



# Greater Taylor County Comprehensive Plan 2019-2028



Greater Taylor County  
Comprehensive Plan 2019-2028

Taylor County  
City of Butler · City of Reynolds

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# ***SITE LOCATION MAP***



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## Introduction

This is the community's third full comprehensive planning document prepared in compliance with the Georgia Planning Act of 1989. The first was adopted in November, 1995, for the period 1996-2005. The second was adopted January, 2009 for the period 2009-2018. A deadline extension was granted by the state for the period between these two plans because of revisions to the minimum planning standards. The legislative intent and purpose of the Act, codified at O.C.G.A. 36-7-1, is as follows:

The local governments of the State of Georgia are of vital importance to the state and its citizens. The state has an essential public interest in promoting, developing, sustaining, and assisting local governments. In addition, the natural resources, environment, and vital areas of the state are of vital importance to the state and its citizens. The state has an essential public interest in protecting and preserving the natural resources, the environment, and the vital areas of the state. The purpose of this article is to provide for local governments to serve these essential public interests of the state by authorizing and promoting the establishment, implementation, and performance of coordinated and comprehensive planning by municipal governments and county governments, and this article shall be construed liberally to achieve that end. This article is enacted pursuant to the authority granted the General Assembly in the Constitution of the State of Georgia, including, but not limited to, the authority provided in Article III, Section VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV.

The Georgia Department of Community Affairs was charged by the State Legislature with providing a framework for development, management and implementation of local comprehensive plans. The framework developed and published by the Department took the form of Minimum Standards and Procedures for Local Comprehensive Planning and has undergone revisions since passage of the 1989 Act.

This plan was prepared in compliance with the third iteration of the Minimum Standards and Procedures, which took effect March 1, 2014. Plan development began well in advance of the fourth iteration of mandated planning standards which took effect October 1, 2018. The six required plan elements applicable to this document and the options selected, where applicable, are presented here in the order they appear in the regulations:

### Community Goals Element

Of the four options available to address this element; General Vision Statement, List of Community Goals, Community Policies, and Character Areas with Defining Narrative, the community opted for a General Vision Statement.

### Needs and Opportunities Element

From input provided by public officials and the general public lists of issues, needs and opportunities were developed to be addressed through plan implementation.

### Community Work Program Element

Separate lists of specific activities each jurisdiction intends to undertake during the first five years of the life of this plan were developed to address needs and issues and to capitalize on opportunities. This section includes a Report of Accomplishments revealing the status of activities implemented in the previous five-year work program.

#### Economic Development Element

The element identifies needs, issues and opportunities related to economic development and economic vitality of the community. It includes a work program separate from the Community Work Program addressing needs and opportunities considering such factors a diversity of the economic base, quality of the local labor force, and identification of local economic development agencies, programs and tools.

#### Land Use Element

This is a plan requirement for local governments with zoning regulations. Of the two allowable options for addressing this planning element; a future land use map or character area identification, all three jurisdictions prepared a future land use map. An existing land use map was prepared for each jurisdiction as the foundation for projecting and promoting future land uses. Both maps are included for all three jurisdictions.

#### Broadband Element

This element addresses an amendment to the Minimum Standards and Procedures for Local Comprehensive Planning. It describes the community's disparity in Internet service relative to most of the state, and presents an action plan addressing the promotion of the deployment of broadband services by broadband service providers into unserved/underserved areas of the community.

### Plan Development

The plan facilitator met with each governmental body to provide general background information, discuss plan element options and the plan development process. At this informational meeting initial public hearings were scheduled for each jurisdiction for data presentation and initial solicitation of public input and participation. An initial hearing was held for Reynolds February 20, 2018, for the Board of Commissioners February 27, 2018, and for the City of Butler March 1, 2018. After the first round of hearings at least two work sessions were held in/for each jurisdiction to advance plan development and additional input sessions were held with the Chamber of Commerce and Industrial Development Authority.

These activities coincided with two complimentary developments; a Tourism Product Development Resource Team Report (May, 2017-April, 2018) and a professionally prepared re-branding study (September, 2017-October, 2018). The tourism product development, re-branding study and comprehensive plan development proceeded independently but yielded very similar strengths-weaknesses-opportunities-threats assessments. Findings/elements of these two complimentary developments were incorporated into the three separate work program elements of the comprehensive plan.

The steering committee consisted of the elected officials of each jurisdiction, the chief appointed/administrative officials and staff of the chamber of commerce. These parties constituted the core of stakeholders, which also included representation from planning and zoning, public works supervisors, emergency responders, the library director and the local electrical utility.

The draft of the plan was presented at the second public hearing November 8, 2018, during which additional input and comment was solicited. This was a joint hearing for all three jurisdictions hosted by the county. Information pertaining to plan hearings, meetings and development were advertised via newspaper notices, newspaper coverage, word of mouth, e-mail notices and social media.

### Plan Organization

This document was developed as a joint plan with the General Vision statement, Issues and Opportunities and Broadband elements each presented to as a representation of all three jurisdictions. Because Land Use and Work Programs, both Community and Economic Development, have features that are unique to each jurisdiction they are presented separately by jurisdiction. Demographic Data Tables and Analysis are presented for the community as a whole with the economic development component presented to serve as background for the separate Economic Development elements. The final document is available in two versions; (1) all elements combined into a single document, and (2) for greater day-to-day utility the elements representative of the community as a whole can be bound with those elements unique to any jurisdiction or combination thereof.






## Vision Statement




The distinctive foundation of Taylor County is a peaceful, supportive and welcoming community rooted in small town living and values, and centered around historic downtown, active schools, championship sports, vibrant churches, strong families, and ambitious small business. Enterprising city and county governments work closely and enthusiastically with the development authority, the chamber of commerce and a technical college rated third in the nation to encourage, facilitate and inspire business and industry in this exceptional area.

**ISSUES AND OPPORTUNITIES**  
**STRENGTHS**

		
		Strong Volunteerism
	Public Libraries	Public Library and Little Libraries
		Family Connections
	Low Crime Rate/ Little Drug Activity	Visible Police Presence
Strong Emergency Response Community	Good Emergency Response Services	Strong VFD
Good Location	Good Location	Easy Commute for Workers and for Out-of-Town Amenities
Intersection of Divided Four Lanes	Four Lane Roadways	Fall Line Freeway
Increasing Highway Traffic Counts		
Good Recreation Compared to Surrounding Counties	Good Recreation Department	Becoming Bicycle-Friendly City City Parks Golf Course
		Headquarters for Regional Telephone and Electric Utilities Local Montessori School
Future for Local Schools Looks Brighter	Future for Local Schools Looks Brighter	Future for Local Schools Looks Brighter
	Transitioning To a Technical College Better-Suited to Taylor (Dual Enrollment/Move on When Ready)	
		“Attractions” – Peaches, Strawberries, Silver Dollar
Big Game Hunting Venue	Big Game Hunting Venue	Big Game Hunting Venue
Proximity to Flint River for Local Use	Proximity to Flint River, for Local Use	Proximity to Flint River, for Local Use
“Local” Restaurants	“Local” Restaurants	“Local” Restaurants
Local Health Clinic		Health Clinic in School
Airport-Roadway-Railroad	Airport	
Tourism Development Initiative	Tourism Development Initiative	Tourism Development Initiative
	Developing a Branding/Marketing Program	
	Available Land at Reasonable \$	
Positive C of C Momentum	Positive C of C Momentum	

	Improved Cooperation Between County and Cities	
Solar Farm Revenues	Large Commercial Landfill (Free Local Service and Revenue Generator)	
Few Empty Buildings Downtown		
Competitive Tax and Utility Rate Structures	County Getting a New Web Site	

**ISSUES AND OPPORTUNITIES**  
**WEAKNESSES**

 BUTLER GEORGIA	 TAYLOR COUNTY	 REYNOLDS GEORGIA
Blight due to housing, lots		Dilapidated housing
	Owner housing being converted to rental units because of poor sales	# of houses on the market and not selling
	The community has a history of worker out-commuting	
Inadequate local employment opportunities	No jobs for younger workers (OJT opportunities in the past)	Inadequate local employment opportunities
	Higher academic achievers leave after HS/college graduation	
	The local work force is generally of a relatively lower work skill	
	Local jobs are typically lower on the wage scale	
	Employed younger workers cannot afford local housing	
	Limited retail trade options	
Grocery store options		
	Condition of some sewer collection lines	Condition of some water lines
		Not enough overnight accommodations for demand
	Community does not have natural gas service	Low level of public involvement (political office)
	Community does not have natural gas service	Louisiana Court Rec
	Condition of Infrastructure	

	Limited fast food restaurants/ with drive-through windows	
		Inadequate water reserve
Limited access off 96		
Development authority has historically been underfunded		
The community's human economic assets do not sufficiently support physical economic assets		

## Work Programs

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Taylor County  
Community Work Program  
FY 2019-2023

Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Computer upgrades	X	X	X	X	X	\$2.5K	General Fund	County Manager
Bridge repair	X	X	X	X	X	\$150K	LMIG/TIA	County Manager
Pave county roads	X	X	X	X	X	\$1.5M	LMIG/SPLOST	Public Works Dir
Stripe county roads	X	X	X	X	X	\$250K	LMIG/SPLOST	Public Works Dir
Replace sheriff's office cruiser	X	X	X	X	X	\$28K	SPLOST	Sheriff
Purchase fire vehicle and equipment	X	X	X	X	X	\$150K	SPLOST	Fire Chief
Replace roadway signage (per US DOT reflectivity standard)	X	X	X	X	X	\$35K	LMIG/SPLOST	Public Works Dir
Purchase maintenance equipment for recreation department	X	X	X	X	X	\$25K	SPLOST	Recreation Dir
Incorporate capital budget into financial management system		X	X			Staff Time	General Fund	County Manager
Capitalize on any opportunity to attract natural gas transmission lines to the community	X	X	X	X	X	\$5M	TBD	Commercial Natural Gas Co.
Railroad warning device at Norfolk Southern crossing					X	\$265K	DOT	County Manager
Renovate courthouse incorporating storm-resistant elements				X		\$150K	USDA SPLOST	County Manager
Erect field lights at football field				X		\$20K	SPLOST	Recreation Dir
Complete installation of water sprinkler system at recreation complex				X		\$100K	SPLOST	Recreation Dir
Construct ten-bay, storm-resistant, T-hangars/ with airport taxiways	X	X	X	X	X	\$740K \$760K	DOT SPLOST	Airport Manager
Initiate pursuit of DNR funding for a public fishing area (PFA)	X	X	X	X	X	\$1M	DNR	BOC
Pursue housing and/or related assistance		X			X	<\$800K	CDBG/CHIP	County Manager
Codify county ordinances		X				\$25K	General Fund	County Manager

Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Establish a revolving loan fund					X	\$500K	CDBG CDBG-EIP USDA-RBDG	County Manager
Update zoning ordinance	X					Staff Time	General Fund	Planning Director
Review/revise large signage regulations (placement)	X					Staff Time	General Fund	Planning Director
Review and increase environmental/ nuisance code enforcement activity, incorporating disaster mitigation “standards” checklist	X					Staff Time	General Fund	Planning Director
Post emergency preparedness information on web site	X					Staff Time	General Fund	EMA Director
Negotiate the possible consolidation or contract-for-services of zoning administration and comprehensive, full-time building/housing code enforcement countywide		X				Staff Time	General Fund	BOC City of Butler City of Reynolds
Remodel EMS building	X					\$135K	General Fund	County Manager
Construct EMS Building					X	\$400K	SPLOST General Fund	County Manager
Purchase new ambulance	X					\$170K	SPLOST General Fund	EMS Director
Pursue funding for additional office space for Health Dept. and DFCS with storm-resistant features				X		\$100K	SPLOST General Fund	County Manager
Replace HVAC at Health Dept. and DFCS		X				\$25K	SPLOST	BOC
Construct Taylor Transit Complex; office and vehicle housing				X		\$250K	DOT General Fund	County Manager
Renovate neighborhood service center	X					\$50K	SPLOST General Fund	BOC
Pave county office complex parking lot		X				\$10K	LMIG	County Manager
Acquire adjoining lot and construct addition to county annex	X					\$300K	SPLOST General Fund	BOC
Negotiate the possible consolidation of fire services into a countywide department				X		Staff Time	General Fund	Fire Chief
Construct bleachers at football field			X			\$50K	SPLOST	Recreation Director

Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Construct airport terminal				X		\$500K	DOT SPLOST	Airport Manager
Landscaping enhancements on GA. 96 between Butler and Reynolds		X				\$341K	DOT General Fund	County Manager
Adopt environmental protection ordinances (wetlands, groundwater recharge and river corridor protection)	X					Staff Time	General Fund	County Manager
Implement an Aggressive Economic Marketing Campaign; Dynamic Web Site, Promoting Competitive Economic Advantages (Mega Site), Expand Networking Activities	X					Staff Time	General Fund	Development Authority
Replace heavy equipment in Public Works			X			\$175K	General Fund	County Manager
Replace (household) trash truck			X			\$200K	General Fund	County Manager
Construct Multi-Purpose Community Building with Storm-resistant Features		X				\$500K	SPLOST	Recreation Director
Construct Recreation/Community Center			X			\$250K	SPLOST	Recreation Director
Add one transit van to Taylor Transit fleet			X			\$50K	DOT/Transit Sys	Transit Manager
Purchase concession trailer for recreation complex		X				\$3K	SPLOST	Recreation Director
Parking/paving improvements at recreation site		X				\$200K	SPLOST	Recreation Director
Reestablish Commission for Historic Preservation		X				Staff Time	General Fund	BOC
Initiate single-family lease-to-purchase housing program			X			Staff Time	USHUD	Flint Area Consolidated Housing Authority
Purchase new ambulance		X				\$170K	General Fund	EMS Director
Purchase playground equipment and install fencing at recreation complex	X					\$50K	SPLOST	Recreation Director
Construct bleachers at tennis court			X			\$50K	SPLOST	Recreation Director
Pursue cluster zoning/conservation subdivision components with visual buffer standards for subdivision ordinance		X				Staff Time	General Fund Permit Fees	Planning Director
Pursue appropriate zoning for "Jarrell" and "motor sports" character areas			X			Staff Time	General Fund Permit Fees	Planning Director
Expand water system					X	>\$1M	USDA/CDBG	BOC



Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Northwest (airport) bypass linking US 19 & GA 96					X	\$3M	DOT	BOC
Pursue increase of minimum lot size in "Rural" Character Area					X	Staff Time	General Fund	Planning Director
E-911 System Enhancements	X					TBD	SPLOST General Fund	BOC
Implement curbside garbage collection	Long-term project					-	-	-
Reactivate recycling program	Long-term project					-	-	-

<sup>1</sup> Where stated, "Staff Time" should be the preponderance of project cost.

Taylor County Economic Development Work Program FY 2019-2023								
Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
facilitate economic and residential development through financial packaging, service delivery, etc.	X	X	X	X	X	TBD	CDBG USDA OneGA	County Manager
work with Butler for appropriate zoning of US 19/GA 96 intersection	X					Staff Time	Operating Budget	BOC
Reassess need and level of support for re-creation of historic preservation commission	X	X				Staff Time	Operating Budget	BOC
Support county eco-tourism activity	X	X	X	X	X	TBD	General Fund	BOC
Extend water and sanitary sewer services to Fall Line Highway					X	\$500K	SPLOST	BOC City of Butler
Monitor the Need for and Address Brownfield Remediation			X	X	X	TBD	EPA EDA	County Manager
Enhance Broadband Service (adopt ordinance, develop incentive)		X				TBD	SPLOST General Fund	BOC Butler Reynolds
Appoint a Planning and Development Team to Prioritize Recommendations in the Recent Tourism Product Development Resource Team Report (April, 2018) and Present a Work Program for <u>Tourism Promotion</u>	X	X				Staff Time	Chamber Budget	Chamber of Commerce
Incorporate Eco-Tourism Into Economic Promotion Activities		X				Staff Time	General Fund	Development Authority
Adopt and incorporate the “Taylor Made” re-branding logo into all local government communications	X					\$5K	Operating Budget	Board of Commissioners

<sup>1</sup> Where stated, “Staff Time”, should be the preponderance of project cost.

