



TURNER COUNTY



ASHBURN



REBECCA



SYCAMORE

2026 TURNER COUNTY & CITIES COMPREHENSIVE PLAN

Adopted by the County
Commission:

February 24, 2026

Prepared by:

**Southern Georgia
Regional Commission**



SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL SERVICES • COMMUNITY FOCUSED

Photos courtesy of Emily Davenport

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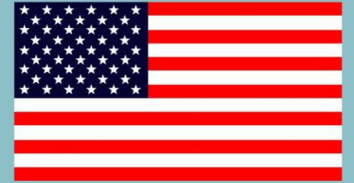
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GEORGIA: TURNER COUNTY

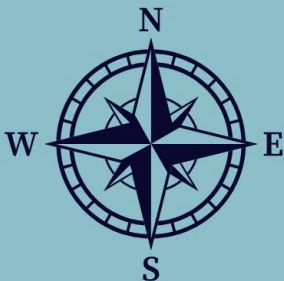
FOUNDED: 1905

POPULATION: 8,915



SEAT: ASHBURN

AREA: 285 SQ MI



I. INTRODUCTION

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

The 2026 Comprehensive Plan for Turner County and the Cities of Ashburn, Rebecca, and Sycamore was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

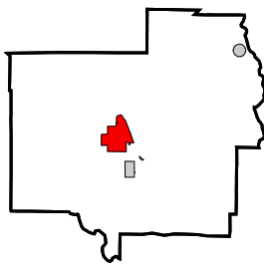
As required by the Local Comprehensive Planning Standards, this Plan consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Broadband Services Element
5. Economic Development Element (as a community included in the Georgia Job Tax Credit Tier 1 category). Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Turner County and the Cities of Ashburn, Rebecca, and Sycamore have also been integrated directly into their parallel components in this Comprehensive Plan.
6. Land Use Element (as a community with zoning or land development regulations subject to the Zoning Procedures Law).

History of Turner County and the Cities of Ashburn, Rebecca & Sycamore

Turner County is the state's 145th county, Turner was organized from parts from parts Irwin, Wilcox, Worth and Dooly counties in 1905. It is named for Confederate Captain Henry Gray Turner, veteran of Gettysburg, member of Congress and the state legislature, then a Georgia Supreme Court justice. Ashburn, the county seat, is named to honor W.W. Ashburn of Eastman who built a sawmill at this site and fostered expansion of the town that grew up around it. Many of the first settlers in the area were of Irish or German heritage.

Among the places of interest in the county are the Ashburn Commercial Historic District, which includes the courthouse and county jail; the Ashburn Heights and Shingler Heights historic neighborhoods; the Big Peanut monument, which symbolizes Ashburn's status as the home of the world's largest peanut-processing plant; and Wesleyan Methodist Campground and Tabernacle. Ashburn also hosts the annual Fire Ant Festival each March.



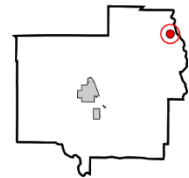
Ashburn

The city has a total area of 4.6 square miles, of which 4.5 square miles is land and 0.04 square miles is water. Per the census, the population of Ashburn is 4,226. The Peanut Capital of the World! Nestled in the heart of South Georgia, the city of Ashburn is a charming small town known for its rich agricultural heritage, friendly community, and Southern hospitality. As the proud county seat of Turner County, Ashburn is home to the famous Fire Ant Festival. The town of Marion was founded in 1888, and changed its name to Ashburn when it was incorporated in 1890. Ashburn was designated seat of Turner County when it was established in 1905. The community was named after W.W. Ashburn, a pioneer citizen.

In 1975, the Peanut Statue was constructed in Ashburn and was then considered an official state monument in 1998. This monument has been not only an highway marker for the City, but a tribute to the importance of peanuts in Turner County's economy and the lives of its farmers. In 2018, it was destroyed by Hurricane Michael. By 2023, after much fundraising and community support, The Big Peanut has been rebuilt and again standing tall to welcome many to Ashburn.

Rebecca

The city has a total area of 0.8 square miles which is all land, but surrounded by rivers, Double Run Creek and Alapaha River, on 3 sides. The population of Rebecca was 208 in 2020. It was first incorporated in 1902. The communities' major industries are agricultural



Sycamore

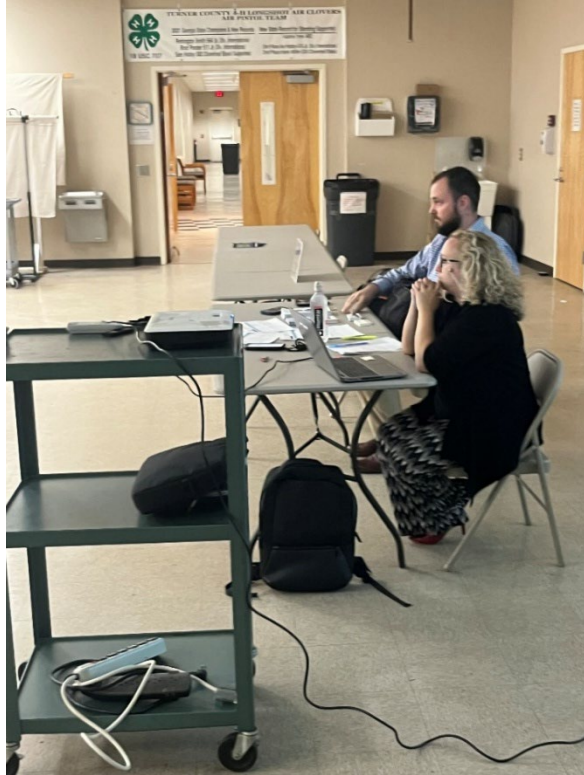
This city has a total of 1.02 square miles with a population of 692. It was incorporated Sycamore as a in 1891. The community was named for the American Sycamore trees near the original town site.

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

- a) Stakeholders were identified. These included the local governments' elected officials and staff; local educational institutions (Turner County Board of Education); the Chamber of Commerce, Development Authority, and other organizations that deal with economic development; law enforcement; local businesses and industries; and the general public. Attendance at these stakeholder meetings was approximated 30-40 community members compared to the past with less than 10 per meeting. We increased our community stakeholders input tremendously. The stakeholder invite included over 100 community and government members. Since the number was so large, we incorporated the excel into the Appendix.
- b) Participation techniques were identified. Techniques used included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders; individual meetings with local government officials; and information on the Southern Georgia Regional Commission's website, local government websites, and social media.
- c) A participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; three workshops, open to the public, for the development of the plan update; and a final public hearing to receive any final public comments before transmitting the plan draft to DCA for review. Identified stakeholders were invited to all the meetings and attended, yielding specific input in plan content.
- d) Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets and published advertisements.
- e) Vision survey was posted during the meetings and shared in social media to get input was what the community wanted to see in the future of their community.

1st Public Hearing – “Kick-Off”



The public hearing kicking off the comprehensive planning process was held on **May 19, 2025** at the Turner County Agricultural Center in Ashburn. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update. For public engagement, we introduced the vision survey they could take online to express their ideas for the County and its Cities.

First Workshop

The first workshop was held on **July 1, 2025**. The purpose of the workshop was to update the goals, needs, and opportunities in the

comprehensive plan. This was done through open discussion, using the goals, needs, and opportunities from the previous comprehensive plan as a starting point. SGRC staff took notes, and shared the results with stakeholders. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.



Second workshop

The second workshop was held on **August 26, 2025**. The purpose of the workshop was to update the policies in the comprehensive plan, develop the Report of Accomplishments, and develop the initial draft of the Community Work Program. This was done through open discussion, using the newly revised goals, needs, and opportunities and the policies from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals, needs, and opportunities based on those notes, and shared the results with stakeholders via e-mail. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.

Third workshop

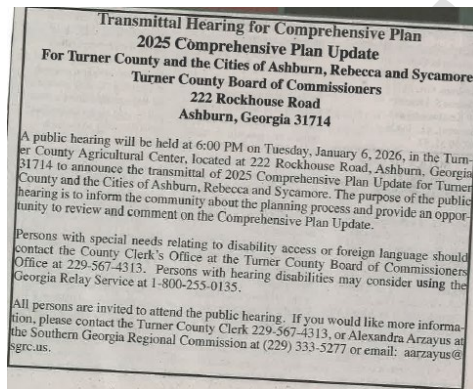
The third workshop was held on **September 30, 2025**. The purpose of the workshop was the review the Land Use Element and future land use maps. This was done through open discussion and viewing of the maps in a setting where all attendees had the opportunity to make notes on the maps for suggested changes to the character areas. Notes from the discussion made by SGRC staff, and notes made on the maps, were then used by SGRC GIS staff to update the character area maps and incorporate the input from the workshop.

Local Government Workshops

In the interim period between the second and third workshops, SGRC staff met with the individual local governments to develop a Report of Accomplishments and Community Work Program and to address any additional concerns related to the comprehensive plan update.

Final public hearing

A final public hearing was held on **January 6, 2025** in order to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA directly after the public hearing.



3. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan applicable to their area and the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16), to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Turner County and the Cities of Ashburn, Rebecca, and Sycamore are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



Suwannee-Satilla Regional Water Plan Area Map
Source: Suwannee-Satilla Regional Water Plan

<https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region>

Suwannee-Satilla Regional Water Plan Goals:

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5) Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.

- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities.
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

- 1) Utilize surface water and groundwater sources within the available resource capacities
- 2) Water conservation.
- 3) Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
- 4) Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
- 5) Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply.
- 6) Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns.
- 7) Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
- 8) Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

Short-Term Water Quality Management Practices (0 – 10 Years):

- f) Point Sources:
 - a. Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
 - b. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
- g) Non-Point Sources:
 - a. Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
 - b. Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
- h) Non-point Source Existing Impairments:
 - a. Total maximum daily load listed streams: Improve data on the source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer-term (20- to 40-year) water quantity and quality management practices include:

- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

Chapter 391-3-16. Rules for Environmental Planning Criteria

The Rules for Environmental Planning Criteria deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development regulations.

II. PLAN ELEMENTS

1. Goals

The following Community Goals are intended to serve as guiding principles for the future of Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

- Goal 1: **Cultural Resources** Promote the curation, preservation, and celebration of our cultural heritage in all forms, in an accessible and meaningful way for all ages.
- Goal 2: **Economic Development:** Balance education-based workforce development and strategic private investment while leveraging our unique economic strengths
- Goal 3: **Housing:** Provide quality, affordable housing accommodations for residents and visitors within stable, connected neighborhoods, safe for drivers and pedestrians.
- Goal 4: **Natural Resources:** Preserve and maintain our natural resources to support community well-being, quality of life and economic and environmental sustainability. .
- Goal 5: **Land Use:** Protect and enhance the value of existing developed areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.
- Goal 6: **Community Facilities and Services;** Maintain public services and facilities to accommodate existing and future growth patterns.
- Goal 7: **Intergovernmental Coordination:** Establish and maintain communications between each jurisdiction in Turner County, including Turner County, as well as with surrounding counties and municipalities. Overall, improve access to government information to all citizens.
- Goal 8: **Health:** Support local healthcare options and public health services that support the total health of all residents.
- Goal 9: **Broadband:** Expand reliable, high speed broadband access to underserve areas and populations; and support a mix of broadband options to ensure accessibility across Turner County
- Goal 10 **Transportation:** Create a transportation network that foster a safe and pleasant traveling experience for pedestrians and drivers.

2. Needs, Policies and Opportunities

The Needs, Policies and Opportunities listed in this section were developed by stakeholders and residents as part of the 2025 Comprehensive Plan Update process as a SWOT Analysis and a Vision Survey. The results of both elements are in the Appendix. The combination of both methods were used to develop the Needs and Opportunities was open discussion among stakeholders during community workshops, during which a consensus was reached regarding what the Needs and Opportunities should



be and how they should be updated. Input from stakeholders was gathered by Southern Georgia Regional Commission staff and then organized into this section of the Comprehensive Plan. Additional input sent via e-mail and phone calls was integrated into the draft plan document by SGRC staff, and many successive drafts of the plan were reviewed by the stakeholders and publicized via the SGRC website before the draft was finalized. Each of the Needs is addressed by corresponding policies in the “Policies” section.

1. Cultural Resources

Needs

- 1.1. Many dilapidated historic buildings exist in the communities that require funding in order to demolish or renovate them.
- 1.2 An inventory of civil war sites and historic properties is needed.
- 1.3 The Crime and Punishment Museum needs repairs.
- 1.4 The Elrod Park building needs interior repairs.
- 1.5 The Tabernacle needs a new stage and seating and electrical repair where it can be secured.
- 1.6 Youth and community engagement is needed to protect cultural resources as support is limited.



- **Policy 1.1a:** Incentives for downtown infill development should be promoted, such as: modified regulations for parking, setbacks, and uses; property tax breaks; and reduced permitting fees.
- **Policy 1.1b:** Funding opportunities should be sought for the renovation of buildings, or demolition if necessary.
- **Policy 1.1c:** A streetscape and right-of-way improvement plan will be developed that will enhance pedestrian safety and traffic flow.
- **Policy 1.1d:** Historic sites in the community should be promoted for tourism, as appropriate.
- **Policy 1.2a:** An inventory of the county’s historic properties and sites should be created.
- **Policy 1.3a:** A committee should be formed to determine the viability of renovating the Crime and Punishment Museum.
- **Policies 1.4a & 1.5a:** Funding opportunities should be sought for renovating the Elrod Park building and the Tabernacle.
- **Policy 1.6a:** A cooperative effort between the City of Ashburn and Downtown Development Authority will be undertaken to make the Elrod Park building desirable for the Chamber of Commerce.
- **Policy 1.7:** The Board of Education could increase youth engagement in cultural resources by having students collect oral histories as a school project.
- **Policy 1.7a:** Build partnerships with educational partners to foster historic preservation with City and County history.
- **Policy 1.8:** Current library programming could be tailored to increase public engagement and interest in cultural resources during a specific time frame. For example, ASL classes will teach students how to sign fun facts about Turner County and the Cities.

Opportunities

- 1.1 Various grants exist that can be used for the predevelopment of cultural resources and historic preservation as well as for renovations of existing historic buildings. ¹
- 1.2 Community engagement activities like Historic Happenings and the Farmer's Market can be expanded to various locations including the Tabernacle.
- 1.3 The Board of Education can prioritize Career, Technical, and Agricultural Education or allow CTAE course to be electives. ²
- 1.4 The Victoria Evans Memorial Library provides services as well as hosts events and activities for tall ages like story time with local authors, Lego play, Homeschool Club, and ASL Classes. ³
- 1.5 The Crime and Punishment Museum could continue to attract visitors and tourists.
- 1.6 Civil War burial sites in Sycamore have historic significance.
- 1.7 Several other historic sites could be promoted as tourist attractions.
- 1.8 The rural character of the community offers a good quality of life and a family-friendly environment.
- 1.9 The Ashburn Fire Ant Festival, the Independence Day Festival in Rebecca, and other festivals and events can bring visitors to the county.
- 1.10 The City of Ashburn has three nationally registered historic districts: the Shingler Heights Historic District, the Ashburn Heights-Hudson-College Avenue Historic District, and the Ashburn Commercial Historic District.



¹ Grants include the Georgia Heritage Grant Program, CDBG, various Georgia Council for the Arts grants (Cultural Facilities grant, Cultural & Heritage Projects grant, Folklife Project grant), and grants through the Georgia Trust

² CTAE courses of interest include welding, woodworking, automotive, electrical/HVAC, and communications

³ [Coastal Plain Regional Library System \(https://www.cprl.org/locations/turner.php\)](https://www.cprl.org/locations/turner.php)

2. Economic Development

Needs

- 2.1. Turner County and the Cities needs to invest in strategic economic development strategies to increase the commercial tax base of the county and the cities by way of their five interchanges alongside I-75 (exit 75, 78, 80, 82, and 84).
- 2.2. Marketing for Turner County and the Cities as a place to stop and live on I-75 enough to attract investment including more signage on I-75.
- 2.3. Little job opportunities exist which causes younger generations to leave.
- 2.4. Training needs to be provided to improve employability of prospective and current employees.
- 2.5. Local industry needs diversification in order to weather economic downturns.
- 2.6. A unique downtown revitalization is needed for the City of Ashburn that will attract and retain people in the commercial areas and bring more businesses downtown.
- 2.7. City of Ashburn Is out of compliance with audits and unable to be in compliance for QLG Status to receive federal and state funding



- **Policy 2.1a:** The county website should be upgraded to include marketing for newly established businesses.
- **Policy 2.1b:** Marketing opportunities could be offered to existing and new businesses.
- **Policy 2.1c:** Expansion of the Industrial Park or locate other locations for more industrial parks
- **Policy 2.1d:** The airport, with its extended runway, could be marketed as one of the community's assets.
- **Policy 2.2a:** Signage and gateway grants should be pursued to beautify and attract travelers to stop and explore Turner County.
- **Policy 2.2b:** Overlay zoning districts and modified land use regulations for the areas around the I-75 exits should be considered.
- **Policy 2.2c:** Events such as the Fire Ant Festival will be marketed in order to attract tourists.
- **Policy 2.3a:** The County, Cities, Board of Education, Economic Development, and all relevant organizations should partner to provide summer programs for students who need extra help with education.
- **Policy 2.3b:** Create opportunities for students to get involved in government affairs
- **Policy 2.3c:** Support Board of Education in FLEX development
- **Policy 2.3d:** Partner with educational institutions to bridge skills gaps and enhance workforce readiness through dual-enrollment programs and community college partnerships.
- **Policy 2.4:** Turner County and the Cities should provide incentive to major employers that ensure workforce has adequate training
- **Policy 2.5:** The community should promote and support economic diversification to reduce vulnerability to sector-specific downturns and enhance long term resilience.
- **Policy 2.6:** Re-establish a Downtown Development Authority and Historic

Opportunities

- 2.1. The Ashburn-Turner County Chamber of Commerce serves as a one stop shop for new and existing residents for information about jobs, grants, professional development courses and more.¹
- 2.2. All doors need to lead to success. All jurisdiction can be educated to share that same information to citizens to be successful in building development and opportunities.
- 2.3. Small businesses exist in the communities and thrive.
- 2.4. Turner County is a [FLEX Community](#) that provides free entrepreneurship development opportunities to high school students in partnership with Georgia Grown, Georgia AIM, Georgia Chamber of Commerce, Partnership for Inclusive Innovation, as well as Wiregrass and Southern Regional Technical Colleges.²
- 2.5. The Turner County School District has a TITAN Regional [College and Career Academy \(CCA\)](#) as part of the Turner Workforce Project which aims to provide work-based learning and various trainings to students (like OSHA, forklift, and ServSafe), as well as host college and career fairs,

¹ Ashburn-Turner County Chamber of Commerce - Home (<https://www.ashburnturnerchamber.com/#/>)

² Facebook page for FLEX Turner County: [FLEX Turner County | Ashburn GA | Facebook](https://www.facebook.com/people/FLEX-Turner-County/61578382272459/)
(<https://www.facebook.com/people/FLEX-Turner-County/61578382272459/>)

³ College and Career Academy | Turner County School District (<https://www.turner.k12.ga.us/page/college-and-career-academy/>)

- mock interviews, business and industry tours. Focus on countywide high demand workforce career pathways. ³
- 2.6. The expansion of the Port of Savannah may open up new freight opportunities.
 - 2.7. Two major railroads (Norfolk Southern and CSX) pass through the county.
 - 2.8. The airport, with its expanded runway, can contribute to the local economy.
 - 2.9. Tens of thousands of people pass through the community every day on I-75, offering great opportunities to market the community and draw in visitors.
 - 2.10. The Development Authority is active and established, and is financially stable.
 - 2.11. The Development Authority maintains a database of available parcels.
 - 2.12. There is land available for commercial development near Exit 80, 81, & 84 because it is already zoned commercial.
 - 2.13. Major highways allow Turner County residents to commute to work in larger cities (such as Tifton, Cordele, Macon, and Albany).
 - 2.14. Agriculture-related target industries should be expanded and pursued.
 - 2.15. Georgia Grown Trail 41, a popular agritourism corridor, passes through Turner County. Carroll's Sausage, the Turner County Stockyard, the world's largest Peanut monument and Calhoun Produce are listed in the official directory of Trail 41 Stops.
 - 2.16. The Golden Peanut employs approximately 125 people and shells more tonnage of peanuts than any other facility in the world.
 - 2.17. The area can be an attractive destination for relocation and retirement due to the low cost of living and affordable housing.
 - 2.18. ISO ratings have improved (lowered to 4, or 4X, depending on the area), resulting in lower insurance premiums.
 - 2.19. Streetscaping and a new park in downtown Ashburn have increased the area's appeal.
 - 2.20. Train viewing platforms and trainspotting tours in the 3 cities could be a way to attract tourism.
 - 2.21. The train caboose could be decorated for Christmas.
 - 2.22. The City of Ashburn should invest in becoming in compliance with audits and re-establish QLG status.

3. Housing

Needs

- 3.1. Few quality affordable housing opportunities exist and even fewer opportunities exist for seniors.
- 3.2. Many occupants of housing units rent, instead of own, meaning loss revenues and taxes.
- 3.3. A large portion of Turner County and the Cities' housing stock requires repairs or demolition, but the governments do not possess the resources to take corrective action.
- 3.4. An increase in homeownership is needed. (Per the latest Census data, 64 percent of residents countywide rent their homes).
- 3.4. Qualified applicants for available CHIP funds are needed.
- 3.5. Some out-of-area landlords do not take adequate care of their properties; more local ownership of rental housing is desired.
- 3.6. More high-quality housing is needed for seniors.
- 3.7. The Eureka housing development was a good example of what the community needs; more similar developments would be desirable.

- **Policy 3.1a:** The community should apply for the Georgia Initiative for Community Housing Initiative (GICH) Program.
- **Policy 3.1b:** All governments should utilize CDBG and CHIP funds to assist with housing predevelopment, development, and renovation/repair.
- **Policy 3.1c:** Turner County and the Cities should consider reviewing SGRC model ordinances in order to adopt a tiny home ordinance to permit their development.
- **Policy 3.2:** Homeownership programs such as the Georgia Dream Homeownership Program, and USDA Rural Development, and Heirs Property Education should be promoted.
- **Policy 3.3:** Identify which funds can assist with repairs, demolition or move to code enforcement to encourage maintenance of properties.
- **Policy 3.4:** Homeownership has increased, so each government as well as other public organizations should refer eligible citizens to the Georgia Heirs Property Law Center for assistance with heirs' property so continue to pursue funding for maintenance and educate on heirs' property.
- **Policy 3.5:** Code enforcement need to be used to encourage maintenance of properties.
- **Policy 3.6:** Programs to assist seniors with home repairs, such as HUD Very Low-Income Housing Repair Loans and Grants programs should be pursued.
- **Policy 3.7a:** Look into providing or creating tax incentives for developments that include affordable units.
- **Policy 3.7b:** Fundraisers and in-kind donations should be leveraged in order to help secure state and federal grants and loan programs typically out of reach.

Opportunities

- 3.1. Land is available to build more single-family, multi-family, or tiny homes
- 3.2. Southern Georgia Regional Commission has model ordinances for manufactured housing and tiny homes on their website that can be revised to the needs of each respective community and adopted by the commission and councils.
- 3.3. Grant programs exist that can be used for housing development, renovation, and repairs such as the Community Development Block Grant (CDBG), the Community Home investment Program (CHIP), and the Rural Workforce Housing Initiative.
- 3.4. USDA Rural Development Office offers loans for qualifying individuals looking to build or buy single family housing as well as those in need of home repair loans.
- 3.5. The City of Ashburn has a [Housing Authority](#) whose waitlist is currently open and receiving applications.³
- 3.6. People want to move here because housing costs are comparatively lower.
- 3.7. Homeownership courses and counseling materials exist that can be used to educate the public for no or low-cost.⁴
- 3.8. Georgia Heirs Property Law Center exists as a resource that the public can utilize to address heirs' property concerns.
- 3.9. The City of Ashburn has two adopted Urban Redevelopment Plans, which give the city broad powers to address blight.
- 3.10. Compliance officers are continuing to work with property owners to bring rental housing up to livable standards.
- 3.11. Low-interest loans are helping first-time homebuyers.

³ [Ashburn Housing Authority \(https://ashburnhousing.org/\)](https://ashburnhousing.org/)

⁴ DCA, Georgia Heirs Property Law Center, and UGA Cooperative extensions offer homeowner's courses.

4. Natural Resources

Needs

4.1. More natural recreation areas are needed.

- **Policy 4.1a:** Greenspaces should be developed using existing vacant properties with the collaboration of the relevant government (s) and other relevant parties (i.e. local nonprofits, small businesses, etc....) to offset costs.
- **Policy 4.1b:** The development of new outdoor recreation areas should be pursued in all communities

Opportunities

- 4.1. Turner County and the Cities sit atop many aquifer systems in Georgia's Coastal Plain that can bring clean water to homes and businesses as well as help make the lands fertile for agriculture and home gardens.
- 4.2. Hosting Farmer's Markets regularly will highlight the agricultural products grown in the county and the cities
- 4.3. There is an opportunity to create a walking trail at the Recreation Park
- 4.4. There are large agricultural areas within the county that contain plentiful agricultural resources (land and water) and products (cotton, peanuts, vegetables, and poultry).
- 4.5. Additional land could be protected (e.g., by conservation easements).
- 4.6. Grants such as Natural Resources Conservation Service (NRCS) conservation grants, the Land and Water Conservation Fund, and Georgia DNR wildlife conservation grants could help to fund more natural recreation areas.

5. Land Use

Needs

- 5.1. Current zoning regulations seem to cause problems for businesses in the downtown/Hwy 112 corridor
- 5.2. Existing zoning maps, if any, are not publicly accessible nor digital.
- 5.3. Many properties are dilapidated and abandoned.
- 5.4. Natural resources need more stringent protections.

- **Policy 5.1:** Turner County and the Cities should consider reviewing their zoning ordinances with the SGRC planning department.
- **Policy 5.2:** Turner County and Cities should adopt a digital zoning map through SGRC GIS and allow public access to the data on website.
- **Policy 5.3a:** Each community should consider applying for the following grant and loan programs to address vacant and dilapidated properties: CDBG, Redevelopment Funds, Downtown Development Revolving Loan Funds, USDA Mutual Self-Help Housing Technical Assistance Grants, and the BRACE Grant Program through the Keep Georgia Beautiful Foundation
- **Policy 5.3b and 5.4a:** All governments should revise and adopt the International Property Maintenance Code (IPMC).

Opportunities

- 5.1 Lots of land available for many land uses (i.e., commercial, residential, public/institutional, etc)
- 5.2 Property owners can develop properties they are selling.
- 5.3 The Southern Georgia Regional Commission offers technical assistance for zoning ordinances through the planning department and the development and maintenance of those maps through the GIS department at comparably low fees.
- 5.4 Various grant and loan programs exist that can be used to address vacant and dilapidated properties like CDBG, Redevelopment Funds, Downtown Development Revolving Loan Funds, USDA Mutual Self-Help Housing Technical Assistance Grants, and the BRACE Grant Program through the Keep Georgia Beautiful Foundation.
- 5.5 Revision and adoption of the International Property Maintenance Codes (IPMC) can grant power to address vacant and dilapidated buildings back to the governments.
- 5.6 Georgia Heirs Property Law Center exists as a resource that the governments can promote for the public to use in hopes to address *some* vacant and dilapidated properties.
- 5.7 Special zoning or the permission to allow conservation subdivision uses could help address concerns about natural resources and residents.
- 5.8 The consolidated Building & Zoning Office provides consistent and reliable application of land use regulations.
- 5.9 The Joint Planning and Zoning Commission is available to provide recommendations on land use decisions.
- 5.10 A review of the minimum lot sizes in the zoning ordinance (some of which are too large) could help to encourage development and redevelopment.
- 5.11 Areas to the south of Sycamore and near the outskirts of Rebecca are potential locations for more industrial development.

