County.

In 2012, the CSRA region was one of only three (3) in the state to pass the Transportation Investment Act (TIA, aka TSPLOST). The proceeds from TIA have been used to design and construct dozens of essential transportation improvements across all 13 counties in the region, either through the projects designated on the region's final project list, or through the 25% discretionary funds. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds. The regional TSPLOST has been reauthorized in all counties in the CSRA.

Glascock County TIA Projects www.ga-tia.com			
Project	Description	Band	Original Project Budget
Glascock County School Access Road	Glascock County School Access Road	1:2013 to 2015 (TIA 1)	\$500,000
Industrial Park @ SR 102 Turn Lanes	Left-turn lanes and auxiliary lanes into the future Industrial Park on S. R. 102 1.3 miles West of the City of Gibson	2:2027 to 2029 (TIA 2)	\$797,000
Glascock County High School Access Road	Additional rear entrances to the newly constructed Glascock County High School for service vehicles as well as high volume traffic generated during events occurring at the school to access additional parking.	2:2027 to 2029 (TIA 2)	\$1,724,000

SIDEWALKS AND OTHER TRANSPORTATION

Mitchell and Gibson both have significant area covered by sidewalks in their downtown areas and nearby neighborhoods. Sidewalk quality varies. Communities should focus on repair and maintenance of sidewalks in existing areas as well as seek opportunities to expand into new areas.

Glascok County, Gibson, Mitchell, and Edgehill residents are served by the Glascok County Rural Transportation System. The transit service is available to all Glascok County residents by appointment (24-hour notice required) and can provide customers with access to facilities within all of Glascok County between the hours of 8:00 AM and 5:00 PM, Monday through Friday. The transit system also makes weekly trips to Wrens, Sandersville, and Augusta. The Glascok County Rural Transportation System operates one van with a wheelchair lift. The system offers significantly lower fare box rates for residents 60 years or older than for younger segments of the population. Funding for the system comes from a mix of local sources – including operating revenues – and Federal Section 5311 funds. Agreements with the Georgia Department of Human Services and other state departments also allow the transit system to provide free trips to qualifying seniors and citizens with limited economic resources.

Electric Vehicles

The innovative technology of electric vehicles has made them more popular among consumers. They may reduce the use of imported fuels and reduce greenhouse emissions. Any jurisdiction that wishes to promote or support the adoption of EV's will need to build out its public EV charging infrastructure while also making it easier for individual EV owners, businesses, and developers to install private charging stations or networks. EV's use rechargeable batteries to power an electric motor. These batteries need to be recharged regularly. Local governments can play a key role in encouraging the adoption of EV's by influencing standards, codes, processes, and policies to approve the installation of private and public charging stations. Local governments may choose to host or operate public charging stations.



Land Use

Glascocock County its jurisdictions do not have zoning. The communities have a land use-related vision for the future. Character Areas are a means of expressing the vision for how the community should look and function in the future. While they cover different areas of the county, they are not like zoning and do not focus primarily on specific uses.

This section is advisory in nature and is intended to be used as a guide for making decisions about investments, regulations, and other government or community actions.

CHARACTER AREAS

The Comprehensive Plan incorporates a Character Area Map as its principal means by which long-term land use goals and policies are expressed. In all eight Character Areas were created and described in detail, including:

- Countryside
- Industrial Park
- Watershed
- Historic Community
- Gibson
- Downtown Gibson
- Gibson Gateway
- Mitchell

As this plan was done jointly with all local governments in Glascock County. While some of the Character Areas are clearly more relevant to individual local governments (Downtown Gibson, for example), it is also true that decisions made by one government can affect others. For instance, a decision by the City of Gibson to extend infrastructure might affect the Countryside character area beyond its borders. Similarly, a decision by Glascock County with respect to road improvements might affect areas in Gibson or Mitchell. Local governments are strongly urged to consider the impacts of their actions on all Character Areas.

General Characteristics

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the Comprehensive Plan.

For the most part however, a tract should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their character area map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map.

Cluster Subdivisions

A cluster subdivision is one where there is a reduction in the lot area, setback, or other development standard, provided that there is no increase in the allowed net density. Clustering of residential development does two things: reduces the negative impacts (such as infrastructure cost) of traditional sprawling subdivisions, and preserves open space.

Natural Resource Zoning Districts

There is not a zoning ordinance in place to protect the rural nature of the “countryside” character area. Establish a natural resource zoning district that seeks to protect the natural integrity of the land while still allowing for people to utilize the land in the most responsible manner is recommended.

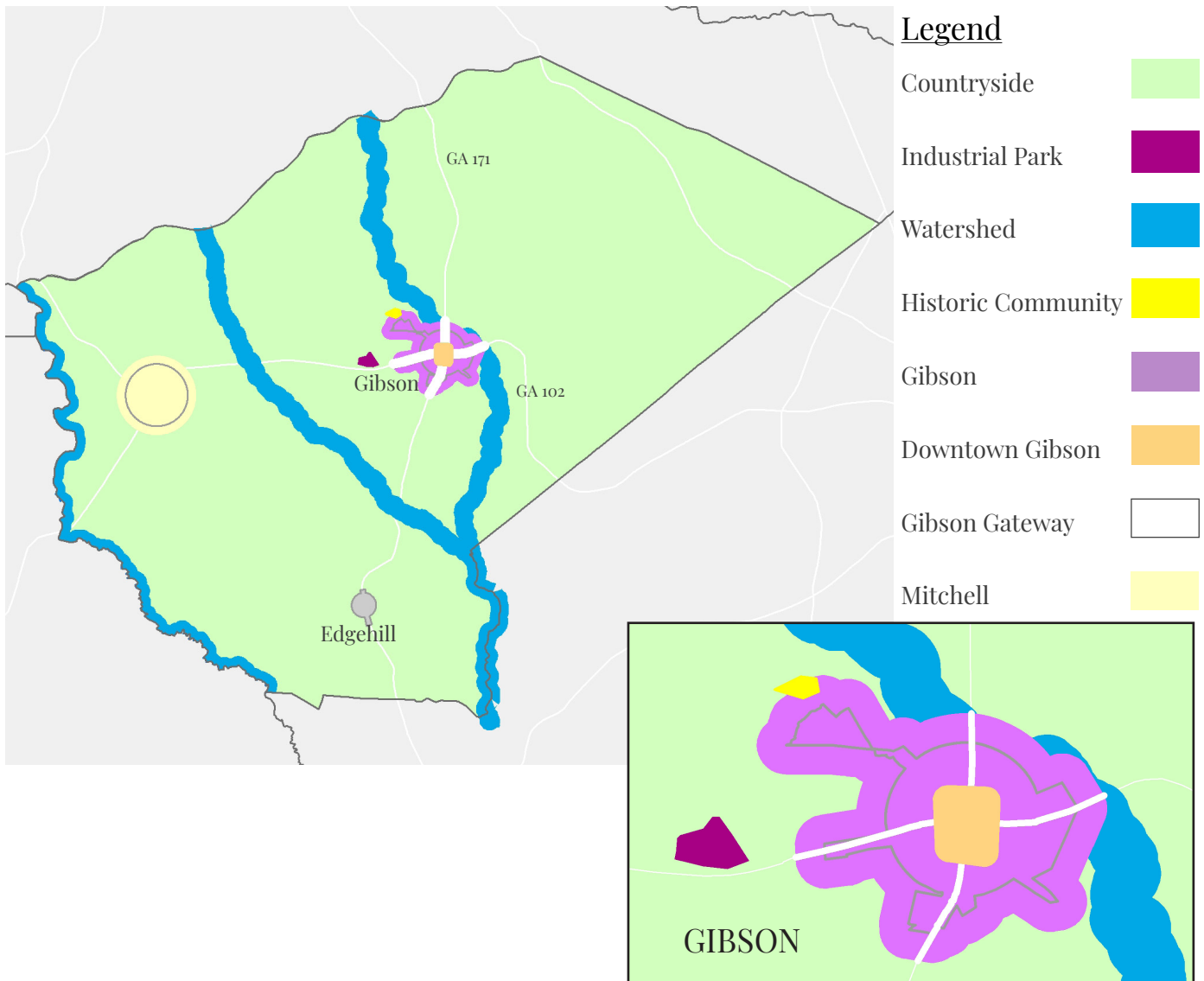
It is essentially a cluster subdivision as described above but with a much lower density. The key difference between the two is that a cluster subdivision's open space is preserved in its natural state perpetuity, and in the natural resource zoning district the open space may be used for pasture/timber/agricultural uses etc. By establishing a large minimum lot size (10 acres, for example) and allowing only a specific portion of each lot to be used for residential development, the rural character and natural resources in the "countryside" character area could be preserved.

