

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Marion County and City of Buena Vista

RC: RVRC

Submittal Type: Comp Plan Update

Preparer: ☒ RC ☐ Local Government ☐ Consultant: Specify

Cover Letter Date: 11/18/2025

Date Submittal Initially Received by RC: 09/04/2025

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

COUNTY COMMISSIONERS

HON. GEORGE NEAL, JR.  
CHAIRMAN  
MARSHALL FONTAINE  
NORMAN ROYAL  
MATTHEW GUNNELS  
SHANE GRIER

CONNIE H HARRIS  
COUNTY MANAGER



## Marion County

PO BOX 481  
BUENA VISTA, GEORGIA. 31803  
PH. 229-649-2603 FAX 229-649-3702  
EMAIL [marionga@windstream.net](mailto:marionga@windstream.net)

PHYLIS E. BLOCKER  
TAX COMMISSIONER

DERRELL NEAL  
SHERIFF

JOY C. SMITH  
CLERK SUPERIOR COURT

HEATHER STUART  
PROBATE JUDGE

SAM WAY  
CORONER

### RESOLUTION OF ADOPTION

#### JOINT MARION-BUENA VISTA COMPREHENSIVE PLAN 2025-2030

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, Marion County, working jointly with the City of Buena Vista, has updated the Joint Marion-Buena Vista Comprehensive Plan for the planning period 2025-2030, and

WHEREAS, Marion County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chairman and County Commission of Marion County that the Joint Marion – Buena Vista Comprehensive Plan 2025-2030 be adopted.

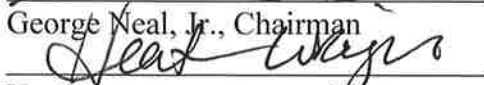
SO RESOLVED, this 12<sup>th</sup> day of November 2025.

#### CITY OF BUENA VISTA

BY:

  
George Neal, Jr., Chairman

ATTEST:

  
Heather Wright, County Clerk

## RESOLUTION OF ADOPTION

### JOINT MARION-BUENA VISTA COMPREHENSIVE PLAN 2025-2030

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved, local comprehensive plan to maintain eligibility for certain state-issued grants, loans and permits, and

WHEREAS, the City of Buena Vista, working jointly with Marion County, has updated the Joint Marion-Buena Vista Comprehensive Plan for the planning period 2025-2030, and

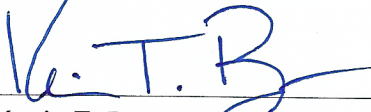
WHEREAS, the City of Buena Vista has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Buena Vista that the Joint Marion – Buena Vista Comprehensive Plan 2025-2030 be adopted.


SO RESOLVED, this 4<sup>th</sup> day of November, 2025.

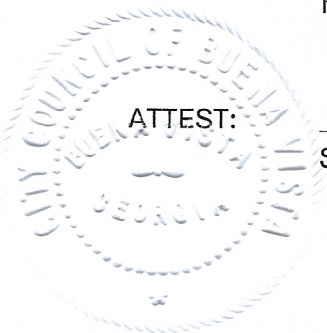
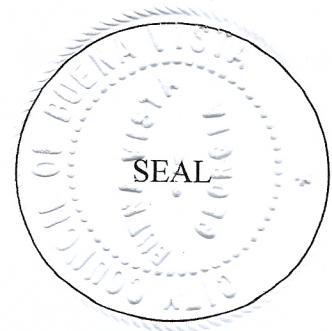
CITY OF BUENA VISTA

BY:

  
Kevin T. Brown, Mayor

ATTEST:

  
Shondria Golden, City Clerk







2025-2030

Joint Comprehensive Plan



# MARION COUNTY & CITY OF BUENA VISTA

---



**MARION COUNTY BOARD OF COMMISSIONERS**

Hon. George Neal Jr., Chair

Hon. Marshall Fontaine, Vice Chair

Hon. Matthew Gunnels \* Hon. Norman Royal \* Hon. Shane Grier

Connie Harris, County Manager

Heather Wright, County Clerk

Gwen Nesbit, Deputy County Clerk

**CITY OF BUENA VISTA CITY COUNCIL**

Hon. Kevin Brown, Mayor

Hon. Cal Myers, Mayor Pro-Tem

Hon. Genericka Minter \* Hon. Toni Minter \* Hon. Toni King \* Hon. Syneetra Barkley

Shondria Golden, City Clerk

Assisted by:

River Valley Regional Commission

228 West Lamar Street

Americus, Georgia 31709

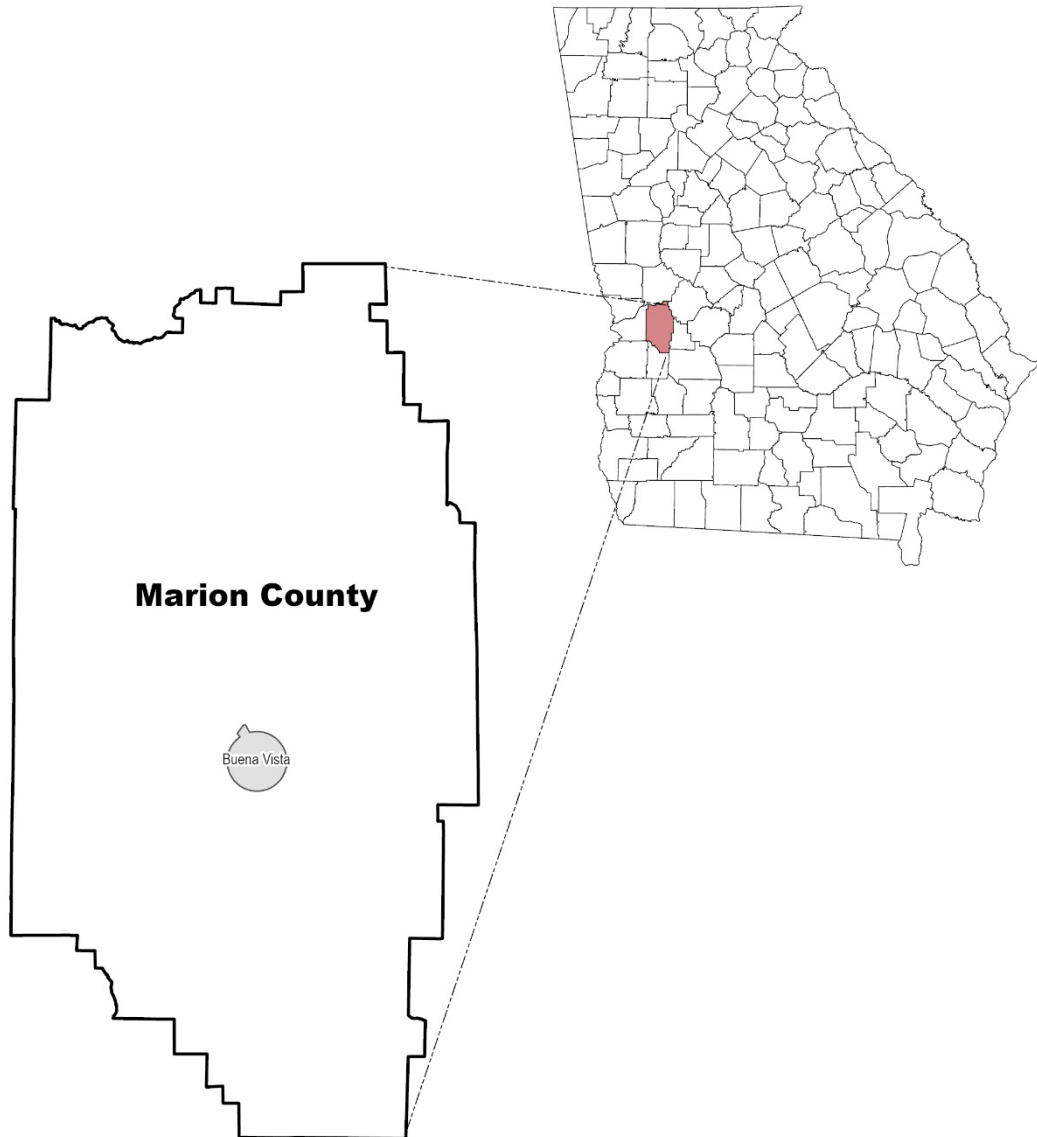
710 Front Avenue

Columbus, Georgia 31901

## TABLE OF CONTENTS

Vision Statement, Goals and Policies.....	5
vision statement .....	5
Goals and Policies .....	5
Needs and Opportunities.....	6
Introduction.....	7
Purpose.....	7
Comprehensive Planning Process.....	7
Identification Stakeholders .....	8
Participation Techniques .....	8
Consistency With Quality Community Objectives .....	8
Schedule .....	9
Community Demographics and Data.....	10
Population.....	10
Economic Development.....	12
Housing Development .....	13
Education .....	15
Community Facilities.....	15
Transportation .....	17
Broadband .....	18
Marion County.....	22
SWOT .....	22
Land Use .....	23
Report of Accomplishments.....	37
Work Program.....	40
City of Buena Vista.....	44
SWOT .....	44
Land Use .....	45
Report of Accomplishments.....	56
Work Program.....	59
INDEX A: MAPS .....	63
INDEX B: SURVEY.....	68
INDEX C: PUBLIC PARTICIPATION DOCUMENTATION .....	69

## Marion County, Georgia



GIS:DATA\MARION\Other Maps\MarionCounty.aprx



## VISION STATEMENT, GOALS AND POLICIES

### VISION STATEMENT

Marion County and the City of Buena Vista seek to uphold and enhance their vibrant economy, rural quality of life, and strong sense of pride, ensuring that these values remain sustainable for future generations.

### GOALS AND POLICIES

#### Economic Development

Promote and maintain a stable economic environment for Marion County

- Develop affordable housing to enhance the housing industry and promote economic development.
- Continue the development of necessary infrastructure to enable local business and industry to expand and to market to out-of-area enterprises.
- Seek sufficient and desirable growth by attracting businesses that will balance employment needs with retail and service offerings to meet the needs of citizens

#### Housing

Encourage and support construction of new housing to meet local housing demand

- Encourage residential development that meets the housing needs of citizens
- Speculative housing

#### Natural and Cultural Resources

Increase Public awareness of natural resources and conservation.

- Capitalize tourism potential using cultural, historic and natural resources

#### Community Facilities

Provide essential recreational facilities that are well-maintained and accessible to all residents.

- Coordinate activities for youths to encourage structured and productive use of time
- Ensure easier access to more library materials and services
- Provide adequate public services and facilities to city residents, including utilities, recreational areas, and general government services needed to accommodate planned growth.
- Provide recreational sites, facilities and programs are adequate for all ages
- Develop a more conveniently located and larger senior center

Maintain an efficient and reliable transportation system.

- General transit service

#### Broadband Internet Service Facilities

Facilitate the extension of reasonable and cost-effective broadband to unserved and underserved census blocks

- Pursue funding and/or provide services to facilitate enhanced broadband service availability

## **Intergovernmental Coordination**

### *Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities*

- Continuing improvements in communication and cooperation between institutions
- Continued outreach to and networking with the Ft. Benning community to enhance the potential for local growth

## **NEEDS AND OPPORTUNITIES**

### **Needs**

- High incidence of substandard housing, (inconsistent) (uncoordinated) code enforcement, blight, the questioned ability of much of the housing stock to withstand strong wind events and susceptibility to fire, negative effect of preferential tax treatment of manufactured housing on the property tax digest, lack of housing which meets market demand, and special needs of battered women, the homeless, transition housing for those unemployed because of addictions or recently released from prison.
- Speculative housing
- Additional public-private collaboration to address the needs of families
- Activities for youths to encourage structured and productive use of time
- Easier access to more library materials and services
- General transit service
- A more conveniently located and larger senior center is needed to meet the demand for increased programming and services
- Buena Vista needs a web presence to facilitate communication, service delivery and economic development
- Municipal facilities cannot provide the level and quality of services needed
- Lack of local work opportunities and options
- Too few local high school graduates return home after college
- There is insufficient local capital to facilitate business startups
- Modern, evolving technology to court and attract new development and industrial prospects.

### **Opportunities**

- Greater outreach to and networking with the Ft. Benning community should enhance the potential for local growth
- Facilitate and incentivize widespread availability and highspeed broadband service
- Upgrade services to better recruit and develop industry
- Greater community involvement from young adults
- Recreational sites, facilities and programs are adequate for all ages
- Keep pace with the worker skills needs of industry
- A prioritized inventory and assessment of community resources to facilitate organized promotion of economic development
- Capitalizing tourism potential using cultural, historic and natural resources
- Continuing improvements in communication and cooperation between institutions
- A wholesale assessment of the long-term viability of the county jail to determine the appropriate course of action

## INTRODUCTION

### PURPOSE

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Marion County and Buena Vista Comprehensive Plan includes a list of needs and opportunities upon which the community intends to act upon. These determinations are based on analyses of data and information including existing development patterns, areas where development is likely to occur, opportunities for infill, areas of disinvestment, areas requiring special attention, significant natural and cultural resources, maps of existing land use, future land use and a community work program. All the planning elements included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

### COMPREHENSIVE PLANNING PROCESS

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing; and
- Community Goals—A review of the community's vision and goals; and
- Needs and Opportunities--A list of potential community needs and opportunities; and
- Community Work Program--The community's action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process. Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Capital Improvements—Only required for governments that charge impact fees; and
- Economic Development—Marion County and the City of Buena Vista is a Tier 2 county as defined by the Georgia Department of Community Affairs Job Tax Credit Program.
- Land Use—Only required for governments with zoning or other land use regulations; and
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a job housing imbalance (Only required for HUD CDBG Entitlement Communities).



The Marion County and the City of Buena Vista Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

## **IDENTIFICATION STAKEHOLDERS**

The Board of Commissioners and City Council for Marion County and the City of Buena Vista appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix).

## **PARTICIPATION TECHNIQUES**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 11012-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held March 27, 2025, to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Marion County and the City of Buena Vista's potential Needs and Opportunities (See Appendix).

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. The leadership team, civic leaders, and stakeholders were invited to assist in these citizen involvement opportunities (See Appendix). Session attendees developed a county vision statement. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the Marion County and the City of Buena Vista Community Work Program or rather a policy to guide elected officials.

A final public hearing was held August 21, 2025, at the Marion County and the City of Buena Vista Board of Commissioners' Office. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff were available to answer questions and take comments. Copies of the draft plan, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting, were summarized, and responded to in a timely manner.

## **CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES**

The objectives, created by the Georgia Department of Community Affairs and known as "Quality Community Objectives," were "adapted from generally accepted community development principles"

(Quality Community Objectives Fact Sheet, Georgia Department of Community Affairs). Marion County and the City of Buena Vista have reviewed, adopted, and used these objectives as a framework for the development of the Comprehensive Plan Update. The policies accompanying each objective were developed by Marion County and the City of Buena Vista in response to identified community needs and opportunities. Together these objectives and policies will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, economic development, and overall quality of life.

## SCHEDULE

Plan Element	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	June 2025	July 2025	Aug. 2025	Sept. 2025	Oct. 2025
Initial Public Hearing	X									
Vision Statement		X								
Needs & Opportunities		X								
Community Work Program			X							
Community Goals				X						
Land Use					X					
Final Public Hearing						X				
Submit to DCA							X			
Plan Revisions								X	X	
Adoption										X

## COMMUNITY DEMOGRAPHICS AND DATA

### POPULATION

Marion County lost its population with each successive census 1900-1970, resulting in the cumulative decrease of half of the population. Primary causes of the decline were devastation wrought by the cotton boll weevil on the agriculture-based economy and the Great Depression, both events forcing residents to relocate in search of livelihoods. The 1970 Census documented the decennial low point for the century. Subsequent censuses documented similar increases averaging  $\pm 5\%$  during the seventies and eighties, and similar increases averaging  $\pm 25\%$  during the nineties extending into the new century. However, the population began to decrease again in 2020, declining by  $-11\%$  by 2023.

Buena Vista's population trend was comparatively favorable as it experienced consistent population growth 1930-1960. Its position as the only local municipality and the seat of county government served to buffer the city from the population loss experienced at the community level through mid-century. Small decreases in municipal population during the sixties and again during the eighties were followed by increases during the nineties and the first decade of the new century, the latter being the largest percentage and numeric increase recorded since 1930. Between 1930 and 2010 the municipal population increased 98%. Even so, as a share of the community total the city's population gradually decreased from 29% to 25% during the half-century period 1960-2010. Buena Vista's population continued to increase in 2020 before experiencing an 11% decrease in 2023.

Marion County, Buena Vista, and Adjoining Counties Population 1980-2023						
Jurisdiction	1980	1990	2000	2010	2020	2023
Marion	5,297	5,590	7,144	8,742	8,450	7,474
Buena Vista	1,544	1,472	1,664	2,173	2,214	1,966
Chattahoochee	21,732	16,934	14,882	11,267	10,470	9,181
Schley	3,433	3,590	3,766	5,010	5,215	4,539
Stewart	5,896	5,654	5,252	6,058	6,446	4,978
Sumter	29,360	30,232	33,200	32,819	29,714	29,174
Talbot	6,536	6,524	6,498	6,865	6,245	5,753
Taylor	7,902	7,642	8,815	8,906	8,126	7,786
Webster	2,341	2,263	2,390	2,799	2,587	2,348
Georgia	5.5M	6.5M	8.2M	10.5M	10.7M	10.8M

Source: U.S. Census Data

Projections for the area population are presented in the following table. The projections suggest a predominantly negative trends as opposed to the state's projected increase in population, with Marion County decreasing by  $-9\%$  by 2050.

Marion County and Buena Vista Population Projections				
Jurisdiction	2025	2030	2040	2050
Marion	7,396	7,309	7,093	6,823
Georgia	11.2M	11.7M	12.6M	13.3M

Source: Georgia Governor's Office of Planning and Budget 2025-2050 City projections based on current population proportions



The school-age population recorded a trend of population increases in 2020 before decreasing again in 2023, except for the 10-14 age cohort, which experienced a consistent decline. The 20-24 cohort, where young adults have historically moved outside of their hometowns to pursue higher education and careers, experienced a 46% decline, while the 25-34 cohort, where new family formation has occurred historically, has experienced a consistent population increase. The 35-44 and 45-54 age cohorts recorded a significant decline from 2010 to 2023. The 55-85+ population followed the overall trend of the county, of population increases in 2020 before decreasing again in 2023.

Marion County Population by Age Group 2010-2023			
Age Groups	2010	2020	2023
Total Population	8,403	8,450	7,474
0-4	365	417	352
5-9	537	663	508
10-14	801	423	472
15-19	576	698	352
20-24	616	289	331
25-34	575	804	874
35-44	1,185	944	875
45-54	1,513	1,091	851
55-64	1,126	1,395	1,270
65-74	858	1,117	953
75-84	175	527	521
85+	76	93	115

Source: U.S. Census American Community Survey

The White and African American populations continue to be the largest racial and ethnic groups in Marion County, with the White population experiencing a 13% decrease and the African American population a 24% decrease between 2010 and 2023. The Asian/Pacific Islander, American Indian/Alaskan Native, Hispanic, and other populations, though a small percentage, significant increase from 2010 to 2023.

Marion County Population by Race/Ethnicity 2010-2023			
Race/Ethnicity	2010	2020	2023
White	5,071	5,090	4,420
African American	2,822	2,578	2,155
Asian, Pacific Islander	97	101	60
American Indian, Alaskan Native	0	45	52
Other	288	395	431
Two or More Races	125	240	356
Hispanic or Latino	503	653	588
Total	8,403	8,450	7,474

Source: U.S. Census American Community Survey

## ECONOMIC DEVELOPMENT

Marion County experienced a negative trend in the total number of civilians employed from 2010-2023, due to the total population decline within the count. The employed population experienced a slight 5% decline between 2010 and 2023. While the number of employed individuals slightly decrease, the number of unemployed civilians significantly decreased by 70% between 2010 and 2023, indicating that many individuals have secured employment in and around the county. As of 2024, Marion County had an unemployment rate of 4.5%, significantly higher than the state's unemployment rate of 3.9%.

