

On the cover:(clockwise from upper right):

Postcard view of South Georgia State Junior College (Figure 7)

"Comprehensive Plan" from South Georgia College 2010 Campus Master Plan Update

Aerial view of campus circa 1940 (Figure 12)

Campus Plan circa 1938 (Figure 8)

"Beyond 2007" South Georgia College Campus Master Plan (Figure 18)

Prepared for

Board of Regents of the University System of Georgia
&
South Georgia College

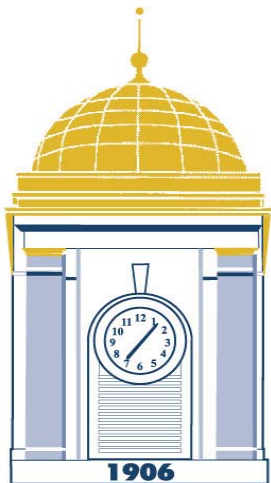
Prepared by



Hendessi & Associates

LORD • AECK • SARGENT

ARCHITECTURE
FOR EDUCATION



South Georgia College
2010 Campus Master Plan Update



J. M. THRASH
PRESIDENT

SOUTH GEORGIA COLLEGE

"THE PRIDE OF SOUTH GEORGIA"

COLLEGE, GEORGIA
SUBURB OF DOUGLAS, GA.

August 8, 1938

Dr. S. V. Sanford, Chancellor,
University System of Georgia,
State Capitol,
Atlanta, Georgia.

Dear Dr. Sanford:

Enclosed you will find a scale blue print showing the arrangement of our present buildings and the proposed new library in front. You will note that the two proposed dormitories are drawn in red.

I do not believe that there is another campus in the United States whose buildings are arranged so symmetrically as they are here. This new library and the two dormitories will complete the project.

I know that you are doing everything possible to get us the two dormitories. I am mailing Marion Smith one of the blue prints in order that he may note the symmetry.

Be sure and come to see us when you can.

Sincerely yours,

President

JMT:w

Letter from South Georgia College President James M. Thrash to University System of Georgia Chancellor Dr. Steadman V. Sanford regarding the South Georgia College Campus (courtesy of Dr. Jim Cottingham)

South Georgia College

2010 Campus Master Plan Update

Table of Contents

Table of Contents.....	i
List of Figures.....	ii
Executive Summary.....	iii
I. Campus History.....	1
II. Tabular Data.....	11
Existing Building Inventory.....	12
Projected Space Utilization Table.....	13
Campus Parking & Housing Projections.....	14
III. Diagrams.....	17
Campus Plan.....	18
Comprehensive Plan.....	19
Campus Precinct Plan.....	20
Phasing Plan.....	21
Campus Circulation Plan.....	22
Future Development Plan.....	23
Future Precinct Plan.....	24
IV. Project Narratives.....	25
Phase I Projects.....	26
Phase II Projects.....	32
Phase III Projects.....	34
Future Phase Projects.....	35
V. Master Plan Update Participants.....	37
Project Kickoff Meeting, November 17, 2008.....	39
Community Leaders Meeting, December 3, 2008.....	39
President's Cabinet Meeting, December 3, 2008.....	40
Student Leaders Meeting, December 3, 2008.....	40
Facilities Meeting, December 4, 2008.....	41
Student Support/Residence Life Meeting, December 4, 2008.....	41
Faculty Meeting, December 4, 2008.....	42
Open Forum, December 12, 2008.....	42
Cross Team Meeting # 1, January 21, 2009.....	43
President's Cabinet Meeting, February 4, 2009.....	44
Parking Meeting, February 25, 2009.....	44
Town Hall Meeting, April 15, 2009.....	45
President's Cabinet Meeting, September 2, 2009.....	46
Cross Team Meeting # 2., January 21, 2009.....	47

List of Figures

Figure 1. Early photograph of female students assembled in front of Davis Hall.....	1
Figure 2. Official Seal of South Georgia College.....	2
Figure 3. Early view of Peterson Hall with Davis Hall beyond.....	2
Figure 4. Postcard view of 11th District A&M School (courtesy of Dr. Jim Cottingham).....	2
Figure 5. Building Inspector J.M. Thrash reviews the construction of the 11th District A&M School.....	2
Figure 6. Early photograph of rear elevation of Peterson Hall.....	2
Figure 7. Postcard view of South Georgia Junior State College (courtesy of Dr. Jim Cottingham).....	2
Figure 8. Campus Plan, circa 1938.....	3, 15
Figure 9. New Library (Thrash Hall) shortly after construction.....	3
Figure 10. Early view of Dining Hall (Industrial Technology Building).....	3
Figure 11. Aerial view of campus circa 1932.....	3
Figure 12. Aerial view of campus circa 1940.....	3
Figure 13. 1966 Campus Map.....	4
Figure 14. Tanner Hall shortly after construction.....	4
Figure 15. Postcard view of Richey Hall (courtesy of Dr. Jim Cottingham).....	4
<i>Ektachrome by Bob Wyer, Delhi, N.Y. All rights reserved</i>	
Figure 16. Postcard view of Stubbs Hall (courtesy of Dr. Jim Cottingham).....	5
<i>Published by Colorama, Columbus, Georgia</i>	
Figure 17. Postcard view of Engram Union (courtesy of Dr. Jim Cottingham).....	5
<i>Ektachrome by Bob Wyer, Delia, N.Y. All rights reserved</i>	
Figure 18. "Beyond 2007", 1998 Campus Master Plan.....	5
<i>South Georgia College Campus Master Plan, Sizemore Floyd Architects, 1998</i>	
Figure 19. Tiger Village & Clower Center, 2007.....	6
<i>©2007 Creative Sources Photography, Inc. / Rion Rizzo</i>	
Figure 20. Campus Historic Preservation Plan, 2006.....	6
<i>South Georgia College Campus Historic Preservation Plan, Lord Aeck & Sargent, 2006</i>	
Figure 21. Clower Center interior, 2007.....	6
<i>©2007 Creative Sources Photography, Inc. / Rion Rizzo</i>	
Figure 22. Aerial photograph of South Georgia College, 2006	7
<i>Image provided courtesy of Ambling University Development Group</i>	
Figure 23. Rendering of New Dining Hall.....	25, 27
Figure 24. Proctor Hall, 2005.....	26
<i>South Georgia College Campus Historic Preservation Plan, Lord Aeck & Sargent, 2006</i>	
Figure 25. Postcard view of Cooper Hall (courtesy of Dr. Jim Cottingham).....	26
<i>Ektachrome by Bob Wyer, Delia, N.Y. All rights reserved</i>	
Figure 26. Aerial photograph of Tiger Village II under construction.....	27
<i>Image provided courtesy of Juneau Construction Company</i>	
Figure 27. Engram Union renovation diagram.....	28
Figure 28. Landscape improvements at Union and Library.....	29
Figure 29. Lighting improvements in Quincey Circle area.....	30
Figure 30. Circulation improvements at Childs Circle.....	30
Figure 31. Circulation improvements at North Entrance.....	31
Figure 32. Proposed campus athletics complex.....	32
Figure 33. Proposed route for Brooks Road.....	33
Figure 34. Aerial view of Quincey Circle circa 1932.....	34
Figure 35. Residential village with proposed campus green south of Shannon Hall.....	34
Figure 36. Postcard view of Tanner Hall (courtesy of Dr. Jim Cottingham).....	35
<i>Ektachrome by Bob Wyer, Delia, N.Y. All rights reserved</i>	
Figure 37. Proposed future campus improvements.....	35

South Georgia College

2010 Campus Master Plan Update

Executive Summary

Introduction

In November of 1998, South Georgia College completed its most recent *Campus Master Plan*. At that time, the campus comprised 26 buildings totaling 447,592 gross square feet located on 190 acres. Total enrollment in the fall semester of 1997 was measured at 1,148 students, of whom 115 resided on campus. Of the projects recommended by the *Master Plan*, only two were realized: an addition to the Health and Wellness Center in 2003 and the construction of a new residence hall, Tiger Village, in 2007.

Subsequent to the completion of Tiger Village, the College experienced a 31% increase in total enrollment from 1,081 in the fall of 2006 to 1,421 in the fall of 2009, with a corresponding growth in its residential population of 75% from 186 to 326. In the fall of 2008, anticipating the need for additional housing to meet rising student demand, the College commissioned Hendessi & Associates, working in conjunction with Lord, Aeck & Sargent, to undertake a Housing Study to assess the viability of future phases of privatized student housing. During the course of this study, it became apparent that the College needed to expand the scope of this study to review and revise its *Campus Master Plan*. Originally envisioned as a six-month effort, the planning process was extended at the College's request to more thoroughly explore the recommendations arising out of the planning deliberations. The results of the process are contained in this *2010 Campus Master Plan Update*.

Goals

A unique aspect of the *2010 Campus Master Plan Update* was the concurrence of its development with the advancement of projects it proposed. In particular, three projects – the Tiger Village II residence hall, the renovation of Engram Union, and the addition to and renovation of the Industrial Technology Building to create a Dining Hall – were studied in greater detail in order to facilitate their initiation prior to the completion of the *Update* itself.

A broader concern for the *Master Plan Update* was vehicular circulation and parking, with a general emphasis on directing parking and vehicular traffic to the campus perimeter along Brooks Road, discouraging cut-through traffic on the campus, and promoting a pedestrian-oriented campus core. In this regard, the *Master Plan Update* built upon principles previously articulated in the 1998 *Campus Master Plan*. However, in many other respects, the *Update* built upon the approaches recommended in the *Campus Historic Preservation Plan*, which was adopted in 2006.

Although it concurred with the *Master Plan* in advocating the removal of parking from the campus core, the *Preservation Plan* recommended the adaptive re-use of existing facilities rather than their demolition and replacement as proposed by the *Master Plan*. The *Preservation Plan* also differed from the *Master Plan* by discouraging future development within the historic campus core, defined by Childs Circle and College Park Drive. The College's resourceful adaptive re-use of its historic buildings is one of the leading contributors to the unique character of the campus, which has the feel of a small four-year liberal arts college. In addition to preserving the College's history and heritage, the stewardship of these buildings has endowed the College with enough physical resources to double its current enrollment with its existing building stock, excluding the auxiliary and housing projects proposed by the *Update* to meet the needs of a growing resident student population.

Qualitative Assessment

A qualitative assessment of the campus and its needs was made through multiple site visits, interviews with campus stakeholders - including faculty, staff, community leaders and students, and extensive discussions and deliberations with the President and Cabinet. Presentations to the College reporting on the progress of the plan provided further opportunity for stakeholders to raise issues or voice concerns. These discussions identified challenges, aspirations, and opportunities for the College, and provided a narrative framework for the quantitative analysis of current space utilization and future space needs.

Recent increases in enrollment and the transition to a much larger resident student population required the College to reconsider how best to serve its students. Discussions among disparate groups of stakeholders emphasized campus improvements to enhance the delivery of student services and the quality of student life, opportunities to make the campus more welcoming to visitors and safer for pedestrians, and the importance of preserving the historic and natural beauty of the campus while providing for its future growth and development.

The thorough assessment of the existing buildings completed by the *Campus Historic Preservation Plan* in 2006 had found most of the campus buildings in good condition, with no discernible deterioration in the ensuing two years. Two notable exceptions were Proctor and Cooper Halls. Both buildings had fallen into grave disrepair through decades of deferred maintenance and were cited as potential candidates for demolition by the *Preservation Plan*. With the permission of the State Historic Preservation Office, these buildings were demolished in 2009, as recommended in the 1997 *Campus Master Plan* and recorded in the 2010 *Campus Master Plan Update*.

With the exception of the proposal for additional campus housing and an addition to the Industrial Technology Building in lieu of the addition to the Engram Union proposed in the 1997 *Campus Master Plan*, all of the space needs identified within the scope of the 2010 *Update* are met through the adaptive re-use of existing campus buildings.

Quantitative Analysis

In order to assess future space needs, Mr. Alan Travis, Director of Planning for the University System of Georgia, performed a quantitative analysis that compared current space utilization to optimal guidelines for the current enrollment of 1,500 full-time equivalent (FTE) students, as well as for projected enrollment horizons of 2,000, 2,500, and 3,000 FTE. While this analysis found some discrepancies between the distribution of space types by category suggested by the guidelines and the current campus space utilization, no net deficits in core academic space or total room use were identified until the College's enrollment reaches 3,000 FTE. The *Update* proposes to meet this deficit through the relocation of the campus dining facilities from the Engram Union, thereby setting in motion the relocation of several administrative programs to Engram and Richey Hall, which in turn facilitates the renovation of Powell Hall to create additional academic space while re-enforcing the overall Campus Precinct Plan.

The College also enjoys a surplus of parking; at the time the 2010 *Campus Master Plan Update* was begun, existing parking provided .8 spaces per person. The *Update* proposes to redistribute existing parking, improve efficiency of use by designating lots for commuter students, residential students, faculty and staff, and visitors. By maintaining a ratio of .5 spaces per bed in the immediate vicinity of student housing while removing or reducing existing lots to create additional green space, the *Update* maintains a ratio of at least .75 spaces per person (assuming that the ratio of faculty and staff to students remains constant). The *Update* proposes locations for designated parking lots based on proximity but advises that these be subject to more thorough analysis with respect to overall parking counts.

Campus Precinct Plan

To provide a spatial framework for the distribution of campus programs among its existing buildings, the *2010 Update* has organized the campus into several precincts. Quincey Circle constitutes the heart of the Academic Precinct, which is re-enforced by the proposed renovation of Powell Hall as a classroom building. The Administrative Precinct is located to the north and east, extending from Thrash Hall to Richey Hall. The Residential Precinct is concentrated to the south of the campus, augmented by the addition of new residence halls proposed in the vicinity of Shannon Hall and Tiger Village. The Campus Athletics Precinct and Campus Recreation Precinct are located to the east and south of the Residential District, with the Recreation Precinct concentrated in the vicinity of the Health and Wellness Building and the Athletics Precinct located near Cook Stadium. Finally, the Dining Hall, as a hub of campus life activity, is located at the heart of campus between the Academic and Residential Precincts.

In order to understand these precincts in the context of potential future development and plan adequately for their future evolution, the *Update* also developed a “Future Campus Precinct Plan”. In this plan, the Academic Precinct is expanded to include the present Tanner Hall site, completing Quincey Circle as the central academic lawn of the campus. The Administrative Precinct is concentrated to the north of College Circle, and the rehabilitation of Richey Hall as a residence hall provides greater continuity to the Residential Precinct as it extends from Floyd Hall to the residence halls to the south.

Implementation Schedule

Through qualitative assessment and quantitative analysis, the *2010 Master Plan Update* has identified thirty (30) projects required to meet the College’s needs as it grows from its current approximate enrollment of 1,500 FTE to 3,000 FTE. The Campus Precinct Plan organizes these projects by location and the Implementation Schedule arranges them by phase. Each phase corresponds to a specific enrollment horizon: the projected enrollment for Phase I is 1,000-2,000 FTE; Phase II: 2,000-2,500 FTE, and Phase III: 2,500-3,000 FTE.

By far, the majority of projects are scheduled to take place during Phase I. The three most important drivers for this phase are the construction of the New Residence Hall, the construction of the new Dining Hall, and the renovation of the Engram Union. The urgency of these three projects is underscored by their concurrent development with the *Master Plan Update* itself. In June of 2009, the Board of Regents approved the development of the new residence hall; construction began in August of the same year and the building will be occupied in August of 2010. The renovation of the Engram Union, which was originally scheduled by the Board of Regents to receive funding in fiscal year 2012, was included in the Regents’ 2011 budget request to the Governor partially in response to the planning deliberations facilitated by the *Update*. In January of 2010, the South Georgia College Foundation approved the College’s efforts to explore the viability of privately developing the New Dining Hall in time to open by May of 2011. The remaining recommendations included in this phase are associated either directly or indirectly with these three projects.

The principal driver for Phase II is the construction of a new 250-bed residence hall, which is needed to maintain a residential population equal to 40% of the 2,500 FTE enrollment horizon established for this phase. The projects included in this phase facilitate the construction of Tiger Village III as well as an additional 250-bed residence hall (Tiger Village IV) anticipated in Phase III.

In addition to the Tiger IV residence hall and associated improvements to campus parking, Phase III addresses the deficit in academic space when enrollment reaches 3,000 FTE projected by the space utilization analysis through the relocation of Student Affairs from Powell Hall to Richey Hall and the subsequent renovation of Powell Hall for use as a classroom building.

Projects identified by the *2010 Master Plan Update* fall into three categories: facilities, parking, and general campus improvements. Facilities projects are designated by a number and letter, such that the number corresponds to the phase in which the project occurs and the letter identifies its sequence within the phase. Thus, the first project of Phase I is identified project IA, the second project of Phase 2 is identified as 2B, etc. Parking projects are identified by the number assigned to the parking lot, and are listed sequentially by phase. Campus improvements are numbered sequentially as C1, C2, C3, etc., and are listed by phase.