Conservation Subdivisions

While based on the same concept as a cluster subdivision, a conservation subdivision goes a step further in incorporating unique natural features of a site into the subdivision's design.

While a clustered subdivision is concerned with the layout of the lots, a conservation subdivision is more concerned with leaving as much of the original site as undisturbed as possible. Use of existing vegetation and natural features as a means to control storm water, reduce the need for pesticide, and control erosion makes these types of subdivisions ideal for locations in the "countryside" area near the "watershed preserves."

CHARACTER AREA MAP



CHARACTER AREA: COUNTRYSIDE

OVERVIEW:

The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain this rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the area.

EXISTING CHARACTER:

- Mix of rural uses including forestry, agriculture, and low density residential
- Commercial uses primarily limited to convenience enterprises at major intersections
- Location of current industrial park operations
- Increasing amount of subdivision and large lot residential development
- Targeted areas of public water and sewer expansion

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Apply natural resource zoning district standards to majority of character area to significantly increase lot sizes for residential uses
- Encourage compatible architecture to maintain regional rural character
- Whenever possible connect to network of trails or bike routes particularly those located within the watershed reserve.
- Focus infrastructure investment on maintenance rather than expansion in order to retain rural character



CHARACTER AREA: INDUSTRIAL PARK

OVERVIEW:

This character area has a high degree of access to transportation facilities within the county and can be the home of future manufacturing and warehousing uses within the county. This area lies away from most residential centers, so conflicts from negative byproducts of industry are minimized.

EXISTING CHARACTER:

- Undeveloped land
- Rural setting
- Relatively little development on neighboring properties, reducing the potential for conflicts

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Concentration of future industrial and manufacturing uses
- Provision of streets designed to accommodate continual large vehicle traffic
- Supporting commercial and offices as secondary uses
- Zoning districts that do not allow for residential development
- Landscaping with a focus on significant buffering of industrial uses from adjacent uses and thoroughfares



CHARACTER AREA: WATERSHED

OVERVIEW:

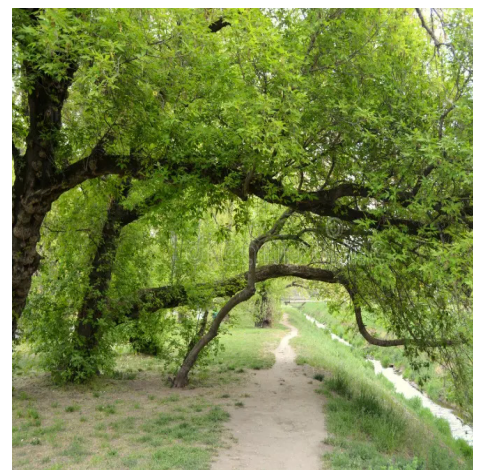
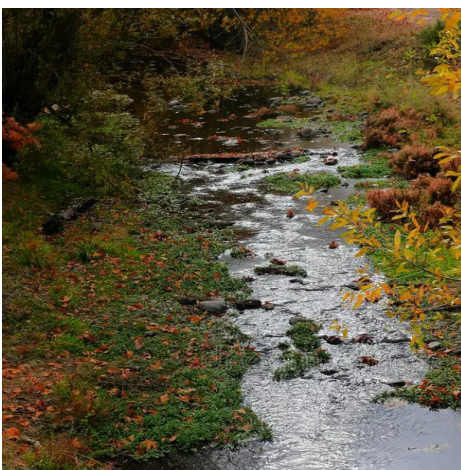
The environmentally sensitive lands in this character area are unsuitable for most development. These areas include water supply watersheds, protected river corridors, wildlife management areas, and other environmentally sensitive areas. This land could be best used as open space and, in conjunction with other character areas, to create a network of trails or green-ways that provide recreation and transportation options.

EXISTING CHARACTER:

- Lands containing and adjacent to streams, and floodplains
- Properties located within the Rocky Comfort Creek and Joe's Creek water supply watersheds
- Watershed properties subject to land use restrictions and environmental regulations
- Streams and floodplains largely undeveloped but experiencing some instances of sedimentation due to agricultural /pasture operations

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Promote preservation of watershed areas' natural features
- Require buffer areas of streams and floodplains while retaining native vegetation
- Purchase of properties and or easements in the watershed
- Limit residential density in watershed areas
- Promote passive activity & development along stream and corridors (trails, benches, picnic tables, outdoor classrooms, etc.)
- Develop bicycle and pedestrian "greenway" corridors while creating linkages to and between adjacent development and properties



CHARACTER AREA: HISTORIC COMMUNITY

OVERVIEW:

Protection of the historic character of historic resources should be the guiding principle of all development within the character area. Clustering of low density residential development can protect the view sheds and preserve open space that maintains the historic context and feel of the area.

EXISTING CHARACTER:

- Historic structures, landscapes or communities
- Large tracts of agricultural and forest lands
- Surrounded by open space

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Low density clustered or conservation residential development
- Design guidelines to preserve historic character
- Placement of buildings as to protect view sheds
- Limitation of nonresidential uses to home occupations
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Limit development threat to historic context through concentration of water/ sewer expansion to “industrial park” character areas



CHARACTER AREA: GIBSON

OVERVIEW:

Because of its compact size the City of Gibson character area is bound by a strong sense of community. Encompassing the majority of the city, the traditional development pattern and distance from other development serve to strengthen Gibson's sense of place. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

EXISTING CHARACTER:

- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Properties and buildings in varying states of repair
- Large undeveloped tracts on the periphery of area
- High level of interconnectivity within developed areas
- Incomplete connectivity of pedestrian facilities

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Continued emphasis on single family development, particularly along or connecting to developed streets
- Addition of multifamily housing in close proximity to major public services and the downtown area
- Improved sidewalks, crosswalks, trails and other options for pedestrians
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement



CHARACTER AREA: DOWNTOWN GIBSON

OVERVIEW:

Downtown Gibson will continue to serve as the focal point of the community. Its current mix of service and public /institutional uses will serve as the anchor for a walkable activity center. The addition of pedestrian and bicycle facilities will encourage alternative modes of transportation to the community facilities already located downtown. Additionally, design standards will serve to give new development a similar vernacular, strengthening and preserving Downtown Gibson's sense of place.