6. Community Facilities and Services

Needs

- 6.1. The youth do not have many recreation activities specifically for them.
- 6.2. Infrastructure – water, sewer, drainage, road, sidewalks, gas lines – is outdated and in need of repairs and updates.
- 6.3. Water treatment facilities need improvements.
- 6.4. Ashburn’s walking trail needs restoration and updates on lights, pavers, seating, trash bins, and other amenities.
- 6.5. Public safety departments –police, fire, and EMS – need updated equipment and be interconnected.
- 6.6. The old school in Sycamore needs to be renovated or demolished; funding is needed to accomplish this
- 6.7. A repeater tower is needed (and land for the tower site needs to be purchased) for communications between public safety agencies.

- **Policy 6.1a:** Turner County Recreation Department should consider updating their website to allow viewing of opportunities and facilities without sign ins or registering. More ways of promotion of sign ups for various sports should be explored. Explore ways to promote the Turner County Recreation Center, the Tabernacle Splash Pad, and the Southern Regional Technical College facility.
- **Policy 6.1b:** Work with the Counties and Cities to locate places where development could encourage more active greenspace including parks and walking trails.
- **Policy 6.2:** Infrastructure will be specifically identified and funding will be pursued, such as CDBG grants. Airport facilities will be upgraded in order to spur development
- **Policy 6.3:** All water treatment facilities upgrades will need to be identified by each community and funding pursued.
- **Policy 6.4:** All walking trails will need to identify repairs and funding pursued to upkeep maintenance.
- **Policy 6.5:** The Road Department and Public Safety departments (fire, police, EMS) should upgrade their radio systems and other equipment; then, interconnect them for ease of day-to-day and emergency operations.
- **Policy 6.6:** The old school in Sycamore needs to be purchased; funding need to be pursued for future plans with the property.
- **Policy 6.7:** Land needs to be identified, and purchased for repeater tower location. Pursue funding for purchase and development of equipment.

Opportunities

- 6.1 The Recreation Center on US-41 north of Ashburn offers recreation opportunities for young people.
- 6.2 The Tabernacle Splash Pad in Ashburn offers a recreation opportunity for children in the summer.
- 6.3 The Southern Regional Technical College facility has been converted to the Agricultural Center and provides a resource for community engagement.
- 6.4 The Turner County High School graduation rate is 93.8% (according to 2018 data from the Georgia Department of Education), much higher than the statewide rate of 81.6%.
- 6.5 The new College and Career Academy will be an excellent partnership between the Board of Education and the community, and will provide new educational opportunities.
- 6.6 School resource officers are a separate force from the local police and sheriff's office, allowing them to serve the Board of Education's needs more specifically.
- 6.7 The City of Rebecca has walkable streets that are lit at night and good for viewing wildlife.
- 6.8 The Board of Education's new camera system is connected to the Sheriff's Office camera system, allowing for better and faster responses to incidents
- 6.9 Fire & Public Safety is constantly upgrading the public safety and Road Department radio systems.

7. Intergovernmental Coordination

Needs

- 7.1. Strategies to increase attendance and engagement at joint meetings should be explored.
- 7.2. Division among decision makers limits the ability for the communities to make progress on established goals.
- 7.3. Encouraging open communication on what perceived priorities are to each respective community can help identify shared goals and seize existing opportunities.
- 7.4. Policies that support and empower a new generation of civic leadership can help build a stronger future.

- **Policy 7.1a:** Turner County and the Cities should establish an active intergovernmental and interdepartmental group that will meet periodically to discuss shared priorities.
- **Policy 7.1b:** Summaries of joint workshops and commission/council meetings should be published in print and social media. All governments should also consider live streaming their individual and joint sessions.
- **Policy 7.2:** Leadership should consider offering hybrid meetings and/or surveys, evaluations, or other feedback tools to ensure participation for people unable to physically attend public meetings. Consider using social media as a way for the public to engage with governments.
- **Policy 7.3a:** Community engagement departments should consider developing and updating a public-facing dashboard that tracks progress on key objectives periodically.
- **Policy 7.3b:** Joint sessions should be held in various meeting locations around the County and the Cities to improve visibility, transparency, and to encourage public engagement.
- **Policy 7.4a:** Turner County and the Cities should consider partnering with Turner County Schools to create an “Emerging Leaders” program to foster a connection between leadership and students.
- **Policy 7.4b:** Turner County and the Cities and the Ashburn-Turner County Chamber of Commerce should partner with the Wiregrass Farmer to publish achievements – like grant awards, completed projects, and ribbon cuttings on new parks, homes, and businesses.

Opportunities

- 7.1 Electric Membership Corporations (EMCs) can assist with the facilitation of joint meetings and other community engagement activities. Georgia Power, Irwin EMC and Mitchell EMC serve Turner County and the Cities.
- 7.2 The existing good intergovernmental coordination can be continued and improved in order to provide the highest level of services to the community.
- 7.3 The Service Delivery Strategy can be used to coordinate services and avoid service duplication.

8. Health

Needs

- 8.1 We no longer have a hospital in Turner County and the Health Department is in need of renovations.
- 8.2 Need for a 24-Urgent care facility
- 8.3 Need a gym – like a YMCA

- **Policy 8.1a:** Turner County and the Cities should collaborate to renovate or rebuild the Health Department since it is the primary public health facility. Look into funds by the Georgia Department of Health or Rural Health Innovation grants.
- **Policy 8.1b:** Turner County and the Cities should collaborate with regional hospitals to set up a satellite location in the area or establish a rural emergency hospital that fits their needs.
- **Policy 8.2:** Turner County and the Cities should consider providing and expanding telehealth capabilities and services.
- **Policy 8.3:** Economic Development and local government programs should support health related programs, businesses and projects like recruiting gyms or other community walks.

Opportunities

- 8.1 The Red Cross can offer training to volunteers and residents
- 8.2 An urgent care clinic, called Care Connect is now available, open 7 days a week from 9:00 a.m. to 8:00 p.m. Telemedicine is also a greatly expanded option for medical care.
- 8.3 Ashburn Primary Care and Crisp Family Medicine Regional are the only two primary care facilities in addition to the urgent care clinic.

9. Broadband

Needs

- 9.1 Expanded, higher speed, and more affordable broadband is needed throughout the county, especially in the rural areas. Service is particularly lacking in areas on the east side of the county.

- **Policy 9.1a:** Turner County and the Cities should prioritize the extension of existing fiber optic cables to public centers like schools, libraries, and government buildings.
- **Policy 9.1b:** Conduit should be laid during road improvements to streamline fiber expansion.
- **Policy 9.1c:** All governments should consider applying for BEAD Program funds, the Georgia Broadband Infrastructure Program, and USDA Rural Development programs to offset the cost of broadband expansion and development.

Opportunities

- 9.1 Fiber optic cable lines are present in the county and could be used to expand broadband access. Existing fiber lines could be extended to the schools.
- 9.2 County-wide broadband coverage is available from two providers (Southern Linc and Verizon).
- 9.3 A new cell tower recently constructed near the City of Rebecca is providing some improved coverage.
- 9.4 Library is offering hot spot devices for members to check out.
- 9.5 Irwin EMC provided broadband for members countywide.

10. Transportation

Needs

- 10.1 Several roads throughout the county need to be repaved and/or widened.
- 10.2 Some dirt roads need to be paved.
- 10.3 Some areas need more sidewalks, and/or need existing sidewalks repaired.
- 10.4 Safer pathways for vulnerable road users.
- 10.5 Expanded transportation options are needed for those who do not have cars and/or cannot drive.

- **Policy 10.1 & 10.2:** Participate in T-SPLOST and TIA to improve roads and transportation infrastructure.
- **Policy 10.3:** Acquire appropriate right-a-ways for sidewalk expansions and apply for funding for sidewalks.
- **Policy 10.5a:** Turner County and the Cities should continue to support local transit services (meal delivery, shuttles, microtransit) that employ local residents as drivers paid with CDBG funds.
- **Policy 10.5b:** Turner County and the Cities should partner with local nonprofits that provide transportation and share the cost of their services. They should continue to partner with SGRC Transit for affordable rides.

Opportunities

- 10.1 Southern Georgia Regional Commission provides transit services for people who cannot drive at a low cost.
- 10.2 Southwest Georgia Regional Commission transit services cover parts of Turner County.
- 10.3 GDOT, CDBG, and TIA/TSPLOST funds can be used for street paving and resurfacing, sidewalks and bike lanes.
- 10.4 The development of local public transit services would create a need for local drivers.
- 10.5 The National Rural Transit Assistance Program (National RTAP) is now accepting applications for the 2025 Community Rides Grant Program.

3. Analysis of Data and Information

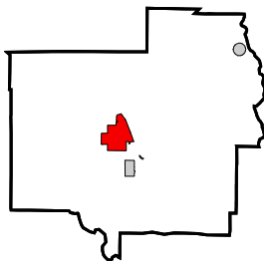
Turner County (including the cities)

According to the U.S. Census Bureau American Community Survey, the 2023 estimated population of Turner County (including the cities) is 8,915, an increase of 12.9% since the 2018 census. The population is 54% female and 46% male. 25% of the population is under age 18, and 19.0% is over age 65. The median age is 37.4. There are 3,298 households and 2.6 persons per household.

54% of the population is White, and 38% Black or African American. The Hispanic or Latino (of any race) are 5% of the population.

Per the Civilian Labor Force date from the Federal Reserve Bank of St. Louis (FRED), 42% of the population aged 16 years and older is in the labor force. The median annual household income is \$39,565. 21.6% of people live in households with income below the federal poverty level.

Ashburn



According to the U.S. Census Bureau American Community Survey, the 2023 estimated population of Ashburn is 4,226 an increase of 14.5% since the 2018 census. The population is 55% female and 45% male. 26% of the population is under age 18, and 21% is over age 65. The median age is 36.2. There are 1,696 households and 2.5 persons per household.

70% of the population is Black or African American, 27% White. Hispanic or Latino (of any race) are 1% of the population.

76% of the population aged 16 years and older is in the labor force. The median annual household income is \$20,082. 26.2% of the population live in households with income below the federal poverty level.

Rebecca

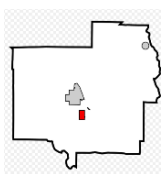


According to the U.S. Census Bureau American Community Survey, the 2023 estimated population of Rebecca is 291, an increase of 22.8% since the 2018 census. The population is 52% female and 48% male. 13% of the population is under age 18, and 17% is over age 65. The median age is 48.6. There are 140 households and 2.1 persons per household.

95% of the population is White, 3% Black or African American, race. Hispanic or Latino (of any race) are 2% of the population.

88% of the population aged 16 years and older is in the labor force. The median annual household income is \$61,429. 13.9% of the population live in households with income below the federal poverty level.

Sycamore



According to the U.S. Census Bureau American Community Survey, the 2025 estimated population of Sycamore is 1,124, an increase of 29.5% since the 2018 census. The population is 40% female and 60% male. 25% of the population is under age 18, and 12% is over age 65. The median age is 31.5 There are 235 households and 3.8 persons per household.

63% of the population is White, 17% Black or African American, and 3% two or more races. Hispanic or Latino (of any race) are 16% of the population.

75.53% of the population aged 16 years and older is in the labor force. The median annual household income is \$42,917. 30.6% of the population live in households with income below the federal poverty level.

Data charts visualizing these figures are provided in the Appendix.

4. Broadband Element

Existing Conditions

Due to Turner County's strategic location along the I-75 corridor, the community is in a position to play a vital role in the deployment of broadband across the state. During the past few decades, broadband services have become essential for education, employment, economic development, and overall quality of life. Therefore, broadband should be considered a necessary utility and should be regarded as having equal importance to other necessary utilities.

According to the Georgia Broadband Deployment Initiative, there were 1,657 locations in Turner County and the Cities of Ashburn, Rebecca, and Sycamore that are not served by broadband. The percentage unserved is 32%.

Figure 1 below shows the served and unserved areas of the community. County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as "Unserved." The map depicts access to broadband, not subscription to broadband. The source of the map is the Georgia Broadband Deployment Initiative (<https://broadband.georgia.gov/maps/gbdi-unserved-county>). Broadband data are provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.

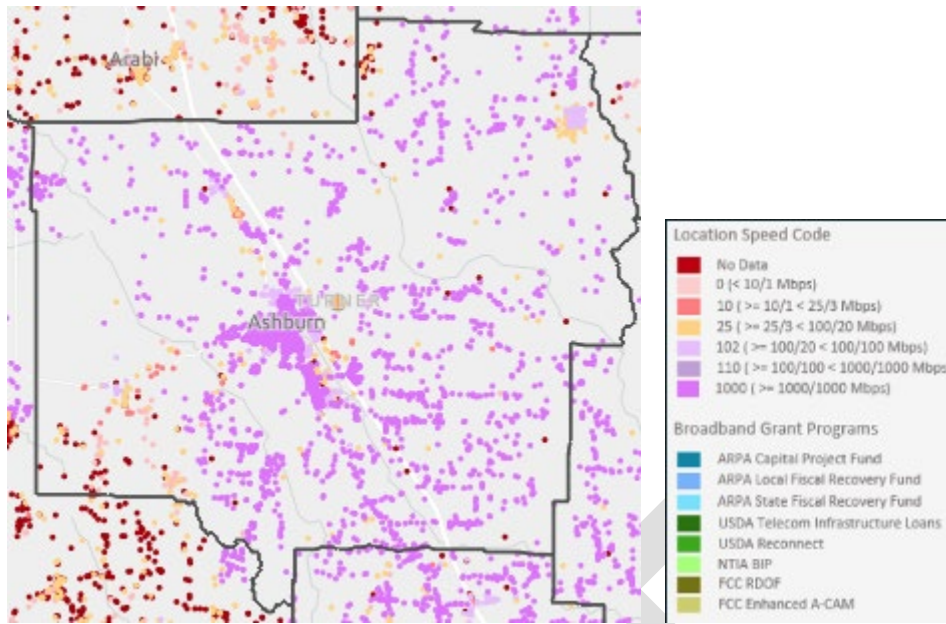
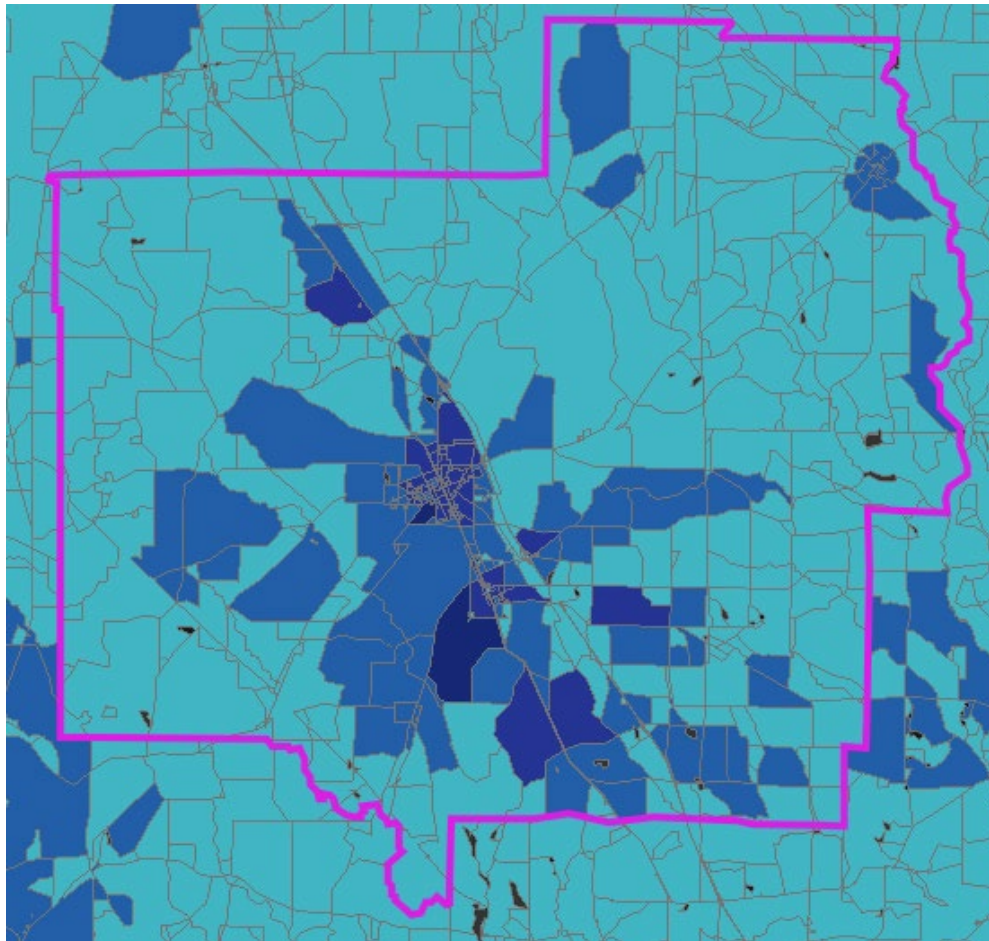


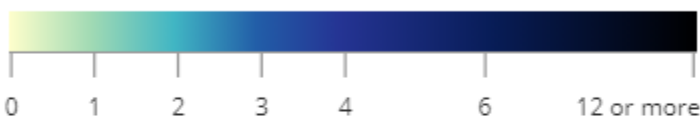
Figure 1. Broadband Served and Unserved Areas of Turner County (source: Georgia Broadband Deployment Initiative, <https://broadband.georgia.gov/maps/gbdi-unserved-county>).

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Having multiple providers to choose from is beneficial to community residents and businesses because it helps to keep prices competitive and ensures that a range of different options will be available for subscribers. Figure 2 below shows the number of fixed residential broadband providers for all service technologies for which data are available (ADSL, cable, fiber, fixed wireless, and satellite).



Number of Fixed Residential Broadband Providers



Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other

Speed \geq 25/3 Mbps

Date June 2019 (latest public release)

Figure 2. Number of fixed residential broadband providers in Turner County, with details of the cities. (Source: <https://broadbandmap.fcc.gov/>)

The map shows that there are between 2 and 4 broadband providers covering Turner County. Figure 3 shows the number of providers for individual service types (ADSL, cable, fiber, and satellite). According to the available data, there is no fixed wireless service in Turner County.

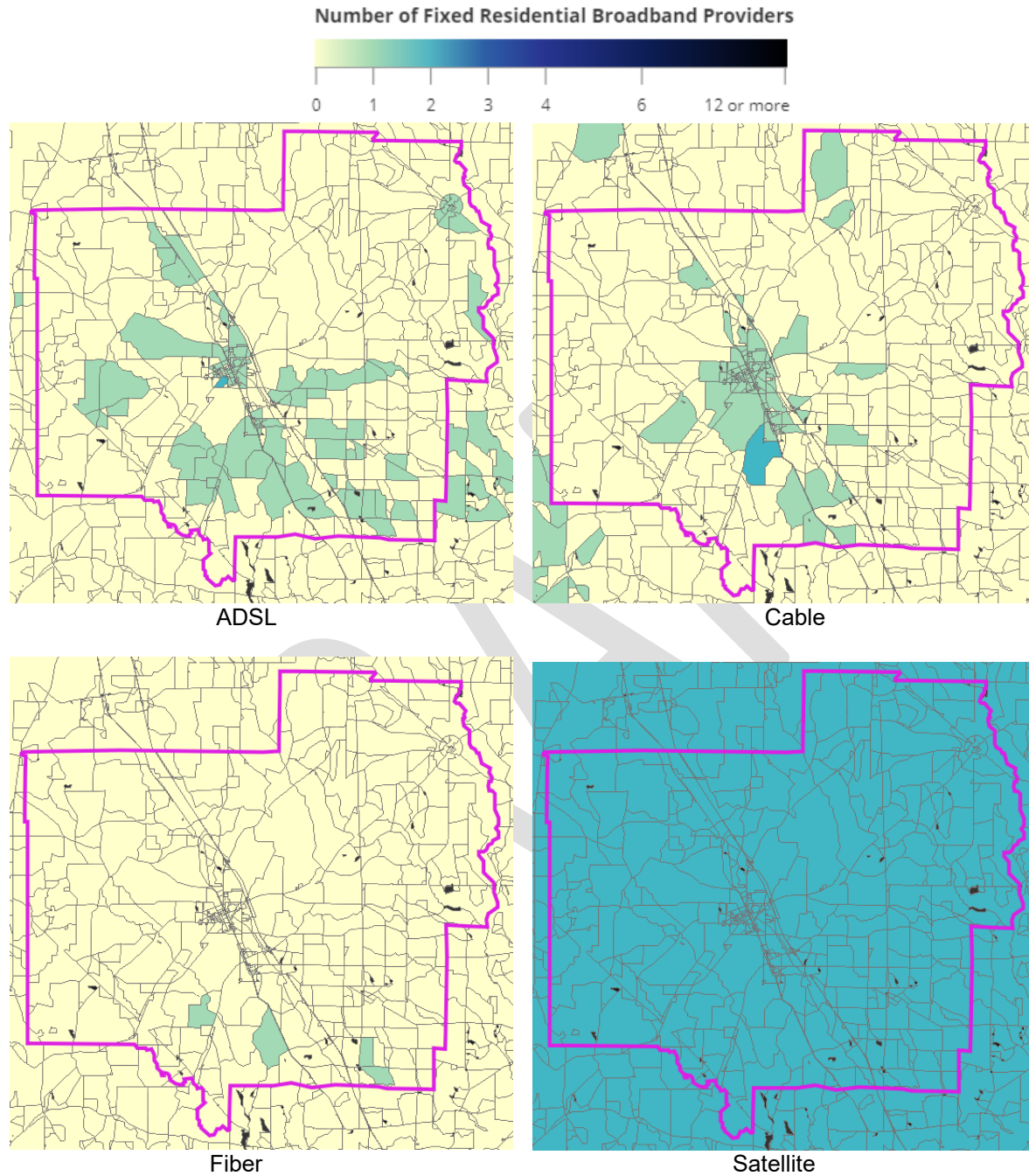


Figure 3. Number of broadband providers of ADSL, cable, fiber, and satellite residential broadband service (Source: <https://broadbandmap.fcc.gov/>)

Satellite broadband service is available throughout the entire county, but is typically more expensive than cable and ADSL service. Many of the more remote areas of the county have no option other than satellite or 4G for broadband service.

Although residential fiber broadband service is available only in very limited areas of the county, fiber infrastructure exists in the community and there is the potential to use it to expand service.

Broadband Action Plan

A key goal of this Comprehensive Plan is to ensure that public services and facilities, including broadband, are developed and maintained to accommodate existing development and to encourage future sustainable growth (see Section 1 of this plan, Goal 9). Moreover, this plan lists the following Needs and Opportunities related to broadband in Section 2:

Needs

- 9.1. Expanded, higher speed, and more affordable broadband is needed throughout the county, especially in the rural areas. Service is particularly lacking in areas on the east side of the county.

Opportunities

- 9.1. Fiber optic cable lines are present in the county and could be used to expand broadband access. Existing fiber lines could be extended to the schools.
- 9.2. County-wide broadband coverage is available from two providers (Southern Linc and Verizon).
- 9.3. A new cell tower recently constructed near the City of Rebecca is providing some improved coverage.
- 9.4. Library is offering hot spot devices for members to check out.
- 9.5. Irwin EMC provided broadband for members county wide.

Furthermore, the following community policies in this plan relate to broadband:

- Policy 9.1a: Turner County and the Cities should prioritize the extension of existing fiber optic cables to public centers like schools, libraries, and government buildings.
- Policy 9.1b: Conduit should be laid during road improvements to streamline fiber expansion.
- Policy 9.1c: All governments should consider applying for BEAD Program funds, the Georgia Broadband infrastructure Program, and USDA Rural Development programs to offset the cost of Broadband expansion and development.

The above needs, opportunities, and policies have been used to inform an action plan for the promotion of the deployment of broadband services into unserved and underserved areas of Turner County and the Cities of Ashburn, Rebecca, and Sycamore. The specific action items in the action plan are listed below, and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 9).