Taylor County Work Program  
Report of Accomplishments  
FY 2014-2018

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Computer upgrades	X			
Bridge repair	X			
Pave county roads	X			
Stripe county roads	X			
Replace sheriff's office cruiser	X			
Purchase fire vehicle and equipment	X			
Replace roadway signage (per US DOT reflectivity standard)	X			
Purchase maintenance equipment for recreation department	X			
Capitalize on any opportunity to attract natural gas transmission lines to the community	X		opportunity arises	
Railroad warning device at Norfolk Southern crossing			2023 pending federal funds	
Replace Flint River bridge @ SR 128	X			
Renovate courthouse (incorporating storm-resistant elements)	X		2022 resolved immediate maintenance- HVAC; renovation suspended pending SPLOST	
Remodel county building adjacent to annex for use as office space	X			

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Ensure the availability of (and enhance current) speculative industrial building with storm-resistant features				SOLD (used only for storage)
Erect field lights at football field			2022 suspended pending SPLOST	
Complete installation of water sprinkler system at recreation complex	X		2022 SPLOST funds	
Construct self-serve fuel system (credit card) at airport	X			
Construct ten-bay, storm-resistant, airport T-hangar with taxiways			2022 Lack of funds	
Initiate pursuit of DNR funding for a public fishing area (PFA)				
Pursue housing and/or related assistance 2015	X			
Codify county ordinances			2020 Lack of funds	
Establish a revolving loan fund			2023 without prospect	
Initiate wholesale review of zoning ordinance; update as necessary			2019 solar farms	
Review/revise large signage regulations (placement)			2019 “	
Review and increase environmental/ nuisance code enforcement activity, incorporating disaster mitigation “standards” checklist			2019 solar farms	
Post emergency preparedness information on web site			2019 site not updated	
Negotiate the possible consolidation or contract-for-services of zoning administration and comprehensive, full-time building/housing code enforcement countywide			2020 evolving dynamics	
Replace bridge CR 247@ Horse Creek	X			
Remodel EMS building			2019 Lack of funds	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Purchase new ambulance	X			
Pursue funding for additional office space for Health Dept., DFCS, Neighborhood Service Center, Family Connections with storm-resistant features			2022 Lack of funds	
Construct Taylor Transit Complex; office and vehicle housing			2022 Lack of funds	
Pave county office complex parking lot			2020 Lack of funds	
Negotiate the possible consolidation of the numerous fire services into a countywide department			2022	
Construct bleachers at football field			2021 Lack of funds	
Construct airport terminal			2022	
Landscaping enhancements on GA. 96 between Butler and Reynolds			2020 Lack of funds	
Adopt environmental protection ordinances (wetlands, groundwater recharge and river corridor protection)			2019	
Implement an aggressive economic marketing campaign; dynamic web site, promoting competitive economic advantages (mega site), expand networking activities		2019 Completed re-branding in 2018		
Incorporate eco-tourism into economic promotion activities			2020 Lack of funds	
Replace heavy equipment in Public Works	X			
Replace (household) trash truck	X			
Install elevator in and harden county office annex	X			
Construct multi-purpose community building with storm-resistant features			2020 Lack of funds	
Install elevator in and harden county office annex	X			
Add one vehicle to Taylor Transit fleet	X			
Purchase concession trailer for recreation complex			2020	
Parking/paving improvements at recreation site			Lack of funds	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Reestablish commission for historic preservation (and promotion of tourism)			2020 Loss of momentum	
Initiate single-family lease-to-purchase housing program			Lack of funds	
Purchase new ambulance	X			
Purchase playground equipment, construct walking track and fencing at recreation complex	X			
Construct tennis courts (4) at recreation complex	X			
Pursue cluster zoning/conservation subdivision components with visual buffer standards for subdivision ordinance			2020 suspended pending ordinance update	
Pursue appropriate zoning for “Jarrell” and “Motor Sports” character areas			Lack of funds	
Expand water system			2023 Lack of funds	
Northwest (airport) bypass linking US 19 & GA 96			2023 Lack of funds	
Pursue increase of minimum lot size in “Rural” Character Area			2023 Lack of funds	
Implement curbside garbage collection		Long Term		
Reactivate recycling program		Long Term		

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Butler Community Work Program FY 2019-2023								
Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Negotiate with the county the possible consolidation or contract-for-service zoning administration and comprehensive, full-time building/housing code enforcement		X				Staff Time	Operating Budget	City Council
Incorporate a disaster mitigation “standards” checklist into code enforcement activities		X				Staff Time	Operating Budget	City Manager
Replace deteriorated sanitary sewer mains	X			X		TBD	USDA CDBG GEFA	Utility Superintendent
Continue capture of water/wastewater infrastructure using GPS		X		X		\$2.5K per occasion	USDA GEFA	Utility Superintendent
Pursue a storm-hardened after-hours emergency care facility	X	X	X	X	X	TBD	GEMA	City Manager
Replace police cruiser	X		X		X	\$32K per vehicle	USDA Dept. Budget	Police Chief
Incorporate capital budget into financial management system		X	X			Staff Time	General Fund	County Manager
Purchase turnout gear and breathing apparatus for fire department	X		X		X	\$5K per purchase	Fire Grant Dept. Budget	Fire Chief
Storm drainage improvements-piping/ditching at various sites		X		X		TBD	GEFA Dept. Budget	Public Works Superintendent
Signage enhancements: replace street signs, erect way-finding signage, erect entranceway signs	X	X	X			\$60K	TIA General Fund	Public Works Superintendent

Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Negotiate with surrounding property-owners ROW adjustments to facilitate traffic flow enhancements for Hillcrest/RR Street/SR 137 intersection					X	Staff Time	Operating Budget	City Council
Pursue housing and/or related assistance for residents	X			X		≥\$700K	CDBG CHIP USDA	City Manager
Extend wastewater collection service to unserved residences	X		X		X	TBD	USDA	Utility Superintendent
Supplement fire department with one paid firefighter			X			\$45K	Operating Budget	Fire Chief
Negotiate with county to consolidate fire services into countywide department				X		Staff Time	Operating Budget	City Council
Construct storm-resistant fire substation (subject to consolidation of fire services)					X	TBD	USDA GEMA	Fire Chief
Construct larger, storm-resistant city hall				X		≥\$350K	GEFA USDA	City Council
Enhance elevated water storage capacity and upgrade associated water transmission mains					X	TBD	USDA	Utility Superintendent
Replace fire truck (subject to consolidation of fire services)					X	\$100K	Fire Grant USDA	Fire Chief
Make park and playground improvements		X		X		\$75K	General Fund	Public Works Superintendent
E-911 system enhancements	X					TBD	SPLOST General Fund	City Council
Library expansion				X	X	\$600K	GDEd USDA	Librarian

<sup>1</sup> Where stated, Staff Time should be the preponderance of project cost



Butler Economic Development Work Program FY 2019-2023								
Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost <sup>1</sup>	Source	
Facilitate economic and residential development through financial packaging, service delivery, etc.	X	X	X	X	X	TBD	CDBG USDA OneGA	city council
Annex properties south of US 19/GA 96 intersection and zone appropriately to manage anticipated growth, or work with the county for appropriate zoning of the area	X					Staff Time	Operating Budget	City Council
Reassess need and level of support for: (1) creation of a DDA, (2) local historic district/historic preservation commission, (3) downtown facade enhancement program and follow through as appropriate.	X	X				Staff Time	Operating Budget	City Council
Construct sidewalk improvements on downtown square ADA				X		\$80K	DOT LMIG/TIA	Public Works Superintendent
Support county eco-tourism activity	X	X	X	X	X	Staff Time	Operating Budget	City Council
Develop incentives for infill development		X				Staff Time	Operating Budget	City Council
Enhance Broadband Service (adopt ordinance, develop incentive)		X				TBD	SPLOST General Fund	Butler Reynolds BOC
Monitor the Need for and Address Brownfield Remediation			X	X	X	TBD	EPA EDA	Public Works Superintendent
Perform water system improvements to industrial park (wells, storage, water main upgrades, etc.)				X	X		USDA	Utility Superintendent
Adopt and incorporate the "Taylor Made" re-branding logo into all local government communications	X					\$5K	Operating Budget	City Council

<sup>1</sup> where stated, Staff Time should be the preponderance of project cost

Butler Work Program Report of Accomplishments FY 2014-2018				
Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Complete codification of municipal ordinances	X			
Complete in-house review of zoning ordinance (including signage/billboards) and update as necessary	X			
Negotiate with the county the possible consolidation or contract-for-service zoning administration and comprehensive, full-time building/housing code enforcement			2020 negotiations have been episodic	
Incorporate a disaster mitigation “standards” checklist into code enforcement activities			2020 component of consolidation	
Post emergency preparedness information on web site	X			
Annex properties south of US 19/GA 96 intersection and zone appropriately to manage anticipated growth, or work with the county for appropriate zoning of the area			2021 development pressure forces the issue	
Replace deteriorated sanitary sewer mains	X			
Sanitary Sewer Rehab/Replace Gravity Outfall Lines to WWTP	X			
Extend water/wastewater services to 19/96 intersection	X			
Initiate capture of water/wastewater infrastructure using GPS (coordinate with implementation of FY ‘13 CDBG)	X			

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Pursue a storm-hardened after-hours emergency care facility			2023 funding available	
Replace police cruiser	X			
Purchase turnout gear and breathing apparatus for fire department	X			
Storm drainage improvements-piping/ditching at various sites	X			
Negotiate with surrounding property-owners ROW adjustments to facilitate traffic flow enhancements for Hillcrest/RR Street/SR 137			2023 Difficulty with RR ROW	
Replace garbage truck or contract for private collection	X			
Construct sidewalk improvements on downtown square			≤2023 DOT ROW issue	
Reassess need and level of support for: (1) creation of a DDA, (2) local historic district/historic preservation commission, (3) downtown facade enhancement program and/or (4) incentives for infill development and follow through as appropriate.		2023		
Pursue housing and/or related assistance for residents	X			
Extend wastewater collection service to unserved residences	X			
Adopt environmental protection ordinances (wetlands and groundwater recharge area)	X			
Supplement fire department with one paid firefighter			2021 due to LoF	
Negotiate with county to consolidate fire services into one countywide department			2022 negotiations are episodic	
Support county eco-tourism activity	X			

Project Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Initiate enhancements to elevated water storage capacity and upgrades to associated water transmission mains	X			
Develop incentives for infill development				Stymied by inaction on DDA
Replace sanitary sewer flusher	X			
WWTP improvements - influent & effluent lift stations, screening, grit removal, etc.	X			
Construct storm-resistant fire substation (subject to consolidation of fire services)			≤2023 component of consolidation	
Construct larger, storm-resistant city hall			2022 Site availability	
Supplement fire department with second paid firefighter			2021 Lack of funds	
Complete enhancements to elevated water storage capacity and upgrades to associated water transmission mains		2023		
Initiate water system improvements to industrial park (wells, storage, water main upgrades, etc.)		2023		
Develop sidewalk standards for new residential/commercial development	X			
Replace fire truck (subject to consolidation of fire services) <i>completed w/o consolidation</i>	X			
Library expansion			2023 Supplemental funding	

<sup>1</sup> Activity may be completed for the period but part of a longer-term, continuing or ongoing effort.

Reynolds Community Work Program FY 2019-2023								
Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost	Source	
Maintain Diligent Code Enforcement - Housing/ Environmental/Nuisance, with a Pre-Disaster Mitigation Component to Reduce Potentially Hazardous Debris Fields	X	X	X	X	X	Staff Time	Permits, Genrl Fund	Code Officer
Adopt Blight Ordinance	X					Staff Time	Genrl Fund	City clerk
Develop a Package of Infill Incentives to Promote Development of Vacant and Redevelopment of Blighted Properties	X					Staff Time	Genrl Fund	Development Authority/CofC
Finalize Zoning Ordinance Update	X					Staff Time	Genrl Fund	City clerk
Finalize Update Of Signage Regulations	X					Staff Time	Genrl Fund	City clerk
Finalize Codification Of Municipal Ordinances	X					\$10K	Genrl Fund	City clerk
Adopt Environmental Protection Ordinances (Wetlands and Groundwater Recharge)	X					Staff Time	Genrl Fund	City clerk
Upgrade Municipal Website with Dynamic Features	X					\$4K	Genrl Fund	City clerk
Promote Volunteerism, Tutoring, Mentoring with messaging on Municipal Website and Social Media	X					Staff Time	Genrl Fund	City clerk
Post Information about Family/Business Disaster Preparedness on Municipal Website	X					Staff Time	Genrl Fund	City clerk
Offer a Leadership Training Program		X				\$2K	Genrl Fund	City clerk
Replace Deteriorated Sanitary Sewer Collection Lines	X					\$175K	CDBG Genrl Fund	Public Works Superintendent
Rehabilitate Water Plant and Clearwell			X			\$100K	USDA	Public Works Superintendent
Replace Asbestos-Cement and Cast Iron Water Distribution Lines (±45K LF) and Lead Connections		X	X			\$2.1M	USDA	Public Works Superintendent
Construct Second Elevated Water Tank, Well, Treatment for Overall System Backup and Economic Stimulation on the West Side				X	X	\$1.4M	USDA SPLOST	Public Works Superintendent

Install Radio-Read System for Water Meters				X		\$160K	USDA	Public Works Superintendent
Pursue Funding for Housing and/or Related Assistance	X			X		≤\$700K per project	CDBG USDA CHIP	City clerk
Acquire One Fire Apparatus to Replace Two Existing Vehicles		X				\$90K	USDA SPLOST	Fire Chief
Replace Fire Turnout Gear and Breathing Apparatus		X		X		\$33K each	Fire Grant General Funds	Fire Chief
Replace Police Cruisers	X				X	\$50K each	USDA Genrl Fund	Police Chief
Apply for Funding to Mitigate Storm Drainage/ Street Improvements Needs	X			X		>\$1M	USDA	Public Works Superintendent
Relocate/Upgrade City Hall and Police Station to Larger and Storm-Resistant Facility(ies)			X			TBD	USDA GEFA GEMA	City council
Duplicate and Store Copies of Critical Records Offsite of City Hall		X				\$10K	Genrl Fund	City clerk
Incorporate capital budget into financial management system		X	X			Staff Time	Genrl Fund	City clerk
Assist Adult Care Facility with Effort to Recruit a Medical Doctor to Reynolds	X	X	X	X	X	Staff Time	Genrl Fund	Mayor
Assist the Emergency Management Director Identify, Designate and Development a Storm or Emergency Shelter in the City	X	X				TBD	FEMA GEMA USDA	Public Works Superintendent
Implement Streetscape Improvements along Ga. 128			X			\$50K	TIA SPLOST	Public Works Superintendent
Prepare and Adopt a Bicycle/Pedestrian Plan	X					Staff Time	RVRC/DOT	City Clerk
Adopt a Complete Streets Policy	X					Staff Time	Genrl Fund	City Clerk
Make Recreation Enhancements via, (1) upgrades to Existing Facilities (Playgrounds, Courts and Fields, and (2) New Offerings, e.g., Disc Golf, Dog Park, Walking Track with Exercise Stations.		X			X	>\$50K	DNR- LWCF SPLOST Genrl Fund	Public Works Superintendent