EXISTING CHARACTER:

- Mix of commercial, service, institutional, and retail uses
- Property in varying conditions
- Limited pedestrian features and connectivity
- Recent development more in strip commercial style
- Bisected by major highway corridors (GA 171 and 102)
- Includes some underutilized or vacant properties
- Mixture of old and new structures
- Historic downtown character still intact
- Some infill with inappropriate design and character

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Adopt design guidelines to ensure that future development reflects a traditional building character, orientation, and placement on site
- Soften hardscape with landscaping standards
- Encourage new commercial development to locate downtown
- Add more pedestrian facilities to increase access to major destinations (post office, city hall, etc.)
- Incorporate design guidelines for new development to preserve historic downtown character



CHARACTER AREA: GIBSON GATEWAY

OVERVIEW:

Office and retail areas along Main Street that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

EXISTING CHARACTER:

- Mix of vacant sites and small-scale retail development
- Increasing number of small strip centers
- Multiple curb cuts on main thoroughfares
- Limited landscaping features and signage of variable sizes and shapes
- No unifying building elements across sites
- Increasing amount of neighborhood serving retail

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Small-scale office and retail development (buildings and parcels)
- Maximum building square footages
- Shallow depth of commercial zoning
- Controlled vehicular access via curb cut spacing and cross-access easements
- On-site pedestrian and bicycle features
- Uniform design standards for buildings, landscaping and signage
- No off-premises signs
- Standards and incentives to promote the reuse of remaining residential structures
- Street improvements that fit small city context
- Parking behind (preferably) or beside buildings



CHARACTER AREA: MITCHELL

OVERVIEW:

This character area includes the entire town, which includes a small downtown, residential streets, a crossroads, and undeveloped land. The town has well-maintained roads and walkable streets with sidewalks. Vacancies exist in the commercial properties downtown and at the crossroads. Strategies largely involve ensuring that new development fits into the existing context of the town, less in terms of architectural design than in terms of continuing the pattern of a connected street grid, sidewalks and parking not in front of buildings.

EXISTING CHARACTER:

- Historic downtown character still intact
- Includes some underutilized or vacant properties
- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Large undeveloped tracts on the periphery of character area
- High level of interconnectivity within developed areas

DEVELOPMENT PATTERN RECOMMENDATIONS:

- Continued emphasis on single family development, particularly along or connecting to developed streets
- More bike/pedestrian transportation options for linkages to community facilities
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement
- Encourage new development to respect the walkable, small town, context in terms of site design, signage, connections to sidewalks and other essential considerations.



Report of Accomplishments

Activities from the 2019 Joint Comprehensive Plan Community Work Program are assigned the following identifiers to acknowledge the status of each activity as:

- Completed: The listed activity has been concluded.
- Ongoing: The listed activity has started and is continuing.
- Postponed: The listed activity has not been started or halted for some reason.
- Not Accomplished: The listed activity has not moved forward and will not be a part of the 2025 Community Work Program.

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for local comprehensive planning. Items regarded as policies are not included in the 2025 community work program and have been incorporated into the "Community Goals" section of the plan, reworded, or included in another policy.

Glascok County

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work with the Glascok County Development Authority to update and maintain a website marketing Glascok County as a place to live, visit, or invest in.	X				
Complete Go Film Georgia process and continue to engage potential projects.				X	This project is no longer a priority of the County and will not appear in the new work program.
Begin project planning for county industrial park turn lanes on SR 102.		X			This project will be completed in TIA project 2027.
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Pave Bethel Acres Road and add flood and drainage infrastructure improvements.	X				
Participate in discussions with surrounding counties to coordinate expansion of ambulance service in an orderly manner.		X			In discussion with Warren County to contract with them for ambulance services and PSAP services. To be completed 2025.
Make improvements to ball field in Mitchell.	X				
Begin project planning for a school access road.		X			Access road will be completed in TIA project 2027.
Determine the feasibility of moving government offices out of the Peebles House and donating building.			X		The Commission has moved to the courthouse. No decision has been made about the Peebles House at this time. This item will appear in the new work program as "Determine what the commission wants to do with the Peebles House and consider donating the building."

Glascok County

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Purchase new police vehicles.		X			Working with the Sheriff on this, looking for programs to pay for this.
Establish a fire station in or near Edgehill.		X			Land has been donated. Looking at building designs.
Install way-finding signage for the Glascok County Senior Center.		X			New signs has been purchased for the Center. New signs for the main road have not yet been purchased.
Expand the Glascok County Senior Center, including a commercial or upgraded kitchen.	X				
Promote the ballot initiative to reauthorize the regional TSPLOST.	X				
Work with Glascok County Family Connection/Communities in Schools to update current facility or move it possible.				X	The County cannot assist with this project as the building is privately owned. This item will not appear in the new work program.
Hold a community workshop on potential improvements to the old city well house in Gibson and development of an improvement and maintence plan.	X				
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.			X		The Commission is looking to find funding for a code enforcement officer possibly through RC/multi county agreement. This item will appear in the new work program.

Glascocock County

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Discuss and consider property maintenance/building codes.			X		This has not been addressed. This item will appear in the new work program.
Enter into partnership with other local governments to provide code enforcement.			X		The Commission is looking to find funding for a code enforcement officer possibly through RC/multi county agreement. This item will appear in the new work program.
Create subdivision regulations to address issues such as site design, road construction, etc.		X			Subdivision road acceptance has been added to the County codes. This item will appear in the new work program.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Research opportunities for cost-effective expansion of broadband.		X			Comcast has received a grant to install 700+ addresses in the County. To be completed in 2030.
Adopt a resolution stating Glascocock County desires to be fully served by Broadband.				X	Not a priority for the County as this time. This item will not appear in the new work program.
Identify community buildings that would benefit from enhanced broadband and/or could be considered for Broadband ready designation.	X				
Apply for Broadband Ready designation for chosen community sites.	X				

Glascock County

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt and apply design guidelines to new development so that it complements the character of historic structures.				X	The county has discussed the need to adopt land use and building codes. The county is not able to pay for an inspector at this time. This item will not appear in the new work program.
Ensure all relevant water resources protection codes are in place.	X				

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work with Glascock County And the Glascock County Development Authority to update and maintain a website marketing Glascock County as a place to live, visit or invest in.	X				
Determine the feasibility of starting a downtown development authority.		X			This has been considered and will be looked at in the next five years. This item will appear in the new work program.
Provide the RC with a list of community festivals and special events for inclusion in the regional list.	X				

Natural and Cultural Resources

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Hold a community workshop on potential improvements to the old city well house in Gibson and develop an improvement and maintenance plan.	X				

Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution stating that Gibson desires to be fully served by Broadband.	X				

Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Apply for Broadband Ready designation for chosen community sites.	X				

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.			X		This has been considered and will be looked at in the next five years. This item will appear in the new work program.
Discuss and consider property maintenance/building codes.			X		This has been considered and will be looked at in the next five years. This item will appear in the new work program.
Enter into partnership with other local governments to provide code enforcement.			X		This has been considered and will be looked at in the next five years. This item will appear in the new work program.
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.			X		This has been considered and will be looked at in the next five years. This item will appear in the new work program.
Apply for funding to implement the dilapidated structure action plan.			X		This has been considered and will be looked at in the next five years. This item will appear in the new work program.

