

**WASHINGTON COUNTY
JOINT COMPREHENSIVE PLAN
2026-2031**



★ **IT ALL HAPPENS HERE** ★

**A Resolution of Washington County for the Adoption of
the
Washington County Joint Comprehensive Plan
2026-2031**

WHEREAS, the Washington County Board of Commissioners, the governing authority of Washington County in conjunction with the Cities of Davisboro, Deepstep, Oconee, Harrison, Riddleville, Tennille, and Sandersville, Georgia, has prepared the *Washington County Joint Comprehensive Plan 2026-2031* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan 2026-2031* 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;"

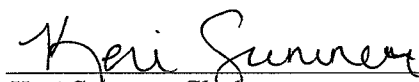
NOW, THEREFORE, BE IT RESOLVED by the Washington County Board of Commissioners that the *Washington County Joint Comprehensive Plan 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 12th day of February, 2026



Mel Daniel, Jr., Chairman
Washington County Board of Commissioners

ATTEST:



Keri Sumner, Clerk
Washington County

**A Resolution of the City of Oconee for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

WHEREAS, the Oconee City Council, the governing authority of the City of Oconee, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

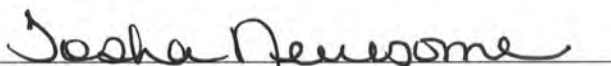
NOW, THEREFORE, BE IT RESOLVED by the Oconee City Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 3 day of February, 2026



Mark Stewart, Mayor
City of Oconee

ATTEST:



Tosha Newsome, City Clerk
City of Oconee

**A Resolution of the City of Davisboro for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

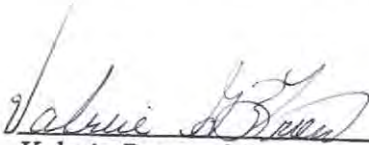
WHEREAS, the Davisboro City Council, the governing authority of the City of Davisboro, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

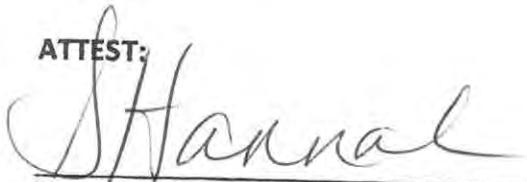
NOW, THEREFORE, BE IT RESOLVED by the Davisboro City Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 9th day of February, 2026



Valerie Brown, Mayor
City of Davisboro

ATTEST:



Stephanie Hannah, City Manager
City of Davisboro

**A Resolution of the Town of Deepstep for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

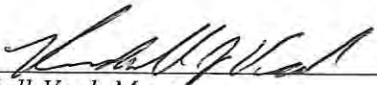
WHEREAS, the Deepstep Town Council, the governing authority of the Town of Deepstep, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

NOW, THEREFORE, BE IT RESOLVED by the Davisboro City Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 10th day of February, 2026



Randall Veal, Mayor
Town of Deepstep

ATTEST:



Allison Strickland, City Clerk
Town of Deepstep

**A Resolution of the Town of Harrison for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

WHEREAS, the Harrison Town Council, the governing authority of the Town of Harrison, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

NOW, THEREFORE, BE IT RESOLVED by the Harrison Town Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 3 day of Feb, 2026

A handwritten signature in blue ink, appearing to read 'Vincent Grissom', written over a horizontal line.

*Vincent Grissom, Mayor
Town of Harrison*

ATTEST:

A handwritten signature in black ink, appearing to read 'Sarah Anderson', written over a horizontal line.

*Sarah Anderson, City Clerk
Town of Harrison*

**A Resolution of the City of Riddleville for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

WHEREAS, the Riddleville City Council, the governing authority of the City of Riddleville, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

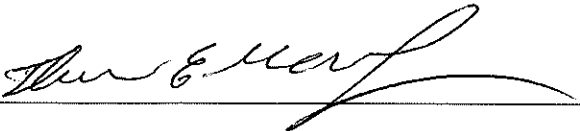
NOW, THEREFORE, BE IT RESOLVED by the City of Riddleville Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 9th day of March, 2026

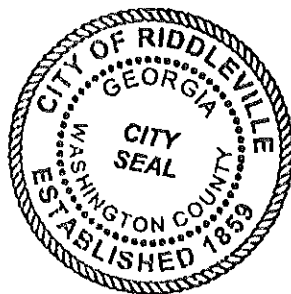


Ken Westbrook, Mayor
City of Riddleville

ATTEST:



City of Riddleville



**A Resolution of the City of Sandersville for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

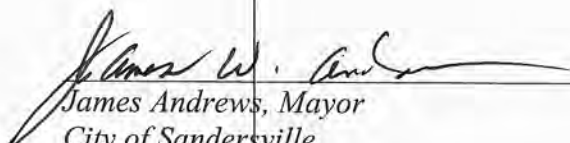
WHEREAS, the Sandersville City Council, the governing authority of the City of Sandersville, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

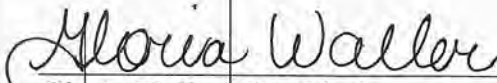
WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

NOW, THEREFORE, BE IT RESOLVED by the City of Sandersville Council that the *Washington County Comprehensive Plan: 2026-2031* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 2nd day of March, 2026


James Andrews, Mayor
City of Sandersville

ATTEST:


Gloria Waller, City Clerk
City of Sandersville



**A Resolution of the City of Tennille for Adoption of the
Washington County
Joint Comprehensive Plan: 2026-2031**

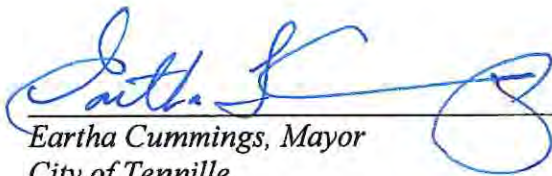
WHEREAS, the Tennille City Council, the governing authority of the City of Tennille, Georgia, has prepared the *Washington County Joint Comprehensive Plan: 2026-2031* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Washington County Joint Comprehensive Plan: 2026-2031* 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;" and,

NOW, THEREFORE, BE IT RESOLVED by the Tennille City Council that the *Washington County Comprehensive Plan: 2026-2031* 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 February, 2026



Eartha Cummings, Mayor
City of Tennille

ATTEST:



Danielle Ferguson, Clerk
City of Tennille

Prepared By:



3626 Walton Way Extension
Suite 100
Augusta, Georgia 30909

JOINT COMPREHENSIVE PLAN

2026 – 2031

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

The Chairman and County Board of Commissioners
Washington County, Georgia
P.O. Box 271
Sandersville, Georgia 31082
Adopted: 2/12/26

The Mayor and Town Council
Deepstep, Georgia
9376 Deepstep Road
Deepstep, Georgia 31082
Adopted: 2/10/26

The Mayor and City Council
Davisboro, Georgia
P.O. Box 189
Davisboro, Georgia 31018
Adopted: 2/9/26

The Mayor and Town Council
Harrison, Georgia
P.O. Box 31
Harrison, Georgia 31035
Adopted: 2/3/26

The Mayor and City Council
Oconee, Georgia
P.O. Box 69
Oconee, Georgia 31067
Adopted: 2/3/2026

The Mayor and City Council
Sandersville, Georgia
P.O. Box 71
Sandersville, Georgia 31082
Adopted: 3/2/26

The Mayor and Town Council
Riddleville, Georgia
225 Jennie Lee Poole Road
Riddleville, Georgia 31035
Adopted: 3/9/26

The Mayor and City Council
Tennille, Georgia
P.O. Box 145
Tennille, Georgia 31089
Adopted: 2/16/26

THE CENTRAL SAVANNAH RIVER AREA REGION



WASHINGTON COUNTY

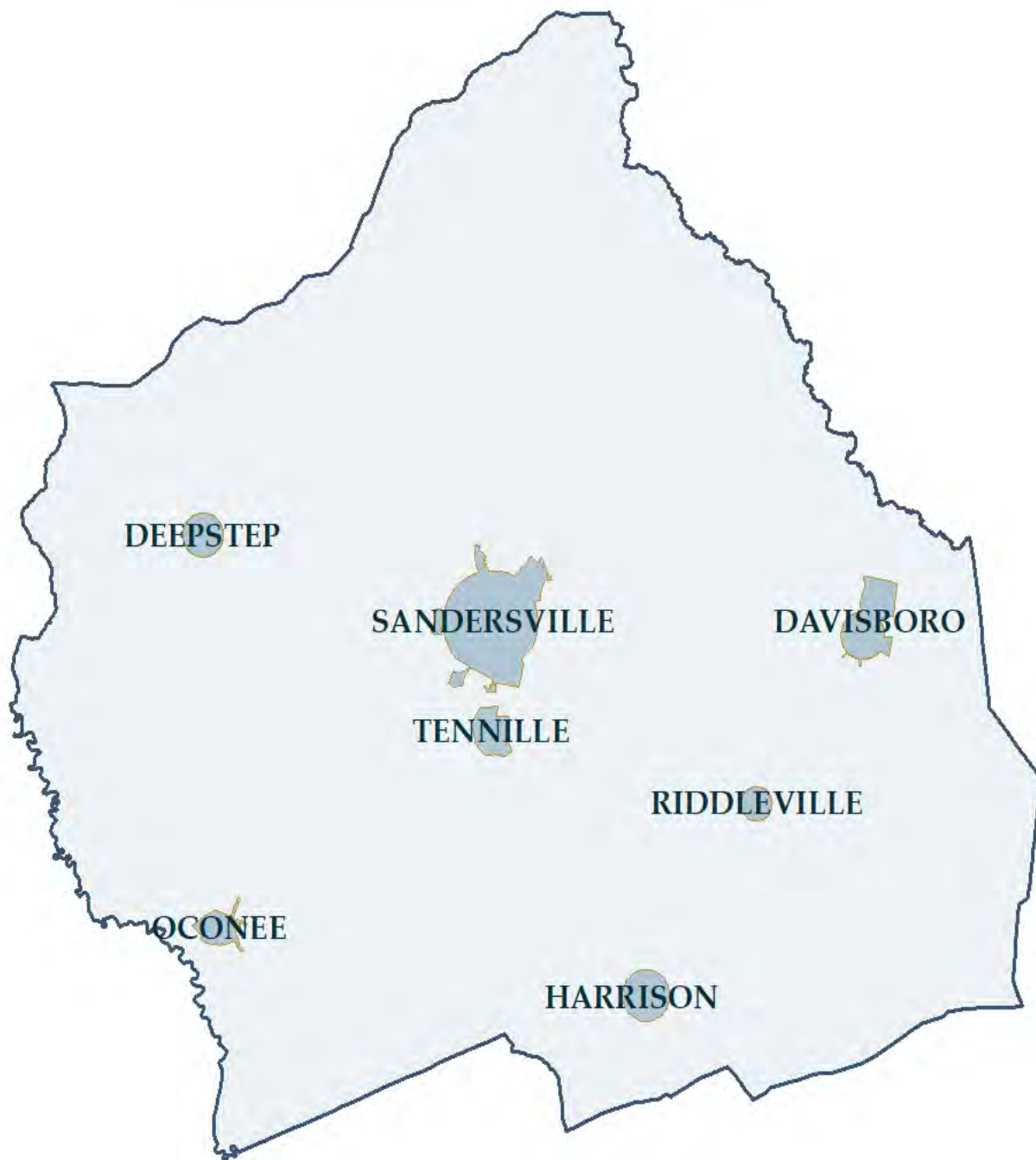


TABLE OF CONTENTS

INTRODUCTION	II
PLANNING PROCESS	15
Community Involvement	18
SWOT Analysis	20
Needs and Opportunities	25
Goals and Policies	30
ECONOMIC DEVELOPMENT	39
HOUSING	47
COMMUNITY FACILITIES	57
NATURAL AND CULTURAL RESOURCES	73
LAND USE	89
BROADBAND	117
REPORT OF ACCOMPLISHMENTS	125
COMMUNITY WORK PROGRAM	153
APPENDIX	184



COMMUNITY BACKGROUND

WASHINGTON COUNTY

Named in honor of George Washington, in 1784 Washington County was established by the Georgia legislature as the ninth county formed in the state of Georgia. Washington County is located in central Georgia as one of Georgia's largest counties at 674 square miles. The county is located on the ancient Fall Line of Georgia from which geology created the white chalky mineral kaolin that has become the most successful product exported from 1916 to today.

DAVISBORO

Davisboro was founded in 1827 and named after the first businessman, a blacksmith named Davis. When the railroad was constructed in 1840, the city enjoyed prosperity. Train Station Number 12 was located in Davisboro with daily stops. The Hardwick Inn was built in 1842 to accommodate passengers, however it was destroyed by a cyclone in 1883. In 1864 the 20th Corps and 14th Corps of Sherman's army met in Davisboro and destroyed the town as they left. Davisboro rebuilt and was incorporated in 1894. Another hotel was built by Frank Sheppard who lived outside Davisboro. The hotel operated for over 30 years serving passengers of the railroad.

DEEPSTEP

Deepstep grew from a popular hamlet of chartered campgrounds and was a place for Methodist camp meetings, serving people from Washington, Baldwin and surrounding counties. Deepstep sits on a creek named by Indian natives for its steep banks and deep waters. The town was chartered in 1920 in the shape of a circle. The late 19th and early 20th centuries saw Deepstep grow rapidly as the commercial center for the nearby agricultural districts. A post office was established, churches, a school, a grist mill, and cotton gin were built. Deepstep is a close knit community today with a city hall and library located in the 1900 commissary.

COMMUNITY BACKGROUND CONTINUED

HARRISON

Harrison was named for wealthy farmer Green B. Harrison who gave right-of-way on his land for the coming of the Wrightsville and Tennille Railroad in 1883. He served as the first mayor, railroad agent and was a director of the railroad. The town grew up around the railroad and prospered with the building of churches, a school, a sawmill and planer mill. In 1885 a post office was established. The main source of income of the community was agriculture and timber, and the town thrived until it was devastated by the boll weevil. From this time the town's population declined as people migrated to other places.

OCONEE

Oconee is located in the southwest corner of Washington County. A tax digest of 1825 shows early settlers. Governor Jared Irwin built Fort Irwin and his home "Union Hill" near here in 1786. Oconee was created in 1840-1843 when the rail lines and railroad station #14 were constructed. Building a trestle and bridge across the Oconee River was a challenging engineering feat across a river swamp that William Wadley undertook as he contracted with the Central Georgia Railroad. Wadley raised his family in the area, was in charge of all Confederate railroads for six months in early 1863, and after the Civil War, became president of the Central Georgia Railroad. In 1876, Oconee was chartered, although it stayed inactive until granted a new charter of incorporation in 1963. In 1931, the County's first kaolin processing plant located here and a major kaolin refinery. Oconee continues to build new facilities and provide a quality of life for her residents.

RIDDLEVILLE

Riddleville was incorporated in 1859 as the third settlement in the County. At the same time, the Georgia Legislature approved in 1859 a board of trustees for the Mount Vernon Association of Baptist Churches and granted a charter to Mount Vernon Institute, a degree granting college, to be located in Riddleville. Anderson Riddle, from North Carolina, settled near Riddleville in 1815 and gave 300 acres of land for the school and to form a town around it. The college remained active from 1859-1890's. A boarding school once stood near the center of town across from the Mount Vernon Institute. James Page, another North Carolina settler, gave 20 acres for the town and 1 acre for a cemetery. Page was the first burial in the cemetery in 1867. Two of the old houses survived: the Bryan house built in the 1830's and the Greek Revival cottage built around 1850 by a man named Wescoloski from Savannah. This house is listed in the book, Architecture of Middle Georgia, and is the pastorium for the Baptist church.

COMMUNITY BACKGROUND CONTINUED

SANDERSVILLE

Sandersville was founded in 1796 at a Native American crossroads. The development of Sandersville can be divided into two predominant periods, cotton and kaolin. The cotton period was the impetus for Sandersville's development through the antebellum and post-bellum periods to the mid-1900's. Since that time, kaolin has promoted Sandersville and the county's growth. It is significant that Sandersville's downtown is nearly intact and vibrant, and it along with many other historical sites, are listed in the National Register of Historic Places. The City and County boast support of two museums. During the Civil War in 1864, General W. T. Sherman in his famous "March to the Sea" intersected his left and right wings for the first time and camped in Sandersville. Sherman headquartered at the Brown House, now a museum. The T.J. Elder Community Center is a restored Rosenwald Plan School and commemorates the life of the African-American educator, Thomas Jefferson Elder. Sandersville's city cemetery dates to 1831.

TENNILLE

Tennille was a village in 1837 by the name of Franklinville and whose name was changed to Tennille after beloved citizen Francis Tennille. In the 1840's the Central Georgia Railroad was built in Tennille instead of Sandersville giving the town prosperity. The town grew around the railroad, which was Station Number 13 between Savannah and Atlanta. During the Civil War, much of the railroad was destroyed, having a devastating effect on the economy of Tennille. Tennille was incorporated in 1875. In 1876, Sandersville formed the Sandersville & Tennille Railroad Company. The economic progress of Sandersville and Tennille made a visible jump after this achievement. In 1884 the lumber and naval stores development in the southern part of the County demanded improved facilities, so the Wrightsville & Tennille Railroad was organized.



INTRODUCTION

The Washington County Joint Comprehensive Plan 2026 - 2031 represents the communities' shared long-term goals and 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, Washington County recognizes that there are a number of assets that can be marketed to attract growth. 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 Washington County with a tool to manage and guide the future growth of the county through the year 2031. 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, and future land use.

The Washington County Joint Comprehensive Plan is the official guiding document for the County and the communities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille. This document serves to:

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

INTRODUCTION CONTINUED

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 Washington 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.



COUNTY SNAPSHOT

Total Population



19,893

Poverty Rate



15.5 %

Bachelors Degree
or Higher



17.5 %

Residents Without
Health Coverage



13.5 %

Median Gross
Rent



\$ 836

Median
Household
Income



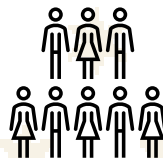
\$ 44,009

Median Age



40.6

Hispanic or
Latino Population



2%

Total Housing
Units



8,696



PLANNING PROCESS & COMMUNITY INVOLVEMENT

WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan is a policy document that guides the future growth of Washington 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 that 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 Importance 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 Washington County's Joint Comprehensive Plan 2026-2031. 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 2026 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 Washington 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 Washington County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort.

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 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.

COMMUNITY 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 shared vision, goals, and objectives of the community.

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

Horace Daniels, Chairman, Washington County Board of Commission
Chris Hutchings, County Administrator, Washington County
Micheal Brillhart, County Administrator, Washington County
Keri Sumner, Finance Director/ County Clerk, Washington County
Jayson Johnson, Development Authority, Washington County
Sandra McMaster, Interim, School Superintendent, Washington County
Katie Moncus, President, Chamber of Commerce, Washington County
Shanika Mathis, Payroll/Benefits Coordinator, Washington County
Valerie Brown, Mayor, City of Davisboro
Stephanie Hannah, City Manager, Davisboro
Tonya Coleman, City Clerk, Davisboro
Randall Veal, Mayor, Town of Deepstep
Allison Strickland, Clerk, Town of Deepstep
Vincent Grissom, Mayor, Town of Harrison
Sara Anderson, Clerk, Town of Harrison
Carson Daley, City of Sandersville, Main Street Coordinator
Eartha Cummings, Mayor, City of Tennille
Stacey Jordan, Clerk, City of Tennille
Kandice Hartley, Interim Administrator, City of Sandersville
Mark Stewart, Mayor, City of Oconee
Tasha Newsome, Clerk, City of Oconee
Ken Westbrook, Mayor, City of Riddleville
David Larson, Director of Community Development, City of Sandersville
Gloria Waller, Clerk, City of Sandersville
James Andrews, Mayor, City of Sandersville

Stakeholder meetings were held on the following dates:

May 21st, 2025 at 10 am

July 9th, 2025 at 11 am

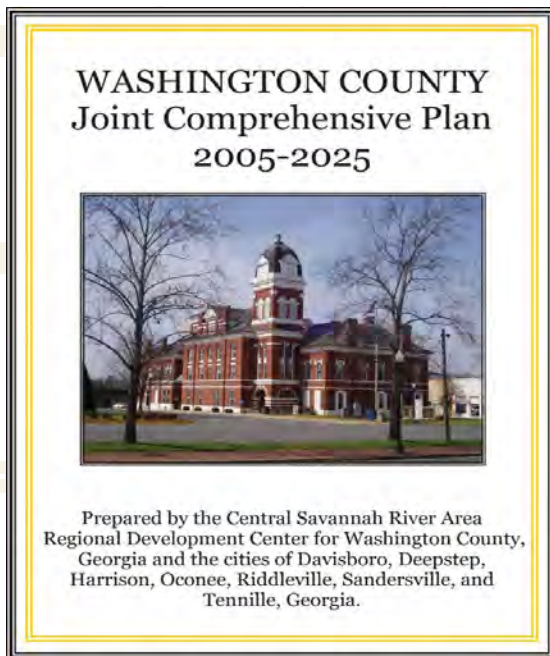
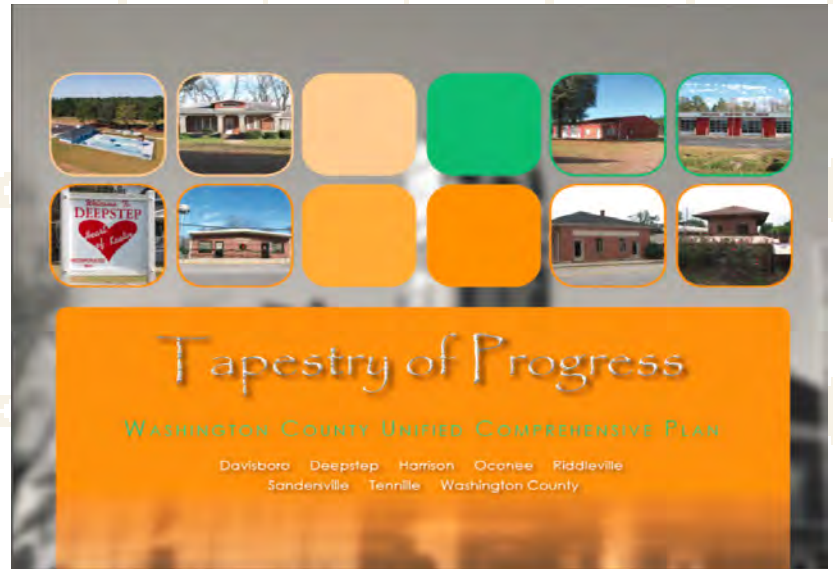
Two public hearings were held as part of the plan update process:

April 16th, 2025 at 6 pm

December 29th, 2025 at 11 am

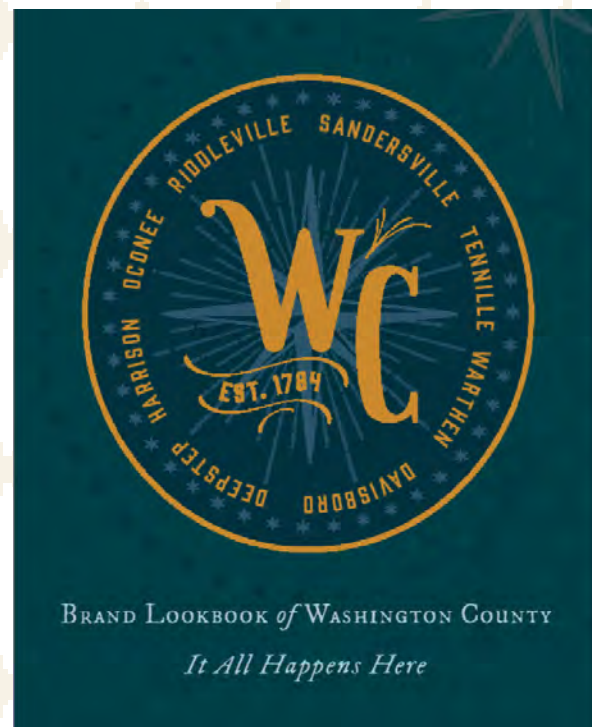
PRIOR PLANS

Washington County has established a proud legacy of successful planning initiatives. The Washington County Unified Comprehensive Plan: 2016-2026 was Consistent with the Georgia Department of Community Affairs (DCA) standards, this plan outlined county and municipal conditions that existed at the time and formulated goals to address those conditions.



The Washington County Joint Comprehensive Plan 2005-2025 was also prepared by the CSRA-RC. The plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.

From 2019 to 2020 the University of Georgia's Carl Vinson Institute of Government, along with the Archway Partnership, offered community branding services to Washington County to create a unified brand identity.



SWOT ANALYSIS

As part of the planning process, the public was asked to complete a “SWOT” analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. This information collected provided the basis for subsequent assessments of needs, opportunities, and ultimately formation of goals and policies.

★ STRENGTHS ★

- Hi-Lo Trail
- Strong Chamber of Commerce
- Ideal size county for rural living and growth
- Rural Hospital
- Community; not only between residents but also local governments
- Good fire department and locations (all of the community)
- TSPLOST
- Airport
- Growth in Tennille
- GDOT office in Tennille
- Multiple State agencies have offices in the community
- Educational opportunities and good variety of jobs
- Trucking industry
- Small town size
- Kaolin Industry
- Low cost of living
- Community organizations
- Low crime rate
- New industry and retail
- County wide internet service

SWOT ANALYSIS

★ WEAKNESSES ★

- Lack of affordable housing
- Lack of Housing for young professionals and families
- Lack of Indoor entertainment
- Lack of public transportation
- Lack of cultural events
- Need more recreation programs or outdoor recreational opportunities
- Lack of recycling options
- Trash on rural roads
- Lack of diverse shopping options
- Generational poverty; Losing “best and brightest” to larger communities
- Limited workforce, lack of skilled labor
- Lack of rental property
- Lack of interstate highway

SWOT ANALYSIS

★ OPPORTUNITIES ★

- Space for industrial/commercial growth
- Highway 15 widening
- Great educational system (Washington County school systems and Oconee Fall Line Tech. College)
- Communities are always improving utilities
- Hamburg State Park
- Revitalization and Development of downtowns
- Space for cultural events
- Proximity to larger cities
- Expand parks and recreational opportunities throughout the County and every city
- Development of apartments and town homes in downtown
- Urgent care facility
- Boat ramps on the rivers
- Active internship programs between OFTC and local employers
- Location
- Agricultural tourism
- Tour of Choate buildings/ Tourism
- Railroad history museum
- Fall Line Freeway
- Recruiting new business/ Dine in restaurants
- Vacant commercial buildings
- Kaolin museum

SWOT ANALYSIS

★ THREATS ★

- Decreasing population
- Aging population
- Deterioration of historic buildings in downtowns
- Threat of deteriorating hospital
- Workforce participation rate is low
- Population retention
- Lack of quality and affordable housing
- Younger population leaving after graduating
- Industry leaving



COMMUNITY NEEDS AND OPPORTUNITIES

From the community surveys, a list of relatively short-term needs and opportunities focused around the core planning components was developed. The community will take intentional and coordinated action to address these items in the coming five-year work program.

★ ECONOMIC DEVELOPMENT ★

NEEDS

- Raise the quality of the Washington County workforce.
- More business in downtown storefronts.
- Industrial recruitment and retention.
- Agricultural tourism, heritage and historic tourism.
- Recruit hotel

OPPORTUNITIES

- Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- Intact historic downtowns.
- Proximity to larger cities.
- Chambers work - Youth leadership
- Creation and promotion of retail recruitment.
- Relocate government office from downtown storefronts.
- Continue with efforts to recruit hotel.

★ HOUSING ★

NEEDS

- To assess the housing conditions throughout the county.
- Increase the quantity and quality of affordable housing in Washington County.
- Housing options that are attractive for younger families.
- To address the aging and declining housing stock.

OPPORTUNITIES

- Utilize available technical assistance to seek funding for continued neighborhood revitalization.
- Encourage residential use of multi-story commercial buildings.
- Infill or redevelopment housing in blighted areas.
- Actively seek opportunities for funding for housing improvements.
- Assemble housing task force and put into action.

★ COMMUNITY FACILITIES ★

NEEDS

- Upgrade or repair aging infrastructure (water and sewer pipes).
- Upgrade or repair drainage facilities.
- Upgrade recreational facilities.
- Build more trail systems.
- Maintain public safety equipment.
- Maintain city and county roads and bridges.

OPPORTUNITIES

- Actively seek opportunities for funding for critical infrastructure improvements.
- Actively seek opportunities for funding for recreational and trail system improvements.

★ NATURAL AND CULTURAL RESOURCES ★

NEEDS

- Protect local historic assets through design guidelines and other land use regulations.
- Continue to protect environmentally sensitive lands.
- Preserve Hamburg State Park.

OPPORTUNITIES

- Promotion of active lifestyles.
- Historic downtowns and cultural attractions.
- Hamburg State Park.

COMMUNITY NEEDS AND OPPORTUNITIES

★ LAND USE ★

NEEDS

- To establish land use regulation, including for private roads and development standards.

OPPORTUNITIES

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Encourage mixed-use development to promote a live, work, play concept.
- Support residential density in areas where available infrastructure capacities can accommodate the increased density.

★ BROADBAND ★

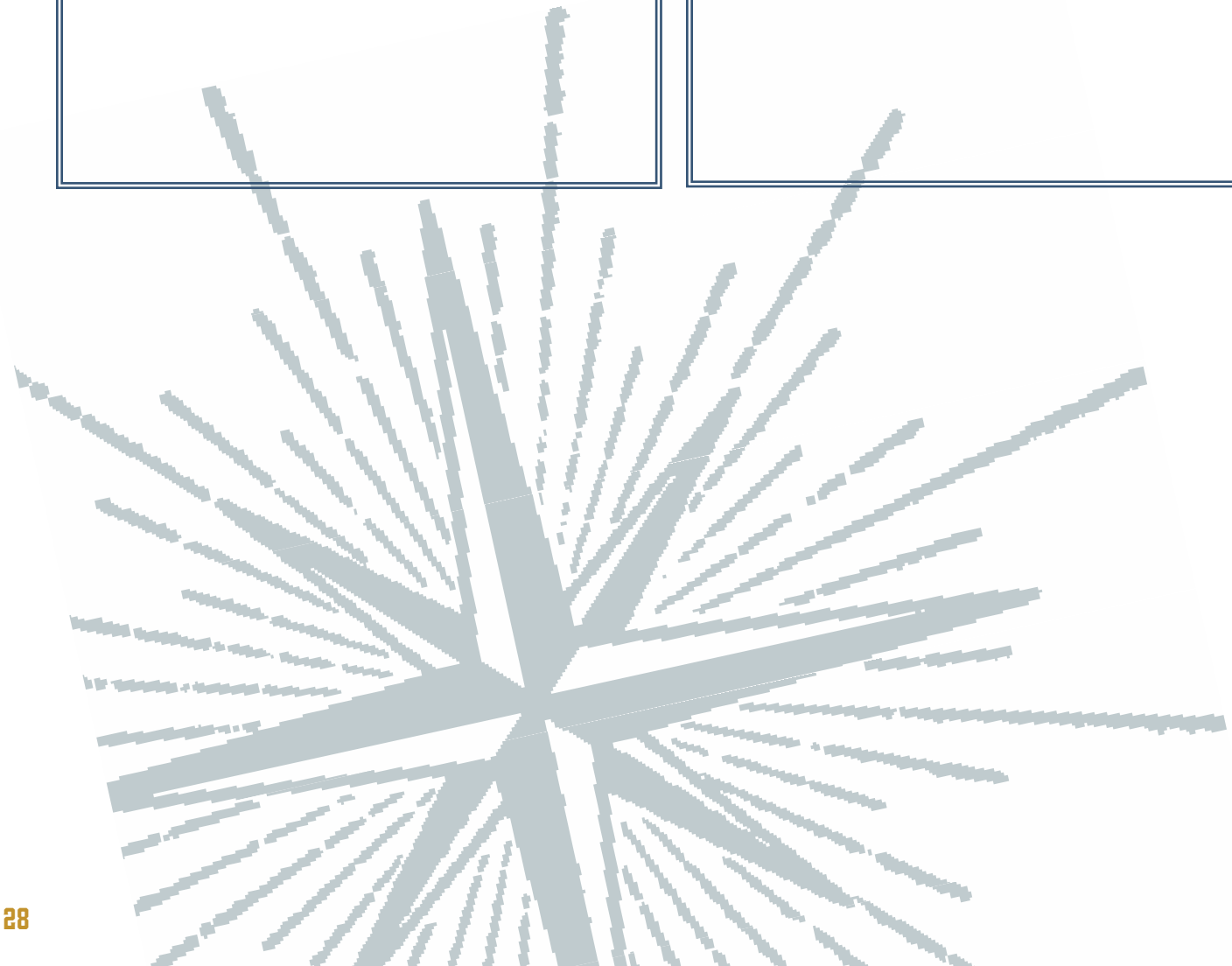
NEEDS

- Promote digital literacy.
- Continue to seek opportunities to make broadband more affordable and/or more widely available to Washington County residents.

OPPORTUNITIES

- Actively seek opportunities to utilize available broadband infrastructure to improve primary and secondary level educational outcomes.
- Actively seek opportunities to utilize available broadband infrastructure to support workforce development, and to promote local economic development.
- Actively seek opportunities to utilize available broadband infrastructure to support public employee training and professional development.

COMMUNITY NEEDS AND OPPORTUNITIES







COMMUNITY GOALS & POLICIES

★ ECONOMIC DEVELOPMENT ★

GOALS:

- Develop an educated, motivated workforce, prepared for the challenges of an evolving global economy.
- Minimize the effects of jobs-housing imbalance.

POLICIES:

- Support partnerships for the delivery of training programs and other professional development in furtherance of workforce preparedness.
- Recruit clean, responsible industry to appropriate sites in Washington County and its contained jurisdictions.
- Undertake a targeted industry analysis and develop an industry recruitment strategy centered on industries most appropriate for Washington County's workforce and assets.
- Explore opportunities to create or improve transit access to local employment centers.
- Actively market Washington County's cultural and architectural heritage sites and districts to promote economic development through tourism.
- Explore the creation of incentives for the adaptive reuse of existing commercial and industrial buildings.
- Strengthen the lines of communication with local employers regarding workforce and infrastructure needs through an improved business retention and expansion program.

★ HOUSING ★

GOALS:

- Create safe, efficient and affordable housing for Washington County residents.
- Enhance the vibrancy of Downtown Sandersville and Tennille by increasing residential use.
- Support the restoration and maintenance of Washington County's historic housing stock.

POLICIES:

- Expand opportunities for home ownership for low-to-moderate income households in Washington County.
- Ensure housing maintenance initiatives remain a key component in communities redevelopment efforts.
- Encourage the development of contemporary market-rate housing to diversify the available housing stock.
- Encourage maintenance of historically and architecturally relevant homes.
- Encourage residential use of the upper floors in downtown commercial buildings.

★ COMMUNITY FACILITIES ★

GOALS:

- Maintain all community facilities and capital assets in working order and at capacity to support the needs of Washington County residents.
- Provide a full range of services that meet the needs of Washington County's changing demographic base.

POLICIES:

- Maintain and improve local wastewater handling systems & water filtration.
- Continually assess, maintain and replace public safety equipment as needed.
- Continually assess recreational facilities and programs to improve accessibility and use.
- Continually assess solid waste management services and facilities to ensure effective long-term service delivery.

★ NATURAL AND CULTURAL RESOURCES ★

GOALS:

- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.
- Maintain the rural and historic character of Washington County.

POLICIES:

- Actively market Washington County's cultural and architectural heritage sites and districts to promote tourism.
- Improve local historic district regulations and guidelines to better preserve and enhance Washington County's historic heritage, and to encourage private investment in historic properties.
- Actively participate in regional water resource planning efforts.
- Regularly reassess solid waste management facility siting parameters to ensure natural and cultural resources are protected.
- Seek development of passive recreation facilities that enable access to Washington County's rural ambiance.
- Maintain recreation center and trail facilities.

★ LAND USE ★

GOALS:

- Maintain the rural and historic character of Washington County.
- Ensure the county's natural resources and critical environmental assets are protected from unintended consequences of development.

POLICIES:

- Make land use and development decisions that are consistent with the policies of the Washington County Joint Comprehensive Plan.

★ BROADBAND ★

GOALS:

- Promote digital literacy among Washington County residents of all ages.
- Actively support Washington County's integration into the innovation economy.

POLICIES:

- Market Washington County's broadband infrastructure in furtherance of economic development efforts.
- Support creation of spaces for entrepreneurial engagement and exchange.



AMERICAN LAFRANCE

RIDDLEVILLE
FIRE DEPT.

102

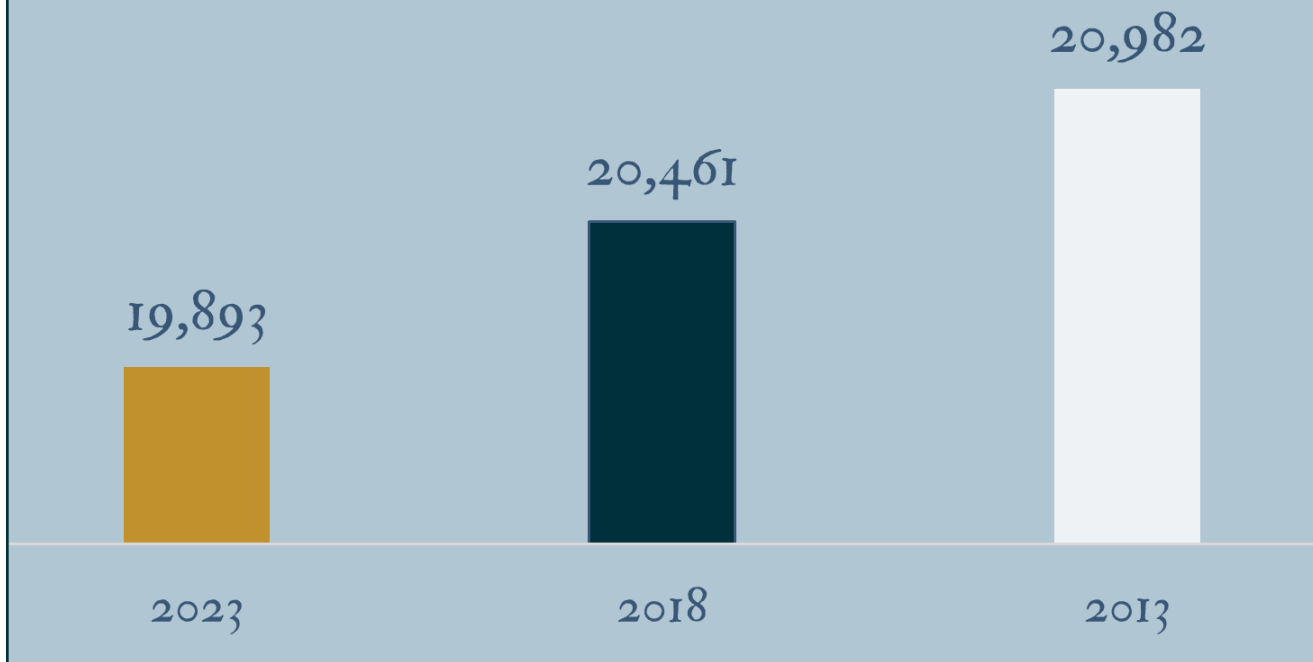


DEMOGRAPHIC OVERVIEW

The demographic overview aims to provide an understanding of who Washington 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.