Marion County 2000-2023 Employment Status (Age 16+)			
Category	2010	2020	2023
In Labor Force	3,796	3,518	3,173
-Employed	3,357	3,291	3,035
-Unemployed	431	227	131
-Armed forces	8	0	7
Not in labor Force	2,754	3,303	2,918
Total	6,550	6,821	6,091

Source: U.S. Census American Community Survey

Marion County Employment Wages and Unemployment Rate 2024		
Jurisdiction	Unemployment Rate	Avg. Weekly Wage
Marion County	4.5%	\$903
Georgia	3.9%	\$1,440

Source: Georgia Dept. of Labor, Workforce Statistics and Economic Research

Manufacturing is the largest employment industry in Marion County, accounting for 19.5% of the employment market. Educational Services, Healthcare, and Social Assistance is the second largest industry, accounting for 18.7% of the county's workforce.

Marion County Employment by Industry 2023		
Category	Estimate	Percent
Employed Population	3,035	100%
Agriculture, Forestry, Fishing/ Hunting, Mining	121	4.0%
Construction	228	7.5%
Manufacturing	591	19.5%
Wholesale Trade	72	2.4%
Retail Trade	389	12.8%
Transportation, Warehousing, or Utilities	149	4.9%
Information	79	2.6%
Finance/Insurance, Real Estate/Rental and Leasing	110	3.6%
Professional, Scientific, Management, Administrative, Waste Management Services	156	5.1%
Educational Services, Healthcare, and Social Assistance	569	18.7%
Arts, Entertainment, Recreation, Accommodation and Food Services	166	5.5%
Other Services except Public Administration	188	6.2%
Public Administration	217	7.1%

Source: U.S. Census American Community Survey

Since 2010, Marion County has been among the counties with the highest per capita income when compared to surrounding counties, only exceeded by Schley and Talbot Counties. The county experienced a significant 53% increase in per capita income between 2010 and 2023. Buena Vista's per capita income has also increased significantly since 2010, going up by almost 90%. The Census credited the community with a slight increase in median income in 2020 before declining again in 2023. The median household income (MHI) increased by 66% in 2020 before declining by -4% in the following two years.

Per Capita Income Marion County, Buena Vista. and Surrounding Area 2010-2023				
Jurisdiction	2010	2020	2023	Change '10-'23
Marion	17,729	23,617	27,096	53%
Buena Vista	10,879	19,898	20,647	90%
Chattahoochee	22,202	23,894	26,920	21%
Schley	16,122	21,857	30,176	87%
Stewart	15,612	17,244	21,024	35%
Sumter	17,436	21,927	24,439	40%
Talbot	18,007	23,687	28,737	60%
Taylor	14,693	21,770	25,791	76%
Webster	16,295	22,034	25,407	56%

Source: U.S. Census American Community Survey

Marion County Changes in Income 2010-2023			
Income Measure	2010	2020	2023
Total Households	3,171	3,423	2,950
Less than \$10,000	244	323	221
\$10,000-\$14,999	331	142	116
\$15,000-\$24,999	616	475	389
\$25,000-\$34,999	507	287	264
\$35,000-\$49,999	366	411	473
\$50,000-\$74,999	631	990	633
\$75,000-\$99,999	136	274	315
\$100,000 or more	340	521	438
Median Household	31, 581	52,450	50,484

Source: U.S. Census American Community Survey

## HOUSING DEVELOPMENT

Housing stock in Marion County consists of a mixture of traditional single-family stick-built homes, multi-family units, and manufactured and mobile home units. Multi-family, primarily rental, housing is most often concentrated in incorporated areas where public utilities and services are usually located, especially in rural communities. This has the effect of decreasing homeownership rates in cities. The 2010 housing inventory consisted of 3,975 housing units. In 2020, it is estimated that Marion County had 4,225 housing units. The number of housing units followed the general population trend of the county, decreasing in 2023 after a slight increase in 2020. Majority of the housing units in the county are single units, or mobile homes/trailers.



Not shown in the table above, the community has experienced a drastic change in housing type over the preceding half century. The 1970 Census reported 7% of Marion’s housing stock to be mobile homes, increasing to 39% in 2023. This is significant, because under state law this type housing receives preferential local property tax treatment. Mobile homes are classified as personal property and valued on a depreciating schedule, thus contributing less to the tax digest and generating less in tax receipts annually.

Marion County Housing Units by Type 2010-2023			
Category	2010	2020	2023
Total	3,975	4,225	3,541
Single Units (detached)	2,142	2,398	1,860
Sible Units (attached)	50	0	16
Double Units	179	85	59
3-4 Units	101	55	9
5-9 Units	55	41	26
10-19 Units	15	59	79
20 or more units	32	83	92
Mobile Homes or Trailer	1,401	1,496	1,391
All other (Boat, RV, Van, etc.)	0	8	9

Source: U.S. Census American Community Survey

With the recovery period from the Great Recession of 2008 extending deep into the current decade, one might question a strong increase in the community’s median household income 2010-2019. Review of data for the intervening years confirms annual increases as the upward trend was strong. The same held true for the area and state, but the local trend maintained a higher trajectory.

Only 23% of the county’s housing units were rental units in 2023. Housing costs of owner-occupied housing in Marion County have experienced significant increase since 2000, with the county reported a median housing value of \$112,100 in 2023, and the city if Buena Vista reported a Median Housing cost on \$92,000. The county’s median housing value increased by 61% between 2010 and 2023, while Buena Vista increased by 61%.

Marion County Housing Tenure and Vacancy 2010-2023			
Category	2010	2020	2023
-Occupied	3,171	3,423	2,950
-Vacant	804	802	591
Owner-occupied	2,360	2,597	2,273
Renter-occupied	811	826	677

Source: U.S. Census American Community Survey

Median Housing Value and Costs 2023				
	2000	2010	2023	% Change 2010-2023
Marion County	\$29,145	\$75,900	\$122,100	61%
Buena Vista	\$17,672	\$57,200	\$92,000	61%

Source: U.S. Census American Community Survey

## EDUCATION

Over the course of the past decade Marion County recorded a significant improvement in higher educational attainment. At the time of the 2010 Census the highest attainment level among nearly half of all residents 25+ years of age was high school graduation. Another 30% initiated post-secondary education with practically one-quarter having attained a four-year degree or higher. However, the educational attainment level of Marion County's adult population mimics the current trend of the total population, with most education levels experiencing an increase in 2020 before decreasing again in 2023. Only 34% of Marion County residents have a high school diploma, and according to the Georgia Department of Education, the graduation rate has been slowly decreasing between 202w and 2024. Of the surrounding counties, Marion County has the second lowest graduation rate, at 86.1%.

Marion County Educational Attainment 2010-2023			
Category	2010	2020	2023
Less than 9 <sup>th</sup> Grade	379	400	399
9 <sup>th</sup> -12 <sup>th</sup> Grade, No Diploma	714	2795	900
High School Graduate	2,779	2,227	1,851
Some College/associate degree	975	1,303	1,071
Associate's degree	286	434	494
Bachelor's Degree	216	588	568
Graduate/Professional Degree	159	213	176

Source: U.S. Census American Community Survey

Four-Year Cohort Graduation Rates Marion County and Surrounding Counties				
Jurisdiction	2021	2022	2023	2024
Marion	84.9%	87.4%	87.1%	86.1%
Chattahoochee	93.6%	96.8%	95%	89%
Schley	97.7%	97.2%	96.9%	96.4%
Stewart	85.7%	92%	95.8%	91.7%
Sumter	92.3%	95.7%	98.5%	98.6%
Talbot	97.6%	82.9%	86.5%	85.7%
Taylor	85.5%	86%	92.1%	87.3%
Webster	*	100%	100%	100%

Source: Georgia DOE Data reporting; \*Too few students

## COMMUNITY FACILITIES

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. The loss or lack of service is often the only time the public acknowledges the infrastructure exists. Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents

and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

## Water Sewage

Marion County and Buena Vista Water Usage and Storage Information								
	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply	Connections
Marion County	3,000,000	1,200,000	1,050,000	200,000	Ground	850 gpm	6,200	1,830
Buena Vista	2,700,000	400,000	650,000	1,000,000	Ground	1,650,000 gpm	1,800	*
Total	5,700,000	1,600,000	1,700,000	1,200,000	Ground	1,650,850 gpm	8,000	*

Source: RVRC Community Survey 2018

Marion County Sewage Treatment Capabilities		
Jurisdiction	Sewage Plant Capacity (gal/day)	Load (gal/day)
Marion County	N/A	N/A
Buena Vista	300,000	225,000

Source: RVRC Community Survey 2018

## Planning and Zoning

Planning and zoning are tools local governments use to guide and shape future growth to promote development and retain natural characteristics in the highest and best use. Conventional zoning divides a community into districts of similar land uses to minimize conflicts and sets standards for permissible uses of land within. This provides the multiple benefits of:

- Conserving and protecting natural, economic, and scenic resources
- Securing safety from fire, panic, and other dangers, and promote health, aesthetics, morals, convenience, order, prosperity, and general welfare.
- Providing desirable living conditions and stability in neighborhoods
- Facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

## Fire Protection

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, pumping, and storage and capacity, among others. The class in which a community is placed plays a significant role in determining individual fire insurance rates. Buena Vista has an ISO rating of 4, with 1 fire station.

## Law Enforcement

In Marion County, all police functions are managed by the Buena Vista Police Department, with 3 full-time certified officers and 6 vehicles in use. The Police Department oversees investigation of complaints, emergency response, resolving disputes, arresting suspects, investigation of criminal activities, protection of courthouse personnel, and operation of the county jail.

## Emergency Medical Service

Emergency Medical Service (EMS) is a key component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection.

## TRANSPORTATION

Marion County is not required by the current state planning regulations to develop a transportation section. However, a transportation section is included to provide minimal coverage of the transportation system. Marion County has 84 miles of state highways, 270 miles of county roads, and 22 miles of city streets.

Transportation Network	
Interstate	0
State Highway	84
County Road	270
City Streets	22

Source: Georgia County Guide 2021

Marion County Transit Needs		
Category	Existing (2020)	Future (2040)
Population	8,516	7,219
Existing Trips Provided (2023)	0	N/A
Rural Transit Demand		
Total Rural Trip Demand	11,805	9,916
Unmet Rural Trip Demand	11,805	N/A

## BROADBAND

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate the extension of broadband service to unserved and underserved areas to enable residents to fully participate in the economic and social benefits of technology. The state launched the Georgia Broadband Deployment Initiative (GBDI) to coordinate and establish broadband programs to increase economic, education, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure through the state, as well as encouraging local broadband planning policies.

Georgia increased the broadband speed benchmark from a minimum download speed of 25 Mbps and upload speed of 3 Mbps to 100 Mbps download and 20 Mbps upload for the promotion and deployment of broadband services. This aligns with the Federal Communications Commission's (FCC) proposed threshold and is considered sufficient service for a household with multiple users simultaneously teleworking and engaging in remote learning.

Marion County officials were concerned about unstable internet speeds and the inability of citizens residing on isolated roads to access even the most basic service. In 2020, most residential and commercial locations in Marion County fell below the Georgia Broadband Initiatives minimum speed standards, even in the areas for which some internet services were available. The community actively supported providers' efforts to seek Federal and State funding for the deployment of the most reasonable and cost-effective broadband to the unserved areas of Marion County. Officials stressed the importance of broadband deployment to all areas of the community because broadband services should be considered as important as other necessary utilities.

Marion County's action plan for promoting the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction included the early adoption of a broadband element in the comprehensive plan, the enactment of a broadband ordinance, and securing a Broadband Ready Designation. With many residents not served by the Initiative's minimum threshold service level, Marion County placed a priority on positioning the community to take advantage of all opportunities to facilitate enhanced service delivery.

The community has been successful in their approach to broadband expansion. The map portrays maximum available broadband speed categories for locations in Marion County. These speed categories are denoted "Speed Codes" and delineated in the included legend. (The map depicts access to broadband, not subscription to broadband.)

The 2024 Georgia Broadband Availability Map includes a grant layer delineating areas, or locations, for which various federal, state or local grants have been awarded, as described in the

included legend. Broadband data is provided by the various Internet Service Providers of the State of Georgia. The data is sourced from the Federal Communications Commission Broadband Data Collection program. Broadband data is based on the December 2024 Federal Communications Commission fabric and released May 2025. Broadband Equity, Access, and Deployment (BEAD) Statistics and grant data are current as of October 2024.

As of June 2024, there are 3,084 locations with fixed broadband service, although many fall below the National Telecommunications and Information Administration’s speed threshold of 100 Mbps download and 20 Mbps upload.

Another 1,845 locations are currently encumbered by grant commitments for fiber service from the US Department of Agriculture Telcom Infrastructure Project (1000/1000 Mbps), US Department of Agriculture ReConnect Project (1000/1000 Mbps), American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund (2000/2000 Mbps), and Federal Communications Commission Rural Digital Opportunity Fund (1000/500 Mbps). Grant recipients include Public Service Telephone Company, Flint Electric/Conexon Connect and Conexon Connect LLC – GA.

There are 318 remaining unserved locations in Marion County, as indicated by the red dots on the availability map. Marion County will continue to facilitate deployment to the remaining sites lacking service, and to encourage service improvements to areas with low-speed service.

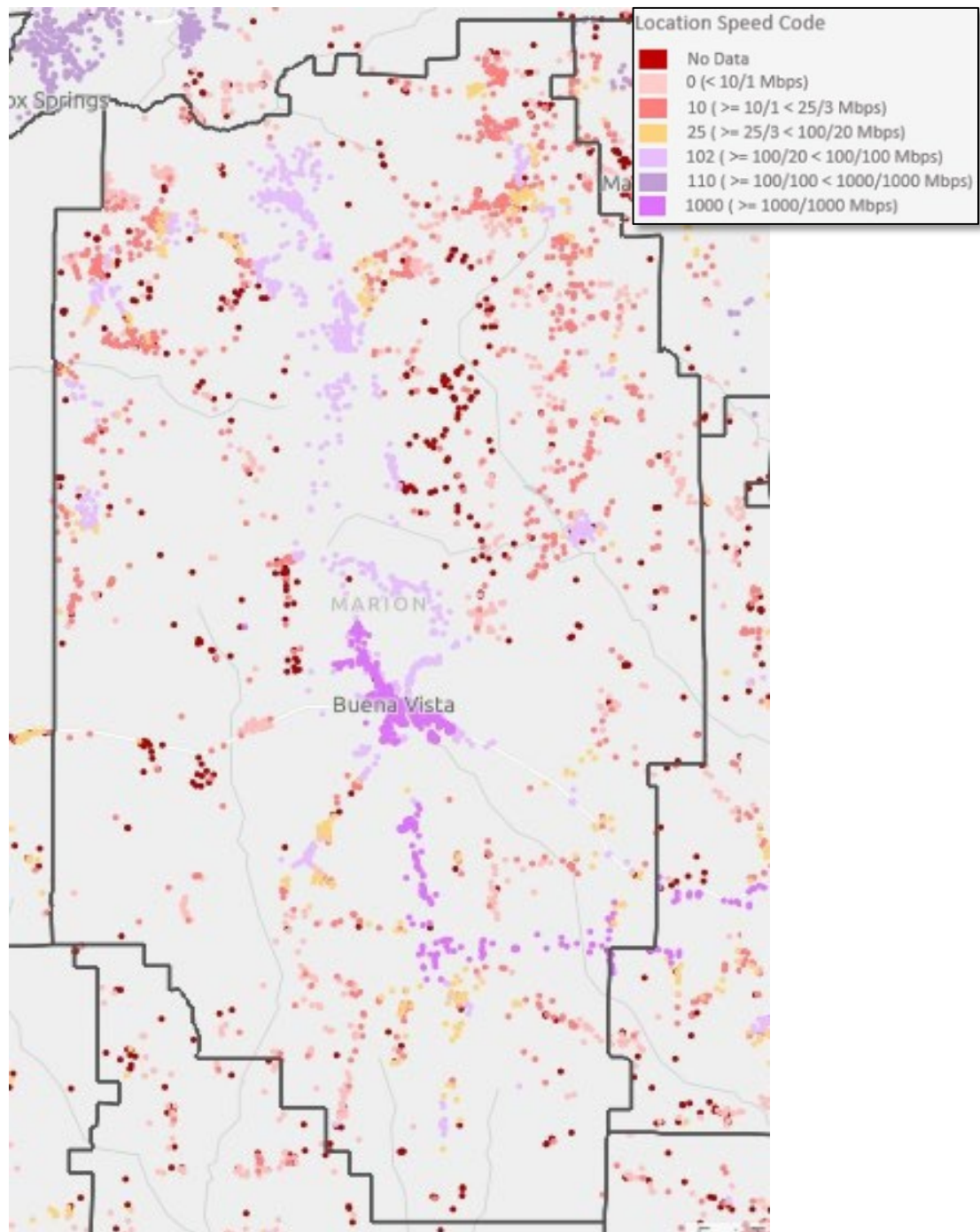
The following chart and maps illustrate the status of broadband service in Marion County.