Broadband Action Steps

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|----------------|--------------------------|----------------|----------------|-------|-------|-------|-------|-------|
| Work with broadband providers to encourage expansion of broadband services | Staff time | Turner County and Cities | General funds | 9.1 | * | * | * | * | * |
| Conduit should be laid during road improvement to streamline fiber expansion | Staff time | Turner County and Cities | General funds | 9.2 | * | * | * | * | * |

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5. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

| Quality Community Objective | Notes on consistency with Comprehensive Plan for Turner County and the Cities of Ashburn, Rebecca, and Sycamore |
|--|---|
| <p>1. Economic Prosperity Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p> | <p>Community activities, including economic development efforts, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Business incubator • Corridor study • Downtown program |
| <p>2. Resource Management Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p> | <p>Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Pervious paving • Riparian buffers • Water resource protection |
| <p>3. Efficient Land Use Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p> | <p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Adaptive reuse • Brownfield redevelopment • Infill development program • Preserve agriculture land use • Urban redevelopment plan |

| Quality Community Objective | Notes on consistency with Comprehensive Plan for Turner County and the Cities of Ashburn, Rebecca, and Sycamore |
|--|--|
| <p>4. Local Preparedness Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p> | <p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff. Recommended best practices:</p> <ul style="list-style-type: none"> • All-hazards strategy • Comprehensive planning • Professional development-planning staff |
| <p>5. Sense of Place Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community’s character.</p> | <p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Code enforcement • Design guidelines |
| <p>6. Regional Cooperation Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p> | <p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices:</p> <ul style="list-style-type: none"> • Regional roundtable • Shared service agreements |
| <p>7. Housing Options Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p> | <p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Georgia Initiative for Community Housing • Housing for the disadvantaged • Housing for the elderly • Inclusionary zoning • Land bank • Mixed-income housing |

| Quality Community Objective | Notes on consistency with Comprehensive Plan for Turner County and the Cities of Ashburn, Rebecca, and Sycamore |
|---|--|
| <p>8. Transportation Options Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p> | <p>Transportation goals, policies, and projects are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Complete streets • Sidewalk/trail network • Improving street connectivity • Maximize use of on-street parking • Safe Routes to School |
| <p>9. Educational Opportunities Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p> | <p>Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Public internet access • Transportation to educational facilities • Work ready program |
| <p>10. Community Health Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p> | <p>Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> • Transportation to services |

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6.1. Report of Accomplishments (2021- 2025 Community Work Program)

Turner County 2021-2025 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|--------------------------------------|---|--|----------------|-------|-------|-------|-------|-------|---|
| CULTURAL RESOURCES | | | | | | | | | | |
| Continue to restore the old Turner County Jail (Reworded) | \$65,000 (Increased to \$250,000) | Turner County | General funds, grants (Grants Listed) | 1.1b | * | * | * | * | * | Underway |
| Erect signage for the Desoto Trail Encounter and Civil War sites | \$5,000 | Historic Committee; (Changed to Turner County & Chamber) | General funds, grants (Grants Listed) | 1.1d | * | * | * | * | * | Postponed due to lack of representation |
| ECONOMIC DEVELOPMENT | | | | | | | | | | |
| Construct Gateways into the County (Reworded) | \$150,000 | Turner County Development Authority | General funds, grants (Grants Listed) | 2.3e | * | * | * | * | * | Underway |
| Promote economic development through programs conducted jointly with the Development Authority and Chamber of Commerce | Staff time | Turner County, Cities of Ashburn, Rebecca, and Sycamore (Changed to TCDA/County/Cities) | General funds | 2.1b | * | * | * | * | * | Underway |
| LAND USE | | | | | | | | | | |
| Construct new parks and recreational facilities (Reworded) | \$500,000 | Turner County (Added Turner County Schools) | General funds, grants, LWCF (Grants Listed) | 6.4a | * | * | * | * | * | Underway |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | | |
| Expand Airport Hangar and Fuel Facility (Add another objective) | \$250,000 | Turner County/Airport Authority | General funds, grants, Airport Authority (Grants Listed) | 6.5b | * | | | | | Underway |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|----------------|----------------------------------|--|------------------|-------|-------|-------|-------|-------|---|
| Purchase personal protective equipment for 35 firefighters <i>(Changed to 44 firefighters)</i> | \$100,000 | Turner County | General funds, FEMA <i>(Grants Listed)</i> | 6.11a | * | * | * | * | * | Underway |
| Add small gym to the Recreation center | \$100,000 | Turner County | General funds, grants | 6.4a, 6.4b | * | * | * | * | * | Completed |
| Provide broadband access on school buses | \$200,000 | Turner County Board of Education | General funds, grants | 6.8a | * | * | * | * | * | Completed |
| Purchase land and install a repeater tower for communication between public safety agencies | \$500,000 | Turner County | General funds, grants <i>(Listed Grants)</i> | 7.1a | * | * | * | * | * | Underway |
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: 1. Raines Road 2. Mobile Home Park (MLK JR and SR 112) 3. Mobile Home Park (Cannon Road and Joe Lawrence) 4. Freeman Road, 5. Brady Road, 6. Brody Road 7. John Pate Road 8. Lloyd Road 9. Watson Circle 10. Zorn Road 11. Stanford Road (This is a LMIG and CDBG combination as to length) 12. Alberson Road (This is a LMIG and CDBG combination as to length) | \$2,000,000 | Turner County | General funds, CDBG, LMIG, other grants | 6.1a, 6.2a, 6.2b | * | * | * | * | * | 1. Underway 2. Completed 3. Completed 4. Cancelled – due to funding 5. Cancelled – this is a private road 6. Cancelled – this is a private road 7. Completed 8. Completed 9. Canceled–this is a private road 10. Cancelled due to funding shortfalls 11. Completed 12. Completed |
| Devise and implement a strategy to pass another five-year SPLOST <i>(moved to Intergovernmental Coordination)</i> | Staff time | Turner County | General funds | 6.5a | * | * | * | * | * | Ongoing |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|---|----------------|----------------------------------|-----------------------|----------------|-------|-------|-------|-------|-------|---------------------------------------|
| Establish a College & Career Academy (Not carried over due to FLEX program approval) | Staff time | Turner County Board of Education | General funds, grants | 2.6a | * | * | * | * | * | Canceled-due to FLEX program approval |
| Work with broadband providers to encourage expansion of broadband services (Moved to Broadband) | Staff time | Turner County | General funds | 6.7a | * | * | * | * | * | Ongoing |
| Upgrade and interconnect Public Safety and Road Department radio systems | \$200,000 | Turner County | General funds | 7.3a | * | * | * | * | * | Completed |

City of Ashburn 2021-2025 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|-----------------------------------|---|--|------------------|-------|-------|-------|-------|-------|-------------------------------------|
| CULTURAL RESOURCES | | | | | | | | | | |
| Ashburn Station Park upgrades (lights, signs, and other facilities) | \$10,000 | City of Ashburn | General funds, grants (listed grants) | 2.7c, 6.4b | * | * | * | * | * | Underway |
| Renovate Elrod Park building (expanded language for clarification) | \$15,000 | City of Ashburn, Downtown Development Authority | General funds, grants, DDA funds (listed grants) | 1.4a, 1.4b, 2.7c | * | * | * | * | * | Underway |
| Renovate Crime & Punishment Museum (expanded language for clarification) | \$300,000 | City of Ashburn, Downtown Development Authority | General funds, grants, DDA funds (listed grants) | 1.3a | * | * | * | * | * | Underway |
| Restore World's Largest Peanut monument | \$50,000 | City of Ashburn, Downtown Development Authority | General funds, grants, DDA funds | 1.5a | * | * | * | * | * | Completed |
| Install concrete surface under Weslyn Methodist Tabernacle and campground (combined and reworded with project below) | \$25,000 (Re-estimated cost) | City of Ashburn (Added DDA) | General funds, grants (listed grants) | 6.4b | * | * | * | * | * | Underway |
| Renovate Bunkhouse Building interior (combined and reworded with project above) | \$30,000 (Re-estimated cost) | City of Ashburn (Added DDA) | General funds, grants (listed grants) | 2.7c | * | * | * | * | * | Underway |
| HOUSING | | | | | | | | | | |
| Sell vacant lots for development of new housing | Staff time | City of Ashburn, Downtown Development Authority | City and DDA funds | 3.1e | * | * | * | * | * | Completed |
| Rehabilitate approximately 40 homes of senior citizens through the CHIP and CDBG programs (reworded) | \$50,000 each (Re-estimated cost) | City of Ashburn | CHIP, CDBG, USDA (listed grants) | 3.3c | * | * | * | * | * | Postponed due to funding shortfalls |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|-------------------------------|----------------------------|---|----------------|-------|-------|-------|-------|-------|--|
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | | |
| Implement Resurfacing, streetscape improvements, and park on SR-7 and SR-112; and on other roads as needed, including sidewalk improvements and drainage | \$200,000 (Re-estimated cost) | City of Ashburn, GDOT | LMIG | 6.1a | * | * | * | * | * | Underway |
| Resurface 0.51 miles of local roads | \$65,000 | City of Ashburn (add GDOT) | LMIG (update funding) | 6.1a | * | * | * | * | * | Underway |
| Conduct water study/water leak survey | \$15,000 | City of Ashburn | General funds, grants (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Repair water tower and pump | \$50,000 | City of Ashburn | General funds, grants (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Upgrade water and sewer lines citywide | \$2 million | City of Ashburn | General funds, CDBG, USDA (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Implement radio read for city utilities | \$1 million | City of Ashburn | General funds, grants (listed grants) | 6.5a | * | * | * | * | * | Completed |
| Conduct sewer infiltration/inflow studies | \$30,000 | City of Ashburn | General funds, grants (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Reconstruct sewer lines | \$20 million | City of Ashburn | General funds, CDBG, USDA (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Acquire 6 to 8 new vehicles and rotate every 2 to 3 years | \$160,000 | City of Ashburn | General funds, USDA (listed grants) | 6.5a | * | * | * | * | * | Underway |
| Conduct a parking study for Downtown Ashburn (Removed due to cancelled) | Staff time | City of Ashburn | General funds, grants | 2.8a | * | * | * | * | * | Cancelled due to lack of dedicated staff |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|----------------|-------------------|---------------------|----------------|-------|-------|-------|-------|-------|--------------------------------------|
| Upgrade the existing walking trail and/or construct an additional walking trail (Removed due to cancelled) | \$200,000 | City of Ashburn | General funds, LWCF | 6.10a | * | * | * | * | * | Cancelled due to difficult to access |

Town of Rebecca 2021-2025 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|-------------------------------------|-------------------|---|----------------|-------|-------|-------|-------|-------|----------|
| ECONOMIC DEVELOPMENT | | | | | | | | | | |
| Purchase septic tanks for prospective businesses (such as Dollar General) | \$280,000 | Town of Rebecca | General funds, grants (Listed Grants) | 6.5a | * | * | * | * | * | Underway |
| HOUSING | | | | | | | | | | |
| Rehabilitate 20-25 dilapidated homes (changed the number of homes) | \$1,250,000 (Re-estimated the cost) | Town of Rebecca | CHIP, CDBG, USDA | 3.3c | * | * | * | * | * | Underway |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | | |
| Replace 40-year-old water and sewer lines | \$1 million | Town of Rebecca | General funds, grants, CDBG, USDA (Listed grants) | 6.5a | * | * | * | * | * | Underway |
| Resurface and repair roads as needed, including drainage (reworded to add clarity) | \$500,000 | Town of Rebecca | General funds, grants, CDBG, USDA (Listed grants) | 6.1a | * | * | * | * | * | Underway |
| Implement sidewalk improvements citywide and construct new sidewalks where needed | \$500,000 | Town of Rebecca | General funds, grants (Listed grants) | 6.3a | * | * | * | * | * | Underway |

City of Sycamore 2021-2025 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|---|--|---|--|----------------|-------|-------|-------|-------|-------|--|
| CULTURAL RESOURCES | | | | | | | | | | |
| Perform demolition and abatement of Sycamore Elementary School | \$500,000 | City of Sycamore | General funds, grants <i>(Listed grants)</i> | 1.1b, 6.9a | | | * | | | Underway |
| HOUSING | | | | | | | | | | |
| Rehabilitate 10 low-income homes <i>(Removed due to being cancelled)</i> | \$500,000 | City of Sycamore | General funds, CDBG, CHIP | 3.3c | * | * | * | * | * | Cancelled due to lack of public support |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | | |
| Resurface 4.5 miles of local roads, including sidewalks and drainage as needed <i>(update verbiage to include specific streets)</i> | \$450,000 | City of Sycamore <i>(include GDOT)</i> | General funds, grants <i>(Listed grants)</i> | 6.1a | * | * | * | * | * | Underway |
| Install bar screen at wastewater treatment facility) | \$20,000 <i>(Re-estimated funding)</i> | City of Sycamore | General funds, grants, USDA <i>(Listed grants)</i> | 6.5a | | * | | | | Cancelled to FY 2030 due to insufficient funding & staff |
| Install sidewalks on US-41 from the northern boundary of the city to the southern boundary | \$2,000,000 <i>(Re-estimated funding)</i> | City of Sycamore | Grant, GDOT, CDBG <i>(Listed grants)</i> | 6.3b | | | * | * | * | Cancelled due to funding shortfalls |
| Install pavilion, grills, playground equipment, and 1 shed in Sycamore City Park <i>(removed – completed)</i> | \$100,000 | City of Sycamore | General funds, grants, LWCF | 6.4a | | * | | | | Completed |
| Demolish the Maintenance/Warehouse Building | \$100,000 <i>(Re-estimated funding)</i> | City of Sycamore | General funds, grants | 1.1b | * | | | | | Cancelled due to funding shortfalls |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | RELATED POLICY | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | STATUS |
|--|----------------|-------------------|---|----------------|-------|-------|-------|-------|-------|--|
| Construct a new Public Works Warehouse Building | \$100,000 | City of Sycamore | General funds, grants, USDA (Listed grants) | 6.5a | | * | | | | Postponed due to funding shortfalls |
| Install utilities, drainage, and paving in Crepe Myrtle Trailer Park (Removed – Completed) | \$577,000 | City of Sycamore | CDBG, USDA | 6.5a | * | | | | | Completed |
| Purchase property for parking lot for City Court (Removed – Canceled) | \$100,000 | City of Sycamore | General funds, grants, USDA | 6.5a | | * | * | * | | Canceled-tied in Heirs Property. Expanded City Park renamed Woodruff Park to use for the park and City Court Parking |
| Implement citywide sewer system repairs to correct inflow and infiltration problems | \$1,000,000 | City of Sycamore | General funds, CDBG, other grants (Listed grants) | 6.5a | | * | * | * | | Underway |

7.2. 2026 - 20230 Community Work Program

Turner County 2026-2030 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|----------------|------------------------|--|--------|-------|-------|-------|-------|-------|
| CULTURAL RESOURCES | | | | | | | | | |
| Continue to restore and renovated the old Turner County Jail/Crime & Punishment Museum | \$250,000 | Turner County | HP fund, CDBG, GA Heritage Grant Program | | * | * | * | * | * |
| Erect signage for the Desoto Trail Encounter and Civil War sites | \$5,000 | Turner County, Chamber | General funds, HP fund, American Battlefield Protection Program Grans; National Register Signage Grant, DAR Historic Preservation Grants Development Authority | | * | * | | | |
| Restore and renovate courthouse NEW-Annually | \$1 Million | Turner County | General fund, SPLOST, GA Heritage Grant Program, 1772 Foundation Grants for Georgia, Tourism Product Development Grants; One Georgia | | * | * | * | * | * |
| Annual fund the library NEW-Annually | \$100,000 | Turner County | General fund, SPLOST, USDA, LIFT Grants | | * | * | * | * | * |
| Support Fire Ant Festival NEW-Annually | \$5,000 | Turner County, Chamber | General fund, SPLOST | | * | * | * | * | * |
| ECONOMIC DEVELOPMENT | | | | | | | | | |
| Construct Gateways into the County; Create wayfinding signage on I-75 New | \$150,000 | TCDA/Turner County | General funds, REBC Grant Program | | * | * | * | * | * |
| Promote economic development through programs conducted jointly with the Development Authority and Chamber of Commerce | Staff Time | TCDA/County/Cities | General Funds | | * | * | * | * | * |
| Update ordinances to remove restrictive ordinances that restrict growth New | Staff Time | Turner County | General Funds | | * | * | * | * | * |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|------------------|---|--|--------|-------|-------|-------|-------|-------|
| Update website to be more conducive for economic development New | \$2,400 | Turner County | General Funds | | * | * | * | * | * |
| Promote industrial lots via industrial development authority and websites New | Staff Time | Turner County | General Funds; One Georgia | | * | * | * | * | * |
| Research economic incentives to recruit industries New | Staff Time | Turner County/Development Authority | General Funds; One Georgia | | * | * | * | * | * |
| Adopt GIS Map Countywide New | \$2,000 annually | Turner County | General Funds | | * | * | * | * | * |
| Discuss and identify potential new locations of another industrial park New | \$1,000 | Turner County/Development Authority | General Funds | | * | * | * | * | * |
| LAND USE | | | | | | | | | |
| Construct new parks and recreational facilities near the Turner County recreation complex New | \$500,000 | County/ Turner County Schools | County/RTP Grants | | * | * | * | * | * |
| HOUSING | | | | | | | | | |
| Review Ordinances to allow for tiny home and other affordable housing New | Staff Time | Turner County | General funds | | * | | | | |
| Promote USDA Housing Loan Programs on websites New | Staff Time | Turner County | General funds | | | * | * | * | |
| Promote Georgia Heirs Property Law Center to educate property owners on Heirs Property New | Staff Time | Turner County/Development Authority/Family Connection | General funds | | * | * | * | | |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | |
| Expand airport t-hanger and fuel facility New-included t-hanger | \$250,000 | Turner County/Airport Authority | General funds, SPLOST, ATP, AIP, FAA, GA State Block Grant Program | | * | * | * | | |
| Coordinate with Airport Authority to grow the airport in response to business needs New | Staff Time | Turner County/ Airport Authority | General Funds | | * | * | * | * | * |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|----------------|---|--|--------|-------|-------|-------|-------|-------|
| Foster all TCDA job prospecting, marketing of vacant spec buildings, and land, Job training and education programs New | \$100,000 | Turner County Development/Chamber | General Funds/SPLOST | | * | * | * | * | * |
| Renovate Phoebe Building New | \$150,000 | Turner County | General Funds/SPLOST | | * | * | * | | |
| Support the Turner County Development Authority efforts to prepare financial packages for existing and new businesses/industries New | Staff Time | Turner County/Development Authority/Chamber | General Funds/SPLOST | | * | * | * | * | * |
| Update flooring in annex and election buildings New | \$100,000 | County | General Funds/SPLOST | | * | * | * | | |
| Purchase personal protective equipment and turn out gear for 44 firefighters Updated number of firefighters – Ongoing | \$100,000 | County | General Funds/AFG/SAFER/USDA/Firehouse Subs Public Safety Foundation | | * | * | * | * | * |
| Purchase land and install a repeater tower for communication between public safety agencies | \$500,000 | Turner County | General Funds/SPLOST/EMPG/AFG | | * | * | * | * | * |
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: Raines Road | \$12 Million | Turner County | TSPLOST/TIA1; TIA 2 | | * | * | * | * | * |
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: New Water Loo Rebecca Hwy | \$12 Million | Turner County | TSPLOST/TIA1; TIA 2 | | * | * | * | * | * |
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: New Hobby Road | \$12 Million | Turner County | TSPLOST/TIA1; TIA 2 | | * | * | * | * | * |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|----------------|---|---------------------------------------|--------|-------|-------|-------|-------|-------|
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: New Reid Road | \$12 Million | Turner County | TSPLOST/TIA1; TIA 2 | | * | * | * | * | * |
| Resurface/pave/repair approximately 20 miles of County roads, and improve drainage, including but not limited to the following: New Glynn Cook Road | \$12 Million | Turner County | TSPLOST/TIA1; TIA 2 | | * | * | * | * | * |
| Resurface Roads: New Coverdale Hwy | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Resurface Roads: New Denham Road | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Resurface Roads: New Jeanette Avenue | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Resurface Roads: New Jeff Avenue | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Resurface Roads: New Rick Avenue | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Resurface Roads: New Fire Tower Road | \$2.2 Million | Turner County | General funds; GDOT; TSPLOST; LMIG | | * | * | * | * | * |
| Purchase Road Department, EMS & Fire Vehicles New | \$2 Million | Turner County | General Funds; TSPLOST; SPLOST; FLOST | | * | * | * | * | * |
| INTERGOVERNMENTAL COORDINATION | | | | | | | | | |
| Devise and implement a strategy to pass another five-year SPLOST New | Staff Time | Turner County/Cities/ Development Authority | General Funds | | * | | | * | * |
| Participate in SDS updates for services to including Public Health New | Staff Time | Turner County/Cities | General Funds | | | * | | | |
| Participate in the development of updating of the Hazard Mitigation Plan New | Staff Time | Turner County/Cities/ Development Authority | GEMA, FEMA, and General Funds | | | * | * | | |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|------------------|--|----------------------------------|--------|-------|-------|-------|-------|-------|
| Participate in the development and updating of the Joint Comprehensive Plan New | Staff Time | Turner County/Cities/ Development Authority | General Funds | | | | | | * |
| Partner with college & career academy to create county interns New | Staff Time | Turner County/Board of Education/Turner County | General Funds | | * | * | * | * | * |
| Create a junior fire academy New | Staff Time | Turner County/Board of Education | General Funds | | * | * | * | * | * |
| HEALTH | | | | | | | | | |
| Build a new health department New | \$1,000,000 | Turner County | General Funds; RTP, CDBG, SPLOST | | * | * | * | * | * |
| Recruit new gyms to locate in the community; i.e. YMCA New | Staff time | Turner County Development Authority | General funds | | * | * | * | | |
| Create fitness trails New | \$5000 per trail | Turner County | General funds; Grants RTP | | | * | * | | |
| BROADBAND | | | | | | | | | |
| Work with Broadband providers to encourage expansion of broadband services | Staff time | Turner County | General Funds; Broadband funds | | * | * | * | * | * |
| Conduit should be laid during road improvement to streamline fiber expansion New | Staff time | Turner County and Cities | General funds | | * | * | * | * | * |

City of Ashburn 2026-2030 Community Work Program

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|--|----------------|---|--|--------|-------|-------|-------|-------|-------|
| CULTURAL RESOURCES | | | | | | | | | |
| Ashburn Station Park upgrades (lights, signs, and other facilities) | \$10,000 | City of Ashburn | General fund | | * | | | | |
| Digitize Ashburn Cemetery Records New | \$2,000 | City of Ashburn, SGRC | General Funds | | | * | * | * | |
| Renovate Elrod Park building; inspect building and list improvement; Develop a City Survey for ideas for future uses as a military museum, community event or cultural center; co-working & entrepreneur hub; visitor & tourism hub; veterans resource & education center. Look into a National Register of Historic Places nomination | \$15,000 | City of Ashburn, Downtown Development Authority (DDA) | General funds, DDA funds, SPLOST, CDBG, GA Heritage Grant Program; 1772 Foundation Grants for GA | | * | * | * | * | * |
| Renovate Crime & Punishment Museum; inspect building & list improvements; develop a community survey for ideas for future use | \$300,000 | City of Ashburn; DDA | General funds, DDA funds, SPLOST, CDBG, GA Heritage Grant Program; 1772 Foundation Grants for GA | | | * | * | * | |
| Install electrical upgrades for Wesleyan Methodist Tabernacle and Bunkhouse Building interior and campground; fence the property and obtain a survey | \$50,000 | City of Ashburn | HP fund, CDBG, GA Heritage Grant Program; 1772 Foundation Grants for GA | | | * | * | * | * |
| Annually promote Fire Ant Festival, Juneteenth and other community events annually via city website, social media, and other outlets New | \$1,250 | City of Ashburn | General funds | | * | * | * | * | * |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|----------------|--|---|--------|-------|-------|-------|-------|-------|
| Update Historic Driving tour brochures and plaques/signs New | \$5,000 | City of Ashburn/Historic Preservation Board | General funds & DDA | | * | | * | | * |
| Update Historic Preservation Ordinance to protect 3 historic districts New | Staff Time | City of Ashburn/Historic Preservation Board | General funds | | * | * | * | * | * |
| HOUSING | | | | | | | | | |
| Renovate 40 homes of senior citizens through the CHIP program | \$1.8 million | City of Ashburn | CHIP, CDBG, USDA | | | | * | * | * |
| Purse funding sources for community housing revitalization and affordable development New | \$1 million | City of Ashburn/DDA | CHIP, CDBG, USDA, EDA | | * | * | * | | |
| Partner with the Georgia Heirs Law Center to host virtual Lunch and Learns New | Staff Time | City of Ashburn/ Development Authority/ Family Connections | General Fund | | * | * | * | | |
| LAND USE | | | | | | | | | |
| Reestablish and keep training Community Planning Commission members New | \$2000 | City of Ashburn | General fund | | * | * | * | * | * |
| Update Zoning Ordinance and add zoning ordinance to website New | Staff Time | City of Ashburn | General fund | | * | * | | | |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | |
| Implement Resurfacing, streetscape improvements, and park on SR-7 and SR- 112; and on other roads as needed, including sidewalk improvements and drainage | \$250,000 | City of Ashburn; GDOT | LMIG | | * | * | * | * | * |
| Resurface 0.51 miles of local roads | \$65,000 | City of Ashburn; GDOT | LMIG | | * | * | * | * | * |
| Conduct water study/water leak survey | \$15,000 | City of Ashburn | City of Ashburn; CDBG; ECWAG; USDA Water & Waste Disposal Loan and Grant Program; EPA drinking water State Revolving Fun; GEFA Loan | | | | * | * | |

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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|-------------------|-------------------|--|--------|-------|-------|-------|-------|-------|
| Repair 3 water towers and pumps | \$500,000 | City of Ashburn | General Fund; SPLOST; CDBG; ECWAG; USDA Water & Waste Disposal Loan and Grant Program; EPA drinking water State Revolving Fun; GEFA Loan | | | * | * | * | * |
| Upgrade water & sewer lines citywide | \$2 million | City of Ashburn | General Fund; SPLOST; CDBG; ECWAG; USDA Water & Waste Disposal Loan and Grant Program; EPA drinking water State Revolving Fun; GEFA Loan | | | * | * | * | * |
| Conduct sewer infiltration/inflow studies | \$30,000 | City of Ashburn | General Fund; SPLOST; ECWAG; USDA Water & Waste Disposal Loan & Grant Program; GEFA Loan | | * | * | * | | |
| Reconstruct sewer lines | \$20 million | City of Ashburn | General Fund; SPLOST; CDBG; ECWAG; USDA Water & Waste Disposal Loan and Grant Program; EPA drinking water State Revolving Fun; GEFA Loan | | | * | * | * | * |
| Acquire 6 to 8 new vehicles and rotate every 2 to 3 years | \$160,000 | City of Ashburn | General Funds; USDA | | * | * | * | * | * |
| Become compliant with annual audits New | \$10,000 per year | City of Ashburn | General Fund | | * | * | * | * | * |
| Quotes & purchase for a ladder truck New | \$1 million | City of Ashburn | General Funds/AFG/SAFER/USDA/Firehouse Subs Public Safety Foundation | | * | * | * | * | * |
| Maintain Fire training building New | \$25,000 | City of Ashburn | General Funds/AFG/SAFER/USDA/Firehouse Subs Public Safety Foundation | | * | * | * | * | * |
| Purchase new turn out gear New | \$200,000 | City of Ashburn | General Funds/AFG/SAFER/USDA/Firehouse Subs Public Safety Foundation | | * | * | * | * | * |
| Build fire station bunkhouse New | \$1 million | City of Ashburn | General Funds/AFG/SAFER/USDA/Firehouse Subs Public Safety Foundation | | * | * | * | * | * |
| Create a public safety citizen academy New | \$5,000 | City of Ashburn | General Fund – Fire Dept | | * | * | * | * | * |
| Update employee handbook New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |




Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
 Draft February 2, 2026

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|--------------------------|---|--|--------|-------|-------|-------|-------|-------|
| Annual staff & elected official training New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Update beautification plan for Downtown Ashburn New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Update website to include more community information including links to chamber of commerce and other economic development outlets; and community events New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Economic Development | | | | | | | | | |
| Promote Stability and improvement matching grant for all Ashburn commercial businesses New | Staff Time | City of Ashburn/ Development Authority | General Fund | | * | * | * | * | * |
| Create a How-to Start a business in Ashburn (Include Business License, water, taxes etc) (Or Link to Chamber site) New | Staff Time | City of Ashburn/ Chamber | General Fund | | * | * | * | * | * |
| Research Enterprise Zones for Ashburn New | Staff Time/SGRC Planning | City of Ashburn/ Development Authority | General Fund | | * | * | * | * | * |
| Natural Resources | | | | | | | | | |
| Research possibility for a farmer's market in the tabernacle New | Staff Time | City of Ashburn/ Chamber | General Fund | | * | * | * | * | |
| Food bank drive thrus and Backpack buddies to partner with local food providers New | Staff Time | City of Ashburn / Family Connections | General Fund | | * | * | * | * | |
| Partner with local businesses to do coat and hygiene drives New | Staff Time | City of Ashburn/ Chamber | General Fund | | * | * | * | * | |
| Adopt A Street Program and create a Keep Ashburn Beautiful New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | |
| Health | | | | | | | | | |
| Support efforts to recruit a YMCA New | Staff Time | City of Ashburn | General Fund; Development Authority funds | | * | * | * | * | |
| Work with health center to recruit a 24-hour urgent care New | Staff Time | City of Ashburn | General Fund; Development Authority funds | | * | * | * | * | |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
 Draft February 2, 2026

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|----------------|--|----------------------------------|--------|-------|-------|-------|-------|-------|
| Partner with Red Cross on providing free training to citizens like community CPR programs New | Staff Time | City of Ashburn | General Funds; Red Cross funding | | * | * | * | * | |
| Intergovernmental | | | | | | | | | |
| Activate the Ashburn DDA, HPB, Arts Council, and recruit community entities including churches and other volunteer organizations New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Create a youth council one for the Board of Education New | Staff Time | City of Ashburn/ Board of Education/ GMA | General Fund | | | * | * | * | * |
| Post City Councils' meetings/minutes online New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Participate in the development and update of the Hazard Mitigation Plan New | Staff Time | Turner County & Cities | GEMA, FEMA, General Fund | | | * | * | | |
| Participate in the development and update of the Joint Comprehensive Plan New | Staff Time | Turner County & Cities | General Fund | | | | | | * |
| Participate in SDS agreements by December 31, 2027 New | Staff Time | Turner County & Cities | General Fund | | * | * | * | | |
| Transportation | | | | | | | | | |
| Continue partnership with SGRC Transit Service New | Staff Time | City of Ashburn | General Fund | | * | * | * | * | * |
| Work with City Engineer to crate a pedestrian walkway from East to West part of Ashburn New | Staff time | City of Ashburn | General fund; GDOT; TA | | * | * | * | * | * |
| Broadband | | | | | | | | | |
| Continue to support Broadband infrastructure New | Staff Time | City of Ashburn | General Fund; Broadband funds | | * | * | * | * | * |

ASHBURN HISTORIC RESOURCES

| | | |
|--|---|--|
|  |  |  |
| <p>Henry T. Elrod Welcome Center- Historically Significant site after Turner County native & Medal of Honor recipient for heroism in WWII. Served as bank building in the early 1900s before being repurposed as a welcome center.</p> | <p>Crime & Punishment in Ashburn was previously the Turner County Jail, a Romanesque style brick building constructed in 1906-1907. The sheriff lived on the ground floor & the prisoner were confined to upstairs. It housed an execution chamber with a trapdoor. Listed on National Register of Historic Places in 1982.</p> | <p>Wesleyan Campground and Bunkhouse Building was established in 1901-1902 and is one of few camp-meeting sites. It houses a post-and beam tabernacle with seating for 400 people and a frame kitchen with a sleeping hall with 8 simple rooms for overnight guests. Listed on National Register of Historic Places in 1998.</p> |

Town of Rebecca

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|----------------|-------------------|---|--------|-------|-------|-------|-------|-------|
| CULTURAL RESOURCES | | | | | | | | | |
| Renovation of parks and trails New | \$20,000 | Town of Rebecca | General fund, RTP grants | | * | * | * | | |
| ECONOMIC DEVELOPMENT | | | | | | | | | |
| Purchase septic tanks for prospective businesses (such as Dollar General) | \$280,000 | Town of Rebecca | CDBG; USDA; SPLOST | | | | * | | |
| HOUSING | | | | | | | | | |
| Renovate 5 dilapidated homes -Updated number to 5 | \$640,000 | Town of Rebecca | CHIP, CDBG, USDA | | * | * | * | * | * |
| Rehabilitate or build houses on Church Street New | \$765,298 | Town of Rebecca | CHIP, CDBG, USDA | | | | | | |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | |
| Replace 40-year-old water lines | \$1 million | Town of Rebecca | General funds, GEFA, CDBG, USDA | | * | * | * | * | * |
| Resurface & repair roads as needed, including drainage; Updated Streets: Resurface North Double Run Street | \$500,000 | Town of Rebecca | General fund, grants, SPLOST | | * | * | | | |
| Resurface South Washington Street New | \$500,000 | Town of Rebecca | General funds; LMIG; GDOT; LOST | | | * | | | |
| Implement sidewalk improvements citywide and construct new sidewalks where needed | \$500,000 | Town of Rebecca | General funds; LMIG | | * | * | * | * | * |
| Continue training and recruiting new volunteer fire fighters; look into incentives, like free training; recognition programs for recruitment New | \$1,000 | Town of Rebecca | General funds; AFG; SAFER Grant; GFSTC; NVFC; Firehouse Subs Public Safety Foundation | | * | * | * | * | * |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
 Draft February 2, 2026

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|----------------|---------------------------------------|--------------------------------------|--------|-------|-------|-------|-------|-------|
| Repair and replace playground equipment; phased recreational improvement project New | \$10, 000 | Town of Rebecca | General Funds; RTP | | | * | * | * | * |
| Review/Update Ordinances New | Staff Time | Town of Rebecca | General Funds | | * | * | * | * | * |
| Maintain Community Center New | Staff Time | Town of Rebecca | General Funds | | * | * | * | * | * |
| CULTURAL RESOURCES | | | | | | | | | |
| Promote Independence Day Festival in Rebecca New | Staff Time | Town of Rebecca | General Funds | | | * | * | * | * |
| Promote mobile library twice a month New | Staff Time | Town of Rebecca | General Funds | | * | * | * | * | * |
| ECONOMIC DEVELOPMENT | | | | | | | | | |
| Promote Stability and Improvement matching grant for all Rebecca Commercial business New | Staff Time | Town of Rebecca/Development Authority | General Funds; Development Authority | | * | * | * | * | * |



Community and SGRC AI Proposals for Phased playground and trails to connect two parks in Rebecca



Community and SGRC AI Proposals for Trail and Gateway improvements in Rebecca.