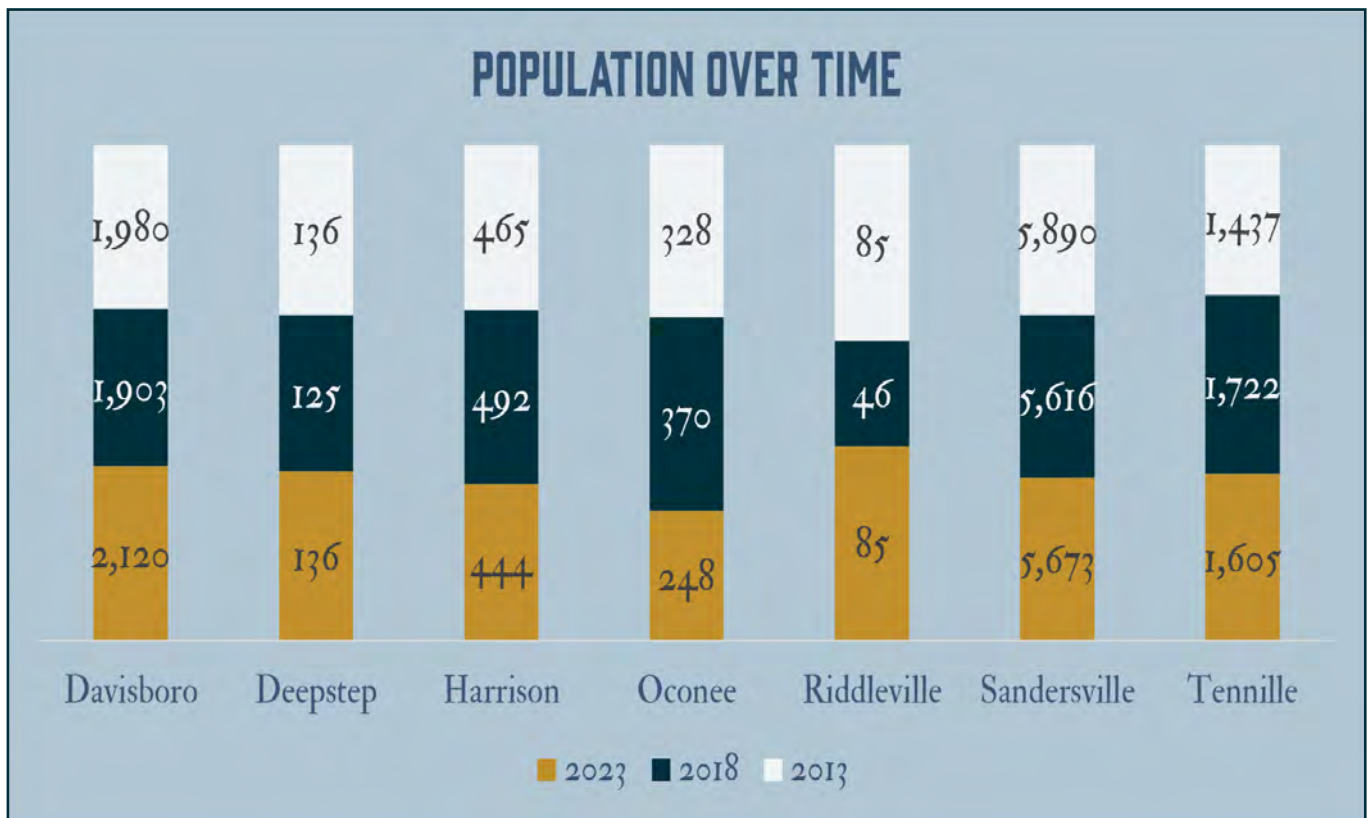
According to the American Community Survey, the population in Washington County has fluctuated from 20,982 in 2013 to 20,461 in 2018 and down to 19,893 in 2023. Davisboro had a population of 2,120 in 2023 which was an increase from 1,903 in 2018. Deepstep had a population of 136 in 2023 which was an increase from 125 in 2018. Harrison had a population of 444 in 2023 which was a decline from 492 in 2018. Oconee had a population of 248 in 2023 which was a decrease from 370 in 2018. Riddleville had a population of 85 in 2023 which was an increase from 46 in 2018. Sandersville had a population of 5,673 in 2023 which was an increase from 5,616 in 2018. Tennille had a population of 1,605 in 2023 which was a decrease from 1,722 in 2018.

WASHINGTON COUNTY POPULATION OVER TIME



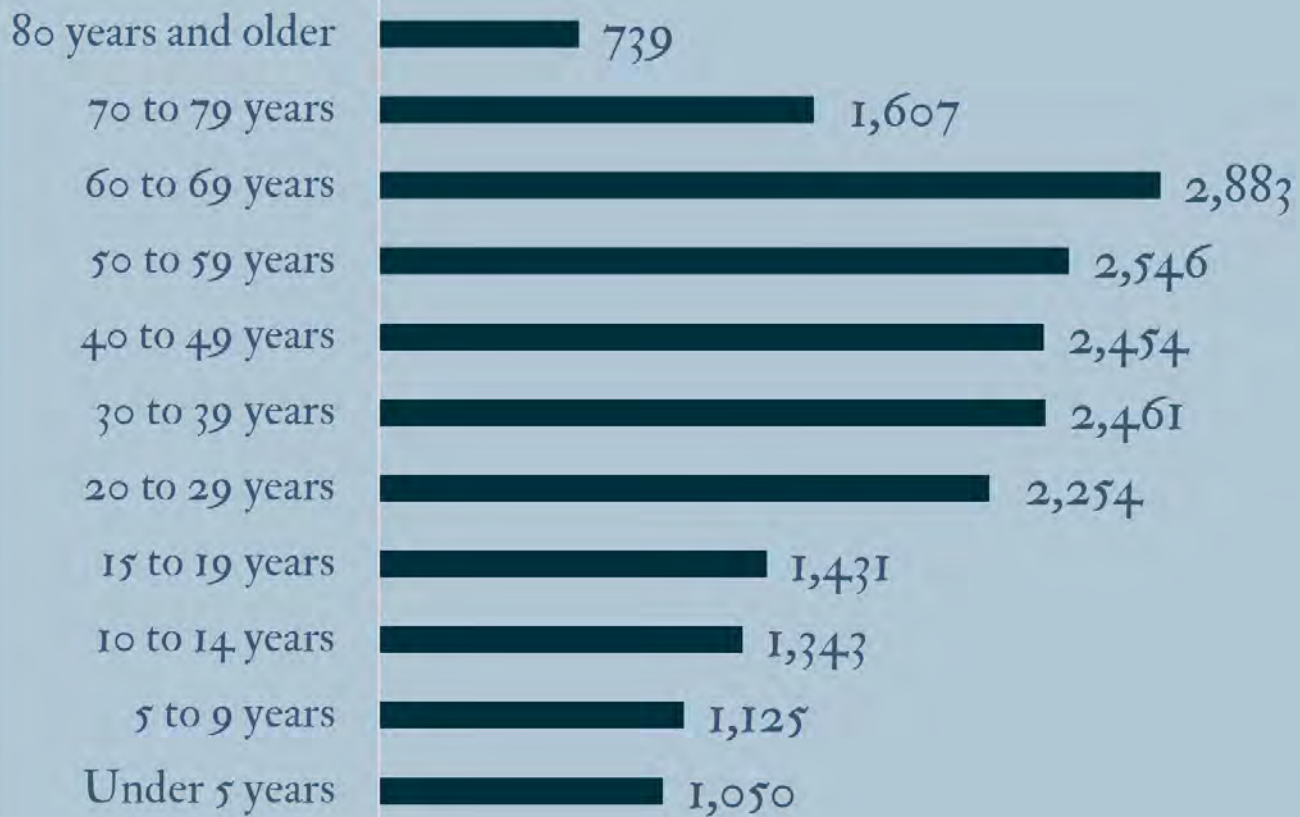
American Community Survey 5-year estimates S0101 2013, 2023, DP05 2018

POPULATION OVER TIME



American Community Survey 5-year estimates S0101 2013, 2023, DP05 2018

AGE DISTRIBUTION WASHINGTON COUNTY 2023

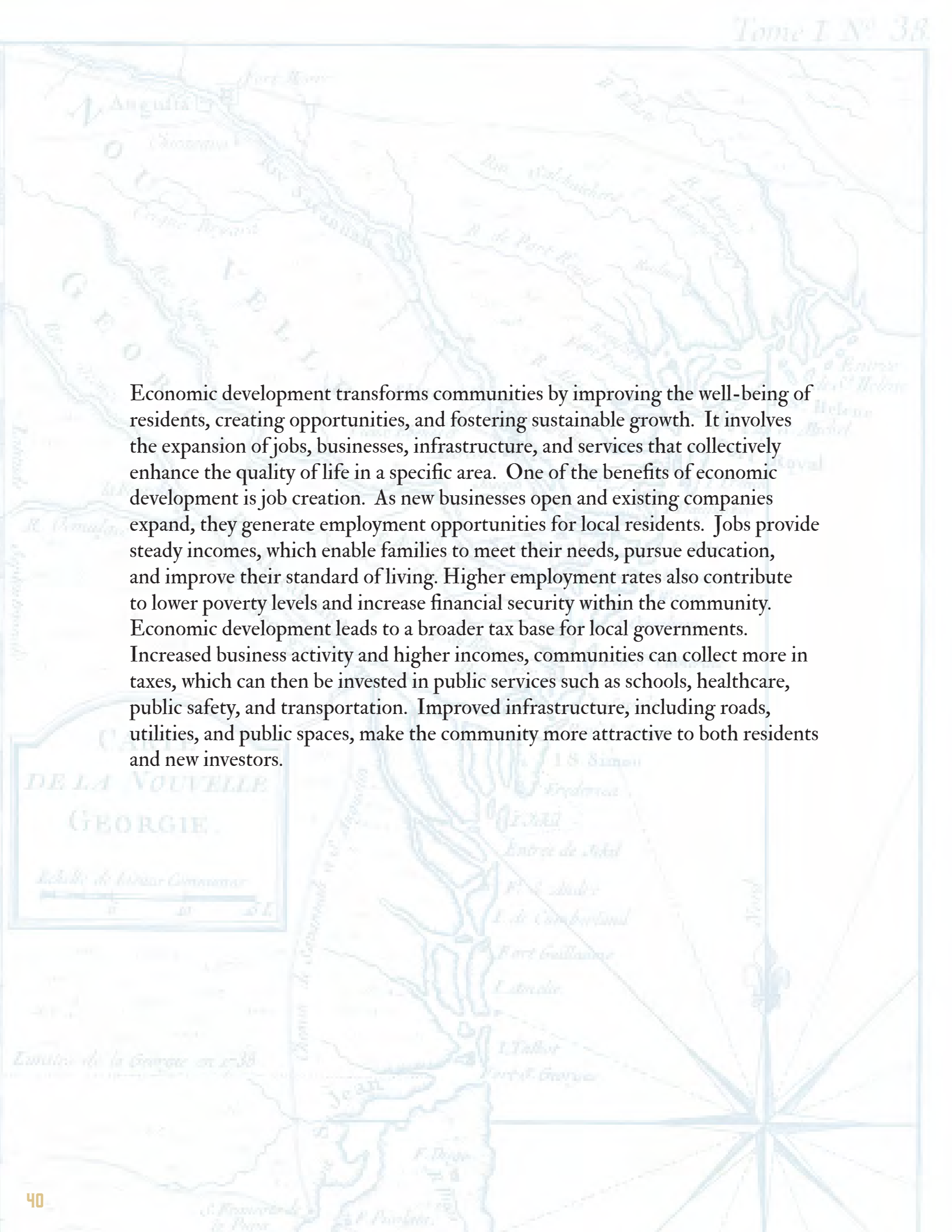


American Community Survey 5-year estimates S0101 2013, 2023, DP05 2018

Washington County is aging, with 50-59 (13%) year olds and 60-69 (15%) year olds making up the largest number of residents at 28%. The next largest group of residents are those aged 20-49 years old making up 36% of the population. The oldest group of residents represent those who are aged 70 and older make up 12% of Washington County residents. Children aged 19 and younger make up the remainder 19% of the population.



ECONOMIC DEVELOPMENT



Economic development transforms communities by improving the well-being of residents, creating opportunities, and fostering sustainable growth. It involves the expansion of jobs, businesses, infrastructure, and services that collectively enhance the quality of life in a specific area. One of the benefits of economic development is job creation. As new businesses open and existing companies expand, they generate employment opportunities for local residents. Jobs provide steady incomes, which enable families to meet their needs, pursue education, and improve their standard of living. Higher employment rates also contribute to lower poverty levels and increase financial security within the community. Economic development leads to a broader tax base for local governments. Increased business activity and higher incomes, communities can collect more in taxes, which can then be invested in public services such as schools, healthcare, public safety, and transportation. Improved infrastructure, including roads, utilities, and public spaces, make the community more attractive to both residents and new investors.

EDUCATIONAL ATTAINMENT WASHINGTON COUNTY

Population age 18 and older	15,598
Attended High School/ No HS Diploma	2,495
High School Graduate	6,928
Some College/ Associates Degree	3,700
Bachelor's Degree	1,745
Graduate Degree or Higher	730

American Community Survey 5-year estimates SI501, 2023

Education equips individuals with the knowledge and skills needed to improve their lives and contribute to society. Communities with strong educational systems experience better job opportunities and financial stability, reduced poverty rates, and economic growth of a skilled workforce.

Education fosters understanding, tolerance, and cooperation among members. It encourages civic participation, lower crime rates, and cultural awareness and preservation.

According to the 2023 American Community Survey, 15, 598 residents of Washington County were aged 18 and older. There were 6,928 high school graduates, 1,745 residents with a Bachelors degree, and 730 residents with a Graduate degree or higher.

UNEMPLOYMENT RATES

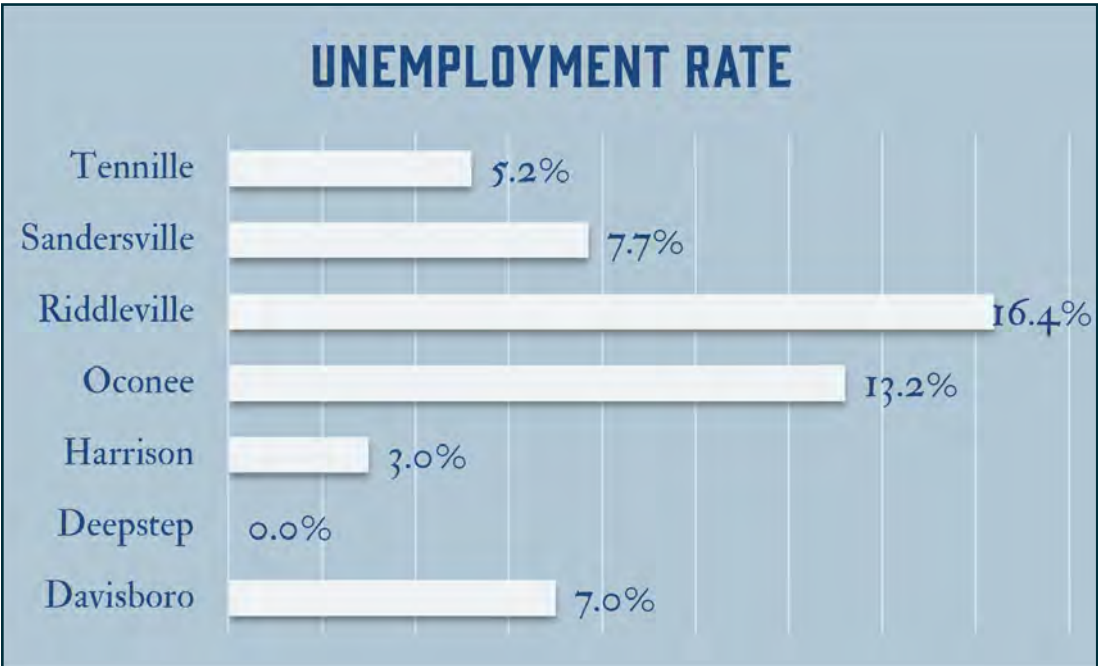
Unemployment rates represent the percentage of people in the labor force who are jobless, actively seeking work, and available to work. The labor force includes those employed and those unemployed but looking for a job. Unemployment rates are a key indicator of economic health. High unemployment rate signals economic stress- families lose income and overall economic output declines. Conversely, low unemployment suggests a robust economy with more people working and contributing to growth.

In 2023 the unemployment rate in Washington County was 4.8%. The city of Davisboro had an unemployment rate of 7%. The Town of Deepstep had an unemployment rate of 0%. The Town of Harrison had an unemployment rate of 3%. The city of Oconee had an unemployment rate of 13.2%. The City of Riddleville had an unemployment rate of 16.4%. The City of Sandersville had an unemployment are of 7.7% and the City of Tennille had an unemployment rate of 5.2%.

WASHINGTON COUNTY



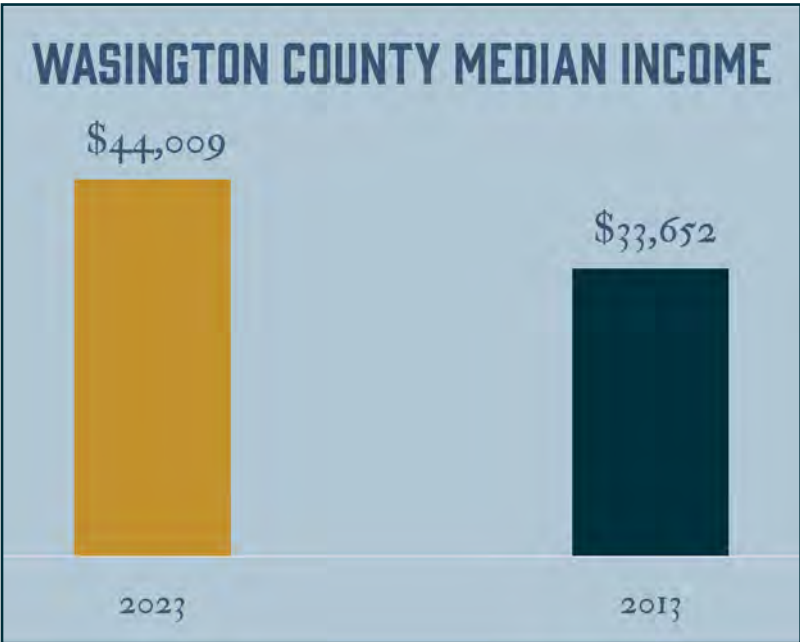
American Community Survey 5-year estimates DP03, 2023



American Community Survey 5-year estimates DP03, 2023

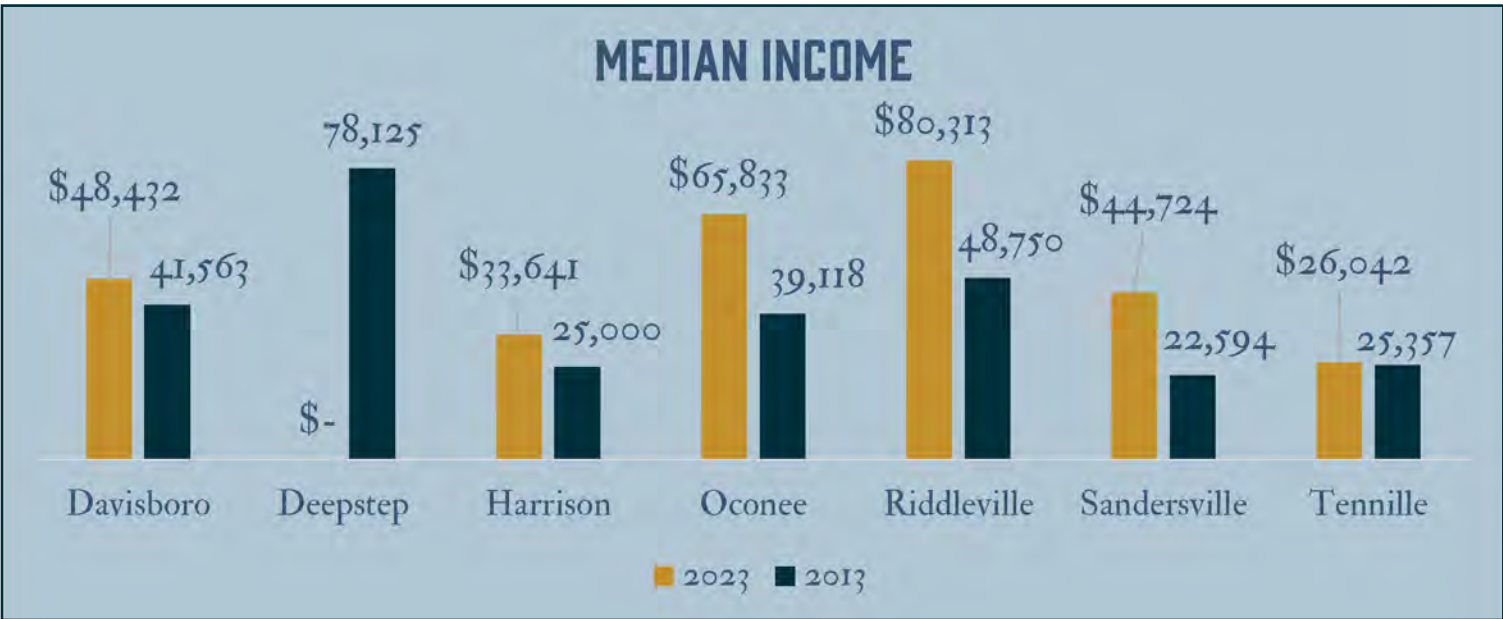
MEDIAN INCOME

Median income is an indicator of the standard of living for the “typical” household. It is less influenced by outliers (extremely high or low incomes) than average income, making it a better measure for understanding the economic status of most people in a community. Changes in median income over time can signal shifts in economic health, employment patterns, and effective policies. Median income also helps identify disparities and areas needing support. In 2023 the median income in the United States was \$78,538 and in the State of Georgia the median household income was \$74,664.



In 2023, the median household income in Washington County was \$44,009. The household median income in Davisboro was \$48,432. The Town of Deepstep did not have data for this year. The Town of Harrison had a median household income of \$33,641. The City of Oconee had a median household income of \$65,833. The City of Riddleville had a median household income of \$80,313. The City of Sandersville had a median household income of \$44,724. The City of Tennille had a median household income of \$26,042.

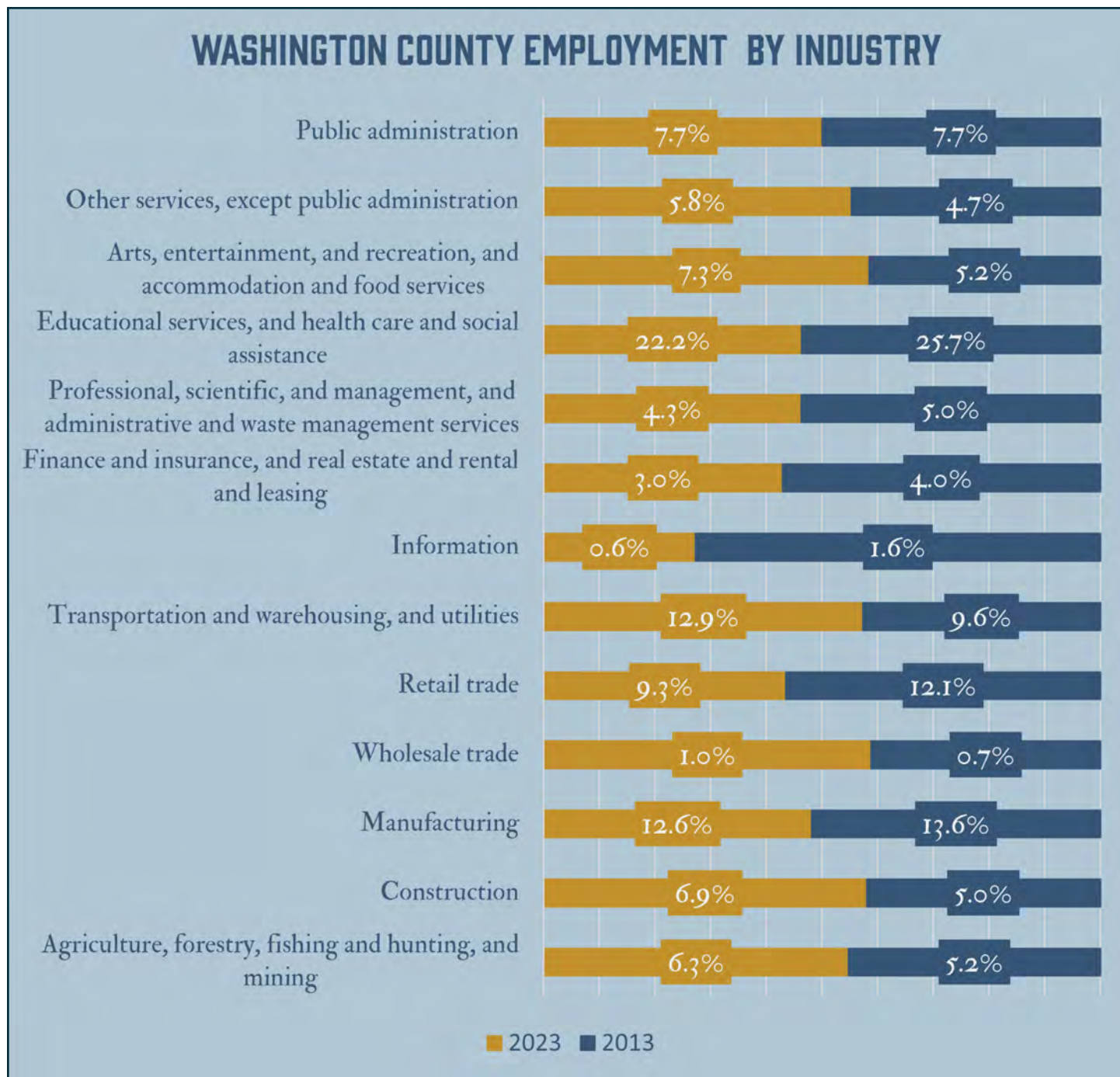
American Community Survey 5-year estimates DP03, 2023 & 2013



American Community Survey 5-year estimates DP03, 2023 & 2013

EMPLOYMENT BY INDUSTRY

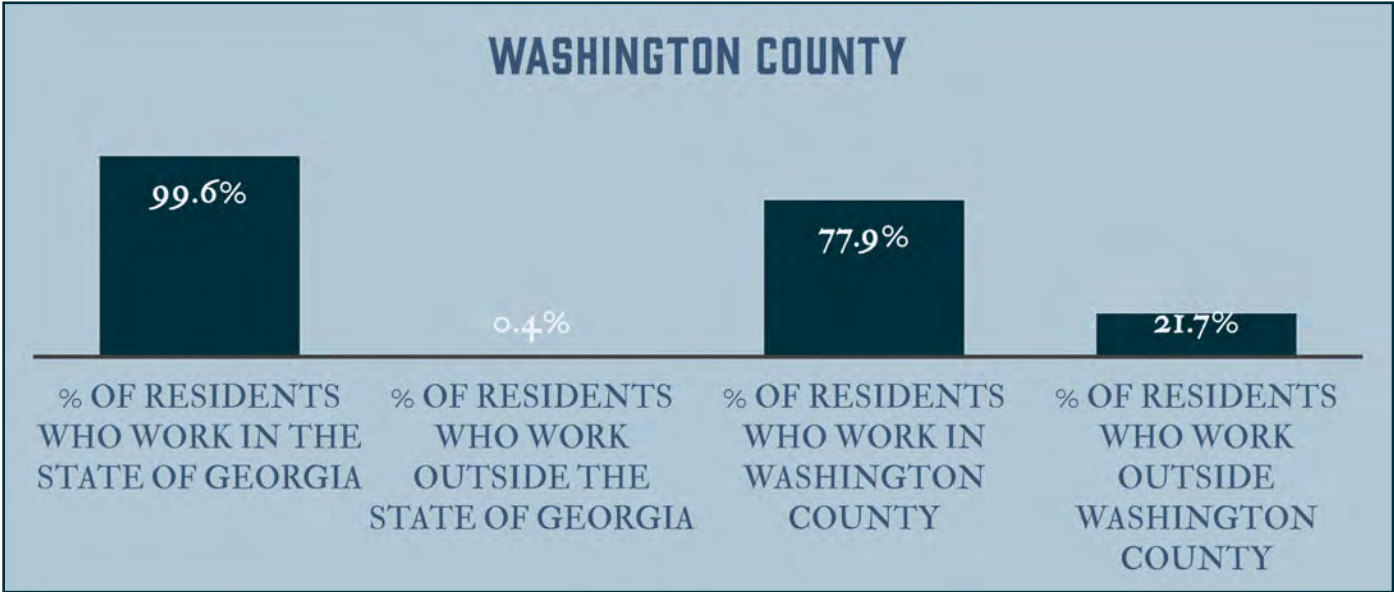
The highest employed industry in Washington county is educational services, healthcare, and social assistance at 22.2%. The second highest employed industries are transportation, warehousing, utilities, and manufacturing at 12.9% and 12.6%.



American Community Survey 5-year estimates DP03, 2013, 2023

COMMUTING PATTERNS

Commuting patterns show how residents travel between home and work. If a large percentage of a county’s workforce commutes to jobs in neighboring areas, it indicates strong economic integration and shared labor markets. Patterns of daily movement influence decisions about regional workforce development, transportation infrastructure, and pubic services. In Washington County 99.6% of the residents work in the state of Georgia. A majority of residents, 77.9% work in the County. This has about 21.7% of residents commuting outside of the county for employment.

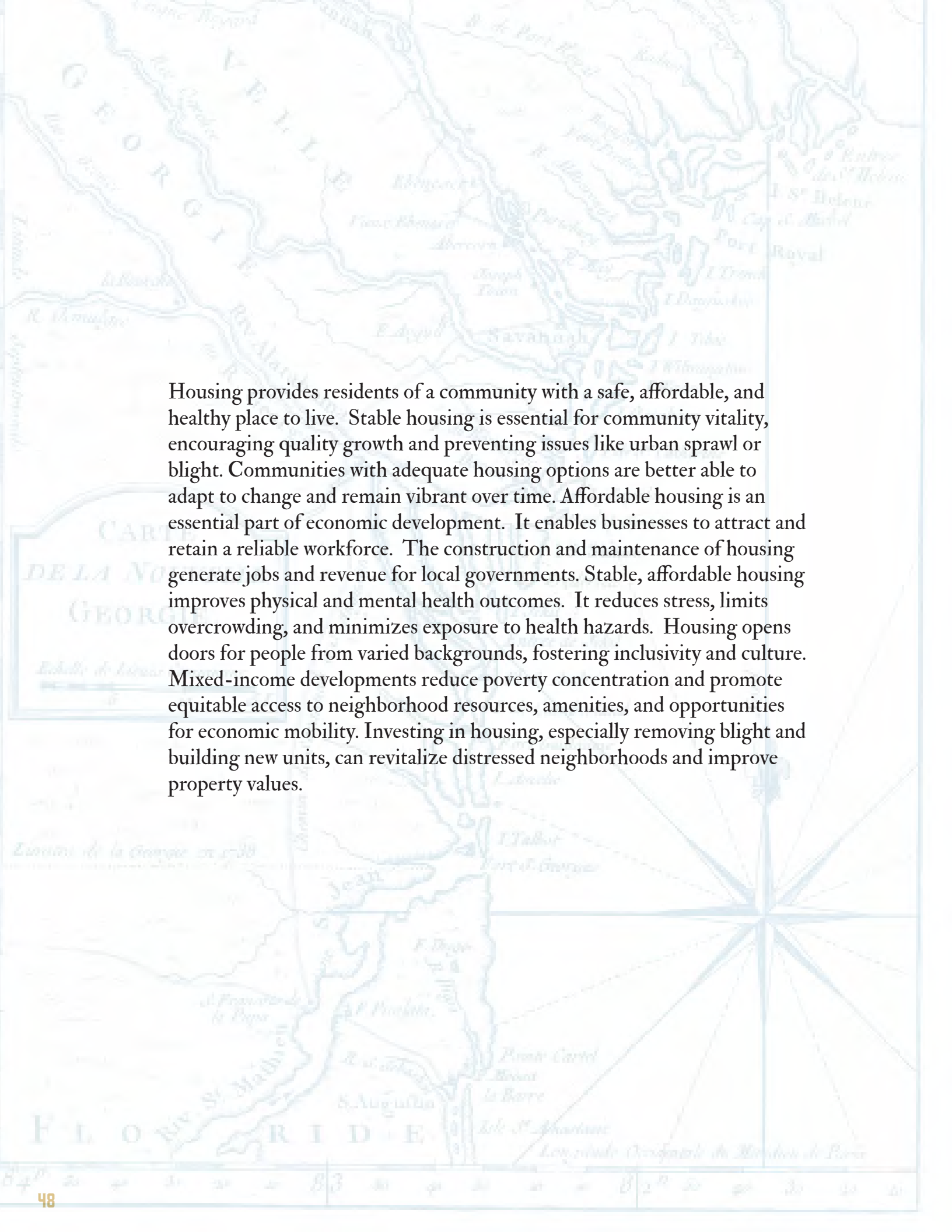


American Community Survey 5-year estimates S0802, 2023





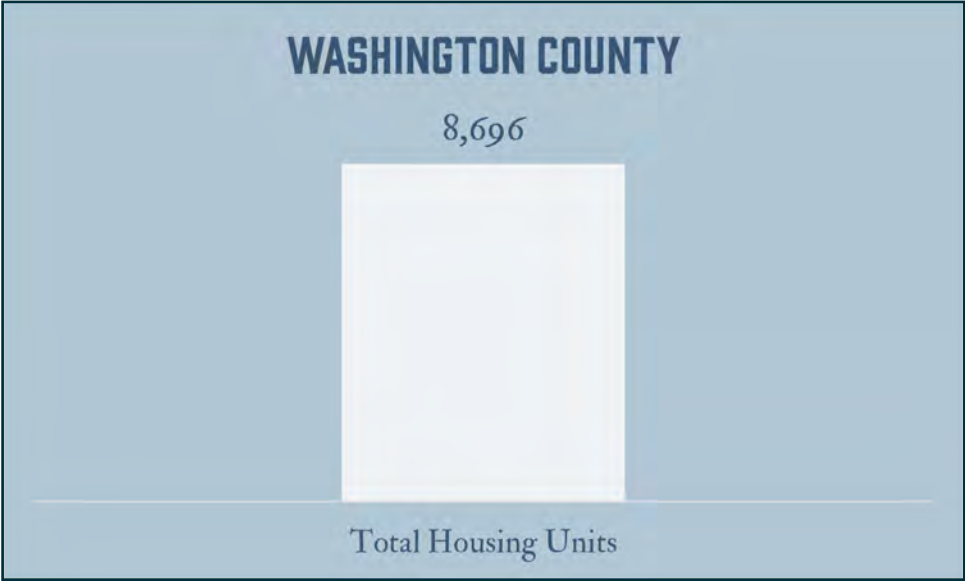
HOUSING



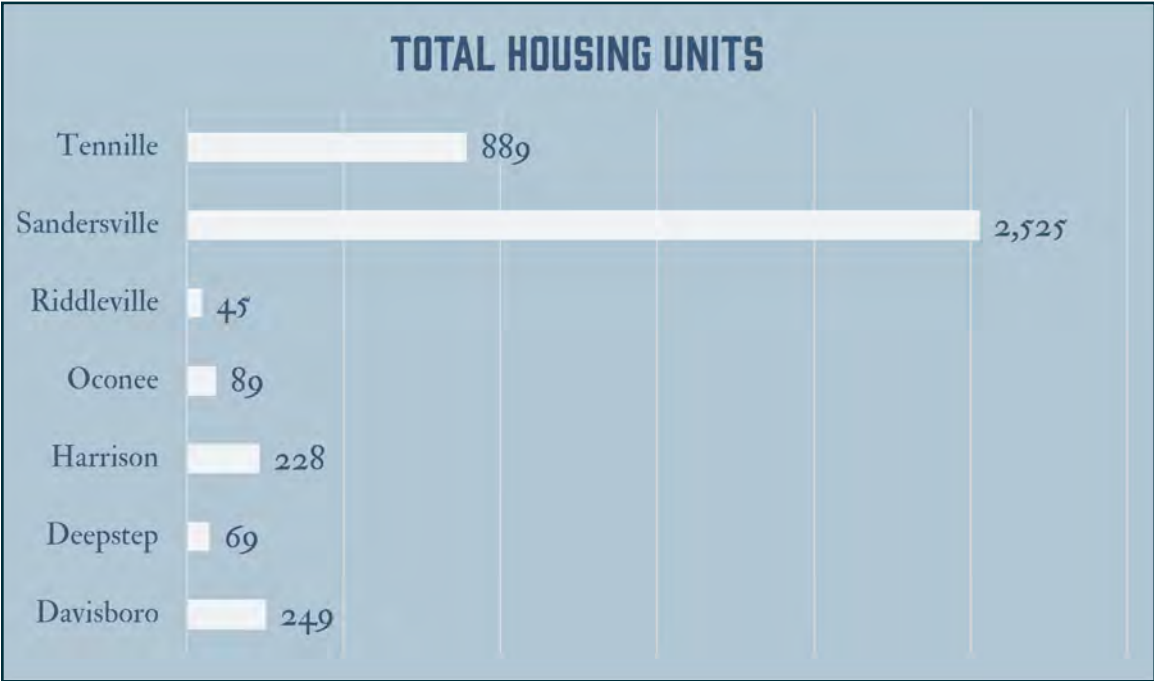
Housing provides residents of a community with a safe, affordable, and healthy place to live. Stable housing is essential for community vitality, encouraging quality growth and preventing issues like urban sprawl or blight. Communities with adequate housing options are better able to adapt to change and remain vibrant over time. Affordable housing is an essential part of economic development. It enables businesses to attract and retain a reliable workforce. The construction and maintenance of housing generate jobs and revenue for local governments. Stable, affordable housing improves physical and mental health outcomes. It reduces stress, limits overcrowding, and minimizes exposure to health hazards. Housing opens doors for people from varied backgrounds, fostering inclusivity and culture. Mixed-income developments reduce poverty concentration and promote equitable access to neighborhood resources, amenities, and opportunities for economic mobility. Investing in housing, especially removing blight and building new units, can revitalize distressed neighborhoods and improve property values.

EXISTING HOUSING STOCK

Washington County as a whole contains 8,696 housing units according to the 2023 American Community Survey (ACS). Of those housing units, 889 were in the City of Tennille, 2,525 were in the City of Sandersville, 45 were in the City of Riddleville, 89 were in the City of Oconee, 228 were in the Town of Harrison, 69 in the Town of Deepstep, and 249 in the City of Davisboro. Washington County’s housing stock includes both owned and rental units. The majority of the county’s housing stock is single-family homes 61% and mobile homes 30%.