Top Internet Service Providers by Technology and Speed in Marion County, Georgia			
Provider	Technology	Down (Mbps)	Up (Mbps)
Starlink	Non-Geostationary Orbit Satellite	220	25
Viasat Inc	Geostationary Orbit Satellite	100	3
HughesNet	Geostationary Orbit Satellite	100	5
Public Service Communications, Inc.	Cable	100	20
AT&T	Licensed Fixed Wireless	25	3
T-Mobile	Licensed Fixed Wireless	0.2	0.2
Windstream Georgia Communications, LLC	Copper	0.2	0.2

*Source: Federal Communications Commission*

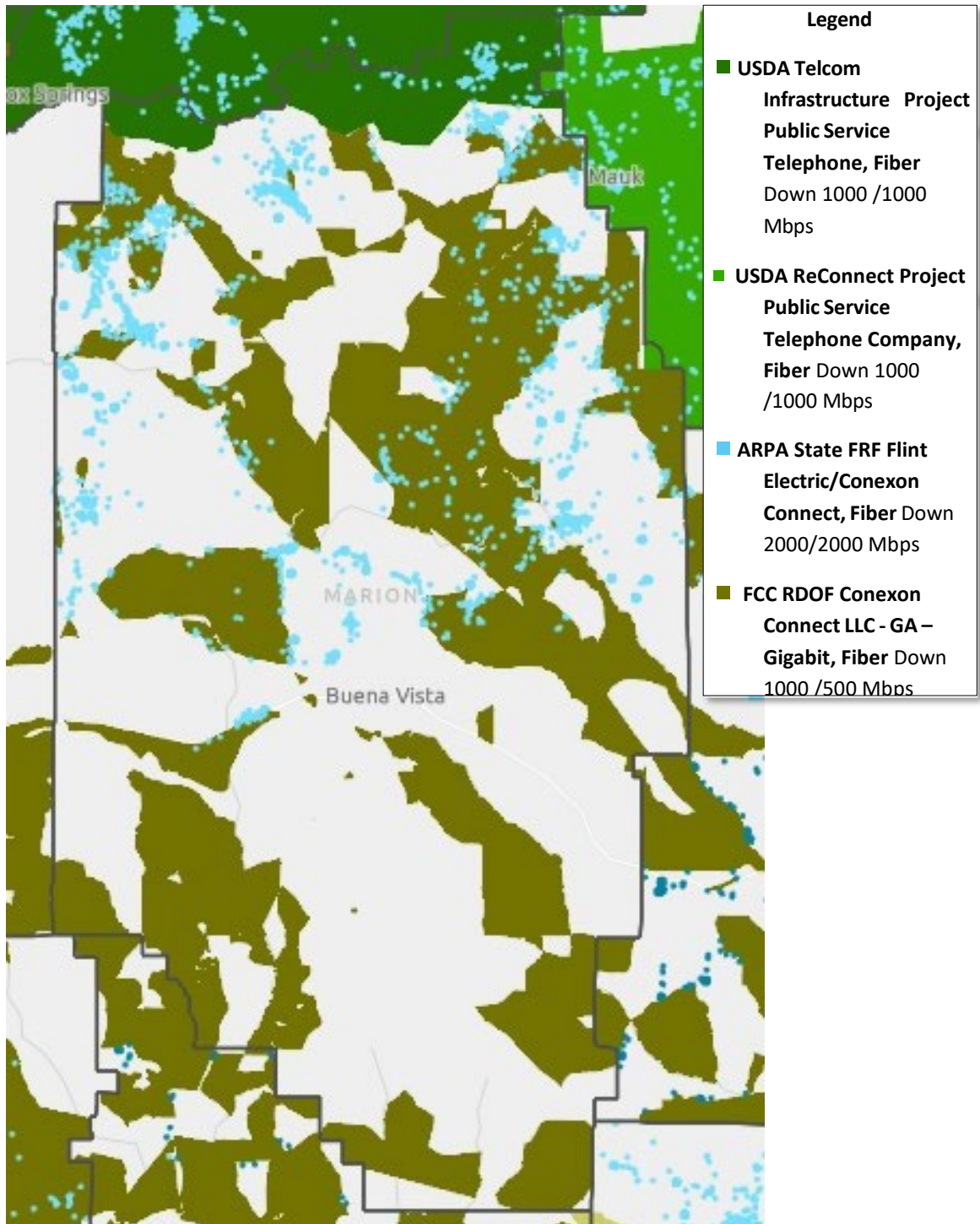


### Broadband Availability in Marion County Georgia by Location and Maximum Speed



Source: Georgia Technology Authority Broadband Availability Map, 2024

Broadband Grant Awards in Marion County Georgia by Location and Maximum Speed



Source: Georgia Technology Authority Broadband Availability Map, 2024

## MARION COUNTY

### SWOT

Marion County and the City of Buena Vista participated in a strategic planning session, during which they analyzed needs and opportunities and internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. This process helped participants better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

#### STRENGTHS

Quality school system  
Diverse Population  
Land available for development  
Low crime rate  
Safe Community  
There is a high level of community involvement  
Small town appeal  
The community has a good mix of family types; those with deep local roots and recent arrivals striving to develop roots  
Active railroad

#### WEAKNESSES

Lack of affordable housing  
Lack of community involvement  
Lack of available jobs; job market  
Declining population  
Economic disparities  
Lack of broadband service  
No Animal Control  
No public transportation system  
Lack of access to 24-hour healthcare  
Lack of childcare after normal hours  
Lack of workforce housing  
Limited employment  
Dirt roads in disrepair; more paved roads  
Lack of upkeep of road and water equipment

#### OPPORTUNITIES

Increased employment opportunities due to potential for economic development  
Younger leadership  
Industrial Park  
Tourism through capitalization on agriculture resources.

#### THREATS

Aging community- young generations have left Marion County for job opportunities.  
Regional Economy - As the Columbus economy grows, it is eating away from the former economic impact in Marion County.  
Land purchases by non-residents (i.e. out-of-state land purchases)

## LAND USE

### Character Areas

Communities are made up of distinct areas, each with characteristics that make it unique from the rest of the community. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics
- May evolve into a unique area under specific and intentional guidance
- Require special attention due to unique development issues

The character of developed areas can be characterized by:

- Site and configuration of lots
- Landscaping, parking, driveways, and accessory structures
- Street design
- Intensity of development
- Building location, dimensions, and orientation
- Types and quantities of natural features
- Location, extent, and type of civic buildings and public spaces

Many such characteristics exist regardless of the area's activity. They reflect the physical arrangement of buildings, lots, site features, and streets—not individual uses. Downtowns and historic districts are often defined by their form, pattern, or character rather than their mix of uses. These same ideas can guide a vision for desirable development patterns, which may include creating a new character.

Environmental characteristics are based primarily on natural resources such as:

- Greenways or green corridors
- Bodies of water, such as lakes, rivers, and streams
- Wetlands, floodplains, and floodways
- Habitats
- Mountains or areas with steep slopes

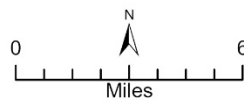
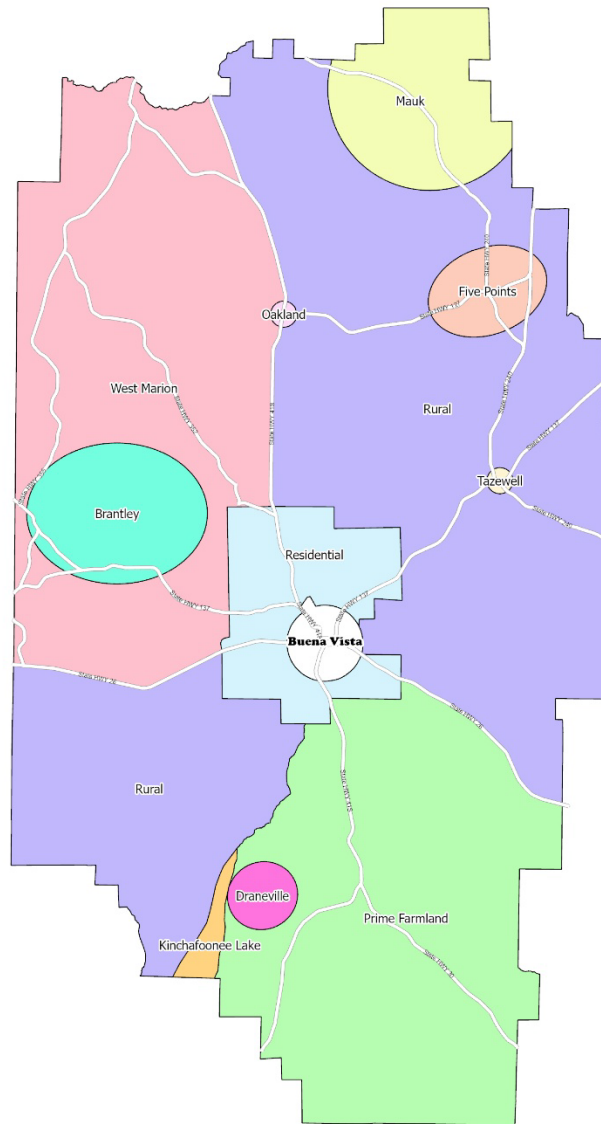
Open spaces may be areas that are vacant or sparsely settled, neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. They fall under three categories:

- Agricultural production
- Open space
- Future development areas.

Future development areas should be identified based on development potential, and future development characteristics should guide development decisions.

Each character area is defined by prevailing characteristics, not uniform form or pattern. The areas shown on the following pages vary in their internal consistency and diversity. Transitions are most noticeable at the edges, where characteristics begin to shift toward those of adjacent areas. Proposed land uses are intended as primary, but not exclusive, uses.

## Marion County Character Areas





## Kinchafoonee Lake

### Description

This sliver in the southwest corner of the county consists of a heavily wooded buffer on both sides of portions of Lanahassee Creek and Kinchafoonee Creek. Because of the potential for flooding, development is nominal. The area consists of acreage depicted in a series of 1970s-era studies as backwater from Kinchafoonee Lake proposed for Webster County.

### Vision

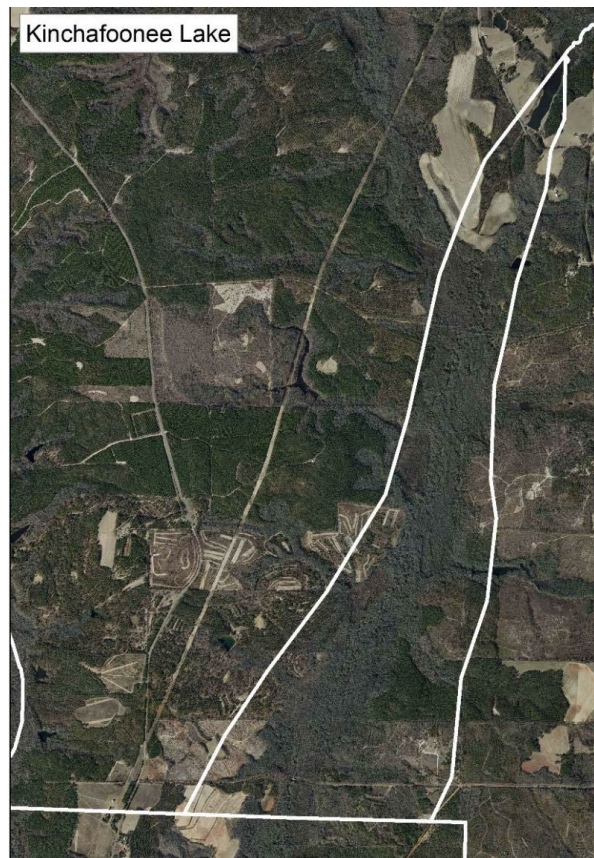
This area is envisioned as the northern-most reach of Kinchafoonee Lake at high pool enhancing recreational and housing opportunities and generally stimulating economic activity in the community.

### Primary Land Uses

- Residential development along the water's edge and in immediate vicinity
- Commercial catering to lake activity/development
- Recreation

### Development Strategy

Maintaining current land use(s) to minimize future lake development cost





## Oakland

### Description

Oakland is an established crossroads community located at the juncture of state routes 41 and 127 in north-central Marion County. Limited commercial services are available, and a fire department is housed here. Otherwise, the area is a small residential community.

### Vision

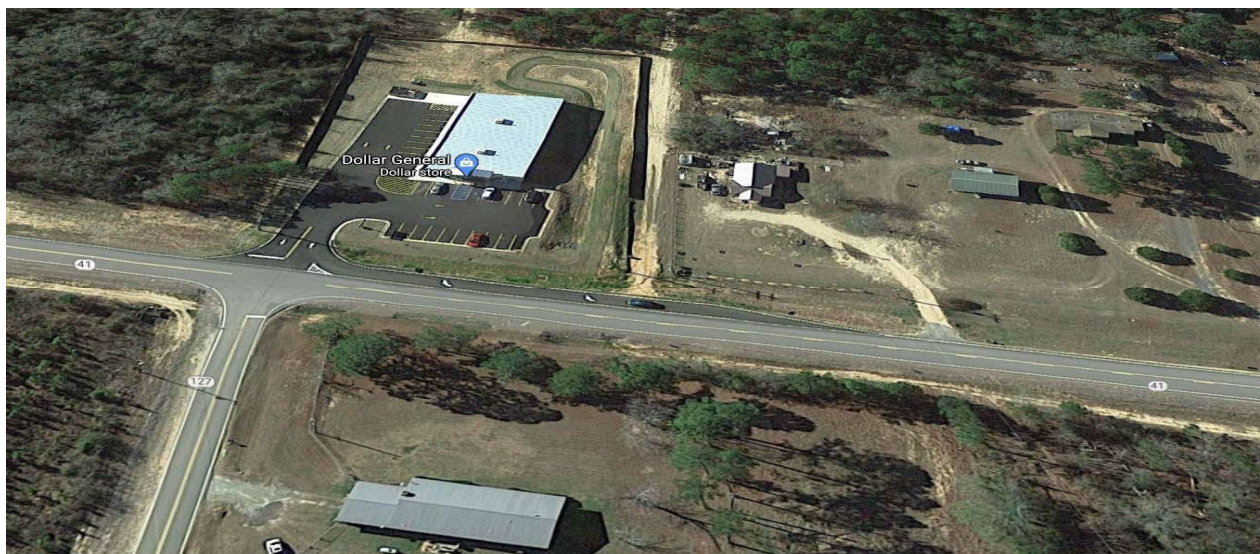
The community envisions Oakland with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of north Marion residents and highway traffic.

### Primary Land Uses

- Residential
- Commercial
- Public

### Development Strategy

- Landscaped entranceway signage identifying services
- Lighting at highway juncture
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary



## Prime Farmland

### Description

Soils in this area are generally well-suited to rural development, field crops, hay, pasture and woodland. The community's largest expanses and concentrations of "level" terrain and open, cultivated farmland are found in this area. Prime farmland is defined by the U.S. Department of Agriculture as lands that produce the highest agricultural yields with minimal inputs of energy and money and farming such lands results in the least damage to the environment. Although there are some acreage meeting this definition is located along Ga. Highway 41 extending a few miles north of Buena Vista, the community's largest concentration of prime farmland is in the southeast quadrant of the county. Local interior roads have peak traffic counts of approximately 250 vehicles per day.

### Vision

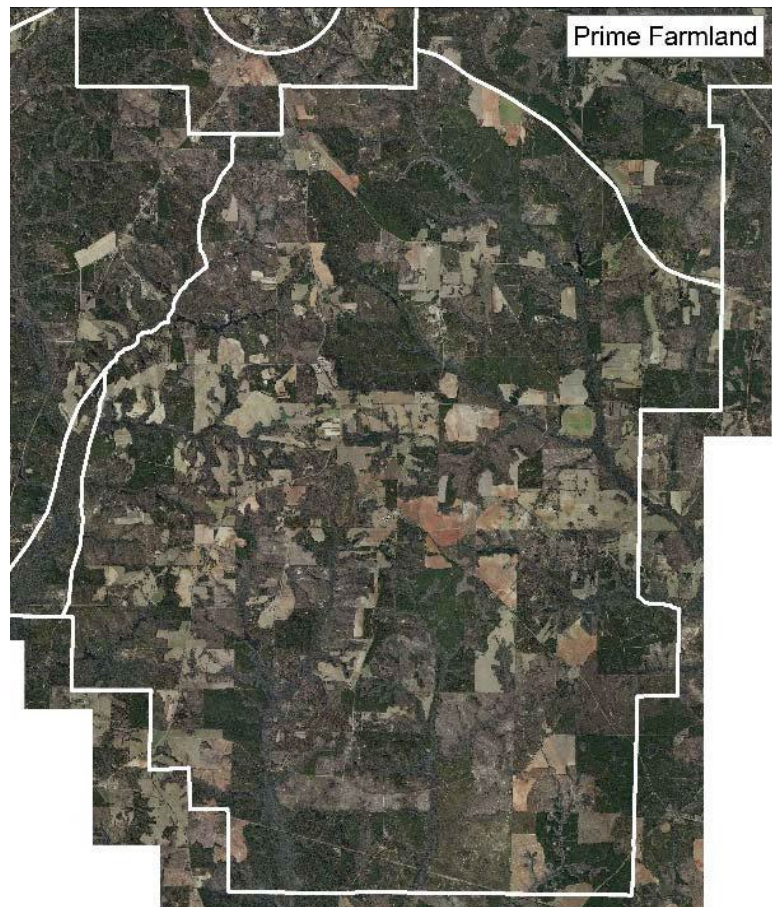
The vision for the southeast quadrant is limited development and maintenance of the county's most intensive agricultural activity.

### Primary Land Uses

- Agriculture
- Horticulture
- Forestry
- Wildlife management

### Development Strategy

- Limit and manage new development
- Community's largest minimum lot size
- Encourage deep building setbacks
- Minimal local roadway enhancements (widening, paving)
- Revise zoning ordinance as necessary





## Residential

### Description

Soils surrounding Buena Vista are well-suited to urban development, field crops, hay, pasture and woodland. The gently rolling terrain is heavily wooded. There are small pockets of residential development widely distributed around the city's perimeter and just beyond. Traffic volume is locally significant because of proximity to the city and service by/access to state routes.

### Vision

The vision is for higher density residential development proximate to the City of Buena Vista to help sustain the economic core of the community, and to better manage costs associated with providing public services.



### Primary Land Uses

- Residential
- Recreation

### Development Strategy

- Minimum lot size allowed by health department, even smaller where sanitary sewer available.
- Target area for local roadway enhancements (additional road paving activity). Encourage sanitary sewer service extension into the current city perimeter
- Encourage subdivision development with conservation/cluster design Revise zoning ordinance as necessary



## **Rural**

### Description

The northeast sector has a combination of soils generally well-suited to urban development and moderately suited to hay, pasture and woodland. Development has been limited to single-family housing distributed almost exclusively along roadways. Residential density is approximately 1 residence per 90 acres. Development is heaviest in the northeast corner where the ratio is approximately 1:70. This portion of the character area attracted an influx of residents between 1990 and 2000 and as a result became among the county's two most developed unincorporated areas. Mobile homes/manufactured housing comprise much of the housing stock. This same portion of the area is home to a significant number of protected plant and animal species in Georgia, and an even larger number are of Special Concern. The gentle rolling terrain has numerous attractive vistas. Highest traffic volume is approximately 600 vehicles per day along the state routes in the interior, increasing to 1,250 on 41 N and 2,100 on 26 E.

The southwest corner of the county has soils well-suited for urban development and moderately- suited for hay and woodland. Except for an elementary school campus near the Buena Vista city limits, development has been limited to single-family housing. Residential density is even lower than in the northeast sector, and again generally dotting the roadside. The major interior roadway (Pineville Road) has a traffic count of approximately 550 vehicles per day. Larger daily traffic volumes are 2,800 on 26 W and 2,500 on 41S. The predominant land use/ground cover throughout the Rural character area is forest.

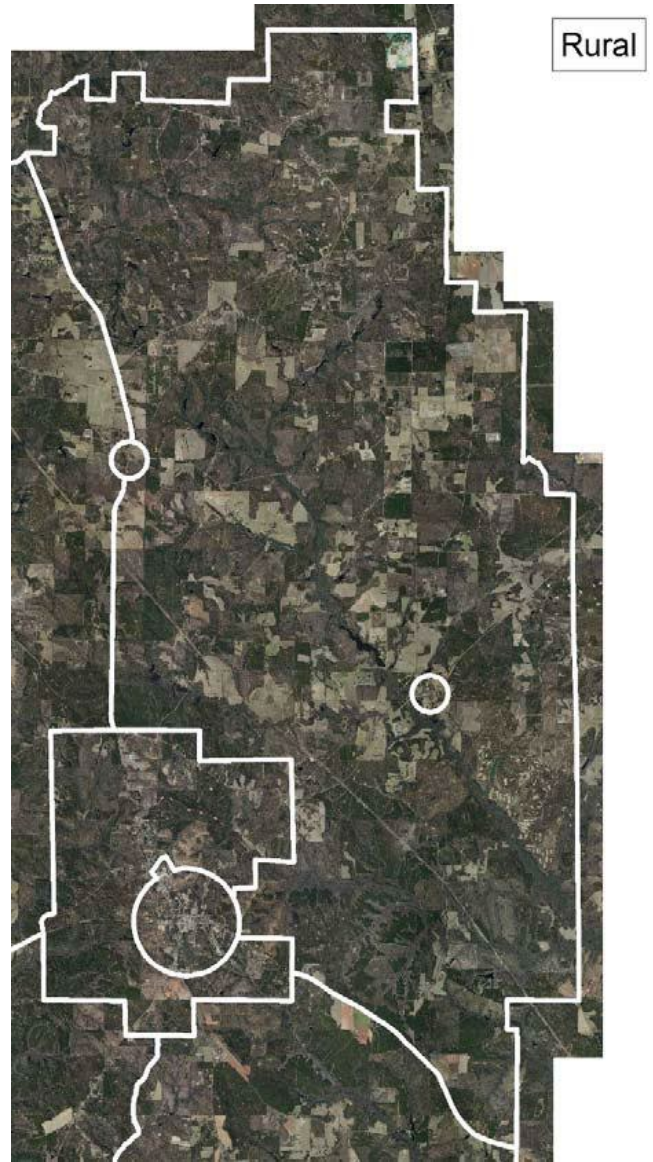
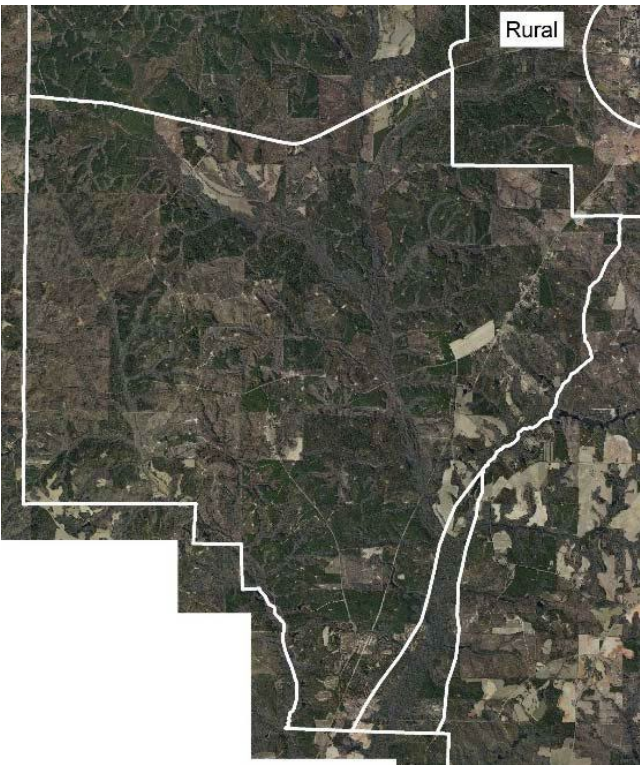
### Vision

The community envisions preserving this sparsely developed, heavily forested, rural character as an important quality-of-life resource. Primary Land Uses Agriculture, horticulture, forestry and accessory uses and buildings Single-family Seasonal produce stand selling locally grown products Wildlife management area

### Development Strategy-Implementation Measures

- Limit and manage new development
- Minimal local roadway enhancements (widening, paving)
- Revise zoning ordinance as necessary
- Maintain "large" minimum lot sizes with "deep" front set-back requirements
- Subdivisions with conservation/cluster design visually buffered from roadway
- Revise zoning ordinance as necessary

Aerial images of this Area appear on the following page.