Reynolds Economic Development Work Program FY 2019-2023								
Project	Fiscal Year					Funding		Responsible Party
	'19	'20	'21	'22	'23	Cost	Source	
Audit Franchise Fee Collections to Identify Possible Shortfalls	X					Staff Time	Genrl Fund	City council
Investigate and Pursue Best State Incentive Program for Reynolds, e.g., Rural Zone, Enterprise Zone, etc.	X	X				Staff Time	Genrl Fund	City council
Develop a Package of Local Incentives to Promote Economic Development	X					Staff Time	Genrl Fund	Development Authority/CofC
Coordinate Efforts with Development Authority to Acquire Industrial Park/Acreage				X		\$50K	OneGa USDA	City council
Capitalize a Revolving Loan Fund			X			<\$500K	USDA/RBDG (CDBG)	City council
Enhance Broadband Service (adopt ordinance, develop incentive)		X				TBD	SPLOST General Fund	Reynolds Butler BOC
Seek Funding to Facilitate Conversion of the Armory to Maximize Public Use			X	X		>\$2M	USDA OneGA	City council
Monitor the Need for and Address Brownfield Remediation			X	X	X	TBD	EPA EDA	Public Works Superintendent
Adopt and incorporate the “Taylor Made” re-branding logo into all local government communications	X					\$5K	Operating Budget	City Council
Selectively Implement Tourism Product Development Resource Team Report – 2018, e.g., Pursue Designation as State Strawberry Capital	X	X				Staff Time	Genrl Fund	City Clerk

Reynolds Work Program  
Report of Accomplishments  
FY 2014-2018

Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Maintain diligent housing/environmental/ nuisance code enforcement program with eye on reducing size of potentially hazardous debris fields	X			
Update municipal web site	X			
Promote volunteerism in tutoring and mentor programs on dynamic web site			2019	
Initiate wholesale review of zoning ordinance		2019		
Negotiate with the county the possible consolidation or contract-for-service zoning administration and comprehensive, full-time building/housing code enforcement	X <sup>2</sup>			
Review/revise signage regulations (placement)		2019		
Continue rehabilitation of sanitary sewer lines (wastewater collection lines)		2019		
Replace lift station on Ga Hwy 128 S.	X			
Support county's eco-tourism activity	X			
Assist EMA with identification and designation of an emergency shelter			2019 Funding Limitations	
Recruit medical doctor		≤2023		
Relocate/upgrade city hall and police department to storm-resistant facility(ies)			2021 Funding Limitations	
Duplicate and store copy of vital records offsite			2020 Funding Limitations	
Post information about family/business disaster preparedness on dynamic web site			2019 Information not received	



Project/Activity	Complete <sup>1</sup>	Underway, to be completed	Postponed until ...	Not accomplished
Negotiate with county to consolidate fire services into one countywide department				Lost Priority
Replace asbestos-cement water mains in southern portion of city			2020 Lack of Funding	
Adopt applicable environmental protection ordinances (wetlands and groundwater recharge area)		2019 Included with codification of ordinances		
Pursue funding for housing and/or related assistance	X			
Initiate central business district redevelopment program		2020 (possible RZ or EZ)		
Streetscape improvements along Gateway Corridor (Ga 96)	X			
Develop incentives for <u>infill</u> development		2020 (part of Econ Dev package)		
Acquire acreage for use as industrial park			2022 Priority Lowered	
Construct second elevated water tank for reserve and to stimulate west side economic development			2020 Lack of Funding	
Purchase additional fire apparatus	X			
Initiate storm drainage/street improvements in NE quadrant and storm drainage improvements in SE quadrant			2019 Lack of Funding	

<sup>1</sup> Activity may be completed for the period but part of a longer-term or ongoing effort.

<sup>2</sup> Alternative action; employed code officer, will retain in-house zoning administration

## Land Use Element

### *Plan Requirement*

*This Element is required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, and must include at least one of the two components listed below:*

*(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas covering the entire community, including existing community sub-areas, districts, or neighborhoods. Community improvement districts, tax allocation districts, designated redevelopment areas and the like are good candidates for delineation as character areas. For each identified character area carefully define a specific vision or plan that includes the following information:*

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area,*
- Listing of specific land uses and/or zoning categories to be allowed in the area, and*
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.*

*(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically by parcel) of specific future land uses. If this option is chosen use either of the land use classification schemes described (in the Standards) and include a narrative that explains how to interpret the map and each land use category.*

To satisfy this plan requirement the second option, development of a future land use map and narrative, is addressed. An existing land use map with accompanying statistics and narrative are presented as background for projected land use.

## *Land Use Definitions*

*Agriculture/Forestry:* This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

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

*Industrial:* This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

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

*Public/Institutional:* This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.

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

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

*Undeveloped/Vacant:* This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

Existing Land Use Map and Narrative

During the spring/summer of 2018, digital tax parcel data were collected, current aerial imagery reviewed and field (windshield) surveys performed to locate, identify and categorize land uses. That information was then compiled into a color-coded mosaic of manageable size representative of the relative distribution of land uses across the community.

Taylor County Existing Land Use (unincorporated area)

Unincorporated Taylor County retains much of its rural history, especially in the sense that such a large percentage of land area is still “undeveloped”. Eighty-nine percent of the county’s land area is forestland; among the ten largest proportions of the state’s 159 counties. Sixty-seven percent of the state’s total land area is forested.<sup>1</sup> The term “undeveloped” as used here is not a reference to whether a site is in productive use. Georgia’s forest industry is the second largest industry in the state in terms of employment and wages and salaries.<sup>2</sup> Another indicator of the community’s “roots” is its history in agriculture. Although the acreage varies each year, over the fifteen year period 1997-2012 the county averaged ±75,000 acres in agricultural production.<sup>3</sup> Together, these two uses, categorized as Agriculture/Forestry, account for 90% of Taylor County’s unincorporated area.<sup>4</sup>

Existing Land Use Taylor County - unincorporated July, 2018	
Land Use Category	Proportion
Agriculture/Forest	90%
Commercial	<1%
Industrial	2%
Park/Recreation/Conservation	1%
Public Institutional	1%
Residential	3%
Transportation/Communication/Utility	2%
Undeveloped/Vacant	<1%
Total Land Area	242,000 acres

Sources: county tax data adjusted, site surveys, aerial imagery, county staff; compiled by River Valley Regional Commission

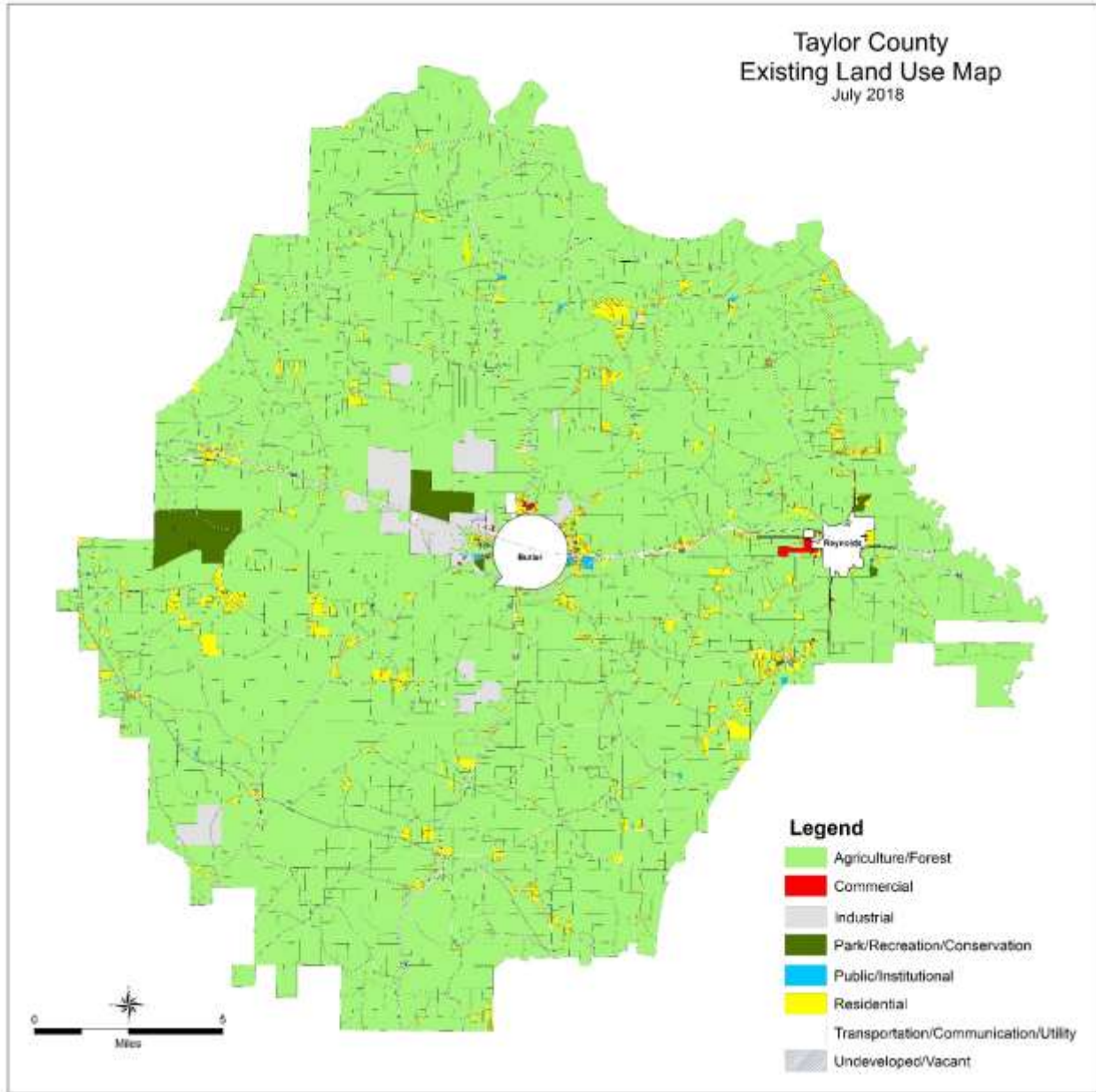
Because forestland accounts for such a major proportion of total land area, it is dominant in all areas of the county. It is somewhat more concentrated in the western half, where larger tracts of forest are more common and soils are less conducive to more intensive agricultural activities. Despite the fact that Taylor is among the state’s larger peach-producing counties, its location along the south boundary of the geologic Fall Line is the major factor limiting prime farmland acreage, a natural resource much more common in

<sup>1</sup> Source: US Department of Agriculture, Forest Service; and US Department of Agriculture, National Agricultural Statistics Service, as reported in Georgia County Guide, 2017.

<sup>2</sup> Source: Georgia Forestry Commission, “Georgia Forestry Facts”, current edition (2018) but no date provided by the source

<sup>3</sup> Source: US Department of Agriculture, Forest Service; and US Department of Agriculture, National Agricultural Statistics Service, as reported in Georgia County Guide, 2017 publication.

<sup>4</sup> These proportions and acreages are not presented as precise measurements; rather, as indicators of relative extents of each. Among the variables affecting the difference between their aggregate totals and the Agriculture Forest measures in the accompanying table are the differing terminologies among the agriculture, forestry and planning disciplines and inclusion/exclusion of farmsteads, etc.



counties further south/southeast. Locally, the resource is most concentrated in the eastern half of the county with narrow fingers along three major creeks flowing eastward from the county’s west boundary. Farmsteads, whether located on a farm or among woodlands, are included within the Agriculture/Forest land use. Residential and Transportation/Communication/Utility land uses are distributed widely throughout Agriculture/Forest.

The census reports two-thirds of Taylor County’s housing inventory is located in the unincorporated area. Much of this Residential development is concentrated among a dozen historic communities.

The overwhelming majority of the Transportation/Communication/Utility land use is comprised of transportation right-of-way; five hundred twenty-three miles of roadway and forty miles of railroad.

Among the lesser acreages in this category are communication towers, water infrastructure (Potterville) and outer limits of the airport in Butler.

Less dominant land uses include Park/Recreation/Conservation, primarily two large- and one small-acreage, state-owned natural conservation areas, the county recreation park just beyond Butler's west corporate limits and a golf course north of Reynolds. The vast majority of Industrial acreage is in solar farms which, at this writing is a recent development and is among the largest such aggregations in the state, two sand mines in the NW quadrant, a commercial landfill near the county's southwest boundary and Butler's municipal wastewater treatment site extending beyond the city's northeast boundary. Public/Institutional developments include separate middle and elementary school campuses on Butler's eastern perimeter and numerous, widely distributed churches and cemeteries. Few Commercial developments are located beyond the municipal limits.

### Future Land Use Narrative and Map

The 8,900 residents documented by the 2010 Census was the highest tally since 1950 (9,100). Against this history is the revelation that Taylor is among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.

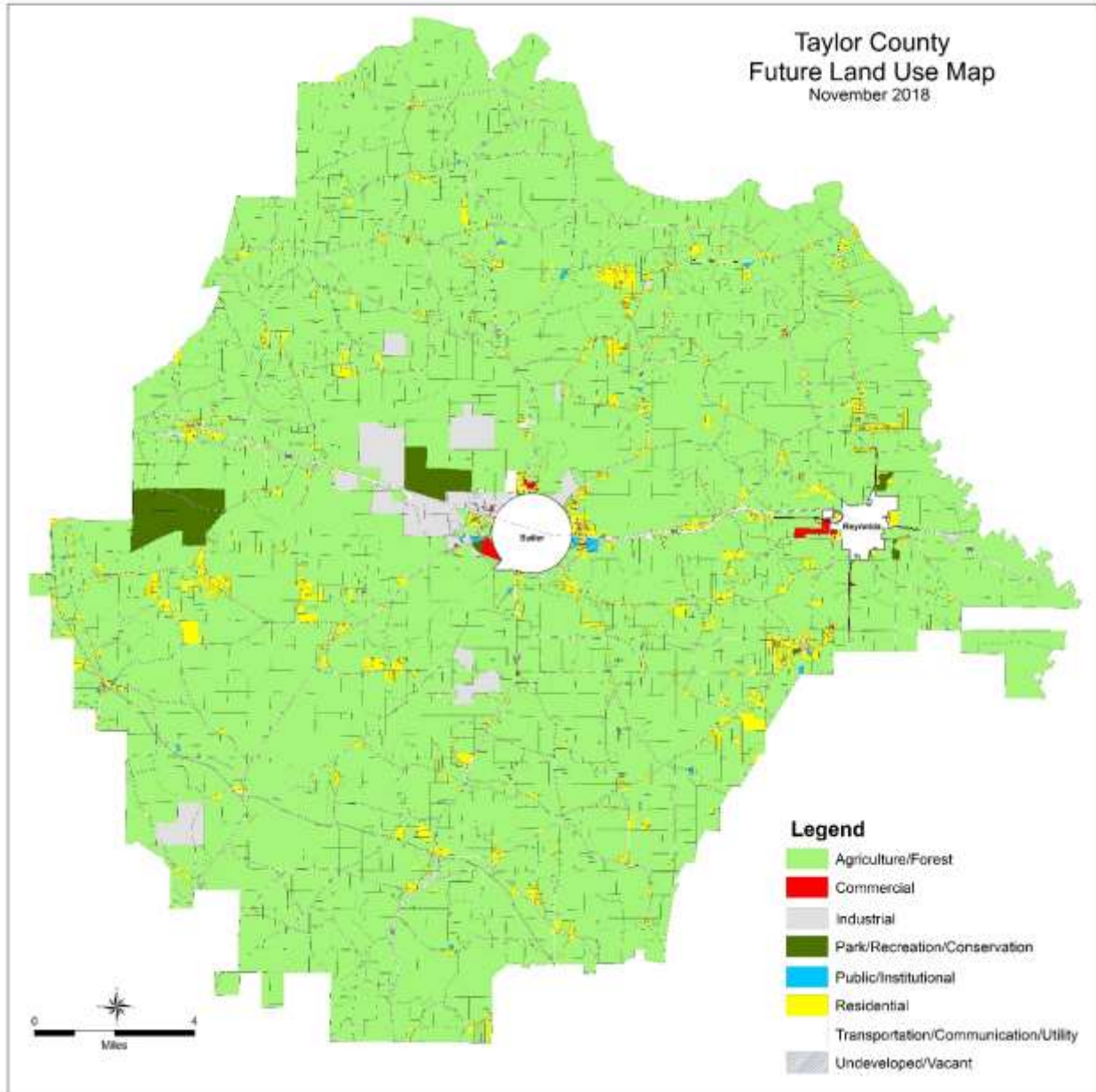
Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in the county's land use needs over the next ten-twenty years. The absence of significant local actions to counter fulfillment of the state's population projections for Taylor County will likely serve to usher them in, and the presence of similar demographics in the surrounding area would seem to support the projections.