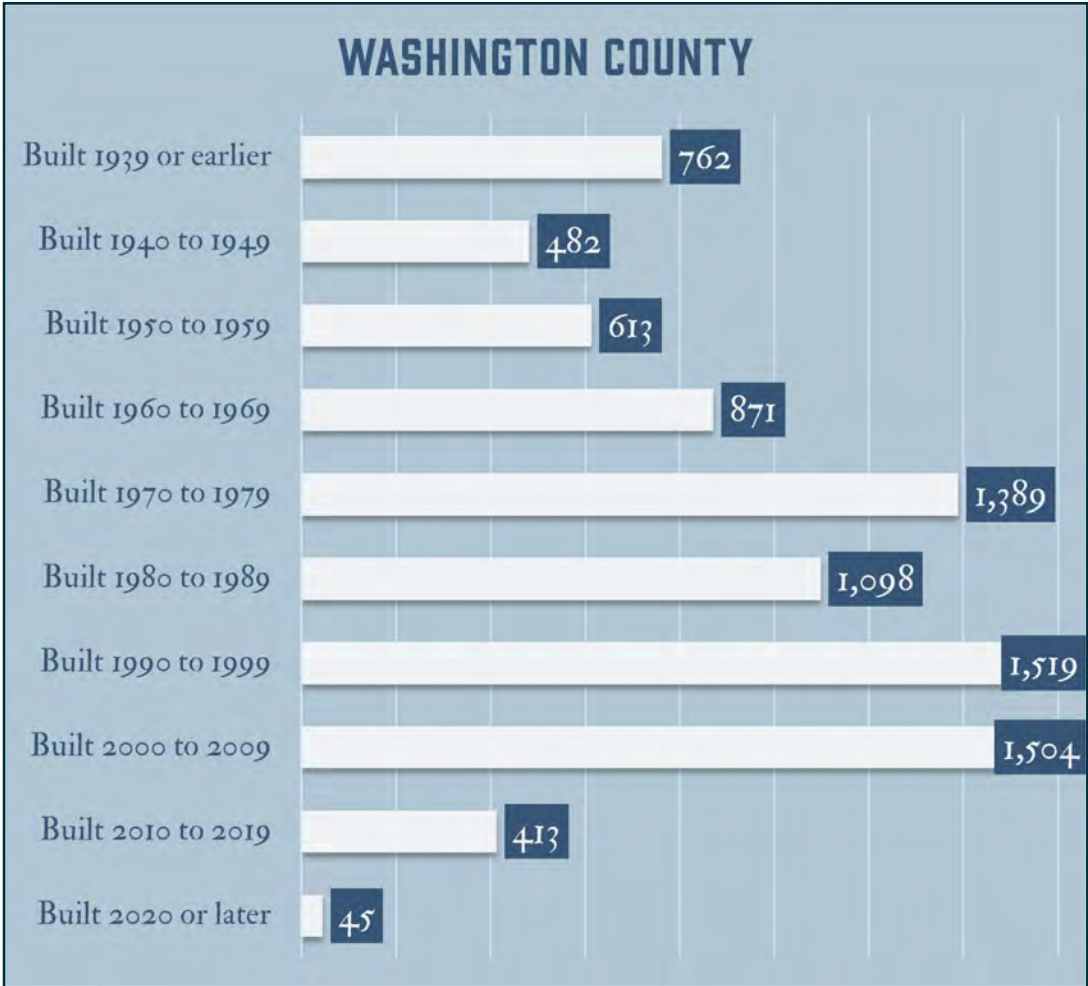
American Community Survey 5-year estimates DP04, 2023



American Community Survey 5-year estimates DP04, 2023

AGE OF HOUSING

The majority of housing built in Washington County was built between 1970 and 2009 at 63.4% of the total housing units. Only about 5.2 % of housing in the county was built after 2010. The rest of the housing 31.3% was build before 1969.



American Community Survey 5-year estimates DP04, 2023

Built 2020 or later	0.50%
Built 2010 to 2019	4.70%
Built 2000 to 2009	17.30%
Built 1990 to 1999	17.50%
Built 1980 to 1989	12.60%
Built 1970 to 1979	16.00%
Built 1960 to 1969	10.00%
Built 1950 to 1959	7.00%
Built 1940 to 1949	5.50%
Built 1939 or earlier	8.80%

American Community Survey
5-year estimates DP04, 2023

AGE OF HOUSING

In Davisboro, 34.5% of housing was built between 2000 and 2009. In the Town of Deepstep, 20.3% of housing was built between 1970 and 1979. In the Town of Harrison, 27.2% of housing was built between 1950 and 1959. In the City of Oconee 36% of housing was built between 1991 and 1999. In the City of Riddleville, 44.4% of housing was built between 1970 and 1979. In the City of Sandersville, 16.2% of the housing was built between 1970 and 1979. In the City of Tennille, 15.3% of the housing was built between 1960 and 1969.

	Davisboro	Deepstep	Harrison	Oconee	Riddleville	Sandersville	Tennille
Built 2020 or later	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%
Built 2010 to 2019	2.4%	2.9%	13.2%	4.5%	0.0%	0.8%	4.4%
Built 2000 to 2009	34.5%	18.8%	6.1%	1.1%	24.4%	14.9%	11.9%
Built 1990 to 1999	11.6%	1.4%	18.0%	36.0%	8.9%	14.1%	10.6%
Built 1980 to 1989	14.1%	18.8%	4.4%	15.7%	0.0%	11.5%	7.5%
Built 1970 to 1979	6.0%	20.3%	13.6%	13.5%	44.4%	16.2%	12.6%
Built 1960 to 1969	1.6%	0.0%	11.4%	1.1%	11.1%	11.7%	15.3%
Built 1950 to 1959	7.2%	11.6%	27.2%	2.2%	4.4%	11.2%	12.1%
Built 1940 to 1949	9.2%	7.2%	1.8%	1.1%	6.7%	8.8%	11.8%
Built 1939 or earlier	13.3%	18.8%	4.4%	24.7%	0.0%	10.7%	13.7%

American Community Survey 5-year estimates DP04, 2023

WASHINGTON COUNTY HOUSING UNIT TYPES

According to the 2023 ACS, roughly 91% of the housing in Washington County is comprised of single-family units 61% and mobile homes 30%. Duplexes make up about 3.9% of the housing in Washington County. Multifamily housing units make up about 4.4% of the housing in the county.

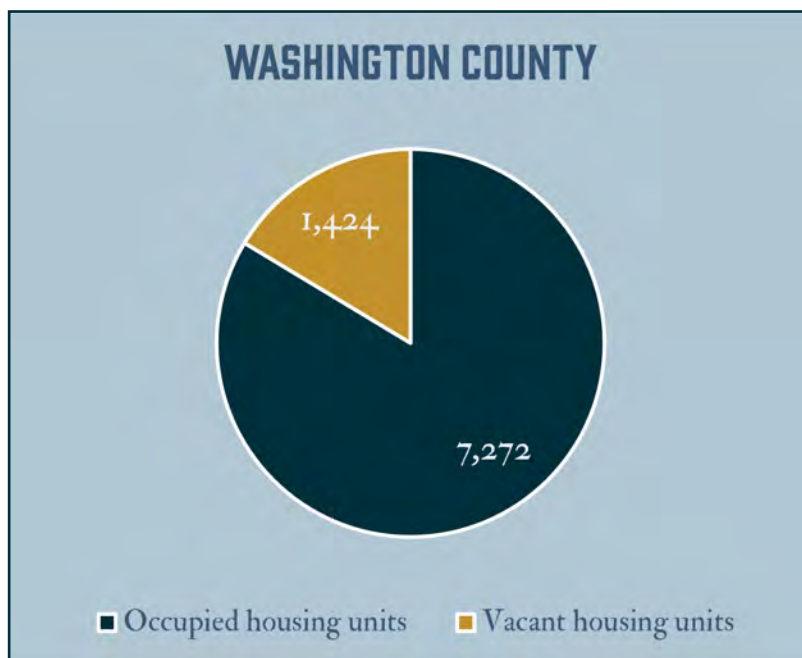
1-unit, detached	5,302	61.0%
1-unit, attached	65	0.7%
2 units	338	3.9%
3 or 4 units	256	2.9%
5 to 9 units	76	0.9%
10 to 19 units	26	0.3%
20 or more units	23	0.3%
Mobile homes	2,610	30.0%

American Community Survey 5-year estimates DP04, 2023

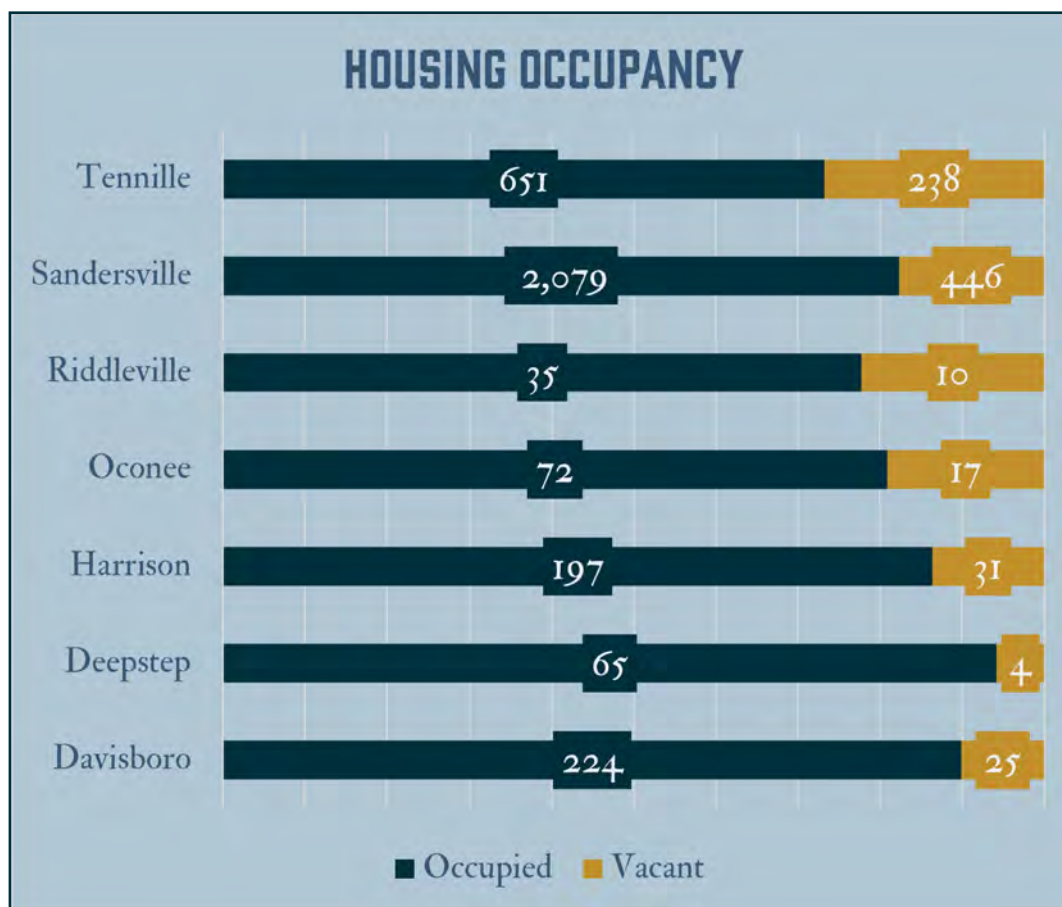


VACANCY RATE

In 2023, about 20% of Washington County's housing units were vacant. The City of Davisboro had a 10% vacancy rate. The Town of Deepstep had a 5.8% vacancy rate. The Town of Harrison had a 13.6% vacancy rate. The City of Oconee had a 19.1% vacancy rate. The City of Riddleville had a 22.2% vacancy rate. The City of Sandersville had a 17.7% vacancy rate. The City of Tennille had a 26.8% vacancy rate.



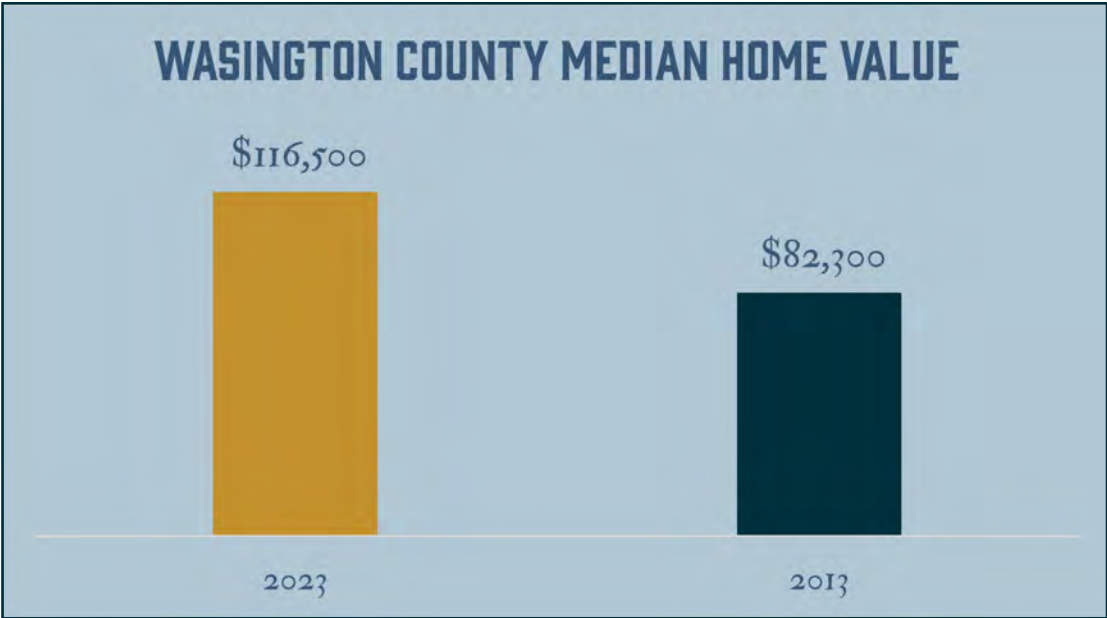
American Community Survey 5-year estimates DP04, 2023



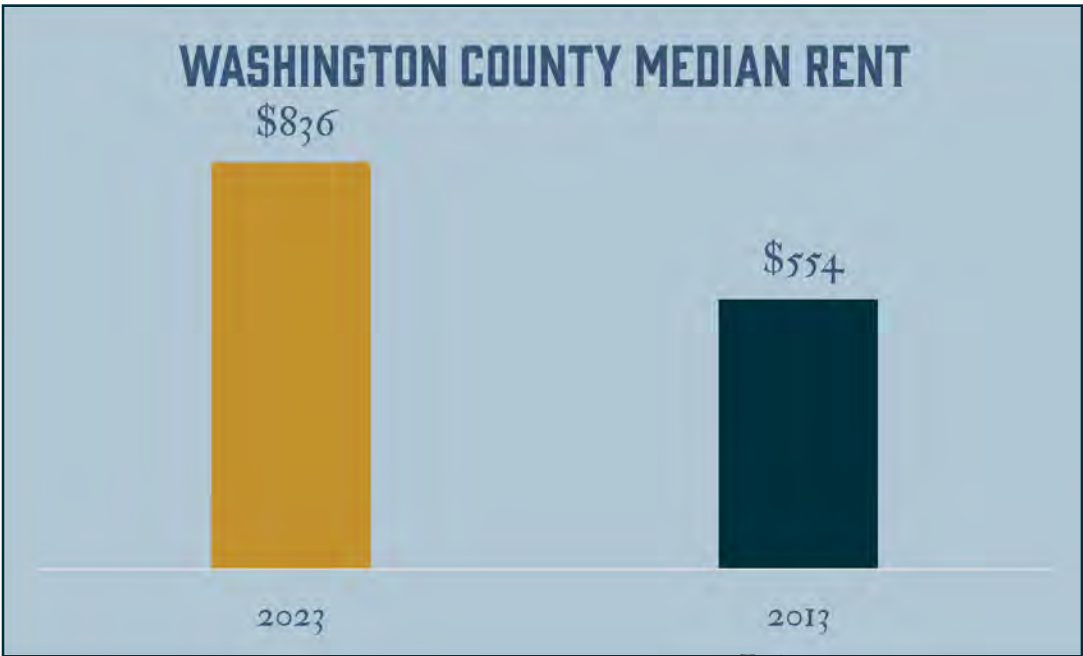
American Community Survey 5-year estimates DP04, 2023

COST OF HOUSING IN WASHINGTON COUNTY

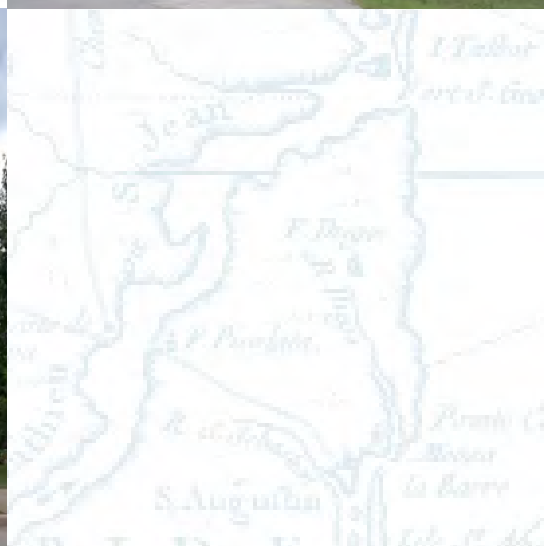
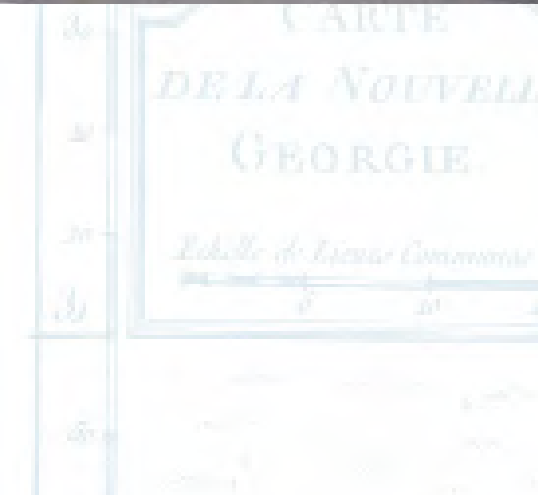
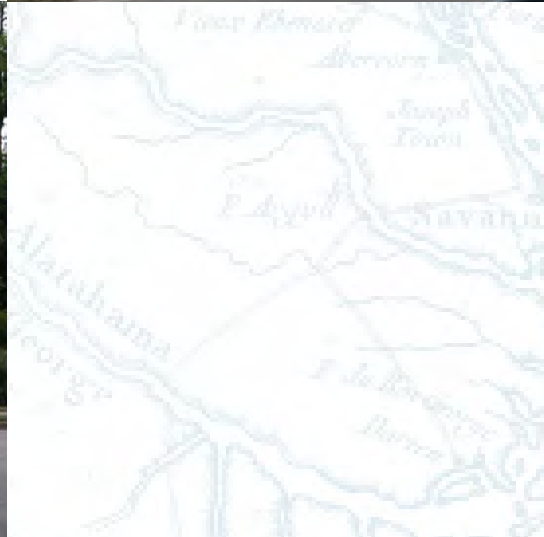
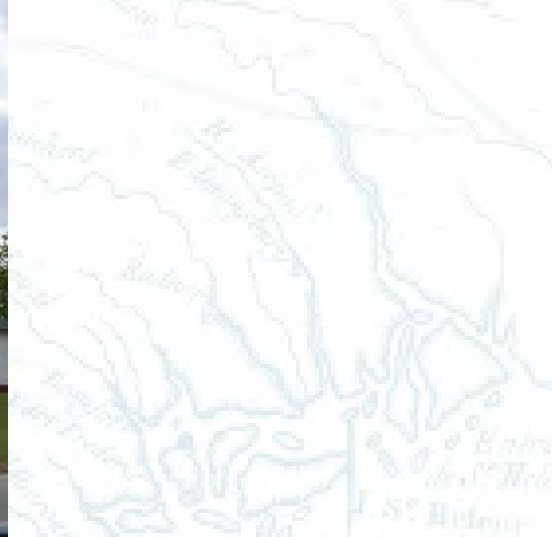
According to the American Community Survey, Washington County saw an increase in home value in the ten years from 2013 to 2023 of about 42%. During this same period of time, Washington County saw an increase in median rent of about 51%.



American Community Survey 5-year estimates DP04, 2013 & 2023

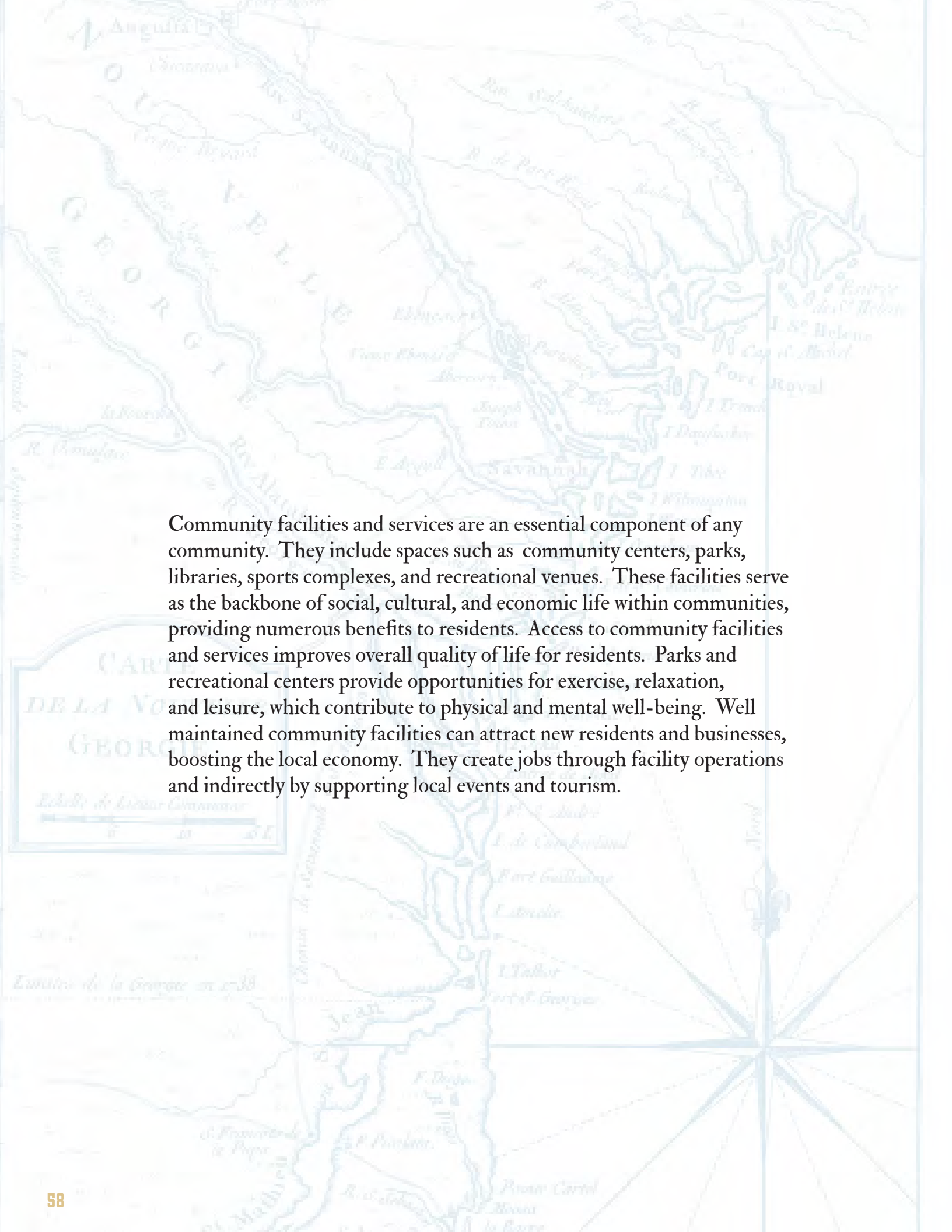


American Community Survey 5-year estimates DP04, 2013 & 2023





COMMUNITY FACILITIES



Community facilities and services are an essential component of any community. They include spaces such as community centers, parks, libraries, sports complexes, and recreational venues. These facilities serve as the backbone of social, cultural, and economic life within communities, providing numerous benefits to residents. Access to community facilities and services improves overall quality of life for residents. Parks and recreational centers provide opportunities for exercise, relaxation, and leisure, which contribute to physical and mental well-being. Well maintained community facilities can attract new residents and businesses, boosting the local economy. They create jobs through facility operations and indirectly by supporting local events and tourism.

58

FIRE PROTECTION

There are nine fire stations within Washington County whose firefighters protect citizens lives from fire, the effects of property damage from fire, manage emergencies as first responders, and assist with hazards caused by storm events. Each jurisdiction has a fire station with at least one pumper or other emergency vehicle for use.

The City of Sandersville has a career-oriented Sandersville Fire Department (SFD) located in the city on Warthen Street that employs 7 full-time, 6 part-time, and 25 volunteer firefighters. The SFD backs up Washington County EMS as medical first responders. Career firefighters have Firefighter I State Certification and the volunteers are Registered Volunteer State Certified firefighters. The fire department has a 75 foot ladder truck; fire pumpers, fire tankers, hazmat equipment, support trucks, and thermal imaging cameras. In addition to providing fire protection services to Sandersville, this department, by contract with Washington County, covers 85 square miles as designated by the 911 coverage map. The department is proactive in fire prevention as the fire inspector reviews building plans for compliance with the Life Safety Code and the Fire Code. The department also provides educational programs to groups throughout the city and educates hundreds of school children in Washington County about fire safety.



The Davisboro Volunteer Fire Department (DVFD) has 21 volunteer firefighters. There are 9-10 first responders, two paramedics, and three EMTs. The DVFD has a ladder truck 503 (1997-98), two pumpers 504 (2002, 1996), two brush trucks, and one rescue truck with 150 gallons of water and equipped to provide life extraction and with medical gear.

FIRE PROTECTION

The Deepstep Volunteer Fire Department owns its fire station and land. It is served by a volunteer fire department of 16 volunteers who run approximately 40 calls per year, including incident fire calls, first responder calls, and general aid calls. Each firefighter is equipped with a portable radio and one set of turnout gear. Deepstep's Fire Department has seven trucks in service, two class A pumpers (1970, 2002), two tankers (1979, 1987), rescue LT and a PPT. These fire trucks are housed in a four bay building that includes office space, meeting area, kitchen, and space upstairs for future sleeping area.



The Harrison Volunteer Fire Department is located on Donovan Road and has eight (8) Registered Volunteer State Certified firefighters.



The Oconee Volunteer Fire Department has 16 volunteer firefighters and is located in the Oconee City Hall building on Fairbanks Street.



The Town of Riddleville Volunteer Fire Department is located on Highway 231 and has 22 volunteer firefighters and several vehicles for fire fighting.



The Tennille Volunteer Fire Department located on Park Street has 21 volunteer certified firefighters who have emergency management training certificates. The Ohoopee Volunteer Fire Department is located on Mt. Gilead Church Road in Tennille. There are 14 volunteer firefighters.

The Warthen Volunteer Fire Department covers the community of Warthen and is located on Warthen Lane.

PUBLIC SAFETY

There are six law enforcement agencies operated by local jurisdictions including Washington County, City of Davisboro, Town of Harrison, City of Oconee, City of Sandersville, and City of Tennille. The Washington County Sheriff's Department provides law enforcement and traffic checks for the Town of Deepstep and the Town of Riddleville.

The Washington County Sheriff's Department is located on Kaolin Road along with the Washington County Jail facility. The Sheriff's office employs 41 full- and part-time sworn officers with a K-9 unit for support operations of drug investigations, missing persons, and other issues. The Sheriff's department patrols approximately 684 square miles. There is an Investigations Division that is responsible for follow-up of incident reports from the Patrol Division that further investigates crimes against property and crimes against persons. One investigator is assigned to narcotics investigation. The Washington County Jail has a capacity of 200+ inmates.

PUBLIC SAFETY

The Sandersville Police Department, located on Malone Street, employs 19 sworn officers and 2 civilian personnel and is a State Certified police department. The police department provides two part-time certified officers to work in the City's Code Enforcement Department. In addition, the police department is responsible for animal control. The police department uses as their inmate facility the Washington County Jail. The police department provides law enforcement and community policing for the city, and also provides education for protecting citizens. They provide a senior citizens check as a courtesy twice a day.

The Davisboro Police Department is housed in a building on South Main Street and employees two full-time and four part-time sworn officers and has two vehicles. The Town of Harrison employs one part-time sworn officer for the Harrison Police Department that is located in City Hall with a private office. The City of Oconee employs one part-time sworn officer who is headquartered at Oconee City Hall.

The City of Tennille's Police Department has its own headquarters on Main Street and employs 16 full-time and part-time sworn officers. If needed, Washington County handles any jailed inmates.

The City of Tennille employs one full-time police sworn officer and has 12 part-time police officers.

The Emergency Management Agency (EMA/911) is operated jointly with the City of Sandersville using a dispatch system for all of the county and jurisdictions emergency agencies that provide police and fire protection and coordinate mutual aid in the event of larger disasters. Washington County has an approved Pre-disaster Hazard Mitigation Plan through the Georgia Emergency Management Agency that permits the application for federal funds in the event of a large disaster.



EDUCATIONAL FACILITIES

Washington County Board of Education has five public schools ranging from kindergarten through grade 12. The public schools, located at different sites, include the Ridge Road Primary School (PreK- grade 2), the Ridge Road Elementary School (grades 3-5), the T.J. Elder Middle School (grades 6-8), and the Washington County High School (grades 9-12). There is also the Washington County Alternative School for grades 6-12 with 12 students. Over 100 programs are offered at these schools.



Oconee Fall Line Technical College is located in Washington County on Deepstep Road as a unit of the Technical College System of Georgia. The Sandersville campus offers an Associate of Applied Science Degree in six programs, Diploma programs in 14 areas, and a Technical Certificate of Credit Programs in 34 programs.



There is one private school in the county, Brentwood School, offering pre-kindergarten through grade 12, located on the Linton Road.

Georgia Military College has a satellite campus located in Sandersville.

WATER SYSTEM

Accessibility to potable water is a fundamental need for communities to exist. Having a surplus of potable water allows for growth which can be a favorable factor in attracting new businesses and industries to an area.

Washington County does not operate a public water system. Private wells, community water systems, or links to the municipal water systems provide water to unincorporated parts of the county.

The City of Davisboro owns and operates its public water system with three wells, two elevated water tanks, and a distribution system of 8-inch, 6-inch, and 2-inch water lines of PVC. Two wells are capable of producing 450 gallons per minute each. One new well is capable of producing 850 gallons per minute. The older wells will be used for reserve. The city is currently permitted to withdraw 500,000 gallons per day. The two elevated water tanks hold 100,000 gallons located on Cobb Street and a 200,000 gallon tank located at the state prison on Highway 24 on the east side of the city. The elevated water tank located at the state prison operates on the city's water system. The overflow elevation from both tanks is adequate to supply the city's highest elevation. The city has about 200 water customers including a 1,500 inmate prison. The city is able to produce an adequate supply of water with sufficient storage.

The Town of Deepstep owns and operates its public water system for consumption by residents and for businesses within the city limits. Deepstep has two water wells that alternate pumping at 90 gallons per minute at maximum capacity. The average annual water usage is 25,000 gallons per day for 71 customers: 13 commercial and 58 residential. Fourteen (14) meters are not being used. They have one elevated water storage tank with a capacity of 75,000 gallons, 24,772 linear feet of water distribution lines, and 20 fire hydrants. The Town of Deepstep has sufficient capacity for water storage and emergencies.

The Town of Harrison owns and operates its public water system with 161 customers. They have one elevated water tank for storage and emergencies with a capacity of 100,000 gallons. The town has enough water supply and storage in the case of an emergency.

The City of Oconee operates a public water system with one elevated water tank that has a capacity of 100,000 gallons. The town has sufficient water supply and storage for its 100 customers and in the case of an emergency.

The Town of Riddleville owns and operates its jurisdiction's public water system with 101 customers. With one elevated water tank of 100,000 gallons, they have an ample water supply for storage and in the case of an emergency.

The City of Sandersville owns and operates its public water distribution system and has 2,821 customers with 70.3 miles of water main. In addition, the city sells water to one other jurisdiction, the City of Tonnelle. There are three main water plants, and these facilities treat ground water from six deep wells located throughout the city. Sandersville can treat up to 6,500 million gallons of water per minute. Three elevated water storage tanks serve the city with one tank that has a 500,000 gallon capacity and the other two tanks each have a 300,000 gallon capacity.

Although the City of Tennille owns its water system and accompanying infrastructure, the city has elected to purchase water from the City of Sandersville and utilize its water distribution system. Tennille's water system has expensive deficiencies to repair in the system and the city eventually wants to resolve these problems and return to operating their own water system to receive the revenue.

The jurisdictions of Washington County, Sandersville, Davisboro, Deepstep, Harrison, Oconee, Riddleville, and Tennille each have an adequate supply of potable water which can be used to serve a growing population and the requirements of most new industries and businesses.

SEWERAGE AND WASTEWATER TREATMENT

A functioning sewerage system and wastewater treatment facility is as fundamentally necessary as a water system and can serve as an attraction for new businesses and industries. Washington County does not operate a sewerage system. Several sewerage options are provided for residents living in unincorporated Washington County. The majority of residents living in unincorporated areas and all residents of the Town of Deepstep, City of Oconee, and Town of Riddleville currently use septic tanks.

The City of Davisboro owns and operates its own sewerage system and provides sewerage service to most areas of the city. The city operates a land application system (LAS) type wastewater treatment facility located on Breezy Hill Road with a permitted capacity of 300,000 gallons per day. The plant provides screening, aeration, and stabilization before the treated wastewater is applied by spray to pasture land. Peak flows to the treatment facility are estimated at approximately 250,000 to 300,000 gallons per day. The City of Davisboro has applied to USDA Rural Development for funding to increase the capacity of the LAS.

The Town of Harrison owns and operates its own sewerage line distribution system and waste water treatment using a spray application field of wetlands. The maximum waste that can be treated is 0.8 million gallons per day while the average usage of sewerage is 0.1 million gallons per day. The Town has adequate capacity to take much more sewerage for treatment.

The City of Sandersville owns and operates its sewerage system and wastewater treatment plant that serves 2,526 customers for most of the city's resident households, businesses, and industries. The treatment system is an activated sludge process. This type treatment uses natural bacteria. The wastewater treatment plant has a maximum capacity of 1.75 million gallons per day while the average plant flow is 0.8 million gallons per day, leaving a surplus capacity for growth of 0.95 million gallons per day. There are 20 sewer lift stations and 69.9 miles of sanitary sewer lines comprised of 45.37 miles of gravity sewer and 6.87 miles of force main. While the capacity for waste treatment is more than adequate, some households still have septic tanks.

The City of Tennille owns and operates its own sewerage system. The wastewater treatment is an active sludge SDR system with the capacity of 0.45 million gallons per day. While some of the city residents have septic tanks, the City of Tennille has adequate sewerage capacity for all of its residents and industry.

LIBRARY FACILITIES

The Rosa M. Tarbutton Memorial Library serves all of Washington County and located in Sandersville as part of the Oconee Regional Library. There are over 1,000 books. Programs include those for adults, children and assistance with computer training. There is one full time librarian and five part-time staff members.

The Deepstep Public Library is not part of the regional library system. The Town of Deepstep owns it and a part-time staff member operates the facility for the public. There are 4,134 books for check out at last count.

SOLID WASTE MANAGEMENT

In Washington County there are 31 dumpsters for waste collection placed throughout the county and one collection center. The City of Davisboro, the City of Oconee, and the Town of Riddleville use the county's dumpster system for waste disposal.

The City of Sandersville, Town of Harrison, and City of Tennille have outsourced their residents curb side garbage pickup to different private companies for weekly collection. The City of Tennille no longer picks up large items such as mattresses, furniture, and appliances and has relegated responsibility to the resident.

The Town of Deepstep has each resident collect their garbage and transport it to the county's green boxes (sway cars) location on Smyrna Church Road. The county places the boxes on the town's property and the county empties the boxes and maintains the fence and space. Each citizen in the Town of Deepstep pays a monthly garbage fee each month that the town clerk records. At the end of June each year, the clerk reports the number of houses who paid the fee. The county mails an annual bill to the Town of Deepstep at the end of October for the money collected.

ROAD SYSTEM

Washington County currently contains a total of over 700 miles of roadway which are all classified by the Georgia Department of Transportation (GDOT) as rural. The Fall Line Freeway (SR 24/ SR 540) is a main east-west corridor, bypassing Sandersville and connecting to Jefferson County. SR 15 (Sparta Road/ Harris Street) Runs north-south through Sandersville, connecting Sparta and Tennille. SR 242 (West Church Street) connects the Fall Line Freeway in Sandersville and heads towards Riddleville. SR 88 Begins its continuation of the Fall Line Freeway east of Sandersville, heading towards Wrens. SR 68 (Tennille - Macon Road) Intersects with the Fall Line Freeway west of Sandersville, leading towards Macon. SR 231 (Tree Nursery Road/Harrison - Riddleville Road) Connects to SR 88 and runs south towards Harrison. SR 272 runs northwest to southeast, connecting Oconee to SR 24/ SR 540.

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.



RAILROAD NETWORK

Washington County has two railroad companies, the Sandersville Railroad Company (SRC) has a local history dating to 1893 and is one of the most successful short line freight railroads nationwide. According to the SRC website, the Company operates six days a week over a 32-mile track system. Tennille is 10 miles away from the Sandersville kaolin plants.

The SRC takes the product four times daily to make a connection to one of Norfolk Southern Railway's 13 trains traveling through Tennille. The Company has "access to over 2,700 railcars, including covered hoppers, chip hoppers, boxcars, and tank cars" ... with "State of the Art" equipment such as Weigh-In-Motion scales and automated freight handling systems... A bulk transfer facility is in place, integrating rail freight with truck distribution. The Sandersville Railroad Company also serves the area's forest products and plastics industries. Freight from Tennille travels overnight for delivery to Savannah and Macon. Five kaolin companies have international markets so it is imperative that kaolin freight is efficiently transported.



AIRPORT

In the 1920's, a runway was located at the Highway 15 railroad crossing between Sandersville and Tennille. In the 1930's, there were no improved runways in existence. Between 1940 and 1960, a turf runway was operated by T.I. Harrison and Bud Barron located at the present site of the recreation department in Sandersville. In the 1950's, a runway was located at the "Peach Farm" on Highway 24 East between Sandersville and Davisboro. Another pasture runway, which was used primarily by crop dusters, was located on Highway 24 on the farm currently owned by Dr. Chandler McDavid. Starting in 1965 and running into the present, there were several private landing strips, which were not available to transit aircraft. The Kaolin Field Airport was constructed during the 1960's and continues to serve the community today. The City of Sandersville, the City of Tennille, and Washington County operates this airport and have made numerous improvements over the years.