In order to ensure that the projects enumerated within the scope of the *Update* did not inadvertently impede future campus development, the *Update* also considered locations for future academic and administrative facilities beyond the 3,000 FTE enrollment horizon. These projects have been assigned building numbers in the sequence that they are envisioned.

Documentation

The documentation of the *2010 Master Plan Update* comprises a brief Campus History, Tabular Data, Diagrams, Project Narratives, and a listing of 2010 Master Plan Update Participants.

Campus History

Drawing upon the 1998 *Campus Master Plan* and the 2006 *Campus Historic Preservation Plan*, this narrative records the development of the campus from its founding in 1907 to the commissioning of the *2010 Campus Master Plan Update*.

Tabular Data

The “Existing Building Inventory” catalogues space use by building. The “Projected Space Utilization Table” describes the anticipated space needs by phase. The “Parking and Housing Calculations” provide the framework for the addition of residence halls and parking proposed by the *Update*.

Diagrams

The existing condition of the campus at the outset of the *2010 Master Plan Update* is graphically represented on the “Campus Plan.” Projects proposed within the scope of the *Update* are graphically depicted in the “Phasing Plan” and “Circulation Plan”. The “Comprehensive Plan” depicts the campus as it would appear when all projects are completed, and the “Campus Precinct Plan” diagrammatically describes the extent of the various campus precincts. The “Future Development Plan” and “Future Campus Precinct Plan” record the College’s vision of what the campus might look like beyond the scope of the *2010 Update*.

Project Narratives

The Projects proposed by the *2010 Campus Master Plan Update* are described in the “Project Narratives” Section of the document and are organized by Phase. These are followed by brief descriptions of the projects envisioned beyond the scope of the *Update*.

2010 Master Plan Update Participants

This is a record of those who participated in the planning meetings held at South Georgia College.

The preparers of this document wish to thank all those who contributed to the development of the *2010 Campus Master Plan Update*. In particular, we wish to acknowledge Dr. Virginia Carson for her leadership and vision through our many discussions and deliberations; Ms. Wanda Lloyd for facilitating the planning process; Dr. George Wingblade for his active participation; and Dr. Jim Cottingham for his many contributions as the unofficial historian of South Georgia College, including many of the historic images included in this document. In addition, we would like to recognize Mr. Alan Travis, whose support made this report possible and whose analysis and insight were invaluable to its successful completion.

Part I

Campus History

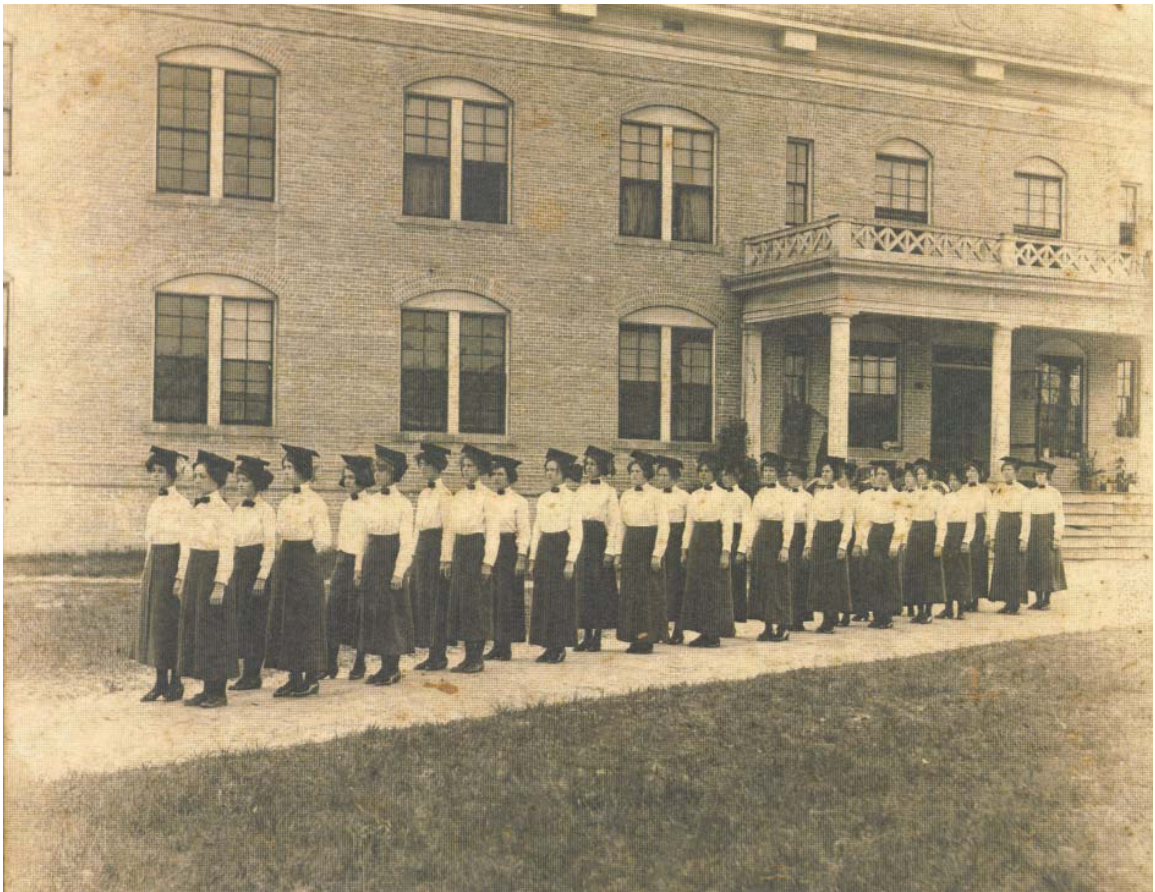


Figure 1: Early photograph of female students assembled in front of Davis Hall

Part I: Campus History



South Georgia College is the oldest state-funded two-year college in Georgia. Its rich history has been inscribed in brick and mortar and preserved in its century-old campus, located in Douglas, Georgia.

Its oldest buildings, Peterson Hall, Powell Hall, and Davis Hall date to the institution's foundation in 1906 as the 11th District Agricultural and Mechanical School, a division of the University of Georgia's College of Agriculture. Since its inception, the College has been a residential institution, with Powell and Davis originally serving as dormitories located on either side of Peterson, the central academic building for the campus.

Joseph M. Thrash, who first arrived on the campus in 1907 as a building inspector for these facilities, would join the faculty and become the school's fourth and final principal in 1919. Desiring to see the institution reorganized as a Junior College and unable to find a legislative sponsor to that end, Thrash ran for office himself. In 1927 he introduced the Thrash Bill, which re-established the school as South Georgia Junior State College.

Figure 2 (top): Official Seal of South Georgia College



Figure 3: Early view of Peterson Hall with Davis Hall beyond



Figure 4: Postcard view of 11th District A&M School



Figure 5: Building Inspector J.M. Thrash reviews construction of the 11th District A&M School



Figure 6: Early photograph of rear elevation of Peterson Hall



Figure 7: Postcard view of South Georgia Junior State College

That same year, in order to accommodate a student population of 500, a new Dining Hall (Industrial Technology Building) was constructed, as was a barn (Art Barn) to accommodate six mules, and a tobacco barn (Golf Shack), all of which remain today, though each has been re-purposed. The College was renamed South Georgia State College in 1929 and became one of the charter members of the University System of Georgia in 1932. In the same year, the College acquired a large frame building that had belonged to the Georgia Normal School. The building was divided into three sections, which were then relocated to the South Georgia State College campus. One of these buildings was named Tanner Hall and functioned as a chapel, a music studio, and a dormitory. The other two buildings, Proctor Hall and Fraser Hall, served as new dormitories.

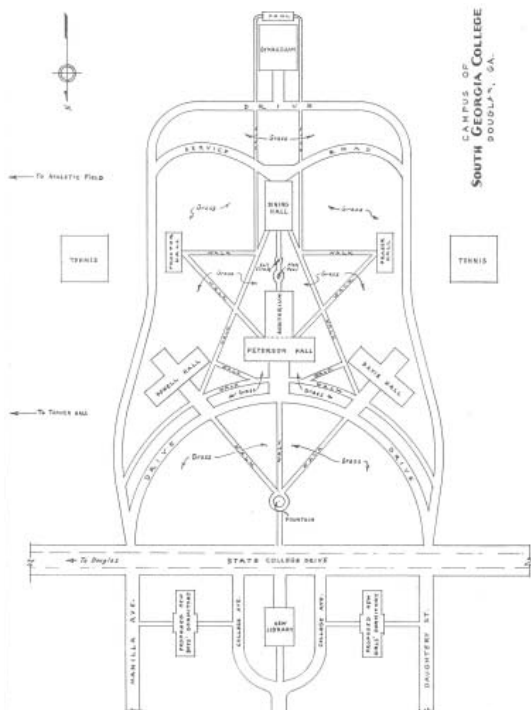


Figure 8: Campus Plan, circa 1938



Figure 9: New Library (Thrash Hall) shortly after construction



Figure 10: Early view of Dining Hall (Industrial Technology Building)



Figure 11: Aerial view of campus circa 1932 (includes Dining Hall flanked by Fraser & Proctor Halls)

In 1936, the Public Works Administration (PWA) provided funding for the addition of an 800-person auditorium to Peterson Hall and for the construction of a new Gymnasium (Clower Center) and swimming pool. One year later, the College was renamed a final time as South Georgia College. In 1939, PWA funding also supported the construction of a new Library (Thrash Hall). With the completion of these buildings, the trademark symmetry of the campus plan, noted in the 1939-1940 handbook as "unequaled elsewhere in Georgia" became evident as seen in the campus plan from the period.



Figure 12: Aerial view of campus, circa 1940 (includes auditorium addition to Peterson Hall, Gymnasium (Clower Center), and New Library (Thrash Hall)).

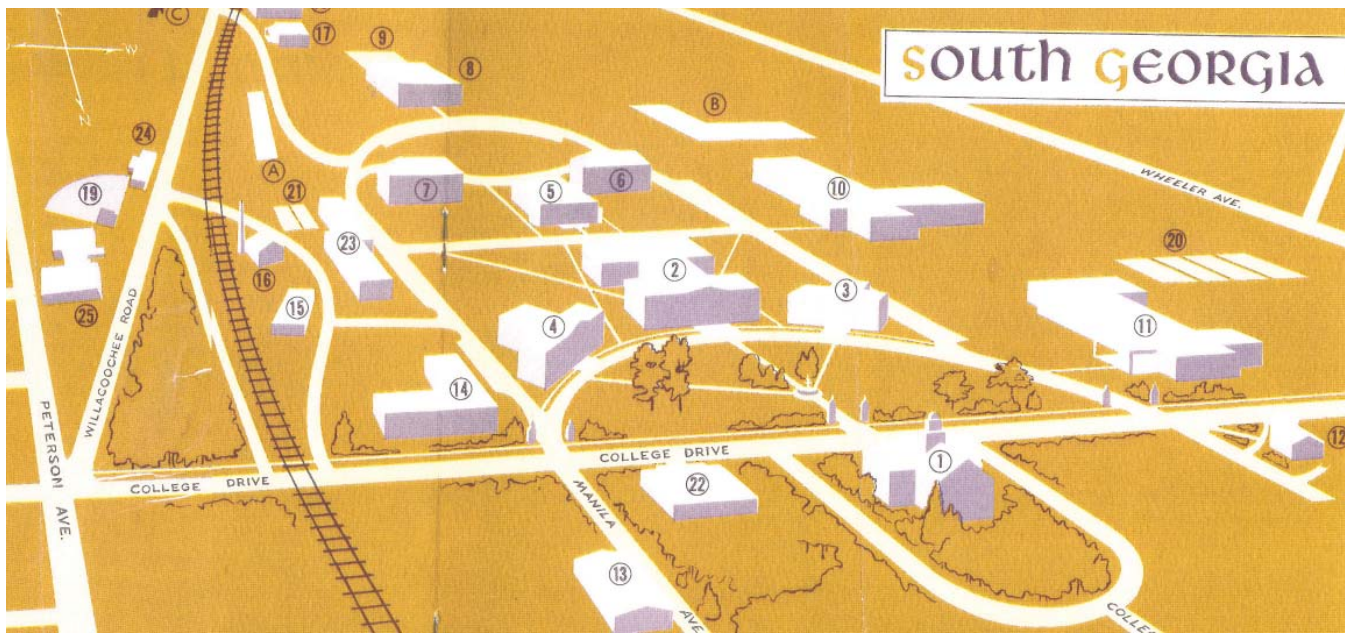


Figure 13: 1966 Campus Map

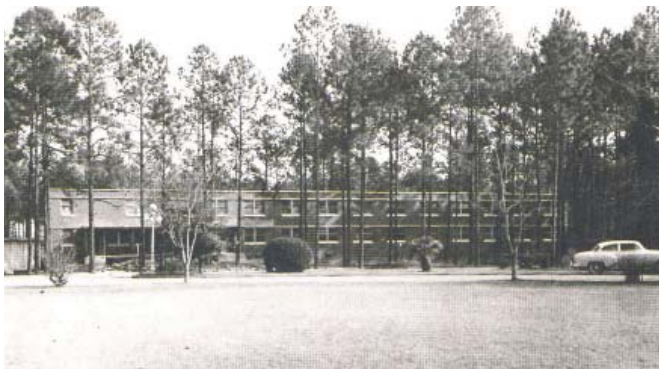


Figure 14: Tanner Hall shortly after construction

In 1947, President Thrash died of heart complications, ending his twenty-eight year service to the institution. He was succeeded by William S. Smith who presided over a second wave of campus expansion. In 1948, a masonry building to house the campus boiler (Auto Shop) was constructed. In 1952, a new girl's dormitory (Cooper Hall) was opened. The following year, the President's House (Alumni House) was constructed. A new men's dormitory, Tanner Hall, replaced the wood frame building of the same name in roughly the same location in 1956. That same year, the previous Tanner Hall's sister buildings, Fraser Hall and Proctor Hall, were relocated a short distance, rotated 90 degrees, and renovated to accommodate new uses, Peterson Hall was renovated with an addition to the auditorium, and the Field House was constructed. A new Science Building (Stubbs Hall) was constructed in 1959, as was the Physical Plant Building. In 1964, the last building to be constructed under the leadership of President Smith, a men's dormitory named Richey Hall, was completed.

As noted in the 2006 *Campus Historic Preservation Plan*, the four major buildings from this period (Cooper, Tanner, Stubbs, and Richey) "share a common significance as they were the first to break with established architectural tradition adopting the characteristics of modern design and the first to extend the boundaries of the campus beyond the Child's Circle, the historic perimeter road." Yet in their placement, their massing, and their material palette, these buildings responded well to their context and worked very much within the traditional symmetrical organization of the campus.

Dr. Pope Duncan, who succeeded President Smith, served only four years, during which time the new William S. Smith Library was constructed adjacent to its predecessor (Thrash Hall) in 1965. In 1966, the Physical Education Building (Health & Wellness Center) was completed at the eastern edge of campus near Peterson Avenue.



Figure 15: Postcard view of Richey Hall

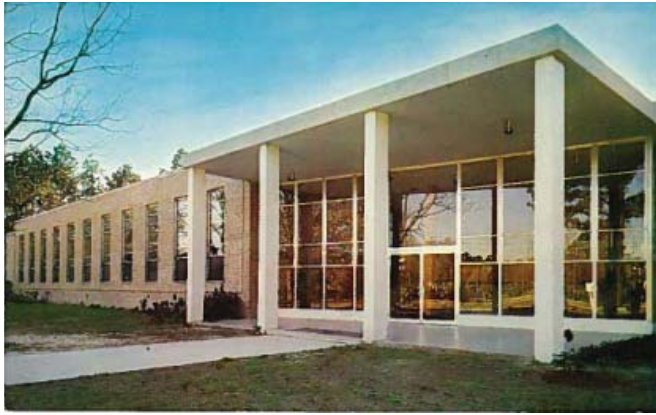


Figure 16: Postcard view of Stubbs Hall

In 1968, Dr. Denton R. Coker became the fourth President of South Georgia College. During his 23-year tenure, the College would almost double its enrollment to over 1,200 students. This increase in enrollment would be matched by the physical expansion of the campus. Improvements during this period included an addition to Stubbs Hall in 1968, as well as the construction of the Student Services Building (Engram Union) in 1970; two additional dormitories, Shannon Hall (1970) and Floyd Hall (1974); two additional classroom buildings, Collins Hall (1970) and the Nursing Building (1976); and the Stadium (Cook Stadium/Crider Field) in 1975.



Figure 17: Postcard view of Engram Union

Following the interim presidency of Dr. W. Christian Sizemore, Dr. Edward Jackson became President of South Georgia College in 1983. With the exception of a major addition to the Library in the 1980's and the destruction of Fraser Hall by fire, the campus plan remained largely unchanged during this period. However, an extensive rehabilitation of Thrash Hall was completed in 1995, and a complete renovation of the Industrial Technology Building was completed in 1996.