The community at large has initiated activities intended to resist the projected negative headwind. In the early stages of plan development a formal study was commissioned to identify the economic development potential of the community's many tourism assets. The resulting report was completed and presented as this plan was in development. In addition, a public relations firm was contracted to assist the community with a "re-branding" effort, to present a clearer and more complete picture of the community to the outside world. The three local governments have already incorporated the coordinated logos that resulted from the "re-branding" into all communications. In addition, the community petitioned and has been transferred to the service area of an adjoining technical college considered better attuned to the post-secondary education needs of local residents. The community has numerous, significant assets which, matched with bold, aggressive actions, could be very valuable combatting the negative trends suggested in state population projections.

A rural community with no population growth projected does not support projections of significant physical development.<sup>5</sup> For that reason, and the wisdom of capitalizing on past investments in public infrastructure, most new development in the unincorporated area is projected for the perimeter of both municipalities. Public utility infrastructure is present in both cities to support new development, and with municipal concurrence the county can be expected to support new development in these areas.

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<sup>5</sup> A glaring and unanticipated exception to this is the recent construction of  $\pm 2,500$  acres of solar farms in the county; conversion of land from agriculture to industrial use during a period of population decline.



Both cities have significant Undeveloped/Vacant parcels in areas of residential concentration to accommodate additional single-unit residential development, and have projected areas of significant size to accommodate the long-term needs for multi-unit housing. The historic preference for single-family housing in the unincorporated area is expected to continue.

Commercial development pressure will be greater in the vicinity of Butler. The county seat has projected significant acreage for commercial development on the south city limits. The county projects an extension of that activity on the city’s southwest periphery.

Additional Industrial acreage is projected on Butler’s northwest perimeter, beyond the airport, in the vicinity of a proposed bypass route that would link U.S. 19 N and Ga. 96 W. The county will work to direct future solar farm (industrial) development away from thoroughfares. The county will work to identify co-locations of electrical transmission lines and topography suitable for proper functioning of large scale solar

arrays, thus leaving more of the frontage along thoroughfares available to future economic development needing direct highway visibility and access.

No specific sites for Public/Institutional, Park/Recreation/Conservation or Transportation/Communication/Utility developments of significance are projected outside the corporate limits for the short-term.

In response to the presence of mapped floodplains in the unincorporated area the county has adopted a flood damage prevention ordinance and participates in the National Flood Insurance Program. Three environmentally sensitive areas which are yet to be addressed with protective measures are wetlands, groundwater recharge areas and river corridor.

Prevention of the state-projected population decline could require bold local actions, which may include re-appropriation of future land use as projected here. Another close look at these projections for possible revision should be coordinated with the planned update of the zoning ordinance.



## Butler Existing Land Use

The county seat retained its original corporate limits, a circle with one mile radius, for 155 years. The first alteration of the municipal boundary occurred in 2007 with annexation of a ±50 acre tract on the southwest perimeter.

Agriculture/Forest, in roughly equal halves, is limited to the north half of the city. Much of the NE quadrant is a heavily wooded gully and the site of the city's lowest elevation with surrounding slope approaching 25%.

The Commercial core has been retained in the geographic center of the city with many of the historic physical and architectural features intact. The historic courthouse (listed on the National Register) located in the middle of the downtown square is surrounded by brick, single-story buildings with shared exterior walls and lined with front parking and sidewalk. Many of the larger buildings fronting the square now house government-affiliated offices; however, and recent turn-of-the-century transportation improvements hold the potential of further altering downtown commercial activity.

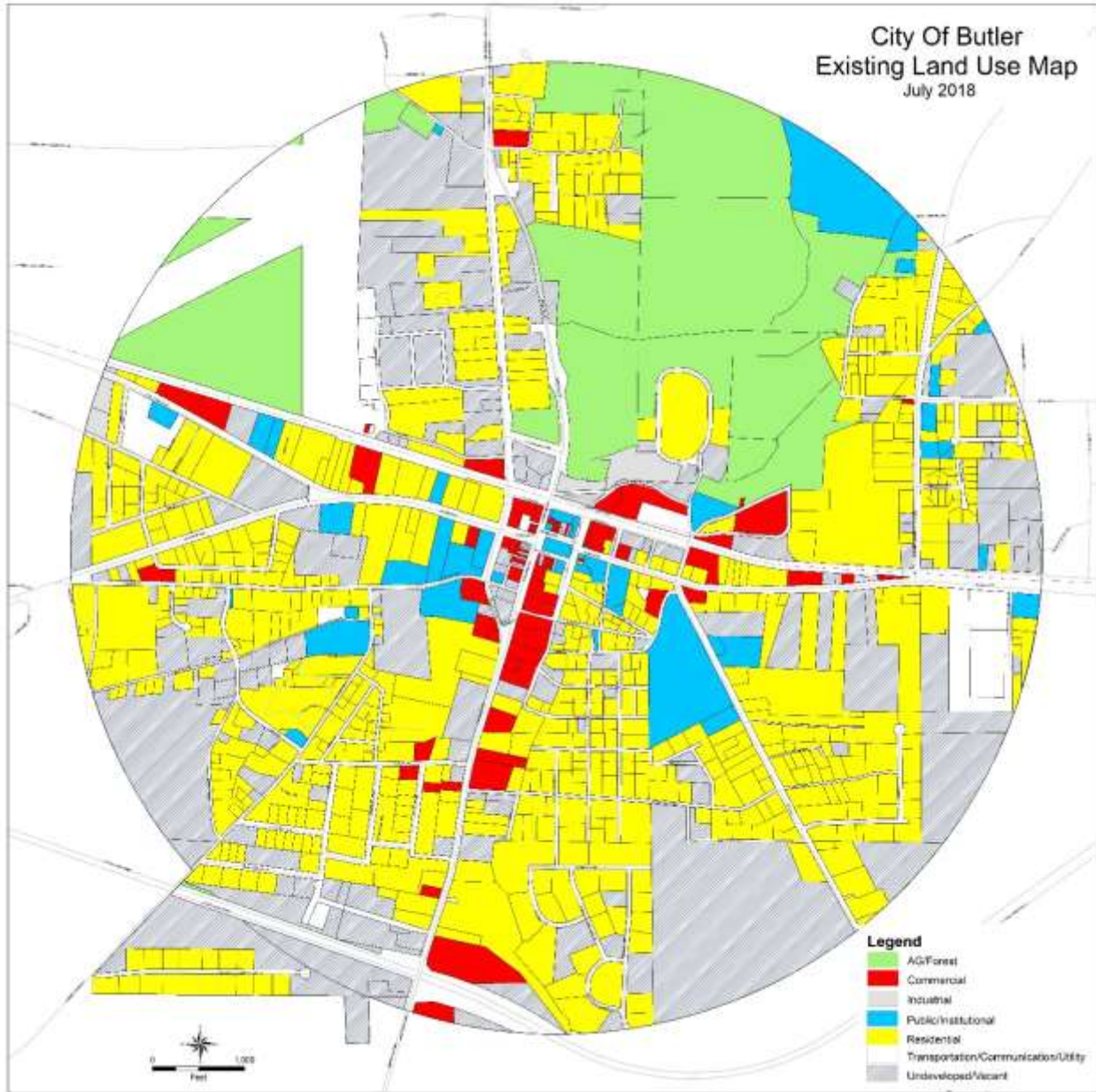
Two lane U.S. 19 has historically been the west boundary of the downtown square. When the highway was redeveloped to a widened, divided pair, the original route was converted to two north-bound lanes and a local street one block west of downtown was widened to accommodate two south-bound lanes. This had the benefit of maintaining direct linkage between the community's major N-S thoroughfare and historic downtown Butler, and providing the potential for westerly expansion of downtown.

Existing Land Use Butler July, 2018	
Land Use Category	Proportion
Agriculture/Forest	15%
Commercial	3%
Industrial	1%
Public Institutional	5%
Residential	36%
Transportation/Communication/Utility	17%
Undeveloped/Vacant	23%
Total Land Area	2,060 acres

Sources: county tax data adjusted, site surveys, aerial imagery, city staff, River Valley Regional Commission

The potential for conflict with the historic commercial core results from the intersection of the merged pair (US 19) with the county's major E-W thoroughfare. Georgia Highway 90 was re-directed from its original route, also through the downtown square, and widened to a divided four lane on Butler's south corporate limits. This intersection of 19 and 96, just beyond the current service area of municipal utilities, creates the community's greatest opportunity for highway commercial development. This, in turn, presents the potential that commercial activity attracted historically to downtown could be diverted to the city periphery. The intersection of these two four-lane routes has created a natural magnet for, as yet unrealized, economic development on the south corporate limit. A commercial corridor targeted at the local market has already been developing gradually between downtown and the large, signalized intersection. Some of these businesses require significant parking; banks (2), small retailers and grocery. Virtually all recent economic development in the city has been along this three-quarter mile corridor since completion of these major transportation enhancements.

Limited Industrial acreage is northeast of the geographic center. Additional acreage nearby, formerly in industrial use, is classified now as undeveloped/vacant.



Residential development is the largest land use, accounting for over one-third of the incorporated area. Housing is overwhelmingly single-family, detached units; one-quarter are mobile homes. But for two dominant features this land use would likely be distributed evenly around the city; the airport and a gulley consume significant acreages in the NW and NE quadrants, respectively.

Transportation/Communication/Utility land use consists predominantly of the airport on the northwest perimeter, street (twenty-three miles) and railroad (two miles) rights-of-way and an electrical power supplier near the east perimeter.

Undeveloped/Vacant sites cover an additional one-quarter of the city. This category includes properties presumably never developed, sites currently dilapidated or which have been cleared, or the structure is not

occupied currently. These properties are fronted by or proximate to utility service(s), making them prime for infill development.

### Future Land Use Narrative and Map

Butler recorded population increases almost every decade over the past century, but the rate of increase has slowed recently. Between 1980 and 2010 the city was credited with a net increase of one dozen residents, and averaged twenty-two percent of total county population. Taylor is located among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.

Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in the city's land use needs over the next ten-twenty years. The absence of significant local action to counter fulfillment of state population projections will likely serve to usher them in. The presence of similar demographics in the surrounding area would seem to support the projections.

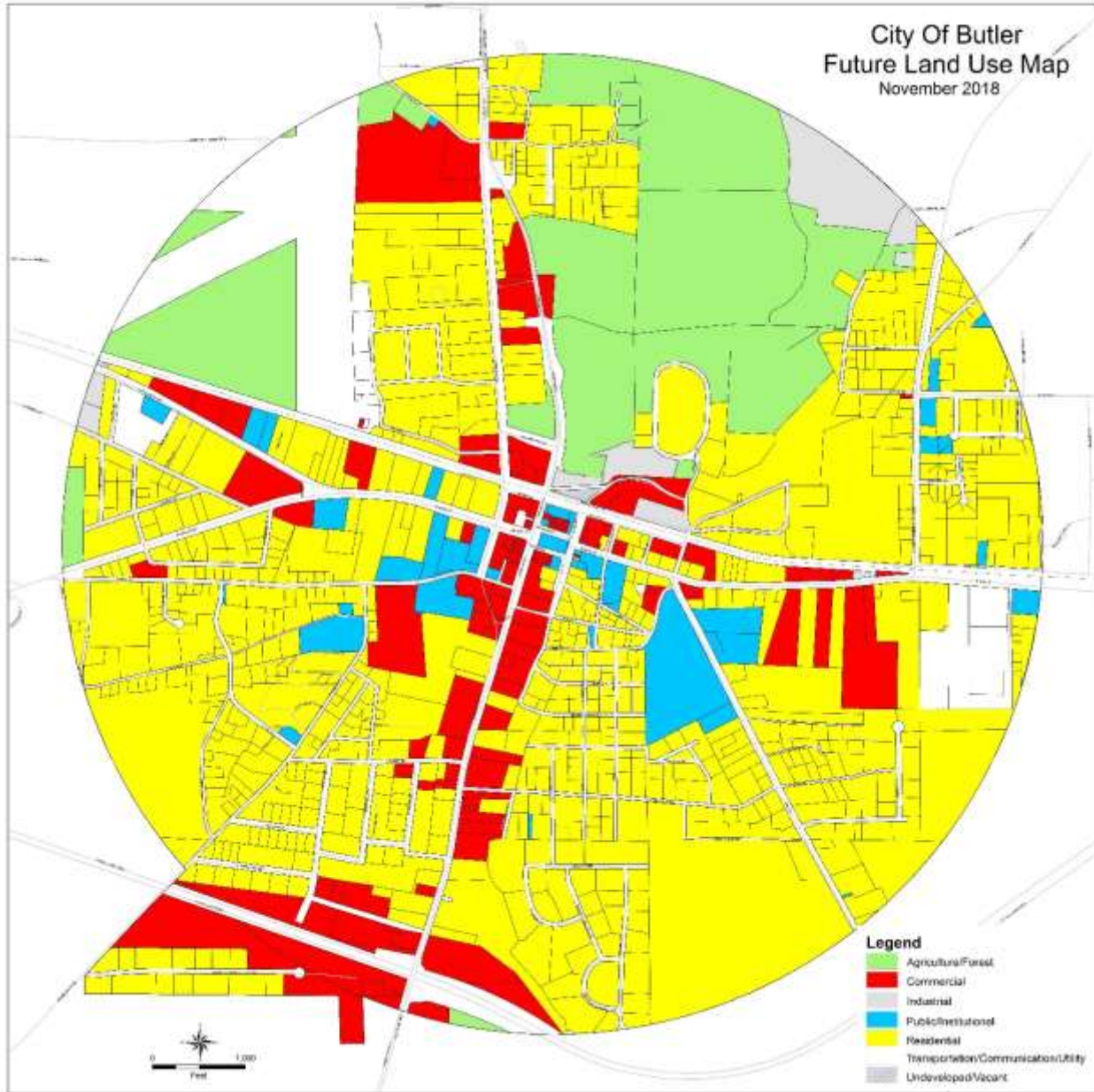
The community at large has initiated activities intended to resist the projected negative headwind. In the early stages of plan development a formal study was commissioned to identify the economic development potential of the community's many tourism assets. The resulting report was completed and presented as this plan was in development. In addition, a public relations firm was contracted to assist the community with a "re-branding" effort, to present a clearer and more complete picture of the community to the outside world. The three local governments have already incorporated the coordinated logos that resulted from the "re-branding" into all communications. In addition, the community petitioned and has been transferred to the service area of an adjoining technical college considered better attuned to the post-secondary education needs of local residents. The community has numerous, significant assets which, matched with bold, aggressive actions, could be very valuable combatting the negative trends suggested in state population projections.