PARKS AND RECREATION

Public parks and recreation facilities are located throughout Washington County and its jurisdictions. The largest recreation facility, Kaolin Park, is operated by the Washington County Recreation Department. All of the jurisdictions contribute with an annual recreation fee to Washington County to assist with funding the recreation department.

The Washington County Recreation Department offers to the public “instructional and recreational programming to the citizens of the community with the purpose of education and improving physical and social skills by allowing equal opportunities in participation, friendly competition, and fair play.” The facility has a lighted outdoor basketball and tennis court, two baseball, two football, and two soccer fields, two playgrounds, a picnic shelter, and a multi-purpose building with two gymnasiums and a community room for meetings and events. Washington County and the City of Sandersville share ownership of 45 acre Linton Park. The park is operated by the Washington County Recreation Department. Linton Park has a splash pad, new playground, pickle ball courts, tennis courts, and walking trail.

Washington County supports Hamburg State Park with annual funding to provide for public lake activities, working grist mill, museum, and country store. Hamburg Lake is a large attraction to the park. Recreational activities include tent and trailer camping sites, picnic shelter, playground, rest rooms, canoes, paddle boats, swimming, and walking trails.



The City of Davisboro has Davisboro Recreation Facility of five acres surrounding its community center that is located in an historic house. Both are used for public activities. The park has a pavilion with stage for activities, playground equipment, walking track, ball field and basketball court. The city is continuing to expand park facilities with landscaping, lighting, fencing, and rest rooms.

The Town of Deepstep independently owns and maintains a five-acre recreation park with multiple amenities for families. The Town of Deepstep has a recreation board who oversees the park, and the town's budget allocates funds for the Deepstep Park. The park has a soft ball field, basketball court, playground equipment, picnic shelter with tables and benches, and rest rooms for public use. There is also a walking trail within the park.

The Town of Harrison has a city park of five acres maintained by the town. There is a walking trail, bleachers, a ball field, basketball court, picnic shelter, and playground equipment. Three and a quarter loops around the trail equals one mile.

The City of Oconee has three areas of greenspace that citizens use for passive recreation. One contains a walking trail that has beautification with wildflowers.

The Town of Riddleville has an exercise trail and park with a graveled entrance road and parking located next to its volunteer fire station and community center on SR 231. The walking track is three-quarters of a mile.

The City of Sandersville has the Paul F. Thiele Park on the corner of Haynes and North Harris Streets. The park has greenspace, a bell tower, and amenities for downtown public pedestrian use. The city also maintains the Henry Watts Community Park that contains basketball courts, park benches, and planted trees.

The City of Tennille has a one and a half acre park. Several pieces of playground equipment are ADA compliant for those children with disabilities. There is a walking trail of 145 feet (12 times around = one mile) has benches for resting. Picnic tables are on site for family outings. Rest rooms are available at the police department.

SENIOR CENTER

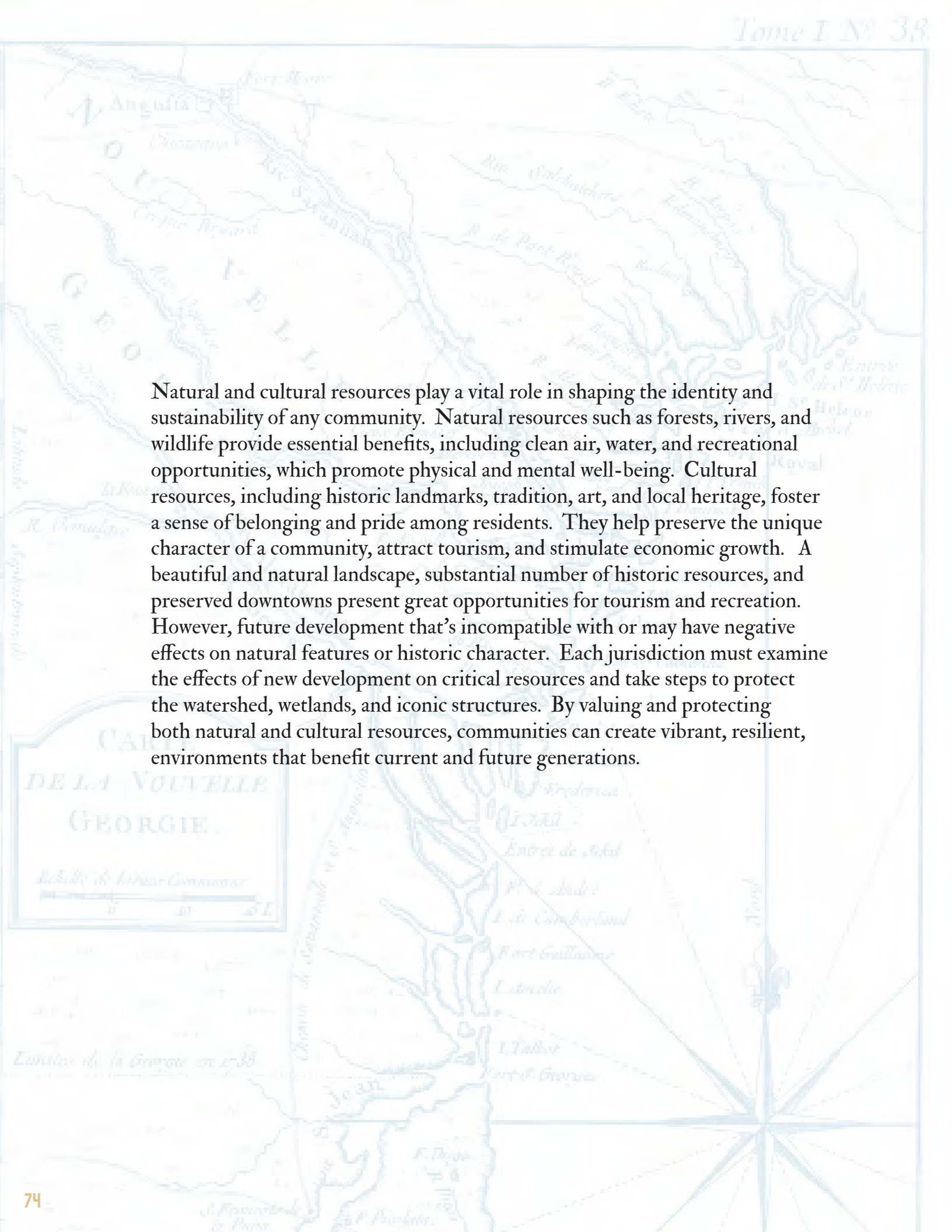
The Washington County Senior Center provides older adults a place to participate in organized activities and enjoy a hot meal with companions on a daily basis. The center offers a wide variety of programming to include BINGO. The center also provides educational information about Diabetes, Medicare Part D, Fall Prevention, Alzheimer's and Parkinson's disease.







NATURAL & CULTURAL RESOURCES



Natural and cultural resources play a vital role in shaping the identity and sustainability of any community. Natural resources such as forests, rivers, and wildlife provide essential benefits, including clean air, water, and recreational opportunities, which promote physical and mental well-being. Cultural resources, including historic landmarks, tradition, art, and local heritage, foster a sense of belonging and pride among residents. They help preserve the unique character of a community, attract tourism, and stimulate economic growth. A beautiful and natural landscape, substantial number of historic resources, and preserved downtowns present great opportunities for tourism and recreation. However, future development that's incompatible with or may have negative effects on natural features or historic character. Each jurisdiction must examine the effects of new development on critical resources and take steps to protect the watershed, wetlands, and iconic structures. By valuing and protecting both natural and cultural resources, communities can create vibrant, resilient, environments that benefit current and future generations.

ENVIRONMENTAL PLANNING CRITERIA GEORGIA

Environmental planning in Georgia is guided by a series of criteria and standards developed to protect the state's natural resources, ensure sustainable development, and comply with both state and federal regulations. These criteria are set for the most part by the Department of Natural Resources (DNR) and its Environmental Protection Division (EPD). The criteria are designed to address critical environmental areas, manage growth, and protect water, air, land and wildlife resources.

Key Environmental Planning Criteria based on resources in Washington County.

Water Supply Watersheds: Criteria are established to protect the quality of drinking water sources. This includes regulations for buffer zones, land use restrictions, and storm water management within designated watershed protection areas.

Wetland Protection: Georgia requires the identification and protection of wetlands. Development activities in or near wetlands are subject to review, and buffers are mandated to minimize impacts. Federal guidelines under the Clean Water Act also apply.

Groundwater Recharge Areas: Special criteria are in place to safeguard areas that replenish underground water supplies. These include restrictions on hazardous waste disposal, limits on impervious surfaces, and guidelines for septic tank placement.

Floodplain Management: Local governments must adopt criteria to reduce flood risks, such as restricting development in flood-prone areas and requiring elevation of structures above base flood elevations.

Local governments in Georgia are responsible for incorporating these environmental planning criteria into their comprehensive plans and zoning ordinances.

PUBLIC WATER SUPPLY

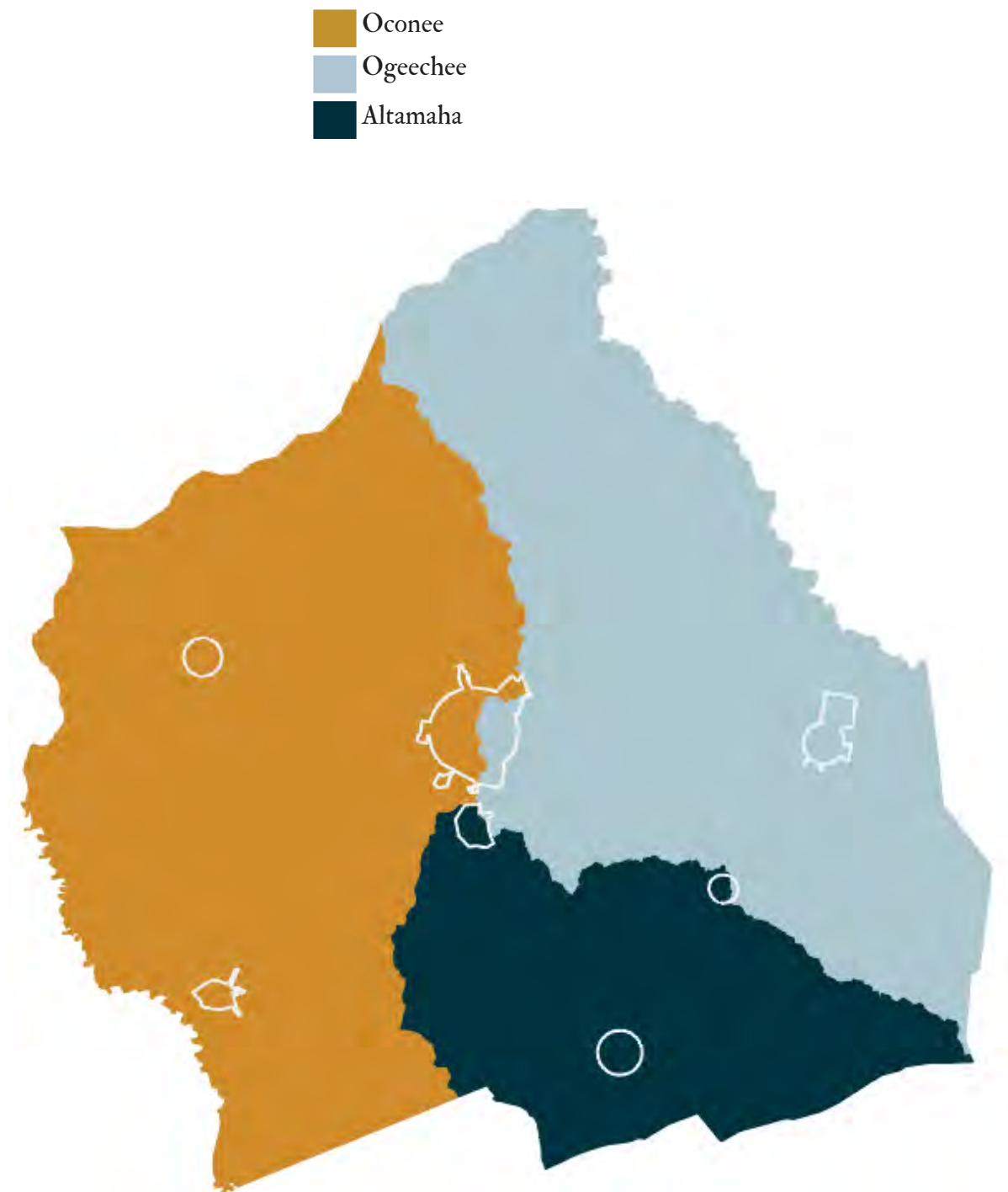
The potable water supply in Washington County and its municipalities is primarily supplied by deep water wells. In combination with extraction and filtration, these naturally occurring water sources are key in allowing residents to have potable water and in many areas through out the county remain self-sufficient. These naturally occurring water sources have multiple components which allow these water sources to occur.

These components include:

- **Watersheds:** Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- **Groundwater Recharge Areas:** Specific surface areas where water passes through the ground to replenish under ground water sources.
- **Aquifer:** Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

WATERSHEDS

This map illustrates the location of the three watersheds that are partially located in Washington County. These watersheds are the: Ogeechee, Altamaha, and Oconee.



WETLANDS

Wetlands can be defined as lands which are saturated, either permanently or seasonally, which create an ecosystem that contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat as a breeding ground for fish and wildlife and as a home for unique plant and animal species that have adapted to these special conditions.

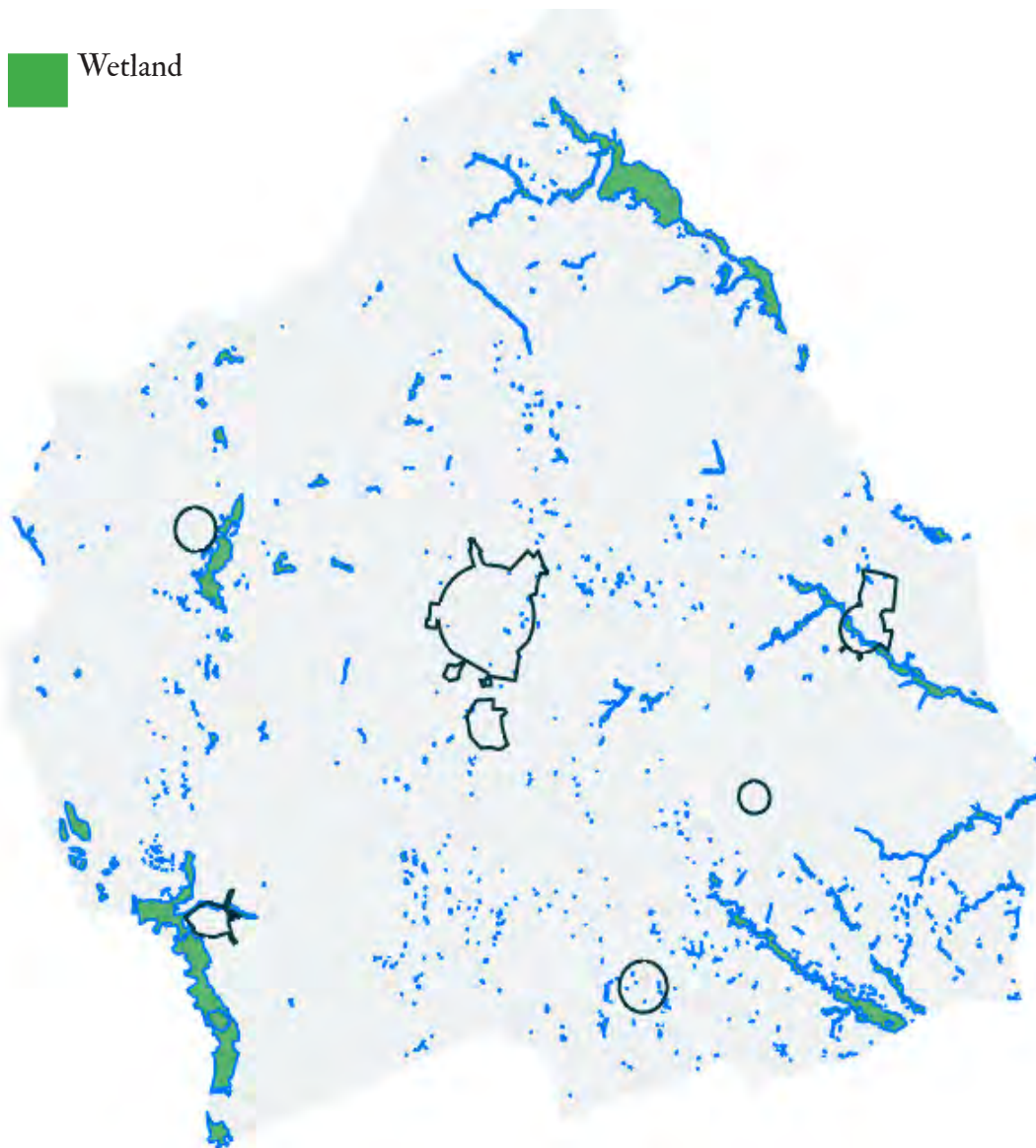
The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

Open Water Wetlands
Forested Wetlands

Non-Forested Emergent Wetlands
Altered Wetlands

Scrub/Shrub Wetlands

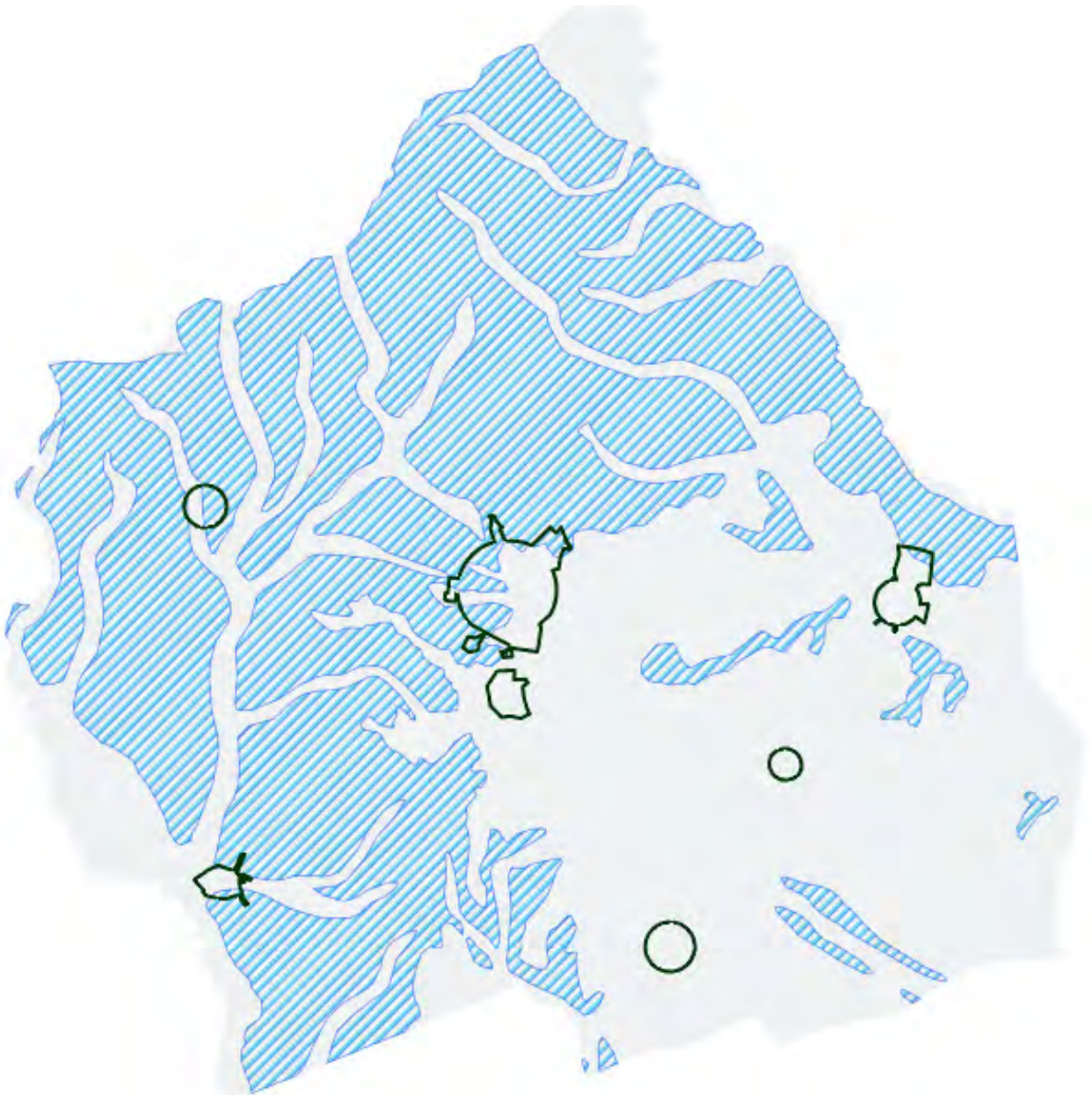
Wetlands located in Washington County are illustrated in the map below . Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.



GROUNDWATER RECHARGE AREAS

This map illustrates ground water recharge areas. These areas are sensitive areas that should be provided special attention and protection due to the reliance of these underground water sources for a majority of residents. The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

 Groundwater Recharge Area



FLOODPLAIN

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

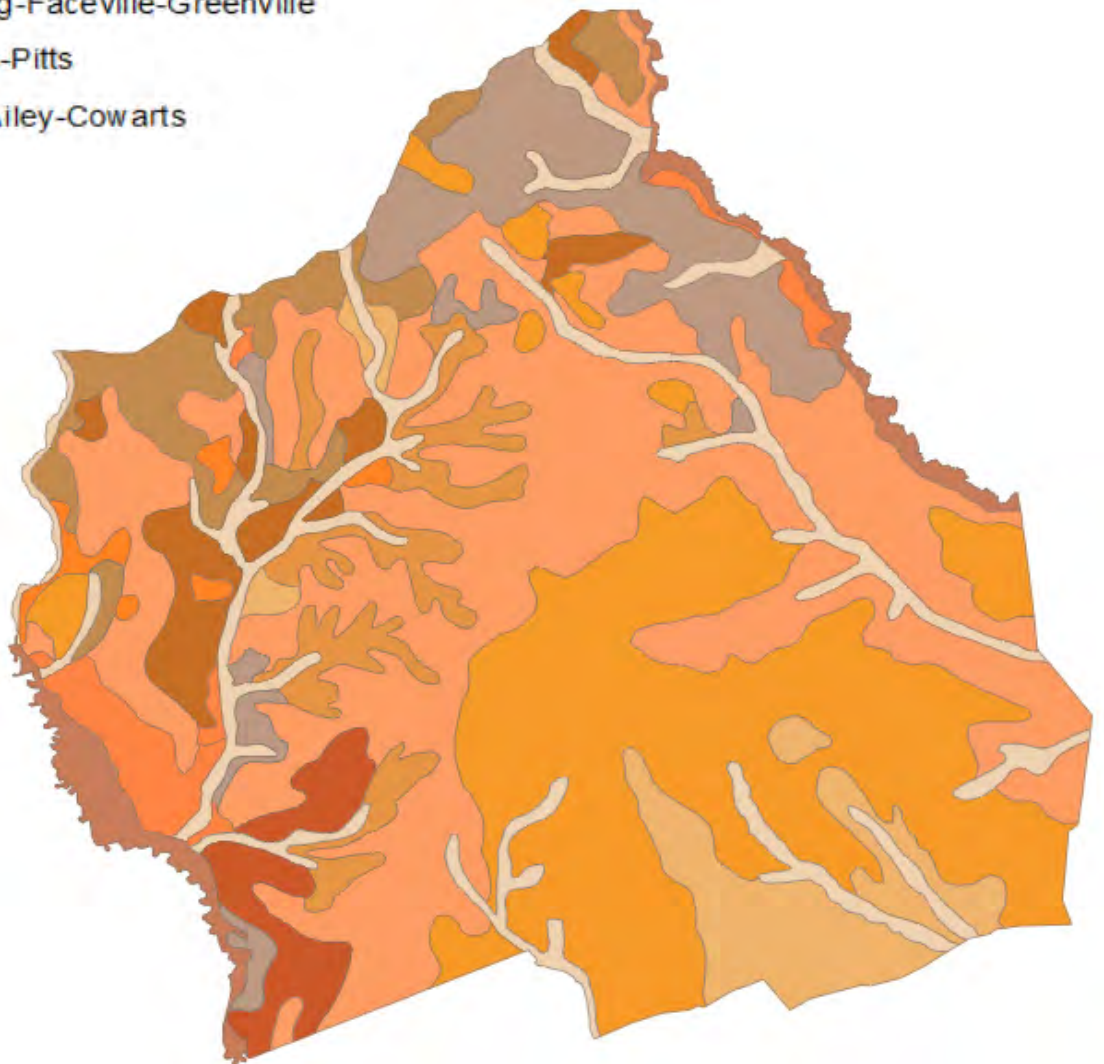
There are a limited number of flood plains located in Washington County. The map below shows the designated flood areas as determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map. Areas delineated in the 100 year flood plain include portions of each incorporated area within Washington County.



SOIL TYPES

The United States Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas which represents a succession of soil layers of varying thickness and physical chemical properties.

Washington County Soil Types



KAOLIN

Sandersville has been called the “Kaolin Capital of the World”. Kaolin is a white alumina-silicate clay used in hundreds of products ranging from paper to cosmetics. Kaolin is also used in medications and paints. One of Georgia’s most important minerals, about 8 million metric tons of kaolin valued at more than \$1 Billion ships annually from Georgia. An annual Kaolin festival celebrates the importance of the resource. Washington county celebrates it’s heritage and enjoys arts, crafts, music, food and a parade.



HISTORIC AND CULTURAL RESOURCES

Washington County has a rich variety of historic and cultural resources. Working with Washington County and the City of Sandersville, the Washington County Historical Society (WCHS) has restored several historic sites for tourism and genealogical research. Washington County owns the Old Jail operated by the WCHS as a genealogical center and museum. The Brown House is where General William Tecumseh Sherman headquartered in Sandersville during the Civil War.

This museum has period rooms, historical exhibits, and a permanent Civil War art exhibit depicting Washington County's legacy. The City of Sandersville funds docents for both operations for tourism. The former wooden jail where Aaron Burr was confined can be visited in Warthen. The entire picturesque, historic community of Warthen is listed in the National Register. Forest Grove Plantation, listed in the National Register, is the site where Gen. Sherman's left and right wings first came together and camped during the Civil War in the famous "March to the Sea." The T. J. Elder School is a Rosenwald Plan School listed in the National Register of Historic Places.

Washington County has many listings of historic resources in the National Register of Historic Places: Four historic districts and 16 individual listings while the courthouse is part of a statewide thematic courthouse listing.

Church-Smith-Harris Street Historic District, Sandersville
North Harris Street Historic District, Sandersville
Sandersville Commercial and Industrial District
Warthen Historic District
Washington County Courthouse, Sandersville
City Cemetery, Sandersville
Thomas Jefferson Elder High and Industrial School, Sandersville
Forest Grove, Sandersville
Francis Plantation, southeast of Davisboro

Charles Edward Choate, a native of Georgia who lived in Tennille, is the only architect in the state of Georgia with a statewide thematic nomination of his buildings listed in the National Register of Historic Places. The multiple property nomination lists Choate's buildings designed in Washington County between 1896-1919:

Holt Brothers Banking Company Building, Sandersville	Tennille Banking Company Building
James E. Johnson House, Sandersville	Tennille Baptist Church
James Kelley House, Tennille	Tennille Women's Clubhouse
Charles Madden House, Tennille	
Sandersville High School	
Thomas W. Smith House, Tennille	
Wrightsville and Tennille Railroad Company Building, Tennille	
Washington Manufacturing Company, was in Tennille but demolished	



- Charles Madden House



- James E. Johnson House



- Tennille Banking Company Building



- Thomas W. Smith House



- Thomas Jefferson Elder High and Industrial School



- Holt Brothers Banking Company Building



- Tennille Baptist Church

- Tennille Woman's Clubhouse



- Washington County Courthouse



- Wrightsville and Tennille Railroad Company Building





RAILROAD
CROSSING

REPORT PROBLEMS
OR EMERGENCIES
TO THE
FOLLOWING NUMBER

BROWN ST

YIELD



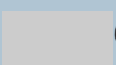
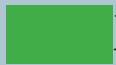
LAND USE

CHARACTER AREAS

Character areas are specific geographic zones within a community identified in the comprehensive plan. Each area is defined by its unique qualities, development patterns, or future potential. Character areas serve as the general basis for future land use choices and visually represent community goals. They highlight preferred locations for future development and help manage changes in land use, ensuring growth aligns with community values. Unlike strict parcel land use maps, character area boundaries are approximate and may cross property lines. This flexibility allows local governments to adapt to changing conditions without constantly amending the plan. Decisions about development in or near character areas should be consistent with the comprehensive plan's recommendations and broader community policies.

Character area maps show the location of each area, accompanied by narratives describing their intent and recommended development patterns. These narratives act as a general policy to help make future development decisions. Washington County has a total of seven character areas as described in the next pages, and illustrated in the map on the next page.

WASHINGTON COUNTY CHARACTER AREAS

	Community Node		
	River Preserve		Community Growth
	Sandersville Growth		Forest Preservation
	Industrial/Mining		Warthen Community

WASHINGTON COUNTY CHARACTER AREA MAP

 Community Node

 Community Growth

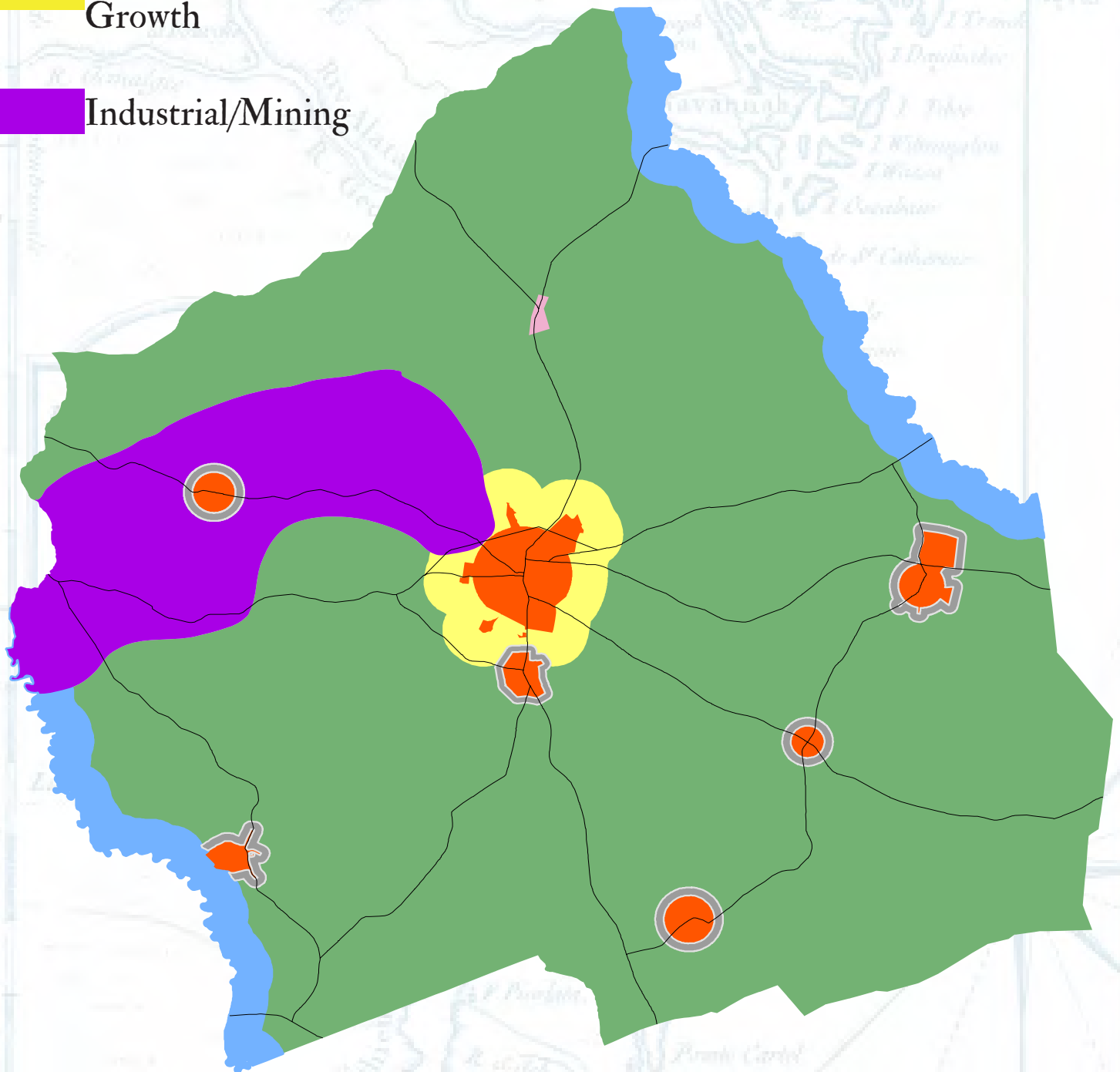
 River Preserve

 Forest Preservation

 Sandersville
Growth

 Warthen Community

 Industrial/Mining





WASHINGTON COUNTY CHARACTER AREAS – COMMUNITY NODE



General Description

The Community Node Character Area contains the Incorporated Jurisdictions of Washington County including Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille. These areas contain multiple uses and serve as the foundation for growth. Small to medium residential lots and commercial uses characterize this area.

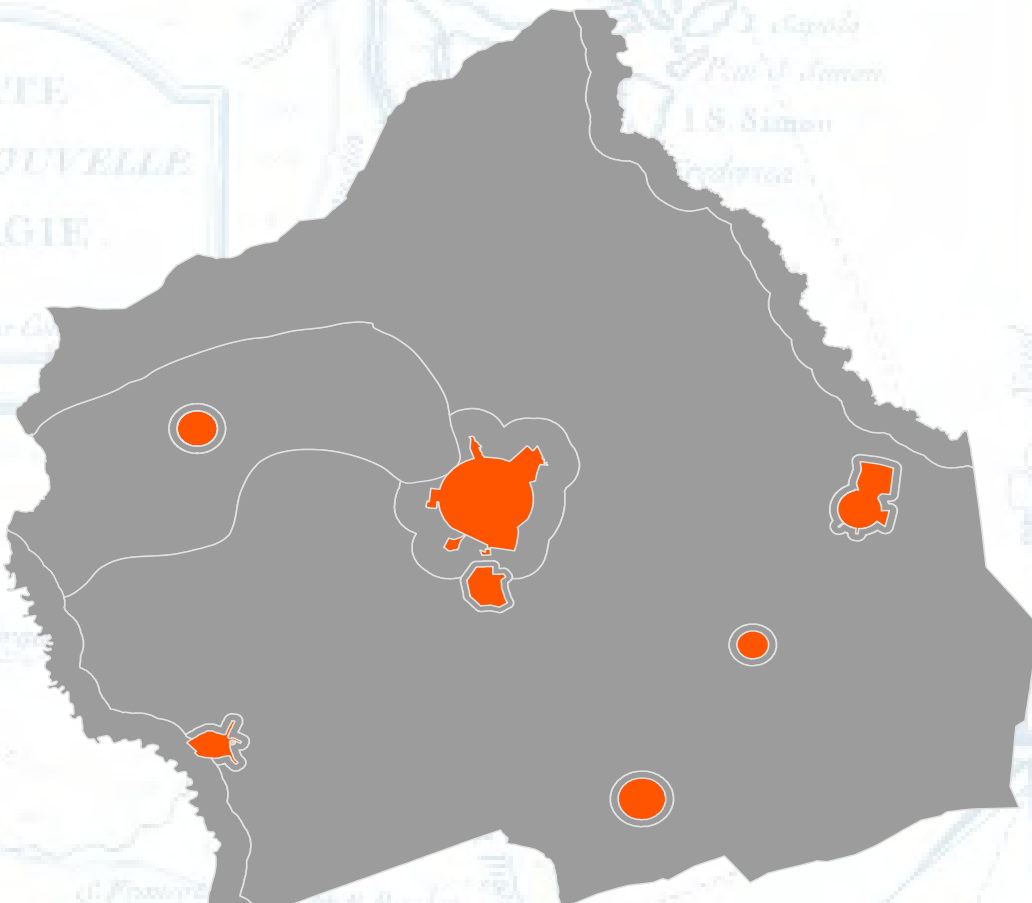
Implementation

Identify areas near existing infrastructure that can support increased activity.

- Create incentives for specific areas for the purpose of attracting commercial and service industries.
- Advertise these incentives to attract sought after commercial and service businesses.

Land Uses

- Commercial
- Medium Density Residential
- High Density Residential
- Public / Institutional Uses
- Recreation





WASHINGTON COUNTY CHARACTER AREAS – RIVER PRESERVE



General Description

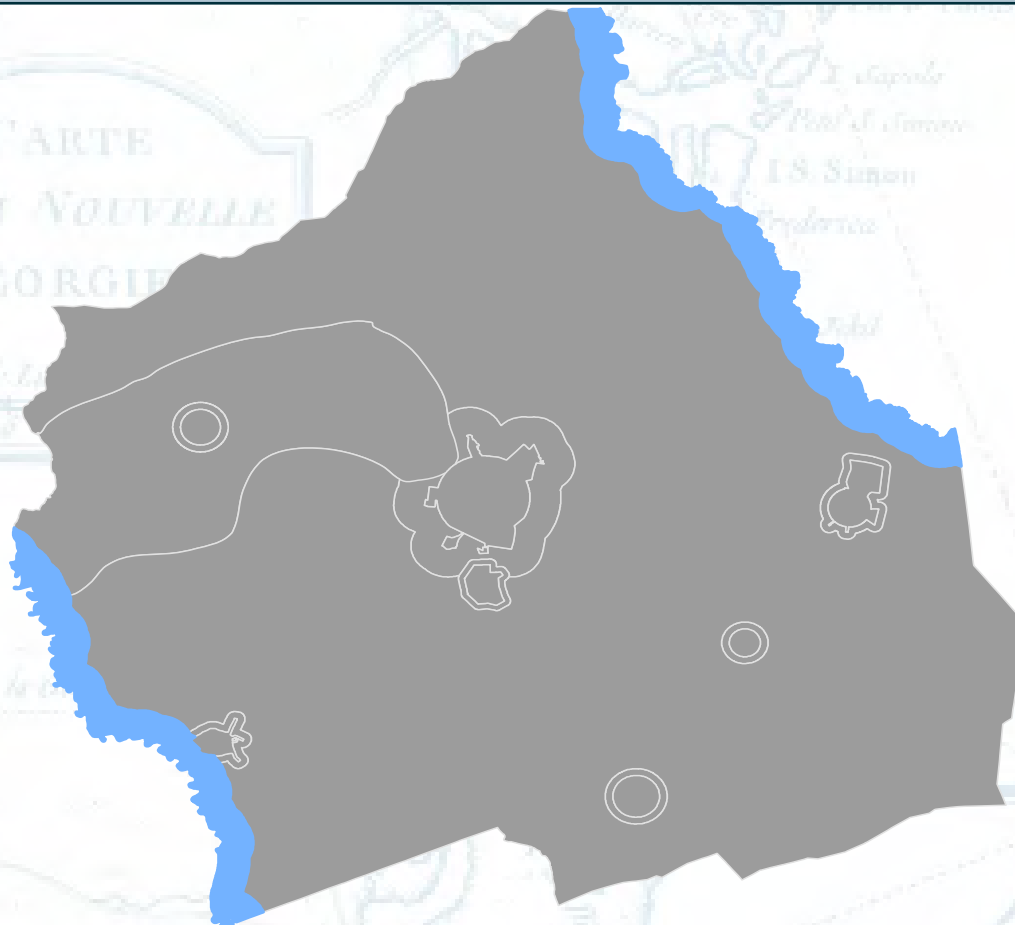
The River Preserve Character area is a predominately rural land use for the purpose of agricultural and residential uses that provides a buffer for environmentally sensitive areas close to both the Oconee and Ogeechee rivers. The rural character should be retained in this area through the preservation of open spaces. Large lot residential, clustered or conservation residential, parks and trails are uses that should be implemented in the area.