City of Sycamore

| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|-----------------------------------|------------------------|---|--------|-------|-------|-------|-------|-------|
| CULTURAL RESOURCES | | | | | | | | | |
| Perform demolition and abatement of Sycamore Elementary School | \$500,000 | City of Sycamore | General Funds; CDBG; EPD Brownfields grants; USDA Rural Development Grant | | | | * | * | * |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | | |
| Resurface 4.5 miles of local roads, including sidewalks and drainage as needed: Updated Streets *Labelle Ave *Brown Ave | \$25,000 | City of Sycamore; GDOT | General funds, LMIG; GDOT grants | | * | * | | * | * |
| Quotes for a bar screen at the wastewater treatment facility New | Staff Time | City of Sycamore | General Funds | | * | | | | |
| Quotes for sidewalks on US-41 from the northern boundary to the southern boundary of the city New | Staff Time | City of Sycamore | General funds | | | * | | | |
| Design and build sidewalks on US-41 from the northern boundary to the southern boundary of the city Reworded to design and build | \$1 Million | City of Sycamore | General Funds; CDBG; GDOT TAP; SRTS; CDBG; USDA | | | * | * | * | * |
| Quotes for demolition of the Maintenance/Warehouse building New | Staff Time | City of Sycamore | General funds; | | | * | | | |
| Construct a new Public Works Warehouse Building | \$1 Million (Updated cost) | City of Sycamore | Grant, CDBG; SPLOST; USDA Community Facilities; | | | | * | * | * |
| Implement citywide sewer system repairs to correct inflow and infiltration problems | \$1,000,000 | City of Sycamore | GEFA loan; general funds | | | * | * | * | |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
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| PROJECTS | ESTIMATED COST | RESPONSIBLE PARTY | FUNDING SOURCE | STATUS | FY 26 | FY 27 | FY 28 | FY 29 | FY 30 |
|---|----------------|-------------------|---------------------------------|--------|-------|-------|-------|-------|-------|
| Inventory of lead and GRR pipes to be replaced New | \$80,000 | City of Sycamore | GEFA loan; general funds | | | * | | | |
| Phased replacement of water pipes as needed New | \$1 Million | City of Sycamore | GEFA loan; general funds | | * | | | | |
| Pump station rehab for wastewater New | \$600,000 | City of Sycamore | GEFA loan; general funds | | | * | | | |
| Water meter replacement to digital New | \$450,000 | City of Sycamore | GEFA loan; general funds | | * | * | * | | |
| Purchase hydro excavation truck or trailer New | \$500,000 | City of Sycamore | GEFA loan; general funds | | | | * | * | * |
| GPS water and sewer lines in Digital GIS Maps New | \$2,000 | City of Sycamore | General funds | | | | * | * | * |
| Purchase Police Vehicle New | \$50,000 each | City of Sycamore | General funds; COPS; AFG; SAFER | | | | * | * | * |
| Purchase Bucket Truck New | \$100,000 | City of Sycamore | General funds; GEFA; SPLOST | | | | * | * | * |

8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

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

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable goals and objectives for the region, a plan of action to ensure success, and performance measures used to evaluate the strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, Problems, and Opportunities. Conversely, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the "Economic Development" subsections of the relevant sections of this Comprehensive Plan (goals in Section 1, needs and opportunities in Section 2, policies in Section 6, and work program projects in Section 7).

Furthermore, included below are goals, objectives, and strategies from the regional CEDS that are strongly aligned with the current economic development goals of Turner County and the Cities of Ashburn, Rebecca, and Sycamore.

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

Objectives:

Promote regional collaboration for even stronger networks between 18 counties.

Strategies:

- Strengthen and expand existing entrepreneurial support networks in rural areas.
- Promote business and entrepreneur learning opportunities.
- Focus on ways to encourage and facilitate regional tourism.

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

Objectives:

Improve broadband access in rural communities.

Strategies:

- Develop small cells in communities without reliable broadband access.

- Provide incentives for broadband.

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

Objectives:

Develop a well-trained professional, technical, and skilled workforce capable of accommodating new industry and maintaining existing industry.

Strategies:

- Market workforce development programs that enable youth and adults to pursue higher education opportunities.

Improve efforts to prepare workers for available jobs.

Strategies:

- Support educational institutions to provide learning/skill development opportunities.
- Work closely with business and industry to ensure that the system is not only producing workers to meet its immediate needs, but making adjustments in anticipation of future needs and technological changes.

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

Objectives:

Revitalize downtowns throughout the region.

Strategies:

- Collaborate to develop county-wide historic preservation plans.
- Promote downtown areas for tourism and recreation.
- Increase code enforcement in communities surrounding downtown areas.

Facilitate vibrant, attractive communities.

Strategies:

- Rehabilitate dilapidated housing throughout the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

Develop strategies for creating and sustaining a diverse population.

Strategies:

- Seek additional funding streams to address senior population program sustainability.
- Market unique aspects of communities to attract a younger population.

9. Land Use Element

Turner County is located in south-central Georgia, within the Tifton Uplands of the Atlantic Flatwoods (Southern Coastal Plain), and has a land area of 187,328 acres, or about 292.7 square miles. Most of the land is well-drained and most of the county is well-suited for agriculture. The county's land surface is nearly level to gently sloping and is traversed by numerous shallow rivers and streams which generally flow from northwest to southeast. The physical landscape is fairly homogenous with no outstanding physical features. The most pronounced topography is in the hillier areas of the western fourth of the county. Much of the land is used for agricultural purposes, including commercial timber production.

The table below shows the breakdown of existing land uses within Turner County and the cities.

| Land Use | County Acres | County Percent | Ashburn Acres | Ashburn Percent | Rebecca Acres | Rebecca Percent | Sycamore Acres | Sycamore Percent |
|--|------------------|----------------|----------------|-----------------|---------------|-----------------|----------------|------------------|
| Agriculture/Forestry | 177,442.2 | 95.80% | 1,219.6 | 39.68% | 257.8 | 51.28% | 186.6 | 29.00% |
| Commercial | 106.4 | 0.06% | 183.6 | 5.97% | 2.0 | 0.40% | 18.6 | 2.88% |
| Industrial | 422.0 | 0.23% | 100.5 | 3.27% | 18.4 | 3.65% | 65.0 | 10.10% |
| Parks/Recreation/Conservation | 233.2 | 0.13% | 18.4 | 0.60% | 1.4 | 0.27% | 0.0 | 0.00% |
| Public/Institutional | 134.2 | 0.07% | 157.2 | 5.11% | 6.3 | 1.24% | 22.3 | 3.47% |
| Residential | 1,827.6 | 0.99% | 984.5 | 32.03% | 153.0 | 30.43% | 231.5 | 35.97% |
| Transportation/Communication/Utilities | 5,051.0 | 2.73% | 410.1 | 13.34% | 64.0 | 12.72% | 119.6 | 18.58% |
| Total | 185,216.7 | | 3,073.8 | | 502.7 | | 643.6 | |

The future land use designations in this Land Use Element are intended to serve as guidance for the future development of the community, including guidance for zoning decisions. There are eight categories of future land use:

- Agriculture / Forestry
- Commercial
- Industrial
- Parks / Recreation / Conservation
- Public / Institutional
- Residential
- Transportation / Communication / Utilities
- Interchange Character Area

The types of future land use are described in detail, with representative photos, on the following pages.

Agriculture Character Area



DESCRIPTION:

These are areas intended for agricultural and forestry use and for detached single-family residential uses that maintain a rural character. Residential lots should be large (no less than 1 acre), or else homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks, residential landscaping, and site design should be employed in order to maintain a rural character, with plentiful open space and wooded areas. The land in Turner County is approximately 95% agriculture and forestry, the bulk of this land being dedicated to fields, lots, pastures, croplands, specialty farms, livestock production, aquaculture, natural tree stands, commercial timber, and pulpwood production.



PREDOMINANT LAND USE:

The predominant uses are agricultural farm operations and related activities, forestry, natural resources conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes.

DEVELOPMENT STRATEGY:

Preserve these areas' rural/agricultural character by maintain very low-density residential development, primarily accessory to farm operations and large lot sizes. The use of conservation easements to protect environmentally sensitive areas should be encouraged. These roads should be widened only when required to meet public safety standards.

Allowable zoning districts in this category:

- Agriculture
- Rural Residential
- Suburban Agriculture

Quality Community Objectives

- 1) Economic Prosperity
- 2) Resource Management



IMPLEMENTATION MEASURES:

Strategically choose to encourage key properties to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private land owners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings.

Preserve agriculture land use by containing sprawl development by preserving agricultural lands in your communities through zoning measures and creating opportunities for agritourism, farmer's markets, u-pick businesses and related activities.

Commercial Character Area



DESCRIPTION:

This land use is intended of mostly automobile-oriented commercial development for non-industrial business uses, including retail sales, offices, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

PREDOMINANT LAND USE: .

The predominant land uses are commercial uses on the corridors of the various state and county highways. The area should consist of various older commercial and institutional structures on small lots.

Allowable zoning districts in this category:

- Rural Commercial
- General Business
- General Commercial
- Neighborhood Commercial
- Downtown Commercial

Quality Community Objectives

- 1) Sense of Place
- 2) Economic Prosperity

IMPLEMENTATION MEASURES:

Maintain this area of higher intensity commercial uses, and ensure its separation and buffering from existing residential uses through zoning and buffering requirements. Provide for pedestrian and commercial connectivity through sidewalk and transportation plans.

Industrial Character Area



DESCRIPTION:

The existing and proposed industrial areas in Ashburn and the proposed areas for Greater Turner County, are adjacent to major transportation infrastructure such as I-75, the railroad, US-112, Hwy 41, Hwy 32, Hwy 90, and the airport to take advantage of existing infrastructure to serve these uses without creating adverse impact on other non-industrial neighborhoods. Heavy industrial services are concentrated to the west of I-75 in Ashburn and Northern Sycamore, whereas lighter industrial and warehousing uses to focus on the on the unincorporated areas outside of Ashburn west of I-75.

PREDOMINANT LAND USE:

The predominant uses are agricultural industries, construction services, manufacturing, millwork, motor freight transportation and warehousing, wholesale trades, airport, transportation, communication, utilities, and other similar uses.

DEVELOPMENT STRATEGY:

Provide an environment suitable for light and heavy manufacturing, wholesale, processing plants, factories, landfills, mining or mineral extraction, and warehousing activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with other non-residential uses that may be necessary for industrial surroundings.

Allowable zoning districts in this category:

- Heavy Industrial
- Wholesale Light Industrial

Quality Community Objectives

- 1) Economic Prosperity

IMPLEMENTATION MEASURES:

Targeted Industry Analysis Strategically choose which types of businesses to recruit and support using relevant community characteristics to determine which will best fit local job needs and workforce skills, complement existing businesses, or not impose on the community. Also, consider recent growth rates, for various industries, in the region, the state, and the U.S.

Parks / Recreation / Conservation



DESCRIPTION:

Land under this category is primarily used for active or passive recreational uses. These may be either publicly or privately owned, and may include playgrounds, multi-purpose facilities, public parks, nature preserves, wildlife management areas, national or state forests, golf courses, recreation centers, or other similar uses.

PREDOMINANT LAND USE:

Conservation areas contain significant natural resources, groundwater recharge area, and watersheds area. The land uses are undeveloped, natural lands with important natural features, including floodplains, wetlands, watersheds, and other environmentally sensitive areas not suitable for the development of any kind.

DEVELOPMENT STRATEGY:

Protect water quality and groundwater recharge areas, and protect significant natural resources such as pristine wetlands and upland areas to preserve natural habitat. Only allow appropriate zoning districts, which may not have to be included in the Character Area. Uses should be passive parks and recreation, conservation, agriculture, and forestry.

Allowable zoning districts in this category:

- Agriculture
- Rural Residential
- Suburban Agriculture

Quality Community Objectives

- 1) Sense of Place
- 2) Resource Management

IMPLEMENTATION MEASURES:

Conservation Easements Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. The sale of development rights is an arrangement whereby private landowners sell the development rights of their property to qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects property from development and thereby ensures that it remains green space or farmland.

Public / Institutional



DESCRIPTION:

Land under this category primarily includes certain institutional uses, or federal, state, or local government 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. Facilities which are publicly owned but would be more accurately classified in another land use category are not included in this category. For example, publicly owned parks and/or recreational facilities are placed in the Parks / Recreation / Conservation category, public landfills are placed in the Industrial category, and office buildings containing government offices are placed in the Commercial category.

PREDOMINATE LAND USE:

Institutional /government buildings, churches, cemeteries and public areas.

DEVELOPMENT STRATEGY:

Preserve, restore and reuse historic building. Implement a balance of transportation options and designs. Encourage development of essential facilities in locations where they can be conveniently accessed. Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.

Allowable zoning districts in this category

- Agriculture
- Suburban Agriculture
- Residential Commercial
- General Business
- Residential (schools)
- Rural Commercial
- Downtown Commercial

Quality Community Objectives

- 1) Sense of Place
- 2) Safety Management
- 3) Economic Prosperity

IMPLEMENTATION MEASURES

Develop and research locations to redevelop for public uses like the various museums and historic structures. These may mean to employ a walking trail or driving tour. Promote physical activity by creating or improving sidewalks, trails, and safe transportation that connect to schools, public facilities, parks and recreational centers. Maintain safety structures to serve the community during hazardous situations.

Residential



DESCRIPTION:

Development in this land use category is predominantly residential, ranging from single-family to duplex and multi-family densities. Uses also allowed within this district include public and private schools, churches, and other uses as permitted within the zoning districts under this land use. Farmhouses and other singular dwelling units that are secondary to other land uses, and share the same parcel of land, are classified with the other land use.

PREDOMINATE LAND USE:

The predominant land use in this area is residential. There should be a diverse housing structures to include manufactured homes, stick built homes and apartments. A mix of uses, including senior living, neighborhood commercial and office, would also be suitable. It is recommended that all communities identify a central point that can act as a gathering point for the immediate community.

DEVELOPMENT STRATEGY:

The focus should be reinforcing stability by encouraging more home ownership and maintenance or upgrading existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should also be provided which will help with affordable living standards.

Allowable zoning districts in this category:

- Single-Family Residential
- Multi-Family/Mixed Family
- Rural Residential
- Agriculture
- Manufactured home park

Quality Community Objectives

- 1) Sense of Place
- 2) Housing Options

IMPLEMENTATION MEASURES:

Adopt building codes with standards appropriate to the renovation of older buildings. Typical building codes were written with new construction in mind, and strict application of these codes to older buildings will significantly increase renovation costs. Rehabilitation codes help keep costs down, encouraging older properties' rehabilitation.

Transportation / Communication / Utilities



Photo: Michael Rivera



Photo: Michael Rivera

DESCRIPTION:

This includes major transportation routes, public transit stations, power generation plants, solar farms, towers and other similar uses that serve the public locally and regionally.

PREDOMINANT LAND USE:

This land is primarily used for street rights of way, water towers, railroads, public/private utilities, transmission towers, airports, or other similar uses.

DEVELOPMENT STRATEGY:

Provide an environment where public utilities are easily developed for growth and maintained for integrity.

Allowable zoning districts in this category:

- Commercial
- Agriculture (Solar Farm)
- Public/Institutional
- Industrial

Quality Community Objectives

- 1) Economic Prosperity
- 2) Local Preparedness
- 3) Regional Cooperation
- 4) Transportation Options

IMPLEMENTATION MEASURES:

Convert and maintain utility information to a digital format or GIS, so that other generations can maintain current infrastructure.

Interchange Character Area (IC):



DESCRIPTION:

The Interchange Character Area (IC) intends to encourage innovative land use concepts to develop attractive gateways into Turner County while serving the residents, business community, and the traveling public. Flexibility in zoning regulations and community input is crucial to address local concerns and visions for these gateways. Any change in zoning and development proposals should be in the form of Planned Development only to realize these factors. The area should encourage more creative connectivity to the public art of the “World’s Largest Peanut Monument”

PREDOMINANT LAND USE:

The predominant land uses along these corridors are interchange oriented immediately adjacent to I-75; big box developments such as grocery stores, automobile dealerships, fast food restaurants, gas stations, and other highway-oriented business uses, often requiring large parking lots, are oriented towards the highway.

DEVELOPMENT STRATEGY:

Provide and protect an environment that provides innovative land uses and flexibility in design to develop attractive gateways for the community.

PERMITTED ZONING DISTRICTS:

Wholesale/Light Industrial
General Business
Multi-Family/Mixed Use Residential
Planned Unit Development

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Sense of Place
- 3) Regional Cooperation

IMPLEMENTATION MEASURES:

Targeted Industry Analysis Strategically choose which types of business to recruit and support using relevant community characteristics to determine which will best fit local job needs, workforce skills or complement existing businesses. Also, consider recent growth rates, for various industries, in the region, the state, and the U.S.

Right-of-Way Improvements Work with the Federal Highway Department to undertake public improvements in the right-of-way to enhance the physical appearance and walkability of selected districts of your community. Right-of-way improvements are any public improvements made in a roadway's "right-



Photo: Sami Mastrario, Turner County Project
(turnercountyproject.com)

of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. These improvements may include adding or upgrading sidewalks, planting trees or other landscaping, adding street furniture, such as benches and attractive trash receptacles, or working with the local utility companies to relocate overhead utility lines either below ground or at the rear of lots.

APPENDIX

Data Charts
Future Land Use Maps
Sign-In Sheets
Kick Off Public Hearing Notice
Transmittal Letters
Adoption Resolutions
Stakeholders Excel File
Vision Survey Results

Data Charts Turner County – Demographics –

<https://censusreporter.org/profiles/05000US13287-turner-county-ga/>

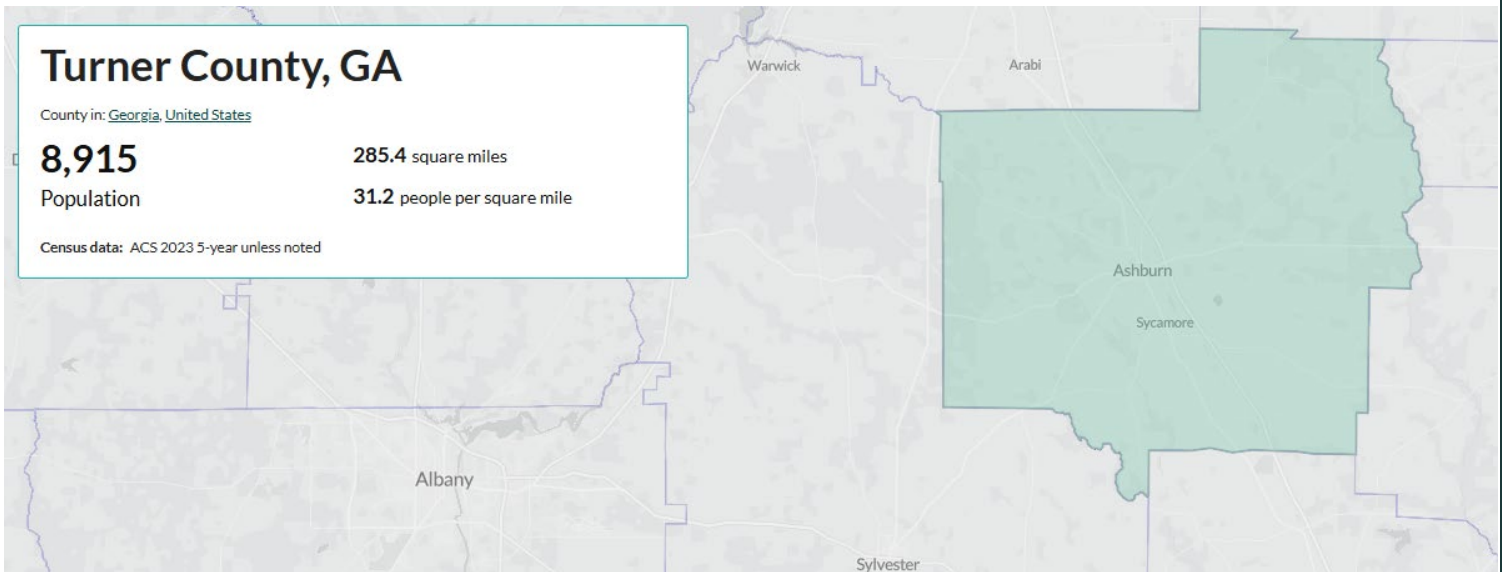


Chart 1. Population and Square Miles

Age

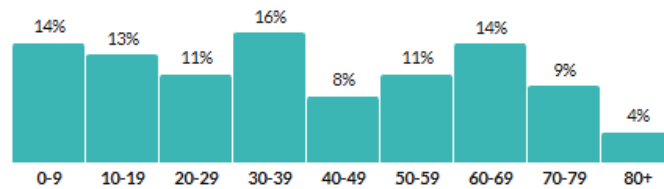
37.4

Median age

about the same as the figure in Georgia: 37.4

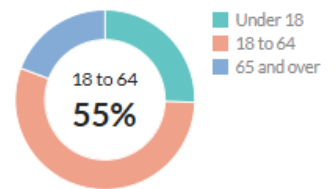
a little less than the figure in United States: 38.7

Population by age range



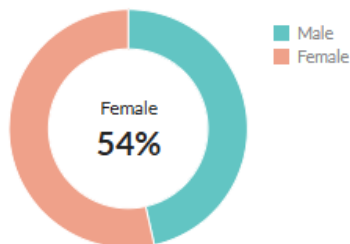
[Show data / Embed](#)

Population by age category



[Show data / Embed](#)

Sex



[Show data / Embed](#)

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

Chart 2. Age & Sex & Race

Turner County – Economics –

Income

\$23,275

Per capita income

about three-fifths of the amount in Georgia: \$39,525

about half the amount in United States: \$43,289

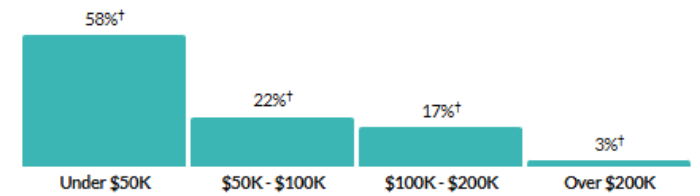
\$39,565

Median household income

about half the amount in Georgia: \$74,664

about half the amount in United States: \$78,538

Household income



[Show data / Embed](#)

Poverty

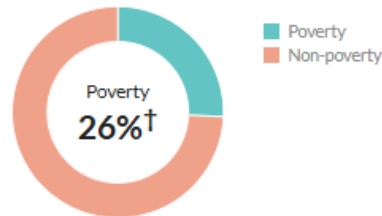
21.6%

Persons below poverty line

about 1.5 times the rate in Georgia: 13.5%

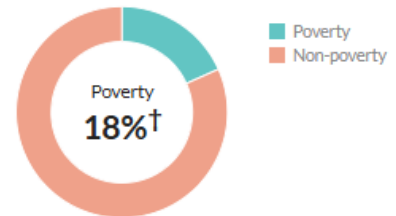
more than 1.5 times the rate in United States: 12.4%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[Show data / Embed](#)

Transportation to work

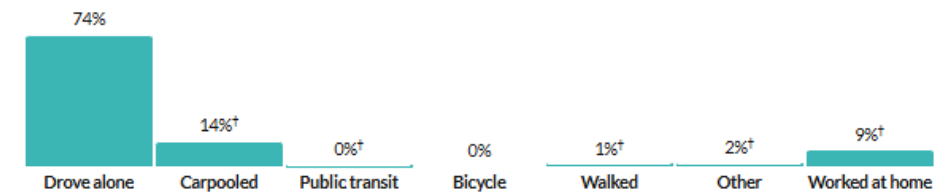
25.3 minutes

Mean travel time to work

about 90 percent of the figure in Georgia: 28.3

a little less than the figure in United States: 26.6

Means of transportation to work



* Universe: Workers 16 years and over

[Show data / Embed](#)

Chart 3. Income, Poverty & Transportation

Turner County – Families –

Households

3,298

Number of households

Georgia: 4,008,013

United States: 127,482,864

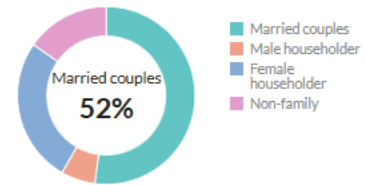
2.6

Persons per household

about the same as the figure in Georgia: 2.6

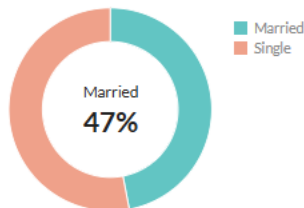
about the same as the figure in United States: 2.5

Population by household type



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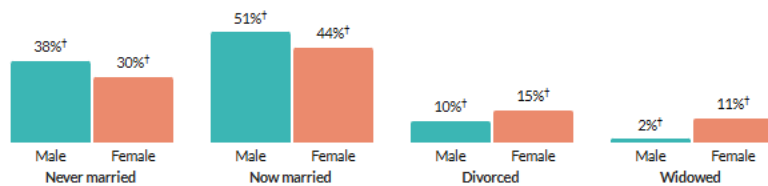
Marital status