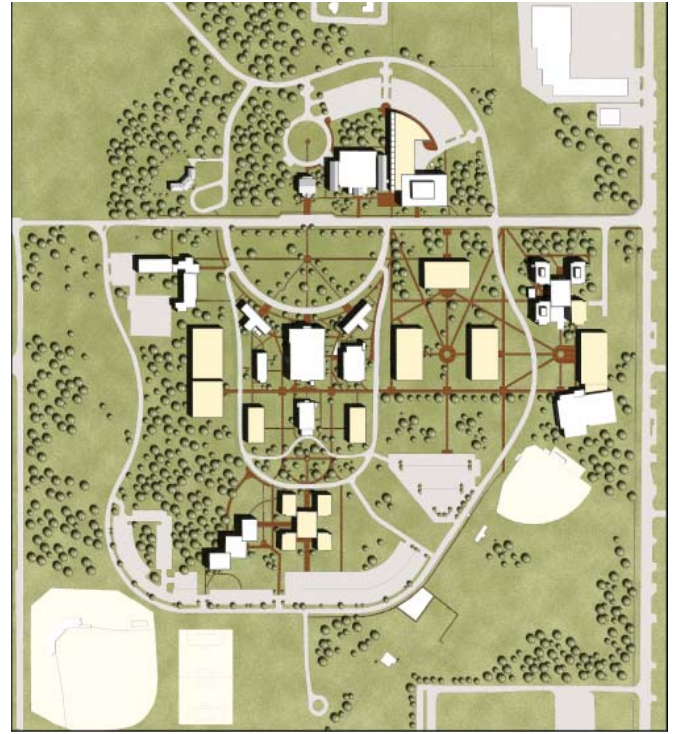


Figure 18: "Beyond 2007", 1998 Campus Master Plan (includes proposed future developments beyond the 10-year scope of the 1997 Campus Master Plan)

In 1997, a *Campus Master Plan* was commissioned. When the *Master Plan* was completed in November of 1998, the campus comprised 26 buildings located on 190 acres. Enrollment figures from the Fall of 1997 cited a head count of 1,148 students, of whom 115, or 10%, lived on campus. One of the goals identified in the *Campus Master Plan* was to increase the percentage of students living on campus to 20% over the next decade, with an overall increase in enrollment of 8% to 1,250. The *Plan* recommended the demolition of four buildings (Art Barn, Cooper, Clower, and Proctor) and additions to the Engram Union and to the Health and Wellness Center, which was completed in 2003. The *Plan* found the campus ratio of head count to parking, which ranged from .81 to .78, to be "generous", noting that a ratio of .5 to .7 would be acceptable. Proposed pedestrian improvements included the removal of the surface parking lot west of the Industrial Technology Building.

Beyond its 10-year scope, the 1997 *Campus Master Plan* called for the demolition of Richey Hall, Tanner Hall, the Physical Plant building, and the Auto Shop. The *Plan* proposed that new buildings be constructed on either side of the Industrial Technology Building, on the sites of Cooper, Clower, Richey, and Tanner Halls, with another building on the site of the Physical Plant building and Auto Shop.

In 2005, during the tenure of interim President John McElveen, the College undertook a *Campus Historic Preservation Plan*, which reviewed the conditions of the eighteen buildings on campus that were forty years old or older. Level III Conditions Surveys were performed on three of these buildings (Davis, Proctor, and Cooper) with less-intensive Level II Surveys performed on the remaining fifteen. Of the eighteen buildings surveyed, twelve were found to meet the criteria for eligibility for the Georgia/National Register of Historic Places. The *Preservation Plan* also found the campus core to be eligible for designation as an historic landscape. Completed in the College's Centennial year of 2006, the *Preservation Plan* emphasized the importance of retaining the campus' historical resources, and offered critical recommendations for their continued stewardship by the College.



Figure 19: Tiger Village & Clower Center, 2007

That same year, the College commissioned its first new construction project in two decades, a 254-bed residence hall. Although the Master Plan had proposed the demolition of Clower Hall and the construction of the new residence hall in its place, the College chose instead to rehabilitate Clower as a student center and construct the residence hall immediately adjacent to it. The residence hall formed a shared courtyard with Clower, extending the historic axis through both buildings to Brooks Road. Dr. Torri Lilly, the sixth President of the College, presided over the opening of both the residence hall (Tiger Village) and the rehabilitated Clower Center in August of 2007. In 2009, the Georgia Trust for Historic Preservation awarded the Clower Center for "Excellence in Rehabilitation".

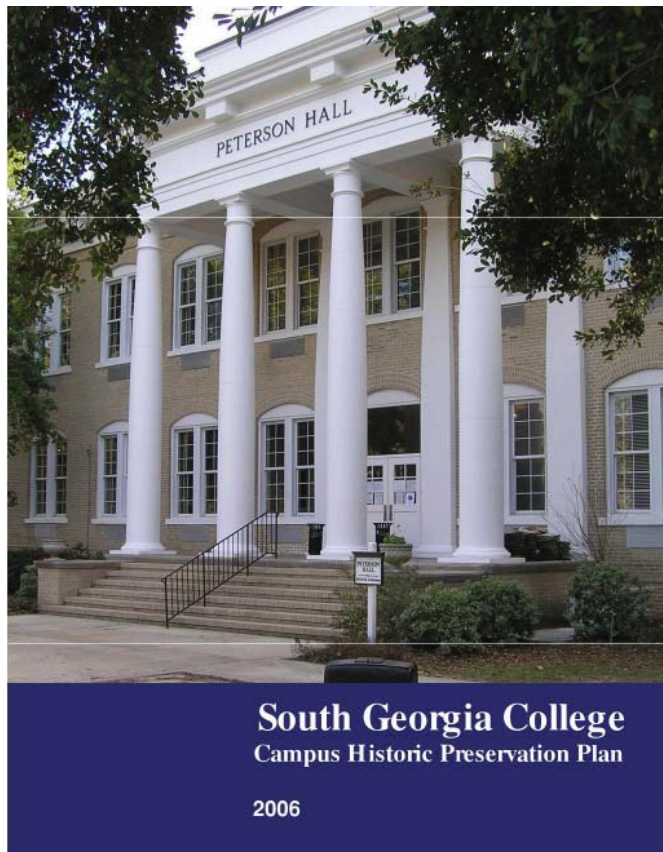


Figure 20: Campus Historic Preservation Plan, 2006

Although the survey which reviewed the eligibility of campus buildings for Historic designation took place in 2005, several leadership changes occurred during the 2005-2008. Thus, it was in 2008, under the leadership of South Georgia College's seventh and current President, Dr. Virginia Carson, that the actual submission to formally register the campus core for designation as an historic landscape occurred. As a result, in 2009, the campus was placed on the Georgia Register of Historic Places, with designation on the National Register expected to follow in due course.



Figure 21: Clower Center interior, 2007

In 2008, President Carson commissioned a Campus Housing Study to identify potential locations and evaluate the viability for future phases of student housing. As the study progressed, it became evident to the College that circumstances had changed sufficiently since the completion of the Campus Master Plan to warrant its review and revision, resulting in the commissioning of the 2010 Campus Master Plan Update. Charged with guiding the College's development from a full-time equivalent (FTE) enrollment of 1,500 to 3,000, the Update seeks to build upon the rich historical and architectural legacy of the College's past as it begins a new century of service to the people of Georgia.

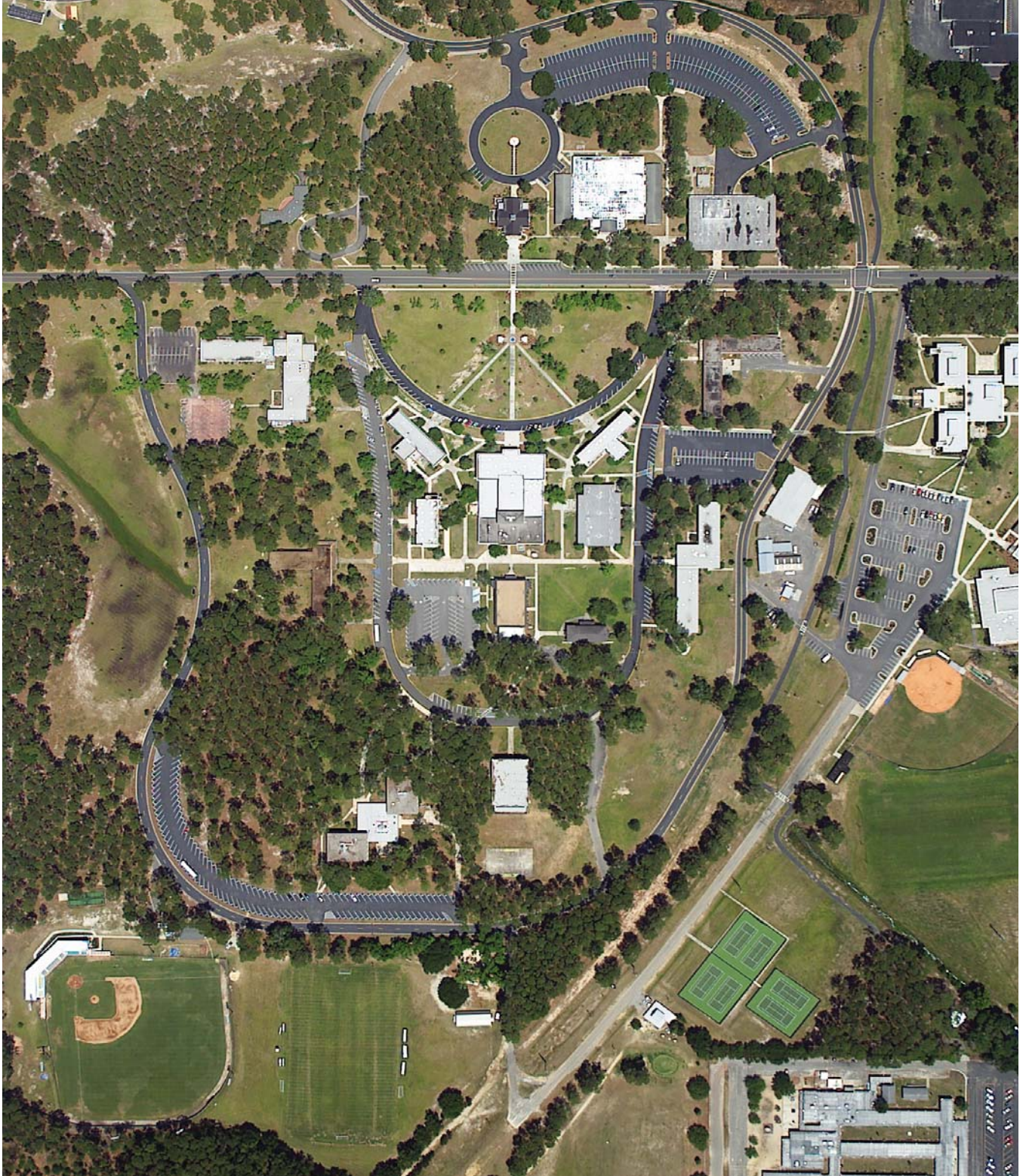


Figure 22: Aerial photograph of South Georgia College, 2006

Part II

Tabular Data

South Georgia College 2010 Campus Master Plan Update Parking and Housing Calculations

NOTE: Proposed distribution of parking spaces by type is speculative; subject to verification

Parking Lots		Existing		Phase I		Phase II		Phase III		Comment
#	Name	Number	Number	Number	Type	Number	Type	Number	Type	
P1	Thrash Circle	9	9	9	FS	9	FS	9	FS	1
P2	Brooks Road North	222	222	222	CS	222	CS	222	CS	7
P2A	Brooks Road North	0	0	30	V	30	V	30	V	2
P3	College Park Drive	43	43	43	V	43	V	43	V	2
P4	Quincey Circle	50	50	50	ST	50	ST	50	ST	2
P5	Childs Circle	149	149	149	CS	149	CS	149	CS	5
P5A	IT/Nursing Building	71	71	0	NA	0	NA	0	NA	NA
P6	Brooks Road East	81	81	81	FS	81	FS	81	FS	4
P6A	Tanner Hall	8	8	8	FS	8	FS	8	FS	1
P7	Health & Wellness	162	162	87	CS	87	CS	87	CS	4
P7	Health & Wellness	0	0	75	RS	75	RS	75	RS	3
P8	Tiger Village East	0	0	91	RS	91	RS	91	CS	4
P8	Tiger Village East	0	0	89	RS	89	RS	89	CS	4
P8A	Tiger Village East	0	0	0	RS	94	RS	94	RS	4
P8B	Tiger Village East	0	0	0	RS	76	RS	76	RS	4
P9	Brooks Road West	0	0	81	CS	81	CS	81	CS	4
P10	Tiger Village West	200	200	136	RS	136	RS	103	RS	5
P11	Stubbs Hall	37	37	37	FS	37	FS	37	FS	2
P12	Brooks Road South	0	0	0	RS	0	RS	268	RS	7
Campus Parking Totals		2008 Design	Number	Ratio	Number	Ratio	Number	Ratio	Comment	
Total Spaces		1,032	1,032	1,188	1,358	1,593	Total number of spaces by phase			
Student Enrollment		1,323	1,500	2,000	0.47	2,500	0.48	3,000	0.43	Projected enrollment by phase; number of designated spaces per student
Residential Students		312	404	792	0.49	1,042	0.54	1,292	0.43	Total number of beds by phase; number of designated spaces per bed
Commuter Students		1,011	1,096	1,208	0.45	1,458	0.43	1,708	0.42	Difference between projected enrollment and number of beds; number of designated spaces per commuter
Faculty & Staff		150	170	227	0.60	283	0.48	340	0.40	Projected number of faculty and staff by phase; number of spaces per employee
Campus Population		1,161	1,266	1,435	0.74	1,741	0.76	2,048	0.69	Sum of Student, Faculty, and Staff; number of designated spaces per person
Parking Ratio		0.89	0.82	0.83	0.78	0.78	Ratio of total number of parking spaces to total campus population (includes visitor and short-term parking)			
Parking Categories (Types)		Number		%	Number		%	Number		%
RS	Residential Student	391		0.33	561		0.39	557		0.36
CS	Commuter Student	539		0.45	630		0.43	719		0.47
FS	Faculty/Staff	135		0.11	135		0.09	135		0.09
ST	Short-Term	50		0.04	50		0.03	50		0.03
V	Visitor	73		0.06	73		0.05	73		0.05
Total		1,188		1.00	1,449		1.00	1,534		1.00
Residence Halls		2008 Design		Phase I	Phase II	Phase III	Comment			
#	Name	Number	Number	Number	Number	Number				
18	Richey Hall	0	0	0	0	0	Richey to come on line in future phases (assumes single-occupancy rooms with common baths)			
24	Shannon Hall	0	0	96	96	96	Number of student rooms in Shannon Hall (assumes single-occupancy rooms with common baths)			
27	Floyd Hall	50	150	150	150	150	Number of student rooms in Floyd Hall (assumes single-occupancy rooms with common baths)			
30	Tiger Village I	254	254	254	254	254	Number of student beds in Tiger Village I			
31	Tiger Village II	0	0	292	292	292	Number of student beds in Tiger Village II			
32	Tiger Village III	0	0	0	250	250	Projected number of student beds in Tiger Village III			
33	Tiger Village IV	0	0	0	0	250	Projected number of student beds in Tiger Village IV			
Total Beds		304	404	792	1042	1292				
Student Enrollment		1,323	1,500	2,000	2,500	3,000				

South Georgia College

2010 Campus Master Plan Update

Existing Building Inventory

Building Number	Building Name	Sub. Div. #	Res. Inst. % use	Res. Inst. SF use	Aux. Ent. % use	Aux. Ent. SF use	Other % use	Other SF use	Total % use	Total SF use
0001	Thrash Hall		100	8,562	0	0	0	0	100	8,562
0002	Peterson Hall		100	34,644	0	0	0	0	100	34,644
0003	Davis Hall		100	12,872	0	0	0	0	100	12,872
0004	Powell Hall		100	11,624	0	0	0	0	100	11,624
0005	Industrial Technology		100	8,121	0	0	0	0	100	8,121
0008	Clower Center		100	9,587	0	0	0	0	100	9,587
0011	Stubbs Hall		100	36,499	0	0	0	0	100	36,499
0012	Alumni House		100	3,594	0	0	0	0	100	3,594
0014	Tanner Hall		85	21,189	15	3,739	0	0	100	24,928
0015	Physical Plant Shop		100	6,974	0	0	0	0	100	6,974
0016	Auto Shop		100	3,100	0	0	0	0	100	3,100
0017	Smith Library		100	31,977	0	0	0	0	100	31,977
0018	Richey Hall		60	16,918	40	11,278	0	0	100	28,196
0020	Art Barn		100	4,668	0	0	0	0	100	4,668
0021	Field House		100	1,410	0	0	0	0	100	1,410
0022	Health & Wellness		100	43,413	0	0	0	0	100	43,413
0023	Collins Hall		100	23,630	0	0	0	0	100	23,630
0024	Shannon Hall		0	0	100	39,283	0	0	100	39,283
0025	Engram Union		60	21,295	40	14,197	0	0	100	35,492
0026	Golf Shack		0	0	100	722	0	0	100	722
0027	Floyd Hall		75	44,913	25	14,971	0	0	100	59,884
0028	Nursing Building		100	9,724	0	0	0	0	100	9,724
0029	Cook Stadium		100	8,265	0	0	0	0	100	8,265
0030	Tiger Village		0	0	0	0	100	77,432	100	77,432
Institution Totals:				362,979		84,190				524,601

Notes:

1. Totals exclude Proctor and Cooper Halls, which were removed prior to completion of Master Plan Update.
2. Tiger Village II Residence Hall, scheduled to open in August of 2010, will provide an additional 91,124 sf, to be designated as 100% Other use.
3. Data provided by Wanda Lloyd, Vice President for Business Affairs, South Georgia College.