Among the least expensive actions the city could take to stimulate economic activity would be to incentivize infill development. There is a significant number of Undeveloped/Vacant sites in all areas of Butler that are fronted by paved streets and public utilities.

Projections provide for increased Commercial acreage, much of it consisting of conversion from current Undeveloped/Vacant "use" in and around the downtown, although greater development pressure can be expected on the city's south side. The city should be sensitive to additional conversion of downtown sites to government offices. For the long-term, the Fall Line highway on the south side should be planned for highway commercial development, even development of a frontage road.

Residents have benefit of the county recreation park located on the west perimeter which offers a complex of five softball fields, six tennis courts, walking track and playground. Limited Park/Recreation/Conservation acreage is proposed in the city.

Additional Industrial acreage should result from conversion of currently Undeveloped/Vacant sites, which may require some brownfield remediation. This activity should be supported with proposed development on the northwest periphery of the city near the airport.



Butler has nominal floodplain and wetland acreages. The city has adopted a federally-approved flood damage prevention ordinance, participates in the National Flood Insurance Protection Program and has adopted a wetland protection ordinance. Approximately ninety percent of the land area overlies significant groundwater recharge area. The city has also adopted a groundwater protection ordinance.

Prevention of the state-projected population decline could require bold local actions, which may include re-appropriation of some projected land use. Another close look at the future land use map for possible revision should be coordinated with the planned update of zoning ordinance text.

## Reynolds Existing Land Use

The City was incorporated in 1915 in the shape of an “exact square” with dimensions of 1,485 yards, yielding an original corporate area of 455.6 acres. Parcel annexations on all sides cumulatively increased the municipal area by ±306 acres, followed with extensive linear annexations.

Existing Land Use Reynolds July, 2018	
Land Use Category	Proportion
Agriculture/Forest	28%
Commercial	3%
Industrial	6%
Park/Recreation/Conservation	4%
Public/Institutional	2%
Residential	28%
Transportation/Communication/Utility	23%
Undeveloped/Vacant	6%
Total Land Area	1,140 acres

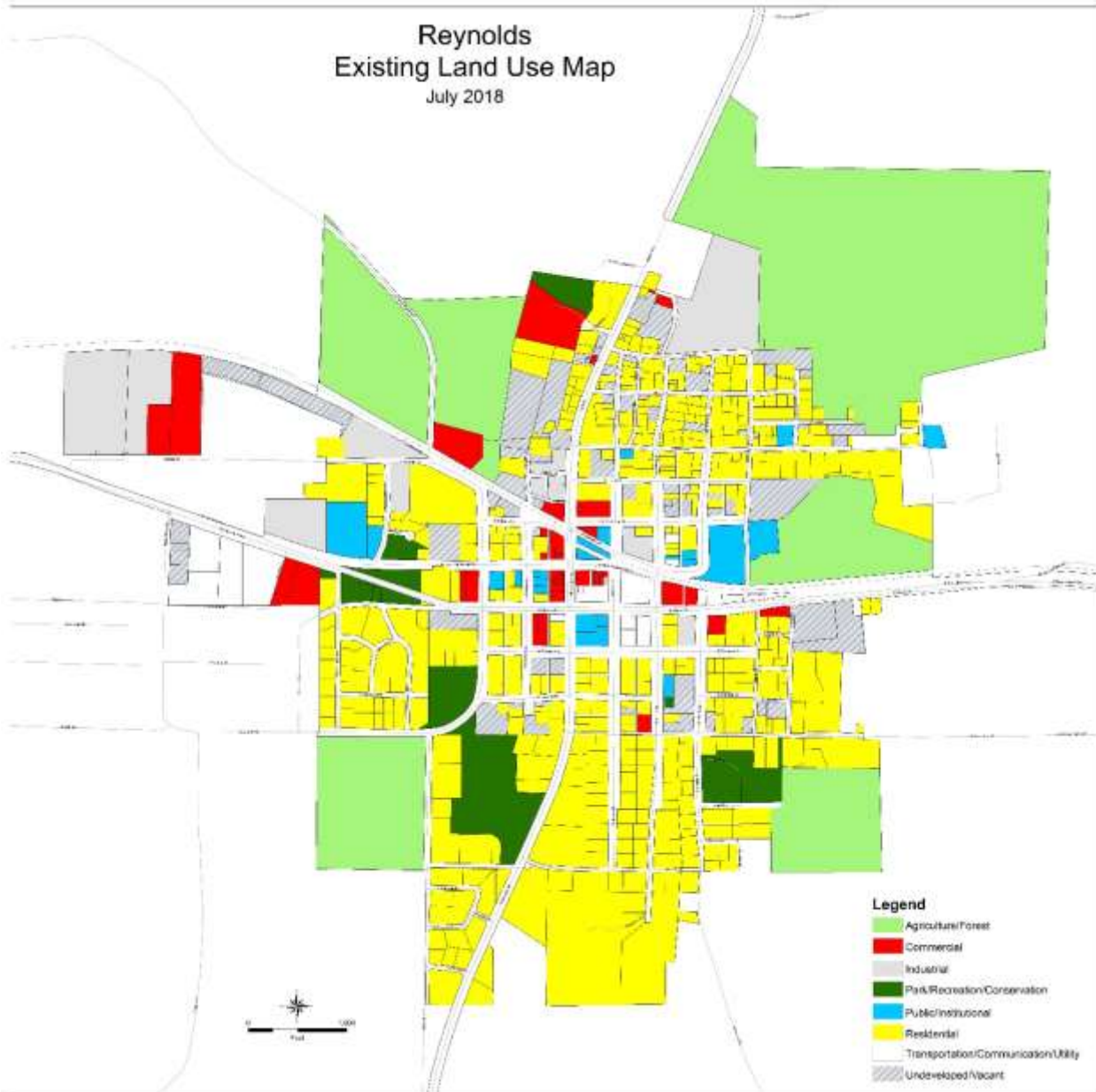
Sources: county tax data adjusted, site surveys, aerial imagery, city staff, River Valley Regional Commission

Typical for most cities, Residential is the largest land use; in Reynolds’ case, by less than a dozen acres. Small lot sizes which are most common in the northeast quadrant have given rise to the city’s greatest residential density. This is also the area of greatest topographical relief, giving rise to locally significant stormwater issues.

The city’s significant Agriculture/Forestry area has only a dozen fewer acres than the residential category. The area in the northeast extremity is almost entirely wetland. Heavily populated with hardwood trees, this area is the discharge site for the municipal wastewater treatment facility located on an adjoining parcel. The city’s other three corners and a tract on the east-central boundary are in active row-crop or fruit (peach) production.

Reynolds has a disproportionately large proportion of Transportation/Communication/Utility acreage. The street/roadway system (fourteen miles) and railroad (one mile) rights-of-way account for the bulk of this category. A regional electrical utility and regional communications provider are local employers pushing this land use category to an atypically high level. Their physical presence is evident near the geographic center of the city and on the west boundary.

The historic buildings which comprised the original Commercial core continue in service. While retail and service activities are present, some of the buildings now house administrative functions of the electrical utility company. These particular office buildings have recently been renovated and retain much of the historic character of downtown, comprised mostly of single- and some two-story brick buildings, shared exterior walls and front parking/sidewalk. The downtown core is located on the N-S thoroughfare (state route 128) one block north of its intersection with the E-W thoroughfare (state route 96). The heavier traffic volume along this latter route has attracted some commercial activity west of the city’s only signalized intersection.



Park/Recreation sites consist of a ballfield/basketball court on the north city limits, tennis court and playground in the west-central area north of the E-W thoroughfare, and a ball field with playground in the SE quadrant. The Conservation element of this land use category is in the southwest quadrant and consists of wooded and grassed areas along natural drainage flowing NW-SE. The portion of the route through a residential neighborhood is managed via open concrete channel while the natural topography helps diffuse the stormflow over a wider area at the lower elevation.

The largest Industrial site is the municipal wastewater treatment facility on the north city limits. The others are sites of light industrial activity and some of the larger Undeveloped/Vacant sites were previously industrial sites.

The largest Public/Institutional sites are the street-divided city cemetery (east-central) and the city-owned, partially-occupied former armory (west-central) the city strives to repurpose for expanded public use. The balance of this land use consists of churches, mostly, and city offices, the post office, senior citizens center and a small private school.

There are numerous Undeveloped/Vacant sites distributed across the city, most of which at some in the past would have been classified in one of the other categories. Now, they provide opportunities for infill development.

### Future Land Use Narrative and Map

Reynolds' population fluctuated between 1960 and 2010, reaching a historical peak in 1980, but at the end of the fifty-year period the population had returned to the 1960 level. Against this backdrop is the revelation that Taylor is among a large number of rural Georgia counties projected by the state to lose population, consistently, over the next twenty-five years, even to 2050.

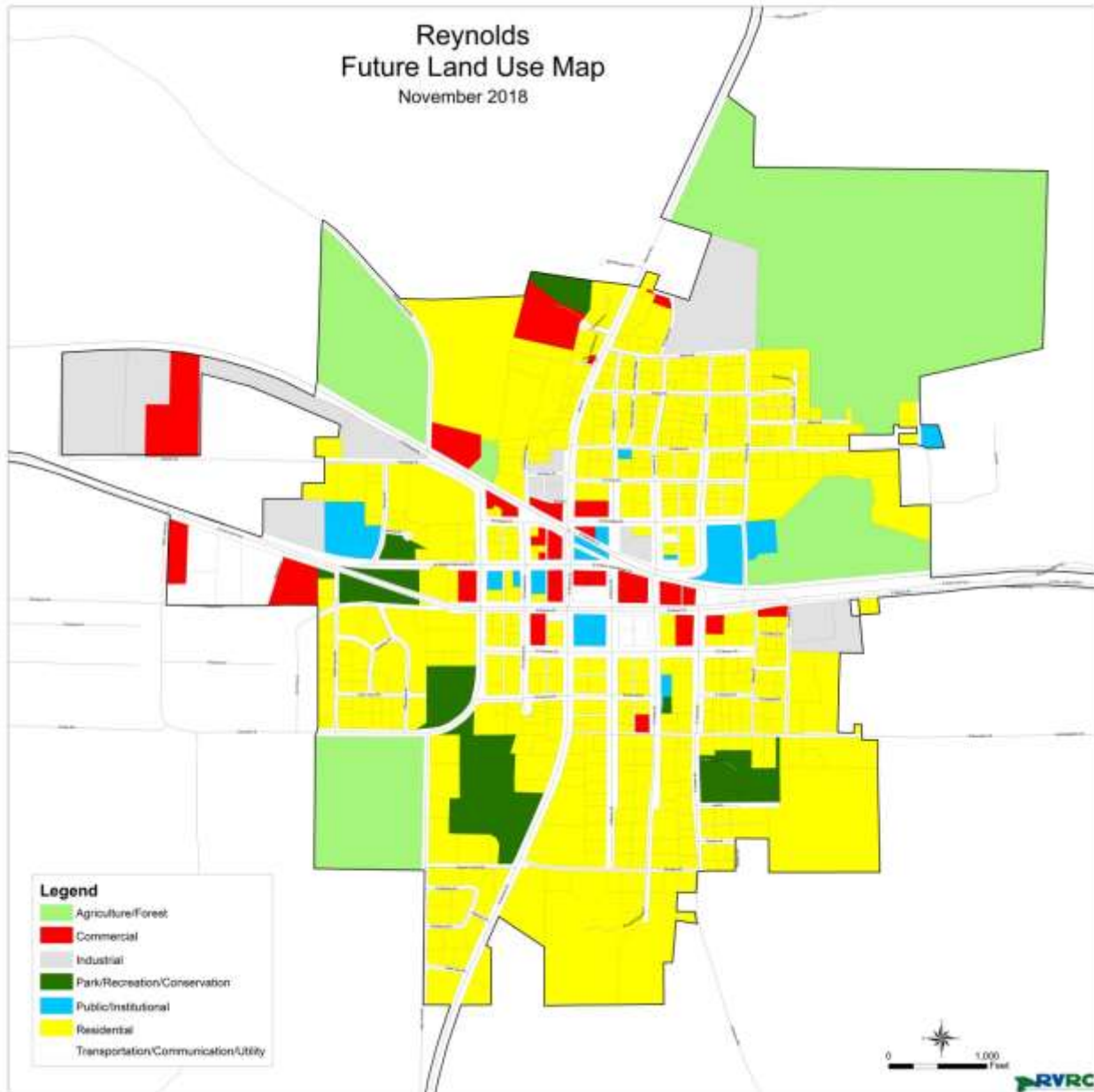
Nothing could be identified in background data or foreseen on the horizon to suggest a significant change in the city's land use needs over the next ten-twenty years. The absence of significant local actions to counter fulfillment of the state's population projections for Taylor County will likely serve to usher them in. The presence of similar demographics in the surrounding area would seem to support the projections.

The community at large has initiated activities intended to resist the projected negative headwind. In the early stages of plan development a formal study was commissioned to identify the economic development potential of the community's many tourism assets. The resulting report was completed and presented as this plan was in development. In addition, a public relations firm was contracted to assist the community with a "re-branding" effort, to present a clearer and more complete picture of the community to the outside world. The three local governments have already incorporated the coordinated logos that resulted from the "re-branding" into all communications. In addition, the community petitioned and has been transferred to the service area of an adjoining technical college considered better attuned to the post-secondary education needs of local residents. The community has numerous, significant assets which, matched with bold, aggressive actions, could be very valuable combatting the negative trends suggested in state population projections.

Among the least expensive actions the city could take to stimulate economic activity would be to incentivize infill development. There is a significant number of Undeveloped/Vacant sites in all areas of Reynolds that are fronted by paved streets and public utilities.

By far, the greatest proposed, long-term change in land use is Residential. There is a significant number of Undeveloped/Vacant lots in residential areas to accommodate single-family housing. Because of parcel sizes and availability of utilities two areas have been identified for possible long-term need for multi-family housing; the NW quadrant, east of Whatley Pond Rd. and on the SE corporate limit.

Projections provide for increased Commercial use, much of it consisting of conversion of Undeveloped/Vacant parcels in and around the downtown. There is very little acreage along the Fall Line Freeway for commercial development without land use conversion.



In light of significant Recreation facilities no additional acreage is proposed. The city does propose; however, to convert some current Conservation acreage near the west corporate limits to active Recreation.

At this writing no increase is projected for Public/Institutional uses.

The most significant change in Industrial acreage is expected to be conversion of Undeveloped/Vacant parcels, which may require some brownfield remediation. The city is interested in industrial park development beyond the current municipal limits.

Reynolds has floodplains, has adopted a federally-approved flood damage prevention ordinance and participates in the National Flood Insurance Protection Program. The city also has wetland acreage and



most of the incorporated area overlies significant groundwater recharge area. The city will adopt protective ordinances for each of these resources as part of scheduled codification of municipal ordinances.

Prevention of the state-projected population decline could require bold local actions, which may include some re-appropriation of land use. The age of the zoning ordinance could prove to be problematic in achieving that. Another close look at the future land use map for possible revision should be performed as part of the planned update of the zoning ordinance.