Implementation

- Enforce ordinances to protect areas surrounding the pond and river (Note: Washington County has river corridor and wetlands protection ordinances.)
- Seek assistance from state agencies to provide information regarding conservation.
- Provide access point to recreation along the river and investigate recreational opportunities (e.g. boat ramp, preserves, etc.).

Land Uses

- Large Lot / Low Density Residential
- Forestry
- Recreation
- Agricultural



★ WASHINGTON COUNTY CHARACTER AREAS – SANDERSVILLE GROWTH ★

General Description

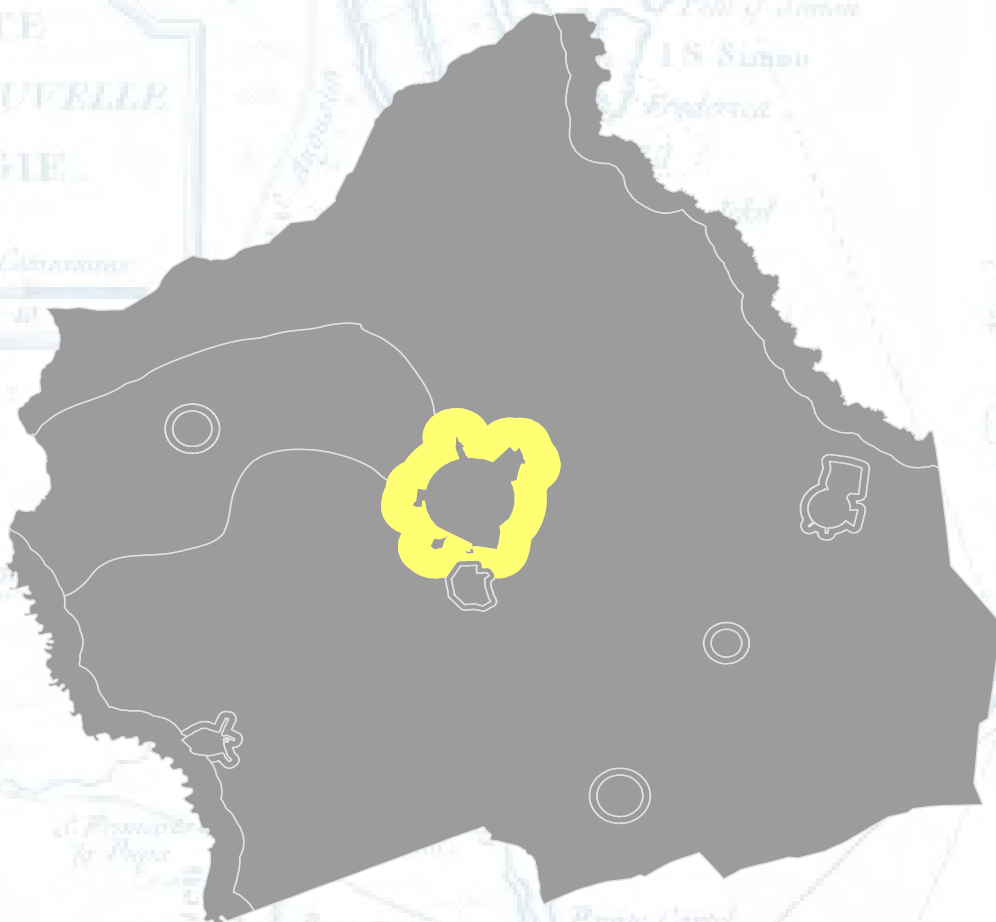
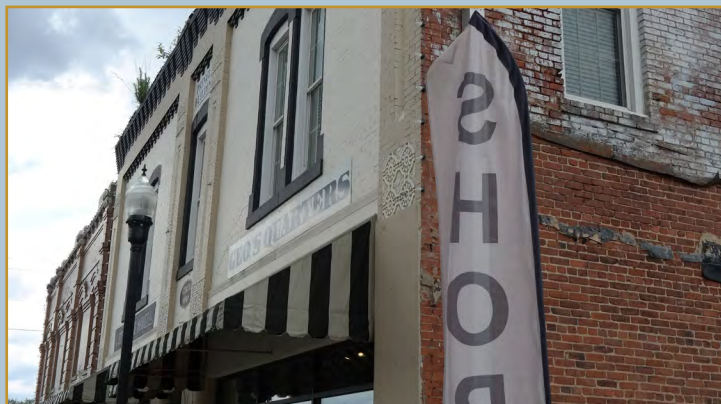
The Sandersville Growth Character Area surrounds the City of Sandersville and is distinguished from the Community Growth Character Area by the size of the area. The area represents a 1 mile buffer surrounding the city of Sandersville incorporating a variety of uses. This area is anticipated to accommodate the growth over Sandersville of the course of the next several years.

Implementation

- Identify areas near existing infrastructure that can support increased activity.
- Create incentives for specific areas for the purpose of attracting commercial and industrial businesses.
- Advertise these incentives to attract sought after commercial and service businesses.

Land Uses

- Commercial
- Residential
- Industrial





WASHINGTON COUNTY CHARACTER AREAS – INDUSTRIAL/MINING



General Description

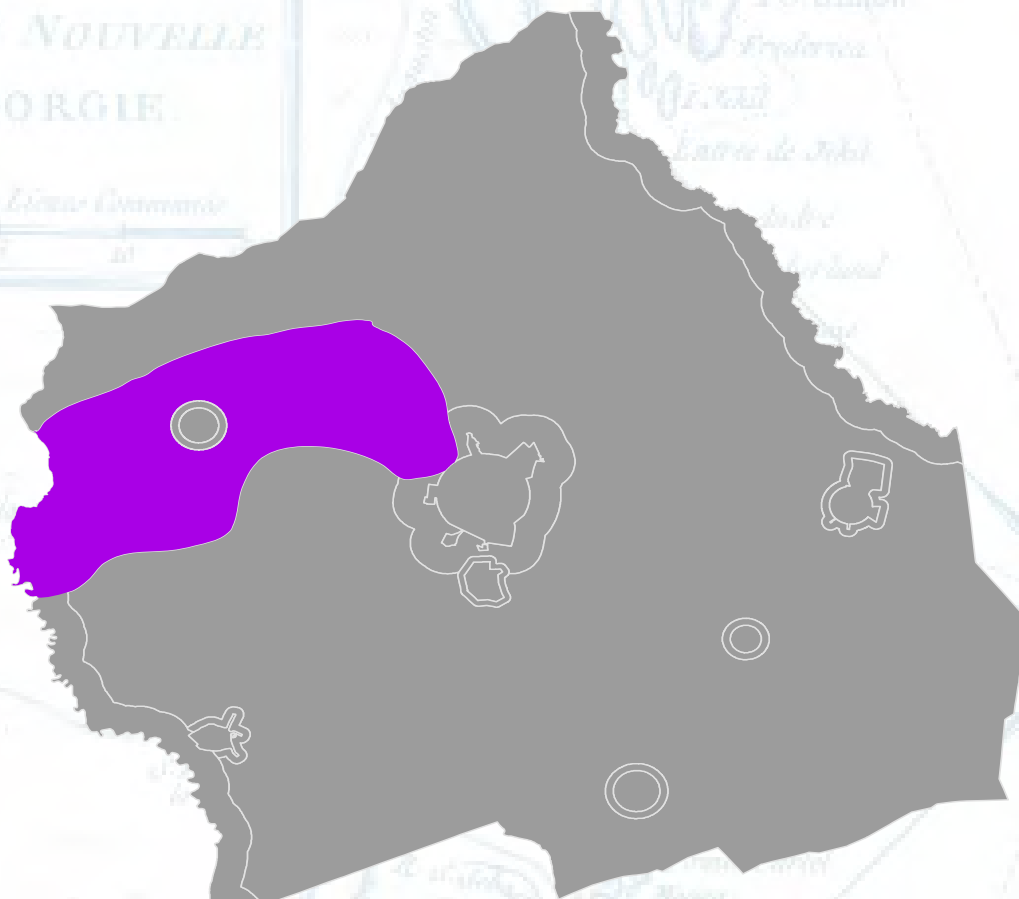
The Industrial / Mining character area delineates where large scale resource extraction and processing facilities exist and should be located in the future within the county. There are areas represent where a majority of county and area production of kaolin and is an employment center for the county and surrounding area.

Implementation

- Incentives to industries .
- Maintain close relationship with these industries to retain.

Land Uses

- Industry/Mining
- Forestry
- Commercial





WASHINGTON COUNTY CHARACTER AREAS – COMMUNITY GROWTH



General Description

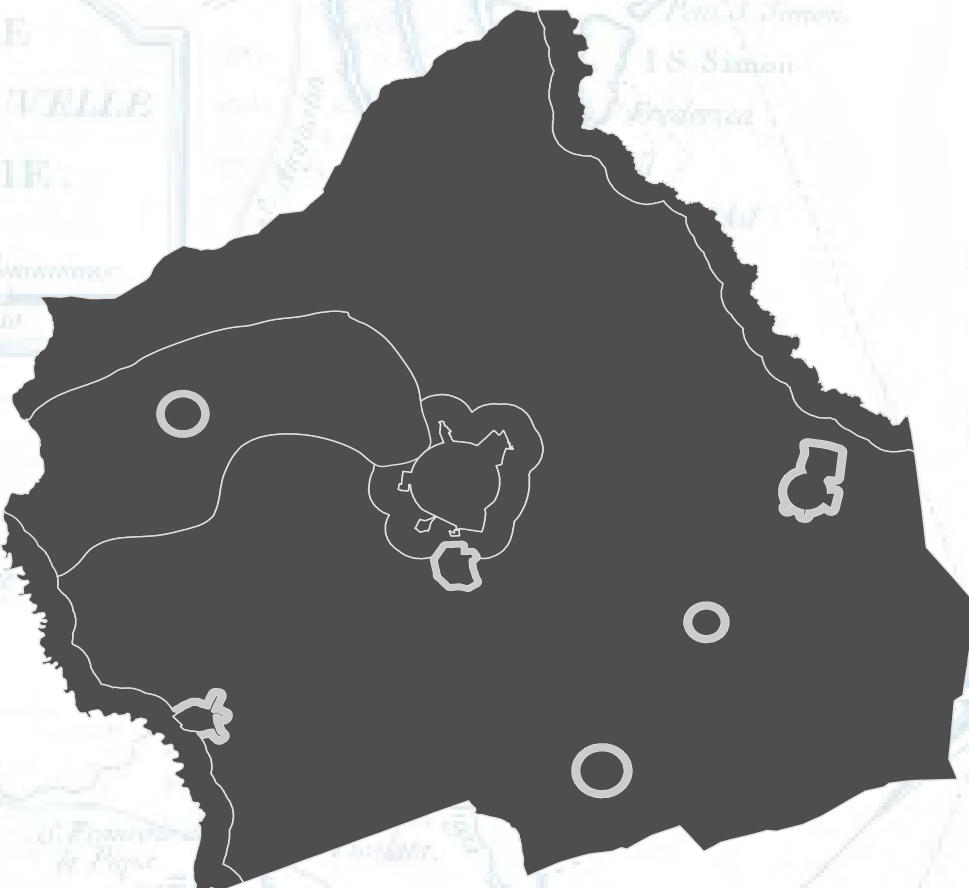
The Community Growth Character Area surrounds incorporated areas of Washington County with the exception of Sandersville. These municipalities have much smaller populations and are more rural compared to the city of Sandersville. These areas are composed of large lot residential, forestry, and agricultural uses.

Implementation

- Identify areas near existing infrastructure that can support increased activity.
- Create incentives for specific areas for the purpose of attracting commercial and industrial businesses.
- Advertise these incentives to attract sought after commercial and service businesses.

Land Uses

- Commercial
- Low Density Residential
- Medium Density Residential





WASHINGTON COUNTY CHARACTER AREAS – FOREST PRESERVE



General Description

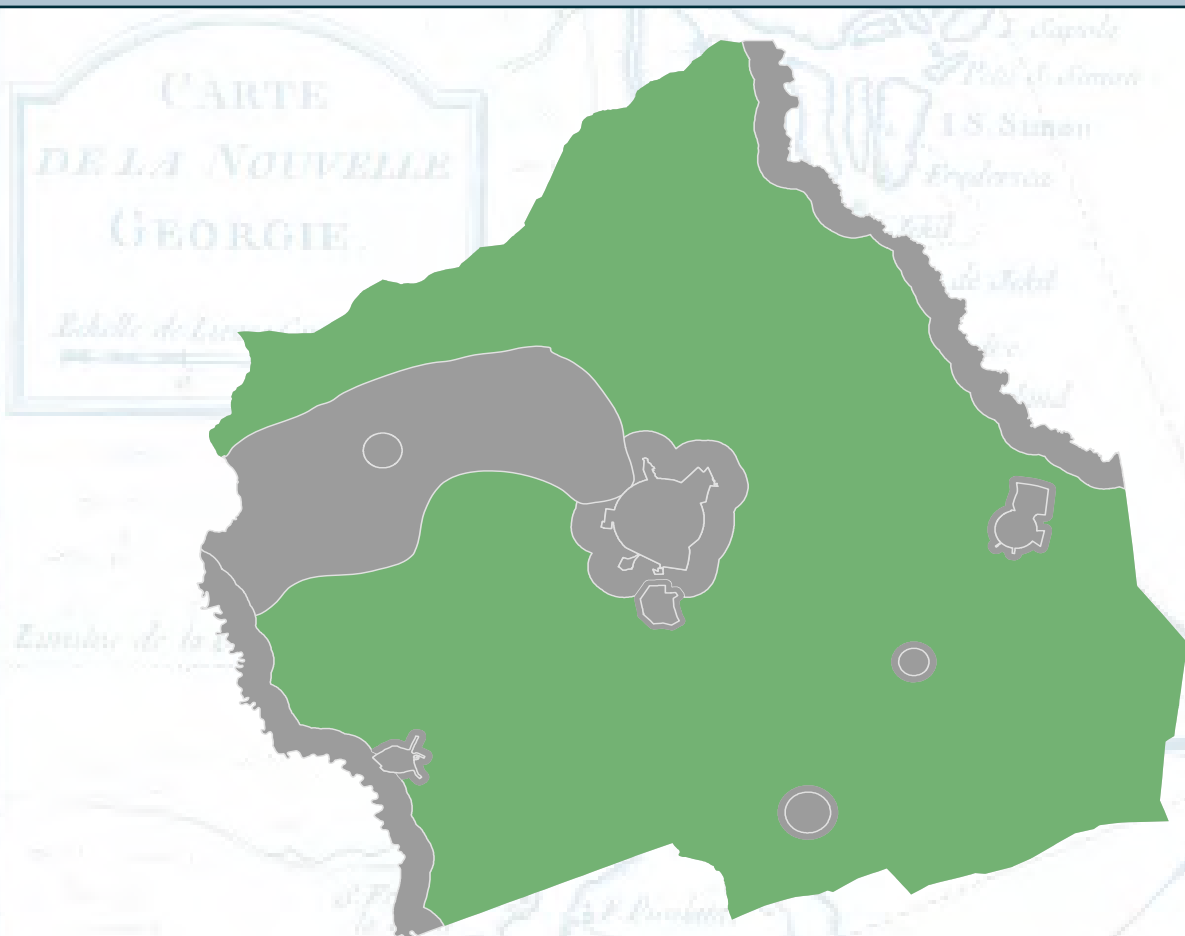
The Forest Preserve character area represents the largest character area within the county. Defined by forest and agricultural land with large lot residential. The emphasis of this character area is to preserve the pastoral nature of existing open space and encourage the use of the naturally regenerative resource. Residential development should occur at low densities. Commercial and industrial enterprises should be limited.

Implementation

- Adopt policies to limit development in this area for the protection of regenerative revenue.
- Enforce limited residential development in these area.

Land Uses

- Low Density Residential
- Forestry
- Agriculture
- Recreation





WASHINGTON COUNTY CHARACTER AREAS – WARTHEN



General Description

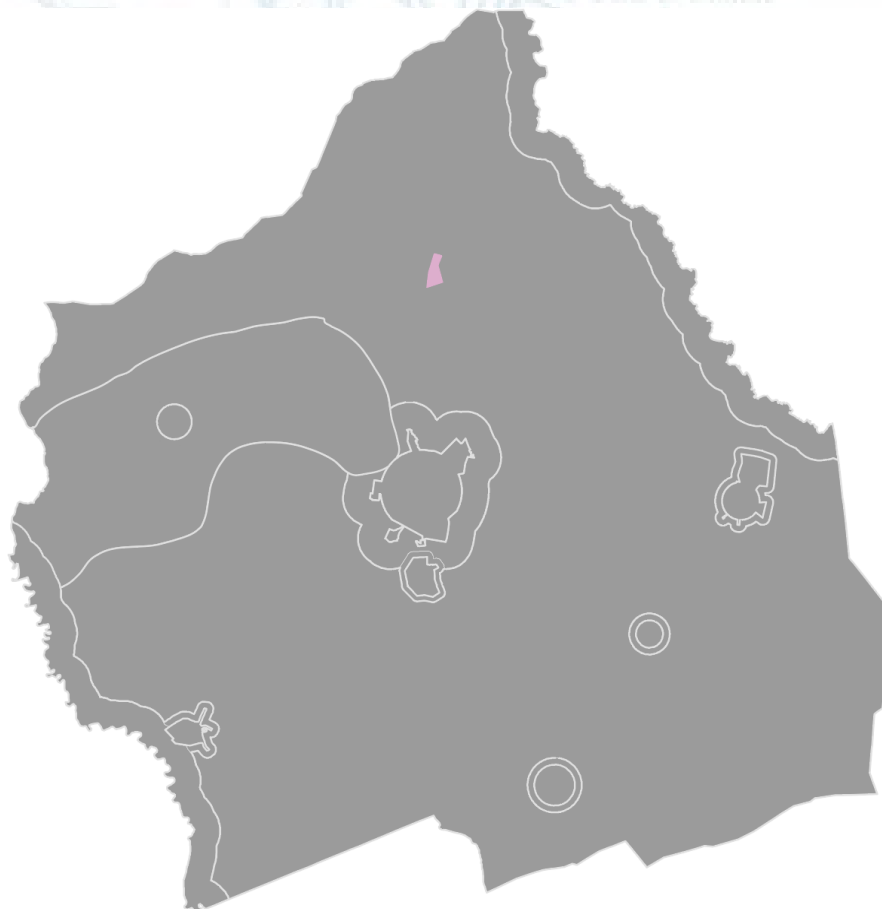
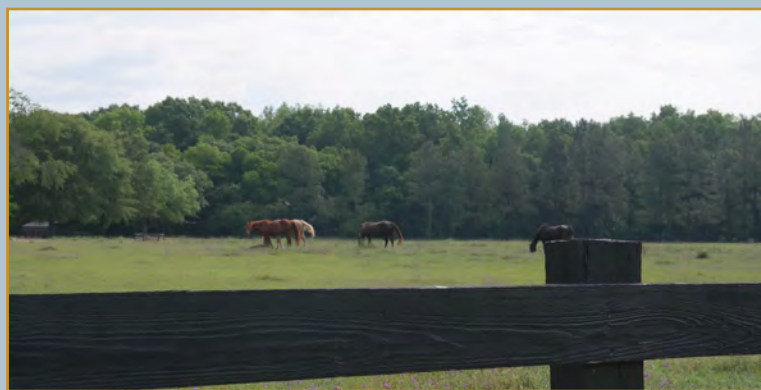
The community of Warthen is located 15 miles north of the City of Sandersville. This historic city is the home of the oldest jail in Georgia. The residents of Warthen have a strong sense of community and have created a stable unincorporated area that contains historical landmarks.

Implementation

- Develop Warthen as a Heritage Tourism and Preservation-Sensitive Community.

Land Uses

- Low Density Residential
- Forestry
- Agriculture
- Recreation





EXISTING AND FUTURE LAND USE

★ LAND USE DESIGNATIONS ★

The following is a list and description of Washington County land uses:

AGRICULTURAL-RESIDENTIAL. This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting, and low-density single-family housing.

RESIDENTIAL. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities.

COMMERCIAL. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensity. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

INDUSTRIAL. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

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

PARKS/RECREATION. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

FORESTRY. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

TRANSPORTATION/COMMUNICATION/UTILITIES. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

When determining how best to use the Comprehensive Plan future land use maps and supporting narratives, the reader should be mindful of the following parameters:

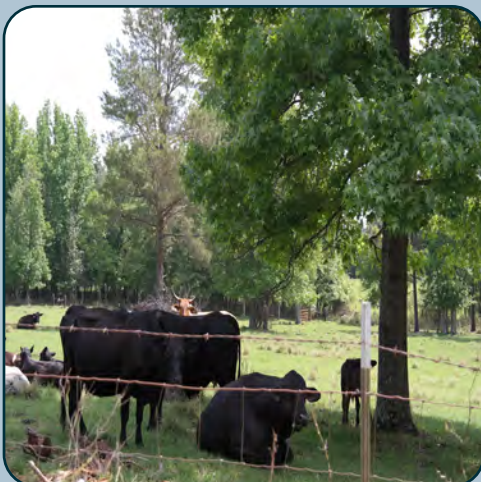
BOUNDARIES: The future land use map is parcel based and does not cross parcel lines. Generally, a tract should develop according to the parameters established in the specific land use in which it is located. The county is strongly encouraged to initiate amendments to their Future Land Use Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

NARRATIVE: The included narratives correspond to the Future Land Use Map for the county and its jurisdictions and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those needs and opportunities found in the “Introduction” section. They should inform future development decisions. Questions about underlying zoning should be answered by the jurisdictions.

AGRICULTURAL-RESIDENTIAL

Agricultural-Residential. This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Low-density single-family dwelling units are the only allowable housing type. Recreation, such as bicycle and pedestrian trails would be appropriate in this area.



RESIDENTIAL

Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities.

Housing types and densities vary between the incorporated areas, the areas immediately outside city/town limits, and the balance of unincorporated Washington County.



COMMERCIAL

Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building.

Most commercial activity in the county takes place in the larger cities of Sandersville and Tennille. The cities are working toward improving their downtowns and continuing to attract new businesses and pedestrian traffic.



INDUSTRIAL

Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.



TRANSPORTATION/COMMUNICATIONS/UTILITIES

Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.



PARKS/RECREATION/CONSERVATION

Parks/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.



PUBLIC INSTITUTIONAL

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

They do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities should be in the park/recreation/conservation category; landfills in the industrial category; and general office buildings containing government offices in the commercial category. This land use includes land used for public and semi-public uses. Public uses include government and educational activities and structures. Semi-public uses include churches, synagogues, as well as and clubs and fraternal organizations.

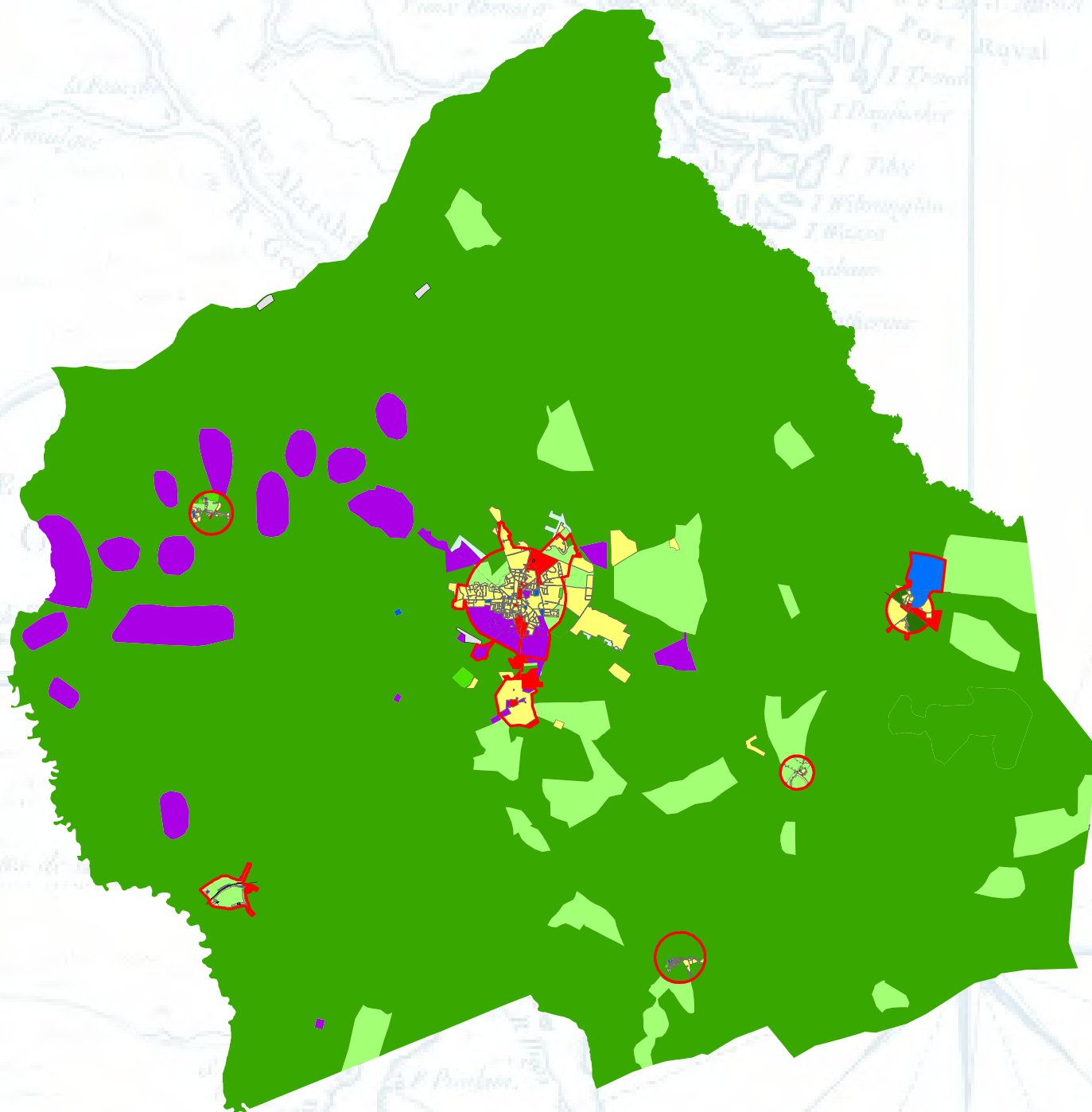


FORESTRY

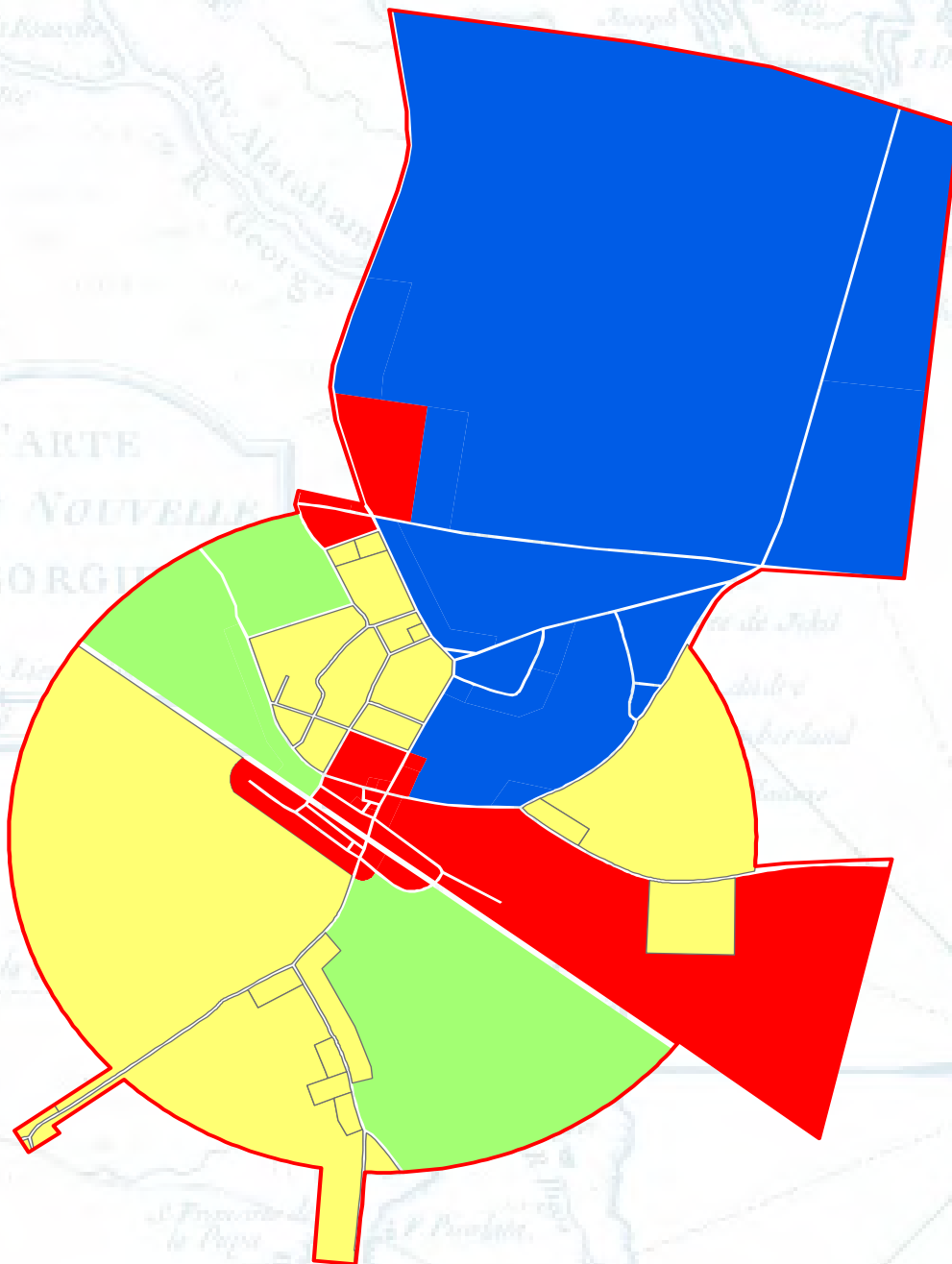
Forestry. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.



★ WASHINGTON COUNTY FUTURE LAND USE MAP ★



DAVISBORO FUTURE LAND USE MAP





DEEPSTEP FUTURE LAND USE MAP

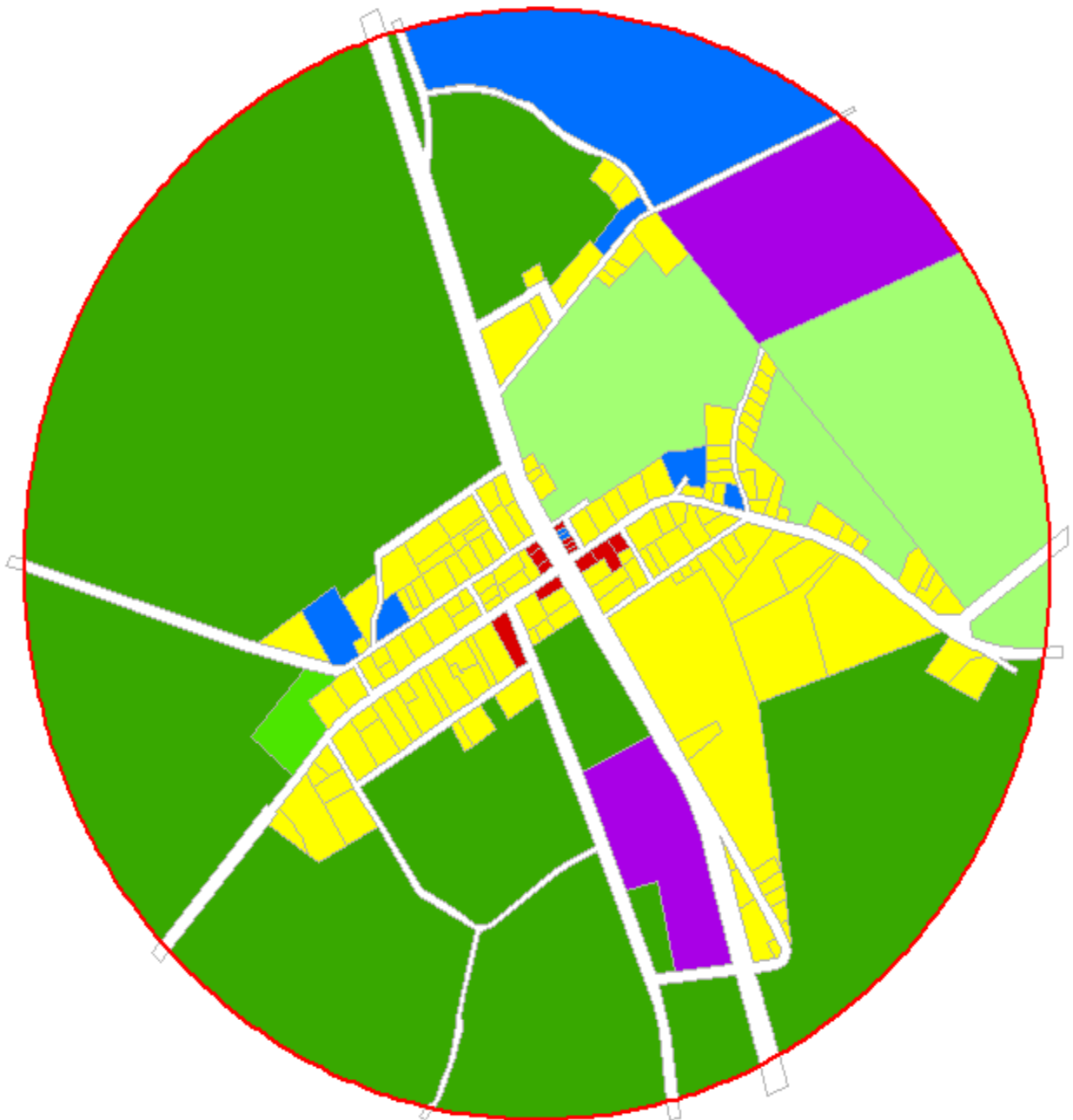




HARRISON FUTURE LAND USE MAP



- | | | | |
|---|-------------|---|------------------------|
|  | Agriculture |  | Public / Institutional |
|  | Commercial |  | Parks & Recreation |
|  | Forestry |  | Residential |
|  | Industrial | | |

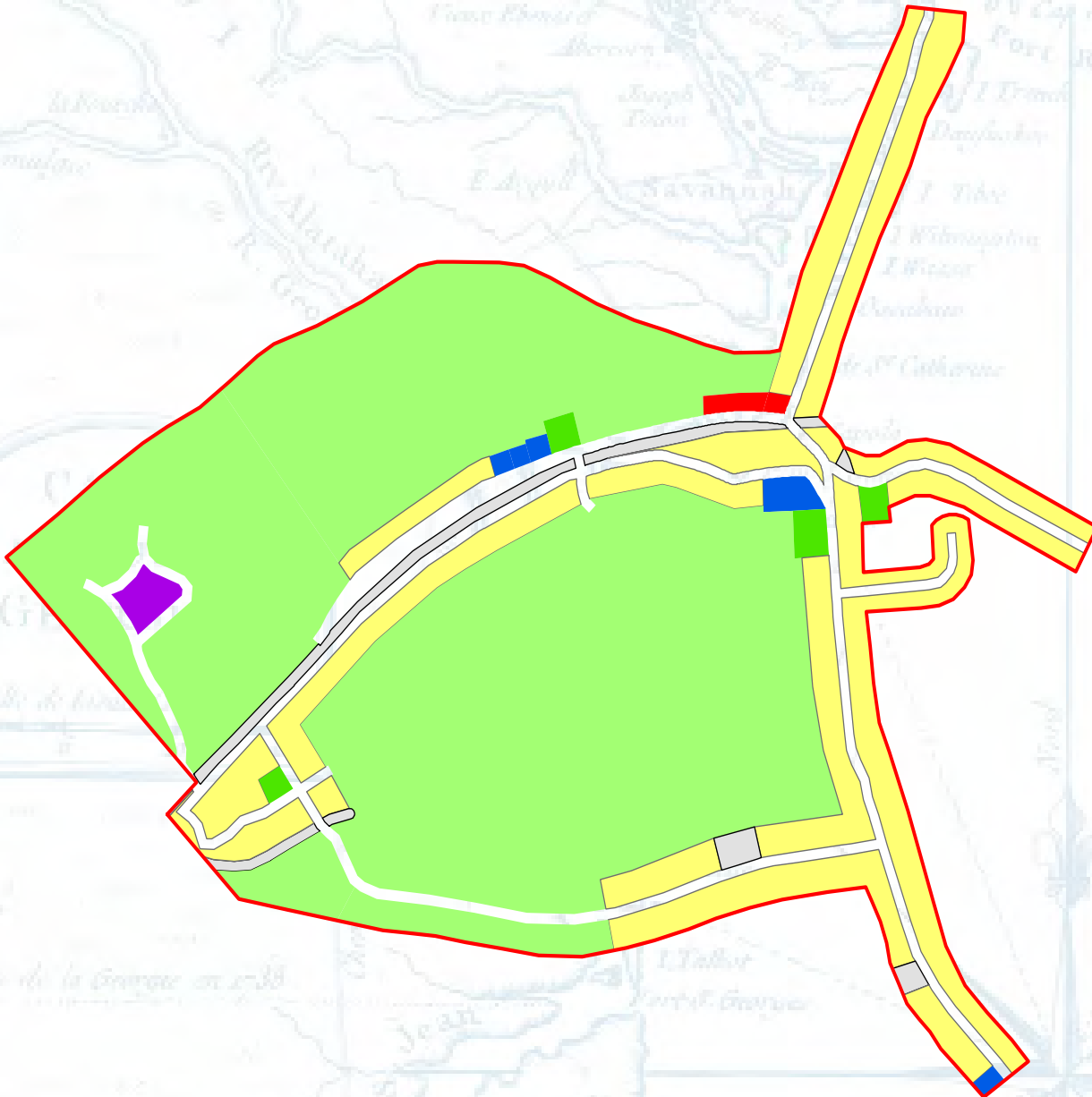




OCONEE FUTURE LAND USE MAP



- | | | | |
|---|-------------|---|------------------------|
|  | Agriculture |  | Public / Institutional |
|  | Commercial |  | Parks & Recreation |
|  | Industrial |  | Residential |
| | |  | Trans/Comm/Utilities |