## Tazewell

### Description

Tazewell is an established (once incorporated) crossroads community located at the intersection of state routes 137 and 240. Very limited commercial services are available, and a fire department is housed here. Otherwise, the area is a small residential concentration.

### Vision

The community envisions Tazewell with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

### Primary Land Uses

- Residential
- Commercial
- Public

### Development Strategy

- Landscaped entranceway signage identifying services
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary





## West Marion

### Description

West Marion exhibits the greatest contrast among the community's unincorporated character areas. The northern third attracted a large percentage of the population surge of the 1990s, resulting in the highest density level in the county's unincorporated area; currently averaging approximately one residence/40 acres. This same portion of the area is home to a significant number of the state's protected plant and animal species, and an even larger number of species of Special Concern. The balance of the area (lower two-thirds) is the least developed in the county; currently averaging approximately one residence/180 acres. The gently rolling terrain is very heavily forested with several large acreage tracts. Available traffic count data ranges from 150 vehicles per day in the south to 2,000 vehicles per day on the north county line (state route 355). Daily traffic volumes on 41 N are 1,250 and 2,800 on 26 W.



### Vision

The community envisions preserving the sparsely developed, heavily forested, rural character to protect sensitive habitat and limit diminution of quality of life because of proximity the increasing military activity on Fort Benning.

### Primary Land Uses

- Agriculture, forestry and accessory uses and buildings
- Wildlife management area
- Outdoor recreation activities Single-family residential (limited)

### Development Strategy

- Disclosure ordinance (real estate agents to inform prospective buyers of proximity to Fort Benning)
- Limited development
- Minimal local roadway enhancements (widening, paving)
- Maintain "large" minimum lot sizes with "deep" front set-back requirements
- Revise zoning ordinance as necessary

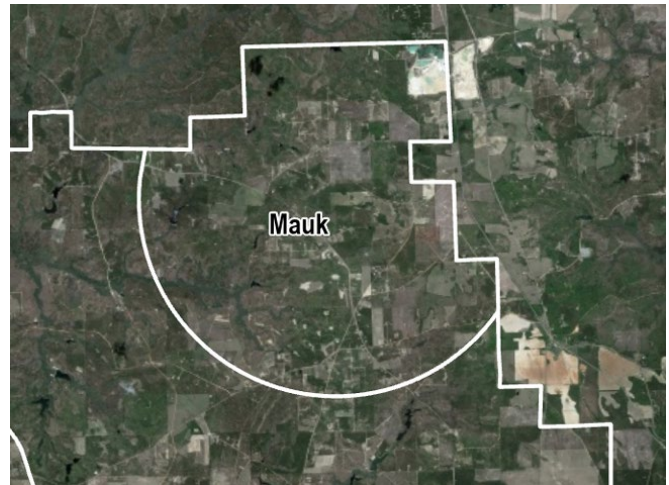
## **Mauk**

### Description

Mauk is an established unincorporated community located along state route 240 in northeast Marion County. Very limited commercial services are available, and the area is a small residential concentration.

### Vision

The community envisions Mauk with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.



### Primary Land Uses

- Residential
- Commercial
- Public

### Development Strategy

- Landscaped entranceway signage identifying services
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary.

## Five Points

Five Points is an established crossroads community at the intersection of state routes 127 and 240. Very limited commercial services are available, and the area has a small residential concentration.

### Vision

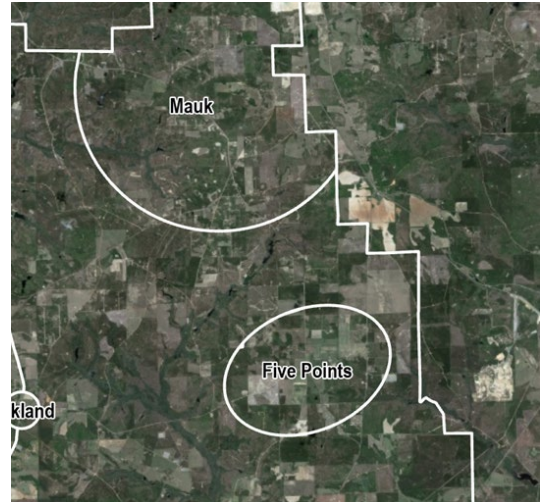
The community envisions Five Points with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

### Primary Land Uses

- Residential
- Commercial
- Public

### Development Strategy

- Landscaped entranceway signage identifying services
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary



## Brantley

### Description

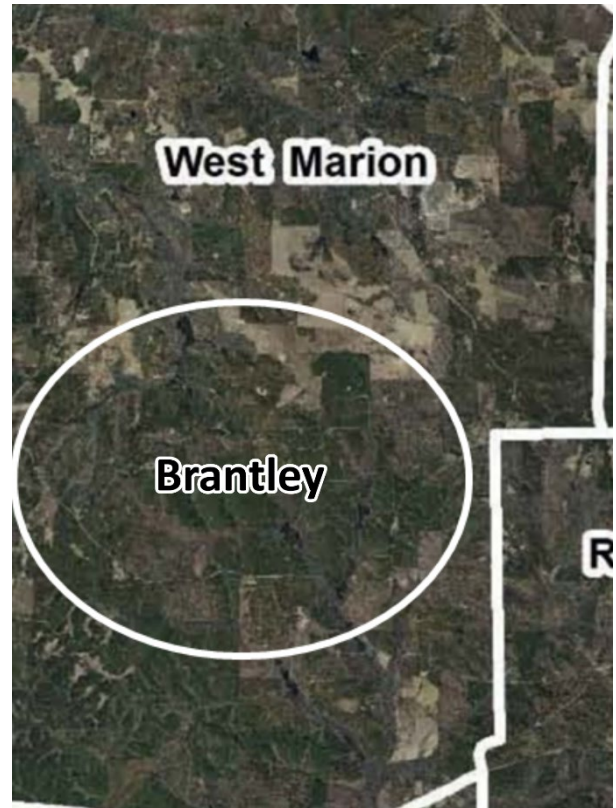
Brantley is an established unincorporated community located along State Route 137 in western Marion County. Very limited commercial services are available, and the area has a small residential concentration.

### Vision

The community envisions Brantley with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

### Primary Land Uses

- Residential
- Commercial
- Public
- Development Strategy
- Landscaped entranceway signage identifying services
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary



## **Draneville**

### Description

Draneville is an established unincorporated community located in southwest Marion County, bordering the Kinchafoonee Lake. Very limited commercial services are available, and the area has a small residential concentration.

### Vision

The community envisions Draneville with a slightly expanded role as a crossroads community amid a large rural area. Limited, mixed commercial and public services are to be based here serving the more immediate needs of east Marion residents and highway traffic.

### Primary Land Uses

- Residential
- Commercial
- Public

### Development Strategy

- Landscaped entranceway signage identifying services
- Allow the minimum lot size permissible under Health Department regulations
- Target area for public roadway enhancements (additional road paving activity)
- Revise zoning ordinance as necessary





## REPORT OF ACCOMPLISHMENTS

Marion County Report of Accomplishments 2020-2025		
Activity	Status	Explanation
Pursue funding for housing and/or related improvements (water, road, drainage, blight)	Underway	
Support continuation of homebuyer education workshops	Postponed	Infrequent offerings by third party providers
Support Family Connections	Underway	
Monitor regional developments in transit service for consideration of local service	Complete	Marion County has joined the Lower Chattahoochee Regional Transportation Authority
Promote computer class offerings; request addition of evening classes	Underway	
Launch an anti-litter/clean community campaign	Underway	
Pursue new/larger library	Cancelled	No longer needed. Existing library has been renovated.
Identify options and pursue assistance for after-hours medical facility	Complete	
Perform comprehensive review of zoning ordinance and subdivision regulations (cluster/buffering) and update as necessary	Underway	
Review character area design strategies when establishing LMIG/ TIA priorities	Underway	
Have regular meetings between local public boards, commissions and authorities	Underway	
Identify site and construct new county jail, or renovate the existing building	Postponed	This is a long-term project and will be revisited periodically.
Implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)	Underway	

Incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting	Underway	
Secure a dedicated, hardened Emergency Operations Center	Postponed	This is a long-term project and will be revisited periodically.
Convert electronic file storage to the cloud	Postponed	Long term goal, but there is not immediate plan to pursue.
Obtain multiple backup generators to power utility systems, communications, emergency response entities	Underway	Two generators have been ordered and will be placed at the north well and the south well
Maintain mandated local government reporting	Underway	
Renovations/repairs to courthouse	Underway	Have gotten some quotes, funding needed
South water tower maintenance	Underway	
North water towers - paint one	Underway	
Address water pressure issues in the north side of county and install new water meters	Complete	Was completed in 2024
Blueville Rd (south) water plant – install iron filters	Postponed	No longer needed at this time but may be in the future.
New EMS station	Postponed	Lack of funding
Site and develop a recreation complex	Canceled	Will invest in existing facility
Invest in improvement of existing recreational facility	Underway	
Monitor infrastructure closely for emergent needs	Underway	
Adopt a Broadband ordinance	Complete	
Secure Broadband Ready Community designation	Underway	
Pursue funding and/or otherwise facilitate enhanced broadband service availability	Underway	Have applied for BEAD Grant
Jail - new/renovation	Underway	



Ground tank maintenance	Underway	
Water plant south - possible iron filter installation	Canceled	No longer needed
<b>Economic Development</b>		
Organize for economic development by creating and staffing the paid position of economic developer	Postponed	No current funding for staff
Increase tourism traffic (human and resources survey, establish goals, develop a comprehensive economic development strategy)	Postponed	Economic developer position not funded
<p>Supplement March, 2015, tourism recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy to include an employment development initiative featuring:</p> <ol style="list-style-type: none"> <li>1. Industrial Park enhancement</li> <li>2. Targeted employer recruitment</li> <li>3. Capitalize a revolving loan fund</li> <li>4. Entrepreneur development/ business incubator services/ site</li> </ol>	Postponed	Economic developer position not funded
Develop economic incentive and promotional brochure	Underway	
Create leadership development programs (adult and youth)	Postponed	Lack of funding
Re-establish rail freight service	Cancelled	Rail no longer exists
Combine recreational departments with city	Completed	

## WORK PROGRAM

Marion County Community Work Program 2025-2030									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	'25	'26	'27	'28	'29	'30			
Pursue funding for housing and/or related improvements (infrastructure, water, road, drainage, sewer, blight)	X	X	X	X	X	X	County Manager	\$1,000,000	CDBG, CHIP, USDA, grant funds
Support continuation of homebuyer education workshops by third-party entities				X			Family Connections	\$8,000	UGA ext, FVSC, Flint Energies
Support Family Connections	X	X	X	X	X	X	BOC	Staff time	Local funds
Monitor regional developments in transit service for consideration of local service	X						County Manager	Staff time	Local funds
Review regional developments in transit service for consideration of local service	X						County Manager	Staff time	Local Funds
Promote computer class offerings; request addition of evening classes	X	X	X	X	X	X	County Manager	Staff time	Local funds
Launch an anti-litter/clean community campaign				X			Chamber of Commerce	Staff time	Local funds
Perform comprehensive review of zoning ordinance and subdivision regulations, update as necessary						X	Zoning Administrator	\$7,000	Local funds
Review character area design strategies when establishing LMIG/TIA priorities	X	X	X	X	X	X	County Manager	Staff time	Staff time
Have regular meetings between local public boards, commissions and authorities	X	X	X	X	X	X	BOC	Staff time	Staff time

Implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)	X	X	X	X	X	X	South GA Tech	\$150,000/year	DOL, CDBG
Incorporate pre-disaster mitigation functions into planning, permitting, capital budgeting	X	X	X	X	X	X	County Manager	Staff time	Staff time
Secure a dedicated, hardened Emergency Operations Center						X	EMD	\$500,000	FEMA, GEMA, USDA, Grant funds
Install new well generators	X						County Manager, Water/sewer Superintendent	TBD	Grant funds, USDA, CDBG
Replace fire hydrants		X					County Manager	TBD	Local funds
Convert electronic file storage to the cloud			X				County Manager	TBD	Local funds
Obtain multiple backup generators to power utility systems, communications, emergency response entities	X						EMD	\$60,000/ea	FEMA, GEMA, local funds, grant funds
Maintain mandated local government reporting	X	X	X	X	X	X	County Manager	Staff time	Staff time
Renovations/repairs to courthouse		X	X				County Manager	\$200,000	SPLOST, grant funds
South water tower maintenance	X	X	X	X	X	X	County Manager	\$75,000	Local funds
North water towers - paint one		X					County Manager	\$125,000	GEFA, USDA, Grant funds
Invest in improvement of existing recreational facility	X	X	X	X	X	X	Recreation Director	\$2,000,000	SPLOST, DNR, Local funds
Monitor infrastructure closely for emergent needs	X	X	X	X	X	X	County Manager	Staff time	Staff time
Secure Broadband Ready Community designation	X						BOC	Staff time	Local Funds

Pursue funding and/or otherwise facilitate enhanced broadband service availability		X	X				BOC	Staff time	Local Funds
Jail - new/renovation				X			Sheriff	TBD	Local funds, grant funds
Ground tank maintenance	X	X	X	X	X	X	County Manager	\$100,000	SPLOST, USDA
Maintain all county roads	X	X	X	X	X	X	County Road Superintendent	TBD	Local funds
Pursue funding for outdoor recreation improvements		X	X				County Manager, BOC, Recreation Director	TBD	Grant funds, local funds
Identify and pursue funding to remediate brownfield sites		X	X				County Manager, BOC	TBD	Grant funds, local funds
Maintain reliable transit system for senior citizens	X	X	X	X	X	X	County Manager, BOC	TBD	Local funds
Expand recreation services/ offerings	X	X	X	X	X	X	Recreation Director	TBD	Local funds
Pursue funding for tire clean up		X					County Manager	TBD	Grant funds
New EMS Station						X	EMD	TBD	Grant funds
Create leadership development programs (adult and youth)						X	County Manager	TBD	Local funds
Economic Development									
Develop economic incentive and promotional brochure (digital format)		X					County manager	Staff time	Local Funds
Ensure members of the Marion County Development Authority receive mandated training		X					County manager	Staff time	Local funds
Develop recreational/walking trails		X	X				County Manager, BOC	TBD	Grant funds
Organize for economic development by creating and staffing the paid position of economic developer						X	Economic Developer (position not funded, project is postponed)	TBD	TBD

Increase tourism traffic (human and resources survey, establish goals, develop a comprehensive economic development strategy)						X	Economic Developer (position not funded, project is postponed)	TBD	TBD
Supplement March, 2015, tourism recommendations with an inventory of human and natural resources, establish and prioritize goals, develop and implement a comprehensive economic development strategy to include an employment development initiative featuring: <ul style="list-style-type: none"> <li>1. Industrial Park enhancement</li> <li>2. Targeted employer recruitment</li> <li>3. Capitalize a revolving loan fund</li> <li>4. Entrepreneur development/ business incubator services/ site</li> </ul>						X	Economic Developer (position not funded, project is postponed)	TBD	TBD

## CITY OF BUENA VISTA

### SWOT

Marion County and the City of Buena Vista participated in a strategic planning session, during which they analyzed needs and opportunities and internal (strengths and weaknesses) and external (threats and opportunities) factors in their community. This process helped participants better understand the situation facing them as a community, the options available to community leadership, and guidance for the placement of resources.

#### STRENGTHS

The community maintains a vibrant downtown square  
Regional Partnerships  
Strong, rich history  
Location near heavily traveled state highways and Fort Benning.

#### OPPORTUNITIES

Economic development  
Improvements to the Josh Gibson Center  
Activities for the youths

#### WEAKNESSES

Workforce development  
Lack of industry for jobs and employment opportunities  
Lack of engagement among younger generations  
Lack of after school activities and programs  
Roads in disrepair  
Lack of broadband services

#### THREATS

Lack of employment opportunities  
Aging Infrastructure  
Abandoned homes  
Limited land  
Lack of family resources

## LAND USE

Communities are made up of distinct areas, each with characteristics that make it unique from the rest of the community. Character areas are defined as specific geographic areas that:

- Have unique or special characteristics
- May evolve into a unique area under specific and intentional guidance
- Require special attention due to unique development issues

The character of developed areas can be characterized by:

- Site and configuration of lots
- Landscaping, parking, driveways, and accessory structures
- Street design
- Intensity of development
- Building location, dimensions, and orientation
- Types and quantities of natural features
- Location, extent, and type of civic buildings and public spaces

Many such characteristics exist regardless of the area's activity. They reflect the physical arrangement of buildings, lots, site features, and streets—not individual uses. Downtowns and historic districts are often defined by their form, pattern, or character rather than their mix of uses. These same ideas can guide a vision for desirable development patterns, which may include creating a new character.