## Broadband Internet Service Element

In a time of increasing public reliance and dependence on Internet service, not all geographical areas are served by the evolving technology, and where services are accessible not all services are equal. Internet services are available in wireline and wireless formats. The latter are typically more expensive and less reliable due to topographical features and changing atmospheric conditions. The more common wireline services come in three forms, digital line subscription (DLS), cable and fiber optics. DLS is delivered over existing telephone lines, cable typically via television cable and fiber via thin, transparent fibers of glass or plastic bundled into cables and buried underground.

A comment recorded during one of the earliest meetings held in the course of developing this comprehensive plan was, “Internet service is not available everywhere (in the county).” Residents who do have service are confronted with the problem of operating speed and data capacity. Some services are incapable of handling today’s livestreaming video and real time communications.

In rural Georgia, locations with wireline access most often rely on DSL; cable and fiber, the latter being the most expensive of the three, tend to be clustered around towns and cities where population density is higher and the return on investment to the service provider is greater. Although DSL service is widespread, it's the least reliable and slowest of the three technologies. Cable is more dependable and faster than DSL, but operating efficiency typically decreases significantly during high volume periods, such as early evening in residential areas or business hours in downtowns or other areas where businesses cluster. In today’s state of Internet technology fiber is sometimes referred to as the gold standard of Internet service. The most reliable of the three services, these Internet service providers sometimes offer large volume consumers operating speeds up to 10 times the fastest speeds that are available on cable.

Like most of rural Georgia, Taylor is primarily reliant on DSL and as such is at a competitive disadvantage in the quest for economic development and an enhanced quality of life that can accompany it. In an attempt to attain an ever-evolving higher degree of accessible Internet parity, the Georgia General Assembly enacted the Achieving Connectivity Everywhere Act in 2018 to build an organizational infrastructure with the appropriate incentives to stimulate public/private cooperation necessary to achieve relative comparability in Internet service across the state. Broadband Internet service, where available, has become so much of a utility that it touches the lives of residents every day. Parity in accessibility and service is critical for the community to live and work with seamless access to health care, education, and other necessities.

## Data Tables and Analysis

Taylor County is in the heart of rural, west-central Georgia. The Georgia Forestry Commission reports up to 84% of the county’s land area is forested; three-quarters of the land area in the seven surrounding counties is in woodland.<sup>6</sup> Large percentages of the balances of Taylor and the immediately surrounding area are dotted with row-crop agriculture, pasture, and fruit and nut orchards. Such vast expanses of agriculture and forest are indicative of sparsely populated areas. Indeed, the 2010 Census credited Taylor with ±9,000 residents, and the aggregate population of the surrounding seven counties was ±100,000. Yet, within the second ring of thirteen counties around Taylor was a population in excess of ±650,000, placing it within a one-hour car trip of three-quarters of a million fellow Georgians, a healthy mix of “permanent” residents and transients stationed at military bases on the east and west sides.



The 1930 Census credited the two cities, Butler and Reynolds, with virtually identical populations, 857 and 880, respectively. Butler’s numerical increase 1930 – 1960 was more than double that of Reynolds, and as the following table shows, Butler has been the only area of the county to record any population growth since.

Population 1960 - 2010							
Jurisdiction	1960	1970	1980	1990	2000	2010	change
Taylor County	8,311	7,865	7,902	7,642	8,815	8,906	+595
Butler	1,346	1,589	1,959	1,673	1,907	1,972	+625
Reynolds	1,087	1,253	1,298	1,229	1,036	1,086	-1
unincorporated	5,878	5,023	4,645	4,740	5,872	5,848	+22

Source: U. S. Census

State population projections for Taylor County are presented in the following table.<sup>7</sup> According to the census the county’s population peaked in 1920 at 11,473, and has been in general decline since; a net -22% as of 2010. The twenty-five year trend 2010-2035 is projected to be negative and unabated at -20%. The

<sup>6</sup> Based on individual and aggregate averages of GFC survey years 1982, 1989, 1997, 2007 and 2011.

<sup>7</sup> The Governor’s Office of Planning and Budget (OPB) is charged in state law with the responsibility for preparing, maintaining, and furnishing official demographic data for the state. The population projections produced by OPB are residential population projections, which provide a foundation for assessing future infrastructure and service needs. Residential population projections are defined as a projection of the population as it would be counted by a future decennial census, meaning a projection of the number of people living in homes, apartments, and group quarters (e.g. prisons, dormitories, and nursing homes). The U.S. Census counts people at their usual place of residence or the place where they live and sleep most of the time. When planning for infrastructure, such as roads and water demand, planners will take into account other demand factors beyond resident population. These factors include users such as tourists, seasonal residents, training facilities, and the day-time population. Planners also will make adjustments for commercial and industrial demands. These considerations, rather than affecting the resident population, will be reflected in adjustments that planners make to determine the potential total future demand on the infrastructure.

state's official projections suggest the decrease will continue to 2050, at which time the resident population would return to the level reported with the first census after the county's founding in 1852.

Because the state does not generate projections for municipalities, a ratio methodology has been applied to both cities. Butler experienced uninterrupted increases in absolute population and proportions of the county total from 1910 to 1980. The highest proportion occurred in 1980, at 25%; the population peaked in 2010, at 1,972. The city/county ratios over the most recent 10-, 20-, 30- and 40-years differ by less than three-quarters of a percentage point. The 40-year trend, 22.12%, is the mid-point of the four, and includes the city's highest proportion of the county total and the city's historic peak. A straight-line 22.12% ratio is applied to the county projections to generate the city's projected population.

Population Projections 2010-2035						
Jurisdiction	2010 <sup>1</sup>	2015 <sup>2</sup>	2020	2025	2030	2035
Taylor County	8,906	8,371	8,129	7,848	7,509	7,128
Butler @ 22.12%	1,972	1,842	1,798	1,736	1,661	1,577
Reynolds @ 14.13%	1,086	1,005	1,149	1,109	1,061	1,007
unincorporated balance	5,848	5,524	5,182	5,003	4,787	4,544

<sup>1</sup> 2010 figures are from the decennial census.

<sup>2</sup> These projections were prepared before the 2015 census estimates were released; the estimates were 8,314; 1,883 and 1,025, respectively. Source: County projections generated by the Governor's Office for Planning and Budget; all city projections reflect their respective average shares of the recent county populations. The ratio methodology is described in the surrounding text.

With but two successive exceptions, Reynolds increased in population each decade from 1880-1980. The city's population peaked at 1,298 and in proportion (16.4%) in 1980, but has been in general population decline since; netting a -16% 1980-2010. Between 1970 and 1990 Reynolds maintained a relatively constant 16% of the county total. In 2000 and 2010 the city averaged 12% of the county total. Across the 1970-2010 timeframe Reynolds averaged 14.3% of the county total. This latter percentage is applied to the county projections for a straight-line projection of Reynolds' future population.

The resulting negative population projection is not unique to the community. The trend for much of the surrounding area is projected to be similar. The eight-county area is projected to decrease by an aggregate of 7,250/-6.5%. Only two of the adjoining counties (Peach and Schley) are projected to increase over the twenty-five year period; by an aggregate of 2,300. Of the ±50

Population Projections 2010-2035						
Jurisdiction	2010 <sup>1</sup>	2015	2020	2025	2030	2035
Taylor	8,906	8,371	8,129	7,848	7,509	7,128
Crawford	12,360	12,453	12,285	12,013	11,629	11,145
Macon	14,740	13,832	13,366	12,835	12,234	11,580
Marion	8,742	8,680	8,759	8,778	8,726	8,615
Peach	27,695	27,214	27,611	27,850	28,090	<b>28,320</b>
Schley	5,010	5,231	5,600	5,988	6,358	<b>6,697</b>
Talbot	6,865	6,349	6,060	5,715	5,308	4,851
Upson	27,153	26,642	26,758	26,672	26,367	25,888
aggregate	111,471	108,772	108,568	107,699	106,221	104,224

<sup>1</sup> 2010 decennial census.

Source: projections of the Governor's Office for Planning and Budget, released in 2015

counties in southwest Georgia barely over one-third are projected to experience population growth 2010-2035; among them, eight are located in Taylor's outer ring of thirteen counties. The thirteen counties are projected to experience an aggregate, net increase of 115,000 residents.

Between 2000 and 2010, the county as a whole recorded reductions in the two younger age cohorts; children predominantly of school age (-150) and younger workers (-330). Increases were recorded among older workers (+475) and seniors (+190). These cohort shifts were significantly stronger outside the cities, especially among the two worker cohorts. The shift among younger workers in the two cities was two percentage points or less, in the unincorporated area it decreased by six points. Among older workers residing in either of the two cities the shift was two-three points up (Butler) or down (Reynolds), while the unincorporated area was credited with a six point increase. The aggregated cohort distributions in the surrounding area were identical to Taylor in 2010. The greatest differences between the local and state age distributions are the state's significantly higher distribution of younger workers and lower distribution of seniors.

Population Distribution by Age Cohort										
Age Cohorts	Jurisdiction									
	Taylor		Butler		Reynolds		Unincorporated		Georgia	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
0-19 yrs.	29%	27%	32%	31%	25%	27%	29%	26%	29%	29%
20-39 yrs.	27%	23%	24%	24%	22%	20%	29%	23%	32%	28%
40-64 yrs.	30%	35%	28%	31%	35%	33%	30%	36%	29%	33%
65+ yrs.	13%	15%	17%	14%	19%	20%	11%	14%	10%	11%
Median Age	35.7	39.7	35.1	35.7	42.4	42.6	-	-	33.4	35.3

sources: Age Cohort - Census 2000-P012, SF 1; Census 2010-QT-P2, SF 1  
 Median Age - 2000 Census DP-1, Profile of General Demographic Characteristics 100% data  
 2010 Census DP-1, Profile of Population and Housing Characteristics 100% data

The four year increase in the county's median age 2000-2010 is credited to the unincorporated area; both cities recorded nominal changes. The disproportionately higher senior population in Reynolds is manifested in a significantly higher median age than the rest of the community. The community's median age was 2.3 years higher than the state in 2000; 4.4 years higher in 2010.

The community has not fared well recently in income performance or comparisons. In comparison with the seven area counties Taylor was consistently at or near the bottom of all three income measures presented in the following table. Perhaps the worst performance was in median family income. According to the 2000 Census Taylor lagged the seven county MFI by \$6,000; in 2010 and 2015 by \$11,000 (lagged Georgia by \$24,000 in 2015).<sup>8</sup>

The 2000 Census reported median household income (MHI) as the combined incomes of families and non-families, which included single-occupant housing. For the dates presented in this table, one-person households ranged between 27%-30% of the community's occupied housing, and since these households typically had lower incomes (single-worker, many retired/fixed income), MHI was lower than MFI. For 2010 and later this income measure is presented as Median Non-Family Households which, by definition, excludes families (two or more related individuals) and includes all single-person (typically with lower income) households. Reported growth in Taylor County's median family income 2000-2015 lagged the national inflation rate by twenty points; the state did little better, lagging inflation by fifteen points. The county outperformed the state in per capita income growth during this period 2000-2015; 25%/22%. Among

<sup>8</sup> Median Family Income is the mid-point of the income range, where half of families' incomes were lower and half were higher. A family is two or more people who reside together and are related by birth, marriage, or adoption. The seven county MFI referenced was the average of the seven individual MFIs.

the three income measures Taylor compared much better vis-à-vis the area in per capita income, lagging area PCI by \$1,000-\$3,000.

Income						
Taylor County, Butler and Reynolds						
Income Measure	Jurisdiction	2000	2010	2015	% Change 2000-2015	Inflation <sup>3</sup> 2000-2015
Median Family <sup>1</sup>	Taylor	30,000	35,819	35,375	18%	38%
	Butler	27,188	36,886	36,250	33%	
	Reynolds	30,179	36,573	39,922	32%	
Median (Non-Family) Household <sup>2</sup>	Taylor	25,148	(11,077)	(16,143)	-	
	Butler	22,105	(10,833)	(14,808)	-	
	Reynolds	25,347	(11,409)	(13,500)	-	
Per Capita	Taylor	13,432	14,693	16,857	25%	
	Butler	13,522	13,250	18,103	34%	
	Reynolds	16,071	19,379	18,740	17%	

<sup>1</sup> A housing unit with only one occupant is not a family unit/household.

<sup>2</sup> Median Household Income, 2000 and earlier, included incomes of family households and households occupied by unrelated individuals, in other words, all households are included in this category. Because many non-family households have only one occupant, median household income is usually less than median family income. Lower incomes typical among non-family households vis-à-vis median family incomes are evident in the 2000 data. Median Household Income for 2010 and 2015 are non-family only, a stark contrast to the incomes of family households.

<sup>3</sup> InflationData.com - the cumulative national inflation rate from July, 2000-July, 2015, based on the Consumer Price Index published monthly by the U.S. Bureau of Labor Statistics

sources: 2000 Census DP-3 Profile of Selected Economic Characteristics SF-4;

2010 Census DP03, Selected Economic Characteristics 2006-2010 ACS 5-Year Estimates;

2015 Census DP03, 2011-2015 Selected Economic Characteristics 2011-2015 ACS 5-Year Estimates

InflationData.com

According to 2000, 2010 and 2015 Census data, rarely was the county's poverty rate not the highest in the area; averaging seven points higher among families and individuals in poverty than the surrounding counties. <sup>9</sup> Taylor's rate averaged ±12 points higher than the state at these times.

Poverty Rates				
Category	Jurisdiction	2000	2010	2015
Families	Taylor County	20%	26%	25%
	Butler	29%	28%	28%
	Reynolds	18%	25%	18%
	Georgia	10%	12%	14%
Individuals	Taylor County	26%	33%	29%
	Butler	35%	33%	33%
	Reynolds	24%	28%	25%
	Georgia	13%	16%	18%

Source: U.S. Census 2000 DP-3, Profile of Select Economic Characteristics SF 4.

U.S. Census DP03 Select Economic Characteristics 2006-2010, ACS 5-Year Estimates

U.S. Census DP03 Select Economic Characteristics 2011-2015, ACS 5-Year Estimates

<sup>9</sup> simple average of seven individual rates

## Housing

Census estimates for 2015 indicate the community had a significantly lower housing occupancy rate than the area. At 75%, Taylor’s occupancy rate was eight points below the seven county average, 83%. Only one county was credited with a lower rate (one point) than Taylor. Taylor’s low occupancy rate correlates to a high vacancy rate. The high rate in 2015 relative to the area (25% v. 17%) does not appear to be an anomaly, as the local rate was also eight points higher than the area at the time of the 2000 Census.

The census has credited the community with slightly higher homeownership rates than the area, ranging 1-3 points above the area average 1990-2015, but data suggests the community is trending the nationwide decline in homeownership. In 2000, Taylor’s rate was reported to be 77%, at that time ten and eleven points higher than the state and nation, respectively. In 2010 the county rate was 74% and by 2015 it had declined to 70%, seven points above the state (63%) and six points above the national (64%) rates. The area rate decreased another three points (71%-68%) 2000-2015. This trend is slightly stronger in Butler and Reynolds.

Housing – 2015			
Tenure and Age			
Tenure	Taylor	Butler	Reynolds
Total Units	4,513	884	647
Occupied	75%	81%	87%
Owner	70%	58%	65%
Renter	30%	42%	35%
Vacant	25%	19%	13%
Year Built	Taylor	Butler	Reynolds
≥ 2000	14%	3%	11%
1980-1999	42%	39%	19%
1960-1979	29%	40%	26%
< 1960	16%	19%	44%

Source: US Census Selected Housing Characteristics 2011-2015, American Community Survey 5-Year Estimates, DP04

Historically, there has been a correlation between reduction in homeownership and deterioration in housing conditions. Among the contributing factors, increasing numbers of rental properties tend to be a less expensive and temporary housing option for a succession of occupants likely to feel less attachment to the dwelling/community. When housing or neighborhood conditions begin showing signs of deterioration occupants can more easily relocate than if they own the property. The property owner, especially absentee landlords, often becomes more likely to delay maintenance or neglect repairs because more frequent vacancies and vacancies of longer duration interrupt the rental revenue stream, and lot maintenance/conditions are more often ignored. It is not uncommon for such conditions to negatively affect the property next door, down the street or elsewhere in the neighborhood.