* Universe: Population 15 years and over

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Marital status, by sex



Show data / Embed

Fertility

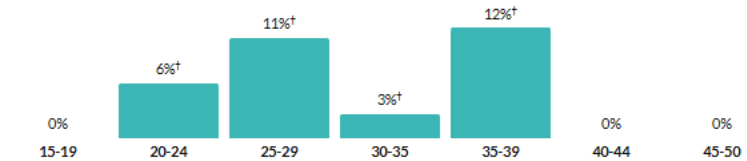
4.8%

Women 15-50 who gave birth during past year

about 90 percent of the rate in Georgia: 5.2%

about 90 percent of the rate in United States: 5.2%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Chart 4. Households, Marital Status & Fertility

Turner County – Housing –

Units & Occupancy

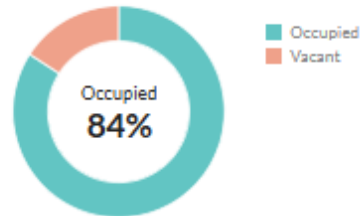
3,921

Number of housing units

Georgia: 4,483,873

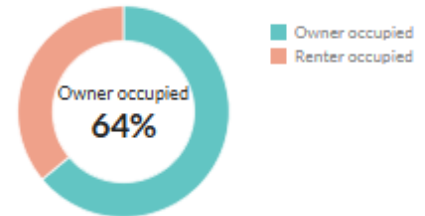
United States: 142,332,880

Occupied vs. Vacant



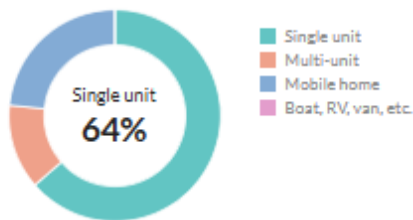
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Ownership of occupied units



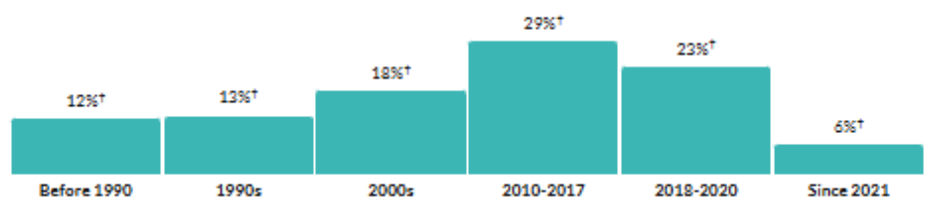
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Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

\$95,200

Median value of owner-occupied housing units

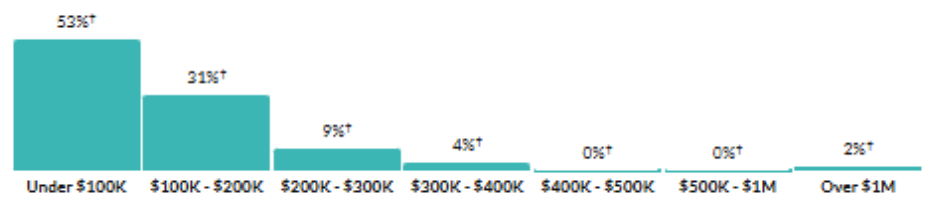
about one-third of the amount in Georgia:

\$272,900

about one-third of the amount in United States:

\$303,400

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

11.4%

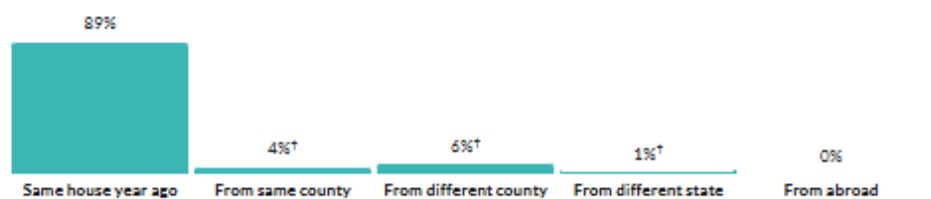
Moved since previous year

about 90 percent of the rate in Georgia: 13.3%

about 90 percent of the rate in United States:

12.7%

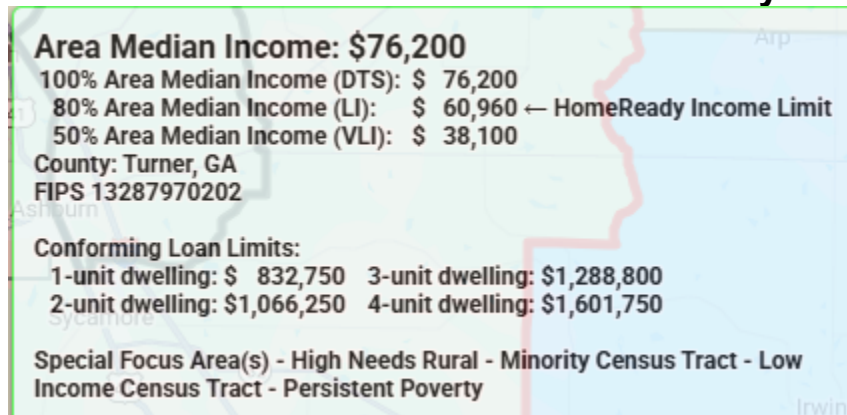
Population migration since previous year



Show data / Embed

Chart 5. Housing unit, value & mobility

Area Median Income for Turner County



Fannie Mae: [Area Median Income Lookup Tool](#)
 Chart 5a: Affordable lending for home ownership

Turner County – Educational Attainment –

Educational attainment

80.6%

High school grad or higher

about 90 percent of the rate in Georgia: 89%

about 90 percent of the rate in United States: 89.4%

11.1%

Bachelor's degree or higher

about one-third of the rate in Georgia: 34.2%

about one-third of the rate in United States: 35%

Population by highest level of education

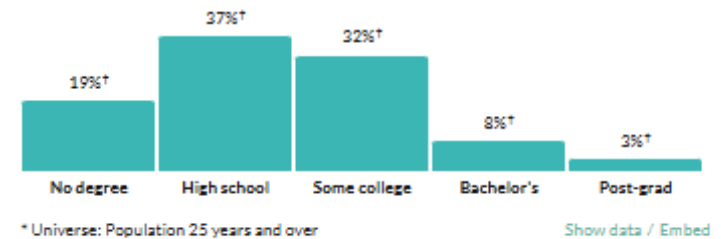


Chart 6. Educational Attainment, Birthplace and Veterans

Turner County, GA population age distributions

A complete breakdown of Turner County's age demographics from 0 to 85 years, distributed across 18 age groups is listed in the table below.

Download Data - Share Data - ⋮

| Age Group | Population | % of Total Population |
|-------------------|------------|-----------------------|
| Under 5 years | 653 | 7.32% |
| 5 to 9 years | 638 | 7.16% |
| 10 to 14 years | 662 | 7.43% |
| 15 to 19 years | 502 | 5.63% |
| 20 to 24 years | 352 | 3.95% |
| 25 to 29 years | 605 | 6.79% |
| 30 to 34 years | 780 | 8.75% |
| 35 to 39 years | 621 | 6.97% |
| 40 to 44 years | 259 | 2.91% |
| 45 to 49 years | 453 | 5.08% |
| 50 to 54 years | 571 | 6.4% |
| 55 to 59 years | 382 | 4.28% |
| 60 to 64 years | 717 | 8.04% |
| 65 to 69 years | 566 | 6.35% |
| 70 to 74 years | 472 | 5.29% |
| 75 to 79 years | 353 | 3.96% |
| 80 to 84 years | 215 | 2.41% |
| 85 years and over | 114 | 1.28% |

Chart 7. Population by Age ([Turner County, GA Population by Age - 2025 Update | Neilsberg](#))

Ashburn – Demographics – Ashburn, GA - Profile data - Census Reporter

Ashburn, GA

Place in: [Turner County, GA](#), [Tifton, GA Micro Area](#), [Georgia](#), [United States](#)

4,226

Population

4.7 square miles

890.5 people per square mile

Census data: ACS 2023 5-year unless noted

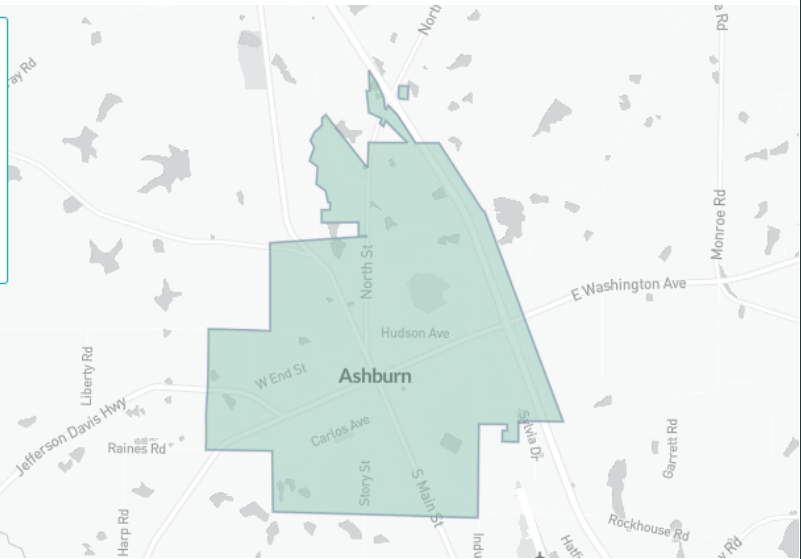


Chart 8. Population

Age

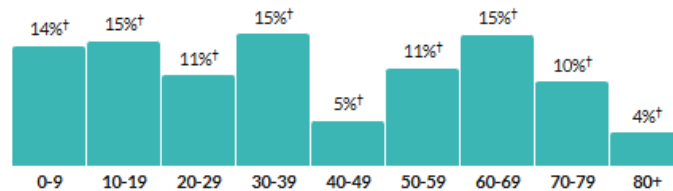
36.2

Median age

a little less than the figure in the
 Tifton, GA Micro Area: 37.3

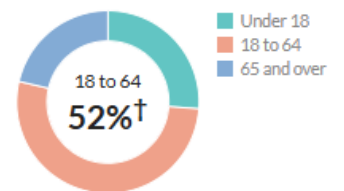
a little less than the figure in Georgia:
 37.4

Population by age range



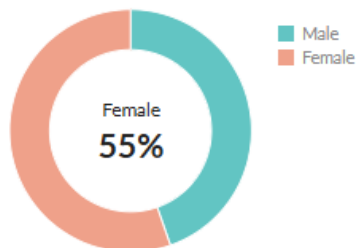
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Population by age category



Show data / Embed

Sex



Show data / Embed

Race & Ethnicity



Show data / Embed

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Chart 9. Age, Sex and Race

Ashburn – Economics–

Income

\$20,082

Per capita income

about two-thirds of the amount in the Tifton, GA Micro Area: \$28,297

about half the amount in Georgia: \$39,525

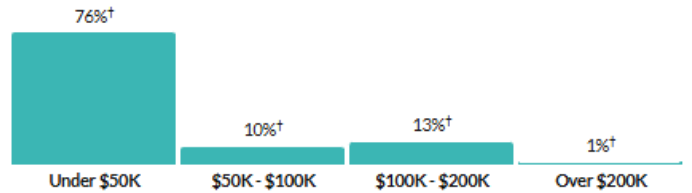
\$32,692

Median household income

about two-thirds of the amount in the Tifton, GA Micro Area: \$50,810

about two-fifths of the amount in Georgia: \$74,664

Household income



Show data / Embed

Poverty

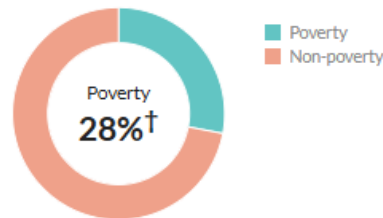
26.2%

Persons below poverty line

about 25 percent higher than the rate in the Tifton, GA Micro Area: 21% †

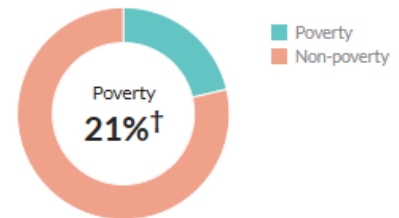
nearly double the rate in Georgia: 13.5%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

Transportation to work

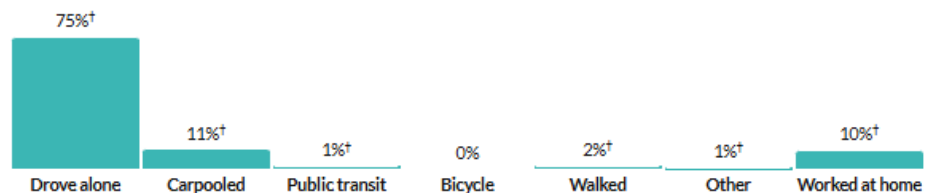
24.8 minutes

Mean travel time to work

about 10 percent higher than the figure in the Tifton, GA Micro Area: 22.6

about 90 percent of the figure in Georgia: 28.3

Means of transportation to work



* Universe: Workers 16 years and over

Show data / Embed

Chart 10. Income, Poverty & Transportation

Ashburn – Families—

Households

1,696

Number of households

the Tifton, GA Micro Area: 18,839

Georgia: 4,008,013

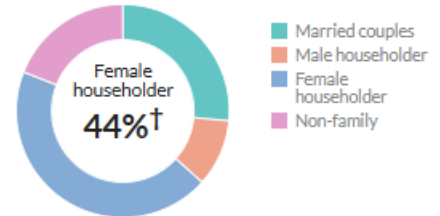
2.5

Persons per household

a little less than the figure in the Tifton, GA Micro Area: 2.6

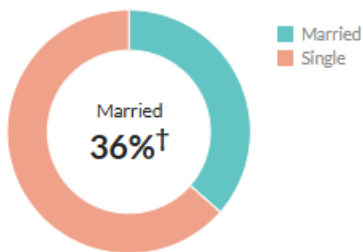
about 90 percent of the figure in Georgia: 2.6

Population by household type



Show data / Embed

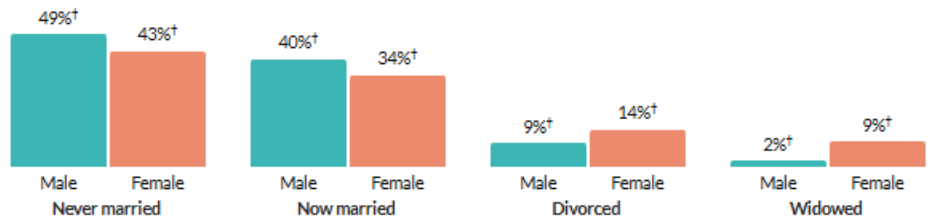
Marital status



* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



Show data / Embed

Fertility

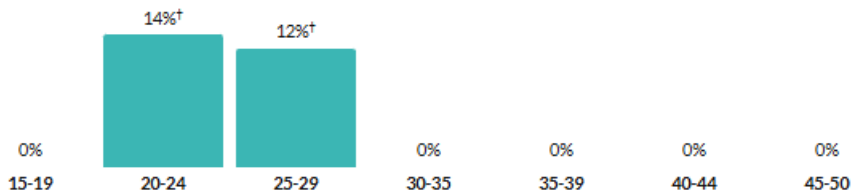
3.1%

Women 15-50 who gave birth during past year

about three-fifths of the rate in the Tifton, GA Micro Area: 5% †

about three-fifths of the rate in Georgia: 5.2%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Chart 11. Households, Marital Status, & Fertility

Ashburn – Housing –

Units & Occupancy

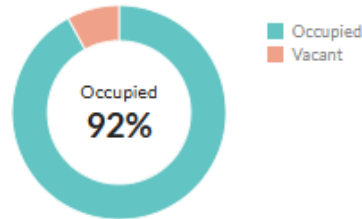
1,841

Number of housing units

the Tifton, GA Micro Area: 21,485

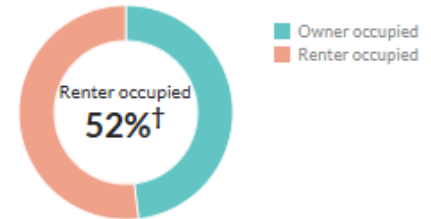
Georgia: 4,483,873

Occupied vs. Vacant



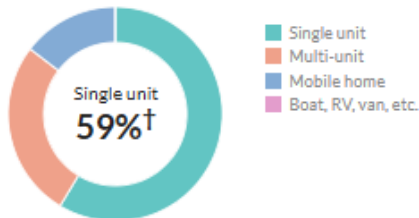
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Ownership of occupied units



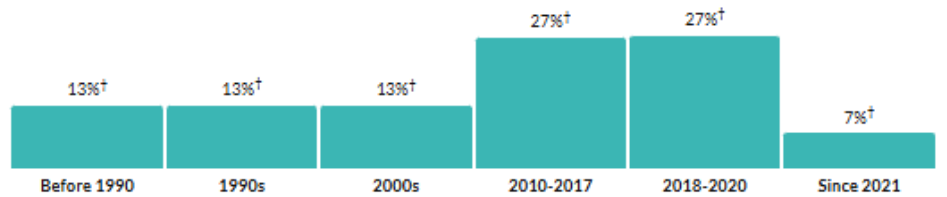
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Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

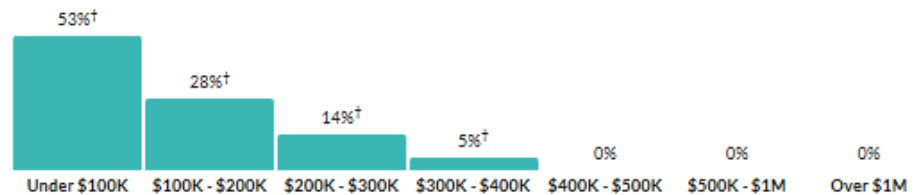
\$97,000

Median value of owner-occupied housing units

about three-quarters of the amount in the Tifton, GA Micro Area: \$132,900

about one-third of the amount in Georgia: \$272,900

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

12%

Moved since previous year

about 1.4 times the rate in the Tifton, GA Micro Area: 8.9%

about 90 percent of the rate in Georgia: 13.3%

Population migration since previous year

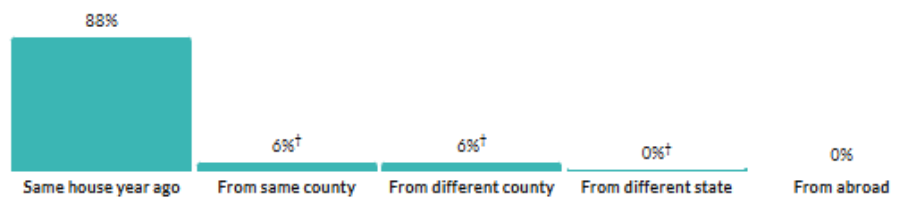


Chart 12. Housing unit, value & mobility

Ashburn– Educational Attainment –

Educational attainment

76.7%

High school grad or higher

about 90 percent of the rate in the Tifton, GA Micro Area: 84.8%

about 90 percent of the rate in Georgia: 89%

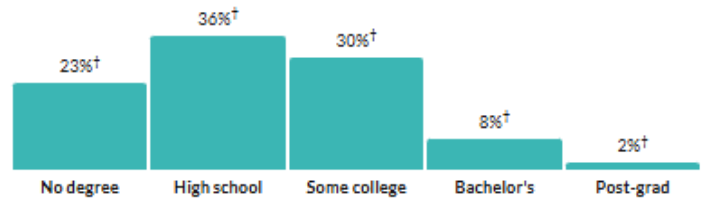
10.3%

Bachelor's degree or higher

about half the rate in the Tifton, GA Micro Area: 18.5%

about one-third of the rate in Georgia: 34.2%

Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

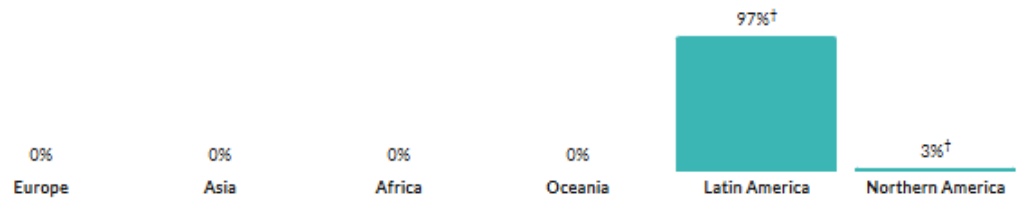
1.8%

Foreign-born population

about one-third of the rate in the Tifton, GA Micro Area: 5.2%

less than a fifth of the rate in Georgia: 10.8%

Place of birth for foreign-born population



[Show data / Embed](#)

Veteran status

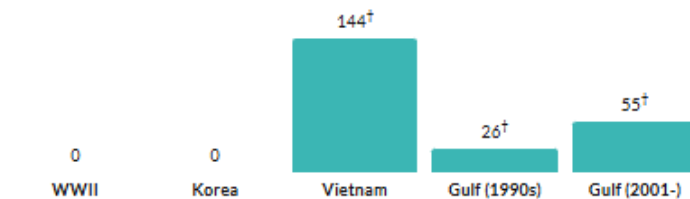
8%

Population with veteran status

about 1.4 times the rate in the Tifton, GA Micro Area: 5.9%†

about 10 percent higher than the rate in Georgia: 7.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

[Show data / Embed](#)

250 Total veterans

250 Male

N/A Female

Chart 13. Educational Attainment; Birthplace and Veterans

Sycamore – Demographics – [Sycamore, GA - Profile data - Census Reporter](#)

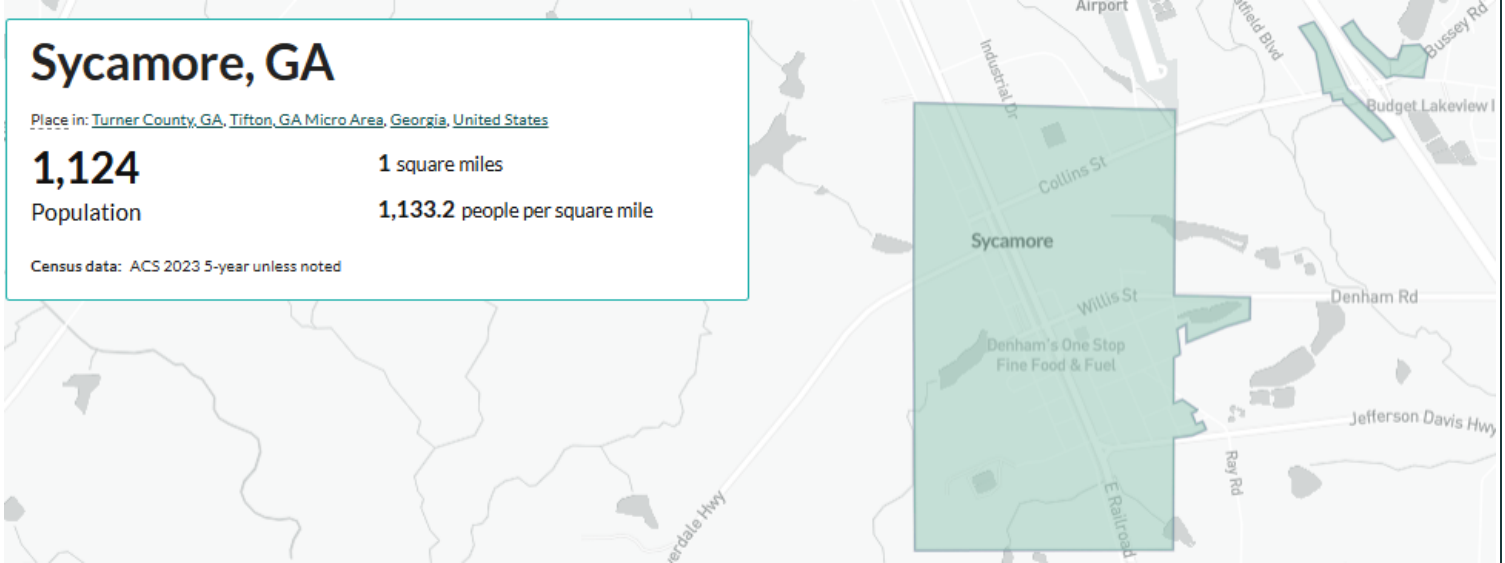


Chart 13. Population

Age

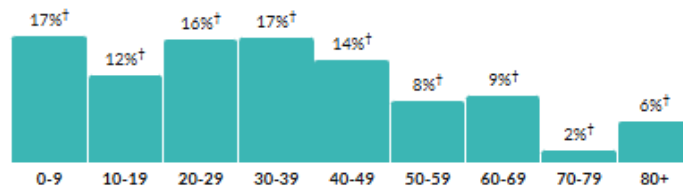
31.5

Median age

about 80 percent of the figure in the Tifton, GA Micro Area: 37.3

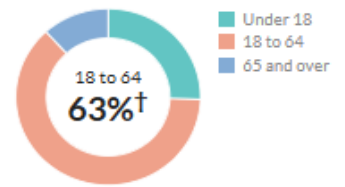
about 80 percent of the figure in Georgia: 37.4

Population by age range



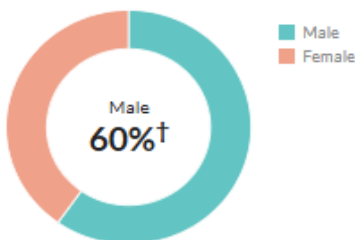
Show data / Embed

Population by age category



Show data / Embed

Sex



Show data / Embed

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Chart 14. Age, Sex and Race

Sycamore – Economics–

Income

\$15,230

Per capita income

about half the amount in the Tifton, GA Micro Area: \$28,297

about two-fifths of the amount in Georgia: \$39,525

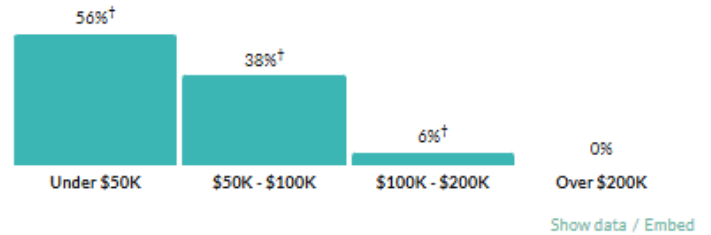
\$42,917

Median household income

about 80 percent of the amount in the Tifton, GA Micro Area: \$50,810

about three-fifths of the amount in Georgia: \$74,664

Household income



Poverty

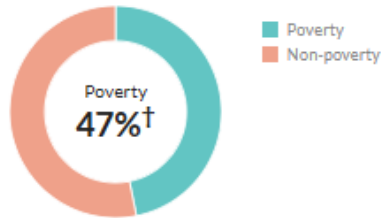
30.6%

Persons below poverty line

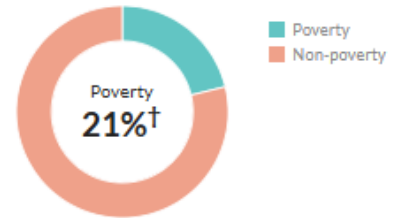
about 1.5 times the rate in the Tifton, GA Micro Area: 21%†

more than double the rate in Georgia: 13.5%

Children (Under 18)



Seniors (65 and over)