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Promote the ballot initiative to reauthorize the regional TSPLOST.	X				
Identify areas in need of flood and drainage improvements.		X			This item has not been completed at this time. This item will appear in the new work program.
Conduct phased water, sewer, flood and drainage improvements throughout the city.		X			This item has not been completed at this time. This item will appear in the new work program.
Pave Walker and Church streets.		X			This item has not been completed at this time. This item will appear in the new work program.

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Make improvements to ball field in Mitchell.	X				
Promote the initiative to reauthorize the regional TSPLOST.	X				

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of community festivals and special events for inclusion in the regional list.	X				

Land Use

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found Feasible.		X			This item has not been completed at this time. This item will appear in the new work program.
Discuss and consider property maintenance/building codes.		X			This item has not been completed at this time. This item will appear in the new work program.
Enter into partnership with other local governments to provide code enforcement.		X			This item has not been completed at this time. This item will appear in the new work program.

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.		X			This item has not been completed at this time. This item will appear in the new work program.
Apply for funding to implement the dilapidated structure action plan.			X		Waiting for funding to pay for code enforcement. This item will appear in the new work program.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution stating that Mitchell desires to be fully served by Broadband.	X				
Apply for Broadband Ready designation for chosen community sites.	X				

Community Facilities

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Promote the ballot initiative to reauthorize the regional TSPLOST.	X				
Pave Euphrates Church Road.		X			This item has not been completed. This item will appear in the new work program.
Conduct phased water improvements throughout the city.		X			This item has not been completed at this time. This item will appear in the new work program.
Install fire hydrants throughout the city.				X	Not feasible due to water system capacity at this time. This item will not appear in the new work program.
Develop a plan to extend water service north and south of the city limits.	X				

Economic Development

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Promote the RC with a list of community festivals and special events for inclusion in the regional list.	X				

Broadband

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution stating that Mitchell desires to be fully served by Broadband.	X				
Apply for Broadband Ready designation for chosen community sites.	X				

Community Work Program

The Work Program consists of specific activities that the cities of Glascock County will undertake in the five-year period from 2025 through 2030 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Some activities will be completed as joint effort with participation by all local governments. Each work program entry includes: a description of the activity, a time frame for completion, parties responsible for implementation, a cost estimate, and a funding source.

Glascocock County

Economic Development

Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Begin project planning for county industrial park turn lanes on SR 102.	X	X				County, GDOT	\$800K	TSPLOST

Community Facilities

Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Participate in discussions with surrounding counties to coordinate expansion of ambulance service in an orderly manner.	X	X				County	Staff Time	Local Funds
Begin project planning for a school access road.	X	X				County, GDOT	\$1.8 M	TSPLOST
Determine what the commission wants to do with the Peebles House and consider donating the building.	X					County	TBD	Local Funds
Purchase new police vehicles.	X		X			County, RC	TBD	Local Funds, Grants/Loans
Establish a fire station in or near Edgehill.			X	X		County	TBD	Local Funds, Grants/Loans
Install way-finding signage for the Glascocock County Senior Center.			X			County	\$10K	Local Funds
Consolidate County Offices into one building.				X		County	200K	Local Funds
Improvements to Brassell Park-new bathrooms, update lighting, permanent t-ball field.			X		X	County	500K	Local Funds, Grants
Build joint use ambulance/fire building on County line Road.			X			County	2.5M	Local funds, Grants

Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.	X	X	X	X		County, RC	Staff Time	Local Funds, DCA
Discuss and consider property maintenance/building codes.			X			County, RC	Staff Time	Local Funds, DCA
Enter into partnership with other local governments to provide code enforcement.			X			County, RC	Staff Time	Local Funds, DCA
Create subdivision regulations to address issues such as site design, road construction, etc.			X			County, RC	Staff Time	Local Funds, DCA
Broadband								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Research opportunities for cost-effective expansion of broadband.	X	X				County	Staff Time	Local Funds
Natural and Cultural Resources								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Ensure all relevant water resource protection codes are in place.	X	X	X	X	X	County, RC	Staff Time	Local Funds, DCA

Economic Development

Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Determine the feasibility of starting a downtown development authority.	X	X	X	X		City	Staff Time	Local Funds

Land Use

Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.				X		City, County, RC	Staff Time	Local Funds, DCA
Discuss and consider property maintenance/building codes.				X		City, County, RC	Staff Time	Local Funds, DCA
Enter into partnership with other local governments to provide code enforcement.				X		City, County, RC	Staff Time	Local Funds, DCA
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.				X		City, County, RC	Staff Time	Local Funds, DCA
Apply for funding to implement the dilapidated structure action plan.				X		City, County, RC	Staff Time	Local Funds, DCA

Community Facilities

Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Identify areas in need of flood and drainage improvements.	X	X	X	X		City	Staff Time	Local Funds
Conduct phased water, sewer, flood and drainage improvements throughout the city.			X			City, RC	TBD	Local Funds, Grants

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Pave Walker and Church Streets						City	50K	Local Funds
Update softwater system			X	X	X	City	500K	Local Funds, GEFA
Complete lead service line inventory.	X					City	25K	Local Funds, GEFA

Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Determine the feasibility of enacting a zoning/land development ordinance and prepare ordinance if found feasible.	X	X				City, County, RC	Staff Time	Local Funds, DCA
Discuss and consider property maintenance/building codes.			X			City, County, RC	Staff Time	Local Funds, DCA
Enter into partnership with other local governments to provide code enforcement.			X			City, County, RC	Staff Time	Local Funds, DCA
Inventory and catalog dilapidated structures and develop a plan for rehab, acquisition or demolition.			X			City, County, RC	Staff Time	Local Funds, DCA
Apply for funding to implement the dilapidated structure action plan.			X			City, County, RC	Staff Time	Local Funds, DCA
Economic Development								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Determine what repairs can be made to water tower.		X	X			City	50K	Local Funds
Apply for grant for generator.	X					City, RC	Staff Time	Local Funds, FEMA, USDA
Complete lead service line inventory.	X					City	26K	Local Funds, GEFA

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Pave Euphrates Church Road.	X	X	X	X		City	50K	TSPLOST
Conduct phased water improvements throughout the city.			X			City	TBD	Local Funds, Grants
Economic Development								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2025-26	2026-27	2027-28	2028-29	2029-30			
Complete lead service line inventory.	X					City	15K	Local Funds, GEFA

Appendix

Community Involvement

The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create community work program activities. One key item created during the exercises was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county. Combined with data collected by Regional Commission staff and county staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals developed further along in the process.