South Georgia College
2010 Campus Master Plan Update
Space Utilization Table

Space Type	Room Use Code	Existing ASF*	Guideline for Current (1500 fte)	Surplus/ (Deficit)	Guideline for Horizon 1 (2000 fte)	Surplus/ (Deficit)
Classroom	100	28,721	15,312	13,409	22,968	5,753
Laboratory	200	28,204	8,382	19,822	12,573	15,631
Office	300	44,767	20,100	24,667	26,350	18,417
Library	400	25,633	20,123	5,510	25,801	(168)
Special Use	500	46,572	22,899	23,673	35,874	10,698
General Use (other than assembly)	600	35,131	21,212	13,919	32,602	2,529
Assembly	610	12,068	14,500	(2,432)	15,162	(3,094)
Support	700	43,926	8,274	35,652	11,993	31,933
Total All Room Use		265,022	130,803	134,219	183,324	81,698
Total Academic Core (100-400)		127,325	63,918	63,407	87,692	39,633

Space Type	Room Use Code	Existing ASF*	Guideline for Horizon 2 (2500 fte)	Surplus/ (Deficit)	Guideline for Horizon 3 (3000 fte)	Surplus/ (Deficit)
Classroom	100	28,721	30,624	(1,903)	38,280	(9,559)
Laboratory	200	28,204	16,764	11,440	20,956	7,248
Office	300	44,767	33,350	11,417	40,425	4,342
Library	400	25,633	31,149	(5,516)	36,180	(10,547)
Special Use	500	46,572	42,853	3,719	49,827	(3,255)
General Use (other than assembly)	600	35,131	40,737	(5,606)	48,500	(13,369)
Assembly	610	12,068	18,676	(6,608)	20,500	(8,432)
Support	700	43,926	14,991	28,935	17,827	26,099
Total All Room Use		265,022	229,144	35,878	272,495	(7,473)
Total Academic Core (100-400)		127,325	111,888	15,437	135,841	(8,516)

Notes:

1. Data provided and analysis performed by Alan Travis, Director of Planning, Georgia Board of Regents/ University System of Georgia.



Parking Lots		Existing		Phase I		Phase II		Phase III	
#	Name	Number	Number	Number	Type	Number	Type	Number	Type
P1	Thrash Circle	9	9	9	FS	9	FS	9	FS
P2	Brooks Road North	222	222	222	CS	222	CS	222	CS
P2A	Brooks Road North	0	0	30	V	30	V	30	V
P3	College Park Drive	43	43	43	V	43	V	43	V
P4	Quincey Circle	50	50	50	ST	50	ST	50	ST
P5	Childs Circle	149	149	149	CS	149	CS	149	CS
P5A	IT/Nursing Building	71	71	0	NA	0	NA	0	NA
P6	Brooks Road East	81	81	81	FS	81	FS	81	FS
P6A	Tanner Hall	8	8	8	FS	8	FS	8	FS
P7	Health & Wellness	162	162	87	CS	87	CS	87	CS
P7	Health & Wellness	0	0	75	RS	75	RS	75	RS
P8	Tiger Village East	0	0	91	RS	91	RS	91	CS
P8	Tiger Village East	0	0	89	RS	89	RS	89	CS
P8A	Tiger Village East	0	0	0	RS	94	RS	94	RS
P8B	Tiger Village East	0	0	0	RS	76	RS	76	RS
P9	Brooks Road West	0	0	81	CS	81	CS	81	CS
P10	Tiger Village West	200	200	136	RS	136	RS	103	RS
P11	Stubbs Hall	37	37	37	FS	37	FS	37	FS
P12	Brooks Road South	0	0	0	RS	0	RS	268	RS

Campus Parking Totals		2008 Design		Number	Ratio	Number	Ratio	Number	Ratio
Total Spaces		1,032	1,032	1,188		1,358		1,593	
Student Enrollment		1,323	1,500	2,000	0.47	2,500	0.48	3,000	0.43
Residential Students		312	404	792	0.49	1,042	0.54	1,292	0.43
Commuter Students		1,011	1,096	1,208	0.45	1,458	0.43	1,708	0.42
Faculty & Staff		150	170	227	0.60	283	0.48	340	0.40
Campus Population		1,161	1,266	1,435	0.74	1,741	0.76	2,048	0.69
Parking Ratio		0.89	0.82	0.83		0.78		0.78	

Parking Categories (Types)		Number		%	Number		%	Number		%
RS	Residential Student	391	0.33		561	0.39		557	0.36	
CS	Commuter Student	539	0.45		630	0.43		719	0.47	
FS	Faculty/Staff	135	0.11		135	0.09		135	0.09	
ST	Short-Term	50	0.04		50	0.03		50	0.03	
V	Visitor	73	0.06		73	0.05		73	0.05	
Total		1,188	1.00		1,449	1.00		1,534	1.00	

Residence Halls

#	Name	2008 Design		Phase 1	Phase II	Phase III
18	Richey Hall	0	0	0	0	0
24	Shannon Hall	0	0	96	96	96
27	Floyd Hall	50	150	150	150	150
30	Tiger Village I	254	254	254	254	254
31	Tiger Village II	0	0	292	292	292
32	Tiger Village III	0	0	0	250	250
33	Tiger Village IV	0	0	0	0	250
Total Beds		304	404	792	1042	1292
Student Enrollment		1,323	1,500	2,000	2,500	3,000
Housing Ratio		0.23	0.27	0.40	0.42	0.43

South Georgia College
2010 Campus Master Plan Update
Parking & Housing Projections

Comment

Convenience parking; limited to 2-Hours, regardless of designation
Excludes parking across from Clower
IT/Nursing is scheduled for removal before parking is designated

Assumes that 75 (.5 X 150 beds in Floyd Hall) spaces are allocated for residential use
Assumes that 75 (.5 X 150 beds in Floyd Hall) spaces are allocated for residential use
The trays of parking closest to Richey and Childs Circle; designation changes with addition of P8A and P8B
The trays of parking closest to Clower and Brooks Road; designation changes with addition of P12
Added with the re-routing of Brooks Road
Added with the re-routing of Brooks Road

Reduced to improve pedestrian connectivity to Tiger III and Tiger IV

Occupies site of tennis courts after courts are relocated to Athletic Fields site

Comment

Total number of spaces by phase
Projected enrollment by phase; number of designated spaces per student
Total number of beds by phase; number of designated spaces per bed
Difference between projected enrollment and number of beds; number of designated spaces per commuter
Projected number of faculty and staff by phase; number of spaces per employee
Sum of Student, Faculty, and Staff; number of designated spaces per person
Ratio of total number of parking spaces to total campus population (includes visitor and short-term parking)

Number of commuter spaces; %of total parking designated for residential use
Number of commuter spaces; %of total parking designated for commuter use
Number of faculty/staff spaces; %of total parking designated for faculty/staff use
Number of short-term spaces; %of total parking designated for short-term use
Number of visitor spaces; %of total parking designated for visitor use

Comment

Richey to come on line in future phases (assumes single-occupancy rooms with common baths)
Number of student rooms in Shannon Hall (assumes single-occupancy rooms with common baths)
Number of student rooms in Floyd Hall (assumes single-occupancy rooms with common baths)
Number of student beds in Tiger Village I
Number of student beds in Tiger Village II
Projected number of student beds in Tiger Village III
Projected number of student beds in Tiger Village IV



Denotes the minimum number of spaces in each lot required to comply with Georgia Accessibility Code; for example, in lot P1, eight (8) spaces would be typical, and one (1) would comply with the Code.

Part III Diagrams

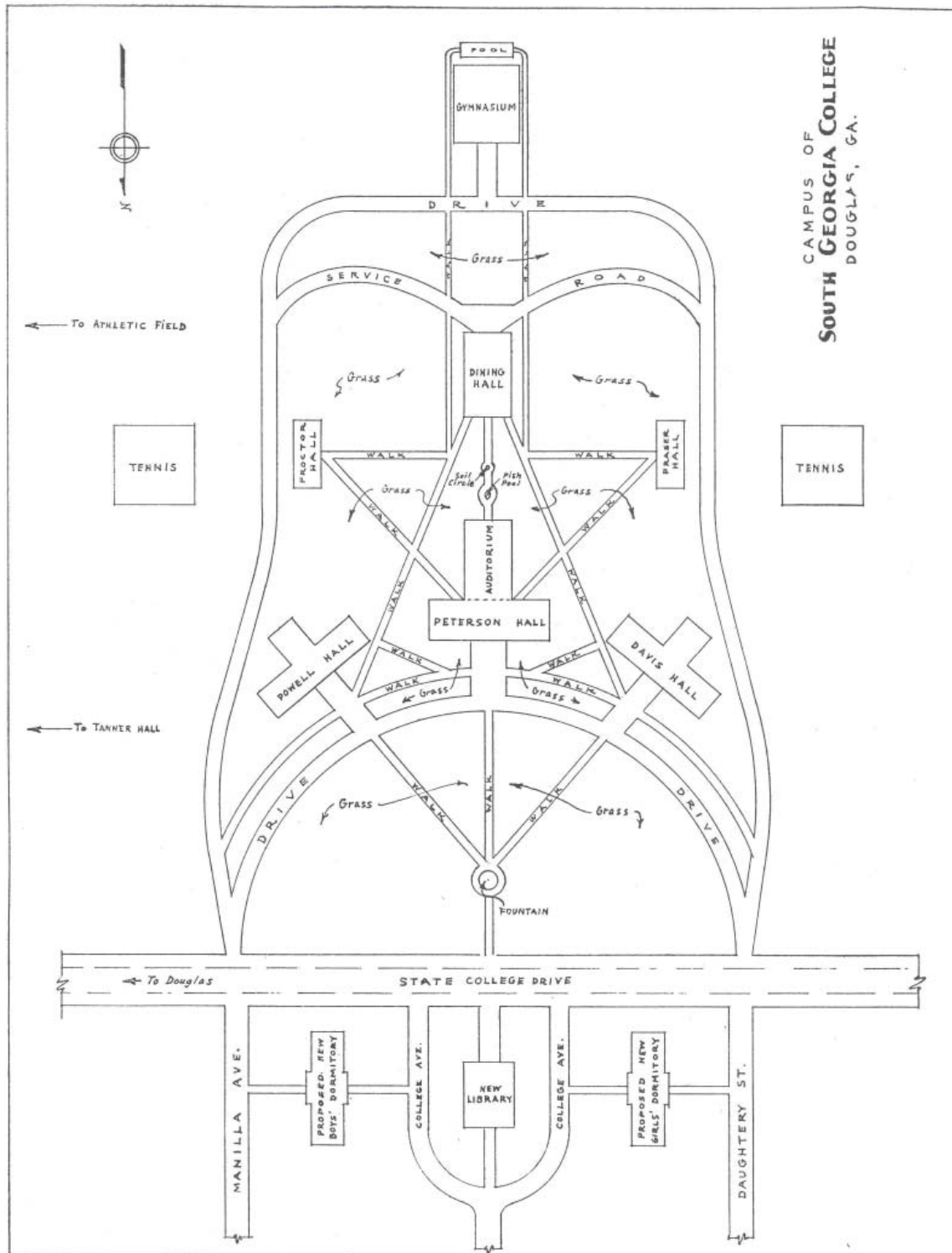
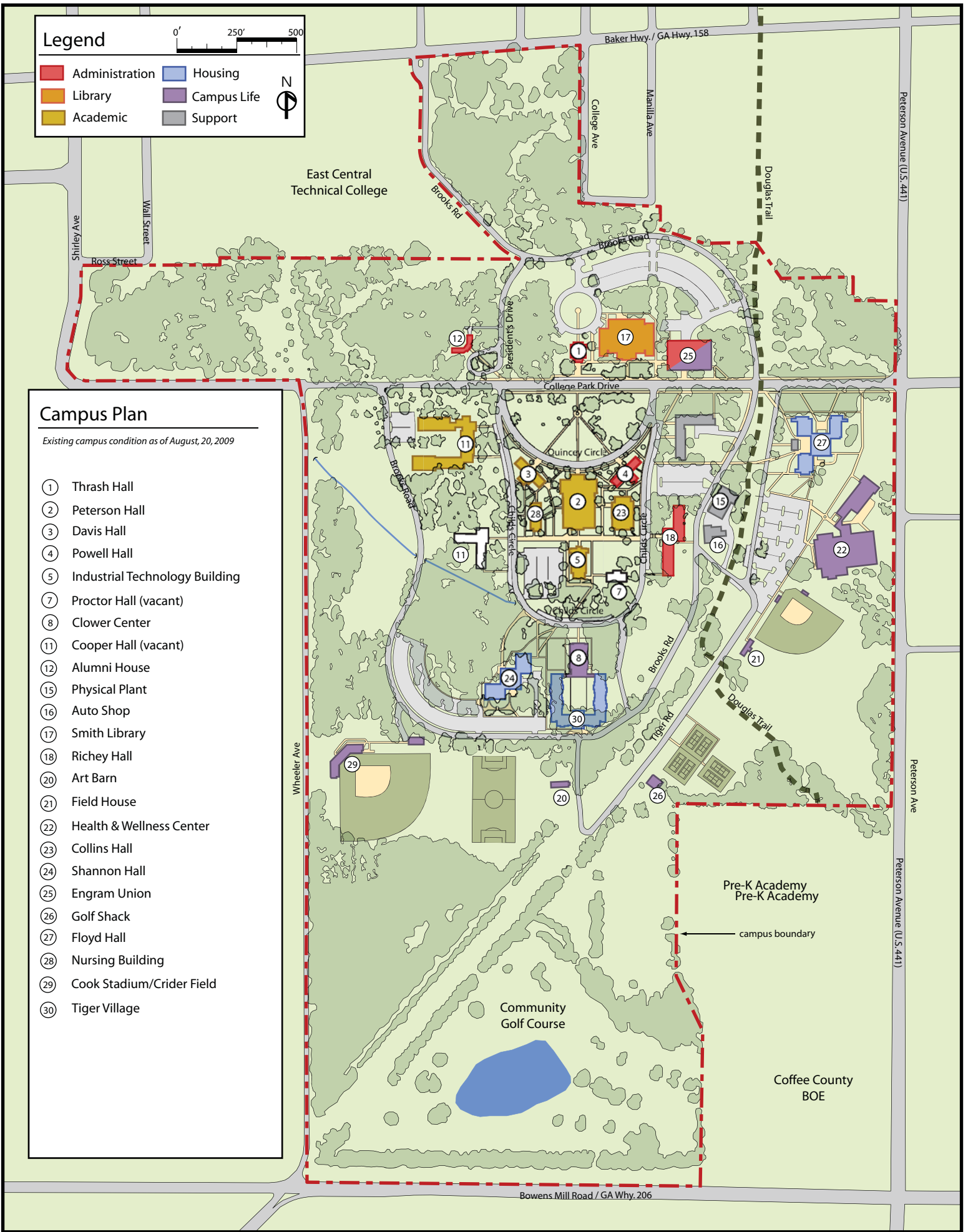


Figure 8: Campus Plan, circa 1938



Legend

- | | |
|----------------|-------------|
| Administration | Housing |
| Library | Campus Life |
| Academic | Support |