RIDDLEVILLE FUTURE LAND USE MAP



- | | |
|---|--|
|  Agriculture |  Public / Institutional |
|  Commercial |  Parks & Recreation |
| |  Residential |

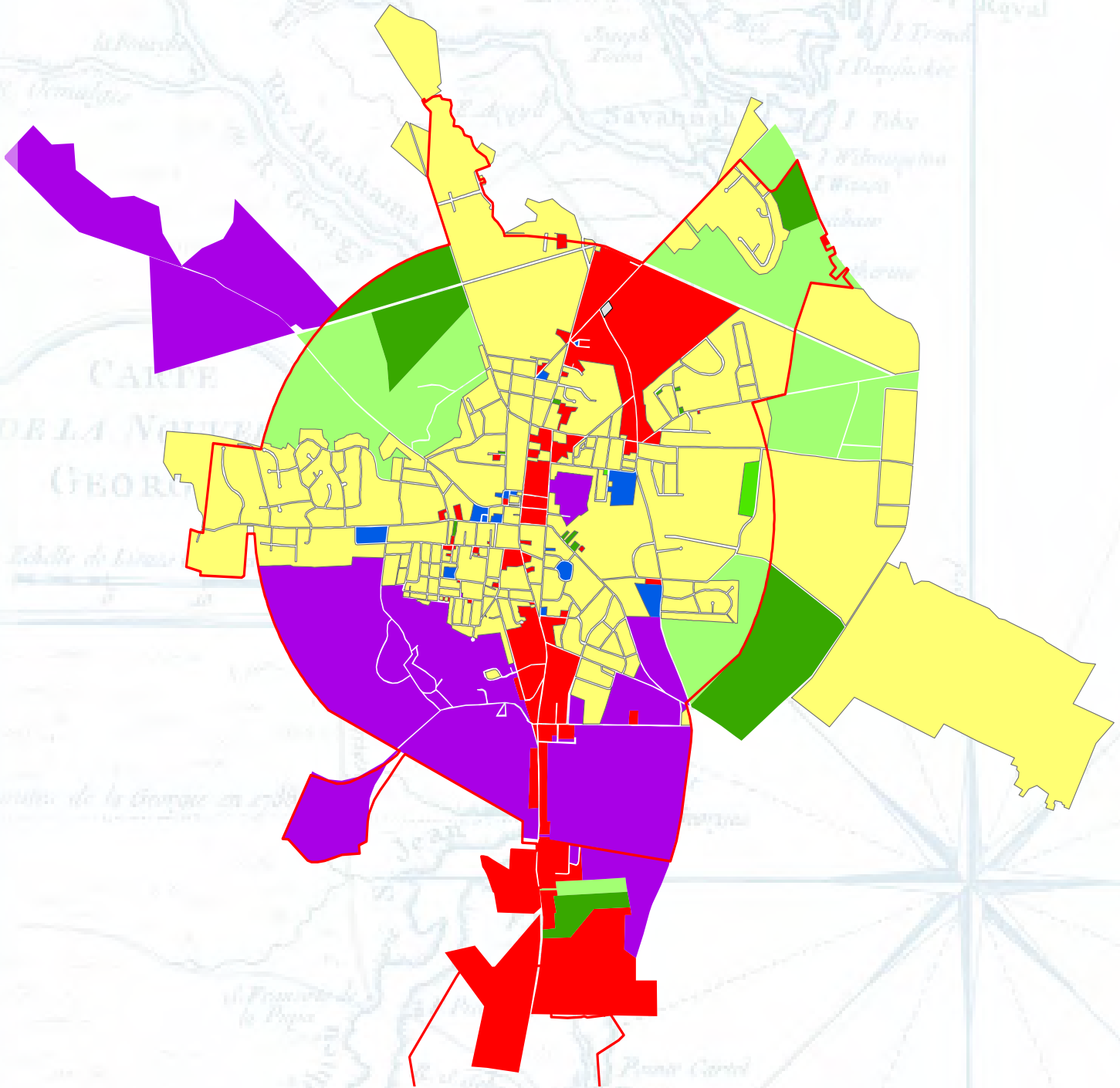




SANDERSVILLE FUTURE LAND USE MAP



- | | | | |
|---|-------------|---|------------------------|
|  | Agriculture |  | Public / Institutional |
|  | Commercial |  | Parks & Recreation |
|  | Forestry |  | Residential |
|  | Industrial |  | Trans/Comm/Utilities |





TENNILLE FUTURE LAND USE MAP



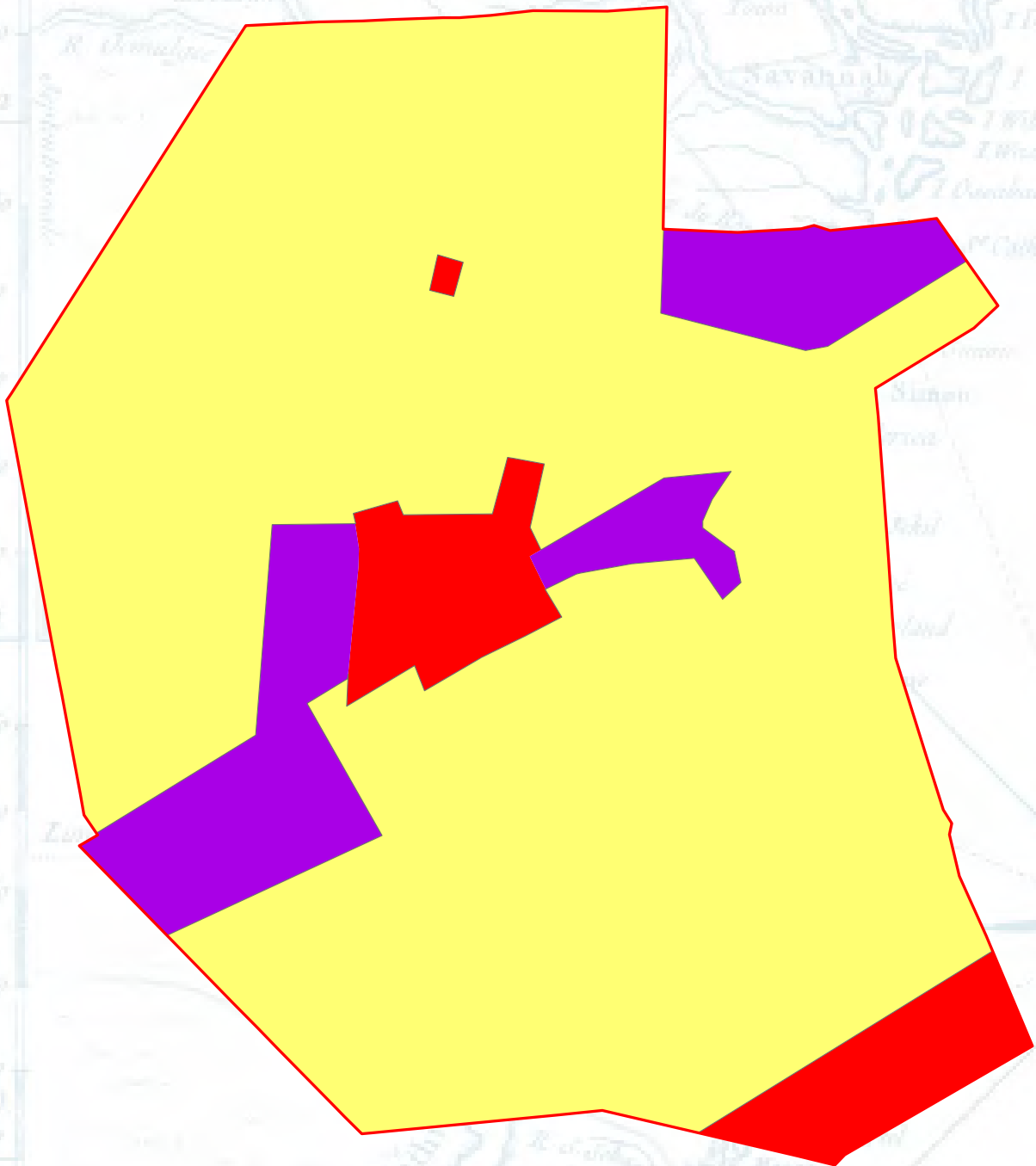
Commercial



Residential



Industrial







1883

WRIGHTSVILLE & TENNILLE R.R.

1903

BROADBAND

BROADBAND

Broadband is considered critical infrastructure. Communities with reliable high-speed internet experience greater economic growth, job creation, and global competitiveness. Broadband enables small businesses to expand their reach to include online markets and accelerate employment growth. High-speed internet transforms education by providing students and teachers access to resources, interactive lessons, videos, and distance learning opportunities. Broadband breaks down geographic barriers for students in rural areas or underserved areas. Broadband enables telemedicine, connecting patients in remote areas to healthcare providers and specialists. This improves health outcomes especially in communities lacking hospitals or clinics. Broadband improves quality of life by connecting people to streaming entertainment, social media, government services, and public safety information. Communities with broadband infrastructure are better equipped to attract new residents, retain businesses, and enable residents to work remotely. Broadband can help reduce commuting times and carbon emissions. Georgia has prioritized broadband as essential infrastructure with public-private partnerships and strategic planning to expand access, especially in underserved areas. Broadband plays a vital role in economic development, education, and healthcare.

WHAT IS BROADBAND?

Broadband is high speed Internet that is always on. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps. Recently updated to 100/20 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. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. Washington 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. It is not as rapid as other technologies and may degrade over distance.

Wireless is fixed where the wireless systems provide service in fixed locations.

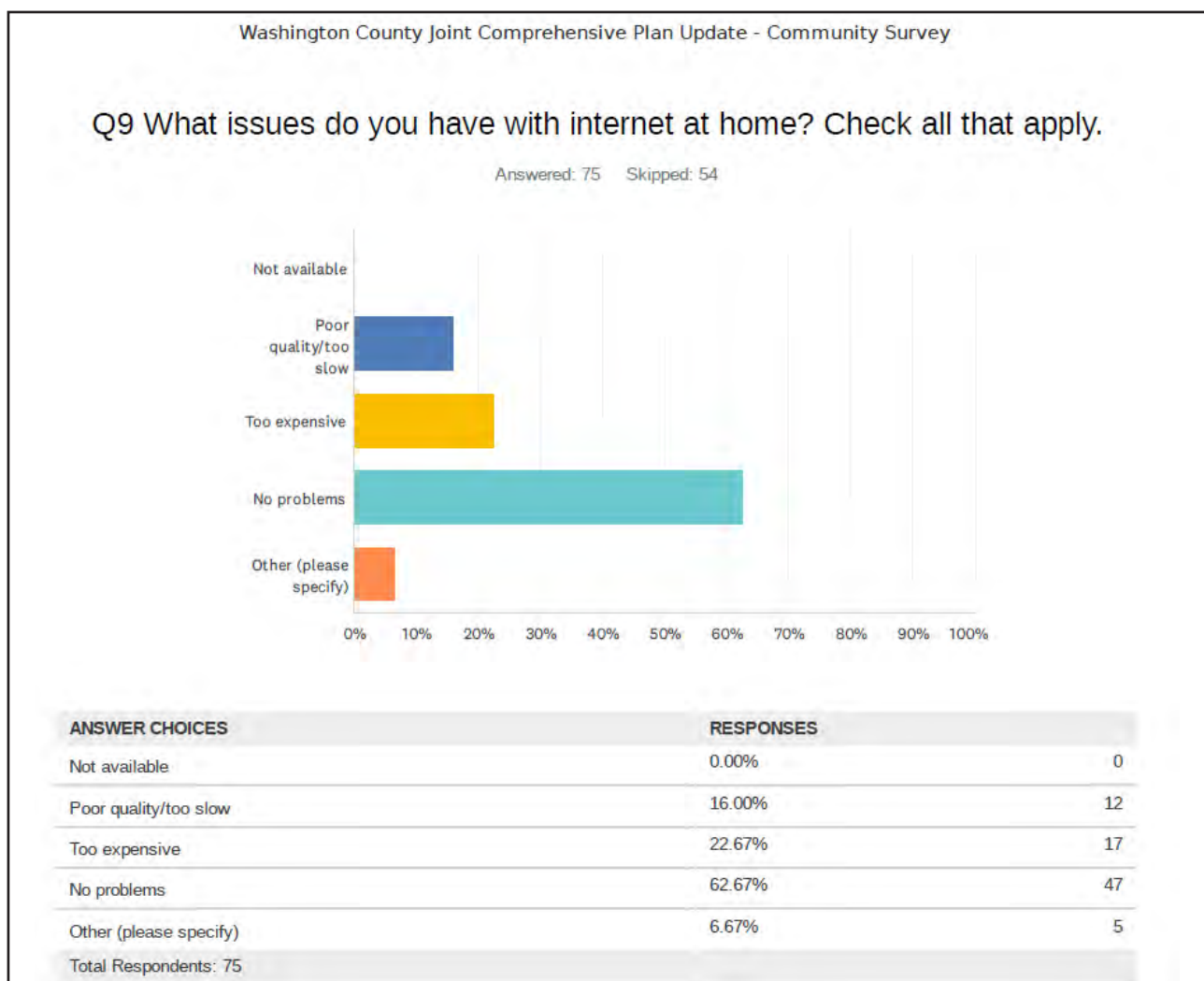
Mobile wireless consists of cellular networks that deliver service to mobile end-users.

Satellite wireless utilizes geostationary satellites that provide service in low-density locations.

THE ACE ACT

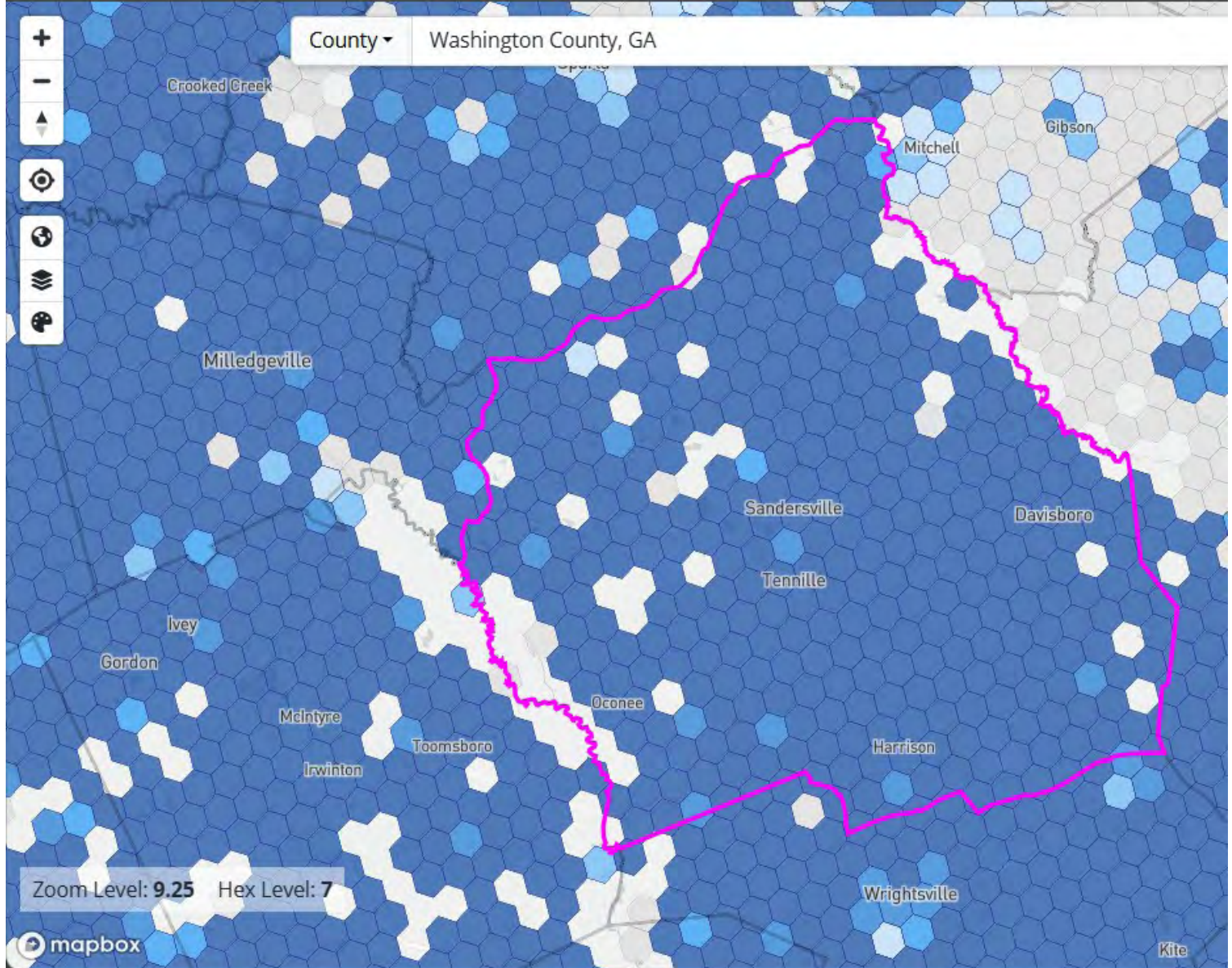
In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

- 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 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.



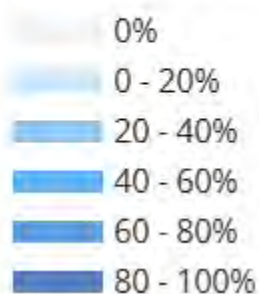


Service: Residential **Technology:** All Terrestrial **Speed:** $\geq 100/20$



Map Legend

Served Units Percentage



The Federal Communications Commission regulates interstate and international communications by radio, television, wire, satellite and cable in all 50 states, the District of Columbia and U.S. territories. An independent U.S. government agency overseen by Congress, the commission is the United States' primary authority for communications law, regulation and technological innovation. In its work facing economic opportunities and challenges associated with rapidly evolving advances in global communications, the agency capitalizes on its competencies in:

Promoting competition, innovation and investment in broadband services and facilities.

Supporting the nation's economy by ensuring an appropriate competitive framework for the unfolding of the communications revolution.

Encouraging the highest and best use of spectrum domestically and internationally.- Revising media regulations so that new technologies flourish alongside diversity and localism.

Providing leadership in strengthening the defense of the nation's communications infrastructure.

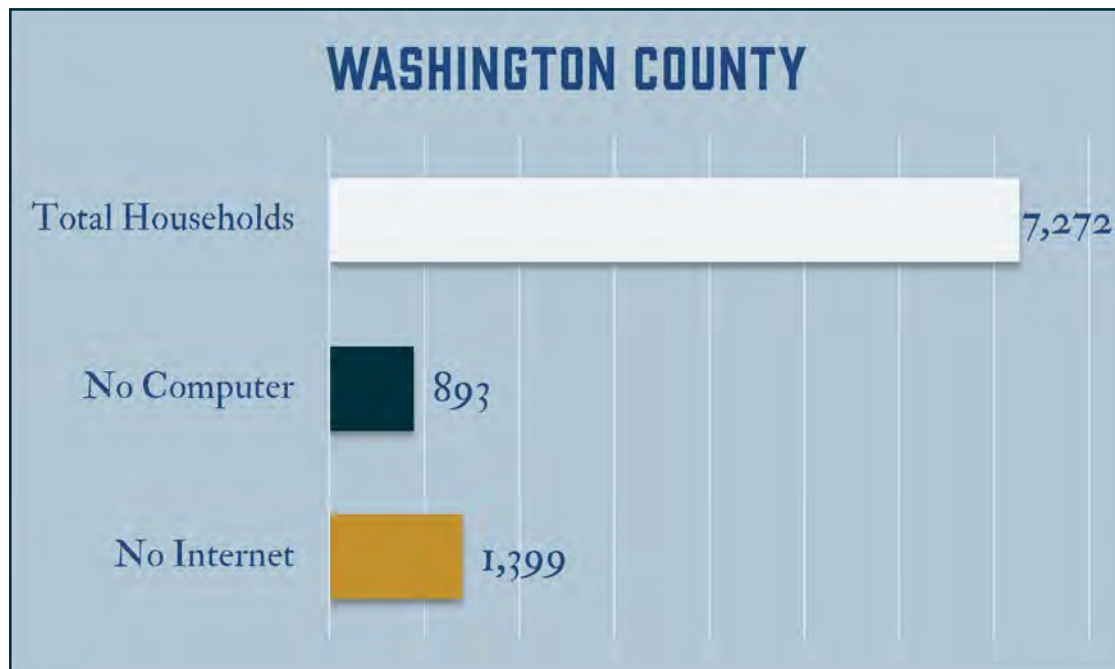
The need for accurate data pinpointing where broadband service is available, and where it is not available, has never been greater. The National Broadband Map provides information about the internet services available to individual locations across the country, along with new maps of mobile coverage, as reported by Internet Service Providers (ISPs) in the FCC's ongoing Broadband Data Collection.

Consumers, state, local and Tribal government entities, and other stakeholders can help verify the accuracy of the data shown on the map by filing challenges. An accurate map helps identify the unserved and underserved communities most in need of funding for high-speed internet infrastructure investments.

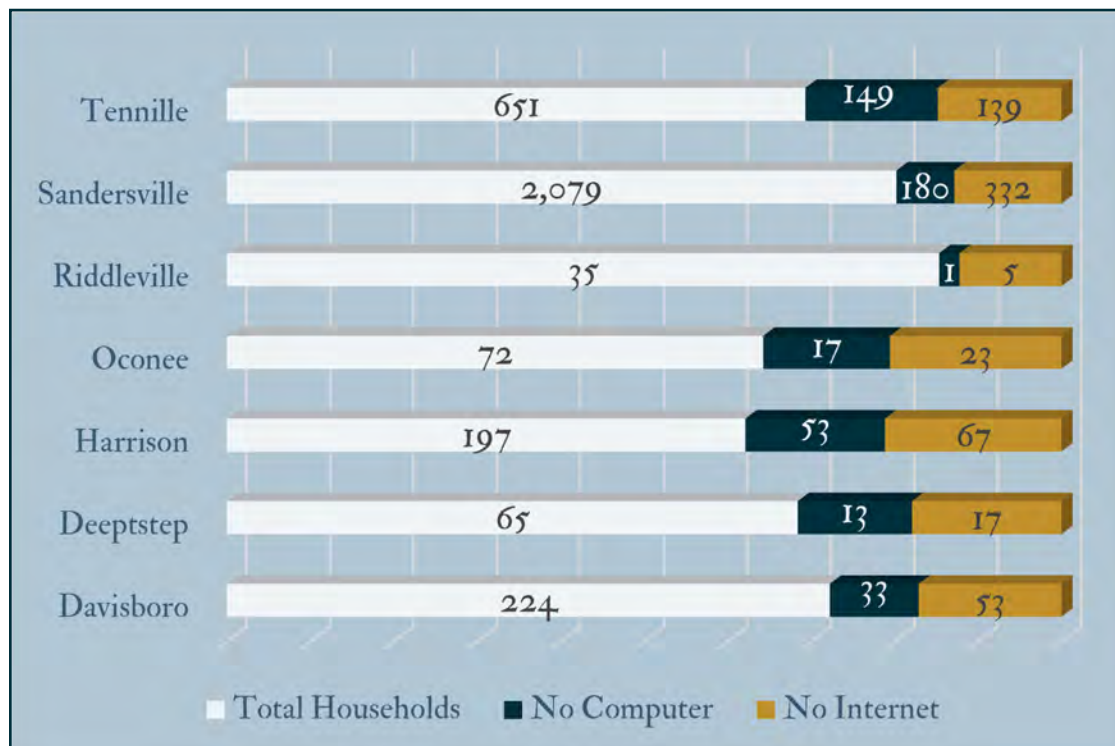
Source: <https://www.fcc.gov/BroadbandData>



According to the American Community Survey, out of a 7,272 households, 893 households in 2023 did not have a computer. There were 1,399 households without internet service. The City of Davisboro had 33 residents without a computer and 53 without internet service. The Town of Deepstep had 13 resident without a computer and 17 without internet service. The Town of Harrison had 53 residents without a computer and 67 without internet service. The City of Oconee had 17 residents without a computer, and 23 without internet service. The City of Riddleville had 1 resident without a computer and 5 without internet service. The City of Sandersville had 180 residents without a computer and 332 without internet service. The City of Tennille had 14 residents without a computer and 139 without internet service.



American Community Survey 5-year estimates S2801, 2023

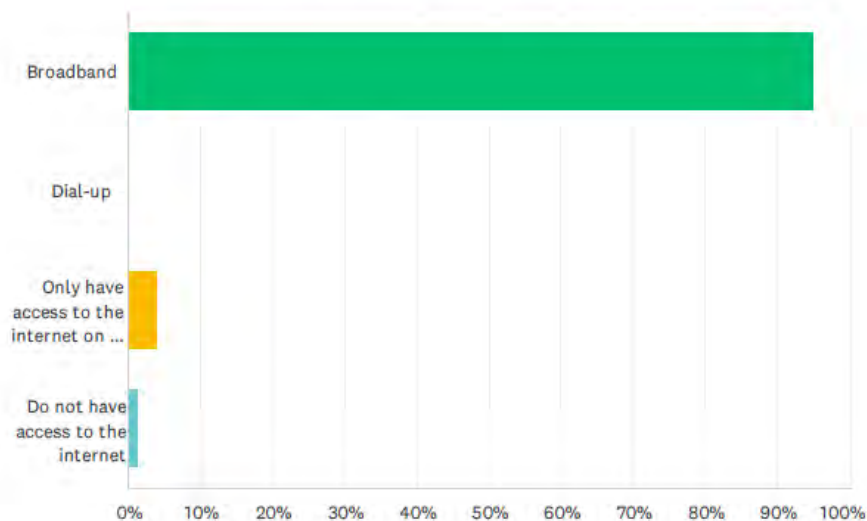


American Community Survey 5-year estimates S2801, 2023

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 78 Skipped: 51



ANSWER CHOICES	RESPONSES	
Broadband	94.87%	74
Dial-up	0.00%	0
Only have access to the internet on my cell phone	3.85%	3
Do not have access to the internet	1.28%	1
TOTAL		78

During the Comprehensive Plan Update process, a community survey showed that 74/78 residents who took the survey had broadband internet service.



9654

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GALLONS
SALES

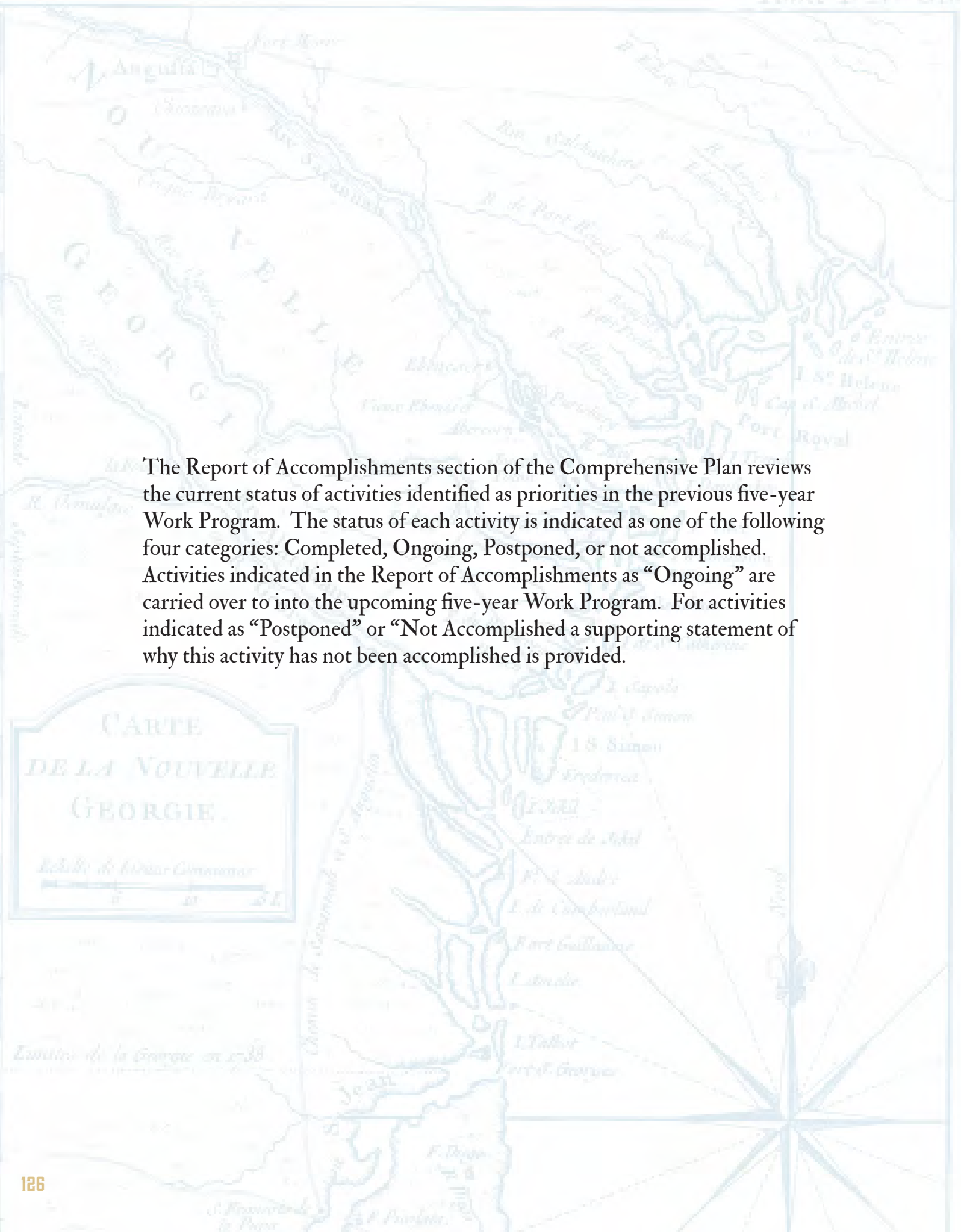
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GALLONS
SALES

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REPORT OF ACCOMPLISHMENTS



The Report of Accomplishments section of the Comprehensive Plan reviews the current status of activities identified as priorities in the previous five-year Work Program. The status of each activity is indicated as one of the following four categories: Completed, Ongoing, Postponed, or not accomplished. Activities indicated in the Report of Accomplishments as “Ongoing” are carried over to into the upcoming five-year Work Program. For activities indicated as “Postponed” or “Not Accomplished” a supporting statement of why this activity has not been accomplished is provided.

ECONOMIC DEVELOPMENT					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Acquire additional site(s) for development.		X			This is ongoing and will appear in the new work program.
Develop PAD-Ready site on Fall Line Industrial Park, West.		X			This is currently in process. This will appear in the new work program.
Construct a speculative corporate airport hanger to attract aviation client at Kaolin Field.		X			Land identified, design completed. Ongoing as part of a multi-year plan. This will appear in the new work program.
Begin hosting more Host ball tournaments at Kaolin Field.	X				
Continue funding Dev. Authority 0.5 millage to support developments.	X				
Continue Airport Layout Plan (new fuel system, speculative corporate hanger).		X			Fuel system in. Hanger on-going. This will appear in the new work program.
Support the Highway 15 Coalition.	X				
Maintain tenants in owned industrial buildings.	X				
Encourage the filming of movies, shows, etc in the community through friendly ordinances and assistance with related fees.	X				

HOUSING

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assess or Inventory the housing stock in unincorporated Washington County and develop a plan to improve housing quality (demolition, code enforcement, stricter ordinances).				X	This has been delayed and will be addressed at a future date. This will not appear in the new work program.
Develop plan to improve housing quality.				X	This has been delayed and will be addressed at a future date. This will not appear in the new work program.

COMMUNITY FACILITIES

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Construct speculative airport hanger.			X		Hanger designed and land identified. This item will appear in the new work program.
Pave Lamar's Creek Road (2.35 miles).	X				
Pave Mary Lane (0.35 miles).			X		Postponed due to lack of funding. This item will appear in the new work program.
Pave Kittrell Creek Road (5.6 miles).			X		Postponed due to lack of funding. This item will appear in the new work program.
Move Collection Center to closed landfill to utilize scales.	X				
Renovate Recreation Dept. multi-purpose building with CDBG funds.	X				
Upgrade or replace outdated facilities at Recreation Dept.		X			Major expansion planned 2025-2027 completion. This item will appear in the new work program.

COMMUNITY FACILITIES

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Develop plan to resolve spacing issues in the Courthouse.			X		Need to plan to renovate. This item will appear in the new work program.
Renovate rest rooms in the Courthouse.	X				
Complete exterior improvements to the Courthouse (walkway, windows, and drainage).			X		Still in planning phase. This item will appear in the new work program.
Continue Linton Park plan (dog park, playground, walking trail).	X				
Complete Elections building.	X				
Upgrade E-911 equipment as required.		X			Next Gen being studied. This item will appear in the new work program.
Develop plan to make all County buildings energy efficient.		X			Windows/doors replaced at airport terminal building. New HVAC units. This item will appear in the new work program.
Continue annual resurfacing program.		X			This is an annual program. This item will appear in the new work program.
Develop program to replace inadequate drainage structures.		X			Some have been replaced. This item will appear in the new work program.
Repair Tennille Overpass.	X				
Assess areas for possible future cycling and pedestrian facilities.		X			HI-Lo Trail is in progress. This item will appear in the new work program.
Apply for Grant Funds for flood and drainage, and roadway improvements.		X			This is ongoing as funding becomes available. This item will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Continue funding for Hamburg State Park.		X			This item will be ongoing as funding is available. This item will appear in the new work program.
Repaint Historic Jail.		X			This item has not been completed and will appear in the new work program.
Complete Vietnam War monument.				X	This is currently not been funded and will be looked at in the future.

LAND USE

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Update Land Use Map for unincorporated Washington County.		X			This item is ongoing and will appear in the new work program.

BROADBAND

Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt a resolution that Washington County desires to be fully served by Broadband.	X				
Identify community based 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				
Promote the expansion of Broadband throughout the County.	X				

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Actively recruit new businesses to the city.		X			This item is ongoing and will appear in the new work program.

HOUSING

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Inventory residential housing stock to assess condition.		X			This item is ongoing and will appear in the new work program.
Apply for CHIP Grants for rehabilitation of existing housing and new construction to sell.		X			This item is ongoing and will appear in the new work program.
Apply for CDBG funds for housing rehabilitation, acquisition of property and demolition.		X			This item is ongoing and will appear in the new work program.
Apply for GICH program participation.		X			This item is ongoing and will appear in the new work program.
Adopt recently drafted nuisance ordinance for dilapidated properties.		X			This item is ongoing and will appear in the new work program.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Complete USDA application for Water Improvements.	X				

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Complete USDA application for Wastewater Plant Improvements.	X				
Renovate the Community House.		X			This item is ongoing and will appear in the new work program.
Renovate Recreation Ball Field.		X			This item is ongoing and will appear in the new work program.
Resurfacing city streets based on priority and needs list.		X			This item is ongoing based on funding availability and will appear in the new work program.
Apply for Grant funds for water, sewer, flood and drainage, and roadway improvements.		X			This item is ongoing and will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Inventory historic properties as historic resources survey.		X			This item is ongoing and will appear in the new work program.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Develop Land Use Map.		X			This item is ongoing based on funding availability and will appear in the new work program.

BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Davisboro desires to be fully served by Broadband.		X			This item is ongoing and will appear in the new work program.
Identify community based 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			This item is ongoing and will appear in the new work program.

HOUSING					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Inventory residential housing stock to assess condition.			X		This item is ongoing based on funding availability and will appear in the new work program.
COMMUNITY FACILITIES					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Add sidewalks to main street.		X			This item is ongoing based on funding availability and will appear in the new work program.
Use existing resources to make road improvements along major roadways.		X			This item is ongoing based on funding availability and will appear in the new work program.
Upgrade older water lines under Deepstep Road.		X			This item is ongoing based on funding availability and will appear in the new work program.
Continue effort to replace water meters at a rate of 10 per year.		X			This item is ongoing based on funding availability and will appear in the new work program.
Resurfacing city streets based on priority and needs list.		X			This item is ongoing based on funding availability and will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a play space with playground equipment for the Community House.		X			This item is ongoing based on funding availability and will appear in the new work program.
Clean historic City Hall and Library building (exterior).	X				
Encourage nomination of Historic Resources.				X	Not a priority of the city at this time. This will be revisited in the future.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a land use map to inventory land uses within the city limits.			X		This item is ongoing based on funding availability and will appear in the new work program.

BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Deepstep desires to be fully served by Broadband.				X	Not a priority of the city at this time. This will be revisited in the future.
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for Broadband Ready designation.				X	Not a priority of the city at this time. This will be revisited in the future.
Apply for Broadband Ready designation for chosen community sites.				X	Not a priority of the city at this time. This will be revisited in the future.

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Harrison.		X			This item is ongoing based on funding availability and will appear in the new work program.

HOUSING

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Inventory residential housing stock to assess condition.		X			This item is ongoing based on funding availability and will appear in the new work program.
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.		X			This item is ongoing based on funding availability and will appear in the new work program.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Resurfacing city streets based on priority needs list.		X			This item is ongoing based on funding availability and will appear in the new work program.
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			This item is ongoing based on funding availability and will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Develop inventory of buildings over 50 years old.		X			This item is ongoing based on funding availability and will appear in the new work program.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a land use map to inventory land uses within the city limits.		X			This item is ongoing based on funding availability and will appear in the new work program.

BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Harrison desires to be fully served by Broadband.		X			This item is ongoing and will appear in the new work program.
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.		X			This item is ongoing and will appear in the new work program.
Apply for Broadband Ready designation for chosen community sites.		X			This item is ongoing and will appear in the new work program.

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Ocone.		X			This item is ongoing based on funding availability and will appear in the new work program.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Construct helicopter landing pad for emergency use.		X			This item is ongoing based on funding availability and will appear in the new work program.
Pursue upgrade to water system distribution and storage.		X			This item is ongoing based on funding availability and will appear in the new work program.
Resurfacing city streets based on priority and needs list.		X			This item is ongoing based on funding availability and will appear in the new work program.
Apply for funding for a walking trail.		X			This item is ongoing based on funding availability and will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Beautify existing greenspace areas.		X			This item is ongoing based on funding availability and will appear in the new work program.
Purchase property for the creation of a public playground or greenspace.		X			This item is ongoing based on funding availability and will appear in the new work program.
Encourage preservation of historic buildings and cemeteries.		X			This item is ongoing based on funding availability and will appear in the new work program.