Stakeholder Committee Members

The members of the Glascock County stakeholder committee for this planning process were:

- Lori Boyen - Glascock County, Chairman
- Lewis Berry - City of Mitchell, Mayor Pro-Tem
- Brandi Prichett - City of Gibson, Clerk
- Kathy Chalker - Glascock County, Family Connection/Communities in Schools board member
- Allen Underwood - Town of Mitchell, Councilman
- Warren Pittman - City of Gibson, Mayor
- Charles Harrell - Glascock County, Family Connection/Communities in Schools board member
- Gary Kitchens - Town of Edgehill, Councilman
- Jeremy Kelley - Glascock County, Sheriff
- Jessica Miller - Glascock County, School Superintendent
- Juanice Gordy - Glascock County, Senior Center Director
- Rhonda Philips - Glascock County, Clerk
- Jennifer Kelley - Glascock County, Family Connection/Communities in Schools Executive Director
- Rachel DeLoach - Glascock County Development Authority
- Gail Berry - City of Mitchell, Mayor
- Autumn Milburn - Glascock County Commissioner
- Dewey Belcher- Mayor of Edgehill
- Angela Barrow- Clerk, City of Edgehill
- Joe Dixon - Glascock County Commissioner
- Scott Lamb - Glascock County Commissioner
- Jeffery Chalker - Glascock County Commissioner

Stakeholder Committee Meetings

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective

Glascock County Joint Comprehensive Plan			
Stakeholder Meeting October 17th 11:00 am			SIGN IN SHEET
NAME	ORGANIZATION	PHONE	EMAIL
Lori Boyen	B.O.C.		lboyen@glascockcountyga.com
Joe Dujin	B.O.C.		jd@glascockcountyga.com
Mike Lye	EMA Director		emad@glascockcountyga.com
Ant Griswell			jgriswell@BellSouth.net
Mark Shelton	Glascock Fire Dept Deputy EMT		ms@glascockcountyga.com
Bramli Pritchett	City of Gibson		bramli@cityofgibson3100@bellsouth.net
Jeremy Kelley	Glascock Co SO		jk@glascockcountyga.com



Glascock County Courthouse | 74 East Main Street | Gibson

Stakeholder Committee Meetings

Glascock County Stakeholder Meetings

Thursday NOV. 7th

1. April Young CSRA Regional Comm. ayoung@csraenergys.com
2. Jessica Miller Glascock BOE jmillier@glascock.k12.ga.us
3. Joe Dixon Commissioner jdixon@glascockcountyga.com
4. Gail Berry Town of Mitchell mitchelltownof@bellsouth.net
5. Mike Lynn EMA eml@glascockcountyga.com
6. Charles Roberts - Cotson ccroberts88@yahoo.com
7. Rhonda Phillips Clubs glascockboe@glascockcountyga.com
8. Lori Boyer Chairman lboyer@glascockcountyga.com
9. Jeremy Kelley Sheriff jkelley@glascockcountyga.com
10. Ant Griswell Comm Elect jgriswell@BellSouth.net

Public Hearings

Two joint public hearings were held as part of the process. Initial public hearing was held at the start of the comprehensive planning process in one location for each jurisdiction to participate. The second public hearing was held once the plan was drafted to brief the public on contents of the plan and submittal timeline, as well to get final input.

LOCALIQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

April Young
Not specified
Po Box 66

Gibson GA 30810-0066

STATE OF GEORGIA, COUNTY OF JEFFERSON & GLASCOCK

The Jefferson News & Farmer, a newspaper that is generally circulated in the counties of Jefferson & Glascock and in the area adjacent thereto, State of Georgia, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

08/22/2024

and that the fees charged are legal.
Sworn to and subscribed before on 08/22/2024

[Signature]
Legal Clerk
[Signature]
Notary, State of WI County of Brown
6/28/2025
My commission expires

Publication Cost: \$52.92
Tax Amount: \$0.00
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PO #: Glascock County Joint Comprehensive
Plan 2025-2030

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AMY KOKOTT
Notary Public
State of Wisconsin



The Mitchell Town Council does hereby announce that the millage rate will be set at a meeting to be held at Mitchell City Hall on September 9, 2024, at 7:00 p.m. and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest for the past five years.

CURRENT 2023 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

City	2019	2020	2021	2022	2023	2024
Real & Personal	4,014,861	3,902,915	3,994,972	4,688,938	5,205,007	6,147,570
Motor Vehicle	143,270	137,970	121,860	129,080	127,330	84,440
Mobile Home	34,473	66,165	34,613	39,284	67,544	35,462
Timber	0	0	0	0	0	0
Heavy Duty Equipment	0	0	0	0	0	0
Gross Digest Total	4,192,604	4,107,050	4,151,445	4,857,302	5,399,881	6,267,472
Less M&O Exemptions	1,287,171	1,158,935	1,150,897	1,164,748	912,941	319,644
Net M&O Digest	2,905,433	2,948,115	3,000,548	3,692,554	4,486,940	5,947,828
Gross M&O Millage	10.855	11.281	12.731	11.941	11.51	9.501
Less Rollback	5.224	5.65	7.10	6.310	5.88	3.87
Net M&O Millage	5.631	5.631	5.631	5.631	5.631	5.631
Net Taxes Levied	16,360	16,601	16,896	20,793	25,266	33,492.22
Net Taxes \$ Increase	(\$186.00)	\$241.00	\$295.00	\$3,897.00	\$4,473.00	\$ 8,226.22
Net Taxes % Increase		1%	2%	23.06%	21.51%	32.55%

Renovations For Jefferson County Administration Building

**Jefferson County, Georgia, Board of Commissioners
INVITATION TO BID**

Sealed proposals from Contractors will be received by The Jefferson County Board of Commissioners for the **Renovations For Jefferson County Administration Building** project until **3:00p.m.** local time, **Thursday, September 19, 2024**. This will be a public bid opening, read aloud in the Jefferson County Conference Room located at 217 East Broad Street, Louisville, Ga. 30434. No extension of the bidding period will be made.

A Pre-Bid Conference will be held **Thursday, September 5th, 2024 at 10:00am** local time on the project site, 1200 School Road, Louisville Ga. 30434. This conference is not mandatory, but is encouraged.

Drawings and project manual on this work may be examined at the Jefferson County Board of Commissioners offices, 217 East Broad Street, Louisville, Georgia 30434, Tel: (478) 626-3332.

Bidding documents may be obtained at the **Office of the Architect: Studio 3 Design Group, P.C. Attn: Dee Beaird @ dbeaird@s3dg.com or 706-667-9784**. Applications for documents together with refundable deposit of **\$150.00** per set should be filed promptly with the Architect. Bidding material will be forwarded (shipping charges collect) as soon as possible. The full amount of deposit for one set will be refunded to each prime contractor who submits a bona fide bid upon return of such set in good condition within 10 days after date of opening bids. Electronic documents are free, upon request from the general contractor.

Contract, if awarded, will be on a lump sum basis. No bid may be withdrawn for a period of 35 days after time has been called on the date of opening.

Bid must be accompanied by a bid bond in an amount not less than 5% of the base bid. Personal checks, certified checks, letters of credit, etc., are not acceptable. The successful bidder will be required to furnish performance and payment bonds in an amount equal to 100% of the contract price.

The Owner reserves the right to reject any and all bids and to waive technicalities and informalities.