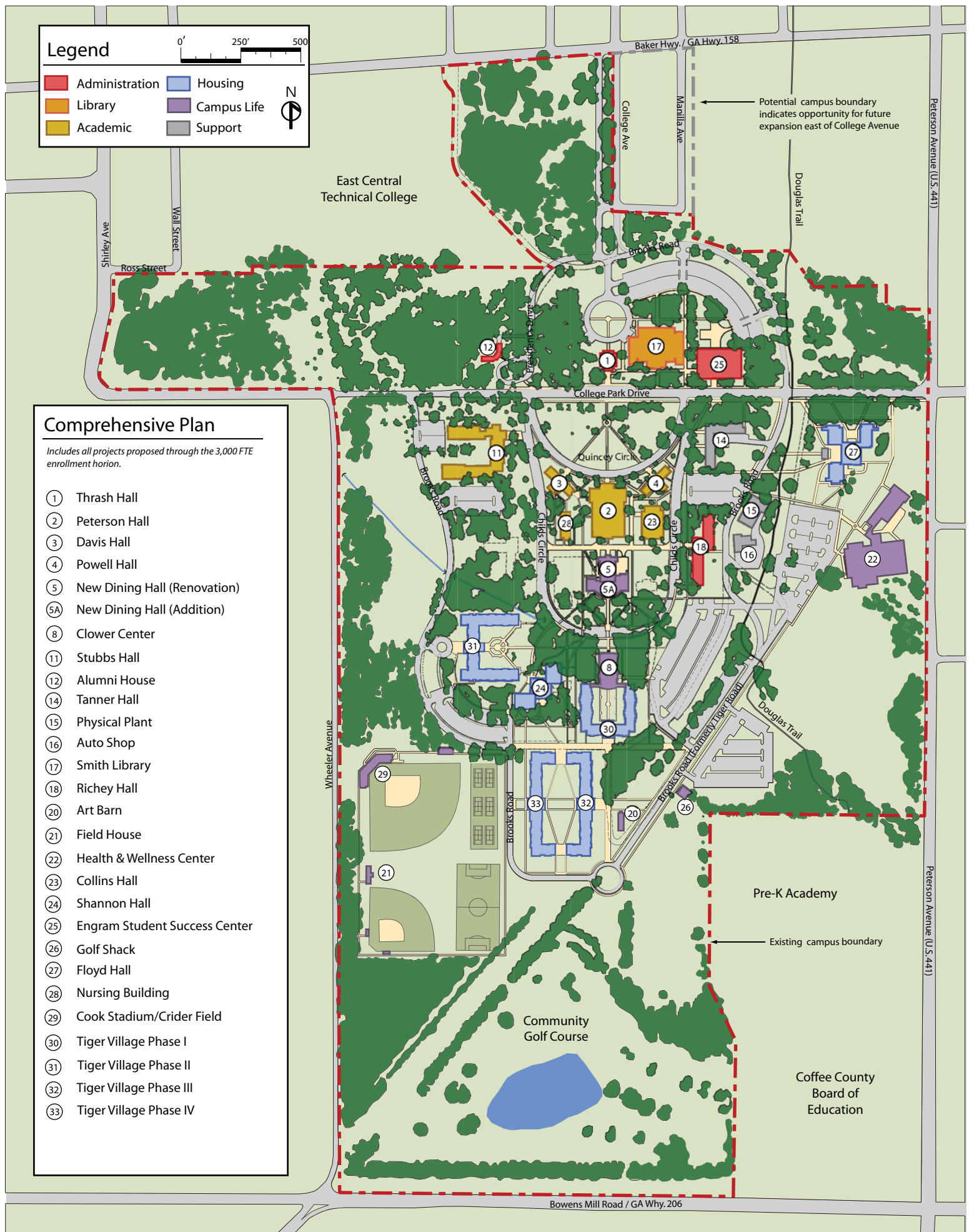
0' 250' 500'



Campus Plan

Existing campus condition as of August, 20, 2009

- ① Thrash Hall
- ② Peterson Hall
- ③ Davis Hall
- ④ Powell Hall
- ⑤ Industrial Technology Building
- ⑦ Proctor Hall (vacant)
- ⑧ Clower Center
- ⑪ Cooper Hall (vacant)
- ⑫ Alumni House
- ⑮ Physical Plant
- ⑯ Auto Shop
- ⑰ Smith Library
- ⑱ Richey Hall
- ⑳ Art Barn
- ㉑ Field House
- ㉒ Health & Wellness Center
- ㉓ Collins Hall
- ㉔ Shannon Hall
- ㉕ Engram Union
- ㉖ Golf Shack
- ㉗ Floyd Hall
- ㉘ Nursing Building
- ㉙ Cook Stadium/Crider Field
- ㉚ Tiger Village





Legend

- | | |
|---|---|
| Administration | Housing |
| Library | Campus Life |
| Academic | No change |

0' 250' 500'



Phasing Plan

Phase I

(FTE: 1,500-2,000)

- (1A) Reoccupy Floyd Hall
- (1B) Remove Proctor Hall
- (1C) Remove Cooper Hall
- (1D) Construct New Residence Hall
- (1E) Construct New Dining Hall
- (1F) Install Elevator in Richey Hall
- (1G) Renovate Engram Union
- (1H) Renovate Smith Library
- (1I) Reoccupy Shannon Hall
- (P2A) Expand Brooks Road North Parking
- (P5A) Remove IT/Nursing Parking
- (P8) Construct Tiger Village East Parking
- (P9A) Reduce Tiger Village West Parking
- (P10) Construct Stubbs Parking
- (C1) Improve Lighting in Quincey Circle
- (C2) Redirect Circulation on Childs Circle
- (C3) Construct New North Entrance
- (C4) Remove Brooks Road Entrance
- (C5) Remove Floyd Road

Phase II

(FTE: 2,000-2,500)

- (2A) Relocate Art Barn
- (2B) Relocate Field House
- (2C) Construct New Residence Hall
- (P8A) Expand Tiger Village East Parking
- (C6) Relocate campus athletic facilities
- (C7) Reroute Brooks Road

Phase III

(FTE: 2,500-3,000)

- (3A) Relocate Student Services to Richey Hall
- (3B) Renovate Powell Hall as Classroom
- (3C) Construct New Residence Hall
- (P12) Construct Brooks Road South Parking
- (P9B) Reduce Tiger Village West Parking

East Central
Technical College

Baker Hwy / GA Hwy 158

College Ave

Manilla Ave

Potential campus boundary
indicates opportunity for future
expansion east of College Avenue

Douglas Trail

Peterson Avenue (U.S. 441)

Wheeler Avenue

Community
Golf Course

Pre-K Academy






Existing campus boundary

Coffee County
Board of
Education

Bowens Mill Road / GA Hwy. 206

Legend

0' 250' 500'

-  Vehicular circulation
-  Pedestrian circulation
-  Direction of traffic
-  Limited vehicular access
-  Stop sign



East Central
Technical College

Campus Circulation Plan

Roadway Improvements

- (A) Restore North Entrance
- (B) Close Brooks Road Entrance
- (C) Close Floyd Road
- (D) Re-route Brooks Road to Tiger Road

Parking (existing to remain)

- (P1) Thrash Circle, 9 spaces
- (P2) Brooks Road North, 222 spaces
- (P2A) Brooks Road North, 30 spaces
- (P3) College Park Drive, 43 spaces
- (P4) Quincy Circle, 50 spaces
- (P5) Childs Circle, 149 Spaces
- (P6) Brooks Road East, 81 spaces
- (P7) Health & Wellness, 162 spaces
- (P9) Tiger Village West, 103 spaces
- (P10) Stubbs Hall, 37 spaces

Parking (proposed new)

- (P8) Tiger Village East, 180 spaces
- (P8A) Tiger Village East, 94 spaces
- (P8B) Tiger Village East, 76 spaces
- (P11) Brooks Road West, 77 spaces
- (P12) Brooks Road South, 168 spaces

Parking (existing to be removed)

- (P5A) IT/Nursing (71 spaces)
- (P9A) Tiger Village West, (64 spaces)
- (P9B) Tiger Village West, (33 spaces)

Parking Totals:

1,032 spaces existing
168 spaces removed
729 spaces added
1,593 total spaces

Wheeler Avenue

Community
Golf Course

Bowens Mill Road / GA Hwy. 206

Baker Hwy. / GA Hwy. 158

College Avenue

Manilla Ave

Brooks Road

Douglas Trail

Potential campus boundary
indicates opportunity for future
expansion east of College Avenue

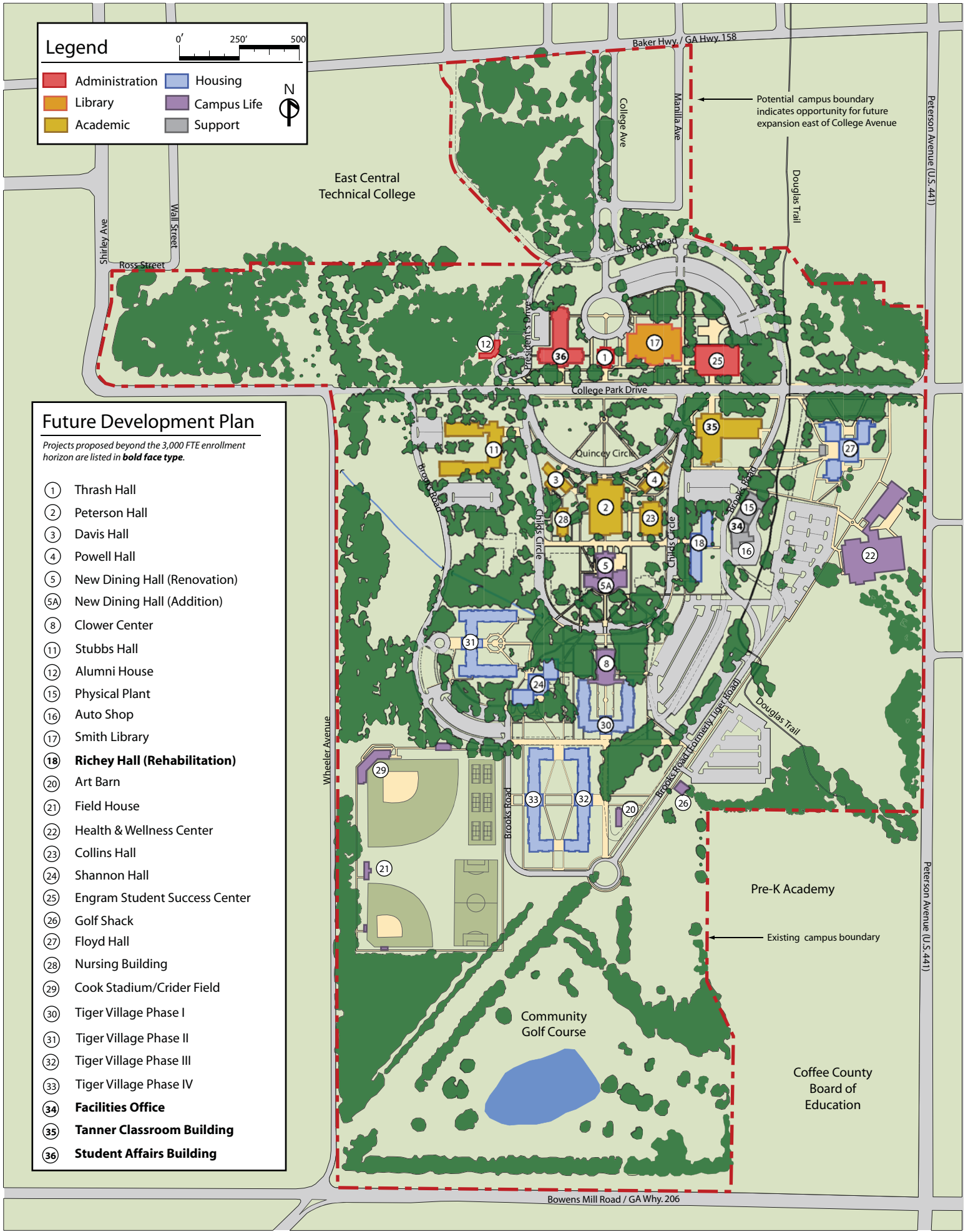
Peterson Avenue (U.S. 441)

Pre-K Academy

Existing campus boundary

Coffee County
Board of
Education

Peterson Avenue (U.S. 441)



Legend

- | | |
|---|---|
| ■ Administration | ■ Housing |
| ■ Library | ■ Campus Life |
| ■ Academic | ■ Support |

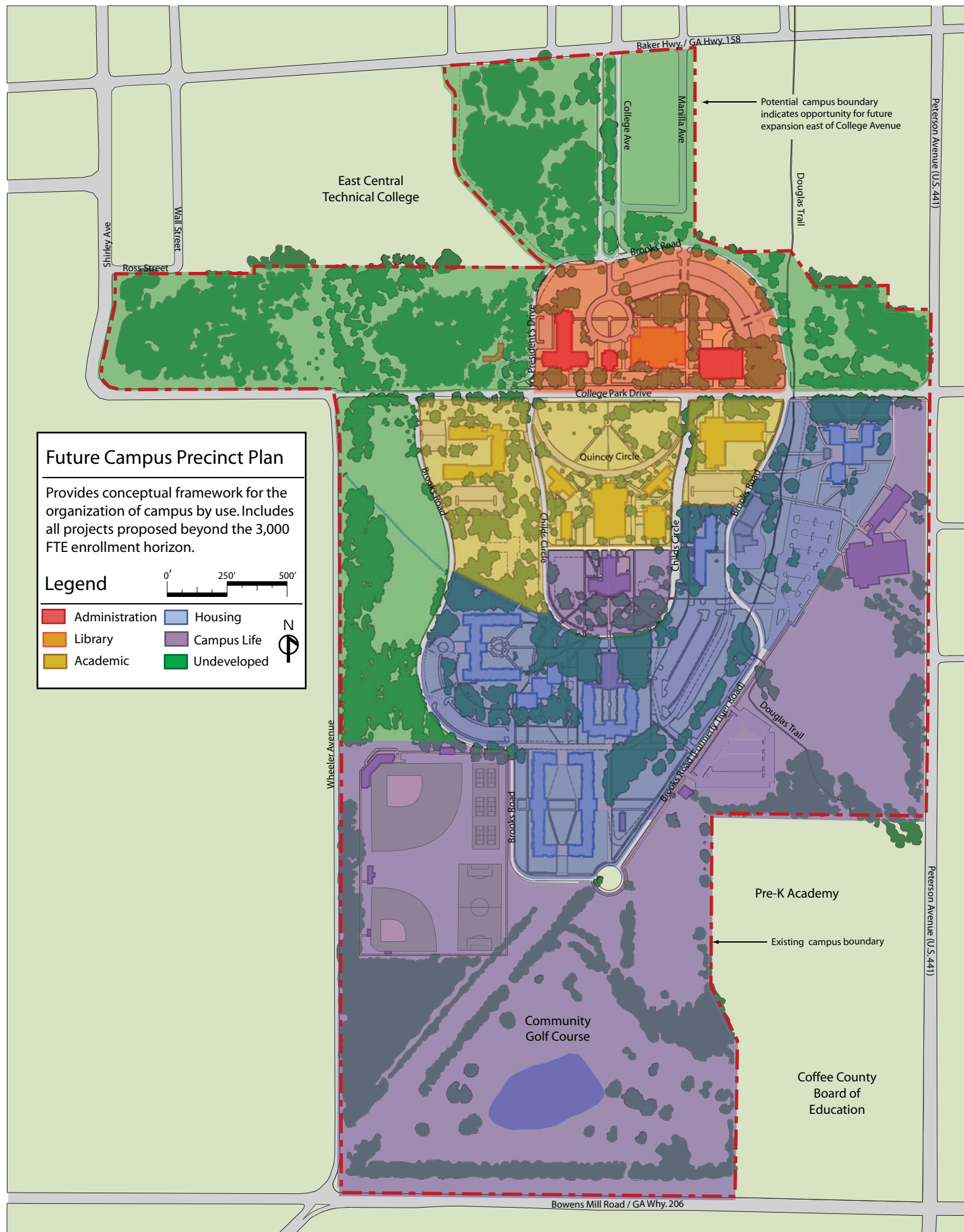
0' 250' 500'



Future Development Plan

Projects proposed beyond the 3,000 FTE enrollment horizon are listed in **bold face type**.

- ① Thrash Hall
- ② Peterson Hall
- ③ Davis Hall
- ④ Powell Hall
- ⑤ New Dining Hall (Renovation)
- ⑤A New Dining Hall (Addition)
- ⑧ Clower Center
- ⑪ Stubbs Hall
- ⑫ Alumni House
- ⑮ Physical Plant
- ⑯ Auto Shop
- ⑰ Smith Library
- ⑱ **Richey Hall (Rehabilitation)**
- ⑳ Art Barn
- ㉑ Field House
- ㉒ Health & Wellness Center
- ㉓ Collins Hall
- ㉔ Shannon Hall
- ㉕ Engram Student Success Center
- ㉖ Golf Shack
- ㉗ Floyd Hall
- ㉘ Nursing Building
- ㉙ Cook Stadium/Crider Field
- ㉚ Tiger Village Phase I
- ㉛ Tiger Village Phase II
- ㉜ Tiger Village Phase III
- ㉝ Tiger Village Phase IV
- ㉞ **Facilities Office**
- ㉟ **Tanner Classroom Building**
- ㊱ **Student Affairs Building**



Part IV

Project Narratives



Figure 23: Rendering of New Dining Hall

South Georgia College

2010 Campus Master Plan Update

Project Narratives

Phase I Projects (FTE: 1,500-2,000)

1A. Reoccupy Floyd Hall

A topic of much discussion was the best use for Floyd Hall, which was only partially occupied by residence life offices on the first floor when the *Update* began. Because of its location near the campus entrance at Peterson Avenue, it was considered for community-oriented programs including those offered by Continuing Education and Elderhostel. However, the economy of preserving the building as a residence hall and its proximity to the Health and Wellness Building led to the decision to re-occupy it as a residence hall, with first priority given to student athletes.