Multi-family/renter housing is most often drawn to population centers with pre-existing utility infrastructure to sustain it. With the prerequisite systems in place, multi-family housing is concentrated in or on the periphery of both local municipalities. Butler’s renter-occupancy typically runs a dozen points above the countywide rate. Over time, Reynolds has averaged approximately six points above the county.<sup>10</sup>

<sup>10</sup> Smaller numbers of units available for inclusion in the housing survey of the cities results in a margin of error (MOE) significantly greater than for Taylor as a whole with a comparatively larger number of surveyed units. The Bureau of the Census reports a margin of error ± ten points for Butler’s renter housing rate; meaning the city’s absolute renter rate as of the 2015 estimate was within the range of ten percentage points higher and ten points lower than the rate reported. Likewise, Reynolds’ MOE was ± eight points; the county, ± four percentage points.

Census estimates for 2015 reported average age of the local housing stock to be very similar to the surrounding area, with half of housing constructed since 1982. Local housing is more concentrated (by six percentage points) within the two middle time periods (see following table) while higher proportions of housing in surrounding counties were constructed before 1960 (three points) and after 2000 (three points).

Additional 2015 Census data credited the community with a significantly higher proportion of mobile homes (42%) than any of the surrounding counties. The seven counties had an aggregated average of 25%, the highest being 40%. Mobile homes reportedly accounted for 31% of housing in Butler, 10% in Reynolds and 53% of housing in the unincorporated area.

The presence of mobile homes to the housing inventory, in conjunction with other demographics, masks significant local issues. Industrial housing/mobile homes provide the least expensive new housing option for those desiring to be homeowners. The cost of the most expensive investment most families make is especially important in a community where incomes are among the lowest in the area. Lower acquisition costs often correlate to higher maintenance/repair costs later, and while a lower-income family occupying this type housing may be eligible for housing assistance, housing agencies typically will not fund housing rehabilitation of industrial housing/mobile homes. These units have been increasing locally in numbers and proportion unabated since coming on the housing market fifty years ago. Left unresolved, physical housing issues contribute to the spread of blight.

Continued addition of mobile homes to the housing inventory leads to dilution of the tax base because such housing typically depreciates (personal property) in value. As owners of mobile homes contribute a declining share of property tax revenues their need for public services remains constant, or increases, increasing pressure on local government to generate revenues sufficient to provide and maintain essential public services.

Census estimates for 2015 reported a significant disparity in the value of housing relative to the area. The proportion of housing across the county valued at less than \$50,000 (43%) was reported to be twice the average among surrounding counties, where the highest of the seven was seven percentage points below Taylor. Earlier data seems to support the 2015 statistics. The 2000 Census reported 40% of local housing was in this lowest value category, and the median value of owner-occupied housing in Taylor reportedly decreased \$3,000, 2000-2015. The median value for the area was

Housing Value 2015			
Value	Taylor	Butler	Reynolds
< \$50K	43%	52%	26%
\$50K-\$99,999	28%	24%	39%
\$100,000-\$149,999	12%	8%	16%
≥\$150,000	17%	17%	20%
Median	\$58,000	\$48,200	\$78,800
Gross Rent	Taylor	Butler	Reynolds
< \$500	37%	52%	42%
\$500-\$999	61%	43%	58%
≥ \$1,000	2%	5%	0%
Median	\$566	\$444	\$557

Source: US Census Selected Housing Characteristics 2011-2015, American Community Survey 5-Year Estimates, DP04



virtually unchanged during the period, at ±\$88,800. Similarly, a significantly larger proportion of local renters are concentrated in the lowest rent level category; eight points greater than for the area.<sup>11</sup>

## Economic Development

According to 2015 Census estimates the county’s adult population has underperformed residents of neighboring counties at the lowest and highest educational attainment levels. Taylor reportedly has a higher proportion lacking a high school diploma/GED (24%) than the aggregate proportion of area residents (22%), and a lower proportion with at least a four year college degree (11% v. 14%). The differences relative to the state is greater. Among residents whose highest attainment levels were high school graduation or completion of ±two years of post-secondary education, county performance was identical to the area.

Highest Level of Educational Attainment 2015 <sup>1</sup>									
Taylor, Surrounding Counties and Georgia									
Attainment Level	Taylor	Crawford	Macon	Marion	Peach	Schley	Talbot	Upson	GA
<HS Diploma	24%	22%	28%	24%	15%	23%	22%	23%	15%
HS Diploma/GED	36%	36%	38%	38%	30%	34%	43%	35%	28%
≤ Assoc Degree	28%	30%	26%	26%	34%	28%	21%	29%	28%
≥ Bachelor’s Degree	11%	13%	8%	12%	21%	15%	14%	12%	29%

<sup>1</sup> Adults 25 years of age and older

Percentages for some jurisdictions do not equal 100 due to separate rounding.

The margins of error for the lower geographies were so large they were not considered useful.

Source: US Census 2015 American Community Survey

Census data suggests a high correlation between educational attainment and poverty. The community was credited with a major improvement in this condition 2010-2015 as the number lacking a high school diploma and in poverty decreased by half.

Poverty by Educational Attainment <sup>1</sup>		
Taylor County		
Attainment Level	2010	2015
<HS Diploma	61%	41%
HS Diploma/GED	23%	36%
≤Assoc. Degree	13%	18%
≥Bachelor’s Degree	3%	5%

<sup>1</sup> Adults 25 years of age and older

Source: US Census Bureau, 2006-2010 American Community Survey-B17003

US Census Bureau, 2011-2015 American Community Survey-B17003

<sup>11</sup> Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Across the most recent three year period for which data is available, the local “on-time” public high school graduation rate improved significantly, comparing very favorably with surrounding counties and the state. The percentage of Taylor students completing grades 9-12 in four years increased by nine percentage points, outperforming the state and all but one area county. “Timely” graduation improves the likelihood of higher attainment and higher lifetime earnings, while interruptions or delays in completion increase the likelihood of student drop out.

Four-Year Cohort Graduation Rates Taylor and Surrounding Counties			
Jurisdiction	2015	2016	2017
Taylor	77%	75%	86%
Crawford	82%	70%	79%
Macon	77%	88%	87%
Marion	91%	93%	89%
Peach	83%	91%	83%
Schley	91%	91%	88%
Talbot	75%	55%	75%
Upson	85%	84%	87%
GA	79%	79%	81%

Source: Georgia Department of Education

The Great Recession of 2008 is so-named because of the depth, scale and duration of its impact, and the lengthy recovery period. It affected virtually every sector of the U.S. and much of the world’s economies, and is considered by many economists the worst economic downturn since the Great Depression of the 1930s. By technical definition of the term, the recession lasted from December, 2007, to June, 2009, but many economists claim the U.S. economy still had not recovered five years later.

Employment and Wage data reported annually by the Georgia Department of Labor represents the aggregate employment levels of employers located in Taylor County. County level data reveals 13% (250) fewer jobs over the twenty year period 1995-2015. According to the source the job count that began falling prior to the Great Recession was continuing a full six years after the recession technically ended. Weekly wages increased steadily across the two decades, but since 2000 barely kept pace with the national inflation rate. Aggregate wage loss resulting from 430 fewer jobs (2000-2015) is a major setback in an economy the size of Taylor. These 430 jobs at an average of \$644 would generate \$275K in gross wages per week; an annual infusion of almost \$14.5 million into the economy.

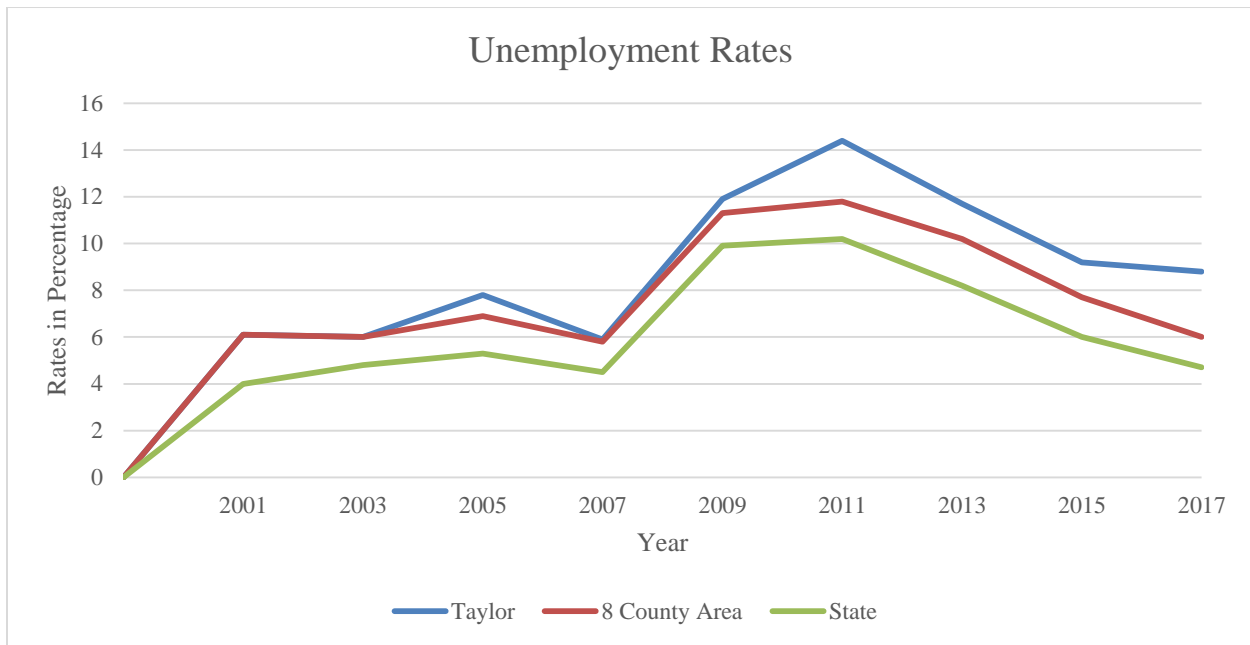
Jobs in Taylor County <sup>1</sup>		
Year	Average Monthly Employment	Average Weekly Wages
1995	1,929	\$367
2000	2,104	\$466
2005	1,864	\$540
2010	1,843	\$574
2015	1,673	\$644

<sup>1</sup> Jobs covered by unemployment insurance laws, which accounts for approximately 96% of wage and salary civilian jobs.  
source: Georgia Department of Labor, Employment and Wages

During the seven year period immediately preceding the recession (2001-2007), state and area unemployment rates were relatively stable, fluctuating within a range of ±one percentage point; Taylor, within two points. Annual unemployment rates peaked in 2010, the year after the technical end of the recession; Taylor at 4.5%, eight county area at 12.1% and the state at 10.5%. Seven years afterward rates had just returned to pre-recessionary levels, with the local recovery slowing (see graph) after 2015.

Annual Unemployment Rates									
Jurisdiction	2001	2003	2005	2007	2009	2011	2013	2015	2017
Taylor County	6.1	6.0	7.8	5.9	11.9	14.4	11.7	9.2	8.8
Eight County Area	6.1	6.0	6.9	5.8	11.3	11.8	10.2	7.7	6.0
Georgia	4.0	4.8	5.3	4.5	9.9	10.2	8.2	6.0	4.7

source: Georgia Department of Labor



The local economy experienced a minor, temporary boost after 2015 with the construction of solar farms. Specialty contractors and their employees commuted into Taylor to assemble and erect solar panels on farms hundreds of acres in size, some of which were the largest developments of the type in the state at the time. Service workers also commuted in with food trucks to provide meals and snacks for hundreds of construction workers.

Census “Place of Work” data reveal a high degree of consistency for the three most recent decennial periods. An average of 54% of working residents reported working in-county on census day. The numbers of in-commuters increased over the period; 547 (1990), 621 (2000) and 866 (2010), and the proportion of jobs in the community held by in-commuters increased; 26%-28%-38%, respectively. Most in-commuters travel from Macon, Marion and Peach Counties, respectively. Commuters from counties beyond the immediately surrounding area usually total in the small double digits. The combination of residents who work at home and in-commuters reveals a high degree of consistency recently in the number of local jobs; 2,138 (1990), 2,214 (2000) and 2,291 (2010).

Place of Work				
Workers 16 years of Age and Older		1990	2000	2010
Who lived in Taylor...	... and were employed	2,889	3,028	2,642
	... and worked in Taylor	1,591	1,593	1,425
	... but worked elsewhere	1,298	1,435	1,217

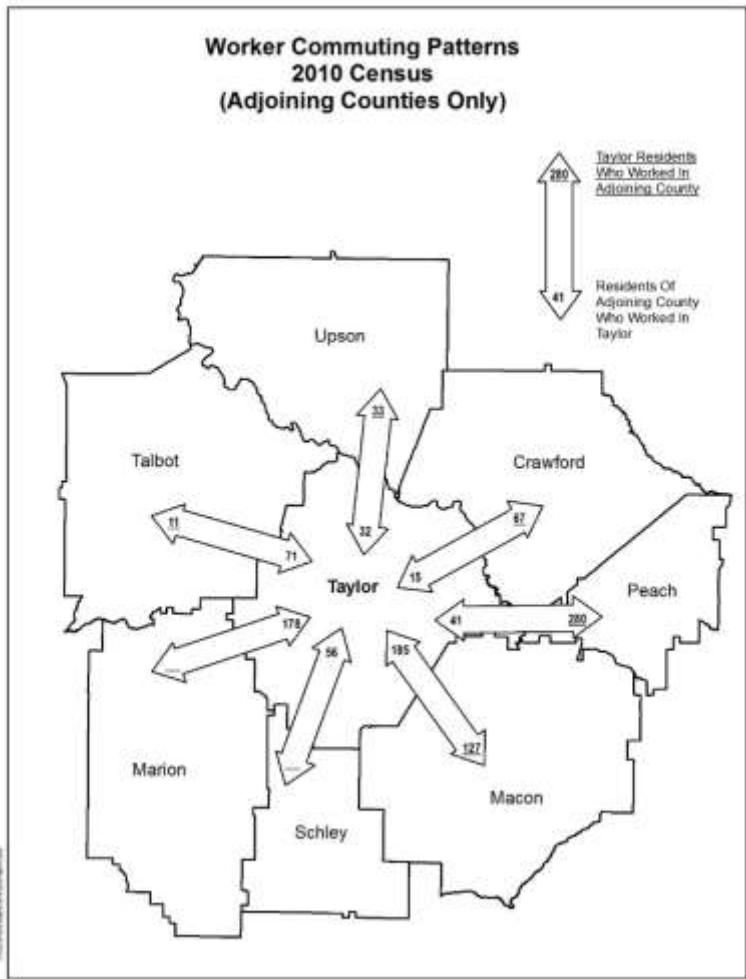
Source: U.S. Census

Forty-six percent of working residents have most recently commuted out-of-county to work (1990-2000-2010). Approximately half of these traveled to the surrounding seven counties, and approximately half of them to Peach. For these particular periods Taylor has recorded the highest levels of out-commuting to Peach and Upson Counties, respectively. The highest levels of bi-directional commuting was with Peach and Macon Counties, respectively. While the county’s highest volume of out-commuting is to the surrounding counties, commuters to more distant work sites in metropolitan area counties of Houston and Bibb outnumber the commuters to most of the surrounding counties.