To promote local participation, general contractors are encouraged to contact subcontractors, suppliers, and vendors located Louisville, Georgia, and the surrounding Jefferson County area.

Bids shall be submitted to:

Mr. Jerry Coalson, County Administrator
Jefferson County, Georgia
Board of Commissioners Office
217 East Broad Street
Louisville, Georgia 30434

AG-4008519

needs to renew and they h charged for r lost items, the have to pay the off before the new card. Bu thing about th we don't char and if you brin back, the cha away.”

Local libra show that thro

Glascoc Cou

A public hearing for th September 10, 2024, at East Main Street, Gibso Glascoc County Joint on the process for plan Joint Comprehensive Pl short-term action plan I Gibson, and Mitchell Residents wishing to cc Persons with special ne should contact the Cou Glascoc County Board open during the followi and Friday. Persons wit at (TDD) 1-800-255-005

The Avera City cou at the Avera City H requirements of O. year's tax digest ar

CURRE
CITY
Real & Personal
Motor Vehicles
Mobile Homes
Gross Digest
Less M & O Exemptions
Net M & O Digest
Gross M & O Millag
Less Rollback
Net M & O Millage
Net Taxes Levied
Net Taxes \$ Increase
Net Taxes % Increase

AG-40082167

Public Hearings

Glascock County Joint Comprehensive Plan			
Public Hearing # 1 September 10th 6:30 pm			SIGN IN SHEET
NAME	ORGANIZATION	PHONE	EMAIL
Lozi Boyer	Glascock BOC		
Billy Wasden			wasdenbilly@yahoo.com
Cindy Drummond			
Mike Drummond			
Granier Jody	St. Cte Transit		
Kathy Chalker			
Jan Dism	Glascock City Commissioner		
Jeffy Chalker	County Comm.		
Scott Lamb	County - Comm		
Jessica Miles	GC BOE		
Dail Berry	Town of Mitchell		
Autumn Milburn	County commissioner		



Glascock County Courthouse | 74 East Main Street | Gibson





GlascocK County Joint Comprehensive Plan Public Hearing # 1 September 10th 6:30 pm				SIGN IN SHEET
NAME	ORGANIZATION	PHONE	EMAIL	
Charles Potts		.	CCROBERTS08@yahoo.com	
Gloude Mitchell	Gibson	706 598 3900		
Phonda Philbin	GlascocK Co Commission Club	706 598 2671	glascocKboa@glascocK County GA. com	
Mike Lyon	GlascocK EMA	706 829-4428	em1@glascocK County GA. com	



Public Hearings

LOCALiQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

April Young
Glascok County Board of Commission
Po Box 66

Gibson GA 30810-0066

STATE OF GEORGIA, COUNTY OF JEFFERSON & GLASCOCK

The Jefferson News & Farmer, a newspaper that is generally circulated in the counties of Jefferson & Glascock and in the area adjacent thereto, State of Georgia, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

11/14/2024

and that the fees charged are legal.
Sworn to and subscribed before on 11/14/2024

Legal Clerk *Dwight Jacobs*
Notary, State of WI, County of Brown *Amy Kokott*
My commission expires *6/30/2025*

Publication Cost: \$52.92
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AMY KOKOTT
Notary Public
State of Wisconsin

Glascok County Joint Comprehensive Plan Public Hearing # 2 December 3, 2024 6:30 pm				SIGN IN SHEET
NAME	ORGANIZATION	PHONE	EMAIL	
Kristi Kitchens	City of Edgehill	(478) 494-5791	kristikitchens@yahoo.com	
Brandi Pritchett	City of Gibson	(706) 831-9308	cityofgibson3902@bellsouth.net	
Gail Berry	Town of Mitchell	706-598-2004	mitchelltownof@bellsouth.net	
Jan Dixon	Glascok Co BOC	706-833-7278		
Jeremy Kelley	Glascok Co SO	706-699-4704	jkelly@glascokcountyga.com	
Luzi Boyer	Glascok Co. BOC	706-598-2671		
Rhonda Phillips	Glascok BOC	706-598-2671		
Mike In	Glascok EMA	706 598-2881		
Billy Wood		706 840 4689		
Att. [Signature]		706 544 6600	agriswell@glascokcountyga.com	



Glascok County Courthouse | 74 East Main Street | Gibson

Public Hearing Notice

Glascok County Joint Comprehensive Plan 2025-2030

A public hearing for the Joint Comprehensive Plan will take place on Tuesday, December 3, 2024, at 6:30 p.m., at the Glascok County Courthouse, located at 74 East Main Street, Gibson, Georgia. The purpose of this meeting will be for the public to make comments on the final draft of the Glascok County Joint Comprehensive Plan. The Joint Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which Glascok County and the communities of Edgehill, Gibson, and Mithcell will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance. A draft of the plan may be viewed at the Glascok County Board of Commissioners office between November 18th and December 2nd 2024.

Persons with special needs relating to handicapped accessibility or foreign language should contact the County Clerk at 706-598-2671 prior to December 2, 2024. The Glascok County Board of Commissioners Office is located at 64 Warren Street and open during the following hours: 8:00 a.m. – 5:00 p.m. Monday, Tuesday, Thursday, and Friday. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

Community Survey

We need your input!

GLASCOCK COUNTY



Glascocock County and the cities of Edgehill, Gibson, and Mitchell are updating their comprehensive plan.

This plan serves as an update to the 2020 plan and will be the guiding document for community projects over the next five years. The final plan will include information on economic development, housing, broadband, community facilities, and

cultural resources.

Please take a few minutes to express your thoughts by completing this community survey. This survey will help the stakeholder committee develop the plan. Survey ends November 1st 2024.

**TAKE OUR COMMUNITY
SURVEY**

**You can take the survey by scanning the
QR code above.**

You can also take the survey at <https://www.surveymonkey.com/r/Glascock2025>

← <https://csrarc.ga.gov/surveys> ☆ ⚙ ☆ ...

REGIONAL COMMISSION

Area Agency on Aging | Economic & Workforce Development | Finance | Local Government Services | **Planning** | Contact Us | Review Docs

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COMPREHENSIVE PLANNING
 FORT EISENHOWER GROWTH MANAGEMENT
 LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)
 MAPPING (GIS)
 PLANNING DOCUMENTS
 REGIONAL PLANNING
 SURVEYS
 TRANSPORTATION

COMMUNITY SURVEYS

This page contains links to current surveys for the Regional Commission's member jurisdictions.

SURVEYS

[Glascock County Joint Comprehensive Plan](#)

 **CSRA Regional Commission** ...
 Sep 10 • 🌐

You can take the survey at
<https://www.surveymonkey.com/r/Glascock2025>

We need your input!

GLASCOCK COUNTY



Glascock County and the cities of Edgehill, Gibson, and Mitchell are updating their comprehensive plan.

This plan serves as an update to the 2020 plan and will be the guiding document for community projects over the next five years. The final plan will include information on economic development, housing, broadband, community facilities, and cultural resources.


Please take a few minutes to express your thoughts by completing this community survey. This survey will help the stakeholder committee develop the plan. Survey ends November 1st 2024.

TAKE OUR COMMUNITY SURVEY

You can take the survey by scanning the QR code above.

You can also take the survey at <https://www.surveymonkey.com/r/Glascock2025>


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<https://www.surveymonkey.com/r/Glascock2025>

We need your input!