Originally designed to house two students per room with common bath facilities located on each of the three floors of each of the buildings three wings, Floyd contrasts with the newer Tiger Village residence halls, in which students enjoy private rooms and semi-private baths. However, the College's recent experience at Shannon Hall, a smaller dormitory of similar design, indicated that many students would forgo the private bath facilities in exchange for the privacy of having their own room with no room- or suite-mate. Consequently, only one student will be assigned to each of Floyd's 150 rooms.

Floyd Hall was reoccupied in the Fall of 2009.

1B. Remove Proctor Hall

Originally belonging to a larger structure that was dismantled and relocated to South Georgia College in 1932, Proctor Hall was later relocated and subject to extensive renovation. Found to have lost its historical integrity by the 2006 *Campus Historic Preservation Plan*, Proctor was recommended "not eligible" for designation on the Georgia/National Register of Historic Places. Further described as abandoned and in poor condition, Proctor was recommended as a candidate for demolition.

In 2009, the College sought and received permission from the State Historic Preservation Office, to demolish this building, with 40% of the building materials recycled for future use. The 2010 Update recommends that the former site of Proctor Hall be maintained as a campus green space, consistent with the recommendation of the Campus Historic Preservation Plan that the historic core be so preserved.



Figure 24: Proctor Hall, 2005

1C. Remove Cooper Hall

Despite having been abandoned for 20 years, Cooper Hall was found to be "structurally sound and remarkably intact" by the Level II Condition Survey conducted by 2006 *Campus Historic Preservation Plan*. Nonetheless, the Preservation Plan identified Cooper as a candidate for demolition due to extensive damage suffered to its roof, windows, interiors, and building systems.

In 2009, the College sought and received permission from the State Historic Preservation Office, to demolish this building, with 96% of the building materials recycled for future use. Because the Cooper Hall site sits at the edge of the Academic and Residential precincts, consideration was given to its potential use as the site of a future residence hall or academic building. After much deliberation, the College decided to maintain the site as a buffer zone between the two precincts.



Figure 25: Postcard view of Cooper Hall



Figure 26: Aerial photograph of Tiger Village II under construction.

1D. Construct New Residence Hall

The impetus for the 2010 *Campus Master Plan Update* was the 2008 Campus Housing Study, which affirmed the demand for 300 additional beds of student housing, and was charged with identifying the most appropriate location for this new facility.

As the College considered the implications of this decision, it became apparent that the scope of the Study needed to be expanded to encompass the entire campus plan. However, the urgency of the development of the housing necessitated that the identification of its location be expedited within the context of the larger plan. Possible future housing sites included the former site of Cooper Hall, the wooded area north of Cook Stadium, and the current site of the soccer pitch.

What each of these sites had in common were their adjacency to the wooded area east of Shannon Hall and west of Brooks Road. Because of its proximity to Shannon Hall, Tiger Village I, and the Clower Center, this site was deemed optional for the next phase of student housing. This project is proposed in conjunction with the construction of the Tiger Village East Parking lot (P8) and the reduction of the Tiger Village West Parking lot (P9A) described below.

In 2009, the College contracted for the design and construction of Tiger Village II, a 294-bed residence hall. It is scheduled for occupancy in the Fall of 2010.

1E. Construct New Dining Hall

A common observation among various stakeholder groups interviewed was the inadequacy of the Engram Union. Residential students, who rely most heavily on the cafeteria for their meals, disparaged of its location at the opposite end of campus from the residence halls. Commuter students, noting a paucity of places to gather in small groups or study between classes, cited Engram as inadequately designed or furnished to meet this need. Community representatives, stating their preference for holding community meetings and events on the campus, said that the relative inaccessibility of the second-floor ballroom discouraged them from using the building, and therefore the campus, for this purpose as much as they otherwise might. Lastly, administration officials and faculty described scheduling conflicts for classrooms used for both course instruction and registration during the first week of the semester and expressed the desire to consolidate student services in a single location that would include space for registration.

To meet these needs, the *Update* proposes to rehabilitate the Industrial Technology Building and restore it to its original purpose as the campus dining hall. The classrooms created when the building was renovated in 1995 will be replaced by existing classrooms in the adjacent Nursing Building and Peterson Hall. An addition to the building is proposed to house the kitchen facilities, a café to provide an appropriate small gathering space as well as room for future expansion, and a convenience store to serve the growing residential student population.



Figure 23: Rendering of New Dining Hall

The removal of the cafeteria from the Engram Union to the New Dining Hall will facilitate the renovation of the Engram Union (1G) described below. The *Master Plan Update* recommends that the New Dining Hall project include the extension of halogen lighting used in the Residential Precinct to the area of the Dining Hall to provide greater security to students walking between the Dining Hall and Residence Halls at night. The *Update* further recommends that this project be completed in conjunction with the removal of the IT/Nursing Parking lot (P5A), described below.

Because of the anticipated increased demand for these facilities with the arrival of 294 additional residential students with the opening of Tiger Village II in the Fall of 2010, as well as the necessity of relocating the cafeteria to facilitate the renovation of the Engram Union, the College commissioned the design of the new Dining Hall in January of 2010. The New Dining Hall is scheduled to open in 2011.

1F. Install Elevator in Richey Hall

Richey Hall and Tanner Hall are the only remaining multi-story buildings on campus that have not been equipped with elevators. Because of their inaccessibility to the mobility impaired, the upper floors of these buildings are used only for storage. The College is scheduled to add an elevator to Richey Hall in 2010. The additional space made available on the second floor will allow the relocation of offices currently located in the Engram Student Union when it is closed for renovation.

1G. Renovate Engram Union

The *Master Plan Update* recommends that the Engram Union (originally designated the Student Services Building) be renovated as a “one stop shop” for all student services. The second floor is to house offices and student counseling spaces. The campus bookstore is to be relocated to the first floor, near the eastern entrance to the building. The cafeteria space is to be renovated as a multi-purpose room, which can be used for student registration at the beginning of the semester, and can accommodate special events and large meetings for both the campus and community throughout the year, with the kitchen providing a location for catering services when appropriate. The renovation should also include the replacement of the building’s chilled water condenser, which is scheduled for replacement in 2011.

To facilitate pedestrian movement from the Brooks Road North parking lot, the *Update* recommends that landscape improvements include the development of a pedestrian mall coinciding with the historic location of Manilla Road between the Library and Union, with improved exterior lighting. The *Update* also recommends that this project be completed in conjunction with the Library renovation (1H) and Brooks Road North Parking expansion (P2A).

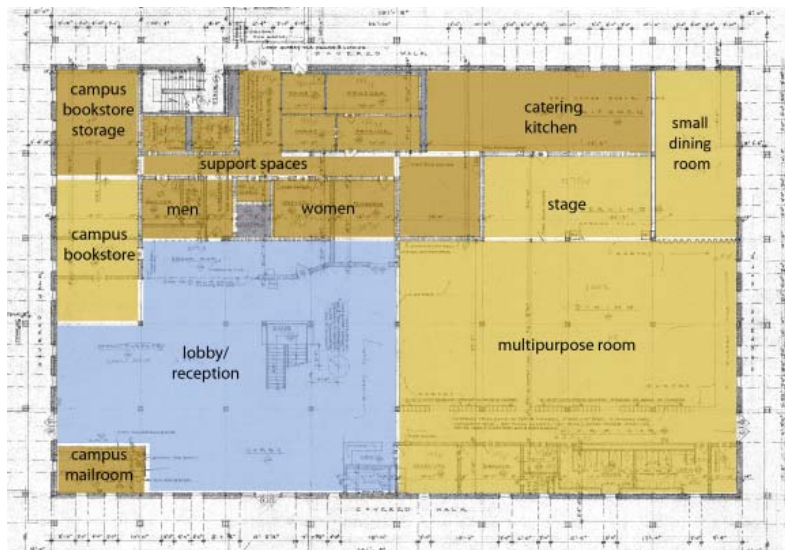


Figure 27: Engram Union renovation diagram

1H. Renovate Smith Library

The principal issue raised with respect to the Library was its inaccessibility from the Brooks Road North parking lot. Because the Library has only one entrance facing College Park Drive, students parking in the Brooks Road lot must walk around the building to reach the entrance, which is a cause for safety concerns on the part of some students at night. The *Update* proposes that the emergency exit at the rear of the library be redeveloped as a north entrance, with improved sidewalks, lighting, and stairs leading to the entrance. The *Update* further recommends that the reading tables be relocated along the axis between the north and south entrances, with the circulation desk located at the center of this axis, thus facilitating circulation through the library from north to south while providing an unobstructed view of both entrances from the circulation desk. Stacks would be redistributed as needed to facilitate the relocation of the reading tables and circulation desk.

Because the Library renovation consists primarily landscape improvements and the relocation of furniture and casework within the Library, the *Update* recommends that it be executed concurrently with the Engram renovation, in order to capitalize on the efficiency of carrying out landscape improvements concurrently and to ensure the integrity and cohesion of the landscape design of the entire area. These improvements are further intended to enhance the northern approach to both the Library and Engram in anticipation of the reorientation of the campus achieved through the construction of the new north entrance (C3) described below.

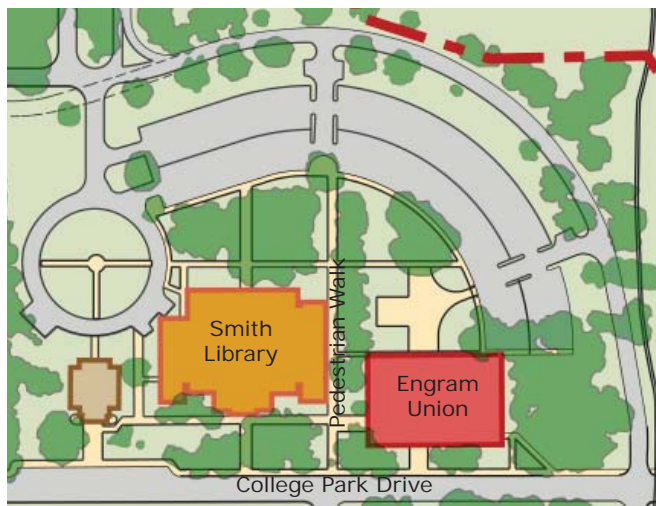


Figure 28: Landscape improvements at Union & Library

11. Reoccupy Shannon Hall

With the occupancy of Tiger Village II, the College will attain a resident student enrollment of 40%. In order to maintain this ratio, the College will need to put Shannon Hall back into service prior to reaching an FTE of 2,000. The *Update* anticipates that Shannon Hall will be occupied in the same manner as Floyd Hall, with one student occupying each of its 96 rooms. The common area on the ground floor of Shannon Hall may also provide a good location for a mail room or similar amenity for the residential precinct.

P2A. Expand Brooks Road North Parking

With the renovation of the Engram Union, the *Update* recommends that the Brooks Road North Parking lot be expanded to the south provide more convenient parking to the Union. This project is proposed to be completed in conjunction with the construction of the new north entrance (C3), the closure of the Brooks Road entrance (C4) and the removal of Floyd Road (C5) described below.

P5A. Remove IT/Nursing Parking

Recommended by the 1997 *Campus Master Plan* and the 2006 *Campus Historic Preservation Plan*, the removal of the IT/Nursing Parking Lot is proposed by the 2010 *Master Plan Update* in conjunction with the construction of the New Dining Hall. The *Preservation Plan* noted that this area was the site of an Outdoor Theater," a rectangular green space defined by low hedges and used for extra-curricular activities such as social gatherings, dinners, and performances", visible in a 1940's-era aerial view of the campus (**Figure 10**), and noted the possibility of restoring this space once the parking lot is removed.

P8. Construct Tiger Village East Parking

To provide additional parking for residential students in the vicinity of Tiger Village II residence hall, the *Update* proposes a new parking lot be constructed between Tiger Village I and Richey Hall. Located in the flood plain, this site is unsuitable for building, and is already used by students for overflow parking. By providing parking adjacent to Tiger Village I, the Tiger Village East lot renders the Tiger Village West lot available for students living at Tiger Village II.

The 180-space Tiger Village East Parking lot was designed in conjunction with the Tiger Village II residence hall in 2009. It was completed in March 2010

P9A. Reduce Tiger Village West Parking

Expressing a desire not to have the front of Tiger Village II obstructed by surface parking, the College elected to reduce the size of the existing Tiger Village West parking lot by 33 spaces.

The reduction of the Tiger Village West Parking lot will be accomplished with the landscaping of Tiger Village II, scheduled for completion in the Summer of 2010.

P10. Construct Stubbs Parking

Originally designed in conjunction with the 2006 renovation of Stubbs Hall, this lot is proposed to offer additional parking to commuter students in proximity to the academic core.

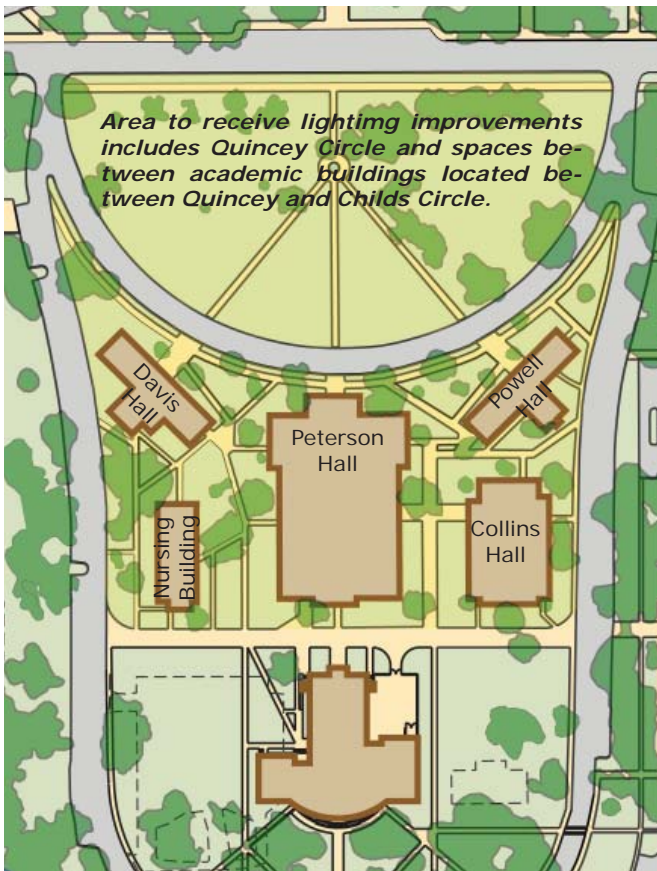


Figure 29: Lighting improvements at Quincey Circle

C1. Improve Lighting in Quincey Circle

During the assessment phase of the master planning process, the campus was visited after dark to evaluate the quality of campus lighting. With the exception of the vicinity of Shannon Hall, Tiger Village, and the Clower Center, which were well-lit with bright halogen fixtures, the campus was poorly lit with tall low-pressure sodium fixtures.

The combined effect of the lower light levels provided by these fixtures and the intervals at which they are placed, creates numerous dark spots that constitute a potential safety hazard to students who walk across the campus at night. The *Master Plan Update* proposes to improve campus lighting in the vicinity of the New Dining Hall (1E), the Engram Union (1G) and the Library (1H) in conjunction with the renovations associated with these projects. To complete the illumination of the campus core, the *Update* recommends that the College install new lighting in Quincey Circle and along the sidewalks that connect the Circle to the Dining Hall.

Because of its importance to student safety, the *Update* has given this project the highest priority among campus improvements.

C2. Redirect Circulation on Childs Circle

Childs Circle and Quincey Circle merge near their intersection with College Park Drive. Currently, traffic flows one-way in a clockwise direction around both Quincey and Childs Circles. Consequently, a motorist that misses the turn from College Park Drive onto Quincey/Childs at Tanner Hall must proceed to Brooks Road and circulate all the way around the campus perimeter back to College Park Drive in order to return to Quincey or Childs Circle.

The *Update* proposes to treat Quincey and Childs as two halves of a one-way pair, with Quincey circulating clockwise and Childs circulating counter-clockwise, thus improving way-finding for visiting motorists and improving vehicular circulation in general. This project is listed first among the roadway improvements solely because of the relative ease with which it may be accomplished.