Transportation to work

15.9 minutes

Mean travel time to work

about two-thirds of the figure in the Tifton, GA Micro Area: 22.6

about three-fifths of the figure in Georgia: 28.3

Means of transportation to work

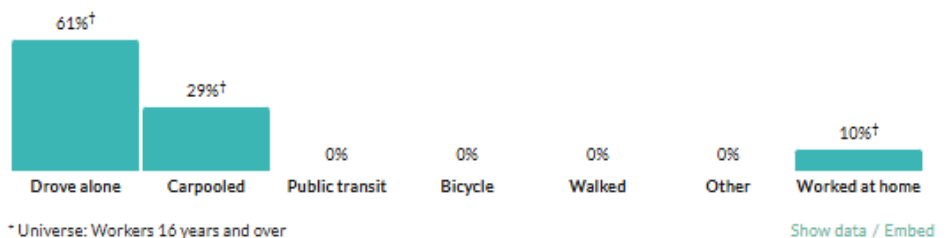


Chart 15. Income, Poverty & Transportation

Sycamore – Families–

Households

235

Number of households

the Tifton, GA Micro Area: 18,839

Georgia: 4,008,013

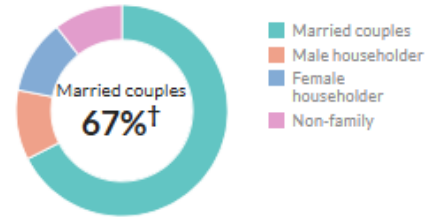
3.8

Persons per household

about 1.5 times the figure in the Tifton, GA Micro Area: 2.6

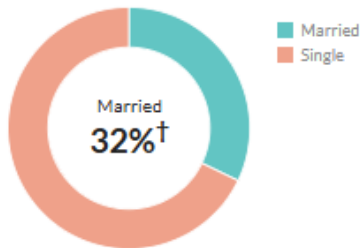
about 1.4 times the figure in Georgia: 2.6

Population by household type



Show data / Embed

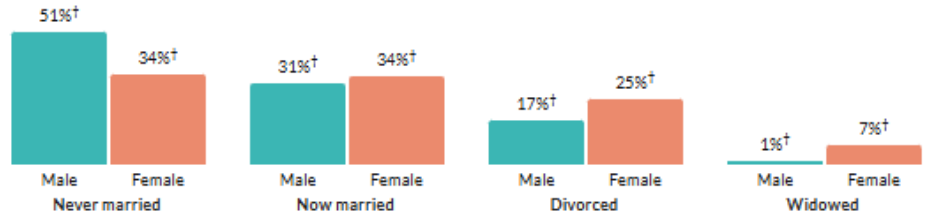
Marital status



* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



Show data / Embed

Fertility

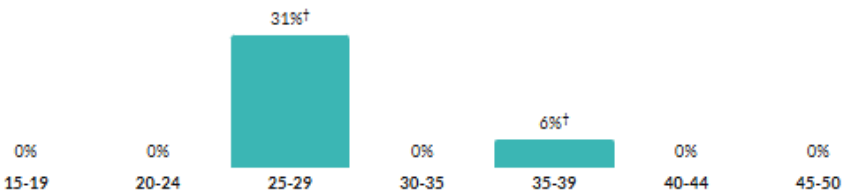
8.7%

Women 15-50 who gave birth during past year

more than 1.5 times the rate in the Tifton, GA Micro Area: 5%†

more than 1.5 times the rate in Georgia: 5.2%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Chart 16. Households, Marital Status, & Fertility

Sycamore – Housing –

Units & Occupancy

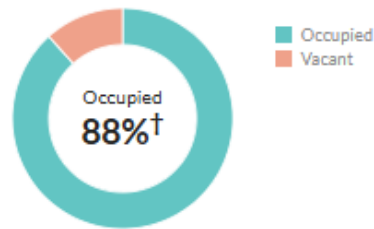
266

Number of housing units

the Tifton, GA Micro Area: 21,485

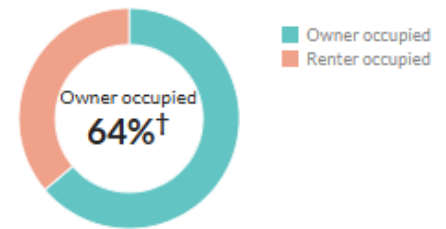
Georgia: 4,483,873

Occupied vs. Vacant



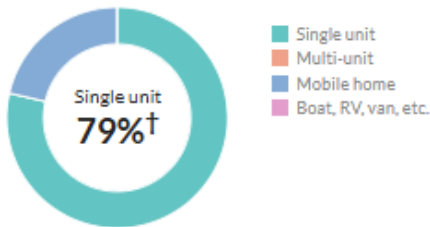
Show data / Embed

Ownership of occupied units



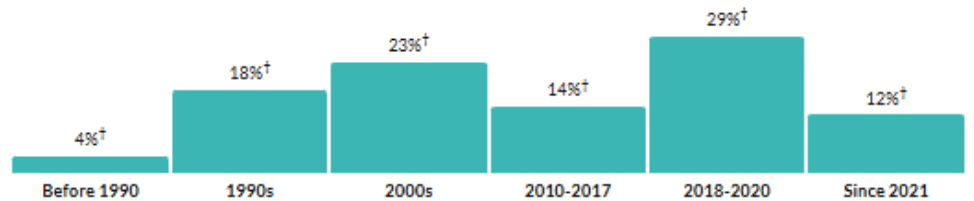
Show data / Embed

Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

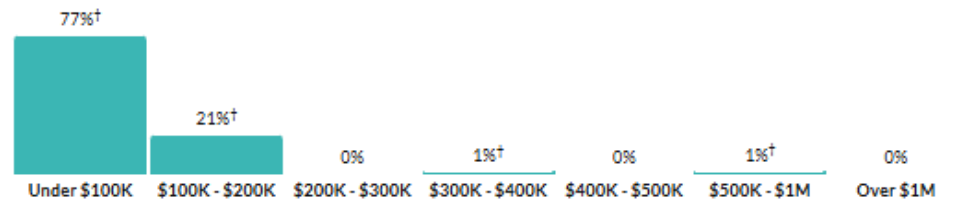
\$56,200

Median value of owner-occupied housing units

about two-fifths of the amount in the Tifton, GA Micro Area: \$132,900

about one-fifth of the amount in Georgia: \$272,900

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

29.6%

Moved since previous year

more than double the rate in the Tifton, GA Micro Area: 8.9%†

more than double the rate in Georgia: 13.3%

Population migration since previous year

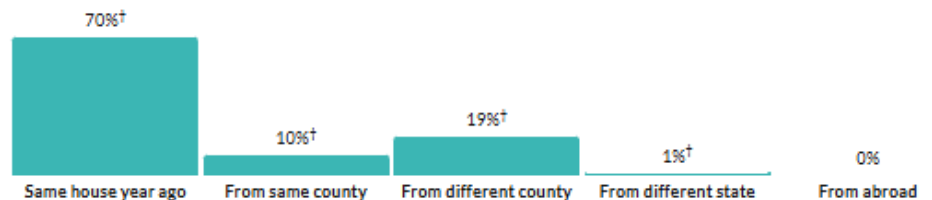


Chart 17. Housing unit, value & mobility

Sycamore– Educational Attainment –

Educational attainment

69.9%

High school grad or higher

about 80 percent of the rate in the Tifton, GA Micro Area: 84.8%

about 80 percent of the rate in Georgia: 89%

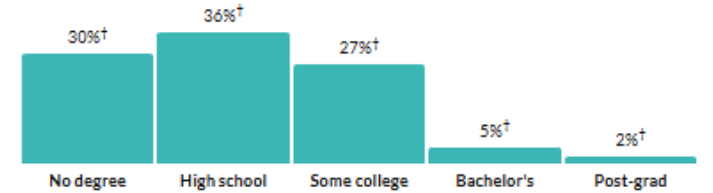
6.7%

Bachelor's degree or higher

about one-third of the rate in the Tifton, GA Micro Area: 18.5%

about one-fifth of the rate in Georgia: 34.2%

Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

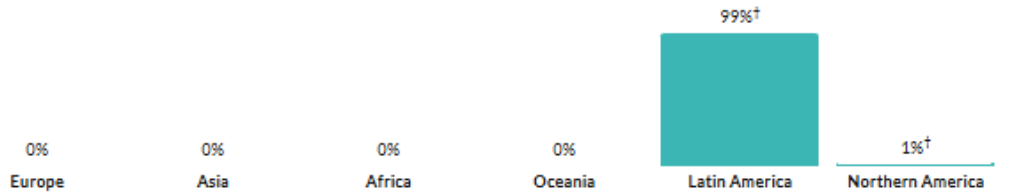
7.7%

Foreign-born population

about 1.5 times the rate in the Tifton, GA Micro Area: 5.2%

about two-thirds of the rate in Georgia: 10.8%

Place of birth for foreign-born population



[Show data / Embed](#)

Veteran status

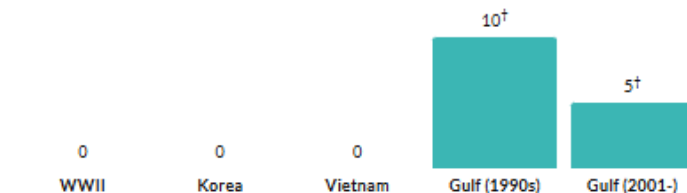
2%

Population with veteran status

about one-third of the rate in the Tifton, GA Micro Area: 5.9% †

about one-quarter of the rate in Georgia: 7.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

[Show data / Embed](#)

17 Total veterans

17 Male

N/A Female

Chart 18. Educational Attainment, Birth place, and Veterans

Rebecca – Demographics – Rebecca, GA - Profile data - Census Reporter

Rebecca, GA

Place in: [Turner County, GA](#), [Tifton, GA Micro Area](#), [Georgia](#), [United States](#)

291

Population

0.8 square miles

370.4 people per square mile

Census data: ACS 2023 5-year unless noted

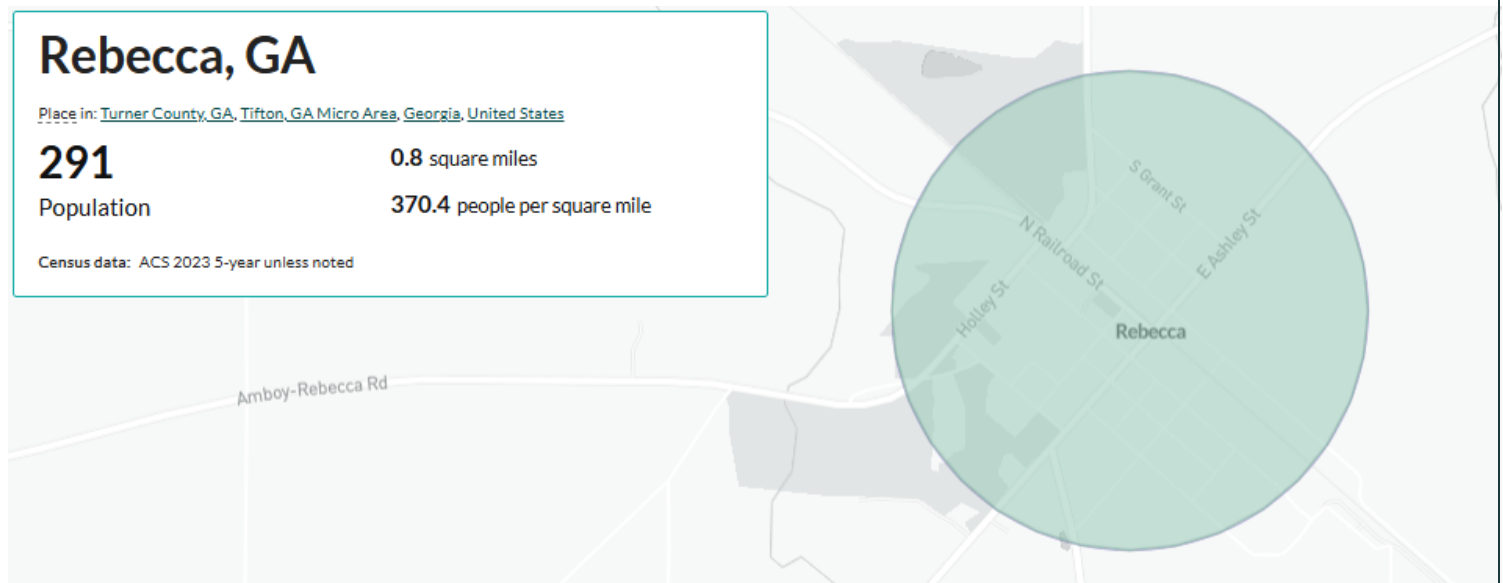


Chart 19. Population

Age

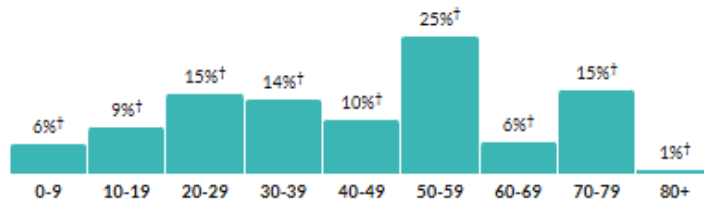
48.6

Median age

about 1.3 times the figure in the
 Tifton, GA Micro Area: 37.3

about 1.3 times the figure in Georgia:
 37.4

Population by age range



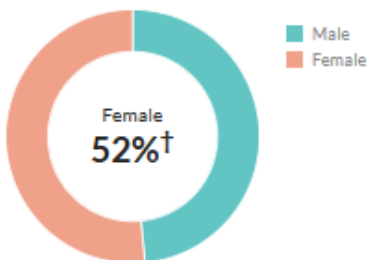
Show data / Embed

Population by age category



Show data / Embed

Sex



Show data / Embed

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Chart 20. Age, Sex and Race

Rebecca – Economics–

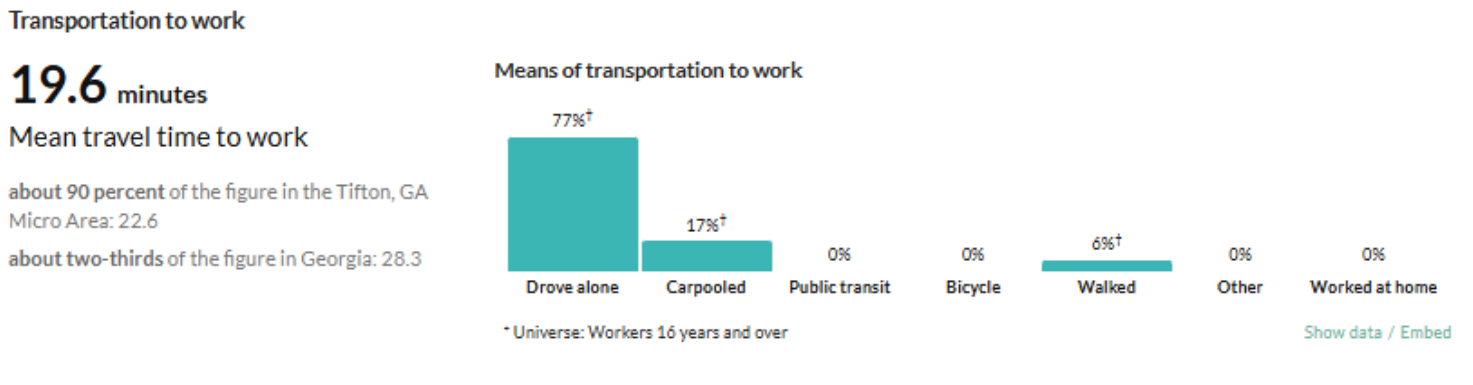
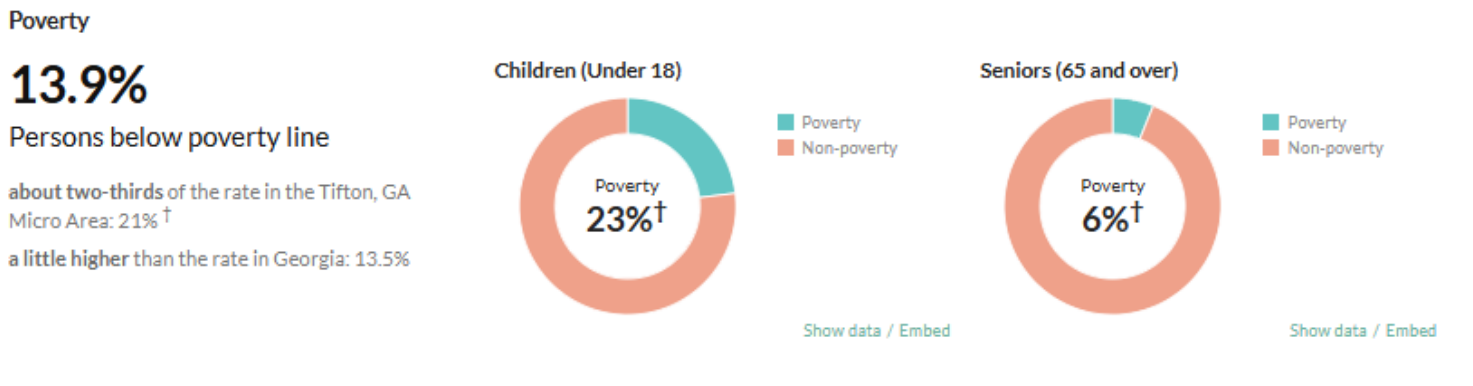
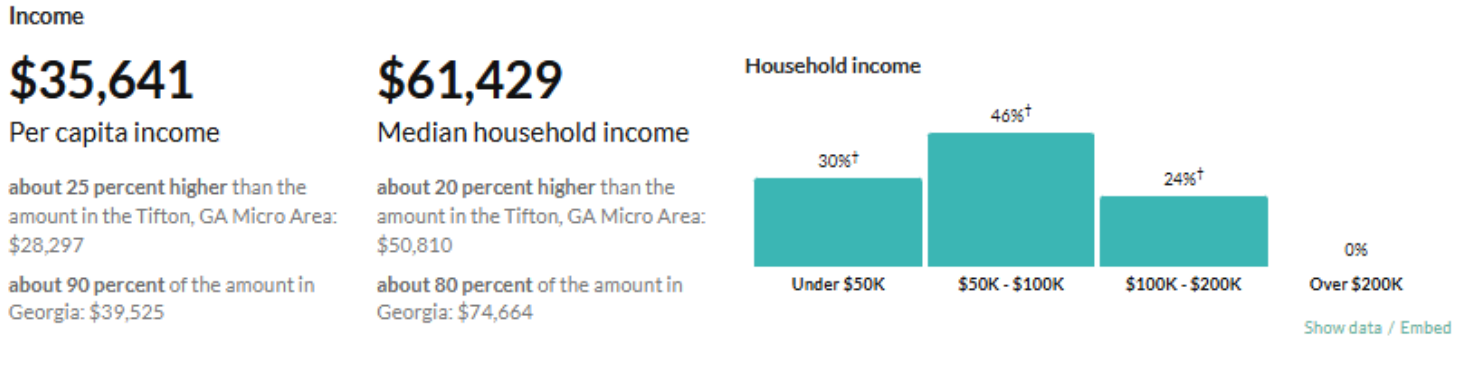


Chart 21. Income, Poverty & Transportation

Rebecca – Families—

Households

140

Number of households

the Tifton, GA Micro Area: 18,839

Georgia: 4,008,013

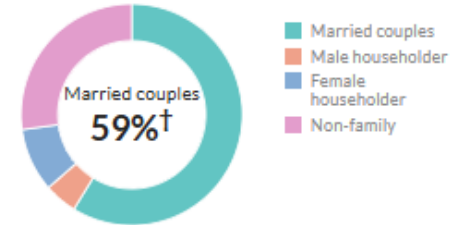
2.1

Persons per household

about 80 percent of the figure in the Tifton, GA
 Micro Area: 2.6

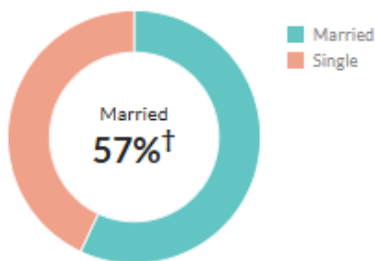
about 80 percent of the figure in Georgia: 2.6

Population by household type



Show data / Embed

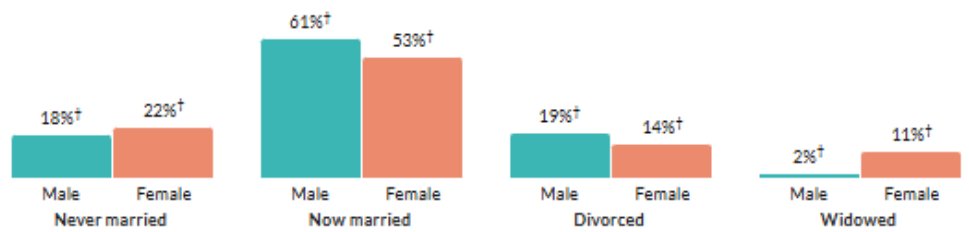
Marital status



* Universe: Population 15 years and over

Show data / Embed

Marital status, by sex



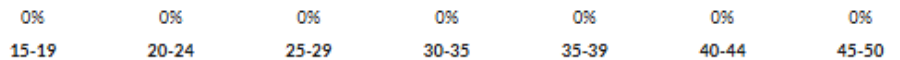
Show data / Embed

Fertility

N/A

Women 15-50 who gave birth during
 past year

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

Show data / Embed

Chart 22. Households, Marital Status, & Fertility

Rebecca – Housing –

Units & Occupancy

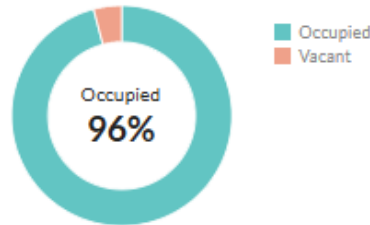
146

Number of housing units

the Tifton, GA Micro Area: 21,485

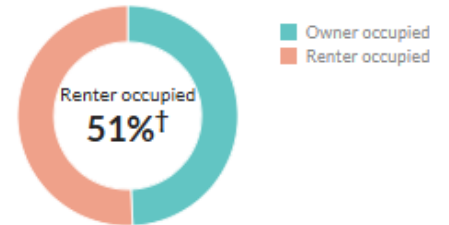
Georgia: 4,483,873

Occupied vs. Vacant



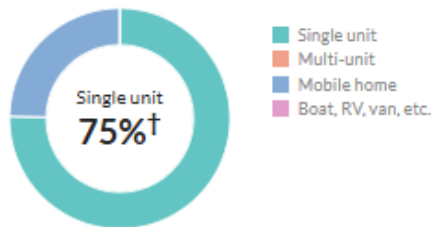
Show data / Embed

Ownership of occupied units



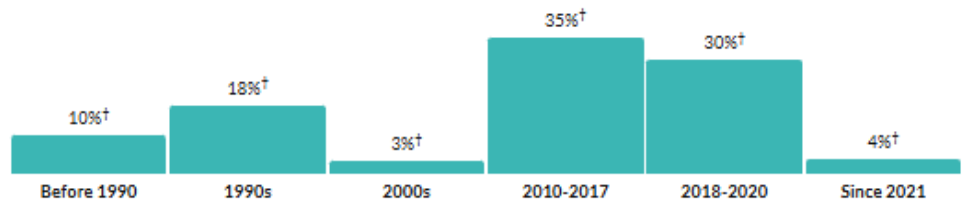
Show data / Embed

Types of structure



Show data / Embed

Year moved in, by percentage of population



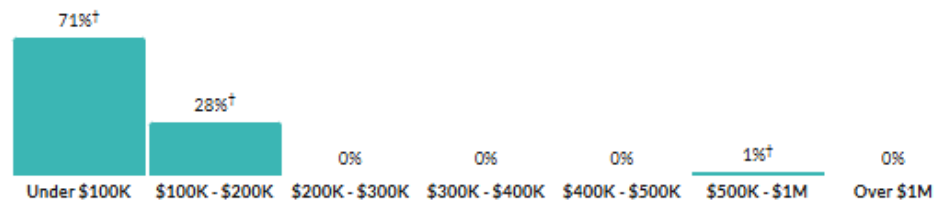
Show data / Embed

Value

N/A

Median value of owner-occupied housing units

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

2.1%

Moved since previous year

about one-quarter of the rate in the Tifton, GA Micro Area: 8.9% †

less than a fifth of the rate in Georgia: 13.3%

Population migration since previous year

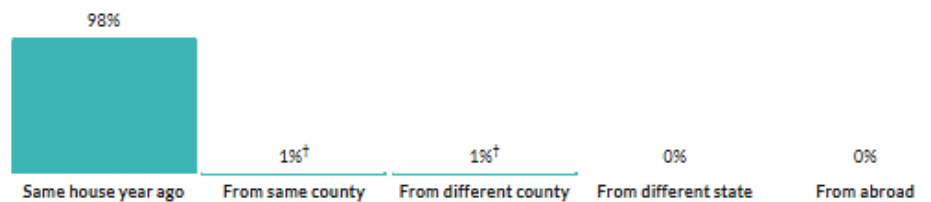


Chart 23. Housing unit, value & mobility

Rebecca – Educational Attainment –

Educational attainment

88.6%

High school grad or higher

a little higher than the rate in the Tifton, GA Micro Area: 84.8%

about the same as the rate in Georgia: 89%

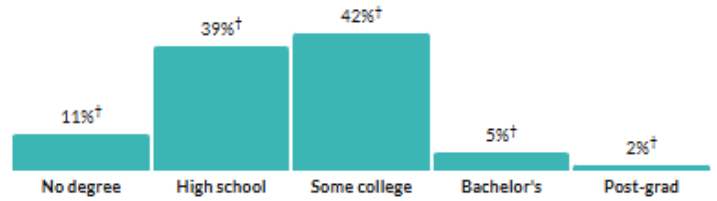
7.3%

Bachelor's degree or higher

about two-fifths of the rate in the Tifton, GA Micro Area: 18.5%

about one-fifth of the rate in Georgia: 34.2%

Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

Place of birth

N/A

Foreign-born population

Place of birth for foreign-born population



[Show data / Embed](#)

Veteran status

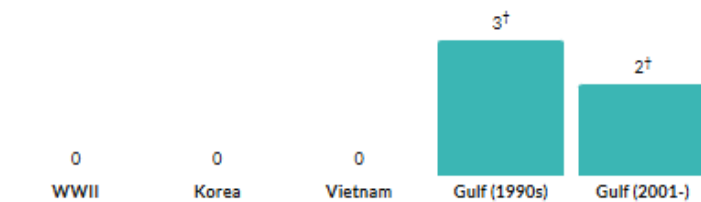
2%

Population with veteran status

about one-third of the rate in the Tifton, GA Micro Area: 5.9% †

about one-quarter of the rate in Georgia: 7.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

[Show data / Embed](#)

5 Total veterans

2 Male

3 Female

Chart 24. Educational Attainment, Birth place, and Veterans

Kick Off Meeting:

Sign In Sheets:

sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Kick Off Hearing
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 6/18/2025
TIME: 5:30 PM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-------------------|---------------------------|--------------------|-----------------------------------|
| Alexandra Trajanu | SGREC | Planner | atranjanu@sgrc.us |
| Latrice Wilson | Turner County | County Clerk | latrice.wilson@turnercountyga.gov |
| June Burgess | T.C. 229 339 2476 | Chair | jburgess@turnercountyga.gov |
| Dana Lichstein | T.C. BCL | Commissioner | dlichstein@turnercountyga.gov |
| Regina Singletary | T.C. Zoning Administrator | | rsingletary@turnercountyga.gov |
| Amanda Hill | City of Ashburn | City Clerk | ahill@ashburnga.com |
| Andrea Pireere | City of Ashburn | City Council | apireere@gmail.com |
| May Anne Stuckert | Turner Co Health Dept. | Compliance Manager | MayAnne.Stuckert@phgga.gov |

sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Kick Off Hearing
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 6/19/2025
TIME: 5:30 PM

| NAME | ORGANIZATION | TITLE | EMAIL |
|----------------|---|----------------|------------------------------|
| Jan White | TEC Electronics | Superior | Janwhite@turnercountyga.com |
| Ashley Miller | Chamber of Commerce Economic Development | Exec. Director | ashmiller@ashburnchamber.com |
| Jonathan Perry | City Council | Council member | jperry@cityofashburn.net |
| Sami Mestranio | Victoria Evans Memorial Library | Board Chair | sami.mestranio@gmail.com |
| | | | |
| | | | |

sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Kick Off Hearing
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 6/19/2025
TIME: 5:30 PM

| NAME | ORGANIZATION | TITLE | EMAIL |
|---------------|-------------------------|-----------------|-------------------------------|
| Lynn Davis | Turner County Extension | CEC & 4-H Agent | lynn@tcega.edu |
| Christy Wray | Turner County Schools | Superintendent | Christy.Wray@turner.k12.ga.us |
| Roger Jones | Ashburn Housing Auth. | Executive Dir. | rogerjonesab@gmail.com |
| Blair Collier | Turner Co. Commissioner | Lincoln | Blair.collier@tcega.gov |
| Mandi Cole | Turner County Schools | Teacher | Mandi.cole@turner.k12.ga.us |
| | | | |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
Draft February 2, 2026