LAND USE					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a land use map to inventory land uses within the city limits.		X			This item is ongoing based on funding availability and will appear in the new work program.
BROADBAND					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Oconee desires to be fully served by Broadband.	X				
Identify community based 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				

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Implement the applicable strategies of the regional “Comprehensive Economic Development Strategy.		X			This item is ongoing and will appear in the new work program.
Working with GMA for getting funds for right-of-way usage by fiber companies.		X			This item is ongoing and will appear in the new work program.

HOUSING

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Inventory residential housing stock.		X			This item is ongoing based on funding availability and will appear in the new work program.
Continue to identify properties that need to be cleaned-up and write letter to landowners urging them to clean up property.		X			This item is ongoing and will appear in the new work program.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Continue to lease Potato House building. Tenant is making improvements to building.		X			This item is ongoing based on funding availability and will appear in the new work program.
Resurface city streets based on priority and needs list.		X			This item is ongoing based on funding availability and will appear in the new work program.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Continue to record historical information for city cemetery (Civil War and Revolutionary era).		X			This item is ongoing based on funding availability and will appear in the new work program.
Develop Inventory of commercial buildings and houses over 50 years old.		X			This item is ongoing based on funding availability and will appear in the new work program.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Update land use map.		X			

BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Riddleville desires to be fully served by Broadband.		X			This item is ongoing and will appear in the new work program.
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.		X			This item is ongoing and will appear in the new work program.
Apply for Broadband Ready designation for chosen community sites.		X			This item is ongoing and will appear in the new work program.

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Promote the City's Retail Incentive Package.	X				
Fund the Façade Incentive Program.	X				
Develop walking mural trail.	X				
Review Georgia Rural Zones and Opportunity Zones to determine applicability for Sandersville.	X				
Expand the Farmers Market.		X			The market is growing and will move locations in 2027 or 2028.
Rehabilitation of 112 N Harris St. City owned space.	X				
Maintain a dynamic up to date website and social media outlets.	X				
Review and improve regulatory and procedural practices related to small business development, especially in downtown.	X				
Develop plan to invigorate downtown Sandersville based on community feed back, focusing on immediate, small improvements to the area followed by larger-scale investment where appropriate.	X				

HOUSING

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Apply for CHIP grants for rehabilitation of existing housing and new construction to sell.		X			This will remain in the new work program for grant funding opportunities.
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.		X			This will remain in the new work program for grant funding opportunities.
Complete 2018 Community HOME Investment Grant (CHIP).	X				
Assess sites for future housing including vacant property suitable for housing and lots suitable for affordable housing.		X			Looking for a developer to take advantage of the workforce housing grant. Currently, have not found a developer. This will be in the new work program.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Brick sidewalk from CVS to Post Office.			X		The City was awarded TAP grant and updated existing sidewalks and streetscape along Gilmore St, Brookins St. East Church, and Jernigan St.
Improve sidewalks downtown surrounding Thiele Park.	X				
Police dept. will lease/purchase 7 police vehicles and conversions.	X				
Police dept. will purchase 20 tasers.	X				
City Hall drive-in window upgrade.	X				
Extend Public Works building with new bay.	X				
Street repaving/milling and resurfacing program.	X				

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Install sidewalks on Jordan Mill Road	X				
Replace sidewalks on W. Haynes Street	X				
Resurface Sunhill Road	X				
Replace leaf collector truck and knuckle boom loader.	X				
Rehab South Water Treatment Plant.	X				
Davisboro Road Basin rehab.	X				
Extend water services - Anderson Drive Area.	X				
Replace sewer system: W. Church, W Haynes, Cook St.	X				
Extend sewer services - Anderson Drive Area.	X				
Upgrade Morningside sewer lift station.		X			This project is ongoing and will be completed in the next work program.
Correct flood, storm drainage, roadway and other infrastructure in the Tybee Community		X			Part of this project has been completed and the other half has not been completed due to easements not being signed off on. This will remain in the new work program.
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			This will be ongoing for improvements, this will remain in the new work program for purposes of applying for grant funds.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Support the Sandersville Kaolin Festival.	X				This is ongoing as policy and will not be in the new work program.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Review and revise Zoning Map.	X				This is ongoing as policy and will not be in the new work program.

BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Sandersville desires to be fully served by Broadband.				X	Not needed due to broadband deployment currently happening.
Identify community based 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				
Provide wi-fi in public areas like Thiele Park, Depot Pisc Golf course, etc.		X			Wi-fi deployment is ongoing, these areas will be added when service is available.

ECONOMIC DEVELOPMENT

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Begin Implementing the applicable strategies of the regional “Comprehensive Economic Development Strategy.			X		Delayed due to funding limitations. Expected to begin in 2026.
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Tennille.			X		Postponed due to staffing shortage, budget/ time constraints. Anticipated to begin in 2026.
Develop a business marketing strategy.		X			Development underway, Expected completion in 2026.
Create business incubator to enhance economic development opportunities.			X		Postponed due to lack of suitable facility and funding. Exploring grant opportunities; projected to revisit in 2026.
Create a more collaborative business environment for local business.		X			This is an ongoing collaboration, we will form a committee to work with businesses in 2026.
Host regular business forum.			X		This was postponed due to staffing and time constraints. Plans to resume in 2026.
Hire economic development director.			X		This was postponed due to budget constraints, will revisit in FY 26-27.

HOUSING

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Update the nuisance ordinance to address issues regarding procedures and policies.	X				
Develop residential Housing Inventory.	X				

HOUSING					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Apply for CHIP grants for rehabilitation of existing housing and new construction to sell.			X		This was postponed due to shifting priorities. The city hopes to apply in the next grant cycle.
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.			X		City focused on other priorities. Plans to apply and use funds to demolish blight properties.
Annex residential areas into the city to generate tax revenue.				X	Lack of community support, may revisit this in the future.
Encourage development of housing within city limits as well as areas that may be annexed into city limits.		X			The city is seeking developers to build more homes in areas that already have infrastructure.
Preserve property value through code enforcement.	X				
Assist in removal of slum/blight and dilapidated property.		X			This item is ongoing based on funding availability and will appear in the new work program.
Support multi-family and single family owner occupied housing opportunities.		X			The city is working with partners to promote housing options for both families and individuals, this effort is ongoing as new opportunities arise.
Implement Neighborhood Watch Community Program.			X		Program started but postponed due to lack of staffing. This will be revisited in 2026.
GICH Recertification			X		Staff has attended meeting to get information. This will be addressed in the upcoming work program.
Development a housing master plan.			X		Project postponed while housing data was gathered. Goal is to complete a master plan by 2026.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Create a strategic plan to increase the number of amenities within the city.		X			This project is ongoing and should be completed in 2026.
Repair and improve the basketball court at the Recreation Center.	X				
Satisfy EPD and re-open wells for the City to handle their drinking water supply.		X			Work is still in progress. Currently working with EPD to meet all requirements. Completion expected 2026.
Demolish Recreation Building due to mold and asbestos.	X				
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.	X				
Create and implement a Parks and Recreation Master plan to include new and renovated facilities.		X			Planning is ongoing. Target completion 2026.
Replace and update playground equipment.		X			New equipment is being added in phases as funding becomes available.
Develop a dog park off of Hwy 15.				X	No location selected at this time. This project may be revisited in the future.
New City Hall with conference room and municipal court space.			X		Project is on hold due to funding. This project will be revisited in 2026.
New Public Works complex.		X			Design and planning has been completed. Construction expected to begin in 2026 depending on funding from WWTP.
Complete renovations inside of train depot.		X			Grant application submitted to GDOT for interior renovations.
Improve pedestrian safety, mobility, and connectivity within city.		X			Ongoing, work includes crosswalks, lighting, and sidewalks. The city is working with GDOT and other partners to complete this project in phases.
Implement high priority sidewalk projects.		X			Sidewalks are included in the new streetscape project. A grant was awarded to the city from GDOT.

COMMUNITY FACILITIES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Improve storm water drainage.		X			This is a continuous project addressing flood-prone areas. More work is planned as funding allows.
Resurface Church Street and Carver Street.		X			Resurfacing is currently underway. This project will be completed in late 2026.
Pedestrian walkway over train tracks from train depot.		X			This project is still in progress. Planning and design work are being completed with help from outside engineers.
Update and implement downtown streetscape plan.		X			A new streetscape has been completed. Phase 1 will be completed in 2026. Phase 2 & 3 will be completed in 2027.
Increase downtown parking.	X				
Support the Hi-Lo Trail		X			The city is actively supporting this regional trail project through planning and community engagement.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Re-activate the Tennille Historic Preservation Commission.				X	Lack of volunteers. Will be revisited in the future.
Work with Highway 15 coalition to promote downtown.				X	No longer a project for the city.
Continue the renovation of the Tennille Train Depot and open as a museum and location for community events.		X			The goal is to be fully open for events and tourism by 2026. We continue looking for funding until project is complete.
Continue with city-wide beautification program.		X			This project is ongoing. The city continues to improve landscaping, signage, and cleanup efforts around public spaces.
Review and update existing development and land use regulations to ensure best practices.		X			The city is working with consultants to review zoning and land use rules. Updates are being made guide future growth and protect community character.

NATURAL AND CULTURAL RESOURCES

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Develop walking tour/driving tour of downtown Tennille and residential area.				X	Project will be cancelled at this time.

LAND USE

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Review and revise Zoning Map.	X				
Facilitate the introduction of mixed use development at strategic locations in the city.	X				
Annex and/or purchase land to accommodate growth.			X		Postponed due to budget limits and need for more planning. Will be visited in next planning cycle.
Partner with private partners to redevelop and reinvest in blight areas.			X		Postponed due to difficulty of attracting private investors. The city is still exploring partnerships.
Rehabilitate downtown areas through coordinated DDA and improvement program.		X			Work will continue over the new few years. Working with the Downtown Development Authority to improve building conditions, streetscapes, and overall appearance.

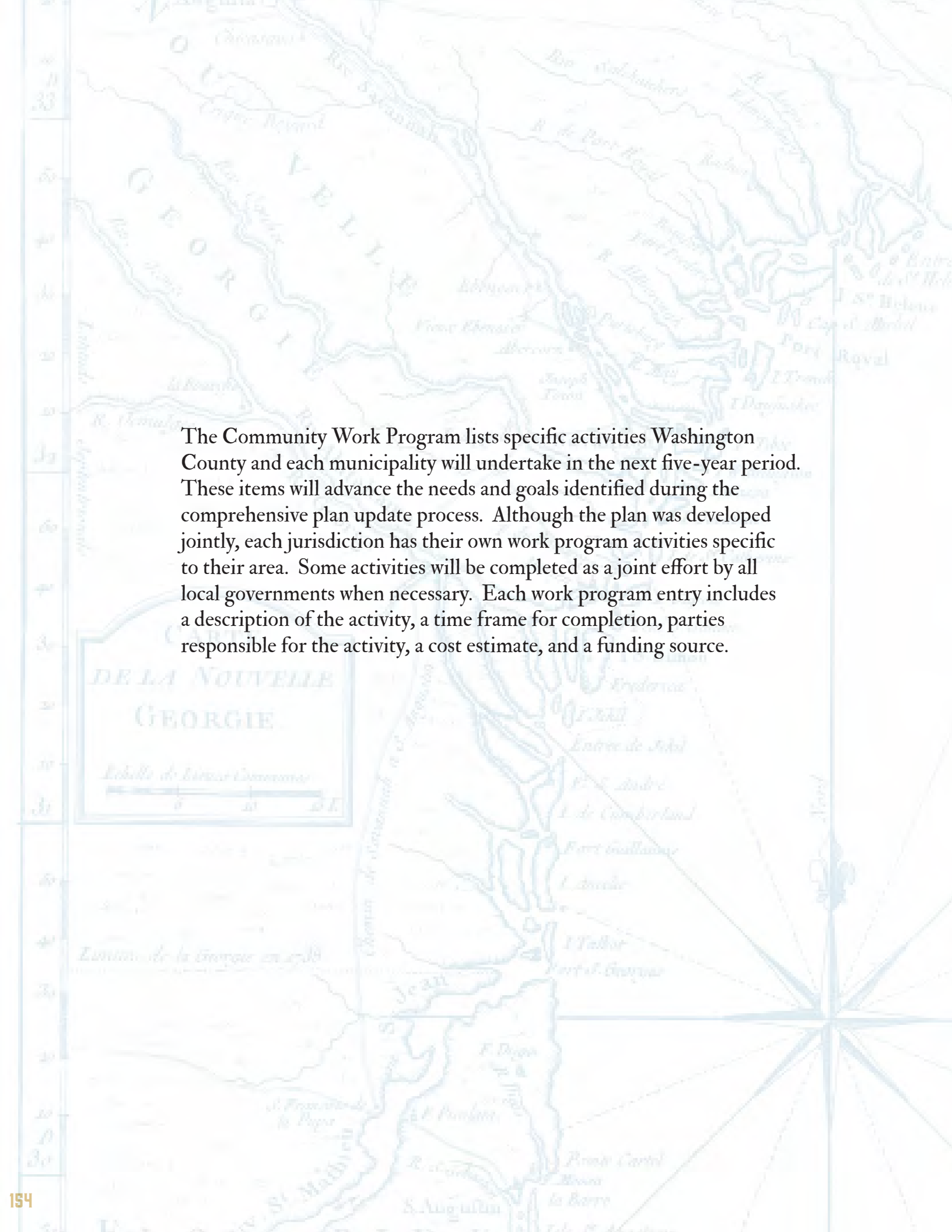
BROADBAND

PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Adopt a resolution that Sandersville desires to be fully served by Broadband.	X				
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.			X		Postponed due to limited staff resources. This will be completed in the next work program.

BROADBAND					
PROJECT	COMPLETED	ONGOING	POSTPONED	NOT ACCOMPLISHED	COMMENTS
Apply for Broadband Ready designation for chosen community sites.				X	Have not identified buildings at this time, will be revisited in the future.
Create plan to expand and improve broadband service.			X		This will be revisited in 2026.



COMMUNITY WORK PROGRAM



The Community Work Program lists specific activities Washington County and each municipality will undertake in the next five-year period. These items will advance the needs and goals identified during the comprehensive plan update process. Although the plan was developed jointly, each jurisdiction has their own work program activities specific to their area. Some activities will be completed as a joint effort by all local governments when necessary. Each work program entry includes a description of the activity, a time frame for completion, parties responsible for the activity, a cost estimate, and a funding source.

ECONOMIC DEVELOPMENT

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Acquire additional site(s) for development.			X			County Dev. Authority	\$500,000(+)	Dev. Auth Local
Develop PAD-Ready site on Fall Line Industrial Park, West.		X				County Dev. Authority	\$250,000	Dev. Auth Local
Construct speculative corporate airport hanger to attract aviation client at Kaolin Field.				X		County Dev. Authority	\$450,000	Dev. Auth Local
Continue Airport Layout Plan (new fuel system, speculative corporate hanger).	X	X	X	X	X	County	\$1,000,000	FAA State TIA

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Construct speculative airport hanger.				X		County Dev. Authority	\$450,000	Dev. Auth Local
Pave Mary Lane (0.35 miles).					X	County	\$200,000	SPLOST
Pave Kittrell Creek Road (5.6 miles).				X	X	County	\$2,500,000	SPLOST
Upgrade or replace outdated facilities at Recreation Dept.	X	X	X	X	X	County	\$50,000/Year	Local SPLOST State/Federal Grants
Develop plan to resolve spacing issues in the Courthouse.	X	X	X	X	X	County	Staff time	Local
Complete exterior improvements to the Courthouse (walkway, windows, and drainage).		X	X			County	\$200,000	Local

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Upgrade E-911 equipment as required.	X	X	X	X	X	County Cities	\$100,000/Year	Local SPLOST State/Federal Grants
Develop plan to make all County buildings energy efficient.	X	X	X	X	X	County	\$15,000	Local
Continue annual resurfacing program.	X	X	X	X	X	County	\$1,300,000/Year	LMIG TIA
Develop program to replace inadequate drainage structures.	X	X	X	X	X	County	\$200,000/Year	LMIG TIA
Assess areas for possible future cycling and pedestrian facilities.	X	X	X	X	X	County	\$10,000	Local SPLOST State/Federal Grants
Apply for Grant Funds for flood and drainage, and roadway improvements.			X	X	X	County CSRA RC	\$750,000	Local SPLOST State/Federal Grants

NATURAL AND CULTURAL RESOURCES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Continue funding for Hamburg State Park.	X	X	X	X	X	County	\$28,000/Year	Local
Repaint Historic Jail.			X			County Historical Society	\$50,000	Local

LAND USE

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Update Land Use Map for unincorporated Washington County..		X				County CSRA RC	Staff time	Local

ECONOMIC DEVELOPMENT

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Actively recruit new businesses to the city.	X	X	X	X	X	City	Staff time	Local

HOUSING

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Inventory residential housing stock to assess condition.	X	X				City CSRA RC	Staff time	Local Grants
Apply for CHIP grants for rehabilitation of existing housing and new construction to sell.	X	X	X	X	X	City CSRA RC	\$400,000 to \$600,000	CHIP
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.		X	X	X	X	City CSRA RC	\$750,000 to \$1,000,000	CDBG
Apply for GICH program participation.	X	X	X			City DCA	Staff time	Local
Adopt recently drafted nuisance ordinance for dilapidated properties.	X	X				City	TBD	Local

COMMUNITY FACILITIES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Renovate the Community House.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Renovate Recreation Ball Field.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Resurfacing city streets based on priority and needs list.	X	X	X	X	X	City	TBD	LMIG
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.			X	X	X	City CSRA RC	\$750,000	Local SPLOST State/Federal Grants

NATURAL AND CULTURAL RESOURCES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Inventory historic properties as historic resources survey.	X	X				City CSRA RC	Staff time	Local

LAND USE								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Develop Land Use Map.	X	X				City CSRA RC	Staff time	Local
BROADBAND								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Adopt a resolution that Davisboro desires to be fully served by Broadband.	X					City	Staff time	Local
Apply for Broadband Ready designation for chosen community sites.	X					City	Staff time	Local

HOUSING								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Inventory residential housing stock to assess condition.	X					City CSRA RC	Staff time	Local Grants
COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Add sidewalks to Main Street.		X		X		City	TBD	Local SPLOST State/Federal Grants
Use existing resources to make road improvements along major roadways.		X		X		City	TBD	Local SPLOST State/Federal Grants
Upgrade older water lines under Deepstep Road.			X			City	TBD	Local SPLOST State/Federal Grants
Continue effort to replace water meters at a rate of 10 per year.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Resurface city streets based on priority and needs list.	X	X	X	X	X	City	TBD	LMIG

NATURAL AND CULTURAL RESOURCES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Create a play space with playground equipment for the Community House.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
LAND USE								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Create a land use map to inventory land uses within the city limits.	X					City CSRA RC	Staff time	Local

ECONOMIC DEVELOPMENT

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Harrison.	X	X	X	X	X	City Chamber	Staff time	Local

HOUSING

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Inventory residential housing stock to assess condition.	X					City CSRA RC	Staff time	Local Grants
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.		X	X	X	X	City CSRA RC	\$750,000 to \$1,000,000	CDBG

COMMUNITY FACILITIES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Resurface city streets based on priority and needs list.	X	X	X	X	X	City	TBD	LMIG
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.			X	X	X	City CSRA RC	\$750,000	Local SPLOST State/Federal Grants

NATURAL AND CULTURAL RESOURCES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Develop inventory of buildings over 50 years old.	X	X	X	X	X	City CSRA RC	Staff time	Local Grants

LAND USE

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Create a land use map to inventory land uses within the city limits.	X					City CSRA RC	Staff time	Local

BROADBAND

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Adopt a resolution that Harrison desires to be fully served by Broadband.	X					City	Staff time	Local
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.	X	X	X			County Cities	Staff time	DCA Local
Apply for Broadband Ready designation for chosen community sites.	X					City	Staff time	Local

ECONOMIC DEVELOPMENT

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Ocone.	X	X	X	X	X	City Chamber	Staff time	Local

COMMUNITY FACILITIES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Construct helicopter landing pad for emergency use.	X	X				City	TBD	Local
Pursue upgrade to water system distribution and storage.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Resurface city streets based on priority and needs list.	X	X	X	X	X	City	TBD	LMIG
Apply for funding for a walking trail.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants

NATURAL AND CULTURAL RESOURCES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Beautify existing greenspace areas.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Purchase property for the creation of a public playground or greenspace.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Encourage preservation of historic buildings and cemeteries.	X	X	X	X	X	City CSRA RC	Staff time	Local

LAND USE

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Create a land use map to inventory land uses within the city limits.	X					City CSRA RC	Staff time	Local

ECONOMIC DEVELOPMENT

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Implement the applicable strategies of the regional comprehensive economic development strategy.	X	X	X	X	X	City	TBD	Local
Working with GMA for getting funds for right-of-way usage by fiber companies.	X	X	X	X	X	City	\$1,050	Local

HOUSING

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Inventory residential housing stock.	X	X				City	\$1,000	Local
Continue to identify properties that need to be cleaned-up and write letter to land-owners urging them to clean up property.	X	X	X	X	X	City	Staff time	Local

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Continue to lease Potato House building. Tenant is making improvements to building.	X	X	X	X	X	Building Tenant	TBD	Lease
Resurface city streets based on priority and needs list.	X	X	X	X	X	City	TBD	LMIG
NATURAL AND CULTURAL RESOURCES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Continue to record historical information for city cemetery (Civil War and Revolutionary Era).	X	X	X	X	X	City	\$200	Local
Develop inventory of commercial buildings and houses over 50 years old.	X	X	X	X	X	City	\$200	Local

LAND USE								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Update land use map.	X	X	X	X	X	City	\$200	Local
BROADBAND								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Adopt a resolution that Riddleville desires to be fully served by Broadband.	X					City	Staff time	Local
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.	X	X	X			County Cities	Staff time	DCA Local
Apply for Broadband Ready designation for chosen community sites.	X					City	Staff time	Local

ECONOMIC DEVELOPMENT

PROJECT	TIME FRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Expand the Farmers Market.	X	X	X	X	X	City	Staff time	Local

HOUSING

PROJECT	TIME FRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Apply for CHIP grants for rehabilitation of existing housing and new construction to sell.	X	X	X	X	X	City	\$400,000 to \$600,000	CHIP
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.		X	X	X	X	City	\$750,000 to \$1,000,000	CDBG
Assess sites for future housing including vacant property suitable for housing and lots suitable for affordable housing.		X	X	X	X	City	Staff time	Local

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Brick sidewalk from CVS to Post Office.		X				City	\$20,000	TSPLOST
Continue street repaving/milling and resurfacing program.	X	X	X	X	X	City	\$50,000/Year	TSPLOST
Police Department Remodel	X	X				City	3.2 Million	General Fund/Grant Funds
Firearm Range Update	X					City	\$65K	SPLOST
Purchase 4 Flock Cameras	X	X	X	X		City	\$50,600	General Fund
Renovations to Animal Control Facility	X					City	\$95,000	SPLOST/ WACO BOC
Firehose Replacement	X	X	X	X	X	City	\$50,600	SPLOST
Engine 1 Pumper Replacement		X				City	\$750,000	SPLOST

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Upgrade Morningside sewer lift station.			X			City	\$350,000	Local
Correct flood, storm drainage, roadway and other infrastructure in the Tybee Community	X	X	X			City CSRA RC	\$810,000	Local State/Federal Grants
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.			X	X	X	City CSRA RC	\$750,000	Local SPLOST State/Federal Grants
Purchase Skid Unit for Truck 8	X					City	\$17,500	SPLOST
Henry Watts Park Upgrades	X	X				City	\$250K	General Fund/Grants
Christine Harris Park Upgrades	X	X				City	\$190K	SPLOST
Street Striping City Wide	X	X	X	X	X	City	95K	SPLOST
Pavement Rating Assessment	X	X	X			City	\$60K	SPLOST
Sewer Line Investigation	X					City	\$1.36M	WS Fund/ Loan
Street Repaving/Milling/ & Resurfacing Program	X	X	X	X	X	City	\$1.5M	TSPLOST/ LMIG/LRA/ SPLOST

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
TAP Project - Underground Utilities		X				City	\$1.5M	Electric Fund
Relocating Power Underground (streets pending)		X	X	X	X	City	\$3.5M	Electric Fund
Purchase Aerial Bucket Truck (55' platform)	X					City	\$316K	Electric Fund
Pole Replacement - City Wide	X	X	X	X	X	City	\$4.5M	Electric Fund
MLK Sewer Rehab		X				City	\$1.3M	CDBG Grant
Grand Street Water Replacement		X				City	\$850K	CDBG Grant/Loan
Construction of Well #13			X			City	\$3M	GEFA Loan
Sidewalk Repairs City Wide	X					City	\$80K	SPLOST
East Church Street Sidewalk Construction	X					City	\$160K	SPLOST
2019 TAP - Drookins, Jernigan, Gilmore, Smith, E. Church	X	X				City	\$13M	TAP Grant/ TSPLOST/ Elec Fund/ Water Sewer Fund

BROADBAND								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Provide wi-fi in public areas like Thiele Park, Depot Pisc Golf course, etc.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants

ECONOMIC DEVELOPMENT								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Begin Implementing the applicable strategies of the regional “Comprehensive Economic Development Strategy.		X				City	Staff time	Local
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Tennille.		X				City	Staff time	Local
Develop a business marketing strategy.	X	X				City Econ. Dev. DDA	TBD	Local
Create business incubator to enhance economic development opportunities.	X	X				City Econ. Dev. DDA	TBD	Local SPLOST
Create a more collaborative business environment for local business.	X	X	X	X	X	City Econ. Dev. DDA	TBD	Local
Host regular business forum.	X	X	X	X	X	City Econ. Dev. DDA	TBD	Local
Hire economic development director.	X	X	X			City	TBD	Local

HOUSING								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE[S]
	2026	2027	2028	2029	2030			
Apply for CHIP grants for rehabilitation of existing housing and new construction to sell.	X	X	X	X	X	City	\$400,000 to \$600,000	CHIP
Apply for CDBG funds for housing rehabilitation, acquisition of property for demolition.	X	X	X	X	X	City	\$750,000 to \$1,000,000	CDBG
Encourage development of housing within city limits as well as areas that may be annexed into city limits.	X	X	X	X	X	City	Staff time	Local
Assist in removal of slum/blight and dilapidated property.	X	X	X	X	X	City Code Enforcement	TBD	Local
Support multi-family and single family owner occupied housing opportunities.	X	X	X	X	X	City	Staff time	Local
Implement Neighborhood Watch Community Program.	X	X				City	Staff time	Local
GICH Recertification	X	X				City	TBD	Local Grants
Development a housing master plan.	X	X				City	Staff time	Local Grants

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Create a strategic plan to increase the number of amenities within the city.	X					City CSRA RC	Staff time	Local
Satisfy EPD and re-open wells for the City to handle their drinking water supply.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Create and implement a Parks and Recreation Masterplan to include new and renovated facilities.	X	X	X	X	X	City	TBD	Local SPLOST
Replace and update playground equipment.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
New City Hall with conference room and municipal court space.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
New Public Works complex.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants
Complete renovations inside of train depot.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants

COMMUNITY FACILITIES								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Improve pedestrian safety, mobility, and connectivity within city.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Implement high priority sidewalk projects.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Improve storm water drainage.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Resurface Church Street and Carver Street.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Pedestrian walkway over train tracks from train depot.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Update and implement downtown streetscape plan.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Support the Hi-Lo Trail	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants

NATURAL AND CULTURAL RESOURCES

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Continue the renovation of the Tennille Train Depot and open as a museum and location for community events.	X	X	X	X	X	City	TBD	Local TSPLOST State/Federal Grants
Continue with city-wide beautification program.	X	X	X	X	X	City	Staff time	Local
Review and update existing development and land use regulations to ensure best practices.	X	X	X	X	X	City	Staff time	Local

LAND USE

PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Annex and/or purchase land to accommodate growth.	X	X	X	X	X	City	TBD	Local
Partner with private partners to redevelop and reinvest in blight areas.	X	X	X	X	X	City	TBD	Local Private Funds
Rehabilitate downtown areas through coordinated DDA and improvement program.	X	X	X	X	X	City	TBD	Local SPLOST State/Federal Grants

BROADBAND								
PROJECT	TIMEFRAME					RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE(S)
	2026	2027	2028	2029	2030			
Identify community based buildings that would benefit from enhanced broadband and/or could be considered for broadband Ready designation.	X	X	X			County Cities	Staff time	DCA Local
Create plan to expand and improve broadband service.	X	X	X	X	X	City	Staff time	Local SPLOST



APPENDIX

COMMUNITY INVOLVEMENT

The stakeholder committee met several times over the course of the plan creation process. They actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create the community work program activities. A key item created during the meetings was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county and its municipalities. We combined this information with the community survey to develop the community needs and opportunities.

STAKEHOLDER COMMITTEE MEMBERS

Horace Daniels, Chairman, Washington County Board of Commission
Chris Hutchings, County Administrator, Washington County
Micheal Brillhart, County Administrator, Washington County
Keri Sumner, Finance Director/ County Clerk
Jayson Johnson, Development Authority
Sandra McMaster, Interim, School Superintendent
Katie Moncus, President, Chamber of Commerce
Shanika Mathis, Payroll/Benefits Coordinator, Washington County
Valerie Brown, Mayor, City of Davisboro
Shaquetta Brown, City Manager, Davisboro
Tonya Coleman, City Clerk, Davisboro
Randall Veal, Mayor, Town of Deepstep
Allison Strickland, Clerk, Town of Deepstep
Joe Walker, Mayor, Town of Harrison
Sara Anderson, Clerk, Town of Harrison
Carson Daley, City of Sandersville, Main Street Coordinator
Eartha Cummings, Mayor, City of Tennille
Stacey Jordan, Clerk, City of Tennille
Kandice Harley, Interim Administrator, City of Sandersville
James Pittman, Mayor, City of Oconee
Regina Freeman, Clerk, City of Oconee
Ken Westbrook, Mayor, City of Riddleville
David Larson, Director of Community Development, City of Sandersville
Danielle Ferguson, Clerk, City of Sandersville
James Andrews, Mayor, City of Sandersville

STAKEHOLDER COMMITTEE MEETINGS

Name

Ken Westbrook	Riddleville
Dave Larson	Sandersville
Brainard Crawford	Mayor pro tem/Tennille Ga.
Chris Hutchins	Washington County BOC
Danielle Ferguson	Tennille
Keri Sumner	Washington Co. BOC
Eli Robinson	Mayor pro tem Deepstep
Valerie G. Brown	Mayor-Davisboro GA
Vincent Cusumano	Mayor Harrison, CT
Jayson Johnston	Development Authority of WACO

Washington County Stakeholder Meeting 1

Washington County Joint Comprehensive Plan Update
May 21, 2025 | 10:00AM

Agenda

1. SWOT
2. Needs and Opportunities
3. Goals and Policies
4. Survey
5. No stakeholder meeting in June.

Next Stakeholder Meeting July 9th at 11 am at the Chamber of Commerce

STAKEHOLDER COMMITTEE MEETINGS

Washington County Joint Comprehensive Plan			
Stakeholder Meeting 2 July 9th 11:00 AM		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Jayson Johnston	Dev Authority of WACO	706-457-4891	jjohnston@washintandev.com
Mattie Bivens	HARRISON	478-552-2199	intbivense@yahoo.com
Danielle Ferguson	City of Tennille	478-552-7875	dferguson@tennillega.gov
Michael Brillhart	Washington Cnty		mBrillhart@WashingtonCtyga.gov
FRANK (Bossman) Simmons, Jr.	WASH. CO.	478-521-0307	FRANK SIMMONS @ DELSOUTH.NET
Eli Robinson	city of Deepwater	478-232-8818	eli.robinson@twielerhoo inc
Ben Avant	city of Sandersville	478-552-2626	banant@sandersvillega.org
Dave Larson	City of Sandersville	478-552-2626	
ShaQuetta Brown	City of Davisboro		



Washington County Chamber of Commerce | 603 South Harris Street | Sandersville | Georgia | 31082



Grace Blount
Family & Consumer Sciences
Extension Agent
Washington County
The University of Georgia

We are offering a sewing workshop on April 29th.

SEWING 101 WORKSHOP



Come join us for a sewing class at the Washington County Extension Office to learn how to make your own apron from scratch! Sewing machines are provided, and we have a limited number of 6 spots. RSVP by April 22nd to save your spot!

APRIL 29TH

Start From
6:00 PM - 8:00 PM
UGA Extension Office
158 West Haynes Street
Sandersville, GA 31082

What to Bring:

- 1 Yard of Fabric
- 3 Yards of Twill Tape

Participation Fee:

\$10.00

For More Information/to RSVP:

478-552-2011 478-247-9887

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Serving as the Local newspaper for Washington & Hancock Counties

IT'S TIME TO TALK TURKEY: GEORGIA TURKEY HUNTING SEASON

From Melissa Cummings
Communications/Outreach
Specialist

When can you get in the woods to get a gobbler? The statewide Georgia turkey hunting season opens on private land on Sat., March 29, 2025, and on public lands, including Wildlife Management Areas (WMAs) and National Forest land, on Sat., April 5, 2025. Turkey season ends statewide (on both public and private land) on May 15, 2025, according to the Georgia Department of Natural Resources' Wildlife Resources Division (WRD).

"If we look back to 2023, the statewide turkey reproduction rate averaged 1.5 poults per hen, which was on par with the average over the past decade," explains Emily Rushton, WRD wild turkey project coordinator. "So, even if that translates into fewer adult birds this spring, the number of available gobblers will likely be comparable to the past few years."

What can hunters expect across state regions this spring? The northern regions of the state had steady reproduction from 2022 to 2023, though the Piedmont region dropped to 1.2 poults per hen. The southern half of the state had increased reproduction two years ago, so hunters in both the Upper and Lower Coastal Plain regions will potentially see a good number of two-year-old gobblers in the woods.

According to Rushton, "Since the season date and bag limit adjustments in 2022, hunters often ask if there has been a change in in poult production. Despite a record high reproductive year in 2024, and a slight bump in harvest rate since 2022, it is still too soon to say whether those regulation changes have affected the population. We will need a few more years of data, like weather, mast crop and insect availability and how those factors affect poult production."

Resident youth hunters under age 16 do not need a license. Hunters ages 16 years or older (including those accompanying youth or others) will need a hunting license and a big game license unless hunting on their own private land. Get your license at GoOutdoorsGeorgia.com, at a retail license vendor or by phone at 1-800-366-2661.

Hunters, did you know that each time you purchase a recreational license

or equipment used to turkey hunt, such as shotguns, ammunition and others, you are part of the greater conservation effort for wildlife in Georgia? Through the Wildlife Restoration Program, a portion of the money spent comes back to states and is put back into on-the-ground efforts such as habitat management and species research and management. So, thank you hunters!

Find more hunting information, including the Hunting and Fishing Regulations Guide, at GeorgiaWildlife.com/hunting/hunter-resources



to then have a better, science-driven understanding of the turkey population's trajectory."

The daily and season bag limits are one gobbler per hunter per day, and a season total of two gobblers. On WMAs and National Forest land (outside of WMAs), the bag limit is one gobbler per area.

All turkey hunters, including those under 16 years of age, landowners, honorary, lifetime, and sportsman license holders, must obtain a free harvest record each season. Before moving a harvested turkey, hunters are required to immediately enter the date and county on the harvest record, and within 24 hours, must complete the reporting process through Georgia Game Check. More information at GeorgiaWildlife.com/HarvestRecordGeorgiaGameCheck.

Resident youth hunters under age 16 do not need a license. Hunters ages 16 years or older (including those accompanying youth or others) will need a hunting license and a big game license unless hunting on their own private land. Get your license at GoOutdoorsGeorgia.com, at a retail license vendor or by phone at 1-800-366-2661.

Hunters, did you know that each time you purchase a recreational license

or equipment used to turkey hunt, such as shotguns, ammunition and others, you are part of the greater conservation effort for wildlife in Georgia? Through the Wildlife Restoration Program, a portion of the money spent comes back to states and is put back into on-the-ground efforts such as habitat management and species research and management. So, thank you hunters!

Find more hunting information, including the Hunting and Fishing Regulations Guide, at GeorgiaWildlife.com/hunting/hunter-resources

TIPS FOR A SAFE TURKEY

HUNTING SEASON

Wait! Before heading out for your first turkey hunt of the season, be sure to review some turkey hunting safety tips, encourages the Georgia Department of Natural Resources' Wildlife Resources Division (WRD).

"Pursuing turkeys is an exciting opportunity, no matter how long you have been hunting, but it is important to think about safety precautions relative to your firearm and to that type of game," advises Jennifer Davison, WRD State Hunter Education Administrator. "When you emphasize safety, you are exhibiting and teaching important lessons to those hunting with you and helps ensure that everyone gets home safely."

Turkey Hunting Safety

Tips:

1. Never wear red, white, blue or black clothing while turkey hunting. Red is the color most hunters look for when distinguishing a gobbler's head from a hen's blue-colored head, but at times it may appear white or blue. Male turkey feathers covering most of the body are black in appearance. Camouflage should be used to cover everything, including the hunter's face, hands and firearm.

2. Select a calling position that provides at least a shoulder-width back-ground, such as the base of a tree. Be sure that at least a 180-degree range is visible.

3. Do not stalk a gobbling turkey. Due to their keen eyesight and hearing, the chances of getting close are slim to none.

4. When using a turkey call, the sound and motion may attract the interest of other hunters. Do not move, wave or make turkey-like sounds to alert another hunter to your presence. Instead, identify yourself in a loud voice.

5. Be careful when carrying a harvested turkey from the woods. Do not allow the wings to hang loosely or the head to be displayed in such a way that another hunter may think it is a live bird. If possible, cover the turkey in a blaze orange garment or other material.

6. Although not required, it is suggested that hunters wear blaze orange when moving between a vehicle and a hunting site. When moving between hunting sites, hunters should wear blaze orange on their upper bodies to facilitate their identification by other hunters.

PUBLIC NOTICE

Public Hearing Notice Washington County Joint Comprehensive Plan 2026-2031

A public hearing for the Joint Comprehensive Plan will take place on Wednesday, April 16, 2025, at 6:00 p.m., at the Washington County Board of Commissioners Office, 119 Jones Street, Sandersville, Georgia. The purpose of this meeting will be to initiate the Washington County Joint Comprehensive Plan process. This meeting will provide members of the community with information on the plan, process, and opportunities for public participation. The Joint Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which Washington County and the communities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Chirs Hutchings, County Administrator at 478-552-2325 prior to April 15. This person can be located at the Washington County Board of Commissioners Office, 119 Jones Street during the following hours: 9:00 a.m. - 5:00 p.m. Monday-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.