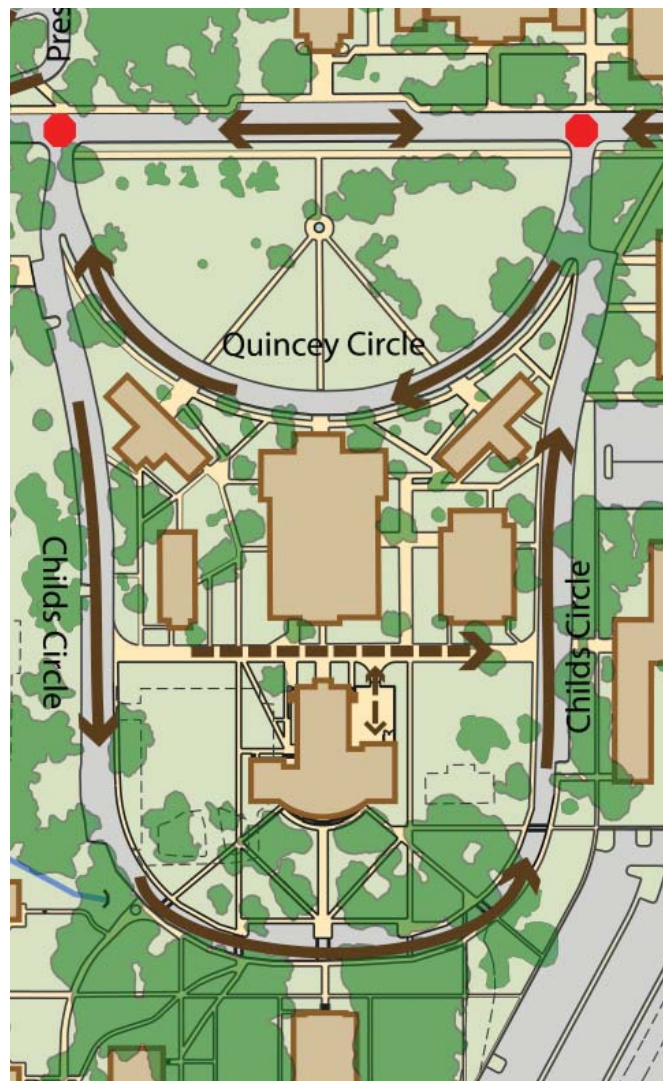


Figure 30: Circulation improvements at Childs Circle

C3. Construct New North Entrance

Early photographs and campus maps record that the campus was once entered via College Avenue, which approached Thrash Hall from the north before flanking it to the east and west to connect to College Park Drive. Some time later, this entrance was replaced with the current north entrance at the intersection of Brooks Road and Baker Highway. The proximity of this entrance to that of the East Central Technical College campus makes it difficult for visitors to either campus to distinguish between the two. Today, the most frequently used entrance is located at the intersection of Peterson Avenue and College Park Drive, which has the effect of causing visitors to enter the campus from the “side” rather than the “front.”

The *Update* recommends that the College restore the historic approach by extending College Avenue south to Brooks Road. To compensate for the misalignment of College Avenue with the central axis of the campus, the *Update* proposes that the existing College Avenue become a southbound drive only, with a central median separating it from a new northbound drive.

Through the alignment of the median with the central axis of Thrash Hall, the enhanced College Avenue would be aligned to the central axis of the campus. Moreover, the restoration of the north entrance as the primary campus approach would effectively re-orient the campus to the north, placing the three buildings most frequented by visitors to the College - Thrash Hall, the Library, and the Engram Union - at the leading edge of the campus. This project is proposed to take place in conjunction with the expansion of the Brooks Road North Parking lot (P2A) described above and with the removal of the Brooks Road entrance (C4) and the removal of Floyd Road (C5), described below.

C4. Remove Brooks Road Entrance

With the construction of the new north entrance (C3) described above, the *Update* recommends the closure of the Brooks Road entrance and the removal of Brooks Road from Baker Highway to President’s Drive. Consideration was given to extending Presidents Drive to College Park Drive to improve its accessibility from College Avenue, but was abandoned in response to concerns that this would promote vehicular “cruising”, a practice that the College is trying to discourage.

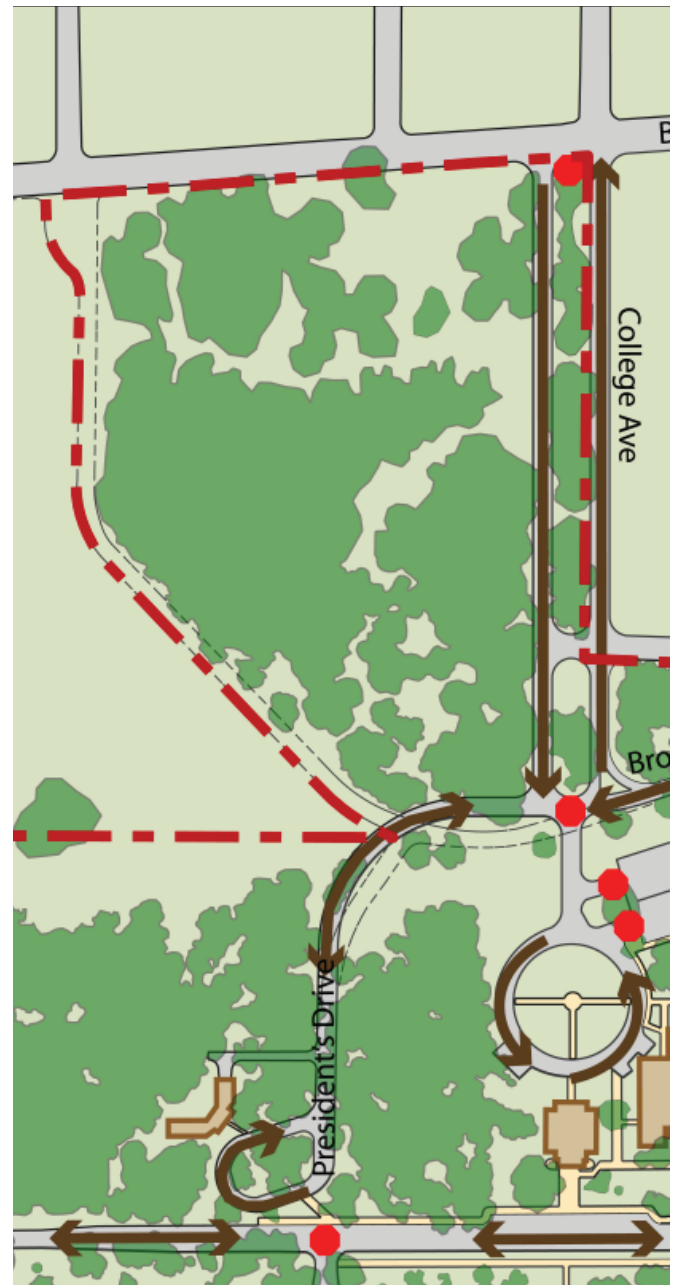


Figure 31: Circulation improvements at North Entrance

C5. Remove Floyd Road

No longer needed since the railway that once ran through the campus was abandoned and replaced by the Douglas Trail, Floyd Road now constitutes an unnecessary impediment to students walking to and from Floyd Hall. The *Update* recommends that Floyd Road be removed in conjunction with the extension of the Brooks Road North Parking lot (P2A), the construction of the new north entrance (C3), and the removal of the Brooks Road Entrance (C4) described above in order to maximize cost efficiency.

Phase II Projects (FTE: 2,000-2,500)

2A. Relocate Art Barn

Although the 2006 *Campus Historic Preservation Plan* found that this building retains too little of its original historic fabric to be eligible for designation on the Georgia or National Register of Historic Places, it did recommend that the Art Barn be retained. The *Update* proposes that it be relocated to an adjacent site in order to prepare the way for the construction of the Phase II Residence Hall. This project is proposed to take place in conjunction with the relocation of campus athletic facilities (C6) described below.

2B. Relocate Field House

Though constructed in 1956, the Field House was found not eligible for designation on the Georgia or National Register of Historic Places by the *Preservation Plan*. The *Update* recommends that the Field House be relocated or replaced in the vicinity of the proposed new location for campus athletic facilities (C6). Consideration should be given what additional program requirements the Field House may require in this new location .

2C. Construct New Residence Hall

In order to maintain a resident student population of 40% of the Phase II enrollment horizon of 2,500 FTE, the College will need to construct a new 250-bed residence hall. The *Update* recommends that this building be located just south of Tiger Village I in order to maintain the cohesion of the campus residential precinct and its proximity to athletics and recreation fields, while preserving the campus core for academic use. This project is to be developed in conjunction with the expansion of Tiger East Parking (P8A), the relocation of campus athletic facilities (C6), and the rerouting of Brooks Road (C7) described below.

P8A. Expand Tiger Village East Parking

In order to provide additional parking in conjunction with the construction of the new residence hall (2C), the *Update* proposes to expand the Tiger Village East Parking lot. One tray of parking is proposed to occupy the present site of Brooks Road when it is rerouted (C7) and a second tray is proposed adjacent to the current location of Tiger Road.

C6. Relocate Campus Athletic Facilities

The *Update* proposes that Campus Athletic Facilities be concentrated in the vicinity of Cook Stadium.

The relocation of the softball field and Field House (2B) is intended to provide additional campus recreation space adjacent to the Health and Wellness building, establishing a Campus Recreation Precinct.

The relocation of the soccer pitch enables the expansion of the residential precinct to encompass two new residence halls. The relocation of the tennis courts accommodates the development of the proposed Brooks Road South Parking lot (P12).

Together, these facilities establish a clearly defined Campus Athletics Precinct at the southern edge of campus. The location of this precinct at the western edge of campus allows for potential vehicular access from Wheeler Road for spectators or visiting teams should the College desire at some point in the future.

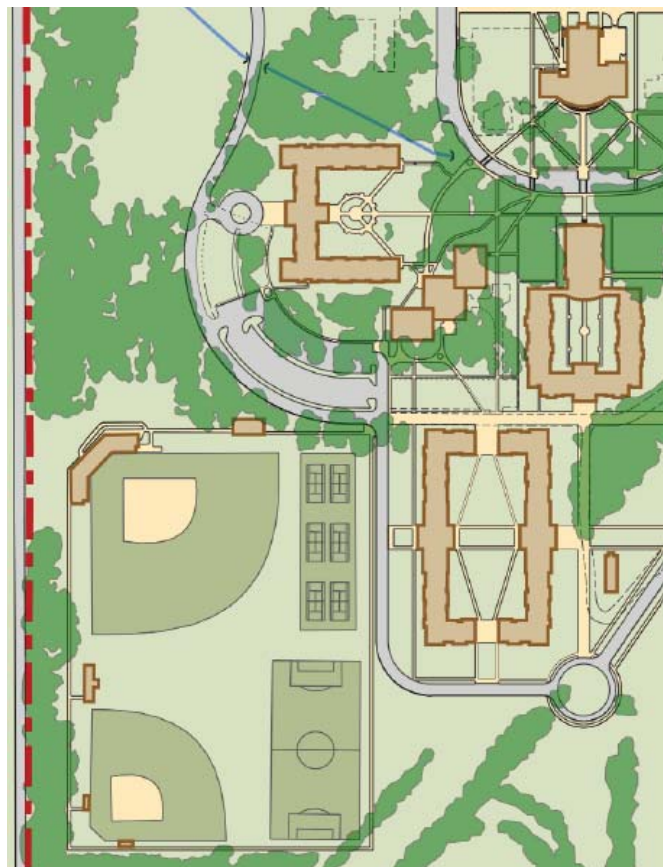


Figure 32: Proposed campus athletics complex

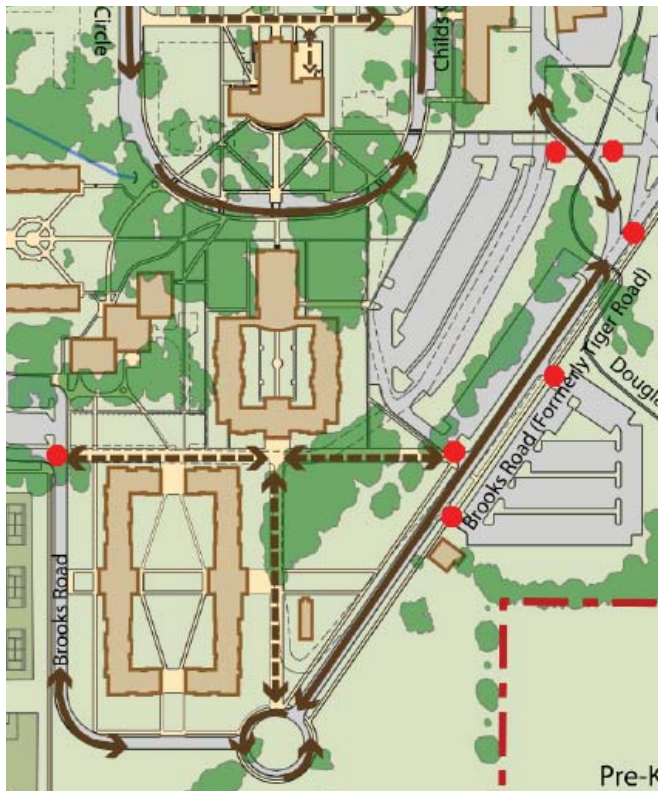


Figure 33: Proposed route for Brooks Road

C7. Reroute Brooks Road

Discussions regarding campus vehicular circulation raised several concerns with respect to Brooks Road:

- First, the proximity of Brooks Road to Tiger Village I, coupled with the location of a bend in the road as it approaches the main entrance to the building, create a potentially hazardous condition for pedestrians if cars round the corner too quickly.
- Second, this same condition precludes the development of a generous “drop off area” in front of the building like the one proposed for Tiger Village II.
- Third, the present location of Brooks Road would necessitate that any future housing be located beyond Brooks Road, which the *Update* has identified as the principal vehicular road by which all parking lots are accessed.
- Fourth, the College wants to discourage the current practice of students and (more problematic) outsiders “cruising” the campus in a continuous loop along Brooks Road and College Drive.

- Fifth, though there was discussion of eliminating the portion Brooks Road that connects the Tiger Village East and Tiger Village West parking lots altogether to prevent unwanted cruising, concern was voiced that this would also create a potentially frustrating condition for parents, new students, and other welcomed visitors attempting to navigate the campus.

To meet the first concern, the *Update* proposes to re-route Brooks Road along the current Tiger Road, away from Tiger Village I.

To address the second concern, the *Update* proposes that the existing roadway in front of Tiger Village I be repaved as a broad pedestrian walkway secured by removable bollards and capable of supporting vehicular traffic to accommodate emergency and service vehicles as well as students and their parents on move-in and move out days. A similar walkway is proposed to extend from Tiger Village I along the central campus axis to its intersection with the rerouted Brooks Road. Vehicular access to this walkway, when desired, is facilitated by a roundabout.

The area bounded by these two walkways and the rerouted Brooks Road provides the site for two additional residence halls, each accessible by the same pedestrian walkways and located within the campus perimeter loop, resolving the third concern.

The roundabout and two right-angle turns are intended to slow traffic and render Brooks as a less appealing route for cruising while maintaining a continuous loop to facilitate appropriate vehicular circulation, in response to the challenges associated with the fourth and fifth concerns.

The rerouting of Brooks Road is contemplated in conjunction with the construction of the new residence hall (2C) and expansion of the Tiger Village East Parking lot (P8A).

Phase III Projects (FTE: 2,500-3,000)

3A. Relocate Student Affairs to Richey Hall

The *Update* proposes that Student Services offices currently located in the Engram Union be temporarily relocated to Richey Hall while Engram undergoes renovation (1G). After the renovation is complete, these offices, as well as those currently located in Richey Hall, will all be relocated in Engram to form a “one-stop-shop” for student services. Once Richey is vacated, the *Update* proposes that Student Affairs offices, currently located in Powell Hall, be relocated to Richey Hall in order to facilitate the renovation of Powell Hall as a classroom building (3B).

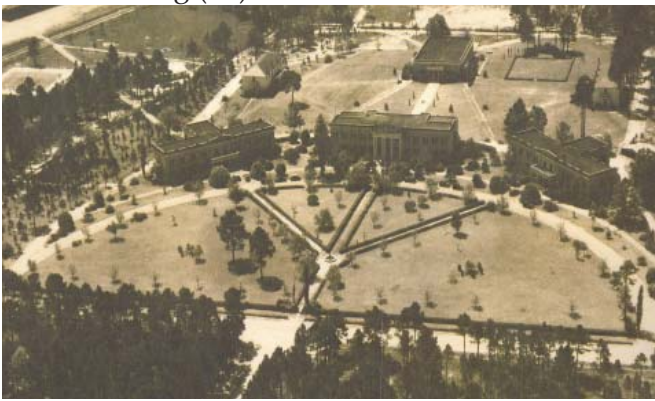


Figure 34: Aerial view of Quincy Circle circa 1932 (Powell Hall is pictured at left)

3B. Renovate Powel Hall as Classroom

To meet the deficit in academic space projected to occur when enrollment reaches 3,000 FTE, the *Update* proposes that Powell Hall be renovated as a classroom building. Spaces occupying the full width of the building at the ends of its corridors provide opportunities for large classrooms, while smaller conference rooms and offices could be repurposed as seminar rooms. The renovation of Powell for academic use further re-enforces Quincy Circle as the heart of the Campus Academic Precinct.