GLASCOCK COUNTY



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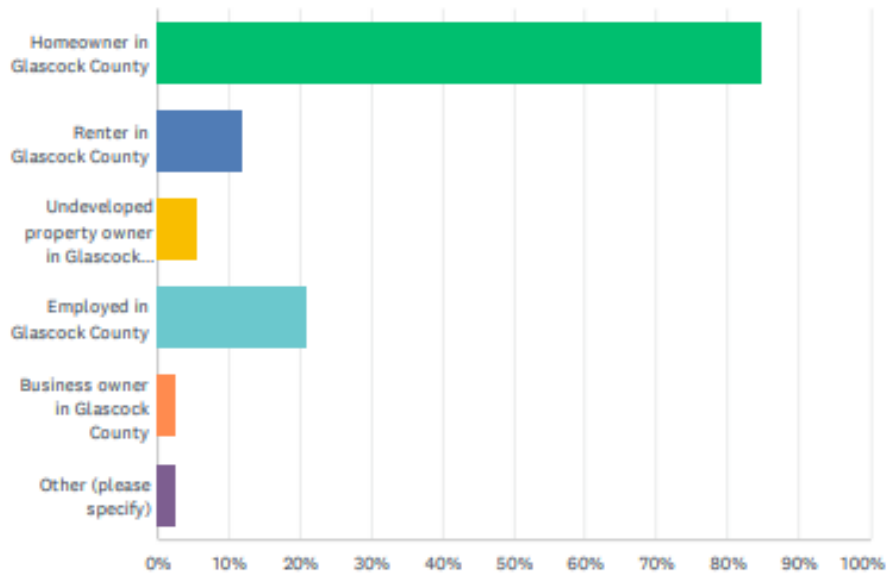
Community Survey

The following are response chart summaries of select questions from the community survey. Open-ended questions to include the SWOT analysis are not included, but have been provided to local government officials for future use.

Glascok County Joint Comprehensive Plan 2025-2030 Community Survey

Q1 Which of the following categories currently describes you? Check all that apply.

Answered: 125 Skipped: 0

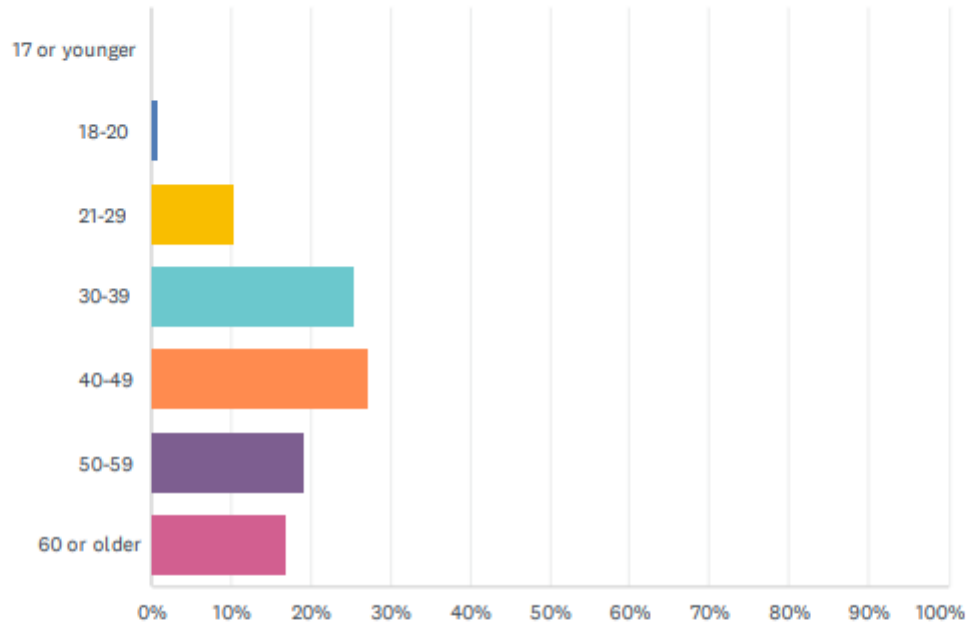


ANSWER CHOICES	RESPONSES
Homeowner in Glascok County	84.80% 106
Renter in Glascok County	12.00% 15
Undeveloped property owner in Glascok County	5.60% 7
Employed in Glascok County	20.80% 26
Business owner in Glascok County	2.40% 3
Other (please specify)	2.40% 3
Total Respondents: 125	

#	OTHER (PLEASE SPECIFY)	DATE
1	Disabled	10/23/2024 1:01 PM
2	living with family in gibson until built	10/23/2024 12:59 PM
3	Land owner in Glascok County	10/17/2024 11:29 AM

Q2 What is your age?

Answered: 125 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.80%	1
21-29	10.40%	13
30-39	25.60%	32
40-49	27.20%	34
50-59	19.20%	24
60 or older	16.80%	21
TOTAL		125

Q3 How long have you lived, worked, or owned property in our community?

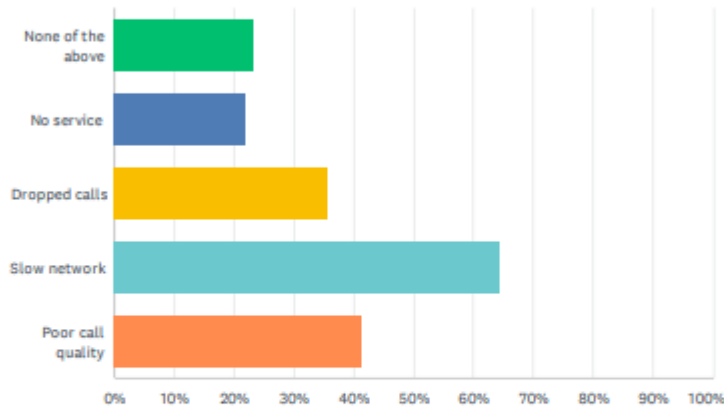
Glascok County Joint Comprehensive Plan 2025-2030 Community Survey

	LESS THAN 5 YEARS	6-10 YEARS	11-15 YEARS	MORE THAN 15 YEARS	TOTAL RESPONDENTS
Lived here	16.13% 20	8.06% 10	8.06% 10	67.74% 84	124
Worked here	32.91% 26	15.19% 12	10.13% 8	41.77% 33	79
Owned property here	26.17% 28	10.28% 11	12.15% 13	51.40% 55	107
Owned a business here	72.00% 18	12.00% 3	0.00% 0	16.00% 4	25

Glascok County Joint Comprehensive Plan 2025-2030 Community Survey

Q10 What issues do you have with cell phone service at home? Check all that apply.

