

# LIST OF POTENTIAL ISSUES AND OPPORTUNITIES

## Economic Development

- Geographic location
- Education level/job skills improvement
- Attraction of new more diverse economic development
- Enhanced/expanded retail/service sector
- Tourism potential/promotion/development (natural and historic)
- State or national park development along Altamaha
- Economic Development marketing strategy
- Reliance on 1 main manufacturer (Rayonier)
- Ongoing downtown/central business district revitalization efforts (all cities)
- Altamaha Technical College
- Slow job creation
- Reliance on low wage, retail trade jobs
- Support/enhance/expand agriculture/forestry
- Consistent funding for economic development activities
- Refine/enhance resources/tools
- New spec building needed
- Georgia/Guaranteed Ready Accelerated Development (GRAD) site development
- 4-laning of U.S. 84, U.S. 301, U.S. 341 (all done except 301)
- Perimeter road around Jesup
- Expanded/enhanced hospitality facilities/services
- Entrepreneurial activities development/promotion
- Location along 2 developmental highways/U.S. 301
- Proximity to ports (Brunswick, Savannah, Jacksonville) and coast
- Abundant groundwater
- Transportation network/infrastructure (highways, rail, airport)
- Recreation Facilities needed
- Regional Industrial Park
- New Industrial Park needed
- Availability of land
- Amtrak Station
- Broadhurst Environmental Landfill
- Natural resources
- Jesup Drive-In
- Federal Prison
- Existing businesses (Rayonier, Great Southern, E.A.M., Dixie Outfitters)
- Existing festivals (Arch Fest, Dogwood, Odum Homecoming, Screven 4<sup>th</sup> of July)
- Chamber of Commerce/Development Authority

## **Natural and Cultural Resources**

- Natural and cultural resources conservation/protection
- Downtown development with historic preservation
- Compatible development of natural/cultural resources
- Rural character preservation
- Altamaha/Little Satilla rivers
- State or national park development along Altamaha
- Public education/awareness
- County-wide planning/land use regulation
- Nature-based and heritage tourism attraction
- Continued enforcement of Environmental Conservation ordinance
- Altamaha River Partnership, Georgia Coastal Management Program, Nature Conservancy, etc. participation
- McMillan Creek Greenway, Jesup
- Enhanced knowledge/promotion of county history/historical sites (Williamsburg/Mount Venture, Old Federal Road, Doctortown Trestle, Capt. Grace House, etc.)
- Sports Hall of Fame facility needed
- Sportsman Hall of Fame
- Lake Grace, other lakes and streams
- Wildlife management areas
- WPA mural of General Oglethorpe (public library)

## **Housing**

- Diversity of housing mix and affordability
- Utilization of state/federal programs
- Increased reliance on manufactured housing
- Need for additional affordable housing
- Need for subdivision/manufactured housing and other specific land use ordinances coordinated through joint planning commission
- Ample land availability
- Housing rehabilitation
- Creation of community housing coalition
- Enforce state building codes (County, Jesup, Odum) and adopt in Screven
- Need for special needs housing (senior, disabled, high end)
- Continue county-wide beautification efforts/coordination with Georgia Clean and Beautiful
- Neighborhood revitalization

## **Land Use**

- Need for county-wide planning/growth management
- Need for coordinated land use/subdivision/mobile home regulation and code enforcement
- Improved beautification/aesthetics

- Protect/promote important natural resources and their sensitive utilization
- Encourage respectful development
- Protect land used for agriculture/forestry
- Transportation facilities improvement
- Utilization of existing areas with infrastructure for new development as first focus
- Infrastructure expansion to guide growth and help protect environment
- Development of new facilities to accommodate/support growth
- Continue downtown/central business district revitalization efforts (all cities)
- Identify areas for development/industrial parks

### **Community Facilities and Services**

- Enhance services/provide capacity for regional center growth
- Maintain/upgrade water/sewer facilities
- Developmental highways/U.S. 301 4-laning
- Jesup perimeter road
- Broadhurst Environmental landfill
- Maintain/expand recycling efforts, possibly to regional basis
- More county road/city street improvements (paving, resurfacing)
- Airport improvements
- Renovate Amtrak Station
- New Law Enforcement building
- Law enforcement equipment upgrade/continued training
- Fire service enhancement/equipment and facility maintenance/improvements/ongoing training
- Dry hydrant conditions and locations
- Public safety response times and levels of service
- Possible public safety (law enforcement and fire service) consolidation
- Overall county emergency services plan needed
- Health care personnel recruitment
- Improved recreational facilities/parks
- State/national park establishment along Altamaha
- Altamaha River Landings
- Enhanced governmental services/facilities (Courthouse, Jesup City Hall, Odum Town Hall)
- Education facilities/programs/services improvements
- Odum and Screven schools
- Expand cultural opportunities/support community festivals
- Enhanced marketing of cultural activities/historic sites
- Library materials/equipment enhancement
- Maintain full, essential library status
- Altamaha Technical College classroom continued expansion and promotion
- Aesthetics/beautification
- Ambulance Service facilities expansion
- Boys and Girls Club Charter
- Faith based organizations

### **Intergovernmental Coordination**

- Shared code enforcement
- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation/joint delivery
- Utilization/participation of regional partnerships
- Coordinated planning/growth management