3C. Construct New Residence Hall

In order to maintain a resident student population of 40% of the Phase II enrollment horizon of 2,500 FTE, the College will need to construct a new 250-bed residence hall. This hall will complete the Residential Precinct as defined within the scope of the 2010 *Campus Master Plan Update*. It is proposed in conjunction with the construction of the Brooks Road South Parking lot (P12) and the reduction of the Tiger Village West Parking lot (P9B).

P12. Construct Brooks Road South Parking

In order to provide additional parking associated with the New Residence Hall (3C), the *Update* proposes a new parking lot to be located on the present site of the tennis courts. However, given the unusually high ratio of head count to parking, the College may elect to defer this project if parking is found to be sufficient at the time.

P9B. Reduce Tiger Village West Parking

In order to improve pedestrian connectivity from the new residence halls proposed for Phases II and III, the *Update* proposes that the portion of the Tiger Village West lot located between these buildings and Shannon Hall be removed and replaced with green space

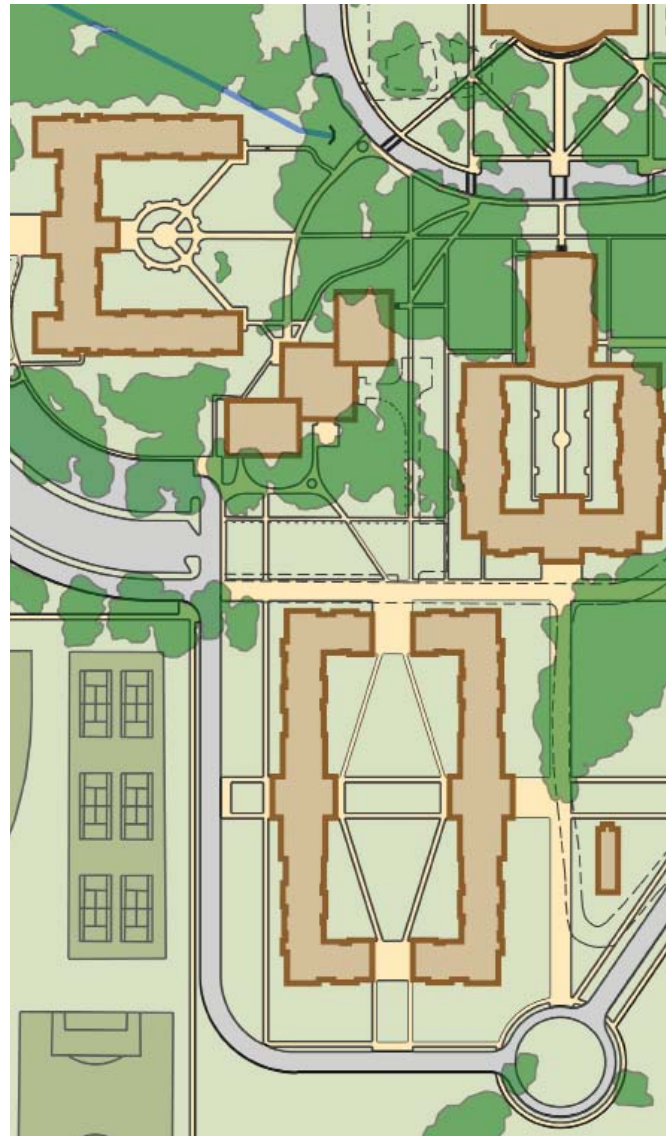


Figure 35: Residential village with campus green south of Shannon Hall

Future Campus Development (Beyond FTE: 3,000)

34. Facilities Office

Presently, the Facilities Office occupies Tanner Hall. Located on Quincey Circle, this site is the optimal location for a future academic building. Considerations regarding the appropriate location for the new facilities office included ease of access for service and delivery trucks, convenience to other campus buildings to facilitate better service, the need for a parking area to house small service vehicles and equipment, and the desire that the building not be prominently located.

After examining multiple locations, including Wheeler Avenue south of the athletic fields and College Park Drive west of Wheeler Avenue, the conclusion was reached that the best solution was to construct an addition joining the existing Physical Plant and Auto Shop buildings to create a single Facilities Office behind Richey Hall.

35. Tanner Classroom Building

In order to complete Quincey Circle as the academic heart of the campus, the 2010 *Update* proposes that the next new classroom building to be constructed on the campus be located on the site of Tanner Hall.

Recognizing the historic significance of Tanner Hall as well as its potential limitations for adaptive re-use, the *Update* recommends that no decision be taken regarding the potential renovation and/or addition to Tanner or its replacement by a new building until a program for the classroom building is developed and the feasibility of Tanner for this purpose can be evaluated.



Figure 36: Postcard view of Tanner Hall

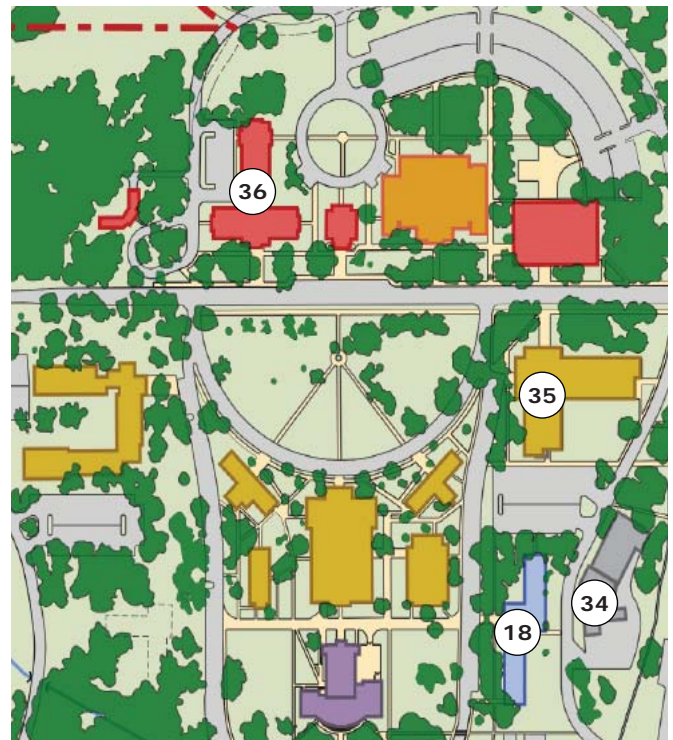


Figure 37: Proposed future campus developments

36. New Student Affairs Building

In anticipation of the need for additional administrative office space as student enrollment increases, the *Update* proposes a new Student Affairs Building adjacent to Thrash Hall. Complimenting the Thrash Hall, the Smith Library, and the Engram Student Success Center, this building would further concentrate central campus services in one Administrative Precinct. Convenient to Thrash Circle, with a small parking lot located off of President's Drive the building would be ideally suited to house the Office of Admissions. Because of its accessibility to students from College Circle, the academic core of the campus, this site is well-suited to house the Student Affairs Offices presently located in Powell Hall.

16. Rehabilitation of Richey Hall

Originally constructed in 1964, Richey Hall is arguably the best example of mid-century modern architecture on the campus. Because of its two story height, generous room sizes, and wide sun lit corridors, it is the most ideally suited of the dormitories of this era for use as office space. However, because of its location between the newer residence halls to the south of campus and Floyd Hall to the east, as well as its proximity to the proposed New Dining Hall, the *Update* recommends that Richey be rehabilitated as a residence hall after the New Student Affairs Building is completed.

Part V

Master Plan Update Participants

**South Georgia College
Master Plan Update
Project Kickoff Meeting
11-17-08**

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. James A. Cottingham,
Vice President for Student Affairs

Ms. Valerie Webster
Director of Entry Programs and Planning

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Mr. Robert Brunell
Athletic Director

Ms. Walda Kight
Director of Community & Foundation Relations

Dr. George B. Wingblade
Director of Capital Development

Dr. Charles Johnson
Chair, Natural Science/Math/Physical Education

Ms. Melissa Peacock
Chair, Nursing

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Wayne Quinn
Director, Plant Operations

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Community Leaders Meeting
12-03-08**

Dr. Virginia M. Carson, President
South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. Grace James, Chair,
South Georgia College Foundation

Mr. Luke E. Morgan, Trustee
South Georgia College Foundation

Ms. Jackie Wilson, Mayor
City of Douglas

Ms. JoAnne Lewis, President
Chamber of Commerce

Ms. Brandy Wilkes, Vice President
East Central Technical College

Mr. E.J. Harris
East Central Technical College

Ms. Joann Danna
Coffee County Schools

Mr. George Heck,
Coffee Regional Medical Center

Mr. Sherman Dudley,
Executive Leadership Solutions

Mr. Francis Lott,
Lott Properties

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
President's Cabinet Meeting
12-03-08**

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. Carl McDonald
Vice President for Academic Affairs

Dr. James A. Cottingham,
Vice President for Student Affairs

Ms. Valerie Webster
Director of Entry Programs and Planning

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Mr. Robert Brunell
Athletic Director

**South Georgia College
Master Plan Update
Student Leaders Meeting
12-03-08**

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. James A. Cottingham
Vice President for Student Affairs

South Georgia College Students:

Rejoice Jones
President of Student Government

LaRoyal Irvin

Destiny Jones

Angel Mathis

Hillary Paterson

Mahogany Reaves

Mark Smith

Adrian Wade

Kristi Watkins

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan
Facilities Meeting
12-04-08**

Ms. Wanda Lloyd
Vice President for Business Affairs

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Wayne Quinn
Director, Plant Operations

Mr. Jimmy Call
Supervisor, Electrical Department

Mr. Mike Ellis
Supervisor, HVAC Department

Lance Keaton,
Electrician

Mr. Randy Moss
Supervisor, Grounds Department

Mr. Randall Peterson
Lock Office

Mr Isaac Roberson
Administrative Support Facilities Manager

Ms. Lisa Williams
Custodial Services Supervisor

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Student Support/ Residence Life Meeting
12-04-08**

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. Randy Braswell
Director of Admissions, Records and Research

Mr. Robert Brunell
Athletic Director

Diane Blum
Housing, Enrolmmment, and Retention Coordinator

Ms. Missie Crawford
Resident Manager, Tiger Village

Peggy Dobbs,
Director of Business Services

Daphne French,
Manager, Campus Bookstore

Ms. Sue Miller
Director of Student Life

Ms. Becky Rumker
Director of Financial Aid

Mr. Scott Sims
Baseball Coach

Mr. Jeff Timothy
Director of Intramurals, Clower Center

Angela Wilcox
Admissions Coordinator

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan
Faculty Meeting
12-04-08**

Dr. Carl McDonald
Vice President for Academic Affairs

Mr. Duane Benson
Associate Professor of Mathematics

Dr. Charles Johnson
Chair, Natural Science/Math/Physical Education

Ms. Angela Nuga
Director of Student Support Services

Ms. Melissa Peacock
Chair, Nursing

Dr. Rick Reiman
Chair, Business/Social Services

Ms. Jacqueline Vickers,
Library Director

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Open Forum
12-12-08**

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Ms. Lisa Harrel
Director of Special Projects, Assistant to the President

Ms. Sue Miller
Director of Student Life

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Ollie Harkleroad
Chief of Public Safety

Dr. James A. Cottingham,
Vice President for Student Affairs

Ms. Melissa Peacock
Chair, Nursing

Mr. Duane Benson
Associate Professor of Mathematics

Dr. Charles Johnson
Chair, Natural Science/Math/Physical Education

Dr. Rick Reiman
Chair, Business/Social Services

Mr. Charles Ward
Instructor, Mathematics

Mr. David Terrell
Computer & Audio Support Specialist

Mr. Luck Watford
Instructional Technology Specialist

Ms. Jacqueline Vickers,
Library Director

**South Georgia College
Master Plan Update
Crossteam Meeting # 1
01-21-09**

Mr. Jake Brinson,
Telecommunication & A/V Support Specialist

Ms. JoAnn Taylor
Administrative Assistant

Ms. Annette Lewis
Technical Support Specialist

Ms. Angela Nuga
Director of Student Support Services

Ms. Julie Anderson
Database Administrator

Ms. Lena Helmbrecht
Associate Director of IT Services

Mr. Wayne Quinn
Director, Plant Operations

Ms. Amy Hancock
Coordinator of Grants & Special Programs

Ms. Krista Smith
Interim Director of the Americus Entry Program

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. James A. Cottingham
Vice President for Student Affairs

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Mr. Robert Brunell
Athletic Director

Ms. Walda Kight
Director of Community & Foundation Relations

Dr. George B. Wingblade
Director of Capital Development

Dr. Charles Johnson*
Chair, Natural Science/Math/Physical Education

Ms. Melissa Peacock
Chair, Nursing

Mr. Alan Travis*
Director of Planning, Board of Regents, USG

Mr. David Hilker*
Program Manager, Board of Regents, USG

Master Planning Consultants:

Ms. Gita Hendessi*
Hendessi & Associates

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**participated via conference call*

**South Georgia College
Master Plan Update
President's Cabinet Meeting
02-04-09**

Dr. Virginia M. Carson,
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. Carl McDonald
Vice President for Academic Affairs

Dr. James A. Cottingham
Vice President for Student Affairs

Ms. Valerie Webster
Director of Entry Programs and Planning

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Parking Meeting
02-25-09**

Ms. Wanda Lloyd,
Vice President for Business Affairs

Dr. Carl McDonald
Vice President for Academic Affairs

Dr. James A. Cottingham
Vice President for Student Affairs

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. George B. Wingblade
Director of Capital Development

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Wayne Quinn
Director, Plant Operations

Dr. Rick Reiman
Chair, Business/Social Services

Ms. Sue Miller
Director of Student Life

Ms. Becky Rumker
Director of Financial Aid

Mr. Scott Sims
Baseball Coach

LaRoyal Irvin

Courtney Baldwin

C.J. Scott

Master Planning Consultants:

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Town Hall Meeting
04-15-09**

On April 15, 2009, President Carson convened a “Town Hall Meeting” for all faculty and staff of South Georgia College. Included on the agenda for this meeting was a progress report on the *Master Plan Update*. A powerpoint presentation was given outlining the major proposals included in the *Update*.

Though the list of attendees is too long to reproduce here, the meeting filled the auditorium at Stubbs Hall and included virtually all of the approximately 150 men and women who work for South Georgia College. Following the presentation, all present were given the opportunity to ask questions or offer comments on the proposals contained in the *Master Plan Update*.

**South Georgia College
Master Plan Update
President's Cabinet Meeting/Draft Presentation
09-02-2009**

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. James A. Cottingham,
Vice President for Student Affairs

Ms. Valerie Webster
Director of Entry Programs and Planning

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Mr. Robert Brunell
Athletic Director

Ms. Walda Kight
Director of Community & Foundation Relation

Dr. George B. Wingblade
Director of Capital Development

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Wayne Quinn
Director, Plant Operations

Ms. Lisa Harrel
Director of Special Projects, Assistant to the President

Dr. Charles Johnson
Chair, Natural Science/Math/Physical Education

Mr. Keith Newell
Director of Human Resources/Affirmative Action

Master Planning Consultants:

Ms. Gita Hendessi
Hendessi & Associates

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent

**South Georgia College
Master Plan Update
Cross Team Meeting # 2
12-02-09**

Dr. Virginia M. Carson
President, South Georgia College

Ms. Wanda Lloyd
Vice President for Business Affairs

Dr. Carl McDonald
Vice President for Academic Affairs

Dr. James A. Cottingham
Vice President for Student Affairs

Ms. Valerie Webster
Director of Entry Programs and Planning

Mr. Wesley Brown
Executive Director of Enrollment & Information

Dr. Randy Braswell
Director of Admissions, Records & Research

Mr. Robert Brunell
Athletic Director

Ms. Walda Kight
Director of Community & Foundation Relation

Dr. George B. Wingblade
Director of Capital Development

Dr. Barbara Frizzell
Inerim Chair of Humanities and Learning Support

Dr. Charles Johnson
Chair, Natural Science/Math/Physical Education

Mr. Jim Folds
Director of Facilities Administration,
Campus Environmental Health & Safety

Mr. Wayne Quinn
Director, Plant Operations

Mr. Keith Newell
Director of Human Resources/Affirmative Action

Mr. Alan Travis
Director of Planning, Board of Regents, USG

Mr. David Hilker
Program Manager, Board of Regents, USG

Master Planning Consultants:

Ms. Gita Hendessi
Hendessi & Associates

Joe Gambill,
Hendessi & Associates

Jackson Kane,
Lord, Aeck & Sargent