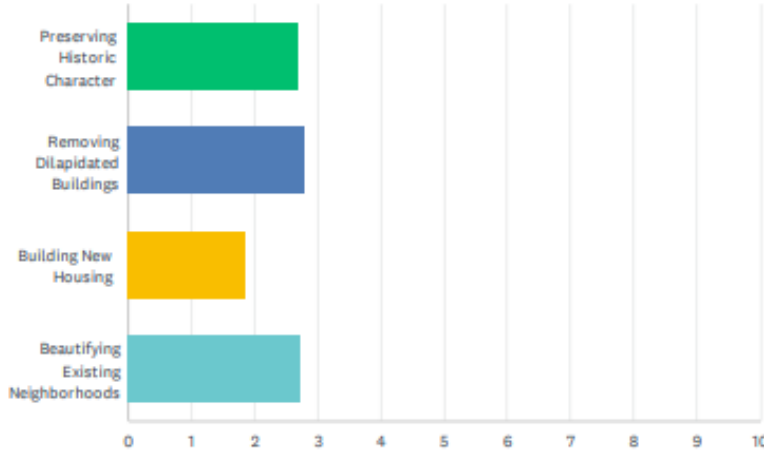
Answered: 73 Skipped: 52



ANSWER CHOICES	RESPONSES
None of the above	23.29% 17
No service	21.92% 16
Dropped calls	35.62% 26
Slow network	64.38% 47
Poor call quality	41.10% 30
Total Respondents: 73	

Q11 Please rank the following housing topics based on their importance to you from 1 to 4 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.

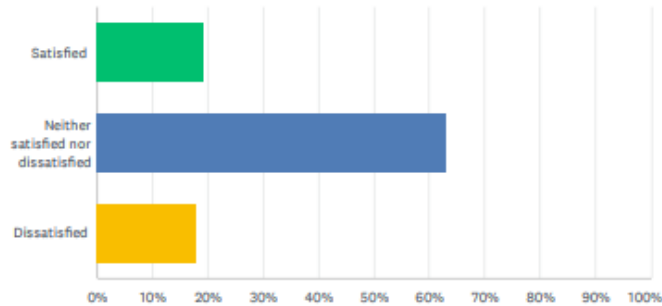
Answered: 70 Skipped: 55



	1	2	3	4	TOTAL	SCORE
Preserving Historic Character	30.77% 20	21.54% 14	32.31% 21	15.38% 10	65	2.68
Removing Dilapidated Buildings	33.85% 22	26.15% 17	26.15% 17	13.85% 9	65	2.80
Building New Housing	13.64% 9	13.64% 9	16.67% 11	56.06% 37	66	1.85
Beautifying Existing Neighborhoods	25.00% 16	37.50% 24	23.44% 15	14.06% 9	64	2.73

Q12 How satisfied are you with the variety of housing in our community?

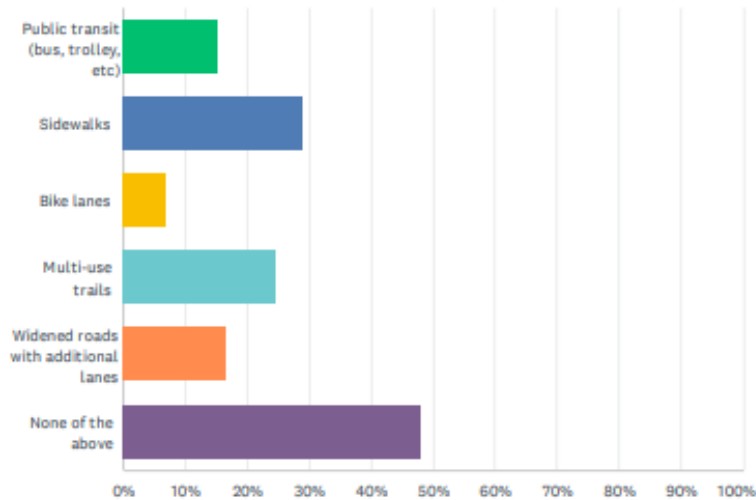
Answered: 73 Skipped: 52



ANSWER CHOICES	RESPONSES
Satisfied	19.18% 14
Neither satisfied nor dissatisfied	63.01% 46
Dissatisfied	17.81% 13
TOTAL	73

Q13 Which transportation improvements would you like to see more of in our community? Check all that apply.

Answered: 73 Skipped: 52



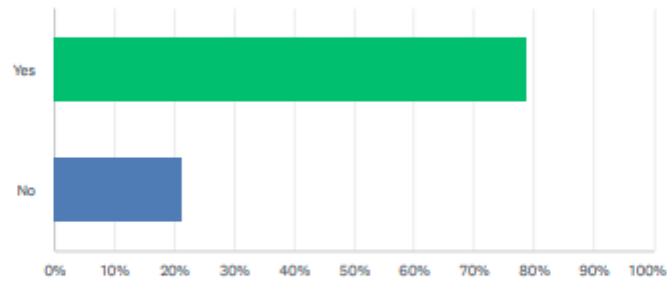
ANSWER CHOICES	RESPONSES
Public transit (bus, trolley, etc)	15.07% 11
Sidewalks	28.77% 21
Bike lanes	6.85% 5
Multi-use trails	24.66% 18
Widened roads with additional lanes	16.44% 12
None of the above	47.95% 35
Total Respondents: 73	

Q14 Please rate your level of satisfaction with each of the following public services or facilities.

	SATISFIED	DISSATISFIED	NO OPINION	TOTAL
Parks and recreation facilities	47.89% 34	36.62% 26	15.49% 11	71
Amount of sidewalks	43.66% 31	15.49% 11	40.85% 29	71
Street and road signage	67.61% 48	9.86% 7	22.54% 16	71
Condition of streets and sidewalks	40.85% 29	38.03% 27	21.13% 15	71
Cleanliness of public spaces	64.79% 46	22.54% 16	12.68% 9	71
Code enforcement	29.58% 21	29.58% 21	40.85% 29	71

Q16 Do you use public facilities such as parks, trails, and ball fields?

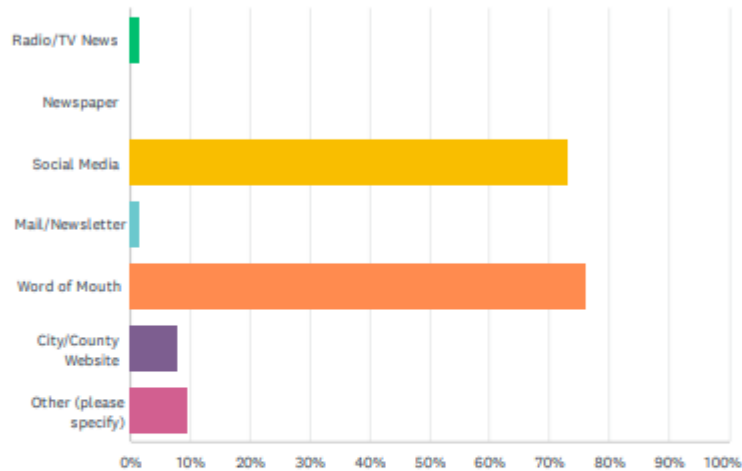
Answered: 71 Skipped: 54



ANSWER CHOICES	RESPONSES	
Yes	78.87%	56
No	21.13%	15
TOTAL		71

Q20 How do you typically find out about what's happening in our community? Check all that apply.

Answered: 63 Skipped: 62



ANSWER CHOICES	RESPONSES	
Radio/TV News	1.59%	1
Newspaper	0.00%	0
Social Media	73.02%	46
Mail/Newsletter	1.59%	1
Word of Mouth	76.19%	48
City/County Website	7.94%	5
Other (please specify)	9.52%	6
Total Respondents: 63		

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