1st Workshop Meeting:

sgjrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Vision Workshop #1
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 4/7/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-------------------|---------------------------|--------------------|--------------------------------------|
| Jared Hager | USDA | Dep State Director | jared.hager@usda.gov |
| Zetta Terry | Citizen | | |
| Reselle Everett | | | |
| Latrice Wilson | Turner County | Clerk | latrice.wilson@turnercountyga.com |
| Andreas Ieraco | City of Ashburn | City Council | andreas.ieraco@ashburnga.com |
| Deborah Miller | Development Authority | Executive Director | |
| Patricia A Harris | Family Connection | Exec. Director | patricia.harris@familyconnection.org |
| Mike Moore | Peachy Nuggly Chamberlain | Owner | pkmoore@gmail.com |
| Shy Smith | Ashburn | | |
| Sheldon Smith | Ashburn City Council | | |

sgjrc
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REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Vision Workshop #1
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 4/7/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|---------------------|--------------------------------|----------------------|--|
| Jerry Perry | Ashburn City Council | Councilman | jperry@ashburnga.com |
| MaryAnne Shanderson | Turner Co Health Dept | County Nurse Manager | MaryAnne.Shanderson@turnercountyga.gov |
| Johnny Williams | American Red Cross | Executive Director | johnny.williams@redcross.org |
| Jani Mastrom | Victims Evans Memorial Library | Chair | Janimastrom@gmail.com |
| Regina Singletary | Turner Co Building/ zoning | zoning Administrator | rsingletary@turnercountyga.com |
| Mary Walker | Rebecca | Mayor | |
| Mary Wynn | Rebecca | ASST. | |
| Edyth Wething | Turner Co Citizen | | |

sgjrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

SIGN IN SHEET
Comprehensive Plan Vision Workshop #1
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 4/7/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-----------------|-------------------------|-----------------------|-----------------------------------|
| Macie Mosteller | UGA Extension | ANR Agent | macie.wincent@uga.edu |
| Jean Winter | TC Elections | | Jwinter@turnercountyga.com |
| Jim Lumpkin | Coroner | Coroner | turnercountyga@turnercountyga.com |
| Robby Royal | Turner Co. EMS Director | EMS Director | turnercoems@turnercountyga.com |
| Nichole Harris | Coastal Plain CASH | Advocacy Coordinator | nharris@cpcash.org |
| Shana Dand | Turner DECS | Party Distro | shana.dand@turnercountyga.com |
| Dale Carr | Red Cross | Volunteer Participant | dalecarr@gmail.com |
| Amber Jordan | Red Cross | Disaster Manager | amber.jordan@redcross.org |
| Shanda Lane | | | shanda.lane@turnercountyga.com |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
Draft February 2, 2026

2nd Workshop Meeting

SIGN IN SHEET
Comprehensive Plan Vision Workshop #2
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 2/24/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|----------------|--|-------------------------|------------------------------|
| Reagan Samuels | Turner BGE | Planning Administrator | rsamuels@turner-ge.com |
| Leah E. Young | NSDAP | Access Point Specialist | leah.young@nsdap.com |
| Boice Bumpus | Turner County | Chief Elected Director | boice.bumpus@turner-ge.com |
| Brad Collins | Turner Co. | Co. M. Mgr | brad.collins@turner-ge.com |
| Jan Wilcox | T.C. Electronics | Superior | jan.wilcox@turner-ge.com |
| Heather Miller | Chickamauga Conference Development Authority | Executive Director | heather.miller@turner-ge.com |
| Christy Gray | Turner Schools | Superintendent | christy.gray@turner-ge.com |

SIGN IN SHEET
Comprehensive Plan Vision Workshop #2
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 2/24/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-----------------|---------------------------|--------------------|-------------------------------|
| Robb Bump | Turner EMS | EMS Director | turnerems@turner-ge.com |
| Harold Gentry | Turner Co. Colon | Chief | harold.gentry@turner-ge.com |
| Ben Reeves | City of Sycamore | Planning | ben.reeves@sycamore-ge.com |
| Madison Swanson | Turner Co Health Dept | Compliance Manager | madison.swanson@turner-ge.com |
| Sara Matthews | Victoria Gym Memorial Lib | Chief | sara.matthews@turner-ge.com |
| Jessamyn Perry | City Ashburn Council | Council Member | jessamyn.perry@turner-ge.com |
| Nick Denton | BOC | Service | nick.denton@turner-ge.com |
| Jim Lumpkin | Coroner | Coroner | coroner@turner-ge.com |

SIGN IN SHEET
Comprehensive Plan Vision Workshop #2
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 2/24/2025
TIME: 10:00 AM


| NAME | ORGANIZATION | TITLE | EMAIL |
|-------------------|------------------------------|----------------|-------------------------------------|
| Patricia A. Allen | Family Connection | Exec Dir | patricia.allen@familyconnection.org |
| Melie Underhill | Call Extension - NHC present | | |
| Amelia G. Hill | City of Ashburn | City Clerk | amelia.g.hill@ashburn-ge.com |
| Delma Bell-Dison | WDA, Rural Development | SEH | delma.bell-dison@wda-ge.com |
| Marcus McCarroll | SGRC | Planning | marcus.mccarroll@sgrc.us |
| Nancy Hampton | SGRC | Transportation | nhampton@sgrc.us |
| Abandon Stray | SGRC | Planning | |
| James Bump | Turner County | | |

SIGN IN SHEET
Comprehensive Plan Vision Workshop #2
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 2/24/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|------------------|---------------|-------|-------------------------------|
| Leticia W. Davis | Turner County | Clerk | leticia.w.davis@turner-ge.com |

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
Draft February 2, 2026

3rd Workshop Meeting



sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL OFFICE • COMPTON HOUSE

SIGN IN SHEET
Comprehensive Plan Vision Workshop #3
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 9/30/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-----------------|---|-------------------------|-----------------------------------|
| Ashley Miller | Chamber of Commerce Economic Development | Executive Director | asmiller@ashburnturnerchamber.com |
| Bruce Burgess | Turner Co. Fire Rescue | Chief / EMR Director | turnerfire@turnercountyga.com |
| Jan Walker | TC Election | Supervisor | turner@turnercountyga.com |
| Amanda Hill | City of Ashburn | City Clerk/Asst | ahill@cityofashburn.net |
| Andrea Pierce | City of Ashburn | City Council | Hopefaith@turnercountyga.com |
| Jonathan Perry | City of Ashburn Council | City Council | jonathan.perry@turnercountyga.com |
| Alexandra Traud | SGRC | Planner | |
| Lance Wicker | SGRC | SBA | |




sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

REGIONAL OFFICE • COMPTON HOUSE

SIGN IN SHEET
Comprehensive Plan Vision Workshop #3
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 9/30/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|----------------------|-----------------------|-------------------------|--|
| Mary Anne Studebaker | Turner Co Health Dept | County Nurse Manager | MaryAnne.Studebaker@turnercountyga.com |
| Robby Royal | Turner Co EMS | EMS Director | turnercountyga.com |
| Nick DeVries | County Comm | Asst | nickdevries@turnercountyga.com |
| James Burgess | TC | Commissioner | jburgess@turnercountyga.com |
| Latrice Wilson | Turner County | County Clerk | latrice.wilson@turnercountyga.com |
| | | | |
| | | | |

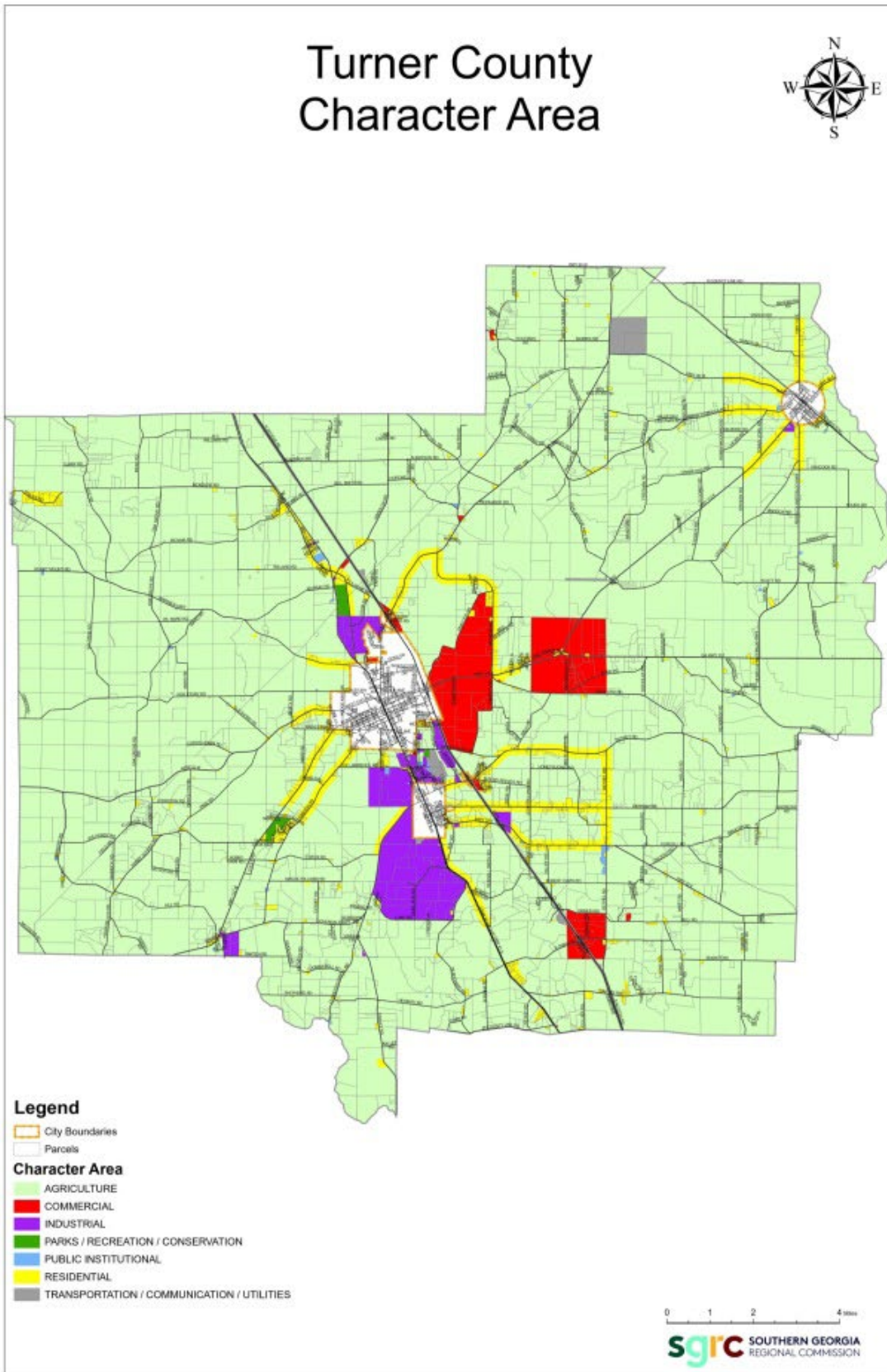


sgrc
SOUTHERN GEORGIA
REGIONAL COMMISSION

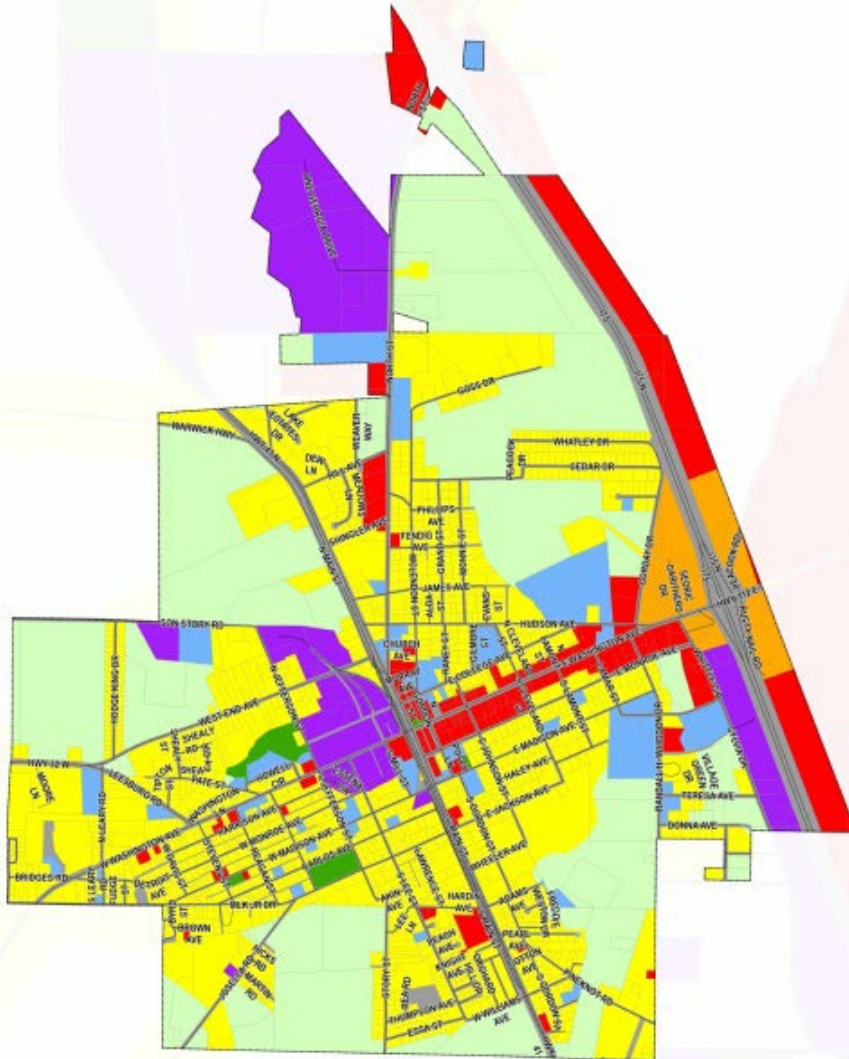
REGIONAL OFFICE • COMPTON HOUSE

SIGN IN SHEET
Comprehensive Plan Vision Workshop #3
COUNTY/CITIES: Turner/Ashburn/Rebecca/Sycamore
DATE: 9/30/2025
TIME: 10:00 AM

| NAME | ORGANIZATION | TITLE | EMAIL |
|-------------------|---------------------------------|----------------|--------------------------------------|
| Tommy Whittle | Rebecca City Council | Mayor A. Tom | tommywhittle51@turnercountyga.com |
| GARY WALKER | REBECCA City Council | MAYOR | WALKER1957@turnercountyga.com |
| Dona W. Jackson | Turner City | Chairperson | dona.w.jackson@turnercountyga.com |
| Christy Wray | Turner Co Schools | Superintendent | christy.wray@turnercountyga.com |
| Sami Mastrantuono | Victoria Evans Memorial Library | Board Chair | sami.mastrantuono@turnercountyga.com |



City of Ashburn Character Area



Legend

□ City Boundaries

Character Area

- AGRICULTURE
- PARKS / RECREATION / CONSERVATION
- RESIDENTIAL
- COMMERCIAL
- INTERCHANGE CHARACTER AREA
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- TRANSPORTATION / COMMUNICATION / UTILITIES

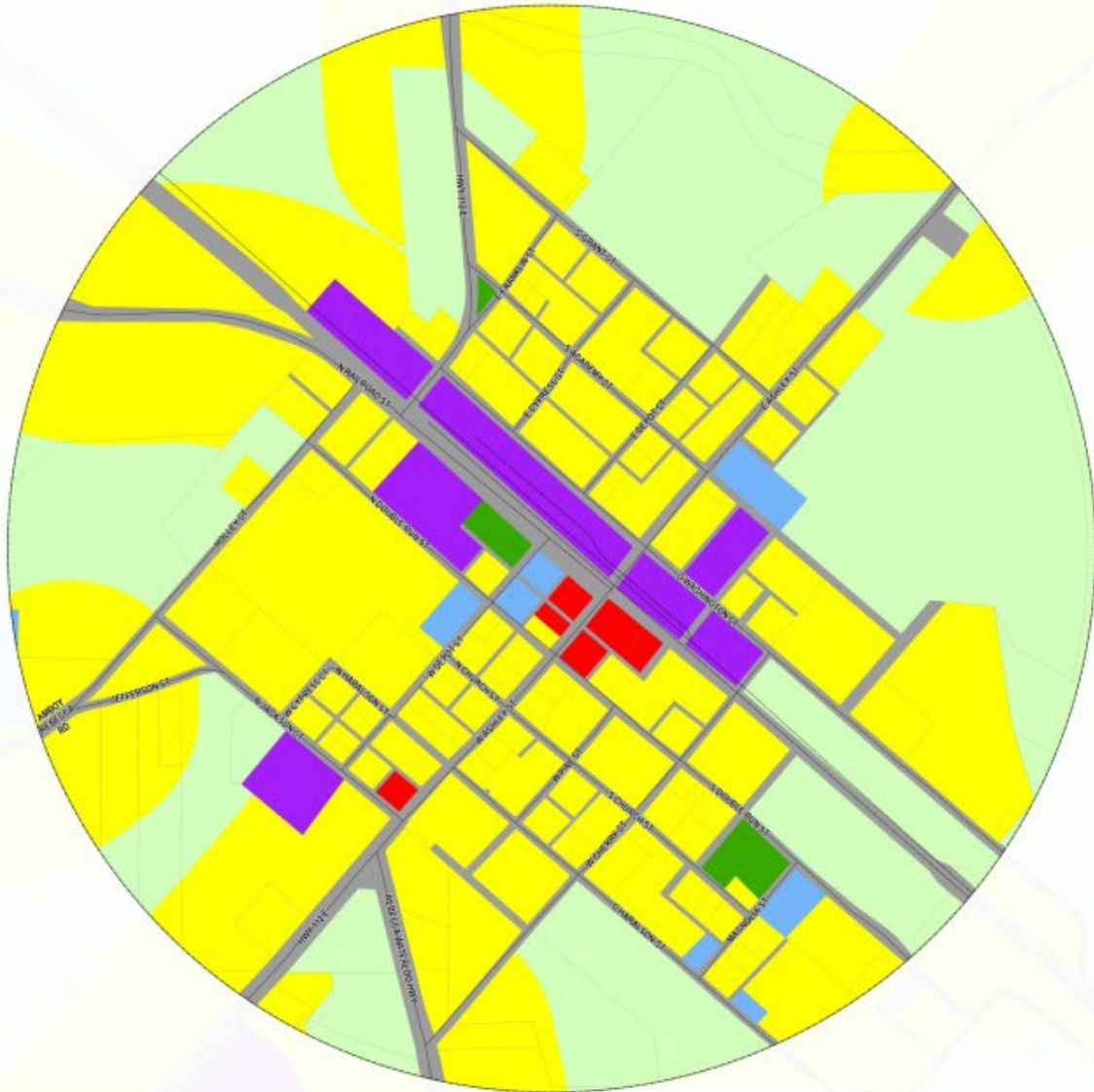


0 0.13 0.25 0.5 0.75 1 Miles

sgrc SOUTHERN GEORGIA
 REGIONAL COMMISSION

09/2025

City of Rebecca Character Area



Legend

- City Boundaries
- Character Area**
- AGRICULTURE
- COMMERCIAL
- INDUSTRIAL
- PARKS / RECREATION / CONSERVATION
- PUBLIC INSTITUTIONAL
- RESIDENTIAL
- TRANSPORTATION / COMMUNICATION / UTILITIES

Data from 2021 Turner County Public Land Use GIS Layer

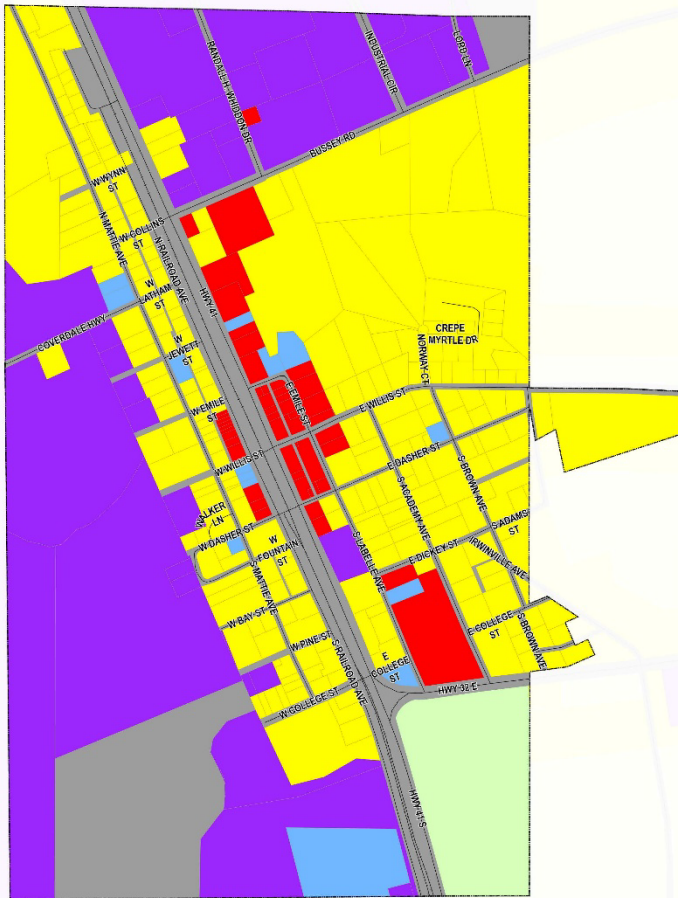


0 0.1 0.2 0.3 0.4 0.5 Miles

sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

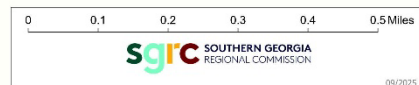
01/2025

City of Sycamore Character Area



Legend

- City Boundaries
- Character Area**
- AGRICULTURE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- RESIDENTIAL
- TRANSPORTATION / COMMUNICATION / UTILITIES



Data from 2021 Turner County Future Land Use GIS Layer

09/2025

Kick-Off for Comprehensive Plan

Comprehensive Plan Update

For TURNER COUNTY

Turner County Board of Commissioners

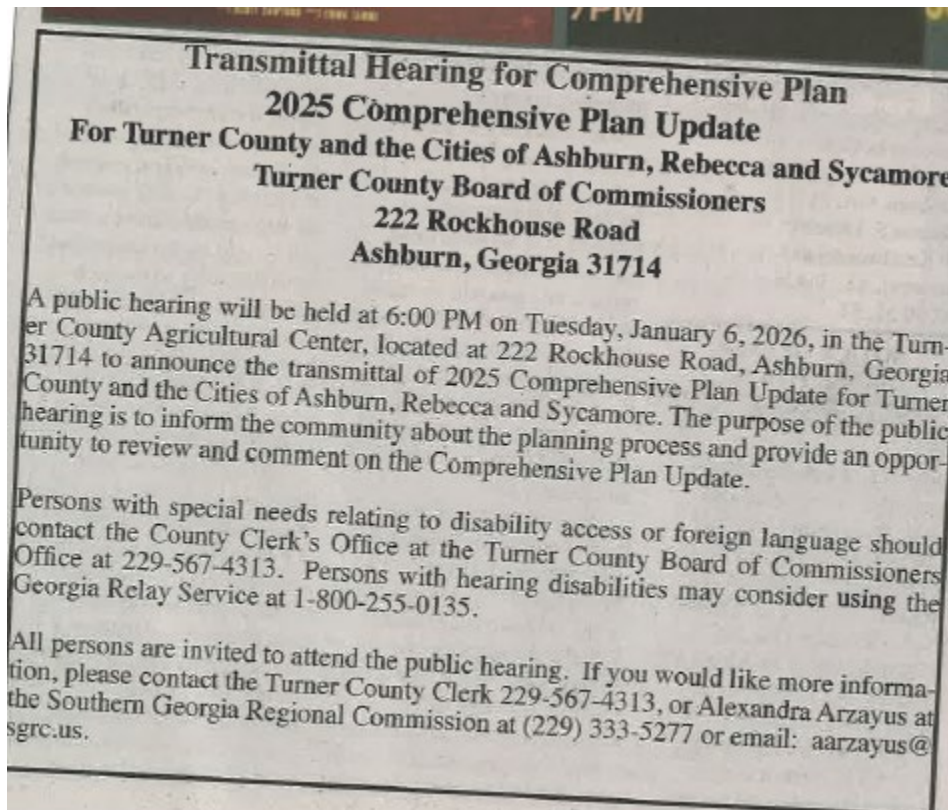
208 East College Avenue, Ashburn, GA 31714

A public hearing will be held at 5:30 p.m. on Monday, May 19th, 2025, at the Turner County Agricultural Center located at 222 Rockhouse Road, Ashburn, Georgia, to announce the beginning of the 2025 Comprehensive Plan Update for Turner County. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in the development of the plan, and obtain input on the proposed planning process.

Any person with special needs relating to disability access or foreign language should contact the County Clerk's Office at the Turner County Commission Office at (229) 567-4313. Any person with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All are invited to attend the public hearing. If you would like more information, please contact the La-trice Wilson, Turner County Clerk at (229) 567-4313, or Alexandra Arzayus at the Southern Georgia Regional Commission at (229) 333-5277 or email: aarzayus@sgrc.us

Transmittal Hearing:





Turner County Board of Commissioners
208 EAST COLLEGE AVENUE
P.O. BOX 191
ASHBURN, GEORGIA 31714
www.turnercountygeorgia.com

January 6, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources evidence of this has been included in our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan. If you have any questions concerning this submittal, please contact Latrice Wilson, County Clerk, at (229)567-4313 or email latricewilson2003@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana L. Whiddon".

Dana L. Whiddon
Chair
Turner County Board of Commissioners

208 East College Ave. | Ashburn, Georgia 31714 | 229-567-4314

| | | | | | | |
|-----------------------------|---|----------------------------|--------------------------------------|----------------------------|---------------------------------|--------------------------------|
| Allen Weaver District #2 | Brad Calhoun Vice-Chair District #4 | Joe Burgess District #1 | Dana Whiddon Chair District #3 | Nick Denham District #5 | Jamara Shipp County Attorney | Latrice Wilson County Clerk |
|-----------------------------|---|----------------------------|--------------------------------------|----------------------------|---------------------------------|--------------------------------|



City of Ashburn

259 EAST WASHINGTON AVENUE
P.O. Box 766
ASHBURN, GEORGIA 31714

TELEPHONE
(229) 567-3431
FAX
(229) 567-9284

January 6, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Amanda Hill, City Clerk, at (229)567-3431 or email at ahill@cityofashburn.net.

Sincerely,

A handwritten signature in blue ink that reads "Sandra J. Lumpkin".