Environmental characteristics are based primarily on natural resources such as:

- Greenways or green corridors
- Bodies of water, such as lakes, rivers, and streams
- Wetlands, floodplains, and floodways
- Habitats
- Mountains or areas with steep slopes

Open spaces may be areas that are vacant or sparsely settled, neither environmental areas nor developed. Some vacant land will be needed to accommodate future growth. They fall under three categories:

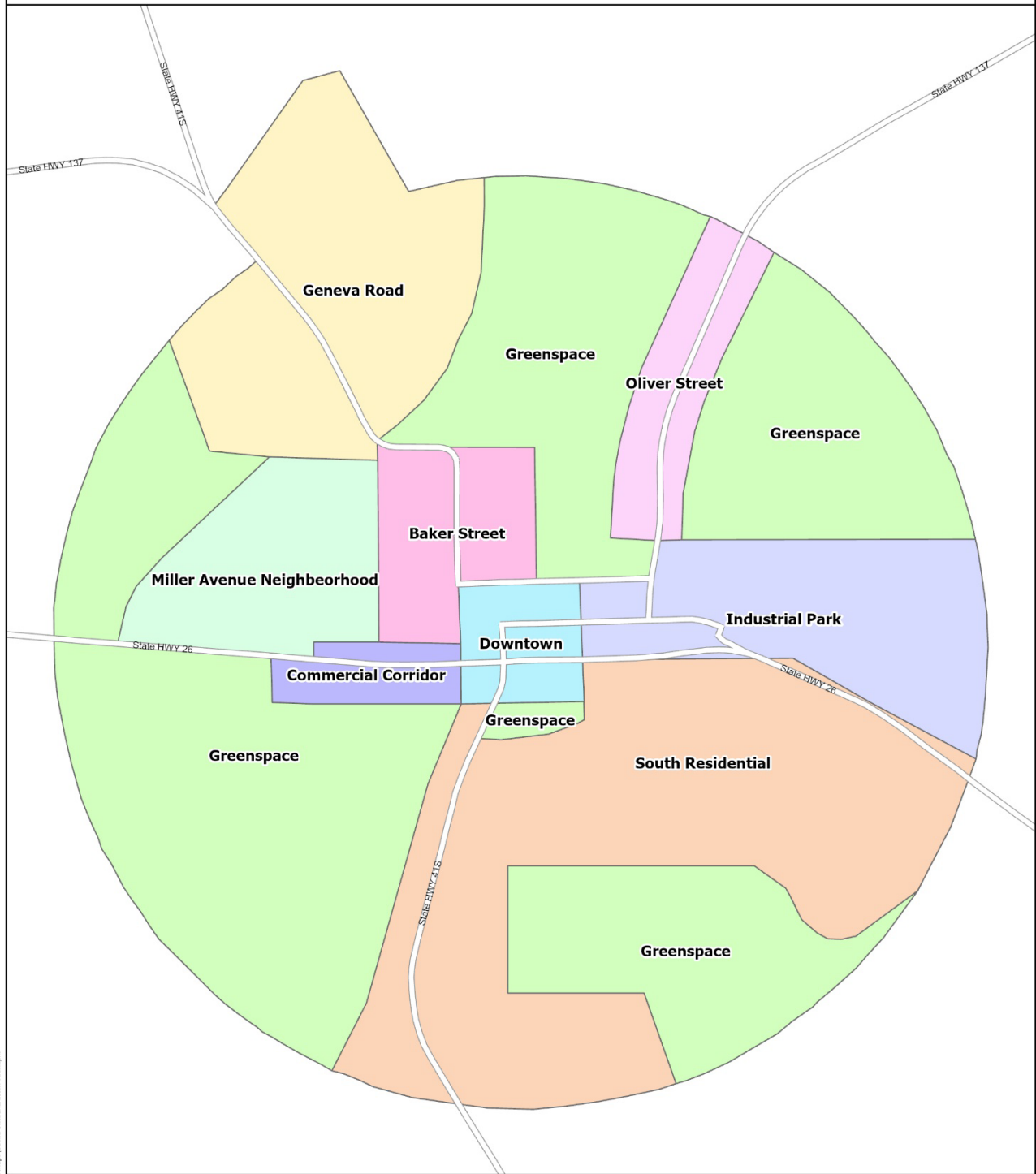
- Agricultural production
- Open space
- Future development areas.

Future development areas should be identified based on development potential, and future development characteristics should guide development decisions.

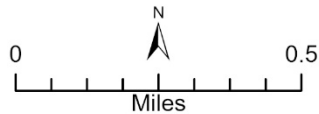
Each character area is defined by prevailing characteristics, not uniform form or pattern. The areas shown on the following pages vary in their internal consistency and diversity. Transitions are most noticeable at the edges, where characteristics begin to shift toward those of adjacent areas. Proposed land uses are intended as primary, but not exclusive, uses.



# Buena Vista Character Areas



GIS: S:\2011\44560\04\Comp Plan Maps\Buena Vista Character Areas.aprx



## Baker Street

### Description

Baker Street is a stable neighborhood characterized by well-maintained houses with shallow setbacks, ranging from the late nineteenth to mid-twentieth century on small, tree-shaded lots. Streets are laid in a grid pattern complemented with sidewalk. The architectural character of the area is such that it is potentially eligible for listing on the National Register as a residential historic district.

### Vision

The vision is to preserve the well-maintained residential character of the neighborhood.

### Primary Land Use

- Single family residential

### Development Strategy

- Encourage architecturally compatible infill development
- Enforcement of an R-I zoning district



## Industrial Park

### Description

Intended in the 1980s to serve as an industrial park, trees were removed, and the area was developed with water, sanitary sewer and paved streets. The site was never attractive for such use, however, and sits vacant.

### Vision

The Industrial Park is envisioned as a new residential development with on-site/stick-built, owner-occupied housing (possible mixed-occupancy, multi-family).

### Primary Land Uses

- Single (multi-) family residential
- Neighborhood Park
- Industrial

### Development Strategy

- Secure funding for housing construction
- Use this opportunity to develop a construction trades training program
- Provide homebuyer education program Secure down payment assistance
- Revise zoning ordinance as necessary





## Commercial Corridor

### Description

The commercial corridor is currently home to some commercial activity; dry goods, bank, home heating gas sales, but remains mostly undeveloped. Because of the topography site development requires significant fill and grade, but location on the major east-west thoroughfare and proximity to downtown makes it attractive for commercial development.

### Vision

The Commercial Corridor is intended to supplement economic activity of the adjoining Downtown character area by providing larger commercial acreage/parking needs not available on the courthouse square.



### Primary Land Use

Commercial

### Development Strategy

- Develop design guidelines to limit view of parking lots
- Streetscape enhancements linking to downtown
- Development plan



## Downtown

### Description

The Downtown character area is one city block deep on all four sides of the courthouse square. The courthouse, listed on the National Register of Historic Places, sits in the middle of the square on the highest elevation in the city and serves not only as the focal point of the area but as a community landmark. The square is graced with late nineteenth to mid-twentieth century storefronts. Many of these buildings have awnings, share party walls and are separated from the street edge by sidewalk. Although the downtown commercial core has been preserved, there are vacant storefronts around the courthouse square. The area is eligible for listing on the National Register of Historic Places as a commercial district, or with the Baker Street character area as part of a larger mixed district. There are some vacant lots on the back side of this district.



### Vision

The vision for this area is increased economic activity, preservation as the community's historic commercial core and preservation/maintenance of its historic commercial architecture.

### Primary Land Use

- Commercial

### Development Strategy

- Placement of historic or period street lighting and coordinated storefront awnings
- Promotion of tax credits for historic preservation Secure funding for facade grants
- Nominate as a commercial district to the National Register of Historic Places
- Develop innovative financial assistance program to attract new businesses to vacant store fronts
- Main Street-type program



## Geneva Road

### Description

The area straddling state route 41 N. is a mixed-use neighborhood; residential, industrial, commercial (retail, service and office) medical, public works and the county jail. Some properties exhibit blight. Most housing is substandard; houses on Industrial Road have varying orientations to the street. Although this area is already mostly developed, its geographical size and topography make it the most attractive for development/redevelopment. This character area extends into the immediately surrounding unincorporated areas.



### Vision

Mixed-use redevelopment is proposed for the city's northwest gateway.

### Primary Land Use

- Mixed use

### Development Strategy

- Master plan for redevelopment
- Enhanced code enforcement (building, housing, environmental)
- Promote infill development with conventional/site-built housing
- Pursue housing assistance program(s) Possible urban redevelopment plan
- Update zoning ordinance



## **Greenspace**

### Description

The community is located along the southern boundary of the Fall Line, the transition between two distinct geologic areas, the rolling terrain of the Piedmont and flat terrain of the Coastal Plains. Development in the city has occurred along linear ridges where the limited flat/level acreage is concentrated. Areas between these ridges are generally not as conducive to development because significant variations in topography require higher site preparation costs. This topography impedes interconnectivity, contributing to dead-end residential streets. In absence of development these areas retain natural vegetative cover.

### Vision

Maintenance of the natural, undeveloped condition, with possible limited recreation development

### Primary Land Use

- Natural state
- Limited recreation

### Development Strategy

- Preservation of natural state

\*This is a split character area distributed around the city along the outer limits of the corporate boundary. Refer to the city character area map.



## Miller Avenue Neighborhood

### Description

Neighborhood and housing conditions are generally in disrepair and declining in the west-central area of the city. The tree-shaded neighborhood has a moderate degree of building separation with variations in housing type and front yard setback.

### Vision

Redevelopment as an attractive low-moderate income residential neighborhood

### Primary Land Uses

- Single-family residential

### Development Strategy

- Enhanced code enforcement activity (building, housing, environmental)
- Promote infill development with conventional/site-built housing
- Pursue housing assistance program
- Provide homebuyer education program



## Oliver Street

### Description

Located along the northeast entrance, state route 137, this residential area consists of contemporary, mid- twentieth century housing with deep front yard setbacks and shaded lots.

### Vision

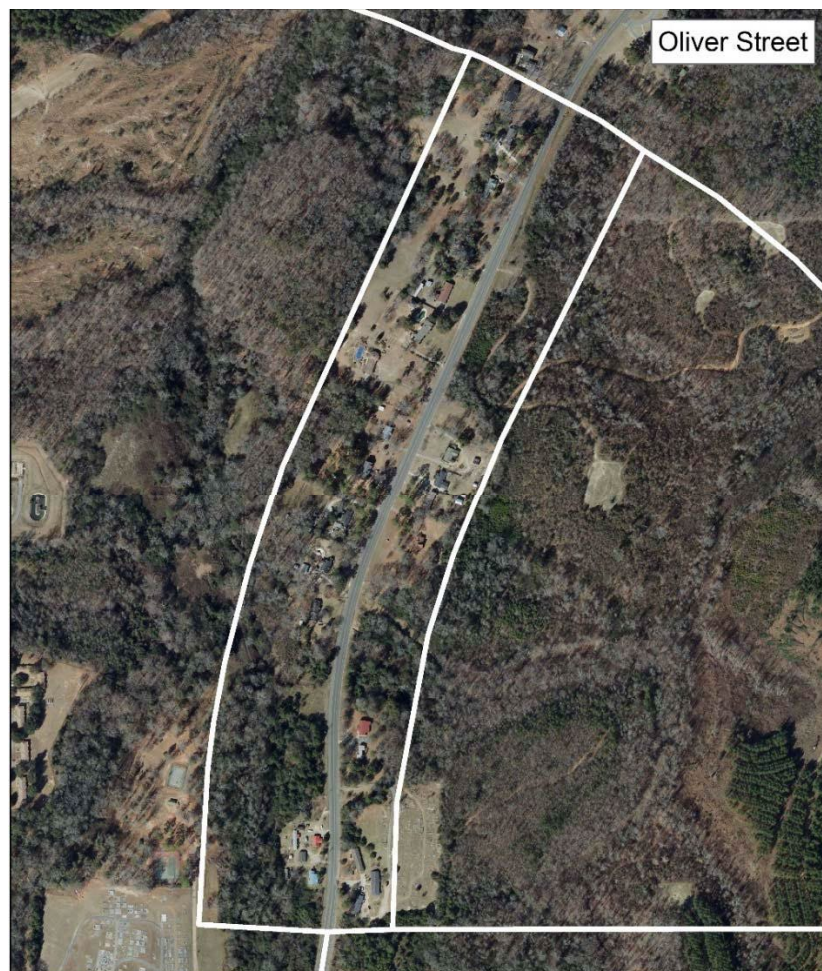
The vision for this area is preservation of contemporary residential characters

### Primary Land Uses

- Single-family residential

### Development Strategy

- Enhanced housing and environmental code enforcement
- Update zoning ordinance as necessary

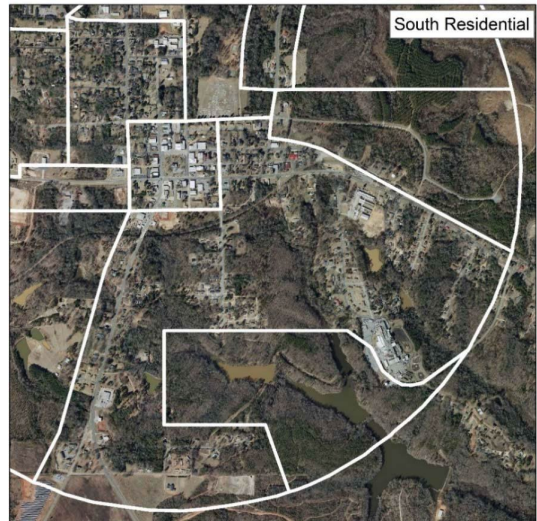




## South Residential

### Description

Housing in the southeast quadrant of Buena Vista is a mix of various conditions; new and old, conventional construction and mobile homes, various orientations, varying front yard setbacks, standard, substandard and dilapidated housing interspersed with other blighting influences. Because of terrain there is very little street interconnectivity; most streets are dead end. Much of the area is heavily shaded, and the sidewalk is limited mostly to the two state routes which essentially constitute the east and west boundaries of the area.



### Vision

- Redevelopment is proposed for this large area.

### Primary Land Uses

- Residential

### Development Strategy

- Enhanced code enforcement (building, housing, environmental)
- Promote infill development with conventional/site-built housing
- Pursue housing assistance program
- Provide homebuyer education program
- Develop construction trades training program



## REPORT OF ACCOMPLISHMENTS

Buena Vista Report of Accomplishments 2025-2030		
Activity	Status	Explanation
Maintain aggressive code enforcement activity	Underway	
Pursue housing rehabilitation assistance	Underway	
Pursue funding assistance for housing development and redevelopment / rehabilitation	Underway	
Implement YouthBuild concept (GED/education, construction trade training, housing development, employment, leadership development)	Underway	
Support continuation of homebuyer education workshops by third party entities	Underway	
Use website to promote housing/environmental/nuisance code compliance (fire-hazard/pre-disaster mitigation), support mentoring program	Underway	
Identify options and pursue funds for afterhours medical clinic	Underway	
Identify/acquire appropriate site and construct public safety building (police and fire)	Underway	
Acquire/replace fire department vehicles, tools and equipment as needed and as funds are available	Underway	
Secure squad truck for fire department and replace one fire apparatus	Complete	
General Fire Department improvements; acquire/replace equipment, tools	Complete	
Sidewalk construction	Underway	
Replace well on Industrial Drive	Complete	Completed with CDBG 2024 grant funds
Water system improvement needs; well replacements, dead-end service lines, replacement of deteriorated and undersized lines	Underway	
Wholesale upgrade to wastewater treatment plant	Complete	
Renovate/upgrade lift stations/force mains (rescheduled as "replace six sewage pump stations)	Underway	Grant/loan funds secured from USDA

Identify better location options and pursue a larger senior citizens center	Underway	
Incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting	Underway	
Complete comprehensive review of zoning ordinance, update as needed	Underway	
Develop incentives for infill development	Cancelled	No longer in City's interest
Initiate periodic but regular meetings between local and public boards, commissions, and authorities	Underway	
Prioritize improvements needed at Josh Gibson youth and family center, identify and pursue funding sources	Underway	
Replace two blowers for sludge digester; one sludge pump	Canceled	No longer needed
Replace high service pumps at water treatment plant	Canceled	No longer needed
Replace submersible well pump near city hall	Complete	Completed with CDBG funds and local funds
Adopt a Broadband ordinance	Complete	
Secure Broadband Ready Community Designation	Complete	
Pursue housing and/or housing related improvements (water, sanitary/storm sewer, street, blight)	Underway	
Pursue funding assistance for housing development in Burgin character area, and redevelopment/rehabilitation elsewhere	Cancelled	No longer needed in Burgin character area
Replace wastewater treatment plant	Cancelled	Will focus other water improvements
<b>Economic Development</b>		
Organize for economic development by creating and staffing the paid position of economic developer (C of C and DA)	Postponed	No current funding for staff
Establish and prioritize goals, develop and implement a comprehensive economic development strategy likely to include a downtown revitalization plan with:	Underway	



<ul style="list-style-type: none"> <li>• Creation of Downtown Development Authority</li> <li>• Pursue Main Street-type designation</li> <li>• Create a local historic commercial district</li> <li>• National Register designation</li> <li>• Develop design guidelines</li> <li>• Develop façade program</li> </ul>		
Use municipal web page to support mentoring program	Underway	
Develop dynamic web site	Underway	Website exists and focus will be on keeping in up to date and relevant
Develop economic incentive and promotional brochure	Underway	
Create leadership development programs (adult and youth)	Underway	Lack of funding
Combine recreational departments with city	Completed	

## WORK PROGRAM

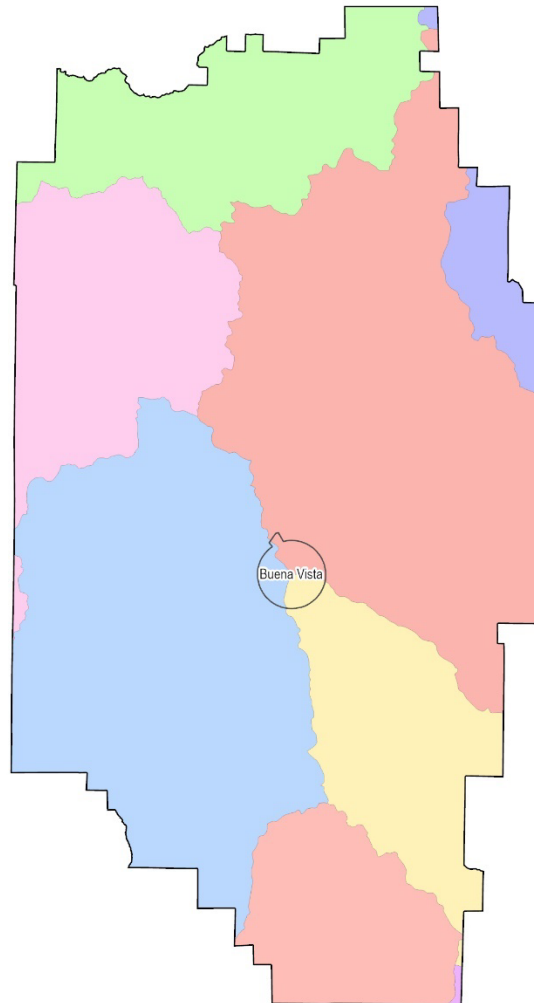
Buena Vista Community Work Program 2025-2030									
Activity	Time Frame						Responsible Party/Partners	Cost Estimate	Funding Source
	'25	'26	'27	'28	'29	'30			
Pursue funding for housing and/or related improvements (infrastructure, water, road, sewer, drainage, blight)	X	X	X	X	X	X	City Council	\$1M+	CDBG, USDA, Grant funds, CHIP, local funds
Maintain aggressive code enforcement activity	X	X	X	X	X	X	Zoning Administrator	P&Z Budget	General Funds
Pursue funding assistance for housing development, redevelopment/rehabilitation	X	X	X	X	X	X	City Council	\$2M+	HUD, USDA, CHIP, Grant funds, CDBG
Facilitate implementation of U.S. DOL YouthBuild concept (GED/education, construction trade training, housing development, leadership development)		X		X			Family Connections	\$200K/yr	DOL, Grant funds
Facilitate homebuyer education workshops by third party entities	X	X	X	X	X	X	Family Connections	\$10K	UGA Ext, FVSC, Flint EMC
Use website to promote housing/environmental/nuisance code compliance (fire-hazard/pre-disaster mitigation) and mentoring	X	X	X	X	X	X	P&Z	Staff time	Staff time
Identify options and pursue assistance for after-hours medical facility		X	X				City Council, BOC	TBD	USDA, Mercer University
Identify/acquire site and construct public safety building (police and fire)		X	X	X			City Council	\$500K	General funds, grant funds