PUBLIC HEARINGS

Washington County Joint Comprehensive Plan			
Public Hearing 1 April 16th 6:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Charles White			
Kenya Pate		(478) 357-4143	kenyapate0329@yahoo.com
Kimberly Hartley		(478) 232-1889	Kimberly@SandersvilleGA.org
Freddie M. Blake	Citizen		
Bobby Ineson		478-357-1192	
Lyle Lansdell	Citizen	478-357-8581	lyle.lansdell@gmail.com
DAVID HARTLEY	City of Tennille	478-232-3628	dbhartley@bellsouth.net



Washington County Board of Commissioners' Office | 119 Jones Street | Sandersville | Georgia | 31082

Public Hearing
Washington County Joint Comprehensive Plan Update
April 16, 2025 | 6:00PM

Agenda

- 1. Call to order
- 2. Purpose of the hearing
- 3. Information on the comprehensive plan process and public input opportunities
- 4. Public comment period
- 5. Where to take the community survey
- 6. Adjourn

Additional information is available on the back of this agenda.



PUBLIC HEARINGS

Washington County Joint Comprehensive Plan			
Public Hearing 1 April 16th 6:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Dave Larson	City of Sandersville	478-552-2626	d.larson@sandersvillega.org
Frank Simmons Jr	Wash. Co.	478-521-0307	FrankSimmons@Bellsouth.net
Doug Watkins	Wash. Co.	478-232-4646	
Ihen Westbrook	City of Ridgeland	478-232-6250	westbrookl@yalee.com
Brian Crawford	Mayor pro Tem City of Tennille	478-521-2566	b.crawford@bellsouth.net
Clifford Coleman	City of Tennille - Council	478-456-0315	cliffordcoleman26@yahoo.com
ShaQuetta Brown	Town of Davisboro	478-348-4400	sbrown@davisboro.ga.gov
Ernest Barkate	Sandersville Ga.	—	—
Mamie Kendrick	Sandersville	478-552-6927	kendrickmamie@bellsouth.net
Jayson Johnston	Dev Authority of WACO	478-521-6000	jjohnston@washingtoncounty.com
Chris Hutchings	Washington BOC	478-232-2950	chhutchings@washingtoncountyga.gov
Eartha Cummings	City of Tennille	478-232-7099	tennillecitymayor@gmail.com



Washington County Board of Commissioners' Office | 119 Jones Street | Sandersville | Georgia | 31082



Work on Kaolin Field Perimeter Fence Continues

By Bryant Jordan,
News Reporter

County Administrator, Michael Brillhart, provided an update on the installation of the perimeter fence at Kaolin Field during the Washington County Board of Commissioners regular November meeting.

Brillhart explained that work on the fence, which is "an FAA requirement" was ongoing, and expected to take "about forty days." Brillhart stated that he anticipated that the project should be completed by the end of the year.

Wreaths Across America 2025

...continued from page 1

2025, at 10:00 at Old City Cemetery. Parking will be available at the Sandersville Methodist Church and seating will be provided for the Laying on the Wreaths Ceremony.

This is a special time to set aside during December to REMEMBER the fallen, HONOR those who serve, and TEACH the next generation the value of freedom. Following the Patriotic Ceremony, people who have pre-ordered wreaths may pick them up from a table on Virginia Avenue and receive one keepsake Veterans Booklet. As you place your wreath at the site for your special Veteran, please remember that each of 10 balsam bouquets represents 10 special



qualities of Veterans:

1. Their BELIEF in a greater good
2. Their LOVE for each other
3. Their STRENGTH, work ethic, and character
4. Their HONESTY and integrity
5. Their HUMILITY, selflessness, and modesty
6. Their AMBITIONS and aspirations
7. Their OPTIMISM for America
8. Their CONCERN for the

future

9. Their PRIDE in their duties

10. Their HOPES & DREAMS that didn't always come true, but left them with no regrets

RED BOW: The Blood and Sacrifice of those who have served in the military.

If you ordered a wreath and cannot attend the ceremony to pick up your wreath(s), please contact Dianne Mathis, 478-232-3612, to arrange to get your wreath(s).



Sheppard announces run for House District 128

...continued from page 1

job creators."

Sheppard has extensive experience serving his community as a member of the Technical College System of Georgia board and the Washington County Development Authority.

"I have long worked

to bring good jobs to our region, and my work on the TCSG board reflects my belief that good jobs require a highly skilled workforce," Sheppard said. "I want to take the counties in District 128 to the next level on those efforts be-

cause the best cure for rising costs of living are better and higher paying job opportunities."

Sheppard and his wife, Emily, live in Sandersville with their four children.

Scoot's Cafe' & Ice Cream Emporium

...continued from page 1

one feel at home and comfortable with a full tummy and a smile on their face.

About the Best of Georgia Award:

The Best of Georgia Awards are presented

annually by the Georgia Business Journal to honor businesses across the state based on votes by its readers and editors. The program recognizes companies that have demon-

strated excellence in their respective industries and have earned the trust and loyalty of their customers.

SSBA Dog Park Moves Forward

By Bryant Jordan,
News Reporter

On Monday, November 3, Susan Lewis and Eddie Moye of the Sandersville School Building Authority (SSBA) updated the Sandersville City Council on progress that is being made toward constructing a new dog park on the campus of the historic school.

Alex Lowe, Director of the Sandersville Water Department, reported that his team would soon begin work on a water line for the park. He explained that supplying water will require a directional drill beneath Highway 15, at an estimated cost of \$4,713, not including sidewalk repairs. The project will involve the installation of a tap and meter box.

Council Member Danny Brown asked where the line will be going, and in what direction, to which Lowe replied it would run under Highway 15. City Attorney Keenan Howard clarified that the line would extend east to west. Brown said there's no water on that side.

Council Member Ben Salter then inquired whether the dog park would be located "right adjacent to [Highway] 15, kind of down in that valley there." Lewis confirmed that, "Yes, right in that swale."

Council Member

Mayme Dennis asked whether a permit from GDOT would be required to bore under the highway. Lowe confirmed that permits must be secured before work can begin.

Lewis stated that she anticipates that the dog park will not only serve local residents but that it will also attract visitors from out of town. "We will market it—the Chamber is going to help us market it," explaining that she hoped travelers will choose to stop here if it were promoted properly. "I think you will be pleased," said Lewis. "We are doing more things at the school." She then highlighted some of the other initiatives that have been taking place at the school, including the recent youth program and benefit concert honoring Frank Marynell.

Moye stated that Lewis had been very passionate about the dog park, noting the growing popularity of dog parks among travelers. "It's amazing how many people travel with their dogs, and if you've got that set up right, they're going to be stopping, and maybe [they will] go into Marcella's and have lunch," he said.

Dennis then asked if they would be able to access the park, as in a driveway, from Highway 15. Lewis explained that a

driveway already exists and that they would be adding a parking pad. "We got the fence from Mawson [Infrastructure Group Inc.] out there, and RSAT is going to put that up so it really is a community effort to get together on a shoestring budget," said Lewis.

Council Member Deborah Brown asked whether cats would be welcome at the park. Lewis replied that cats would definitely be welcome, provided they were on a harness. She also noted that the park will not have lighting, as it will be closing before dark, "so it's safer for everyone." Moye also added that Lewis was going to make sure that the park stays clean.

In closing, Moye remarked that "it's a good thing to do in that area - people love dog parks - you see them everywhere. We like to camp, and every campground we go to has a dog park." Lewis noted that SSBA plans to partner with other organizations in anticipation of being a dog-friendly community. She also explained that the park will feature separate areas for small and large dogs, which will also ensure safety.

No formal action was taken by the council on the dog park project at that time.



"a pretty good return on investment."

...continued from page 1

In addition to agriculture, Tanner emphasized the importance of programs like FFA, 4-H, the Beta Club, and the Youth Leadership Program. Students from that group were present at this meeting.

Tanner explained that programs like these provide young people with opportunities to attend meetings, to speak publicly, share their concerns, and engage in face-to-face communication, a skill he referred to as being "a lost art." Unlike

the Farm Gate Value, Tanner noted, these programs and the benefits of Extension cannot be measured in dollars and cents.

Tanner explained that in 2024, they conducted a total of 450 diagnostic samples for non-biased laboratory results. These samples covered various subjects, including soil, plant tissue, feed and forage, animal waste, and microbiology. According to Tanner, "we are consistently in the top 25 of the state, counting the counties in the state that do water testing - keeping your drinking water safe." Tanner estimated that they are testing on approximately 10 water samples each month for citizens in this county. "Yes, there is a cost," said Tanner, "but we make zero off it - we charge exactly what the labs cost, and it's based on just a minimum charge."

Tanner also explained that they had recently conducted an internal civil rights audit. Administrators and agents from other districts had reviewed all of their "files, agendas, sign-in sheets, and advertisements." This audit aimed to ensure that they were advertising to the general public, "not just specific people in the public, and we want to make

sure that our program is available to everybody," concluded Tanner.

Following these remarks by Tanner, Blount briefly spoke about her work as FACS Agent, highlighting her expertise in health and chronic disease prevention. She noted that Washington County currently ranks 81st out of Georgia's 159 counties in this area. Blount explained that she is able to offer a number of programs relating to this issue, including diabetes prevention, cancer prevention, heart disease, and cardiovascular health, while also overseeing a wide range of initiatives - "FACS is a very big umbrella term for what I can offer, said Blount." Among these programs is the Volunteer Income Tax Assistance (VITA) program, which, according to the University of Georgia Extension, "offers free tax help to people with moderate incomes, persons with disabilities, the elderly, and limited English-speaking taxpayers throughout Georgia."

Both Blount and Tanner thanked the Commissioners for allowing them to speak at this meeting. No action was taken on this matter at that time.

Public Hearing Notice 2 Washington County Joint Comprehensive Plan DRAFT 2026-2031

Washington County, the City of Davisboro, the Town of Deepstep, the Town of Harrison, the City of Oconee, The City of Riddleville, the City of Sandersville, and the City of Tennille will hold a Joint Public Hearing on December 29, 2025, at 11:00 a.m., at the Washington County Board of Commissioners Office, 119 Jones Street, Sandersville, Georgia.

The purpose of the joint public hearing will be to notify the community on the procedure of submitting the Washington County Joint Comprehensive Plan to the Georgia Department of Community Affairs. Residents wishing to make comments or suggestions of revisions should view the document prior to the meeting and be in attendance.

A copy of the DRAFT plan can be reviewed at the Washington County Board of Commissioners office. The plan can also be viewed electronically at <https://csarc.ga.gov/planning-documents>

People with special needs relating to handicapped accessibility or foreign language should contact Keri Sumner, Finance Director/County Clerk at 478-552-2325 prior to December 22th. This person can be located at the Washington County Board of Commissioners Office, 119 Jones Street during the following hours: 9:00 a.m. - 5:00 p.m. Monday-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.

PUBLIC HEARINGS

Washington County Joint Comprehensive Plan

Public Hearing 2 | December 29 | 11:00 AM

SIGN IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
Michelle Zillhardt	Washington Cty		
Gloria Waller	City of Sandersville		
Ken Westbrook	City of Riddleville	478-232-6250	Westbrookken@yahoo.com

COMMUNITY SURVEY



City of Sandersville
Published by Gloria McNeely Waller · 1m ·

<https://www.surveymonkey.com/r/WACO-2025>



Joint Comprehensive Plan Update



Scan here to take the survey now! Let your voice be heard!

The joint comprehensive plan is a collaborative effort between Washington County and the cities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, & Tennille.

[See insights and ads](#)
[Boost post](#)

Like

Comment

Share



BE IN THE KNOW

NEWS

Stay up to date on the latest happenings in Sandersville and surrounding areas.

- SANDERSVILLE CITY COUNCIL MEETING TUESDAY, SEPTEMBER 2, 2025 - CANCELLED
- FIRE HYDRANT REPLACEMENTS
- WASHINGTON COUNTY JOINT COMPREHENSIVE PLAN 2026 COMMUNITY SURVEY.

[SEE ALL THE LATEST NEWS](#)

CALENDAR OF EVENTS

Mark your calendars for one of our upcoming community events.

September 2025

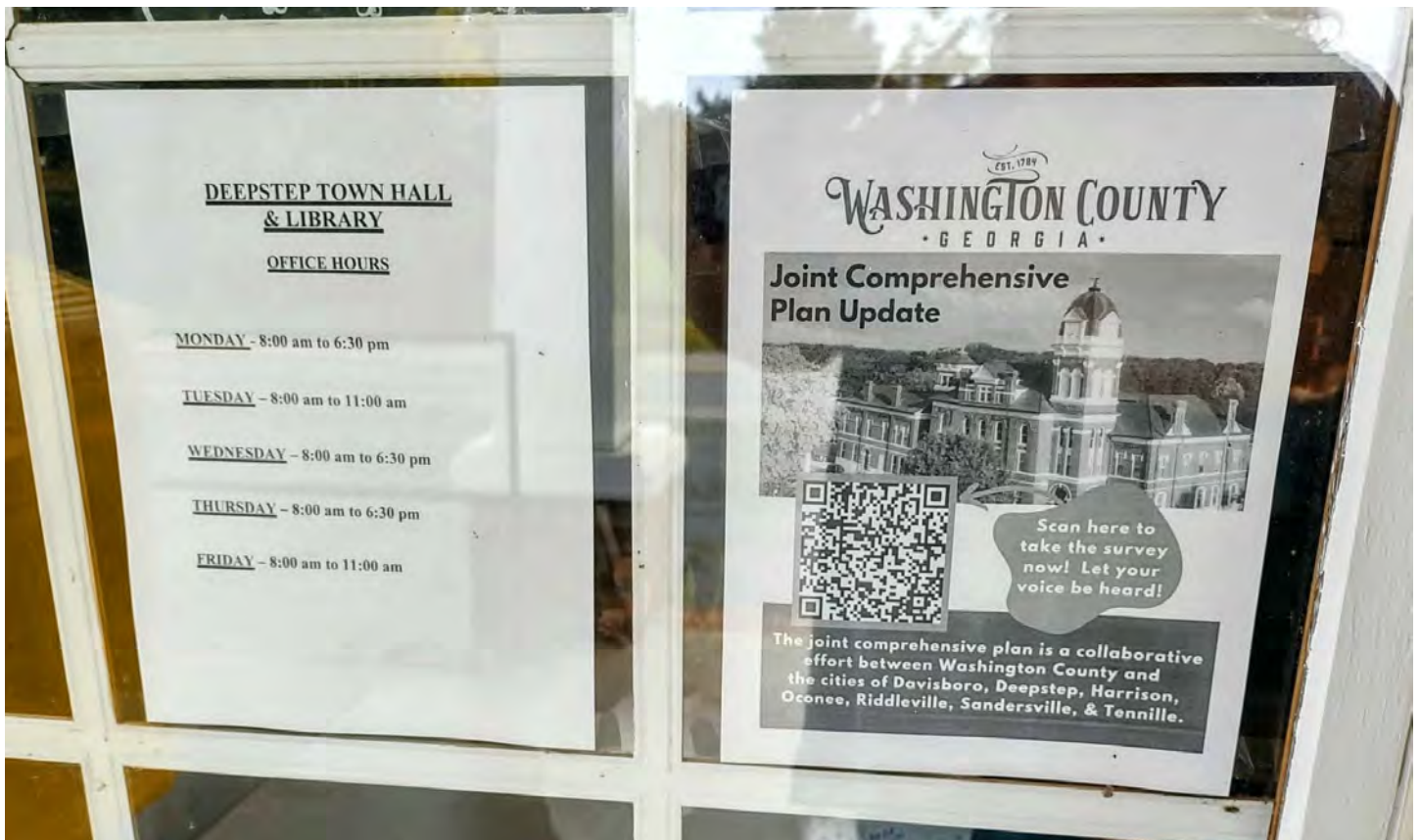
SUN	MON	TUE	WED	THU	FRI	SAT
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

[View All Events](#)



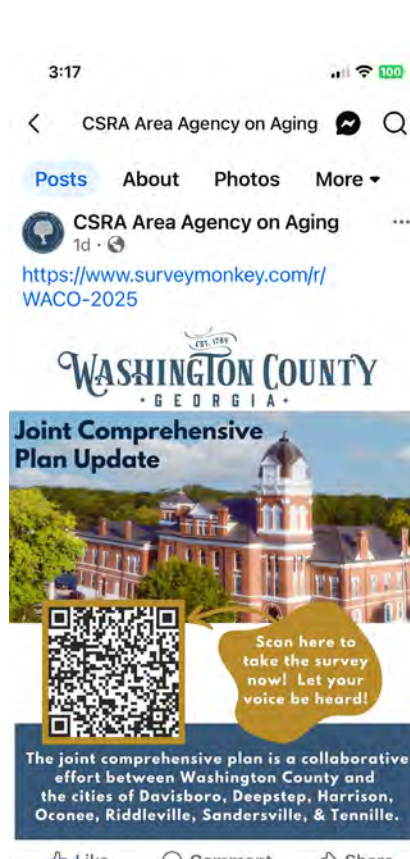


City of Deepstep



COMMUNITY SURVEY

Washington County



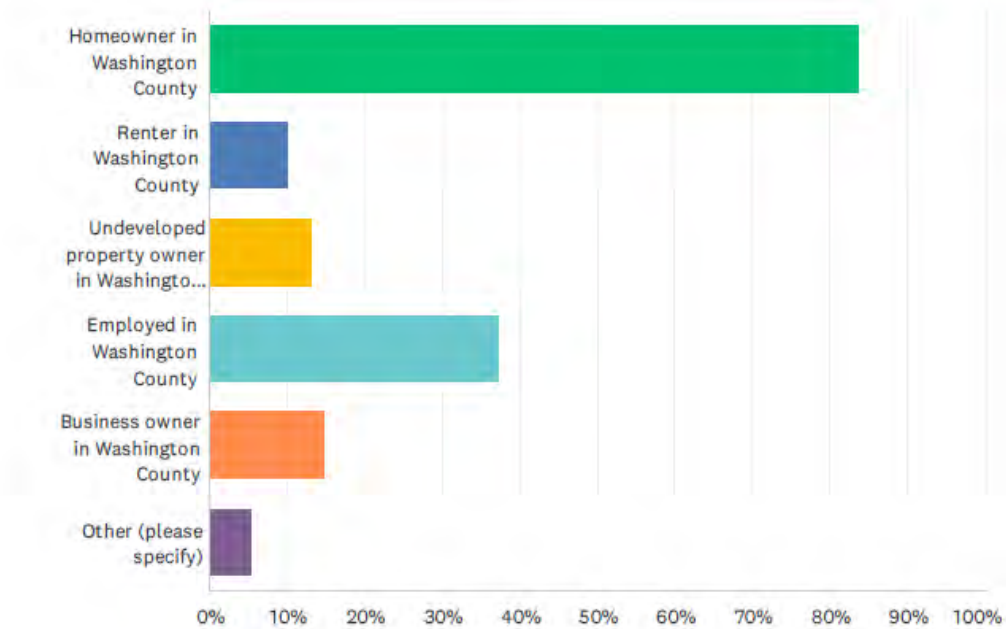
COMMUNITY SURVEY

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.

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 129 Skipped: 0



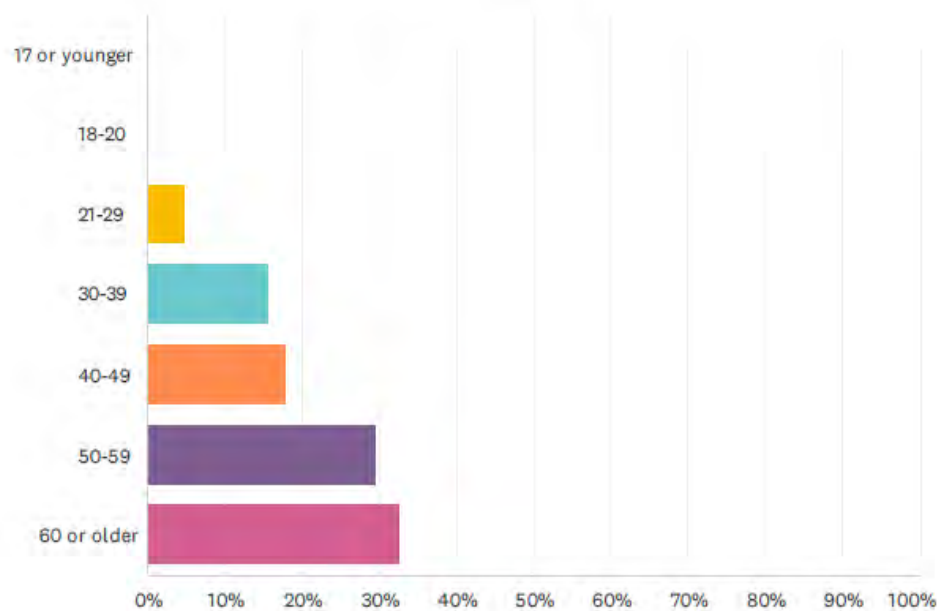
ANSWER CHOICES	RESPONSES	
Homeowner in Washington County	83.72%	108
Renter in Washington County	10.08%	13
Undeveloped property owner in Washington County	13.18%	17
Employed in Washington County	37.21%	48
Business owner in Washington County	14.73%	19
Other (please specify)	5.43%	7
Total Respondents: 129		

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

Q2 What is your age?

Answered: 129 Skipped: 0



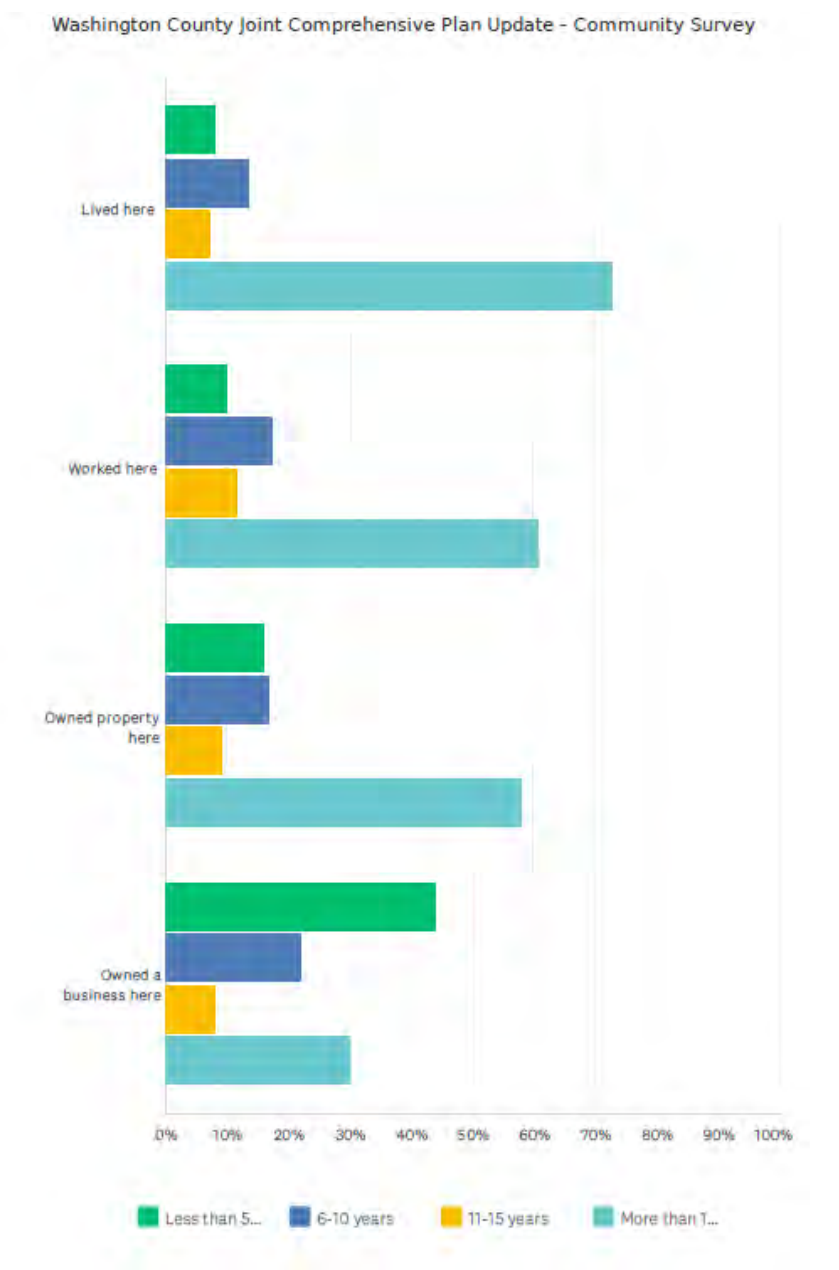
ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	4.65%	6
30-39	15.50%	20
40-49	17.83%	23
50-59	29.46%	38
60 or older	32.56%	42
TOTAL		129

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 129 Skipped: 0

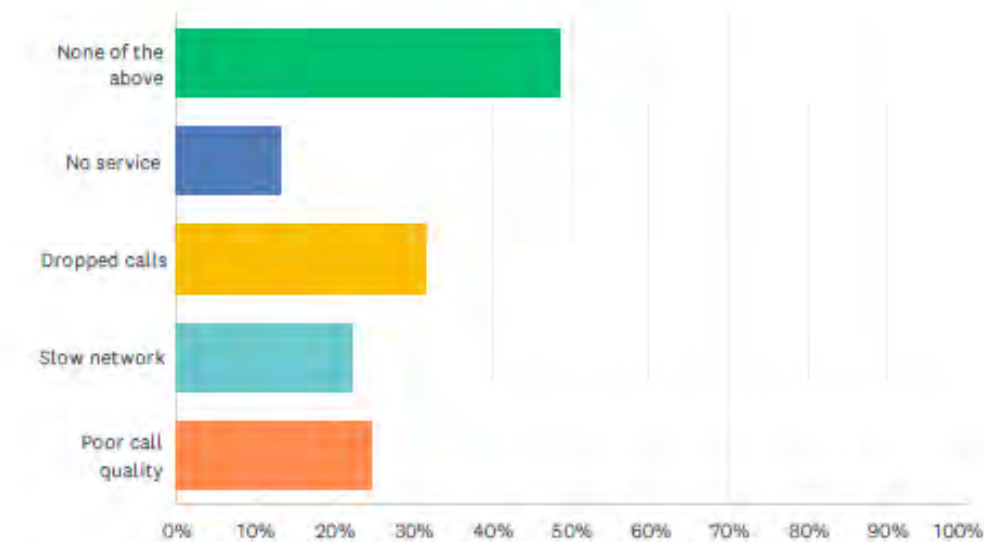


COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 76 Skipped: 53



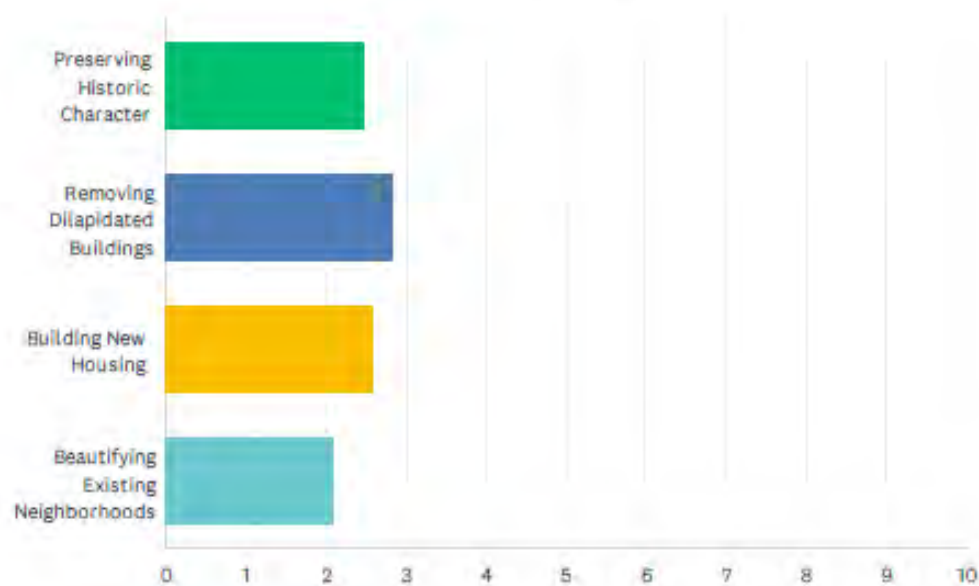
ANSWER CHOICES	RESPONSES	
None of the above	48.68%	37
No service	13.16%	10
Dropped calls	31.58%	24
Slow network	22.37%	17
Poor call quality	25.00%	19
Total Respondents: 76		

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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: 73 Skipped: 56



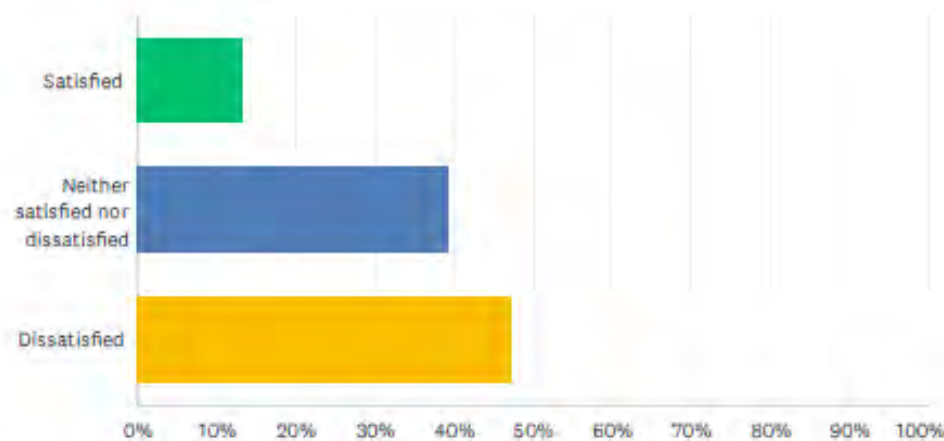
	1	2	3	4	TOTAL	SCORE
Preserving Historic Character	23.29% 17	26.03% 19	24.66% 18	26.03% 19	73	2.47
Removing Dilapidated Buildings	39.73% 29	26.03% 19	12.33% 9	21.92% 16	73	2.84
Building New Housing	31.51% 23	20.55% 15	23.29% 17	24.66% 18	73	2.59
Beautifying Existing Neighborhoods	5.48% 4	27.40% 20	39.73% 29	27.40% 20	73	2.11

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 74 Skipped: 55



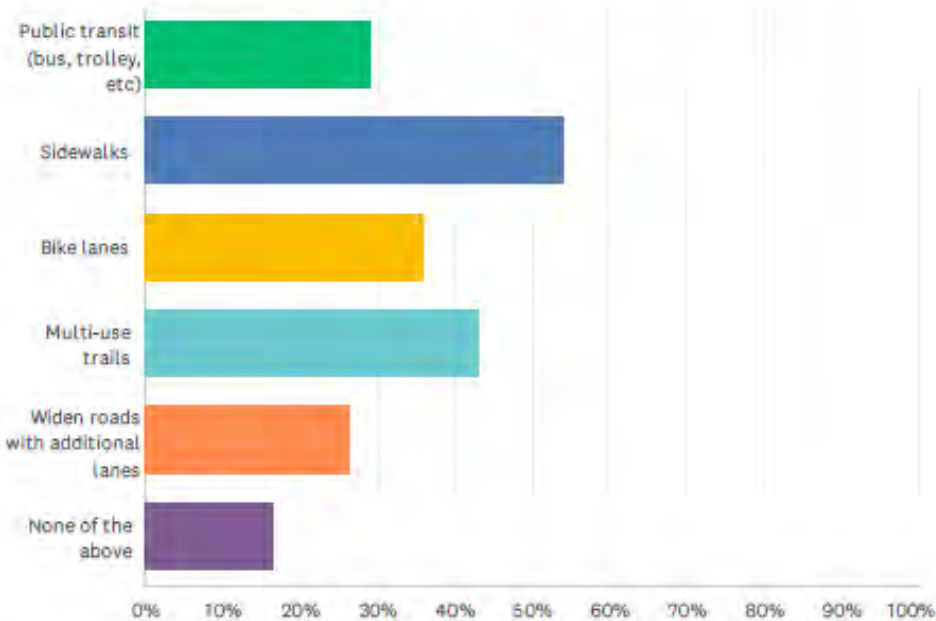
ANSWER CHOICES	RESPONSES	
Satisfied	13.51%	10
Neither satisfied nor dissatisfied	39.19%	29
Dissatisfied	47.30%	35
TOTAL		74

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 72 Skipped: 57



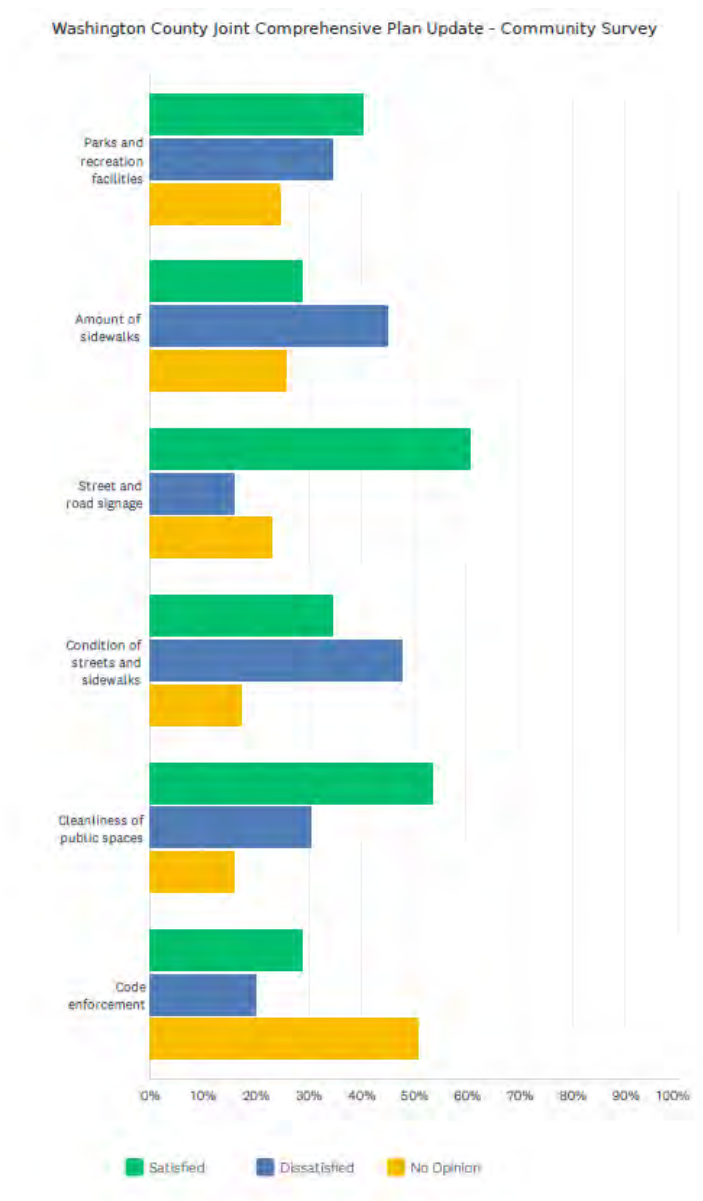
ANSWER CHOICES	RESPONSES	
Public transit (bus, trolley, etc)	29.17%	21
Sidewalks	54.17%	39
Bike lanes	36.11%	26
Multi-use trails	43.06%	31
Widen roads with additional lanes	26.39%	19
None of the above	16.67%	12
Total Respondents: 72		

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 69 Skipped: 60

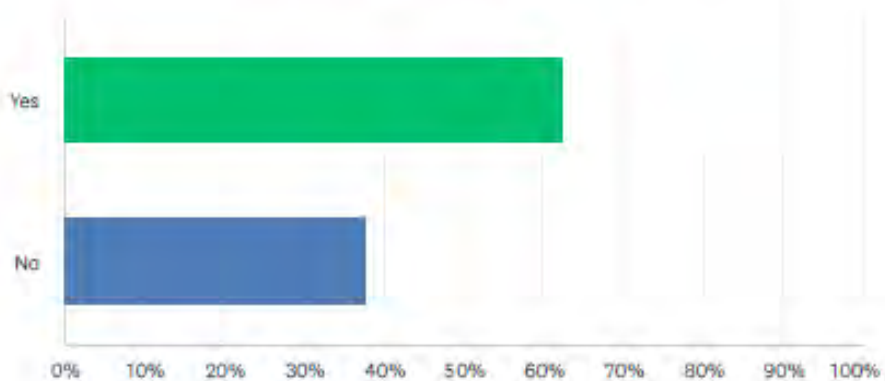


COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 69 Skipped: 60



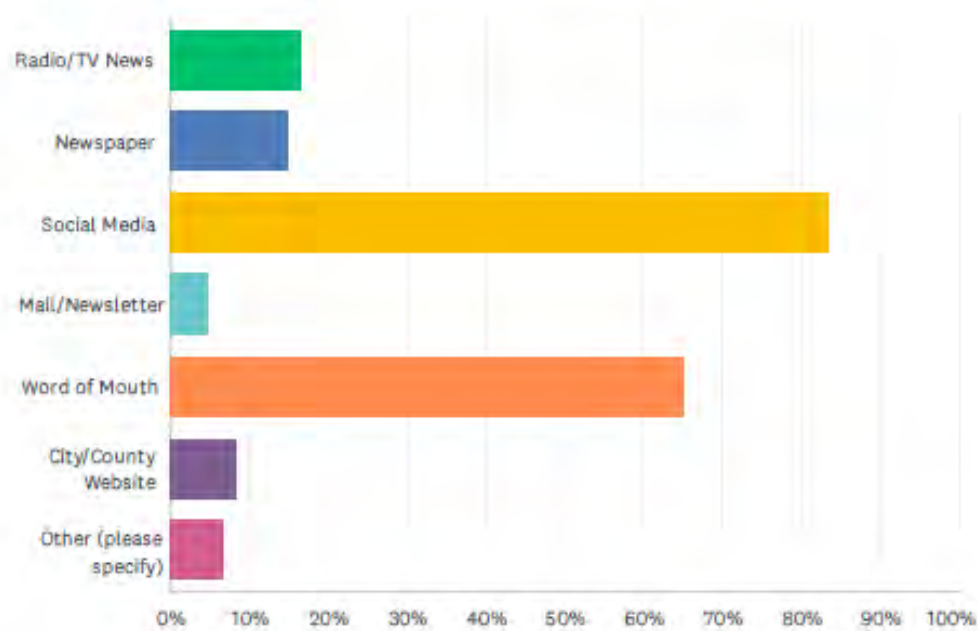
ANSWER CHOICES		RESPONSES	
Yes		62.32%	43
No		37.68%	26
TOTAL			69

COMMUNITY SURVEY

Washington County Joint Comprehensive Plan Update - Community Survey

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

Answered: 60 Skipped: 69



ANSWER CHOICES	RESPONSES	
Radio/TV News	16.67%	10
Newspaper	15.00%	9
Social Media	83.33%	50
Mail/Newsletter	5.00%	3
Word of Mouth	65.00%	39
City/County Website	8.33%	5
Other (please specify)	6.67%	4
Total Respondents: 60		

IT ALL HAPPENS HERE



Prepared By:



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