Sandra J. Lumpkin,
Mayor
City of Ashburn

CITY OF SYCAMORE

39 EAST WILLIS STREET
SYCAMORE, GEORGIA 31790-2201

CITY OFFICE PHONE
(229) 567-4296

1/07/2026

Southern Georgia Regional Commission

1937 Carlton Adams Drive

Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

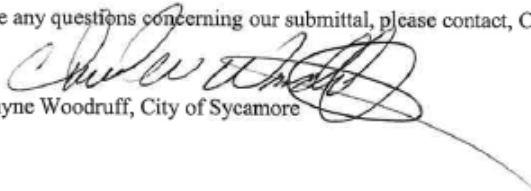
...has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A 12-2-8) and taking them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact, City Clerk, Bethany Holmes at (229-567-4296)

Sincerely,


Mayor Wayne Woodruff, City of Sycamore

City of Rebecca
P O Box 97
Rebecca, Georgia 31783
cityofrebecca@windstream.net

January 6, 2026

Southern Georgia Regional Commission
1937 Carlton Adams Drive
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

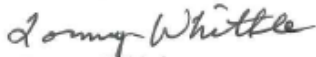
The City of Rebecca has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mary J. Wynn, City Clerk at 229-643-7212 or by email at cityofrebecca@windstream.net.

Sincerely,



Tommy Whittle
Mayor
City of Rebecca

TW:mjw

TURNER COUNTY

RESOLUTION TO ADOPT
2026 JOINT TURNER COUNTY and CITIES OF ASHBURN, REBECCA &
SYCAMORE

COMPREHENSIVE PLAN UPDATE

WHEREAS, Turner County has completed the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

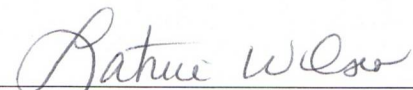
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Turner County does hereby adopt the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

Adopted this 3rd February 2026



, Chairman County Commission



ATTEST:, *Latrice Wilson* County Clerk



CITY OF ASHBURN

RESOLUTION TO ADOPT

2026 JOINT TURNER COUNTY and CITIES OF ASHBURN, REBECCA &
SYCAMORE

COMPREHENSIVE PLAN UPDATE

WHEREAS, Turner County has completed the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

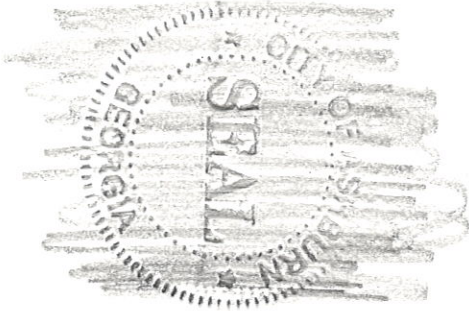
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Turner County does hereby adopt the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

Adopted this February 5, 2026

Sandra J. Lumpkin
Mayor

Amanda G. Hill
ATTEST: City Clerk



RESOLUTION # 2026-02-01

CITY OF REBECCA
RESOLUTION TO ADOPT
2026 JOINT TURNER COUNTY AND CITIES OF ASHBURN, REBECCA &
SYCAMORE

COMPREHENSIVE PLAN UPDATE

WHEREAS, Turner County has completed the 2026 Joint Turner County and the Cities of Ashburn, Rebecca and Sycamore Comprehensive Plan Update.


WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Turner County does hereby adopt the 2026 Joint Turner County and the Cities of Ashburn, Rebecca and Sycamore Comprehensive Plan Update.

Adopted this the 9th day of February, 2026.



Tommy Whittle, Mayor



Attest: City Clerk – Mary J. Wynn



CITY OF SYCAMORE

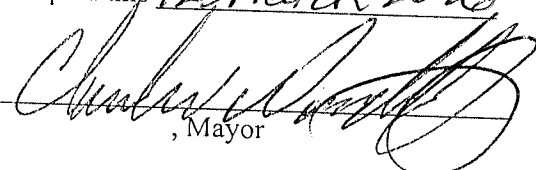
RESOLUTION TO ADOPT
2026 JOINT TURNER COUNTY and CITIES OF ASHBURN, REBECCA &
SYCAMORE

COMPREHENSIVE PLAN UPDATE


WHEREAS, Turner County has completed the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that Turner County does hereby adopt the 2026 Joint Turner County and the Cities of Ashburn, Rebecca, & Sycamore Comprehensive Plan Update.

Adopted this 12th March 2026


, Mayor


ATTEST, _____
City Clerk

Turner County and Cities of Ashburn, Rebecca, and Sycamore 2025 Comprehensive Plan
Draft February 2, 2026

Comprehensive
Plan
Stakeholders
Excel File

| First Name | Last Name | Organization | Title | Email | Type | Phone Number | Address | County |
|------------------|------------|--|--------------------------|-------------------------------------|----------|--------------|---------|---------------|
| Aelaide | Kirk | American Red Cross | | adelaide.kirk@redcross.org | Work | | | Turner County |
| Amber | Jordan | American Red Cross | | amber.jordan@redcross.org | Work | | | Turner County |
| Swynn | | Ashburn Public Safety | | swynn@ashburnpublicsafety.com | Work | | | Turner County |
| Rtoutman | | Ashburn Public Safety | | Rtoutman@ashburnpublicsafety.com | Work | | | Turner County |
| Ashley | | Ashburn Turner Chamber | | ashley@ashburnturnerchamber.com | Work | | | Turner County |
| Lwinger | | Behavioral Health Services of Georgia | | lwinger@bhsga.com | Work | | | Turner County |
| Mcrews | | Behavioral Health Services of Georgia | | mcrews@bhsga.com | Work | | | Turner County |
| Kwoods | | Careforth | | kwoods@careforth.com | Work | | | Turner County |
| Christine | Rogers | Centene Corporation | | Christine.Rogers@centene.com | Work | | | Turner County |
| Gail | Phillips | Communities In Schools Ben Hill | | gail.phillips@cisbenhill.org | Work | | | Turner County |
| Kristin | Morrison | Court Appointed Special Advocates (CASA) | | kmorrison@cpccasa.org | Work | | | Turner County |
| Kristi | Gilley | Court Appointed Special Advocates (CASA) | | kgilley@cpccasa.org | Work | | | Turner County |
| Michele | Harris | Court Appointed Special Advocates (CASA) | | miharris@cpccasa.org | Work | | | Turner County |
| Jana | Barfield | Court Appointed Special Advocates (CASA) | | jbarfield@cpccasa.org | Work | | | Turner County |
| Ccasimiro | | CPRL | | ccasimiro@cpri.org | Work | | | Turner County |
| Nikkibrewer | | First Baptist Church Ashburn | | nikkibrewer@fbcashburn.com | Work | | | Turner County |
| Allisonsky | Robinson | Georgia Department of Human Services | | allisonsky_robinson@dhs.ga.gov | Work | | | Turner County |
| Joyce | Deberry | Georgia Department of Human Services | | joyce.deberry@dhs.ga.gov | Work | | | Turner County |
| Maryanne | Sturdevan | Georgia Department of Public Health | | maryanne.sturdevan@dph.ga.gov | Work | | | Turner County |
| Mark | Eanes | Georgia Department of Public Health | | mark_eanes@dph.ga.gov | Work | | | Turner County |
| Lauren | Robinson | Georgia Department of Public Health | | lauren.robinson@dph.ga.gov | Work | | | Turner County |
| Chris | Calhoun | Georgia Department of Public Health | | chris.calhoun@dph.ga.gov | Work | | | Turner County |
| Ahorntz | | Legacy Link | | ahorntz@legacylink.org | Work | | | Turner County |
| Joe | Burgess | Personal | Commissioner | joburgess1944@yahoo.com | Personal | | | Turner County |
| Hopefaith033 | | Personal | | hopefaith033@gmail.com | Personal | | | Turner County |
| Ashley | Miller | Personal | Chamber Executive | turnercountychamber@gmail.com | Personal | | | Turner County |
| Latrice | Wilson | Personal | County Clerk | latricewilson2003@gmail.com | Personal | | | Turner County |
| Walkerg1957 | | Personal | | walkerg1957@yahoo.com | Personal | | | Turner County |
| Jermaine | Rockwell | Personal | | jermaine.rockwell@yahoo.com | Personal | | | Turner County |
| Jonesratt17 | | Personal | | jonesratt17@gmail.com | Personal | | | Turner County |
| Ahope | Aha | Personal | | ahope_aha@outlook.com | Personal | | | Turner County |
| Diane | Saylor | Personal | | saylor312@gmail.com | Personal | | | Turner County |
| Wiregrassfarmer | | Personal | | wiregrassfarmer@yahoo.com | Personal | | | Turner County |
| Rogerjonesaha | | Personal | | rogerjonesaha@gmail.com | Personal | | | Turner County |
| Beckygay | | Personal | | beckygay@outlook.com | Personal | | | Turner County |
| Jamesehallart | | Personal | | jamesehallart@gmail.com | Personal | | | Turner County |
| Brad | Calhoun | Personal | Commissioner | bradcalhount@gmail.com | Personal | | | Turner County |
| Nanakaty | | Personal | | nanakaty@live.com | Personal | | | Turner County |
| Sycamorecityhall | | Personal | | sycamorecityhall@yahoo.com | Personal | | | Turner County |
| Jordanc2299 | | Personal | | jordanc2299@gmail.com | Personal | | | Turner County |
| Bruce | Burgess | Personal | Fire Chief/EMA Director | turnerfirechief@gmail.com | Personal | | | Turner County |
| Pastorlance2016 | | Personal | | pastorlance2016@gmail.com | Personal | | | Turner County |
| Creyes | | Regional Community Public Health | | creyes@rcpch.net | Work | | | Turner County |
| Ghoo | | Regional Community Public Health | | ghood@rcpch.net | Work | | | Turner County |
| Eknight | | Regional Community Public Health | | eknight@rcpch.net | Work | | | Turner County |
| Cindy | Puryear | Salvation Army | | cindy.puryear@uss.salvationarmy.org | Work | | | Turner County |
| Jipeavy | | South Georgia Banking Company | | jipeavy@sbgonline.com | Work | | | Turner County |
| Trhendricks | | Southern Georgia Regional Commission | | trhendricks@sgrc.us | Work | | | Turner County |
| Jhorton | | Southern Georgia Regional Commission | | jhorton@sgrc.us | Work | | | Turner County |
| Khames | | Southern Georgia Regional Commission | | khames@sgrc.us | Work | | | Turner County |
| Ahazayus | | Southern Georgia Regional Commission | | ahazayus@sgrc.us | Work | | | Turner County |
| Bredrick | | Southwest Georgia Regional Commission | | bredrick@swgrc.org | Work | | | Turner County |
| Eddie | Senkbell | Tift Regional Medical Center | | eddie.senkbell@tiftregional.com | Work | | | Turner County |
| Dana | Whiddon | Turner County Government | Commissioner | dwhiddon@turnercountygeorgia.com | Work | | | Turner County |
| Dpate | | Turner County Government | | dpate@turnercountygeorgia.com | Work | | | Turner County |
| Nick | Denham | Turner County Government | Commissioner | ndenham@turnercountygeorgia.com | Work | | | Turner County |
| James | Burgess | Turner County Government | Chairman | jburgess@turnercountygeorgia.com | Work | | | Turner County |
| Coroner | | Turner County Government | | coroner@turnercountygeorgia.com | Work | | | Turner County |
| Lwilson | | Turner County Government | | lwilson@turnercountygeorgia.com | Work | | | Turner County |
| Dbeaty | | Turner County Government | | dbeaty@turnercountygeorgia.com | Work | | | Turner County |
| Rsingletary | | Turner County Government | | rsingletary@turnercountygeorgia.com | Work | | | Turner County |
| Clifford | Jordan | Turner County Government | Parks & Rec Director | cjordan@turnercountygeorgia.com | Work | | | Turner County |
| Robby | Royal | Turner County Government | EMS Director | turnerems@turnercountygeorgia.com | Work | | | Turner County |
| Christy | Wray | Turner County Schools | School Superintendent | christy.wray@turner.k12.ga.us | Work | | | Turner County |
| Algenard | Bryant | Turner County Schools | | algenard.bryant@turner.k12.ga.us | Work | | | Turner County |
| Dennis | Kendrick | Turner County Schools | | dennis.kendrick@turner.k12.ga.us | Work | | | Turner County |
| Jason | Clark | Turner County Schools | | jason.clark@turner.k12.ga.us | Work | | | Turner County |
| Shy | Smith | Turner County Schools | | shy.smith@turner.k12.ga.us | Work | | | Turner County |
| Tosha | Turner | Turner County Schools | | tosha.turner@turner.k12.ga.us | Work | | | Turner County |
| Christopher | Drake | U.S. House of Representatives | | christopher.drake@mail.house.gov | Work | | | Turner County |
| Amy | Wilkie | United States Department of Agriculture | | amy.wilkie@usda.gov | Work | | | Turner County |
| Debra | Bell-dison | United States Department of Agriculture | | debra.bell-dison@usda.gov | Work | | | Turner County |
| Deborah | Brumfield | United States Department of Agriculture | | deborah.brumfield@usda.gov | Work | | | Turner County |
| Jyles | Zellner | United States Department of Agriculture | | jyles.zellner@usda.gov | Work | | | Turner County |
| Shaunae | Motley | United Way of Southwest Georgia | | shaunae.motley@unitedwayswga.org | Work | | | Turner County |
| Cindy | Wisham | United Way of Southwest Georgia | | cindy.wisham@unitedwayswga.org | Work | | | Turner County |
| Sprat01 | | University of Georgia | | sprat01@uga.edu | Work | | | Turner County |
| Lynn | Davis | University of Georgia | | lynn@uga.edu | Work | | | Turner County |
| Chancock | | University of Georgia | | ghancock@uga.edu | Work | | | Turner County |
| Macie | Wheeler | University of Georgia | | macie.wheeler@uga.edu | Work | | | Turner County |
| Slumpkin | | City of Ashburn | Mayor | slumpkin@cityofashburn.net | Work | | | Turner County |
| Turnerems | | Unknown | | turnerems@turnercountygeorgia.com | Work | | | Turner County |
| Jreckley | | Unknown | | jreckley@turnercountysoc.com | Work | | | Turner County |
| Ahill | | City of Ashburn | Interim City Manager | ahill@cityofashburn.net | Work | | | Turner County |
| Jeremy | Johnston | USDA | | jeremy.johnston@ga.usda.gov | Work | | | Turner County |
| Jamaar | Pye | GEMA | | jamaar.pye@gema.ga.gov | Work | | | Turner County |
| Pharis | Kim | Community in Schools | | pharis@turner.k12.ga.us | Work | | | Turner County |
| Stella | Kim | GEMA | | stella.kim@gema.ga.gov | Work | | | Turner County |
| Beatrice | Soler | GEMA | | beatrice.soler@gema.ga.gov | Work | | | Turner County |
| Yteela | Ford | Council on Aging | | yteela.ford@sowegacoa.org | Work | | | Turner County |
| Kathy | Shemwell | Red Cross | | Kathy.Shemwell@Redcross.org | Work | | | Turner County |
| Andy | Hester | Sheriffs office | Sheriff | tshester@turnercountysoc.com | Work | | | Turner County |
| Sheldonsmith324 | | City of Ashburn | Councilman | sheldonsmith324@gmail.com | Work | | | Turner County |
| Jlavender | | City of Ashburn | Director of Water Dept | jlavender@cityofashburn.net | Work | | | Turner County |
| Cityofrebecca | | Various Local Governments | | cityofrebecca@windstream.net | Work | | | Turner County |
| Turnerzoning | | Various Local Governments | | turnerzoning@windstream.net | Work | | | Turner County |
| Jandblee | | Various Local Governments | | jandblee@windstream.net | Work | | | Turner County |
| Turnerbuilding | | Various Local Governments | | turnerbuilding@windstream.net | Work | | | Turner County |
| Davidsmith01 | | Various Local Governments | | davidsmith01@windstream.net | Work | | | Turner County |
| Renee | Gregory | Turner County | Tax Commissioner | rgregory@windstream.net | Work | | | Turner County |
| Kim | Hanner | Turner County | | turner142@gmail.com | Personal | | | Turner County |
| Vanessa | Sylvester | Turner County | Public Works Assistant | vayvester@windstream.net | Work | | | Turner County |
| Joe | Wright | Turner County | Tax Assessor | joewright@gmaes.net | Work | | | Turner County |
| Ezra | Robinson | Turner County | Superior Court Asst. | Ezra.Robinson@scjccca.org | Work | | | Turner County |
| Jan | Winters | Turner County | | jan@turnercountygeorgia.com | Work | | | Turner County |
| Troy506 | | Turner County | | troy506@yahoo.com | Personal | | | Turner County |
| Blake | Christian | Turner County | Magistrate Judge | judgchristian04@gmail.com | Personal | | | Turner County |
| Tim | Wiggins | Turner County | TC Building Maintenance | twiggins@turnercountygeorgia.com | Work | | | Turner County |
| Penny | Thomas | Turner County | Probate Court Judge | pennythomas@windstream.net | Work | | | Turner County |
| Andy | Hester | Turner County | Sheriff | andyhester1@yahoo.com | Personal | | | Turner County |
| C | Dean | Turner County | Deputy | c.dean@turnercountysoc.com | Work | | | Turner County |
| Marylee | Green | Turner County | Court Clerk | marylee.green@scjccca.org | Work | | | Turner County |
| Brad | Christian | South Georgia Banking Company | | bchristian@sbgonline.com | Work | | | Turner County |
| Sandy | Lunsford | Various Local Governments | Mayor | ndj@windstream.net | Work | | | Turner County |
| Mark | Sandifer | McClerny, Moseley & Associates | | msandifer@mcclerny-law.com | Work | | | Turner County |
| Mike | Moore | Personal | | mkmoo@gmail.com | Personal | | | Turner County |
| Raymond | Poore | Phoenix Wood Products | | raymondpoore@phoenixwood.com | Work | | | Turner County |
| Kelly | Lane | GA Dept of Community Affairs | Region 11 Representative | kelly.lane@dca.ga.gov | Work | 404-227-3619 | | Turner County |

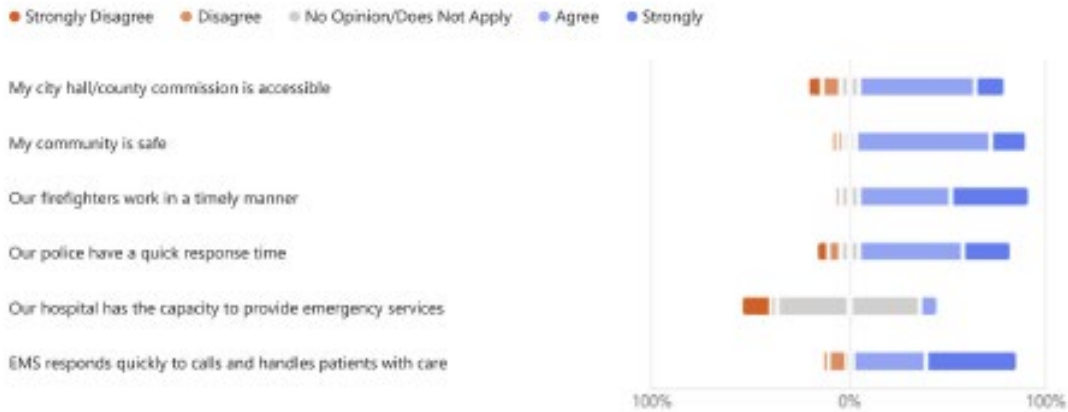
4. How would you describe your community?



5. How satisfied are you with the quality of life in our community? Consider factors such as safety, amenities, & overall environment when answering 5 being the most satisfied.

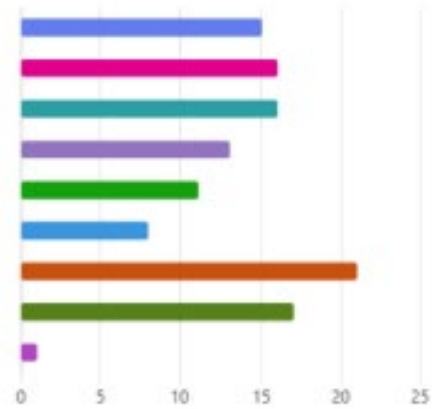


6. Please indicate your confidence in your critical services



7. Which local issues affect you the most?

| | |
|-----------------------------|----|
| ● Public Safety | 15 |
| ● Road Conditions/traffic | 16 |
| ● Access to healthcare | 16 |
| ● Affordable housing | 13 |
| ● Recreation opportunities | 11 |
| ● Environmental concerns | 8 |
| ● Job opportunities | 21 |
| ● Educational opportunities | 17 |
| ● Other | 1 |

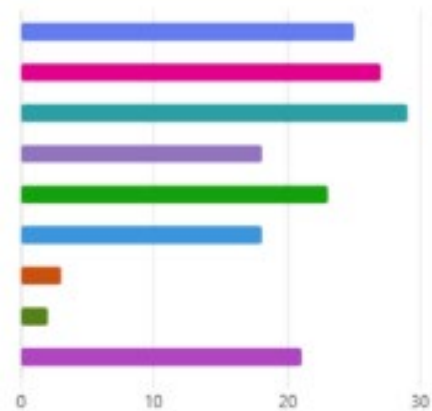


8. How well do you feel local leadership communicates with residents? (Rate the effectiveness of information sharing from community leaders (such as city council, county commission, etc))



9. Which critical services do you have in/near your community?

| | |
|------------------------------------|----|
| ● City Hall/County Commission | 25 |
| ● Police | 27 |
| ● Fire | 29 |
| ● Hospital/EMS | 18 |
| ● Nursing Home/Elder Care Facility | 23 |
| ● School/College/University | 18 |
| ● Municipal Water Services only | 3 |
| ● Sewer Services only | 2 |
| ● Water & Sewer Services | 21 |



10. Do you have to leave your community for any services, essential or non-essential?



11. Which services do you travel to receive?



12. Where?



13. How do you get around your community?



14. Please indicate how important the following are to you

Not Important Somewhat Important Very Important No Opinion



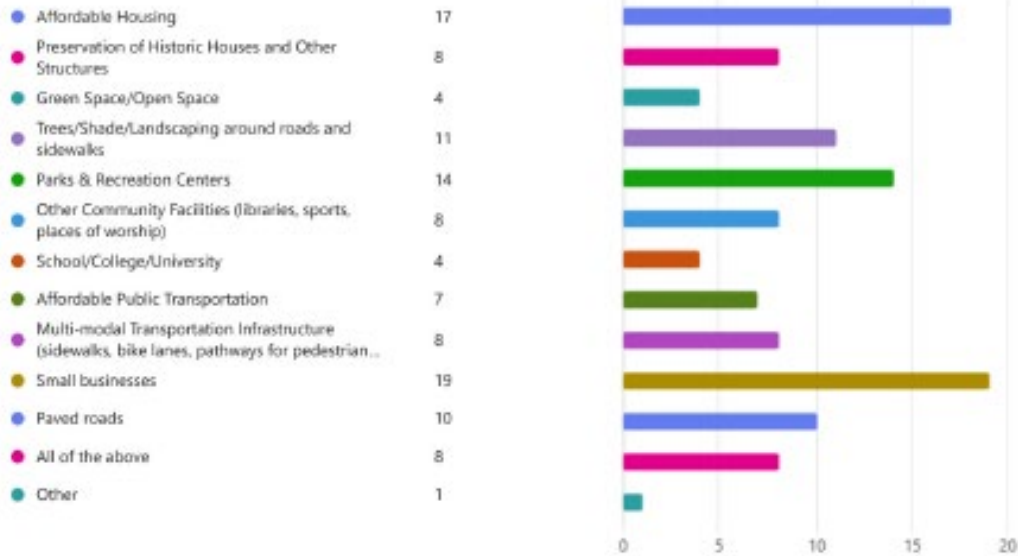
15. What changes would you most like to see in the community over the next 3 years? Please share your priorities or ideas for improvements.



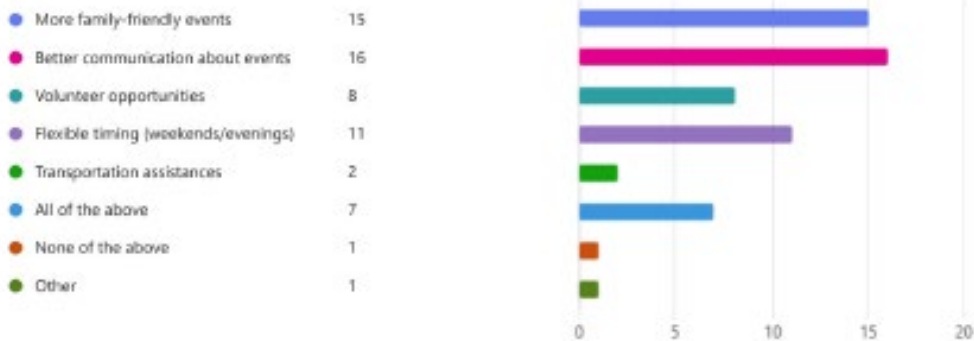
6 respondents (19%) answered better for this question.



16. What would you like to see more of in your community?



17. Which of the following would encourage you to be more involved in community activities?



18. How satisfied are you overall with community events?



19. What community event or activities do you participate in? (List regular gatherings, volunteer opportunities, or cultural activities you attend.) If your community could add another event to the calendar, what would it be?

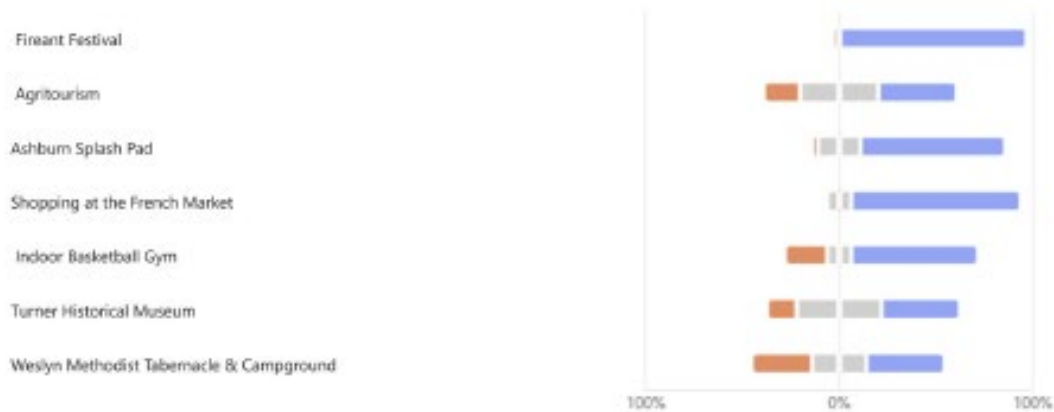


9 respondents (28%) answered Ant Festival for this question.



20. Please indicate your familiarity with the following attractions in/near your community

● Never Heard of It/Never Been 🙄 ● Sounds Familiar 😊 ● Heard of it/I have been! 😊



21. Rate your satisfaction with parks and recreational facilities? (5 being the highest and most satisfied)



22. What other attractions exist in/near your community that were not mentioned?

15
Responses

Latest Responses

"N/A"
"N/A"
...

4 respondents (27%) answered Big Peanut for this question.



23. What are your thoughts on the relationship between your community's government and others (in the county, at state level, federal level)?

32
Responses

Latest Responses

"Could have better involvement by the parents and people of the community"
"Work In Progress"
"Stressful"
...

4 respondents (13%) answered better for this question.



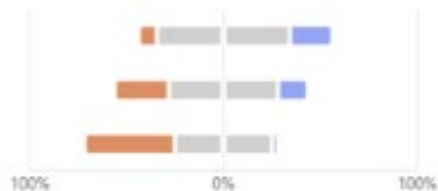
24. What are your thoughts on your community's government and others (in the county, at state level federal level)?

- No relationship/Unknown 😐
- Little relationship (they know their names) 😐
- Great relationship (Let's chat over lunch) 😊

County and Cities Relationships

Communities with the State Government

Communities with the Federal Government



25. Is there anything you would like to add?

32
Responses

Latest Responses

"NO"

"Thanks for the opportunity for the chance to participate in this survey!!!"

"N/A"

...

3 respondents (9%) answered community for this question.