Acquire/replace fire department vehicles, tools and equipment as needed and as funds are available		X			X		Fire Chief, City Council	\$200K	General funds, Grant funds, FEMA, GEMA
Expand and upgrade sidewalks for safer pedestrian access throughout Buena Vista		X	X	X			City Council, City Clerk	\$100K/year	LMIG/TIA, Grant funds, CDBG, USDA, Local funds, LWCF
Renovate/upgrade lift stations/force mains (Replace six sewage pump stations)			X				Water/Sewer Superintendent	\$1M+	GEFA, CDBG, Grant funds
Maintenance on all three city water towers				X			Water/Sewer Superintendent	\$300K	GEFA, Local funds
Replace ±150 water valves			X				Water/Sewer Superintendent	\$1M	CDBG, USDA, Local funds, grant funds
Replace ±150 water meters			X				Water/Sewer Superintendent	\$1M	CDBG, USDA, Local funds, grant funds
Identify better location options and pursue a larger senior citizens center				X			City Council	\$1M	CDBG, Grant funds
Closely monitor infrastructure for emergent needs	X	X	X	X	X	X	City Council	Staff time	Staff time
Incorporate pre-disaster mitigation functions in planning, permitting and capital budgeting	X	X	X	X	X	X	City Clerk	Staff time	Staff time
Transform Josh Gibson Park into a vibrant community space through targeted improvements	X	X	X	X	X	X	City Council, Mayor	TBD	Grant Funds, Local funds, LWCF, USDA, DNR, Economic Development Funds

Develop a multi-use walking trail at Josh Gibson Park		X	X	X			City Council, Mayor	TBD	Grant Funds, Local funds, LWCF, USDA, DNR
Complete comprehensive review of the zoning ordinance and update as necessary				X			P&Z	\$5K	Local funds
Facilitate periodic but regular meetings between local public boards, commissions and authorities		X		X		X	City Council	Staff time	Staff time
Water system improvement needs; well replacements, dead-end service lines, replacement of deteriorated and undersized lines	X	X	X	X	X	X	Water/Sewer Superintendent	TBD	CDBG, grant funds, local funds
Prioritize improvements needed at Josh Gibson youth and family center, identify and pursue funding sources	X	X	X	X			City Council	TBD	Grant funds, local funds
Support any future Broadband improvements	X	X	X	X	X	X	City Council	TBD	Local funds
Hire City Manager			X				City Council	TBD	Local funds
Economic Development									
Honor Josh Gibson's legacy and his roots in Buena Vista by sharing his story to inspire visitors and support local economic growth	X	X	X	X	X	X	City Council, Mayor	TBD	Grant funds, local funds, Economic Development funds, Private investment funds, donations

Establish and prioritize goals, develop and implement a comprehensive economic development strategy likely to include a downtown revitalization plan with: <ul style="list-style-type: none"> <li>• Creation of Downtown Development Authority</li> <li>• Pursue Main Street-type designation</li> <li>• Create a local historic commercial district</li> <li>• National Register designation</li> <li>• Develop design guidelines</li> <li>• Develop façade program</li> </ul>	X	X	X	X	X	X	Chamber of Commerce, Economic Developer	TBD	Local funds, staff time
Organize for economic development by creating and staffing the paid position of economic developer						X	Chamber of Commerce, Development Authority	TBD	Local funds, Grant funds
Develop economic incentive and promotional brochure				X			Chamber of Commerce, Economic Developer	TBD	Local funds
Use municipal web page to support mentoring program	X	X	X	X	X	X	City Clerk	Staff time	Staff time
Develop and maintain dynamic web site	X	X	X	X	X	X	City Clerk	Staff time	Staff time
Design and implement a job development initiative (RLF, entrepreneur development/business incubator services/site, employer recruitment program, industrial park)		X					BOC, Economic Developer	\$10K	Local funds
Create leadership development programs (adult and youth)		X					Mayor	Staff time	Local funds, grant funds
Supplement Camera Ready postings on state website		X					Chamber of Commerce	Staff time	Staff time

## Marion County, Georgia Watersheds Map

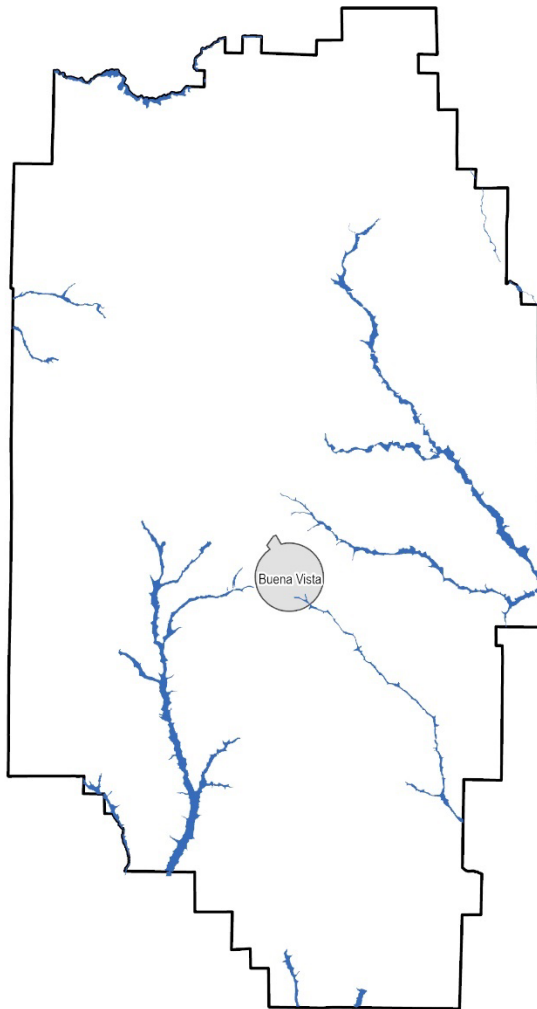


### Legend

- Buck Creek
- Kinch Creek-Choctahatchee Creek
- Kinchafoonee Creek-Lanahassee Creek
- Kinchafoonee Creek-Slaughter Creek
- Muckalee Creek-Little Muckalee Creek
- Upatoi Creek-lower
- Upatoi Creek-upper
- Whitewater Creek



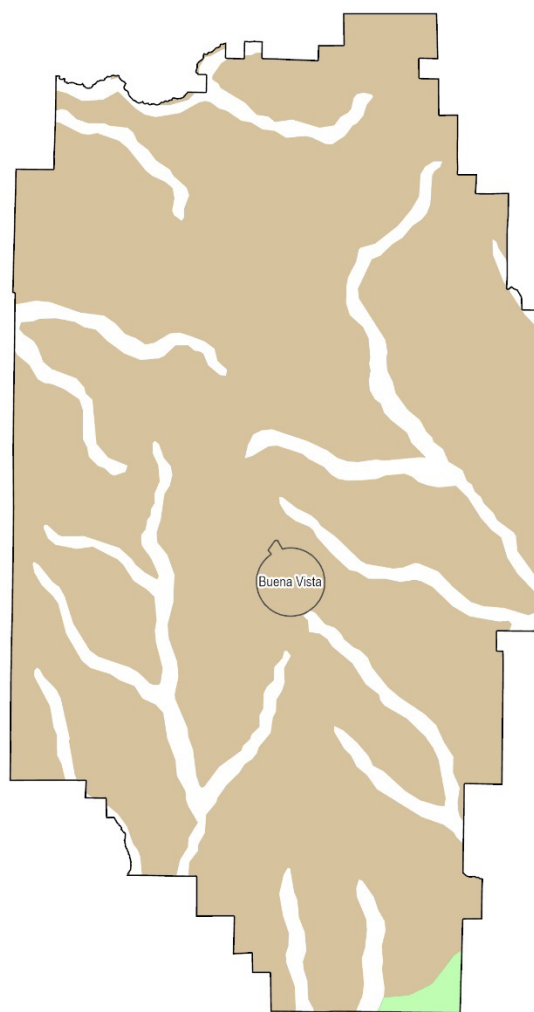
# Marion County, Georgia Flood Zones



GIS:DATA\MARION\Other Maps\FloodCounty.aprx



## Marion County, Georgia Groundwater Recharge Areas Map



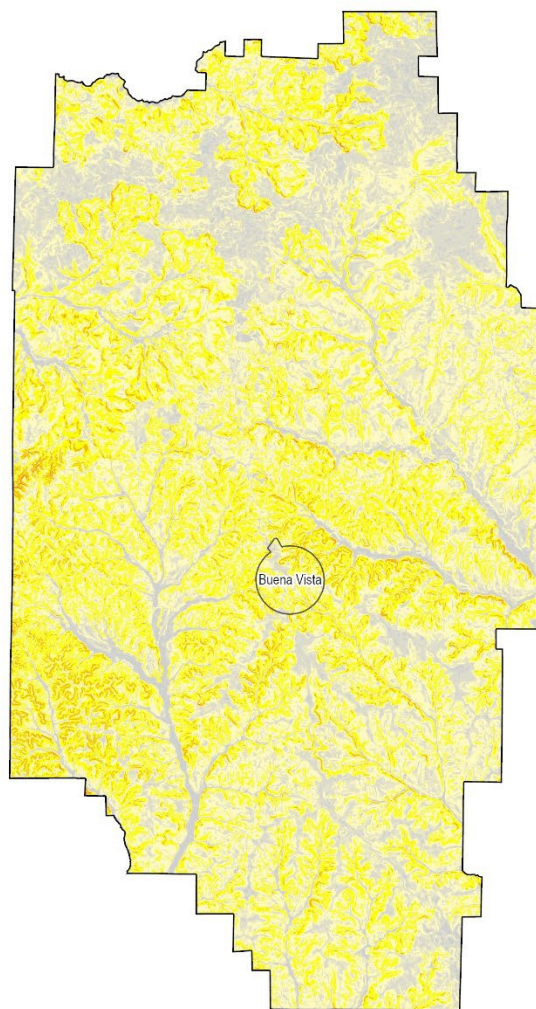
Legend

- CLAYTON
- CRETACEOUS-TERTIARY

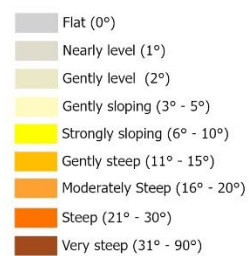
GIS:DATA\MARION\Other Maps\FloodCounty.aprx



## Marion County, Georgia Slope Map



Terrain: Slope Map



GIS-DATA\MARION\Other Maps\Watersheds\County.aprx



# Marion County, Georgia Soils Map



## Legend

AaB	LpB
AaC	LpC
AgB	LpE
ArB	LuB
Bh	LuC
BhA	NaB
BoC	NaC
COC	NcD
COD	NcF
COE	Nkc3
CWE	NKE3
ChA	NnF3
CoB	OBB
CwB	Oc
CwC	OeA
CwD	OeB
CwE	OeC2
DoB	OgC2
DoC	Oi
EmB	OrB
EmC	OrC
EtA	OrD2
EvE	OuB
FeC	ReB
FsB	ReC
FuB	RhA
FuC	RhB
GoA	RhC2
GoC2	TrB
GrA	TrC
GrB	TrD
GvC2	TrE
GvD2	TuB2
Iu	TuC2
KBA	TuE
Ki	UdC
Kib	Uc
LMB	VAC
LMC	VAE
LMD	VeB2
LaB	VeC2
LaC	VeE2
LaD	W
LaE	
LmB	

GIS:DATA\MARION\Other Maps\FloodCounty.aprx





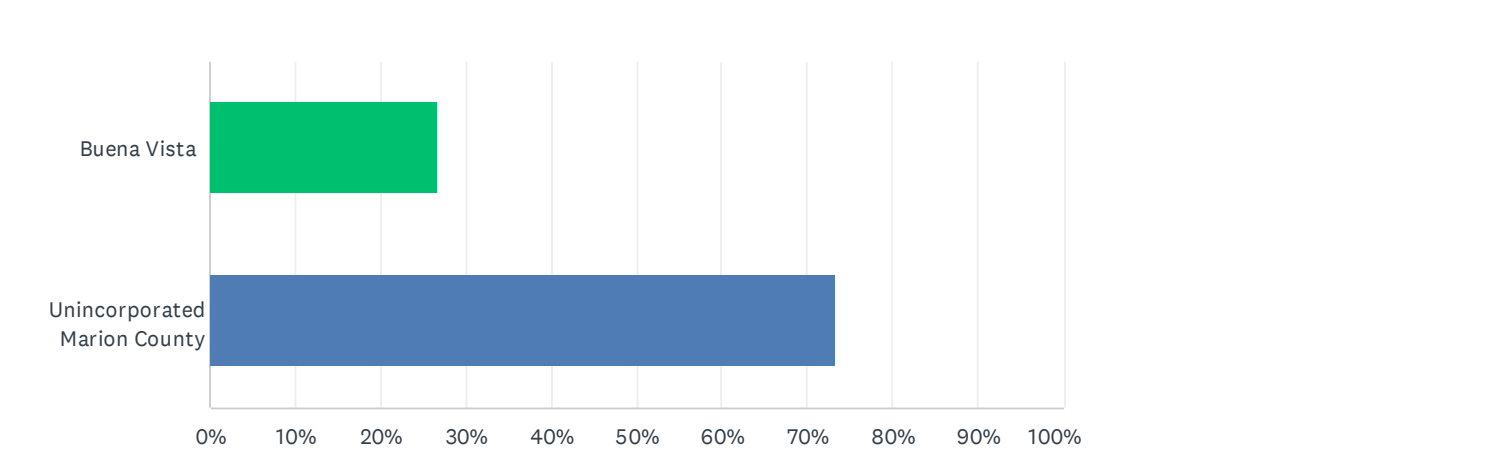






Q1 What community do you live in?

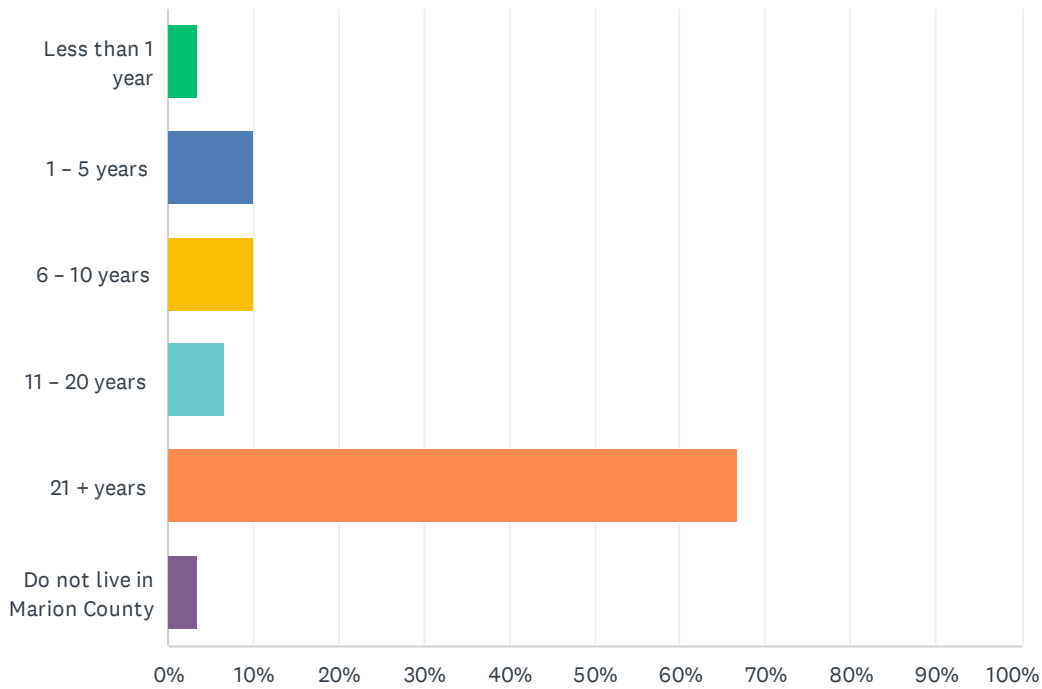
Answered: 30 Skipped: 0



ANSWER CHOICES	RESPONSES	
Buena Vista	26.67%	8
Unincorporated Marion County	73.33%	22
Total Respondents: 30		

## Q2 How long have you lived in your community?

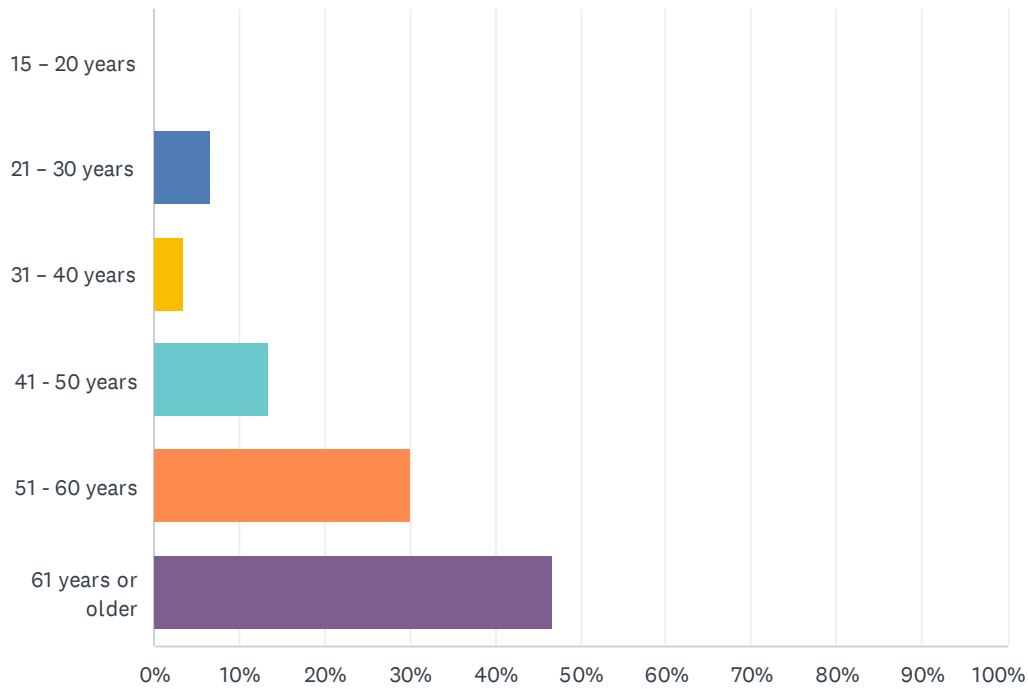
Answered: 30 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 1 year	3.33%	1
1 - 5 years	10.00%	3
6 - 10 years	10.00%	3
11 - 20 years	6.67%	2
21 + years	66.67%	20
Do not live in Marion County	3.33%	1
Total Respondents: 30		

### Q3 What is your age?

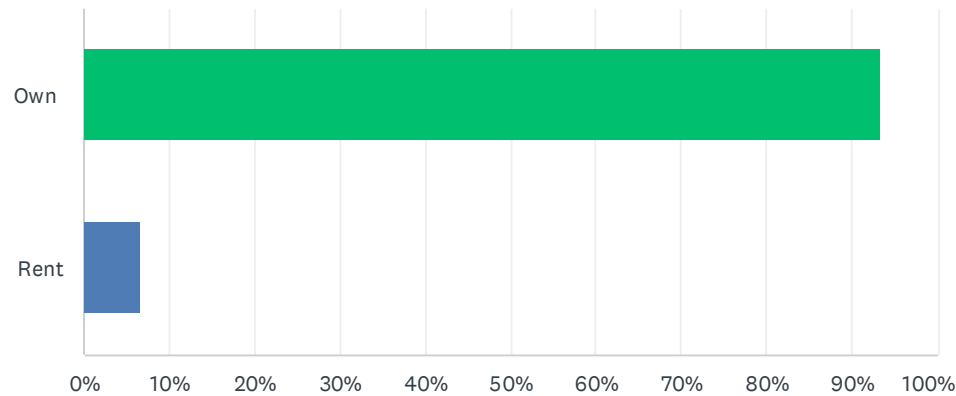
Answered: 30   Skipped: 0



ANSWER CHOICES	RESPONSES	
15 – 20 years	0.00%	0
21 – 30 years	6.67%	2
31 – 40 years	3.33%	1
41 - 50 years	13.33%	4
51 - 60 years	30.00%	9
61 years or older	46.67%	14
Total Respondents: 30		

Q4 Do you own or rent your place of residence?