**Taylor County**  
**Cross-County Worker Commuting Patterns**  
**Adjoining Counties**

Year	Place of Residence Ranked Largest Numbers In-commuters			Total In-	Place of Employment Ranked Largest Numbers Out-commuters			Total Out-
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>		1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	
2010	Macon 185	Marion 178	Talbot 71	866	Peach 280	Macon 127	Crawford 67	1,217
2000	Peach 121	Marion 53	Schley 41	621	Peach 324	Upson 194	Crawford 102	1,435
1990	Macon 141	Peach 99	Marion 79	547	Peach 305	Upson 244	Crawford 87	1,298

Respondents were asked to report their place of work for the week immediately preceding the survey.  
 Source: US Census-1990, STF S-5; US Census 2000 and 2010 Residence County to Workplace County Flow



Industrial employment data presented in the following table depicts the census-reported number of jobs in the community as grouped into specific industrial categories based on similarity of production processes. An establishment (employer) is defined as a single physical location in the community where business/job is conducted on-site (auto repair), or the shop from which the worker must go, perhaps out-of-county, to perform a specific job (highway construction or surveyor).

The 1970 Census documented a major transition in the local economy, from an Agriculture-base to Manufacturing. While Manufacturing had already been paying higher wages than Agriculture, 1970 was the first time any sector had attained a higher employment level than Agriculture. Just three decades later the community crossed another economic milestone. The loss of ±300 Manufacturing jobs and an almost identical increase in Educational Services, Health Care, and Social Services 1990-2000 were sufficient to complete the transition from a goods-producing<sup>12</sup> to a service-providing economy. The 2000 Census documented Educational Services, Health Care, Social Services as the largest employment sector, with a 21% job share. By 2015 it had attained a 25% share, twice the size of the second largest sector, Manufacturing.

Employment by Industry – 2015*			
Distribution by Percentage			
Sector	Taylor	Butler	Reynolds
Civilian Employment	2,869	633	385
Agriculture, forestry, fishing and hunting, and mining	4%	3%	3%
Construction	8%	12%	10%
Manufacturing	12%	15%	6%
Wholesale trade	3%	0%	2%
Retail trade	7%	10%	8%
Transportation and warehousing, and utilities	5%	7%	8%
Information	3%	1%	4%
Finance and insurance, and real estate and rental and leasing	5%	3%	9%
Professional, scientific, and management, and administrative and waste management services	4%	1%	2%
Educational services, and health care and social assistance	25%	24%	27%
Arts, entertainment, and recreation, and accommodation and food services	7%	4%	7%
Other services, except public administration	6%	5%	6%
Public administration	10%	16%	9%

Source: U.S. Census: 2011-2015 American Community Survey 5-Year Estimates, DP03, Selected Economic Characteristics  
 \*reference page 56 for greater differentiation of sectors.

Taylor was on the leading edge of the area’s transition to a service economy. In 2000, Educational Services... was the largest employment sector in one area county (Peach), two points below Taylor. In 2010 Educational Services .... was the largest sector in five of the seven surrounding counties, and in 2015, the largest in all seven. Manufacturing had become the area’s second largest industrial employment sector. Agriculture had decreased to one of the smallest.

As the economy has transitioned over the decades from Agriculture to Manufacturing to Services, infrastructure needs have changed. The evolving nature of work is such that buildings and other structures that housed jobs of past decades are often not adaptable to successive economies. Some large, long-vacant and even abandoned structures and sites are now blighting influences upon the economy that has taken their place. The new service-based economy needs a vastly different infrastructure if employment opportunities

<sup>12</sup> Agriculture-Forestry-Mining, Construction and Manufacturing

are going to be available locally, and if the community is to compete successfully in a much more expansive marketplace. The community will need greatly improved and immediate access to the digital world through infrastructure and residents skilled in the efficient use of an ever-evolving service delivery medium.

As a group, services have paid higher wages. Georgia Department of Labor data<sup>13</sup> reveals recent average weekly wages among the services were 19% higher than the goods-producing sector, equivalent to an additional \$100 per week per worker. Wages in the largest of the services, Educational Services, Health Care, Social Services; however, is in the mid-wage range of the nine individual sub-sectors. The three highest-paying services, Professional-Scientific-Management..., Transportation-Warehousing..., and Finance-Insurance... collectively account for only 15% of local jobs.

The community's average weekly wage compares favorably in the area with higher average weekly wages than five of the surrounding counties.<sup>14</sup> During five recent years<sup>15</sup> Taylor's average weekly industrial wage was equivalent to 69% of the state average, ranking it in the top half (65<sup>th</sup> - 68<sup>th</sup>) of the 159 counties.

Review of occupational employment data reveal some similarities, and strong differences, among local, area and state jurisdictions. At all three levels Management, Business.... was the largest sector in 2010 and 2015, and both times the state employment distribution was ten points higher than Taylor. At both times the second largest sector for Taylor and Georgia was Sales and Office occupations, with the state 4-5 points higher. The area's second largest was Production, Transportation.... (2010) and Sales and Office occupations (2015). At all three levels the two largest sectors accounted for half of all employment (2010 - Taylor-46%, Area-48%, Georgia-61%) (2015 - Taylor-47%, Area-55%, Georgia-61%).

Employment by Occupation - 2015			
Sector	Taylor	Butler	Reynolds
Civilian Employment	2,689	633	385
Management, Business, Science, and Arts	26%	16%	42%
Service	18%	20%	17%
Sales and Office	21%	20%	15%
Natural Resources, Construction, and Maintenance	17%	19%	10%
Production, Transportation, and Material Moving	18%	25%	16%

Source: US Census 2011-2015 American Community Survey 5-Year Estimates, DP03

<sup>13</sup> Georgia Employment and Wages - 2017, 2016, 2015, 2010, 2000

<sup>14</sup> Georgia Employment and Wages - 2017, 2016; in 2015 three counties, two other counties wages were ≤\$8 higher than Taylor. 2010 and 2000 data could not be located.

<sup>15</sup> Georgia Employment and Wages - 2017, 2016, 2015, 2010, 2000

Economic Development Tools and Resources <sup>1</sup>			
Tools and Resources	Taylor County	Butler	Reynolds
Airport	√	√	√
Chamber of Commerce	√	√	√
Freeport (100%)	√	-	-
Industrial Development Authority <sup>2</sup> With Bonding Capacity	√	√	√
Industrial Park With Utilities	√	√	√
Industrial Sites Available With Utilities	√	√	√
Literacy Center	√	√	√
Water/Sanitary Sewer Excess Capacity	n/a	√	√
Post-Secondary Education Local Facility	√	√	√
Rail Access	√	√	√
River Valley Regional Commission (workforce development, loan packaging, RLF, economic development administration)	√	√	√
Social Media Presence	√	√	√
Job Tax Credits-Tier 1 Community	√	√	√
Transportation Investment Act (TSPLOST)	√	√	√
Website	√	√	√

<sup>1</sup> This list is not all-inclusive. Numerous state and federal resources generally available to virtually all jurisdictions are not shown. The community has met eligibility criteria or generally has discretion/authority over the tools and resources listed.

<sup>2</sup> The Authority serves the entire community

General Description of Industrial Classification Categories  
With Sector and Sub-sector ID  
(reference table on page 53)

- Agriculture, Forestry, Fishing and Hunting, Mining 11
  - Crop Production (NAICS 111)
  - Animal Production (NAICS 112)
  - Forestry and Logging (NAICS 113)
  - Fishing, Hunting and Trapping (NAICS 114)
  - Support Activities for Agriculture and Forestry (NAICS 115)
  - Oil and Gas Extraction (NAICS 211)
  - Mining (except Oil and Gas) (NAICS 212)
  - Support Activities for Mining (NAICS 213)
  
- Construction 23
  - Construction of Buildings (NAICS 236)
  - Heavy and Civil Engineering Construction (NAICS 237)
  - Specialty Trade Contractors (NAICS 238)
  
- Manufacturing 31-33
  - Food Manufacturing (NAICS 311)
  - Beverage and Tobacco Product Manufacturing (NAICS 312)
  - Textile Mills (NAICS 313)
  - Textile Product Mills (NAICS 314)
  - Apparel Manufacturing (NAICS 315)
  - Leather and Allied Product Manufacturing (NAICS 316)
  - Wood Product Manufacturing (NAICS 321)
  - Paper Manufacturing (NAICS 322)
  - Printing and Related Support Activities (NAICS 323)
  - Petroleum and Coal Products Manufacturing (NAICS 324)
  - Chemical Manufacturing (NAICS 325)
  - Plastics and Rubber Products Manufacturing (NAICS 326)
  - Nonmetallic Mineral Product Manufacturing (NAICS 327)
  - Primary Metal Manufacturing (NAICS 331)
  - Fabricated Metal Product Manufacturing (NAICS 332)
  - Machinery Manufacturing (NAICS 333)
  - Computer and Electronic Product Manufacturing (NAICS 334)
  - Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)
  - Transportation Equipment Manufacturing (NAICS 336)
  - Furniture and Related Product Manufacturing (NAICS 337)
  - Miscellaneous Manufacturing (NAICS 339)
  
- Wholesale Trade 42
  - Merchant Wholesalers, Durable Goods (NAICS 423)
  - Merchant Wholesalers, Nondurable Goods (NAICS 424)
  - Wholesale Electronic Markets and Agents and Brokers (NAICS 425)
  
- Retail Trade 44-45
  - Motor Vehicle and Parts Dealers (NAICS 441)
  - Furniture and Home Furnishings Stores (NAICS 442)
  - Electronics and Appliance Stores (NAICS 443)
  - Building Material and Garden Equipment and Supplies Dealers (NAICS 444)
  - Food and Beverage Stores (NAICS 445)
  - Health and Personal Care Stores (NAICS 446)



Gasoline Stations (NAICS 447)  
Clothing and Clothing Accessories Stores (NAICS 448)  
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)  
General Merchandise Stores (NAICS 452)  
Miscellaneous Store Retailers (NAICS 453)  
Nonstore Retailers (NAICS 454)

- **Transportation and Warehousing, Utilities 11-22**  
Air Transportation (NAICS 481)  
Rail Transportation (NAICS 482)  
Water Transportation (NAICS 483)  
Truck Transportation (NAICS 484)  
Transit and Ground Passenger Transportation (NAICS 485)  
Pipeline Transportation (NAICS 486)  
Scenic and Sightseeing Transportation (NAICS 487)  
Support Activities for Transportation (NAICS 488)  
Postal Service (NAICS 491)  
Couriers and Messengers (NAICS 492)  
Warehousing and Storage (NAICS 493)
- **Information 51**  
Publishing Industries (except Internet) (NAICS 511)  
Motion Picture and Sound Recording Industries (NAICS 512)  
Broadcasting (except Internet) (NAICS 515)  
Internet Publishing and Broadcasting (NAICS 516)  
Telecommunications (NAICS 517)  
Data Processing, Hosting, and Related Services (NAICS 518)  
Other Information Services (NAICS 519)
- **Finance and Insurance, Real Estate and Rental and Leasing 52-53**  
Monetary Authorities - Central Bank (NAICS 521)  
Credit Intermediation and Related Activities (NAICS 522)  
Securities, Commodity Contracts, and Other Financial Investments and Related Activities  
Insurance Carriers and Related Activities (NAICS 524)  
Funds, Trusts, and Other Financial Vehicles (NAICS 525)  
Real Estate (NAICS 531)  
Rental and Leasing Services (NAICS 532)  
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (NAICS 533)
- **Professional, Scientific, and Technical Services, Management of Companies and Enterprises, Administrative and Support, and Waste Management and Remediation Services 54-55-56**  
Administrative and Support Services (NAICS 561)  
Waste Management and Remediation Services (NAICS 562)
- **Educational Services, Health Care and Social Assistance 61-62**  
Ambulatory Health Care Services (NAICS 621)  
Hospitals (NAICS 622)  
Nursing and Residential Care Facilities (NAICS 623)  
Social Assistance (NAICS 624)
- **Arts, Entertainment, and Recreation, Accommodation and Food Services 71-72**  
Performing Arts, Spectator Sports, and Related Industries (NAICS 711)

Museums, Historical Sites, and Similar Institutions (NAICS 712)

Amusement, Gambling, and Recreation Industries (NAICS 713)

Accommodation (NAICS 721)

Food Services and Drinking Places (NAICS 722)

- **Other Services (except Public Administration) 81**

Repair and Maintenance (NAICS 811)

Personal and Laundry Services (NAICS 812)

Religious, Grantmaking, Civic, Professional, and Similar Organizations (NAICS 813)

Private Households (NAICS 814)

- **Public Administration 92**

Executive, Legislative, and Other General Government Support (NAICS 921)

Justice, Public Order and Safety Activities (NAICS 922)

Administration of Human Resource Programs (NAICS 923)

Administration of Environmental Quality Programs (NAICS 924)

Administration of Housing Programs, Urban Planning, and Community Development

Administration of Economic Programs (NAICS 926)

Space Research and Technology (NAICS 927)

National Security and International Affairs (NAICS 928)

RESOLUTION OF ADOPTION

GREATER TAYLOR COUNTY COMPREHENSIVE PLAN 2019-2028

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, Taylor County, working jointly with the City of Butler and the City of Reynolds, has updated the Greater Taylor County Comprehensive Plan for the planning period 2019-2028, and

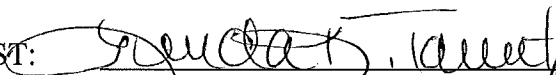
WHEREAS, Taylor County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.


NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Taylor County Board of Commissioners that the Greater Taylor County Comprehensive Plan 2019-2028 be adopted.

SO RESOLVED, this 5<sup>th</sup> day of February, 2019.

TAYLOR COUNTY

BY:   
Cicero Latimore, Chairman

ATTEST:   
County Clerk M. A. J. J. J.



The seal is circular with the text "OFFICE OF COUNTY COMMISSIONERS" around the top edge and "TAYLOR CO. GA." around the bottom edge. In the center, the word "SEAL" is written in large, bold letters.

RESOLUTION OF ADOPTION

GREATER TAYLOR COUNTY COMPREHENSIVE PLAN 2019-2028

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 Butler, working jointly with Taylor County and the City of Reynolds, has updated the Greater Taylor County Comprehensive Plan for the planning period 2019-2028, and

WHEREAS, the City of Butler 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 Butler that the Greater Taylor County Comprehensive Plan 2019-2028 be adopted

SO RESOLVED, this 12<sup>th</sup> day of February, 2019.

CITY OF BUTLER

BY: Barry Whitley  
Barry Whitley, Mayor

ATTEST: Vicki Wainwright  
City Clerk

RESOLUTION OF ADOPTION

GREATER TAYLOR COUNTY COMPREHENSIVE PLAN 2019-2028

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 Reynolds, working jointly with Taylor County and the City of Butler, has updated the Greater Taylor County Comprehensive Plan for the planning period 2019-2028, and

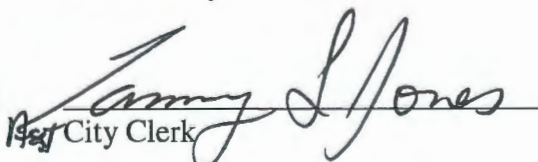
WHEREAS, the City of Reynolds has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Reynolds that the Greater Taylor County Comprehensive Plan 2019-2028 be adopted.

SO RESOLVED, this 4<sup>th</sup> day of February, 2019.

CITY OF REYNOLDS

BY:   
Walter Turner, Mayor

ATTEST:   
Amy L. Jones, City Clerk