Answered: 30    Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	93.33%	28
Rent	6.67%	2
Total Respondents: 30		

## Q5 What do you like MOST about living in your community?

Answered: 27    Skipped: 3

#	RESPONSES	DATE
1	Rural setting and makeup	8/1/2025 12:27 PM
2	Its isolation	7/31/2025 11:02 AM
3	Community is quiet, folks are friendly	7/31/2025 5:37 AM
4	It's very quiet and I have my own space.	7/30/2025 11:05 PM
5	Quiet, small town atmosphere but with vital businesses close to my home.	7/30/2025 8:14 PM
6	Great people and peace and quiet	7/30/2025 7:02 PM
7	Rural area, not in the city	7/30/2025 5:17 PM
8	Country life	7/30/2025 5:14 PM
9	Peaceful and beautiful.	7/30/2025 4:34 PM
10	Small town feel	7/30/2025 4:30 PM
11	rural enviroment	7/30/2025 4:08 PM
12	Safe environment.	7/30/2025 3:40 PM
13	Rural America	7/30/2025 3:14 PM
14	Peaceful Friendly people	7/29/2025 5:52 PM
15	That I was born & raised here.	7/28/2025 10:52 PM
16	Family oriented.	7/28/2025 8:30 PM
17	Very quiet and peaceful	7/28/2025 8:19 PM
18	I have the opportunity to live a peaceful life. Surrounded by family and close friends.	7/28/2025 6:56 PM
19	Smaller and close knit. I just moved back here from Atlanta and I truly appreciate living in a smaller community.	7/28/2025 6:51 PM
20	Quietness	7/28/2025 6:26 PM
21	Some of the nice people who are genuinely wanting the best for the community	7/28/2025 6:15 PM
22	They try to work together have fun events for the kids	7/28/2025 6:10 PM
23	Nothing I don't see anything in place for the community	7/28/2025 5:50 PM
24	quiet, peaceful, great neighborhood	7/28/2025 5:37 PM
25	The people	7/28/2025 5:31 PM
26	Small community, everyone knows everyone, crime is very minimal, rural area where agriculture is in the forefront, great for raising a family	7/11/2025 8:39 AM
27	Small town family feel	6/18/2025 5:33 PM



## Q6 How satisfied are you with the quality and availability of public services and facilities in Marion County and its communities (such as roads, water, sewer, parks, libraries, public transportation, etc.)?

Answered: 30 Skipped: 0

#	RESPONSES	DATE
1	Need improvement	8/3/2025 2:29 PM
2	Road and water are not great	8/1/2025 12:27 PM
3	Mediocre	7/31/2025 4:33 PM
4	The roads need more frequent maintenance, but we are fairly satisfied with everything else.	7/31/2025 11:02 AM
5	Roads and water infrastructure need work	7/31/2025 5:37 AM
6	Satisfied	7/30/2025 11:05 PM
7	Very	7/30/2025 8:14 PM
8	I feel like the services are on the level of the tax base	7/30/2025 7:02 PM
9	Water situation has improved since getting rid of Clearwater but still needs grants and a ton of work.	7/30/2025 5:17 PM
10	Dirt roads needs to be addressed for water drainage/ some paved roads have not been repaired or resurfaced in a long time	7/30/2025 5:14 PM
11	Some of the backroads need resurfacing.	7/30/2025 4:34 PM
12	Dirt roads are not scraped well, paved roads are falling apart, bridge closed	7/30/2025 4:30 PM
13	Dirt roads should be added in budget for paving, would save in the future for maintenance (which needs improvement)	7/30/2025 4:27 PM
14	well satisfied	7/30/2025 4:08 PM
15	Roads are not well maintained and some need to be paved.	7/30/2025 3:40 PM
16	It can use some improvement	7/30/2025 3:14 PM
17	Although I don't experience water problems frequently at my residence, the county overall seems to have issues with reliable water service.	7/29/2025 5:52 PM
18	Roads could be a lot better! The one & only park could be better. There needs to be more for the kids to participate in.	7/28/2025 10:52 PM
19	Very unsatisfying, city streets needs attention/repairing, needs a new city visible to the public, city streets needs more patrolling by city police	7/28/2025 8:30 PM
20	Very	7/28/2025 8:19 PM
21	Unsatisfied with road department. Webster County has less staff and manage to keep their roadways cut and clean. Marion county only offers 2 cuts a year .	7/28/2025 6:56 PM
22	Satisfied; no issues at all	7/28/2025 6:51 PM
23	Very disappointed	7/28/2025 6:26 PM
24	It's TERRIBLE	7/28/2025 6:15 PM
25	The roads could use a little work but other than that everything is fine	7/28/2025 6:10 PM
26	Very unhappy there isn't any parks public transportation roads are terrible	7/28/2025 5:50 PM

## Marion County Comprehensive Plan Survey

27	Im satisfied with everything but water. I wish I could drink the tap water and not have to buy bottled water.	7/28/2025 5:37 PM
28	Roads are what they are. Leadership and water do not correlate (small mindedness). No public trans.	7/28/2025 5:31 PM
29	We haven't had any issues, but we have a well. Hoping that the recreation department will grow and flourish, now that it is one.	7/11/2025 8:39 AM
30	Library hours need to be expanded, water in both city and county are issues, all roads should be cared for	6/18/2025 5:33 PM

## Q7 How do you feel about the current and projected growth and development patterns in your community?

Answered: 27    Skipped: 3

#	RESPONSES	DATE
1	Needs more growth	8/3/2025 2:29 PM
2	Unthought thru	7/31/2025 4:33 PM
3	There hasn't been much growth in our area. I'm not sure what is projected.	7/31/2025 11:02 AM
4	Not sure there is an overall comprehensive plan	7/31/2025 5:37 AM
5	It would be great to have something productive for our youths.	7/30/2025 11:05 PM
6	Future growth of industry and businesses that produce jobs does not seem very likely.	7/30/2025 8:14 PM
7	Would love to see more businesses in BV. Understand its difficult with the smaller population to keep businesses profitable. Maybe better outreach from a chamber of commerce to help broadcast the great businesses we have and to also encourage locals to support our small businesses. We also need to attract some industry to beef up the tax base and customer base.	7/30/2025 7:02 PM
8	There hasn't really been any growth pattern and needs a good bit of work to make that happen. Leaders need to look out for people of the community as a whole and not just their friends and family.	7/30/2025 5:17 PM
9	Haven't seen any growth	7/30/2025 5:14 PM
10	Not to familiar, but don't think the county is growing.	7/30/2025 4:34 PM
11	Not good	7/30/2025 4:30 PM
12	Don't like solar farms, need industry, entertainment, farmer's market	7/30/2025 4:27 PM
13	good	7/30/2025 4:08 PM
14	Good with no growth	7/30/2025 3:14 PM
15	A lot of work has been done around the square to improve the look of the business however the road around the square definitely needs repaving with parking spaces redefined.	7/29/2025 5:52 PM
16	In my opinion, there is no growth.	7/28/2025 10:52 PM
17	There are no vacancies in the city limits, all new locals are moving to the rural areas of county	7/28/2025 8:30 PM
18	Good	7/28/2025 8:19 PM
19	Marion county needs to bring additional resources to the rural areas.	7/28/2025 6:56 PM
20	Disappointed	7/28/2025 6:26 PM
21	Not good scared to see how it's going to go	7/28/2025 6:15 PM
22	That's a good project	7/28/2025 6:10 PM
23	That would be great if it happens first you have to get rid of how corrupt this town is	7/28/2025 5:50 PM
24	I think it can always get better	7/28/2025 5:37 PM
25	No infrastructure= no growth.	7/28/2025 5:31 PM
26	There are some really good community leaders that are trying to make things better. We need to keep on the same path for growth and positivity. We need to somehow capitalize on all of the out of state land owners that have land but on not here 100%.	7/11/2025 8:39 AM



## Q8 What are the most desirable types and locations of new development or redevelopment in your community (such as residential, commercial, industrial, mixed-use, etc.)?

Answered: 28 Skipped: 2

#	RESPONSES	DATE
1	Commercial	8/3/2025 2:29 PM
2	None of the above	8/1/2025 12:27 PM
3	All the above	7/31/2025 4:33 PM
4	I hope there will be no development in our area. We moved away from that in Florida.	7/31/2025 11:02 AM
5	Industrial park needs redevelopment	7/31/2025 5:37 AM
6	More good paying jobs and lower rental properties for the elderly and low income families.	7/30/2025 11:05 PM
7	Businesses, industries that provide a fairly high number of jobs for those in our area are most needed.	7/30/2025 8:14 PM
8	We need industrial which will feed the commercial and residential.	7/30/2025 7:02 PM
9	All county facilities need upgrading or replaced. Commercial/industrial would help the growth of the community but overall lack of "community" support makes that difficult.	7/30/2025 5:17 PM
10	No new industry	7/30/2025 5:14 PM
11	Rental properties needed or small rural residential communities are needed.	7/30/2025 4:34 PM
12	Industrial	7/30/2025 4:30 PM
13	Industrial, train graduates so they stay in the county	7/30/2025 4:27 PM
14	I would like the grass on the road ways to be cut more often.	7/30/2025 4:08 PM
15	Should be trying to entice more business, industrial and commercial.	7/30/2025 3:40 PM
16	?	7/30/2025 3:14 PM
17	I feel we are lacking commercial/ industrial development. The closing of Tyson and Baby's Dream caused a loss of employment opportunities in our community that has not been replaced. These buildings just sit empty.	7/29/2025 5:52 PM
18	Not sure	7/28/2025 10:52 PM
19	More residential affordable housing	7/28/2025 8:30 PM
20	Jobs	7/28/2025 8:19 PM
21	Need better medical care, and transportation for elderly and disabled residents.	7/28/2025 6:56 PM
22	Josh Gibson Center needs to be fully remodeled.	7/28/2025 6:51 PM
23	Entertainment but NOT in the residential areas, and more development around the square, MOST IMPORTANTLY keeping the buildings in the heart of Buena vista nice and neat not dingy and falling apart!!!!!!!!!!!!	7/28/2025 6:15 PM
24	All over	7/28/2025 5:50 PM
25	residential	7/28/2025 5:37 PM
26	None.	7/28/2025 5:31 PM
27	It would be nice to have more industry here for jobs. If you are not a teacher or in agriculture,	7/11/2025 8:39 AM

Marion County Comprehensive Plan Survey

you most likely work in a neighboring city.

28	Residential	6/18/2025 5:33 PM
----	-------------	-------------------



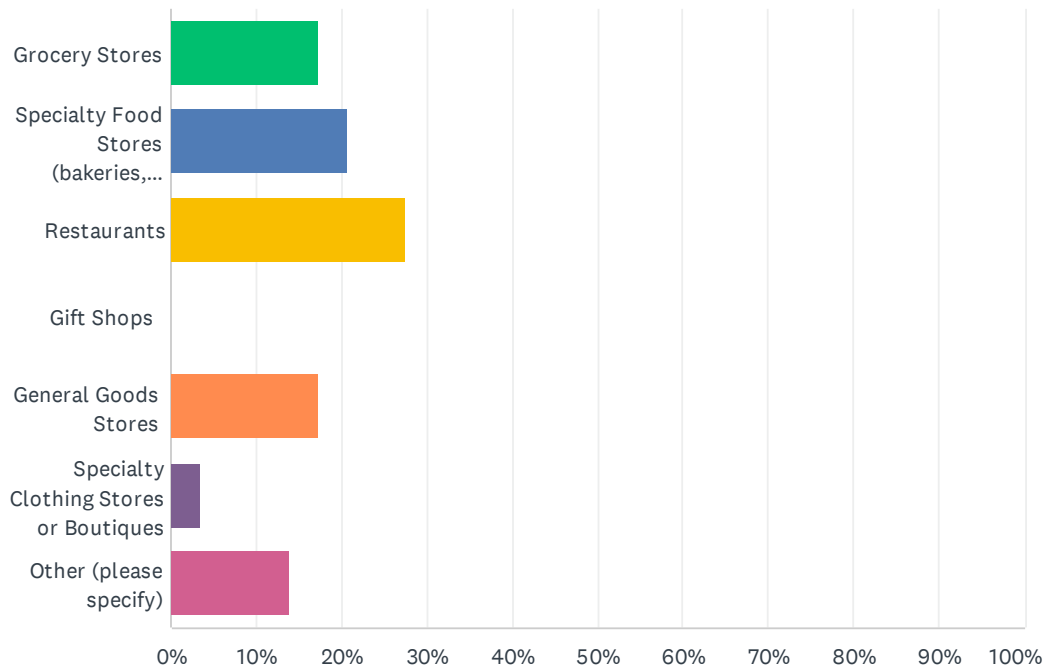
## Q9 What are the most important goals or strategies that your community should pursue to improve the quality of life and economic vitality of the community?

Answered: 26 Skipped: 4

#	RESPONSES	DATE
1	Imporve tax base	7/31/2025 4:33 PM
2	There need to be more jobs available in this area.	7/31/2025 11:02 AM
3	Improve infrastructure	7/31/2025 5:37 AM
4	Lower cost of living for the elderly people.	7/30/2025 11:05 PM
5	Attracting job-producing industry. Transportation for citizens to jobs or secondary schools.	7/30/2025 8:14 PM
6	Again, BV needs good paying jobs which will feed the rest of the growth.	7/30/2025 7:02 PM
7	Leaders get along better and work towards unity and help the community do the same. Actually put in the work to show your face and give effort to improve things, not just go to a meeting once a month and think it will all be ok.	7/30/2025 5:17 PM
8	Promoting Buena Vista to bring in new businesses	7/30/2025 5:14 PM
9	Improved Medical services and improved schools.	7/30/2025 4:34 PM
10	Bring jobs	7/30/2025 4:30 PM
11	No more solar farms, it affects birds especially and wildlife	7/30/2025 4:27 PM
12	I like it like it is.	7/30/2025 4:08 PM
13	The most important goal of our entire county would be to entice businesses to come here to provide jobs. Our city and county government should be combined so that we work together on projects.	7/30/2025 3:40 PM
14	Grow projects for the youth	7/30/2025 3:14 PM
15	The school should partner with companies that offer internships to our kids.	7/28/2025 10:52 PM
16	Allow a named fast food restaurant into town	7/28/2025 8:30 PM
17	Roads	7/28/2025 8:19 PM
18	Jobs	7/28/2025 6:56 PM
19	Buena Vista has so much unknown history. More should be done to promote this city as the birthplace of Josh Gibson and Pasaquan.	7/28/2025 6:51 PM
20	Bring new businesses to the county.	7/28/2025 6:26 PM
21	Actually listening to what the citizens want NOT only what the highest paying families and donators want	7/28/2025 6:15 PM
22	More attention on the youth	7/28/2025 6:10 PM
23	more resources for families	7/28/2025 5:37 PM
24	Connect to CWW for emergency outages. Removal of longterm commissioners who operate as dictators or merely to occupy a seat.	7/28/2025 5:31 PM
25	Job growth and focus on our youth and families	7/11/2025 8:39 AM
26	Affordable housing, youth recreation, childcare, assisted living, adult day care	6/18/2025 5:33 PM

## Q10 What type of retail businesses would you most likely support?

Answered: 29   Skipped: 1



ANSWER CHOICES	RESPONSES	
Grocery Stores	17.24%	5
Specialty Food Stores (bakeries, delis, ethnic markets, health food stores, wine shops, etc.)	20.69%	6
Restaurants	27.59%	8
Gift Shops	0.00%	0
General Goods Stores	17.24%	5
Specialty Clothing Stores or Boutiques	3.45%	1
Other (please specify)	13.79%	4
<b>TOTAL</b>		<b>29</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Industrial	8/3/2025 2:29 PM
2	sports bar. why are there none in BV	7/30/2025 7:02 PM
3	I would people support the businesses that we have here now.	7/30/2025 3:40 PM
4	We don't want to hurt our small business but we need a big employer for our county.	7/29/2025 5:52 PM

## Q11 If you have friends visiting, what is your favorite thing to do with them or show them in your community?

Answered: 28 Skipped: 2

#	RESPONSES	DATE
1	Nothing	8/3/2025 2:29 PM
2	Coffee Shop; Strawberry festival in Reynolds;	7/31/2025 4:33 PM
3	People come to us for the peace and quiet. We usually stay home where we have a pool table, hot tub, grills, etc.	7/31/2025 11:02 AM
4	We generally use this as a home base for doing things elsewhere	7/31/2025 5:37 AM
5	Patronize the Coffee Shop	7/30/2025 11:05 PM
6	Go to restaurants in town	7/30/2025 8:14 PM
7	It was the distillery until it closed. The corner café is also a great place.	7/30/2025 7:02 PM
8	Stay home	7/30/2025 5:17 PM
9	??	7/30/2025 5:14 PM
10	Coffee Club	7/30/2025 4:34 PM
11	Nothing really	7/30/2025 4:30 PM
12	? Usually go to Columbus	7/30/2025 4:27 PM
13	downtown Buena Vista	7/30/2025 4:08 PM
14	Most do not live in the country so exposing them to things of the country sites, experiences are best.	7/30/2025 3:40 PM
15	The peace and quiet	7/30/2025 3:14 PM
16	Coffee Club, Dime Store, Wells and Welch	7/29/2025 5:52 PM
17	The only thing we have is Pasquan	7/28/2025 10:52 PM
18	There's nothing available favorably to visit	7/28/2025 8:30 PM
19	Bbq	7/28/2025 8:19 PM
20	The distillery, Pasaquen	7/28/2025 6:56 PM
21	Pasaquan	7/28/2025 6:51 PM
22	I don't invite my friends or family to come I will travel to them	7/28/2025 6:15 PM
23	The club	7/28/2025 6:10 PM
24	Nothing	7/28/2025 5:50 PM
25	cook, restaurants 0and gift shop	7/28/2025 5:37 PM
26	Buena Vista.	7/28/2025 5:31 PM
27	"The Square" Coffee Club, Wells and Welch, Buttermilk Hill, The Dime Store	7/11/2025 8:39 AM
28	None	6/18/2025 5:33 PM

## Q12 What are the greatest Strengths, Weaknesses, Opportunities and Threats that Marion County will face over the next 5 years?

Answered: 27 Skipped: 3

#	RESPONSES	DATE
1	Uncontrolled growth	7/31/2025 4:33 PM
2	I can foresee young people moving away for work. And although I think more commercialism would be somewhat nice, I'm sure it would drive up taxes and show the lack of housing available.	7/31/2025 11:02 AM
3	Our people and sense of community are the greatest strength. Work opportunities elsewhere will continue to drain our young educated people from the area.	7/31/2025 5:37 AM
4	The greatest weakness is economic growth and threats are increasing crime rates.	7/30/2025 11:05 PM
5	Threats: Youth moving away Crime Lack of jobs Strengths: Many people in the county who put a lot of effort into bringing opportunities and experiences to our community Support from schools, civic organizations, and individuals Good atmosphere to grow up in and retire to	7/30/2025 8:14 PM
6	Not enough economic development. Relying on government grants is a horrible plan to get BV to where I think it could be. It has to be with industry and increasing the tax base.	7/30/2025 7:02 PM
7	Strength is having ample opportunity for improvement. Weakness is people are too divided. If people would come together and agree to make things better as a whole, the sky is the limit. It starts with the kids but goes through adults too.	7/30/2025 5:17 PM
8	Weakness: feel the crime rate is rising	7/30/2025 5:14 PM
9	People relocation outside Marion county.	7/30/2025 4:34 PM
10	Lack of leadership, law enforcement and failing schools	7/30/2025 4:30 PM
11	Contracting out of county , - keep ambulance, trash, water, road maintenance, tax appeal board in our county, audit cost since it was changed including equipment and insurance	7/30/2025 4:27 PM
12	try to bring mor higher paying jobs into the community	7/30/2025 4:08 PM
13	The largest threat would be that our school system sees more students and teachers leaving to go to other counties.	7/30/2025 3:40 PM
14	Low income and sorry asses sucking off the govt are the biggest threat	7/30/2025 3:14 PM
15	I am concerned about gang activity and vandalism inside the city limits.	7/29/2025 5:52 PM
16	Street violence, kids outta control because they have nothing to do.	7/28/2025 10:52 PM
17	None because, change will never take place in Marion County	7/28/2025 8:30 PM
18	Employment	7/28/2025 8:19 PM
19	Affordable living, and property taxes	7/28/2025 6:56 PM
20	Opportunities with growth and tourism.	7/28/2025 6:51 PM
21	Development	7/28/2025 6:26 PM
22	Buildings continually falling apart as they are neglected, more unhappy citizens who feel like they aren't being heard or seen	7/28/2025 6:15 PM
23	Corruption. Favoritism disrespect disrespect if you're not part of the of their family you or outlook	7/28/2025 5:50 PM
24	Strength-its a great place to live and raise children. Parents having to travel to other cities to higher paying jobs with sometimes longs hours, takes away from family time is a weaknesses.	7/28/2025 5:37 PM

## Marion County Comprehensive Plan Survey

Childcare facility is an opportunity. Threats would be no quality family time, discipline issues with children not being handled properly. Elders not being taken care of in the community

25	S: BV. W: Government. O: none. T: Nature Conservancy and removal of properties from the tax rolls.	7/28/2025 5:31 PM
26	Middle class families moving there kids to other schools outside of the county	7/11/2025 8:39 AM
27	Aging population, education, infrastructures	6/18/2025 5:33 PM

## Q13 What would you like to see happen in your community the next 10 years?

Answered: 26 Skipped: 4

#	RESPONSES	DATE
1	The support for Mike Dillard in building his 3000 acre in northern Marion County	7/31/2025 4:33 PM
2	Maybe a grocery store closer than 16 miles away.	7/31/2025 11:02 AM
3	Would like to see some work opportunities while still keeping the hometown feel	7/31/2025 5:37 AM
4	I would like to see more money and jobs flowing into the community, so that everyone can benefit.	7/30/2025 11:05 PM
5	More positive direction for our troubled youth More jobs Transport for jobs & school City and county cooperation More rental, affordable housing	7/30/2025 8:14 PM
6	I'd love to see it become a small town destination like so many other small towns have done. There are good examples like the Dime Store, Corner Cafe, Wells clothing store, the Mexican restaurants, pizza place. A very good start.	7/30/2025 7:02 PM
7	Water system revamped and leaders of all public positions caring about their positions and giving their best effort as well as getting along	7/30/2025 5:17 PM
8	Fast food Resturant's.	7/30/2025 4:34 PM
9	Manufacturing and other jobs, nice restaurants, better schools	7/30/2025 4:30 PM
10	Increase out of state hunting fishing license compared to other states, have a county fair with crafts rides food trucks and entertainment in the fall one weekend each year	7/30/2025 4:27 PM
11	bring in several new industries to the county	7/30/2025 4:08 PM
12	I would like to see the roads become a priority as the roads have a huge impact on people moving here. Cars are too expensive to be destroyed by poor road conditons.	7/30/2025 3:40 PM
13	Clean up the city Better school rating	7/30/2025 3:14 PM
14	I would like to see more opportunities for employment so that they people who live here can make a living here without driving to Columbus or Americus.	7/29/2025 5:52 PM
15	More jobs, boys & girls club.	7/28/2025 10:52 PM
16	City park with a pool	7/28/2025 8:30 PM
17	Expansion	7/28/2025 8:19 PM
18	Tri-County High School to became a resource center. Technical School. Bring jobs to the south end of the county.	7/28/2025 6:56 PM
19	The Josh Gibson Center being fully remodeled and also be a true community center with work programs, multipurpose rooms and a free or low cost gym for playing basketball and working out.	7/28/2025 6:51 PM
20	More businesses	7/28/2025 6:26 PM
21	Something for the kids to enjoy and be entertained, better roadways being tended to and a better solution to the water issue	7/28/2025 6:15 PM
22	More stores grocery stores holding stores, furniture stores. Restaurants? Building, the more revenue can come through, even out in the country. They have so much land good. Day can put things on. People won't have to go so far.Out of town to get things items they need Changed the zoning is only so people that has five extra legs able to put more than one house on their acres for land	7/28/2025 5:50 PM



## Marion County Comprehensive Plan Survey

23	more things for families to do together	7/28/2025 5:37 PM
24	New, younger leadership.	7/28/2025 5:31 PM
25	A new recreation facility and new industry providing jobs	7/11/2025 8:39 AM
26	Recreation, housing	6/18/2025 5:33 PM

## Q14 Please provide any additional thoughts on the future of Marion County and your community.

Answered: 14 Skipped: 16

#	RESPONSES	DATE
1	Infrastructure improvements such as roads, water and internet as well as job opportunities will continue to essential in keeping our young people here, and let our community grow	7/31/2025 5:37 AM
2	My husband and I recently considered moving to a gated community in Columbus in order to downsize. But after touring a location, we both realized it didn't offer what Marion County does- a good, friendly, low stress, convenient community that made us feel at home and comfortable and safe. Younger people want more than that and that is the challenge for Marion County.	7/30/2025 8:14 PM
3	I love this county and keep hoping to see improvements. Seeing the distillery close was disappointing. Yet another empty building in down town...	7/30/2025 7:02 PM
4	People are too selfish and care about themselves and their friends so things won't change unfortunately. It really wouldn't take much to be able to make great improvements though.	7/30/2025 5:17 PM
5	The county needs to employ honest people that follow rules, and hold their jobs in high regard and that try to conserve money.	7/30/2025 4:30 PM
6	bring in more high paying jobs so Marion county can get more tax base to get more tax money from	7/30/2025 4:08 PM
7	The future is in cleaning up the town and providing for the youth. Better schooling.	7/30/2025 3:14 PM
8	Lord help us!	7/28/2025 10:52 PM
9	I don't see myself residing here in the next 10 years	7/28/2025 8:30 PM
10	Factory, Dentist, Hospital	7/28/2025 8:19 PM
11	Waiting on a change. Instead of a retirement only area.	7/28/2025 6:56 PM
12	I would like to see more respect understanding love in this community	7/28/2025 5:50 PM
13	N/A	7/28/2025 5:31 PM
14	Marion County is a great area, but as with any area, there is definitely room for improvements. We need to look at our leaders. Are there all in for Marion County? Do they live here? Do they send their kids to MC? Do their kids play for the MC Rec Department? Do they attend MC events? Are they at school events? Are they at graduation? Are they supporting the community as a whole?	7/11/2025 8:39 AM

## INDEX C: PUBLIC PARTICIPATION DOCUMENTATION

# **Marion County & Buena Vista Comprehensive Plan Survey**



[https://www.surveymonkey.com/r/Marion\\_Comp\\_Plan](https://www.surveymonkey.com/r/Marion_Comp_Plan)

honor graduate at the end of the year. After graduation, he plans to attend Georgia Southwestern State University to pursue a career in journalism, with plans to transfer to the University of Georgia to complete his degree and earn a master's in journalism.

"I have a brother who plays for the team, which

#### Ayden Gorton

is one of the reasons I'm so involved in covering the sport," he said. "I also run an Instagram account called GortonReports, where I post sports content, including game recaps and updates, with a special focus on the Eagles baseball team."

fer

## Local News. Real News.

Most original reporting — the old-school, shoe leather out from behind a computer and hitting the streets to newspaper reporters. Not bloggers, not TV anchors — Almost ALL local news reporting in rural areas and small towns is done by local newspapers.

**Subscribe to The Journal**  
at [www.tjournalnews.com](http://www.tjournalnews.com) or  
by calling us at 229-649-6397  
or by emailing us at  
[tjournal@windstream.net](mailto:tjournal@windstream.net)

*Regular Subscriptions start at only \$50 per year  
and Online Subscriptions are only \$25 per year!*

## Public Notice • Marion County and City of Buena Vista

Marion County and the City of Buena Vista will hold a **public meeting** on March 27th 2025 at 5:30 pm in the Marion County Commission Office at 100 East Burkhalter Ave, Buena Vista, Georgia 31803 to **review the Comprehensive Plan Update** process and a schedule of completion.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the purpose of the plan, what it contains, what will be updated, and the proposed schedule for future meetings. This meeting will also provide opportunity for residents to make suggestions for the comprehensive plan.

Marion County and the City of Buena Vista are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Person with special needs relating to handicapped accessibility or foreign language shall contact Gwen Nesbit, the Marion County Clerk at (229) 649-2603. For more information about the public hearing, please contact Blaine Hoskins with the River Valley Regional Commission at 706-256-2910.

Wall Hanger's Annual Chili

Stewart Co.



# **MARION COUNTY & THE CITY OF BUENA VISTA**

## **COMPREHENSIVE PLAN MEETING**

**5:30 PM  
March 27, 2025  
Board of Commissioners  
Office**

**100 E Burkhalter, Buena Vista,  
GA 31803**



# **Marion County Joint Comprehensive Plan Update 2025**

## **AGENDA**

March 27, 2025

Marion County Board of Commissioners' Office

100 E Burkhalter,

Buena Vista, GA

5:30 p.m.

- I. Open and Introductions
- II. Overview of Meeting Goals
- III. Why Plan?
- IV. Plan Process Overview
- V. Determine Date for Next Meeting
- VI. Wrap-Up

NOTES:

# Marion County & City of Buena Vista Comprehensive Plan Update 2025

March 27, 2025

5:30 PM

Name

Email

Do you live within Buena Vista city limits?

Gwen Nesbit

G.Nesbit@marioncountygva.org

☒ No ☐ Yes

Kevin Brown

mayorbrown@cityofbuenvista.org

No ☒ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes

No ☐ Yes



# **MARION COUNTY & THE CITY OF BUENA VISTA**

## **COMPREHENSIVE PLAN MEETING**

**5:30 PM  
April 17, 2025  
Board of Commissioners  
Office**

**100 E Burkhalter, Buena Vista,  
GA 31803**











# MARION COUNTY & THE CITY OF BUENA VISTA

COMPREHENSIVE PLAN  
MEETING

5:30 PM  
April 17, 2025  
Board of Commissioners  
Office

100 E Burkhalter, Buena Vista,  
GA 31803



## INFECTIOUS DISEASE PREVENTION

LABOR LAW POSTER SERVICE | TO RE-ORDER CALL TOLL FREE (877) 321-4144

### PREVENTATIVE MEASURES TO PROTECT YOURSELF



Wash hands  
with soap and water  
thoroughly and often



Avoid touching eyes, nose,  
or mouth with  
unwashed hands



Avoid close contact with  
sick people (those with  
fever and cough)



Avoid hugging, kissing,  
and shaking hands  
when greeting



Practice good health habits  
(sleeping, eating, keeping  
physically active)

# **Marion County and City of Buena Vista**

## **Comprehensive Plan Update 2025**

### **AGENDA**

April 17, 2025

Marion County Board of Commissioners' Office

100 E Burkhalter,

Buena Vista, GA

5:30 p.m.

- I. Open and Introductions
- II. Activity: SWOT Analysis
- III. Debrief of Activity
- IV. Determine Next Meeting Date

NOTES:



# Marion County & City of Buena Vista Comprehensive Plan Update 2025

April 17, 2025

5:30 PM

Name	Email	Do you live within Buena Vista city limits?	
Connie Harris	charris@marioncountygga.org	<input checked="" type="radio"/> No	<input type="radio"/> Yes
Gwen Nesbit	gNesbit@marioncountygga.org	<input checked="" type="radio"/> No	<input type="radio"/> Yes
Syneetra Barkley	sbarkley@cityofbuenvista.org	<input type="radio"/> No	<input checked="" type="radio"/> Yes
Toni Minter	see cookie@windstream.net	<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes
		<input type="radio"/> No	<input type="radio"/> Yes

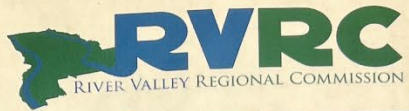


# **MARION COUNTY & THE CITY OF BUENA VISTA**

## **COMPREHENSIVE PLAN MEETING**

**5:30 PM  
May 15, 2025  
Board of Commissioners  
Office**

**100 E Burkhalter, Buena Vista,  
GA 31803**



# MARION COUNTY & THE CITY OF BUENA VISTA

COMPREHENSIVE PLAN  
MEETING

5:30 PM  
May 15, 2025  
Board of Commissioners  
Office

100 E Burkhalter, Buena Vista,  
GA 31803

# **Marion County and City of Buena Vista**

## **Comprehensive Plan Update 2025**

### **AGENDA**

**May 15, 2025**

**Marion County Board of Commissioners' Office**

**100 E Burkhalter,**

**Buena Vista, GA**

**5:30 p.m.**

- I. Open and Introductions**
- II. Plan Overview**
- III. Activity: Goals & Policies**
- IV. Debrief of Activity**

**NOTES:**

# Marion County & City of Buena Vista Comprehensive Plan Update 2025

May 15, 2025

5:30 PM

Name

Email

Do you live within Buena Vista city limits?

Gwendolyn Nesbit

Gwendolyn Nesbit

gnesbit@marioncountyga.org

Connie Harris

charms@marioncountyga.org

☒ No Yes

☒ No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes

No Yes





## Shoe Shopping Spree!

Mrs. Tanner's Webster County Middle School students were given this wonderful opportunity to go on a shopping spree for new shoes. Nic's Kicks sponsored this fabulous shopping spree and remarkable educational experience championing self-love, budgeting, and the power of making a positive impact in your community. Pictured are Bryleigh Washington, Sha'Miya Jones, KaMiya Tymes, and Nic's Kicks Board President, Maya Simmons Rogers.

## BV: Recreation Tops Topics for City Council

Continued from Page 1

to other things we have going on as a city."

Councilor Minter had suggested reclassifying the recreation director position instead of phasing it out. She noted that the city will still need someone to help coordinate events at the Josh Gibson Center, etc. Her suggestion was to go ahead and make that transition, even if they needed to reduce the position to 30 hours per week, or so, instead of keeping it full-time.

The mayor suggested that they discuss that idea in more detail later.

Also during the recent meeting the City Council:

- \* Voted to eliminate the position of Facility Technician (Housekeeping) and to transition to having it done by an outside contractor. It was noted that this is expected to be a money-saving move, as they would not have to pay for employee benefits. This also passed with a 3-2

Minter). The change will take effect on September 30.

- \* Received an update on planned Youth Summer Camps/Activities in a partnership with the Recreation Outreach Center Pastor Larry Franklin (see separate story on Page 10).

- \* Officially approved a proclamation to rename Forsyth Street to Gladys Thomas Street in honor of the longtime local resident who served many years on the City Council. A ceremony is tentatively planned for June 21 at 4 pm.

- \* Heard from Blaine Hoskins of River Valley Regional Commission about the need to Update the City/County Joint Comprehensive Plan, which is not binding but outlines general challenges and goals to meet. It is mandated that the plan be updated every five years. Two meetings are planned: Wednesday, Jun 18 at 5:30 pm and Thursday, June 26 at 10 am (both at the County Office Building, the old

public to attend to give their input. It was also noted that there is a survey that can be done online.

- \* Received an update on the Marion County Public Library from Manager Bailey Carter. She gave information about the ongoing Summer Reading Challenge (it's not too late to participate and win prizes). She also reminded the City Council that the library was recently awarded a grant of \$20,000 to help residents with disabilities. Members of the community can give their input on the best way to use the funds to achieve that goal at a meeting on July 2.

- \* Received monthly Department Head Reports. Highlights included cleaning up at the Old City Barn, the BV Volunteer Fire Department selling 911 address signs, a grant from the Sumter Electric Membership Foundation for new doors for the fire station, local citations resulting in 66 municipal cases and \$8,600 in fines, and efforts to have





# MARION COUNTY & THE CITY OF BUENA VISTA

## COMPREHENSIVE PLAN MEETING

**5:30 PM**  
**June 18, 2025**  
**Board of Commissioners**  
**Office**

**100 E Burkhalter, Buena Vista,**  
**GA 31803**

# **Marion County and City of Buena Vista**

## **Comprehensive Plan Update 2025**

### **AGENDA**

June 18, 2025

Marion County Board of Commissioners' Office

100 E Burkhalter,

Buena Vista, GA

5:30 p.m.

- I. Open and Introductions
- II. Plan Overview
- III. Activity: Goals & Policies
- IV. Debrief of Activity

NOTES:

# Marion County & City of Buena Vista Comprehensive Plan Update 2025

June <sup>25</sup> 17, 2025

5:30 PM

Name	Email	Do you live within Buena Vista city limits? ✓	
<del>Larry Franklin Jr</del>	<del>larryfranklinjr@hotmail.com</del>	<input checked="" type="radio"/> No	<input type="radio"/> Yes
Larry Franklin, Jr	larryfranklinjr@hotmail.com	<input type="radio"/> No	<input checked="" type="radio"/> Yes
Kevin Brown	mayrbrown@cityofbuenvista.org	<input checked="" type="radio"/> No	<input type="radio"/> Yes
Gwend Nesbit	gnesbit@marioncountygga.org	<input type="radio"/> No	<input checked="" type="radio"/> Yes
Heather Wright	hwright@marioncountygga.org	<input type="radio"/> No	<input checked="" type="radio"/> Yes
Cassandra Porter	cporter@marion.k12.ga.us	<input checked="" type="radio"/> No	<input type="radio"/> Yes
George Neal	grneal72@gmail.com	<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes
		<input type="radio"/> No	<input checked="" type="radio"/> Yes



# **MARION COUNTY & THE CITY OF BUENA VISTA**

## **COMPREHENSIVE PLAN MEETING**

**5:30 PM  
August 21, 2025  
Marion County Board of  
Commissioners Office**

**100 E Burkhalter, Buena Vista,  
GA 31803**

## Marion County Public Meeting 2

Marion County and the City of Buena Vista will hold a public meeting on August 21st, 2025 at 5:30 PM in the Marion County Commission Office at 100 East Burkhalter Ave, Buena Vista, Georgia 31803 to review a draft **Comprehensive Plan**.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunities for residents to make suggestions, additions, or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the updated Community Work Program Report of Accomplishments, and demographics, as well as any other portion of the plan to be submitted to the Regional Commission and the Department of Community Affairs.

Formal written comments on the draft Comprehensive Plan Update will be accepted until August 21st, 2025 at the following address:

River Valley Regional Commission  
ATTN: Marion County & Buena Vista Comprehensive Plan  
710 Front Avenue Suite A  
Columbus, GA 31901

Marion County and the City of Buena Vista are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Person with special needs relating to handicapped accessibility or foreign language shall contact Gwen Nesbit, the Marion County Clerk at (229) 649-2603. For more information about the public hearing, please contact Blaine Hoskins with the River Valley Regional Commission at 706-256-2910.

# **Marion County and City of Buena Vista**

## **Comprehensive Plan Update 2025**

### **AGENDA**

August 21, 2025

Marion County Board of Commissioners' Office

100 E Burkhalter,

Buena Vista, GA

5:30 p.m.

- I. Open and Introductions
- II. Presentation of Plan Update
- III. Review Plan Draft
- IV. Q and A

NOTES:



# Marion County & City of Buena Vista Comprehensive Plan Update 2025

**August 21, 2025**

**5:30 PM**

Name

Email

Do you live within Buena Vista city limits?

Lenne Harris

charis@maricountyga.org

Gwendolyn Nesbit

qnesbit@marioncountygov.org

Kevin Brown

George Neal

No ) Yes

No Yes

No ☐ Yes ☒

No      Yes

No. Yes

No      Yes

No      Yes

No      Yes

No      Yes

No Yes

No      Yes

No Yes

No Yes